



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 07, 2025
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

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

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

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

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

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

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

CONSENT AGENDA:

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

- 3a. Consider and act upon the minutes from the September 15, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the September 15, 2025, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Final Plat of Lakewood Park, Block A, Lot 1, on 22.8± acres, located on the east side of Coit Road and 815± feet south of First Street. (DEVAPP-25-0049)
- 3d. Consider and act upon a request for Site Plan of a Town Park on Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0062)
- 3e. Consider and act upon a request for a Final Plat of Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0063)

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

- 4. Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014) **(This Item is to be tabled until the 10/21/2025 Planning & Zoning Commission meeting)**
- 5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 6. 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, October 1, 2025, and remained so posted at least 3 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 & 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 & 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 & Zoning Commission
Work Session
Prosper Town Hall– Executive Conference Room
250 W. First Street, Prosper, Texas
Monday, September 15, 2025
5:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 5:37 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, Matthew Furay, and Glen Blanscet

Commissioners Absent: Vice Chair Damon Jackson and John Hamilton

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

Other(s) Present: Alan Lathrom, Town Attorney

Items for Individual Consideration:

1. Discuss items on the September 15, 2025, Planning & Zoning Commission agenda.

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

The Commissioners inquired about Consent Agenda Items 3d and 3e. Specifically, there was discussion regarding the changes from previously approved plans to the current proposal. Town Staff answered citing improvements such as water features and increased landscaping.

Staff provided a brief overview of Regular Agenda Item 4.

Commissioner Harris inquired about whether “Alcoholic Beverage Sales” being a permitted use allowed liquor stores and if “Restaurant” being a permitted use allowed drive-through restaurants by right. Town Staff clarified that “Alcoholic Beverage Sales” allows for the sale of alcohol by grocery stores and similar retailers but not liquor stores. Additionally, Town Staff clarified that “Restaurant” uses meant sit-down restaurants and that drive-through restaurants would still require a Specific Use Permit.

Commissioner Carson inquired about whether Bella Prosper would be completed in phases. Town Staff confirmed that the project was proposed to be completed in five phases.

2. Adjourn.

The work session was adjourned at 6:10 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Monday, September 15, 2025, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:13 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, Sekou Harris, Matthew Furay, and Glen Blanscet

Commissioners Absent: Vice Chair Damon Jackson and John Hamilton

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

Other(s) Present: Alan Lathrom, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the September 2, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the September 2, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Replat of Haiman Addition, Block A, Lots 1R1 and 1R2, on 0.6± acres, located on the north side of Seventh Street and 120± feet west of Church Street. (DEVAPP-25-0075)
- 3d. Consider and act upon a request for a Preliminary Site Plan for Office and Restaurant buildings on Saddle Creek Commercial, Block A, Lots 2R and 3, on 13.6± acres, located on the west side of Preston Road and 200± feet north of Prosper Trail. (DEVAPP-25-0088)
- 3e. Consider and act upon a request for a Replat of Saddle Creek Commercial, Block A, Lots 2R and 3, on 13.6± acres, located on the west side of Preston Road and 200± feet north of Prosper Trail. (DEVAPP-25-0087)

Commissioner Harris made a motion to approve Items 3a, 3b, 3c, 3d, and 3e. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 5-0.

CITIZEN COMMENTS

No comments were made.

4. Conduct a Public Hearing and consider and act upon a request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025)

Mr. Hill presented Item 4 to the Commission.

Commissioner Harris inquired about the reasoning for the minimum height for restaurants being one story. Mr. Hill acknowledged that the regulation was inconsequential since any building would have to have at least one story.

Commissioner Blanscet requested clarification regarding the phasing of the development and the triggers related to the construction of the multifamily buildings. Mr. Hill detailed the five different phases of the development and that 50,000 square feet of retail had to be constructed prior to construction of the second multifamily building.

Commissioner Carson requested clarification about the trigger relating to the construction of Mahard Parkway and whether the developer would also be constructing Lovers Lane. Mr Hill stated that the second trigger was that the construction of Mahard Parkway had to be completed with the townhomes and that the developer would not be constructing Lovers Lane.

Commissioner Carson inquired about the reasoning for the increase to the maximum height for the townhomes and the reduction of the front setback for the townhomes. Mr. Hill stated that the maximum height was increased due to the increase in the number of stories from two to three.

Commissioner Carson stated that he would prefer a reduction in the amount of cementitious panel system permitted on all buildings and in the amount of concrete tilt wall permitted on office buildings.

Commissioner Blanscet asked how the two multifamily buildings not included in the wrap design met Town standards. Mr. Hill explained that the tenants of the two multifamily buildings would still utilize the parking within the wrap design and that the surface parking was for the ground floor restaurant and retail uses.

Commissioner Furay inquired about the split of one-bedroom units versus two-bedroom units. Mr. Hill stated that the applicant would be able to clarify this as the percentages of each were not listed in the development standards.

Alexa Knight with Daake Law and Brian Moore with GFF Design gave a presentation of the proposal to the Commission.

Commissioner Carson discussed the trigger pertaining to construction of the multifamily buildings. Ms. Knight stated that the developer was comfortable amending the trigger to 50,000 square feet of retail being constructed prior to the construction of the multifamily building in reference to the building with the wrap design.

Chair Daniel asked about who the potential hotel tenant would be. Mr. Moore stated that the tenant had not been chosen; however, it would be full service and not an express.

Commissioner Harris asked for further details on the order for the first phase of the development. Ms. Knight explained that the current plan is for the townhomes and retail to be built concurrently.

Commissioner Blanscet asked if there was ground floor retail on the wrapped multifamily building like the two multifamily buildings on Lovers Lane. Mr. Moore stated there would not be ground floor retail on the wrapped multifamily building.

Commissioner Blanscet asked if a full-service hotel allowed for extended stay. Mr. Hill clarified that extended stay would not be permitted in a full-service hotel.

Commissioner Furay asked if there were any comparable developments to the proposed development. Mr. Moore responded that Haggard Square in Plano resembled the proposed development.

Commissioner Furay inquired about the number of one-bedroom units versus two-bedroom units. Ms. Knight responded that the developer preferred not to set a maximum or minimum on the number of one-bedroom units versus two-bedroom units.

Chair Daniel opened the public hearing at 7:08 p.m.

No comments were made.

Chair Daniel closed the public hearing at 7:08 p.m.

Commissioner Carson expressed concern over concrete tilt wall being utilized for the office buildings and inquired how it could be ensured that the office buildings would be constructed out of decorative, enhanced tilt wall. Mr. Hill stated that Town Staff would ensure this requirement during the review of a façade plan for the office buildings.

Commissioner Harris expressed his support for the item and stated he would like to see the retail built at the same time as the townhomes and other housing to allow the entire community to enjoy the development.

Commissioner Carson expressed his support for the item and stated that he preferred the cementitious panel system lowered from 50 percent to 35 percent and the trigger adjusted to require 50,000 square feet of retail prior to the construction of the wrapped multifamily building.

Commissioner Blanscet expressed his support for the item and appreciation of the applicant implementing changes to the proposal based on feedback from the Commission.

Commissioner Furay expressed his support for the item and stated that he preferred to see the breakout of one-bedroom units versus two-bedrooms units.

Chairman Daniel expressed his support for the item and his appreciation to the applicant for working with the Commission and Town Staff.

Commissioner Carson made a motion to approve Agenda Item 4 subject to the lowering the percentage of cementitious panel system from 50 percent to 35 percent and adjusting the trigger to require 50,000 square feet of retail to be constructed prior to construction of the wrapped multifamily building. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 5-0.

5. Discussion of Proposed Unified Development Code

David Hoover presented Item 5 to the Commission.

Ryan Slattery of Freese and Nichols presented a summary of the proposed Unified Development Code to the Commission.

Commissioner Harris expressed his support of the measures being taken in the process to strengthen the Town's regulations.

Commissioner Blanscet requested a list of substantive changes from the current code to the Unified Development Code and a list of items that were recommended to change by the Commission that may not have been changed due to a different rationale.

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

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

7. Adjourn.

Commissioner Harris made a motion to adjourn the meeting. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:53 P.M

Trey Ramon, Planning Technician

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat for Lakewood Park, Block A, Lot 1

Meeting: October 7, 2025

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat of Lakewood Park, Block A, Lot 1, on 22.8± acres, located on the east side of Coit Road and 815± feet south of First Street. (DEVAPP-25-0049)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Planned Development-87 (Single Family).

Conformance:

The Site Plan conforms to the development standards of Planned Development-87, which stated that the dedication of 22.84 acres met parkland/open space dedication for the development.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements necessary for a Town Park which has been constructed on the site.

Companion Item:

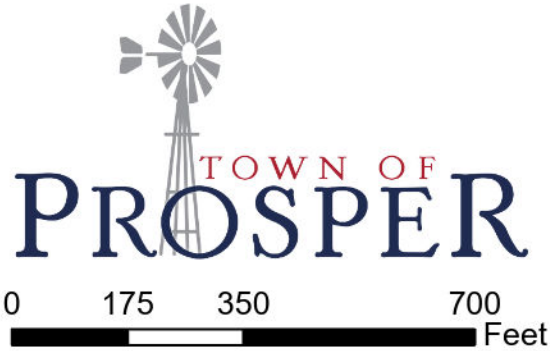
There is no companion item on the agenda.

Attachments:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

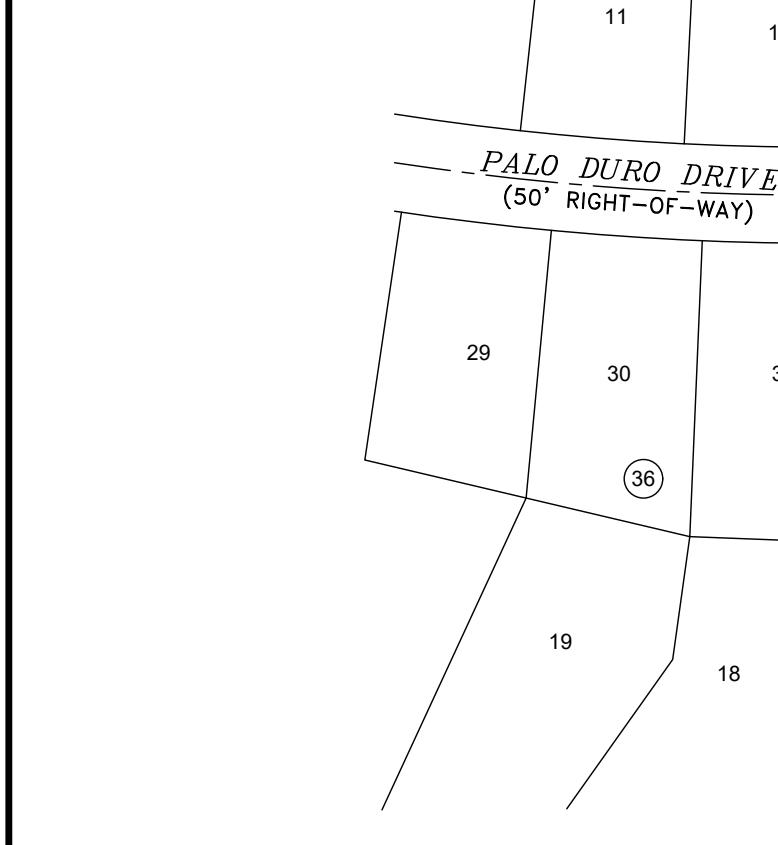
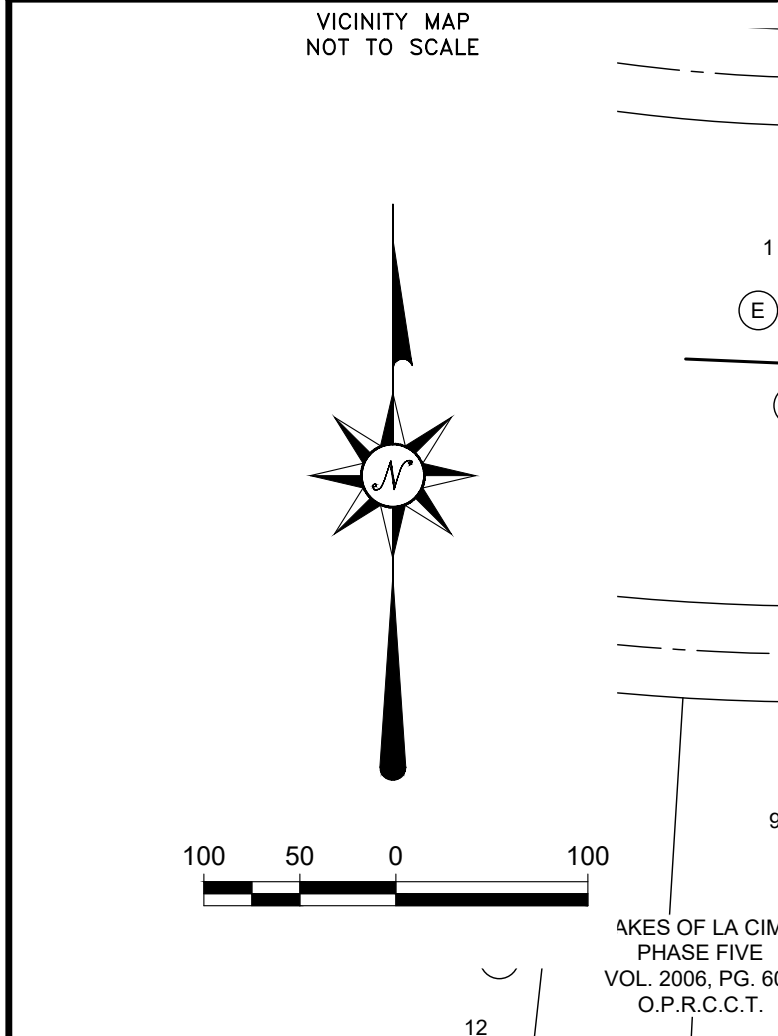
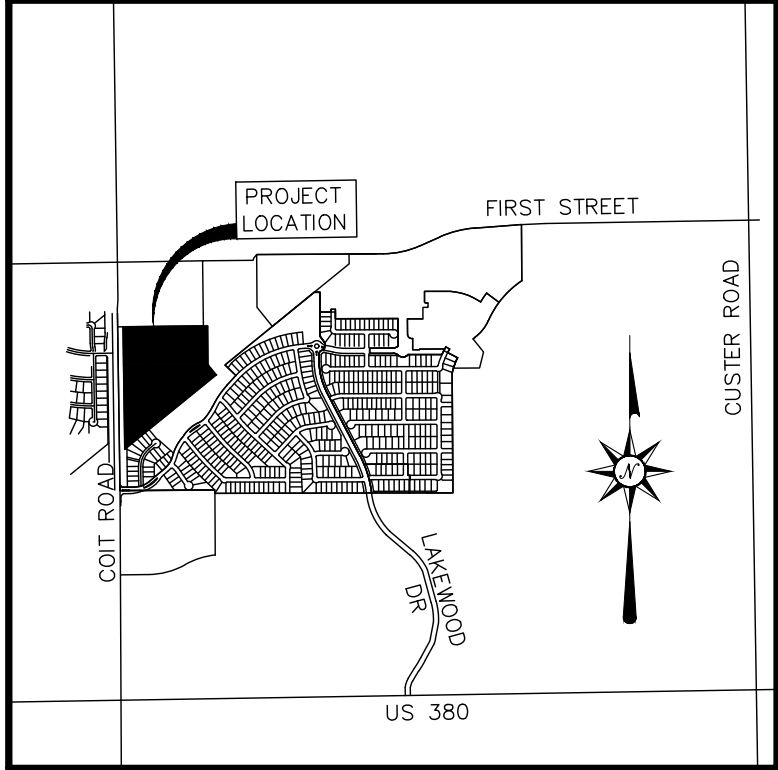


DEVAPP-25-0049

Lakewood Park,
Block A, Lot 1

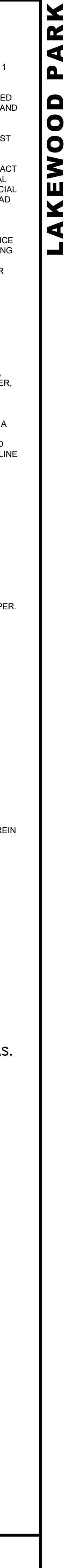
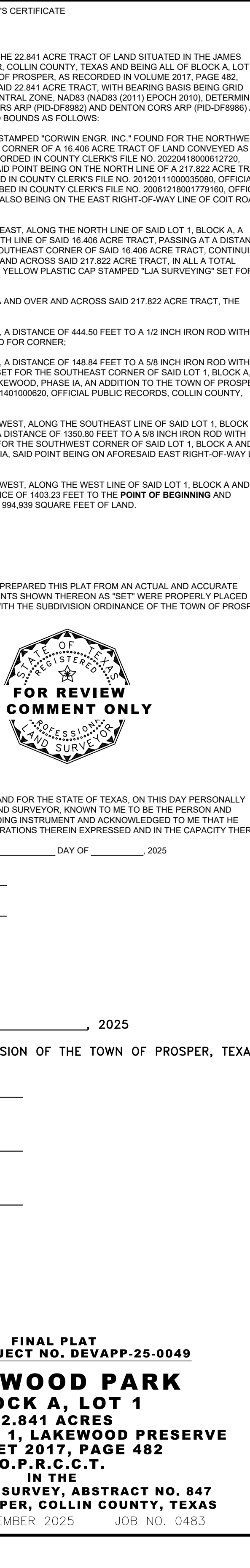
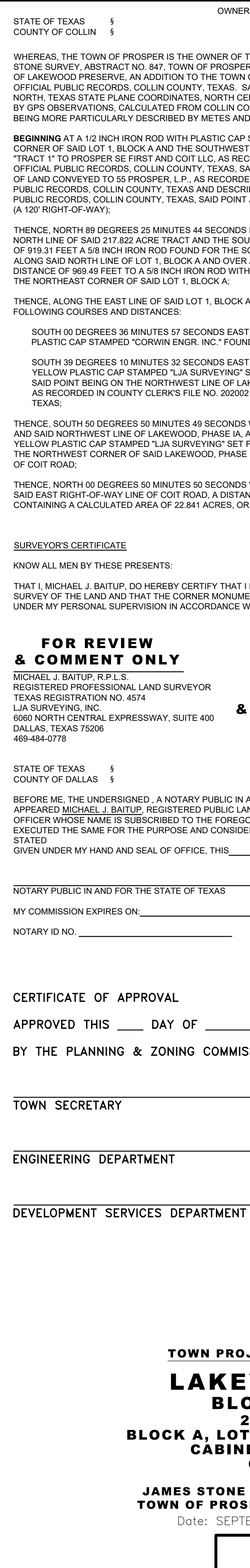
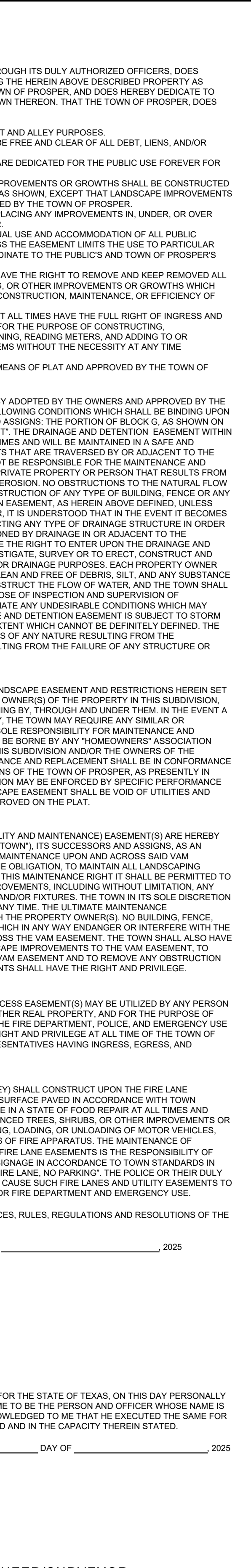
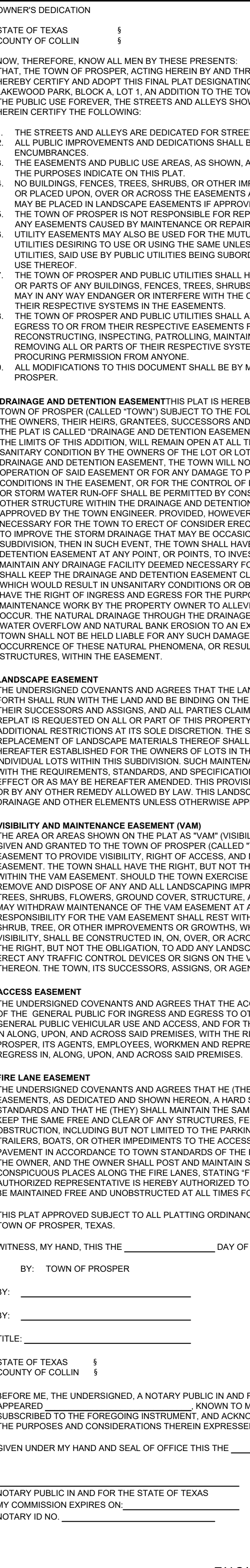
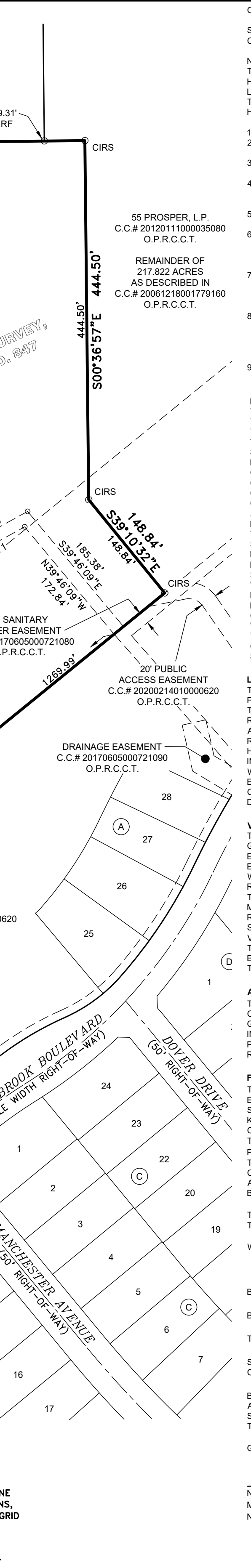
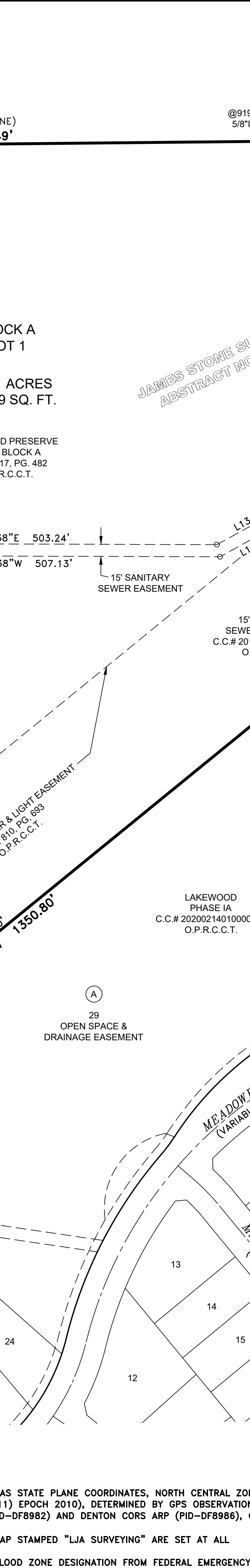
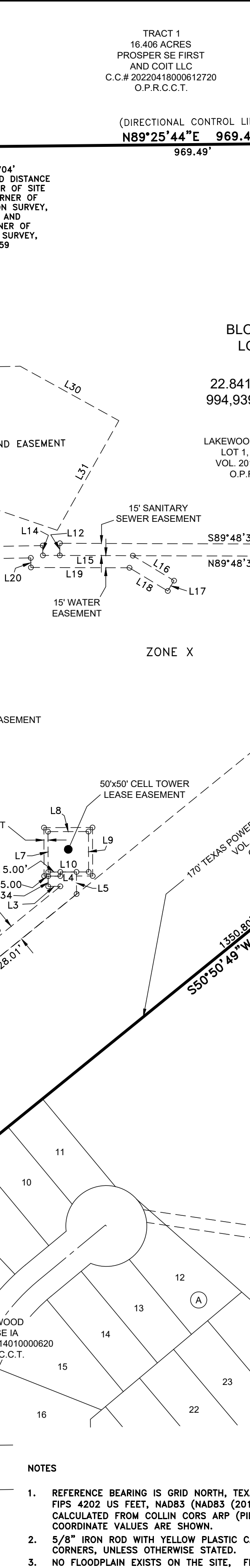
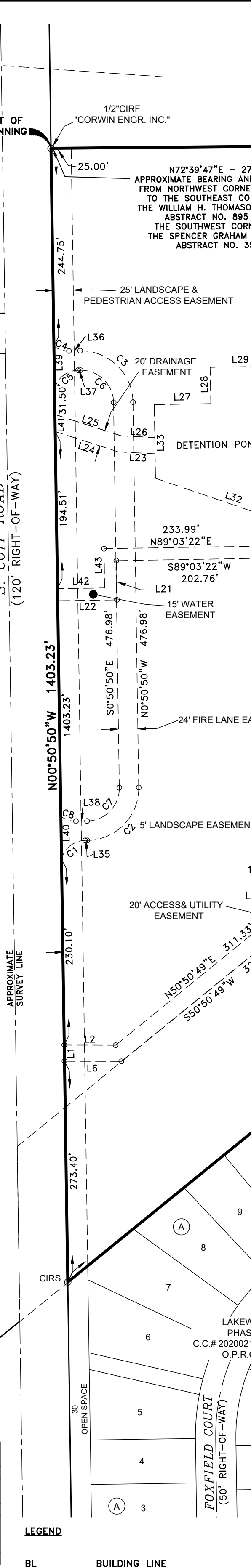
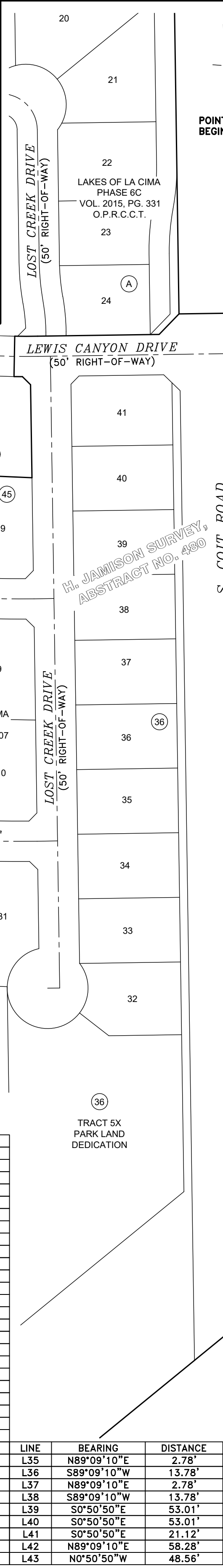
Final Plat

This map for illustration purposes only



LINE	BEARING	DISTANCE
L1	N00°50'50"W	20.00'
L2	S89°50'43"E	63.51'
L3	S89°47'48"W	15.00'
L4	N89°47'48"E	20.00'
L5	S00°11'13"E	27.32'
L6	S89°50'43"W	70.31'
L7	N00°12'12"W	50.00'
L8	N89°47'48"E	50.00'
L9	S00°12'12"E	50.00'
L10	S89°47'48"W	50.00'
L11	S61°08'27"W	76.75'
L12	N00°11'22"E	15.00'
L13	N61°08'27"E	85.25'
L14	S00°56'38"E	12.11'
L15	S89°48'38"E	111.16'
L16	S58°45'00"E	59.54'
L17	S31°15'00"W	15.00'
L18	N58°45'00"W	55.37'
L19	N89°48'38"W	121.69'
L20	N00°56'38"W	11.81'
L21	S00°50'50"E	48.58'
L22	S89°09'10"W	73.28'
L23	N87°05'31"W	45.49'
L24	N72°05'31"W	82.07'
L25	S72°05'31"E	86.23'
L26	S87°05'31"E	41.49'
L27	N88°59'57"E	70.00'
L28	S1°00'03"E	45.00'
L29	N89°59'57"E	75.00'
L30	S61°04'59"E	139.15'
L31	S28°16'40"W	155.66'
L32	S71°05'58"E	199.01'
L33	S1°00'03"E	91.08'
L34	N0°12'12"W	12.76'
L35	N89°09'10"E	2.78'
L36	S89°09'10"W	13.78'
L37	N89°09'10"E	2.78'
L38	S89°09'10"W	13.78'
L39	S0°50'50"E	53.01'
L40	S0°50'50"E	53.01'
L41	S0°50'50"E	21.12'
L42	N89°09'10"E	58.28'
L43	N0°50'50"W	48.56'

CURVE	ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	75°17'16"	30.50'	N51°30'32"E	37.26'	40.08'
C2	90°00'00"	64.50'	N44°09'10"E	91.22'	101.32'
C3	90°00'00"	64.50'	N45°50'50"W	91.22'	101.32'
C4	37°20'28"	30.50'	N72°10'36"W	19.53'	19.88'
C5	75°17'16"	30.50'	N51°30'32"E	37.26'	40.08'
C6	90°00'00"	40.50'	S45°50'50"E	57.28'	63.62'
C7	90°00'00"	40.50'	S44°09'10"W	57.28'	63.62'



S:\NTX-LAND-G483\2005SURVEY\230 MapInfo\G483\FPA01.dwg 9/25/2025

OWNER/DEVELOPER:

TOWN OF PROSPER
250 W. FIRST STREET
PROSPER, TEXAS 75078
Phone: (972) 346-2640
Contact: MARIO CANIZARES

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
Contact: Michael J Baitup
T.B.P.E.L.S. Firm No. 10194382
SHEET 1 OF 1

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, THE TOWN OF PROSPER, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LAKEWOOD PARK, BLOCK A, LOT 1, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THAT THE TOWN OF PROSPER, 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 INDICATE ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND TOWN OF PROSPERS USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

DRAINAGE AND DETENTION EASEMENT THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE TOWN OF PROSPER, CALLED "TOWN OF PROSPER" 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 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 CONSTRUCT OR REPAIR ANY TYPE OF DRAINAGE OR DETENTION EASEMENT 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 TO REMOVE SUCH OBSTRUCTIONS 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 LOT 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY AND MAINTENANCE EASEMENT(S)) ARE HEREBY GIVEN AND GRANTED TO THE TOWN OF PROSPER (CALLED "TOWN"), ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ALL LANDSCAPING WITHIN THE VAM EASEMENT, SHOULD THE TOWN EXERCISE THIS MAINTENANCE RIGHT IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, STRUCTURE, AND/OR FIXTURES. THE TOWN IN ITS SOLE DISCRETION MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE PROPERTY OWNERS. NO BUILDING, FENCE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE TOWN SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE TOWN, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE.

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 ALONE, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCED TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES, STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2025

BY: TOWN OF PROSPER

BY: _____

BY: _____

TITLE: _____

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 _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

NOTARY ID NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, THE TOWN OF PROSPER IS THE OWNER OF THE 22.841 ACRE TRACT OF LAND SITUATED IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING ALL OF BLOCK A, LOT 1 OF LAKEWOOD PRESERVE, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN VOLUME 2017, PAGE 482, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 22.841 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORP ARP (PID-DF8982) AND DENTON CORP ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "CORWIN ENGR. INC." FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE SOUTHWEST CORNER OF A 16.406 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PROSPER SE FIRST AND COIT LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20220418000612720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF A 217.822 ACRE TRACT OF LAND CONVEYED TO 55 PROSPER, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20120111000035080, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND DESCRIBED IN COUNTY CLERK'S FILE NO. 20081218001779160, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COIT ROAD (A 120' RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, A NORTH LINE OF SAID 217.822 ACRE TRACT AND THE SOUTH LINE OF SAID 16.406 ACRE TRACT, PASSING AT A DISTANCE OF 919.31 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 16.406 ACRE TRACT, CONTINUING ALONG SAID NORTH LINE OF LOT 1, BLOCK A AND OVER AND ACROSS SAID 217.822 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 969.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A AND OVER AND ACROSS SAID 217.822 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 36 MINUTES 57 SECONDS EAST, A DISTANCE OF 444.50 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "CORWIN ENGR. INC." FOUND FOR CORNER;

SOUTH 39 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 148.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAID POINT BEING ON THE NORTHWEST LINE OF LAKEWOOD, PHASE IA, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200214010000620, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 50 DEGREES 50 MINUTES 49 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK A AND SAID NORTHWEST LINE OF LAKEWOOD, PHASE IA, A DISTANCE OF 1350.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE NORTHWEST CORNER OF SAID LAKEWOOD, PHASE IA, SAID POINT BEING ON AFORESAID EAST RIGHT-OF-WAY LINE OF COIT ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A AND SAID EAST RIGHT-OF-WAY LINE OF COIT ROAD, A DISTANCE OF 1403.23 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 22.841 ACRES, OR 994,939 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. BAITUP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.

FOR REVIEW & COMMENT ONLY

MICHAEL J. BAITUP, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574
LJA SURVEYING, INC.
6060 NORTH CENTRAL EXPRESSWAY, SUITE 400
DALLAS, TEXAS 75206
469-484-0778



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

NOTARY ID NO. _____

CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2025

BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TOWN PROJECT NO. DEVAPP-25-0049

**LAKEWOOD PARK
BLOCK A, LOT 1**
22.841 ACRES
BLOCK A, LOT 1, LAKEWOOD PRESERVE
CABINET 2017, PAGE 482
O.P.R.C.C.T.

IN THE
JAMES STONE SURVEY, ABSTRACT NO. 847
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Date: SEPTEMBER 2025 JOB NO. 0483



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Parvin Park, Block A, Lots 1 and 2

Meeting: October 7, 2025

Item No. 3d

Agenda Item:

Consider and act upon a request for Site Plan of a Town Park on Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0062)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Site Plan conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan consists of an existing 2.5± acre public park with proposed improvements to the amenities. Improvements include a loop trail, picnic facilities, park furnishings, and the addition of a playground.

Access:

Access is provided from Broadway Street, Church Street, and Parvin Street.

Landscaping, Open Space, and Screening:

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

Companion Item:

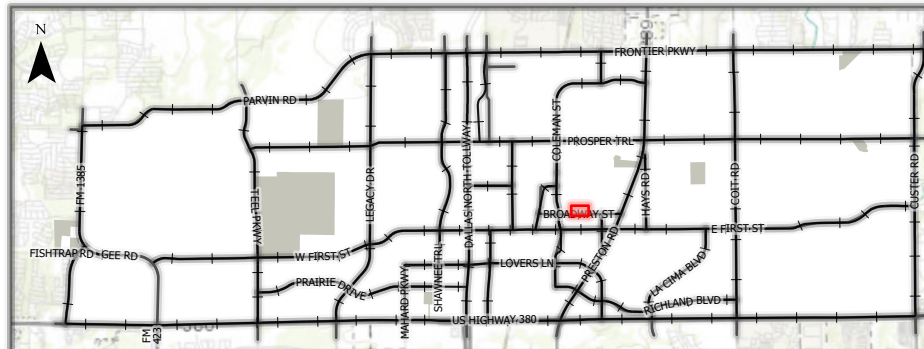
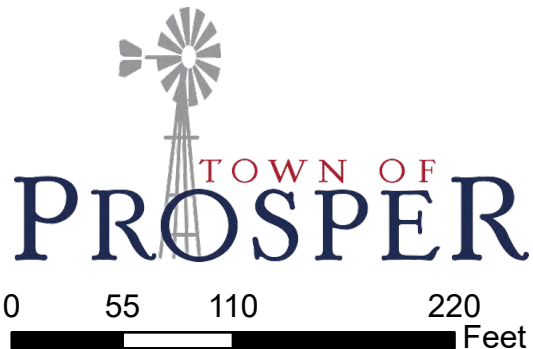
As a companion item, the Final Plat (DEVAPP-25-0063) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

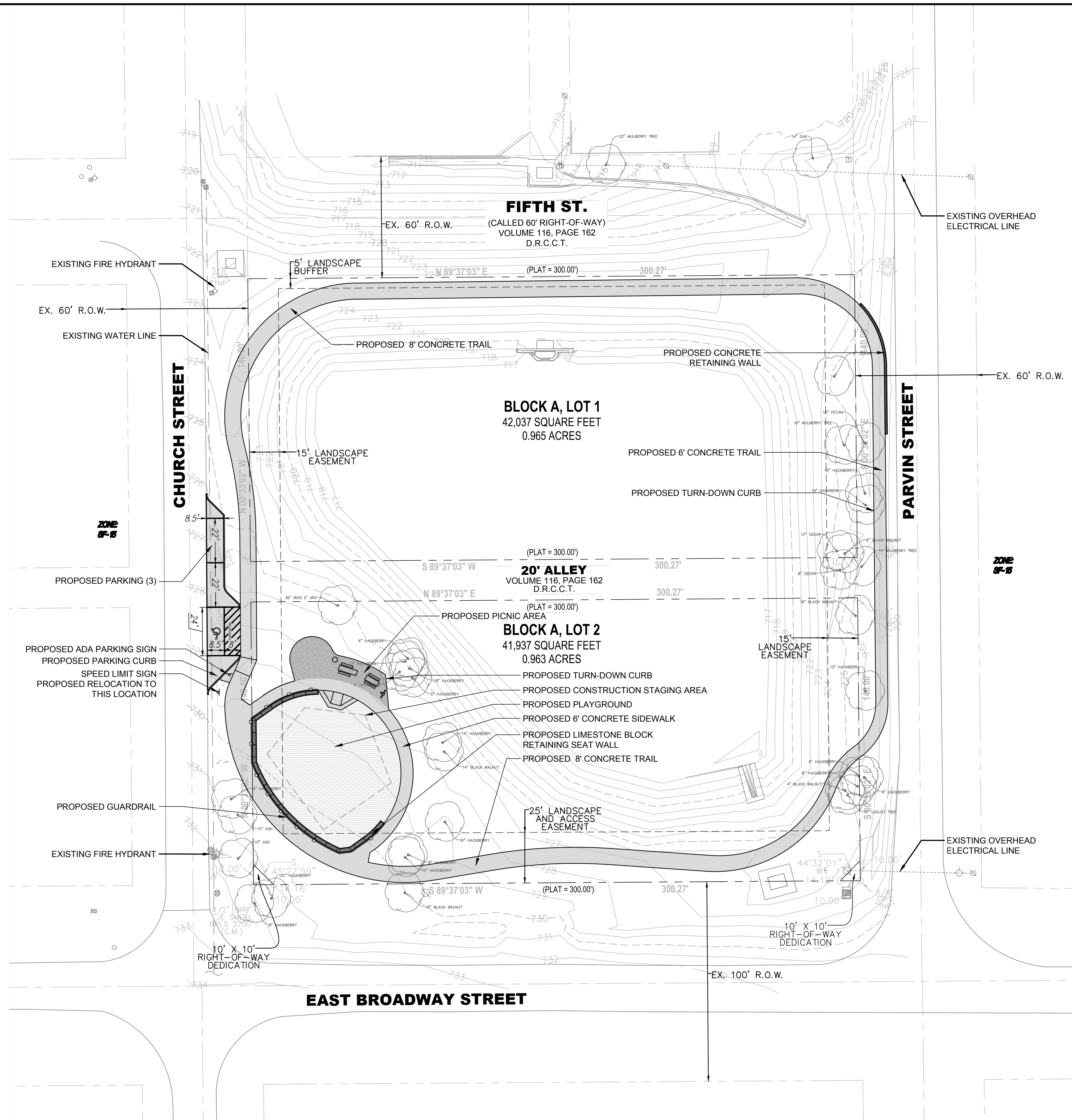


This map for illustration purposes only

DEVAPP-25-0062

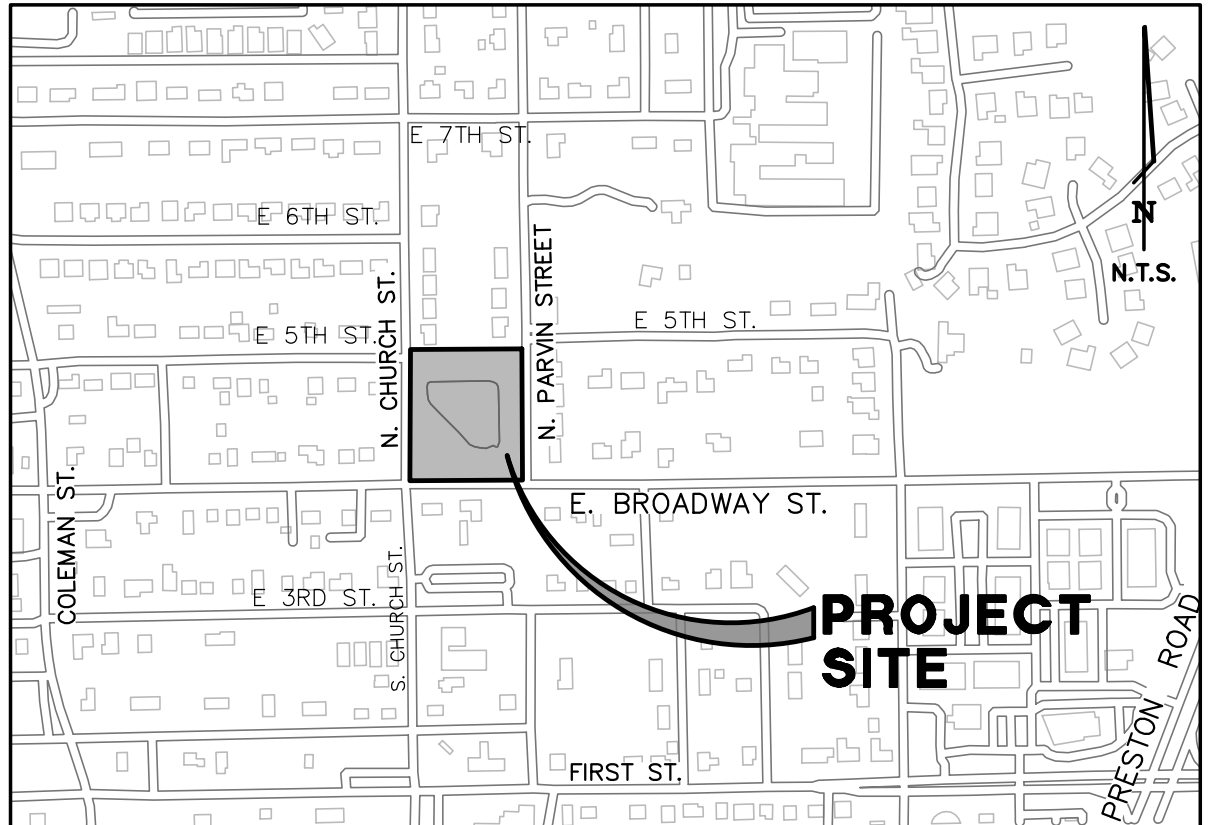
Parvin Park
Block A, Lots 1 and 2

Site Plan



- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. 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 CD 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 PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
 9. TOWN OF PROSPER PARKS DEPARTMENT REPRESENTATIVES HAVE DISCUSSED THIS MATTER WITH CDDT MEMBER, AND HAVE AGREED THAT SIDEWALK EXTENSIONS TO THE INTERSECTION OF EAST BROADWAY STREET AND PARVIN STREET AND TO THE INTERSECTION OF EAST BROADWAY STREET AND CHURCH STREET FROM THE PROPOSED PARK LOOP TRAIL WILL NOT BE A PART OF THIS PHASE OF DEVELOPMENT.

SITE DATA SUMMARY	
EXISTING ZONING:	SF-15 (SINGLE-FAMILY)
PROPOSED USE:	PARK
LOT AREA:	2,482 ACRES (108,095 SF)
TOTAL IMPERVIOUS AREA:	10.34% (11,185 SF)
PARKING:	3 ON STREET PARKING SPACES (1 ADA)



LOCATION MAP
NOT TO SCALE

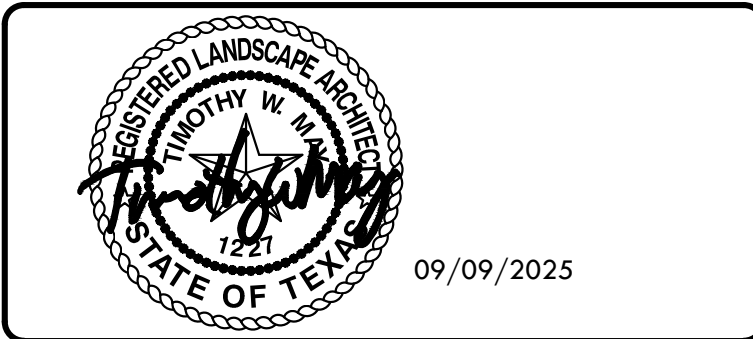
**DEVAPP-25-0062
SITE PLAN
FOR
PARVIN PARK
BLOCK A, LOTS 1 and 2
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS**

DATE PREPARED: AUG 2025

no.	revision	by	date
1	TOWN SITEPLAN SUBMITTAL		06/18/2025
2	REVISIONS PER TOWN'S MARKUPS		08/19/2025
3	REVISIONS PER TOWN'S MARKUPS		09/09/2025



teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438
GBPE: PEF007431; TBAE: BR 2673



scale
when bar is
1 inch long
horiz
1"=30'
vert
N/A
AUG 2025

Town of Prosper, Texas
Improvements for PARVIN PARK
SITE PLAN

tnp project
PRO24296
sheet
SP1.01



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat for Parvin Park, Block A, Lots 1 and 2

Meeting: October 7, 2025

Item No. 3e

Agenda Item:

Consider and act upon a request for a Final Plat of Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northwest corner of Parvin Street and Broadway Street. (DEVAPP-25-0063)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Site Plan conforms to the development standards of Single Family-15.

Description of Agenda Item:

The purpose of this Final Plat is to combine existing lots of record to create two lots on either side of an existing alley right-of-way, dedicate right-of-way corner clips at the intersections, and dedicate easements necessary for development.

Companion Item:

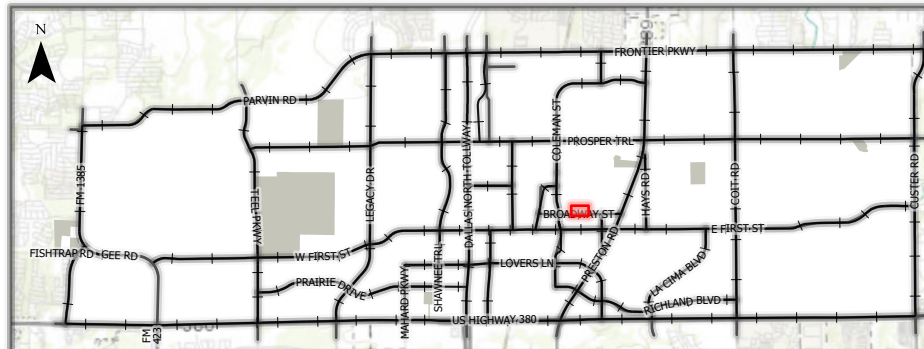
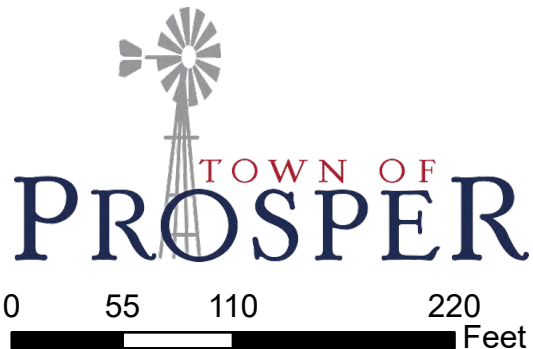
As a companion item, the Site Plan (DEVAPP-25-0062) is on this Planning & Zoning Commission agenda.

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-25-0063

Parvin Park
Block A, Lots 1 and 2

Final Plat



PLANNING

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

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Consideration of the Unified Development Code

Meeting: October 7, 2025

Agenda Item:

Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014)

Description of Agenda Item:

Throughout the past year, Town staff has worked with a consultant, Freese and Nichols, to review current standards and codes related to development. They will be updated and consolidated into a Unified Development Code (UDC). A draft is available on the Town's website, and the consultant is working on addressing comments related to this document. Staff recommends tabling this item so that the updates can be made and distributed for the Commission and Council's review. The following schedule is proposed:

October 14th – Town Council Work Session to discuss the UDC.

October 21st – Planning & Zoning Commission meeting for recommendation of the UDC.

October 28th – Town Council meeting to consider the adoption of the UDC.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed amendments to date.

Attachments:

There are no attachments to this item.

Town Staff Recommendation:

Town Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to their meeting on October 21, 2025.