



**AGENDA**  
**Planning & Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 19, 2024  
**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](http://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 March 5, 2024, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the March 5, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Final Plat of Dominion at Brookhollow, Phase 1, Block A, Lots 1, 1A-10B, & 1X-3X, Block B, Lots 1A-21B, and Block C, Lots 1A-11B, on 14.4± acres, located on the west side of Lakewood Drive and 625± feet north of University Drive. (D22-0049)
- [3d.](#) Consider and act upon a request for a Site Plan for an Elementary School on Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0195)
- [3e.](#) Consider and act upon a request for a Final Plat of Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0194)

### **CITIZEN COMMENTS**

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

### **REGULAR AGENDA:**

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

- [4.](#) Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)
- [5.](#) Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit to allow a Licensed Child-Care Center use, on 2.0± acres, on Barnes Addition, Block A, Lot 1, located on the east side of Parvin Street and 190± feet south of Seventh Street. (ZONE-23-0038)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 15, 2024, and remained so posted at least 72 hours before said meeting was convened.



Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

**NOTICE**

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

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



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Work Session**  
Prosper Town Hall  
Executive Conference Room  
250 W. First Street, Prosper, Texas  
Tuesday, March 5, 2024, 5:30 p.m.

**Call to Order / Roll Call**

The meeting was called to order at 5:30 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Dan Heischman (Assistant Director of Engineering-Development), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Jerron Hicks (Planner).

**Items for Individual Consideration:**

**1. Discuss the Town's Engineering standards.**

Dan Heischman, Assistant Director of Engineering-Development, presented the Town's Engineering standards.

The Planning & Zoning Commission discussed the Town's Engineering standards.

**Adjourn.**

The meeting was adjourned at 6:00 p.m.

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Dakari Hill, Senior Planner

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Josh Carson, Secretary



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 5, 2024, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

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

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the February 20, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the February 20, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Final Plat for Star Trail, Phase 17, Block U, Lots 7-27, Block V, Lots 1-12, and Block W, Lots 10-24, on 26.9± acres, located 900± feet north of First Street and 1,200± feet west of Legacy Drive. (DEVAPP-23-0169)
- 3d. Consider and act upon a request for a Site Plan for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0182)
- 3e. Consider and act upon a request for a Final Plat for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0179)
- 3f. Consider and act upon a request for a Façade Plan for Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0180)
- 3g. Consider and act upon a request for a Site Plan for Parvin Addition, Block 22, Lot 7R, on 0.3± acres, 202 South Parvin Street, located on the northwest corner of Parvin Street and Second Street. (DEVAPP-24-0002)
- 3h. Consider and act upon a request for a Site Plan for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Additions,

**Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0012)**

- 3i. Consider and act upon a request for a Replat for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0014)**
- 3j. Consider and act upon a request for an Amending Plat for St. Martin de Porres Addition, Block A, Lot 2, on 22.7± acres, located 800± north of University Drive and the east side of Windsong Parkway. (DEVAPP-24-0020)**

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c, 3g, 3h, 3i, and 3j on the Consent Agenda. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to table Items 3d, 3e, and 3f on the Consent Agenda. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

### **CITIZEN COMMENTS**

No comments were made.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)**

Town Staff answered questions from the Commission regarding the garages for the multifamily units being enclosed, adequate parking for the site, and multifamily and retail stores and shops being permitted by right in the proposal.

Chair Daniel opened the public hearing.

The applicant, Mo Adepoju, answered questions from the Commission regarding the types of retail stores envisioned for the site, the number of proposed multifamily units, and addressed questions about potentially utilizing the second floor for office space.

Chair Daniel closed the public hearing.

Town Staff answered questions regarding limiting the definition of “retail stores and shops” and adding a maximum to the number of multifamily units.

Commissioner Carson made a motion to table Item 4 and continue the public hearing to the Planning & Zoning Commission meeting on March 19, 2024. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

- 5. Conduct a Public Hearing and consider and act upon a request to amend the number of contiguous units that constitute a row of Townhomes in Planned**

**Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003)**

Town Staff answered questions regarding amending the language in the Planned Development to allow a minimum of two attached townhome units.

Chair Daniel opened the public hearing.

The applicant, John Papagolos, concurred with Town Staff's decision to amend the language in the Planned Development.

Chair Daniel closed the public hearing.

Commissioner Harris made a motion to approve Item 5. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 7-0.

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

**7. Adjourn.**

The meeting was adjourned at 6:58 p.m.

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Dakari Hill, Senior Planner

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Josh Carson, Secretary



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – March 19, 2024

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Final Plat of Dominion at Brookhollow, Phase 1, Block A, Lots 1, 1A-10B, & 1X-3X, Block B, Lots 1A-21B, and Block C, Lots 1A-11B, on 14.4± acres, located on the west side of Lakewood Drive and 625± feet north of University Drive. (D22-0049)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-111-Townhome.

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-111. Planned Development-111 was amended by the Town Council on March 12, 2024, to allow townhomes to have a minimum of two attached units.

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate easements necessary for the development of this phase of townhomes and a detention pond.

**Companion Item:**

There is no companion item for this case.

**Attached Documents:**

1. Location Map
2. Final Plat



**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.





**D22-0049**  
 The Dominion at  
 Brookhollow Phase I  
 Final Plat

This map for illustration purposes only



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	62°38'13"	50.00'	54.66'	51.98'	N58°11'00"E
2.	17°20'46"	41.00'	12.37'	12.37'	S15°06'49"W
3.	17°20'46"	59.00'	17.79'	17.79'	N15°06'49"E
4.	18°15'43"	300.00'	95.62'	95.21'	N81°22'02"W
5.	99°51'28"	40.00'	69.46'	61.07'	N40°44'10"W
6.	15°47'57"	300.00'	82.72'	82.46'	S79°05'52"W
7.	18°17'13"	300.00'	95.75'	95.34'	S80°21'30"W
8.	85°46'11"	40.00'	59.88'	54.44'	N54°54'59"W
9.	90°00'45"	40.00'	62.84'	56.57'	N44°29'43"E
10.	89°59'15"	40.00'	62.82'	56.56'	N45°30'17"W

LINE NO.	BEARING	DISTANCE
1.	N 06°26'27" E	8.54'
2.	N 68°16'09" W	15.55'
3.	S 08°28'27" W	8.54'
4.	N 81°09'02" E	15.55'
5.	N 25°56'09" W	13.44'
6.	N 62°29'52" E	14.26'
7.	S 59°57'06" E	16.07'
8.	S 19°00'15" W	16.07'
9.	N 71°03'56" E	15.81'
10.	N 45°30'17" W	14.14'
11.	N 17°55'31" E	15.81'
12.	N 18°56'41" W	15.81'
13.	S 12°03'53" W	15.81'
14.	S 48°01'46" E	13.90'
15.	N 39°41'35" E	13.85'
16.	S 81°00'35" W	16.07'
17.	N 56°56'45" E	16.07'
18.	N 44°29'43" E	14.14'

PROSPER FOUR FRIENDS GROUP, LLC  
DOC. NO. 20151208001532990  
ZONED PD-38

STATE PLANE COORDINATES  
NORTH CENTRAL TEXAS  
ZONE 4202 (DATA NODES)  
N E  
7131371.793 2500996.921

POINT OF BEGINNING

N00°30'39"W 574.00'

MOODY DRIVE (50' R.O.W.)

N00°30'39"W 578.00'

DBH DEVELOPMENT, LLC.  
25.777 ACRE TRACT  
DOC. NO. 2022000090889  
ZONED PD-38

N89°30'06"E 788.39'

ELEANOR DRIVE (50' R.O.W.)

S89°30'06"W 766.91'

CORVARA DRIVE (50' R.O.W.)

N89°30'06"E 800.00'

S89°30'06"W 853.49'

55 PROSPER LP  
DOC. NO. 2012011000035080  
ZONED PD-38

SANITARY SEWER ESMT.  
DOC. NO. 2023000040715

Δ = 14°37'31"  
R = 268.00'  
L = 68.41'  
C = 68.22'  
B = N82°11'33"E

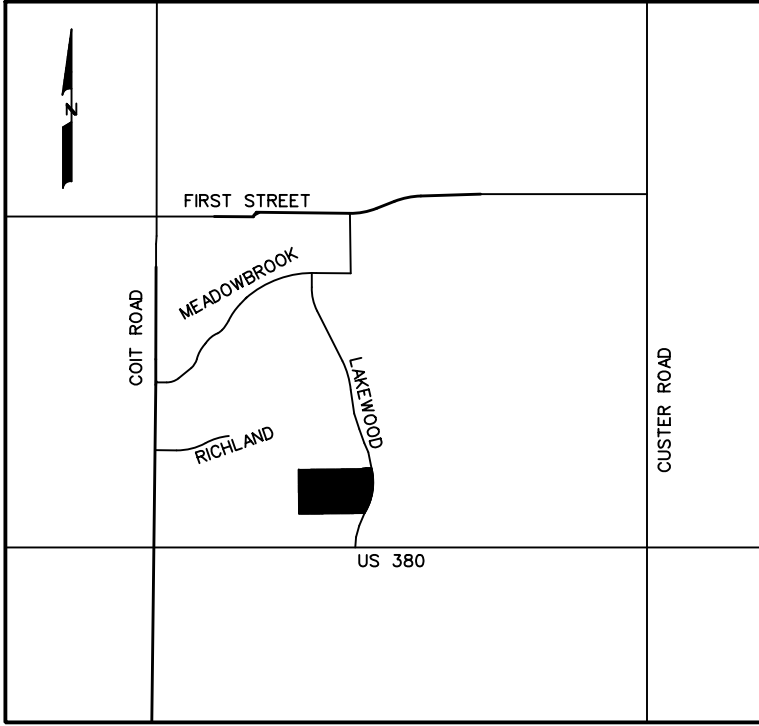
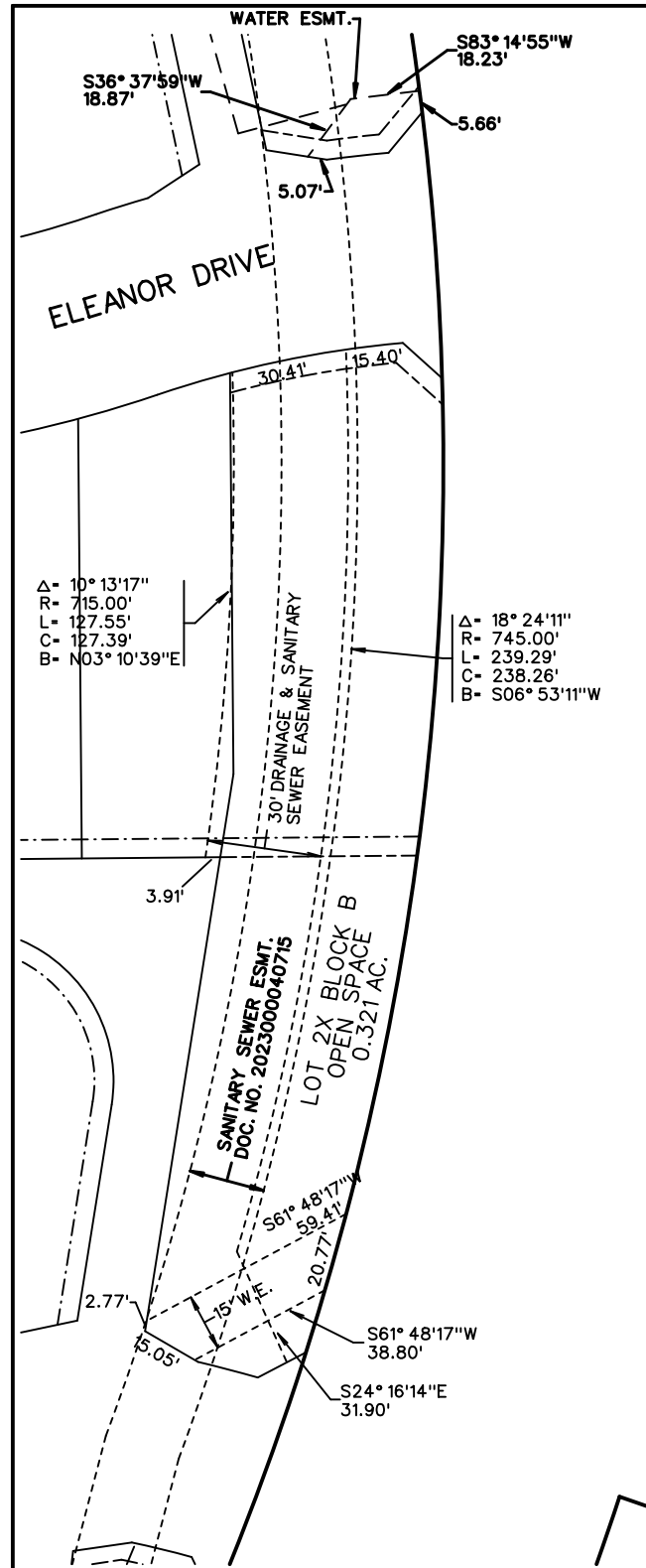
Δ = 14°37'19"  
R = 100.00'  
L = 25.52'  
C = 25.45'  
B = N82°11'27"E

DRAINAGE ESMT.  
DOC. NO. 2023000040717

LAKEWOOD DRIVE  
(60' R.O.W.)  
(DOC. NO. 2017-481)

Δ = 45°19'30"  
R = 770.00'  
L = 609.13'  
C = 593.37'  
B = S08°35'31"W

0 25 50 100  
SCALE: 1" = 50'



D22-0049  
FINAL PLAT  
DOMINION AT  
BROOKHOLLOW PHASE 1  
BLOCK A LOTS 1A-10B  
BLOCK A HOA LOT 1  
BLOCK B LOTS 1A-21B  
BLOCK C LOTS 1A-11B  
OPEN SPACE LOTS 1X, 2X & 3X  
84 TOTAL SINGLE FAMILY LOTS  
12.429 TOTAL ACRES  
6.758 TOTAL DENSITY  
3,772 TOTAL R.O.W. DEDICATION  
PD-111 PLANNED DEVELOPMENT

OUT OF THE  
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
OWNER

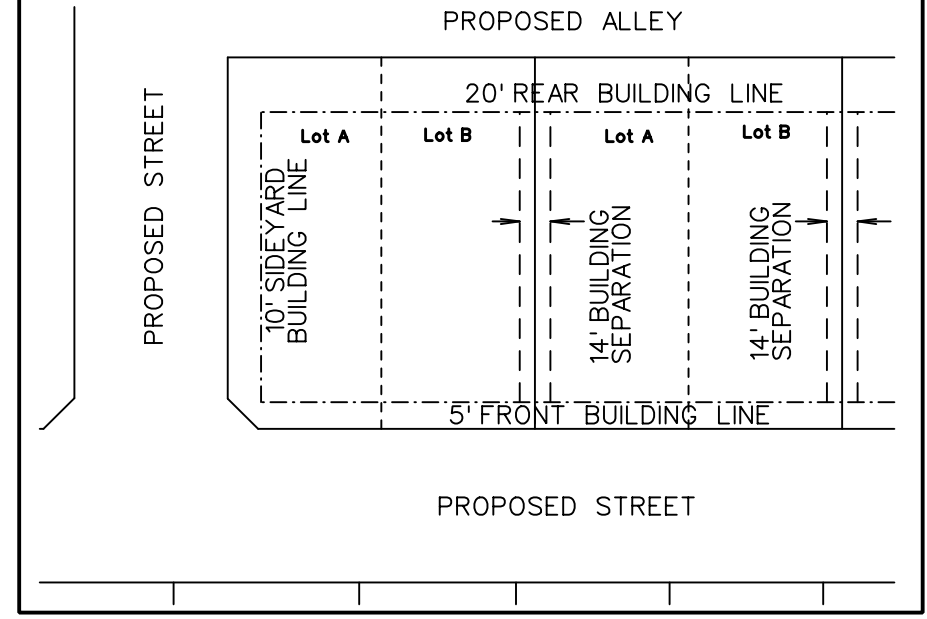
DBH DEVELOPMENT, LLC.  
4050 WEST PARK BLVD.  
PLANO, TEXAS 75093

PREPARED BY  
CORWIN ENGINEERING, INC.  
FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

MARCH 2024 SCALE 1"=50' SHEET 1 OF 3

- NOTES:
- Bearings are referenced to a 25.777 acre tract, as described in Doc No. 2022000090889, in the Deed Records of Collin County, Texas.
  - "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".
  - All development will comply with Town of Prosper PD-111 requirements.
  - All R.O.W.'s to be dedicated in Fee Simple.
  - Parking is permitted in the drainage and sanitary sewer easement.
  - The plot is subject to the additional residential zoning standards outlined in Ordinance 15-55.
  - No commercial access will be allowed west of this development onto Moody Drive or the adjacent alleys without the approval from the Town of Prosper.
  - Maintenance for Block A HOA Lot 1 will be the responsibility of the HOA.
  - The purpose of these plats are to subdivide lots for residential and HOA lots.

- LEGEND
- B.L. - Building Line
  - W.E. - Water Easement
  - U.E. - Utility Easement
  - I.R.F. - Iron Rod Found
  - C.M. - Controlling Monument
  - ⊗ - 10'X10' Utility Easement
  - ⊙ - 40' Townhome (74 lots)
  - △ - 36' Townhome (10 lots)



TYPICAL DETAIL  
TWO-UNIT TOWNHOME LOT  
N.T.S.

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, DBH DEVELOPMENT, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as DOMINION AT BROOKHOLLOW PHASE 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The DBH DEVELOPMENT, 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 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 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 or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of 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.

**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 of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

**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.

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 \_\_\_\_\_, 2024.

BY:

DBH DEVELOPMENT, 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/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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

**LEGAL DESCRIPTION**

Being a tract of land situated in the I.C. Williamson Survey, Abstract No. 948, in the Town of Prosper, Collin County, Texas, being all of a 1.976 acre tract, as recorded in Doc. No. 202200090891, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 1.976 acre tract:

THENCE, South 70° 47' 26" East, along the north line of said 1.976 acre tract, for a distance of 100.42 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the right, having a radius of 582.50 feet and a central angle of 16° 24' 35";

THENCE, continuing along said north line and with said curve to the right, an arc distance of 166.83 feet (Chord Bearing South 59° 34' 40" East - 166.26 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE, North 67° 46' 57" East, continuing along said north line, for a distance of 101.40 feet to a 1/2-inch iron rod found at the northeast corner of said 1.976 acre tract;

THENCE, South 11° 25' 06" East, along the east line of said 1.976 acre tract, for a distance of 11.29 feet to a 1/2-inch iron rod found;

THENCE, South 19° 05' 05" East, continuing along said east line, for a distance of 65.66 feet to a 1/2-inch iron rod found;

THENCE, South 12° 16' 20" East, continuing along said east line, for a distance of 27.05 feet to a 1/2-inch iron rod found at a most easterly corner of said 1.976 acre tract;

THENCE, South 04° 01' 32" West, along the south line of said 1.976 acre tract, for a distance of 50.48 feet to a 1/2-inch iron rod found;

THENCE, South 12° 57' 09" West, along said south line, for a distance of 40.01 feet to a 1/2-inch iron rod found;

THENCE, South 25° 18' 34" West, continuing along said south line, for a distance of 26.42 feet to a 1/2-inch iron rod found;

THENCE, South 37° 15' 05" West, continuing along said south line, for a distance of 29.84 feet to a 1/2-inch iron rod found;

THENCE, South 46° 41' 30" West, continuing along said south line, for a distance of 33.01 feet to a 1/2-inch iron rod found;

THENCE, South 55° 28' 49" West, continuing along said south line, for a distance of 33.11 feet to a 1/2-inch iron rod found;

THENCE, South 64° 43' 30" West, continuing along said south line, for a distance of 25.87 feet to a 1/2-inch iron rod found;

THENCE, South 72° 39' 21" West, continuing along said south line, for a distance of 28.99 feet to a 1/2-inch iron rod found;

THENCE, South 78° 42' 23" West, continuing along said south line, for a distance of 31.48 feet to a 1/2-inch iron rod found;

THENCE, South 83° 05' 04" West, continuing along said south line, for a distance of 41.23 feet to a 1/2-inch iron rod found;

THENCE, South 87° 15' 35" West, continuing along said south line, for a distance of 22.99 feet to a 1/2-inch iron rod found;

THENCE, North 85° 49' 32" West, continuing along said south line, for a distance of 18.88 feet to a 1/2-inch iron rod found;

THENCE, North 77° 13' 17" West, continuing along said south line, for a distance of 13.85 feet to a 1/2-inch iron rod found;

THENCE, North 69° 59' 09" West, continuing along said south line, for a distance of 26.16 feet to a 1/2-inch iron rod found;

THENCE, North 59° 51' 43" West, continuing along said south line, for a distance of 10.07 feet to a 1/2-inch iron rod found;

THENCE, North 47° 17' 01" West, continuing along said south line, for a distance of 7.53 feet to a 1/2-inch iron rod found set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of 48° 44' 12";

THENCE, continuing along said south line and with said curve to the left, an arc distance of 42.53 feet (Chord Bearing South 72° 44' 24" West - 41.26 feet) to a 1/2-inch rod found at the point of a reverse curve to the right, having a radius of 50.00 feet and a central angle of 30° 41' 54";

THENCE continuing along said south line and with said curve to the right, an arc distance of 26.79 feet (Chord Bearing South 63° 42' 57" West - 26.47 feet) to a 1/2-inch iron rod found set at the point of tangency;

THENCE North 55° 46' 24" West, continuing along said south line, for a distance of 82.88 feet to a 1/2-inch iron rod found at the most westerly southwest corner of said 1.976 acre tract being on a curve to the left, having a radius of 860.00 feet and a central angle of 12° 48' 12";

THENCE along the west line of said 1.976 acre tract and with said curve to the left, an arc distance of 192.17 feet (Chord Bearing North 24° 45' 08" East - 191.78 feet) to the POINT OF BEGINNING, containing 1.976 acres of land.

**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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

THE STATE OF TEXAS §  
COUNTY OF COLLIN §

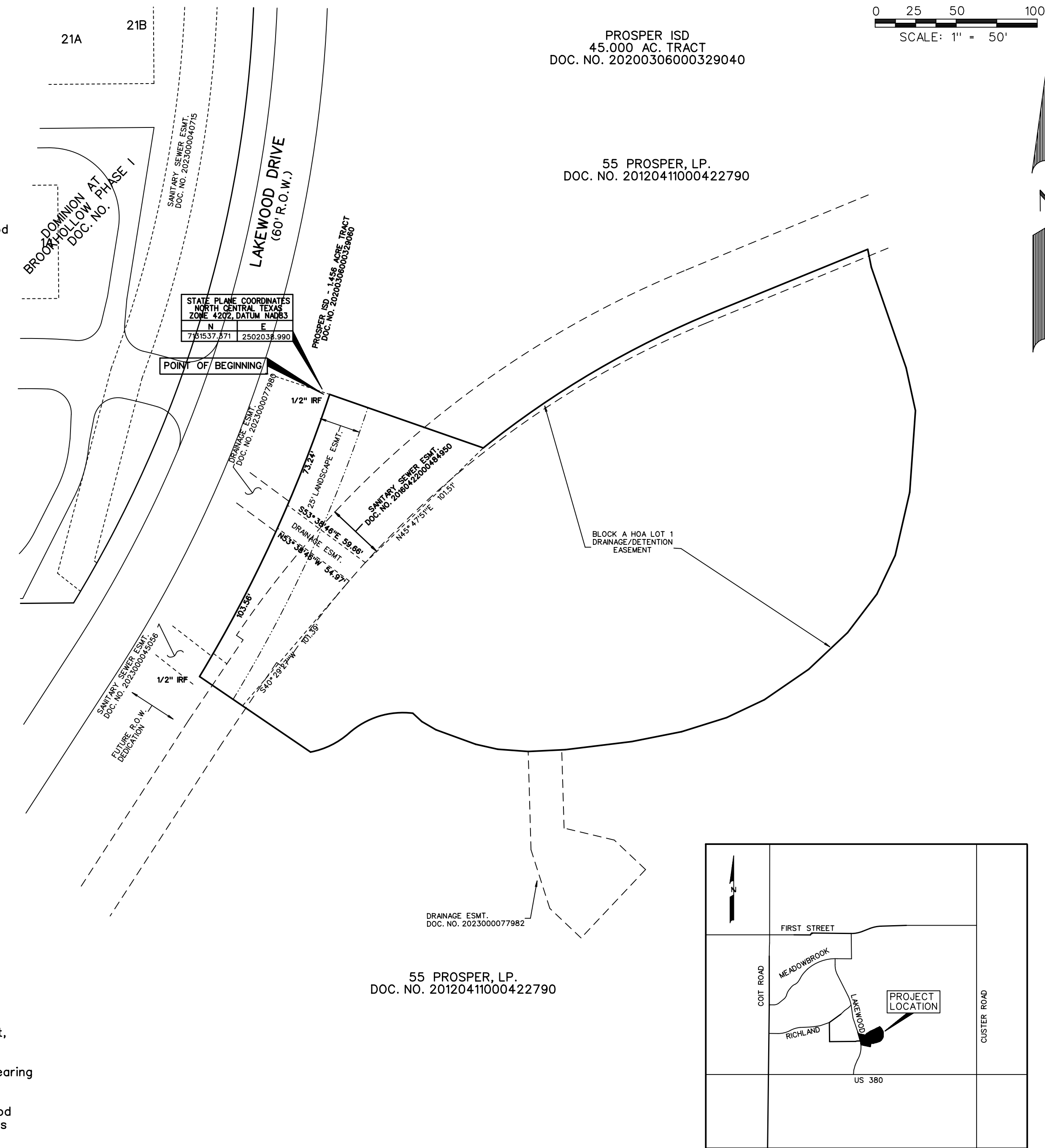
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

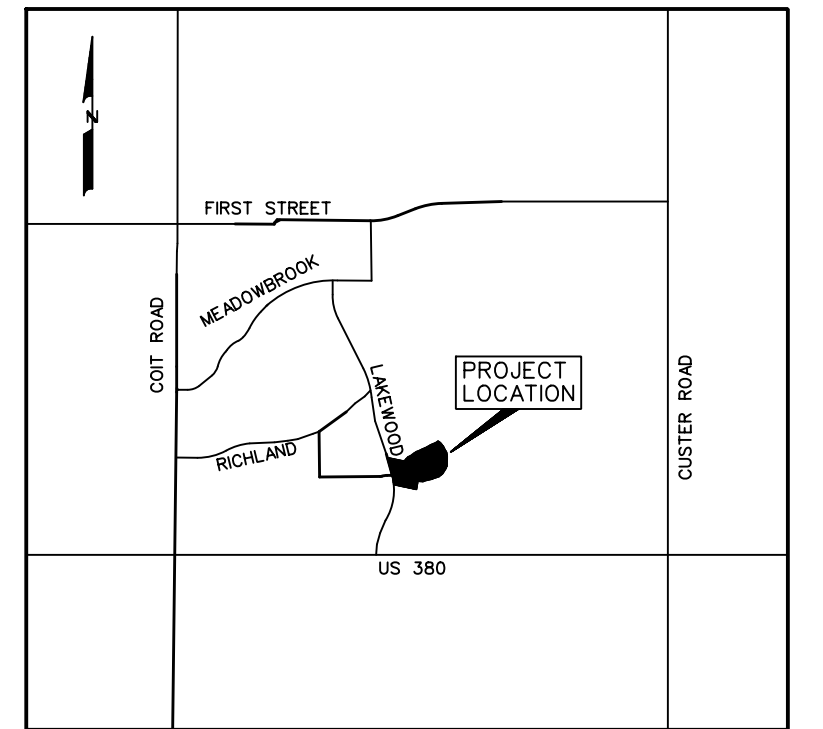
\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Development Services Department



PROSPER ISD  
45.000 AC. TRACT  
DOC. NO. 20200306000329040

55 PROSPER, LP.  
DOC. NO. 2012041000422790

55 PROSPER, LP.  
DOC. NO. 2012041000422790



LOCATION MAP  
N.T.S.

D22-0049  
FINAL PLAT  
**DOMINION AT  
BROOKHOLLOW PHASE 1**  
BLOCK A LOTS 1A-10B  
BLOCK A HOA LOT 1  
BLOCK B LOTS 1A-21B  
BLOCK C LOTS 1A-11B  
OPEN SPACE LOTS 1X, 2X & 3X  
84 TOTAL SINGLE FAMILY LOTS  
12.429 TOTAL ACRES  
6.758 TOTAL DENSITY  
3.772 TOTAL R.O.W. DEDICATION  
PD-111 PLANNED DEVELOPMENT

OUT OF THE  
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
OWNER

DBH DEVELOPMENT, LLC.  
4050 WEST PARK BLVD.  
PLANO, TEXAS 75093

PREPARED BY  
CORWIN ENGINEERING, INC.  
FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

**NOTES:**

- Bearings are referenced to a 25.777 acre tract, as described in Doc No. 202200090889, in the Deed Records of Collin County, Texas.
- "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".
- All development will comply with Town of Prosper PD-111 requirements.
- Maintenance for Block A HOA Lot 1 will be the responsibility of the HOA.
- The purpose of these plats are to subdivide lots for residential and HOA lots.



LEGAL DESCRIPTION

WHEREAS, DBH DEVELOPMENT, LLC, is the owner of a tract of land situated in the I.C. Williamson Survey, Abstract No. 948, being part of a 25.777 acres of land, as described in Doc. No. 202200090889, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 25.777 acre tract, being in east line of a tract of land in deed to Prosper Four Friends Group, LLC, as described in Doc. No. 20151208001532990 in said Deed Records;

THENCE, North 00° 30' 39" West, along the west line of said 25.777 acre tract and the east line of said Prosper Four Friends Group LLC tract, for a distance of 574.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 30' 06" East, departing said east and west lines, for a distance of 788.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 14° 37' 19";

THENCE, along said curve to the left for an arc distance of 25.52 feet (Chord Bearing North 82° 11' 27" East - 25.45 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 268.00 feet, a central angle of 14° 37' 31";

THENCE, along said curve to the right for an arc distance of 68.41 feet (Chord Bearing North 82° 11' 33" East - 68.22 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 30' 19" East, for a distance of 65.94 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 25.777 acre tract and being in the west line of Lakewood Drive (60' R.O.W.), as described in Doc. No. 2017-481 in the Plat Records of Collin County, Texas, being on a curve to the right, having a radius of 770.00 feet, a central angle of 45° 19' 30";

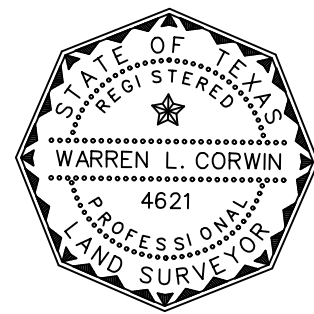
THENCE, along the east line of said 25.777 acre tract and the west line of said Lakewood Drive and with said curve to the right for an arc distance of 609.13 feet (Chord Bearing South 08° 35' 31" West - 593.37 feet), to a 1/2 inch iron rod found at the southeast corner of said 25.777 acre tract;

THENCE, South 89° 30' 06" West, departing said west line and along the south line of said 25.777 acre tract, for a distance of 853.49 feet, to the POINT OF BEGINNING and containing 12.429 acres of land.

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 \_\_\_\_\_, 2024.



NOTARY PUBLIC, STATE OF TEXAS

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DBH DEVELOPMENT, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as DOMINION AT BROOKHOLLOW PHASE 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The DBH DEVELOPMENT, 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.

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.

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 \_\_\_\_\_, 2024.  
BY:

DBH DEVELOPMENT, 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/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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Development Services Department

Dominion at Brookhollow Phase 1									
Block A		Block B		Block B		Block C		Open Space	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1A	6013	1A	6462	12A	4200	1A	5449	1X	3753
1B	4200	1B	4200	12B	4200	1B	4312	2X	13581
2A	4200	2A	4200	13A	4200	2A	4202	3X	4719
2B	4200	2B	4200	13B	3780	2B	4200		
3A	4200	3A	4200	14A	4200	3A	4200	Detention Pond	
3B	4200	3B	4200	14B	4200	3B	4200	86077	SF
4A	4200	4A	4200	15A	4200	4A	4200		
4B	4200	4B	4200	15B	3780	4B	4200		
5A	4200	5A	4200	16A	4200	5A	3780		
5B	4200	5B	4200	16B	4200	5B	4200		
6A	4200	6A	4200	17A	4200	6A	4200		
6B	4200	6B	4200	17B	3780	6B	4200		
7A	4200	7A	4200	18A	4200	7A	3780		
7B	4200	7B	4200	18B	4200	7B	4200		
8A	4200	8A	4200	19A	4200	8A	4200		
8B	4200	8B	4200	19B	3780	8B	4200		
9A	3780	9A	4200	20A	4200	9A	3780		
9B	4200	9B	4200	20B	4235	9B	4200		
10A	4200	10A	4200	21A	4440	10A	4200		
10B	3819	10B	4428	21B	4805	10B	4200		
		11A	4426			11A	3780		
		11B	3780			11B	3818		

D22-0049  
FINAL PLAT  
**DOMINION AT  
BROOKHOLLOW PHASE 1**  
BLOCK A LOTS 1A-10B  
BLOCK A HOA LOT 1  
BLOCK B LOTS 1A-21B  
BLOCK C LOTS 1A-11B  
OPEN SPACE LOTS 1X, 2X & 3X  
84 TOTAL SINGLE FAMILY LOTS  
12.429 TOTAL ACRES  
6.758 TOTAL DENSITY  
3.772 TOTAL R.O.W. DEDICATION  
PD-111 PLANNED DEVELOPMENT  
OUT OF THE  
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
OWNER  
DBH DEVELOPMENT, LLC.  
4050 WEST PARK BLVD.  
PLANO, TEXAS 75093  
PREPARED BY  
CORWIN ENGINEERING, INC.  
FIRM #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN  
MARCH 2024



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3d**  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – March 19, 2024

---

**Agenda Item:**

Consider and act upon a request for a Site Plan for an Elementary School on Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0195)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-36-Single Family-10.

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-36.

**Description of Agenda Item:**

The Site Plan includes a 96,113 square foot elementary school and associated infrastructure.

**Access:**

Access is provided from Shawnee Trail and Bancroft Drive.

**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-23-0194) is on this Planning & Zoning Commission agenda.



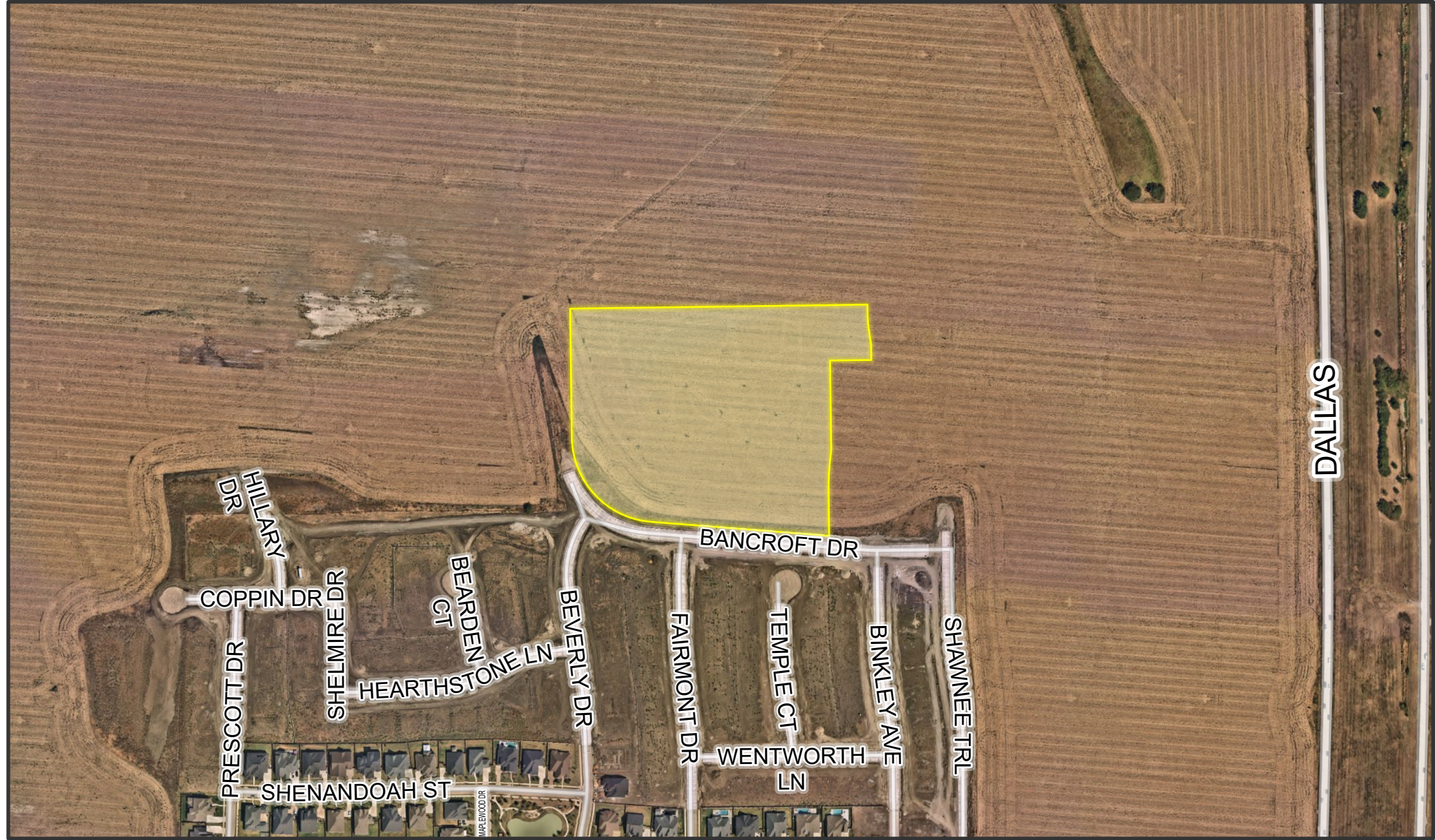
**Attachments:**

1. Location Map
2. Site Plan

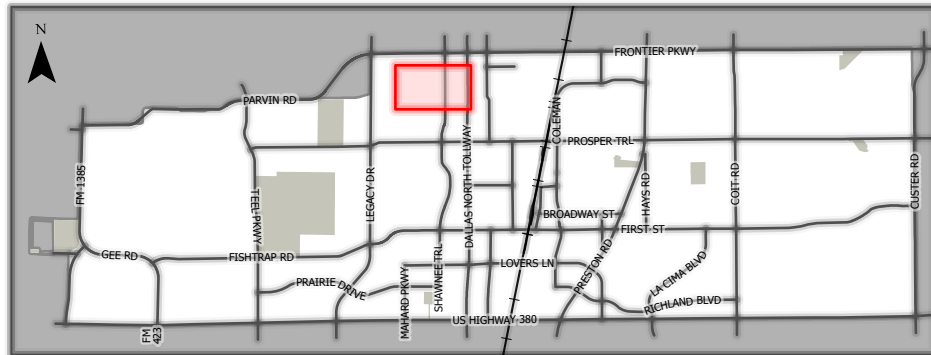
**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.





DALLAS



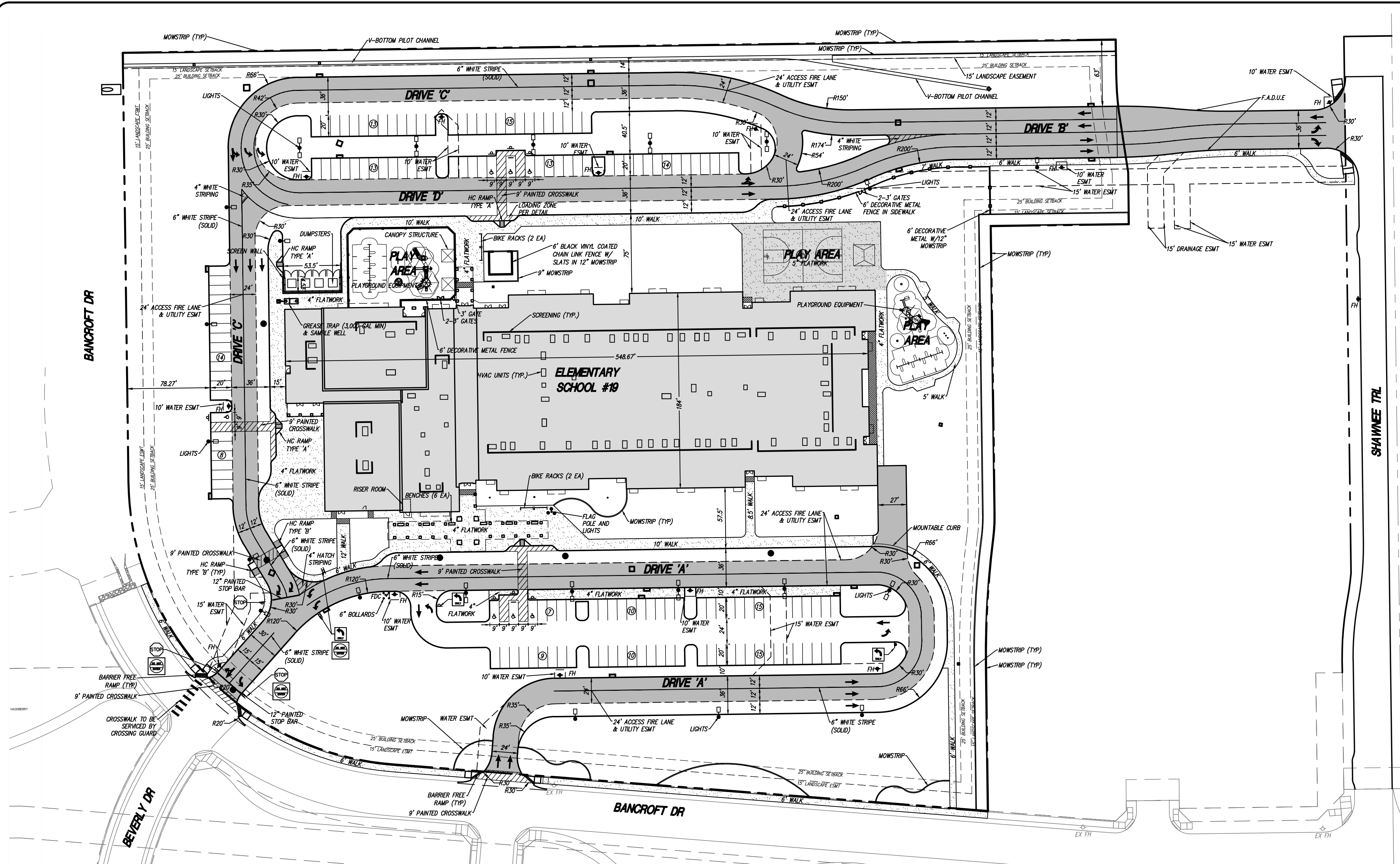
This map for illustration purposes only

DEVAPP-23-0195

Prosper Elemenatry School

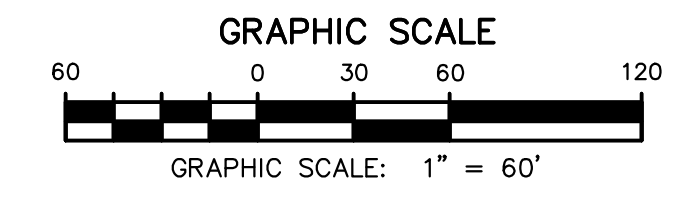
Site Plan



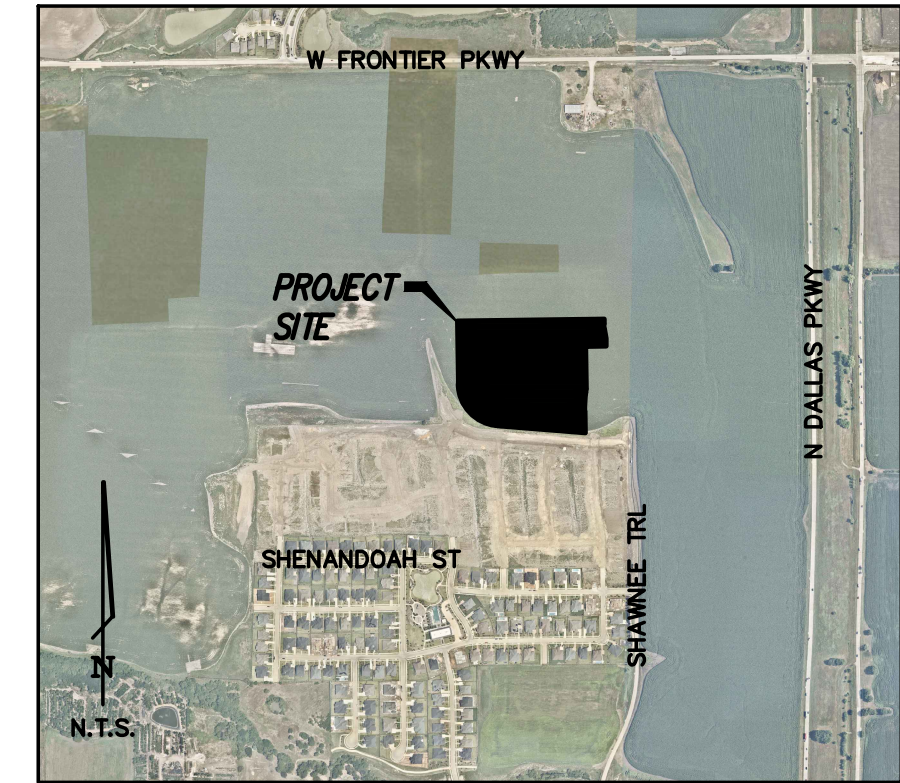


**LEGEND**

- PROPOSED FIRE LANE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



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



**LOCATION MAP**  
NOT TO SCALE

**SITE PLAN FOR  
PROSPER ELEMENTARY SCHOOL  
No. 19  
BLOCK A, LOT #1  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS**

**DATE PREPARED: FEBRUARY 2024  
TOWN CASE #DEVAPP-23-0195**

**METER SCHEDULE**

TYPE	SIZE
DOM	1-4"
IRR	2-2"

**SITE DATA SUMMARY**

EXISTING ZONING:	PD-36
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	13.038 ACRES (567,946 SF)
BUILDING AREA:	96,113 SF
HEIGHT:	28' 10" - ONE STORY
LOT COVERAGE RATIO:	16.9%
FLOOR AREA RATIO:	16.9%
TOTAL IMPERVIOUS AREA:	385,839 SF (64%)
TOTAL OPEN SPACE:	201,868 SF (35.5%)
PARKING LANDSCAPING REQUIRED:	2,280 SF
PROVIDED:	28,760 SF
REQUIRED PARKING (1.5 SPACE PER CLASSROOM) APPROX: 46 CLASSROOMS	69 SPACES
REQUIRED HANDICAP SPACES:	6 SPACES
STANDARD SPACES: (9'x20')	149 SPACES
HANDICAP SPACES:	7 SPACES

**OWNER/APPLICANT:**

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

**ARCHITECT:**

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

**SURVEYOR:**

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

**ENGINEER:**

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

**LANDSCAPE ARCHITECT:**

TEAGUE NALL & PERKINS, INC.  
5237 N RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
817.336.5773  
CONTACT: JOE MADRID

Drawing: T:\Projects\HUC23376\Eng-CAD\Sheets\Site Plan\CI 08 SITE PLAN.dwg of Mar 14, 2024 - 5:10pm by amullen  
Layout: SITE PLAN Xrefs: XREF-BORDER.dwg - X3D-BASE.dwg - X3D-WSS.dwg - X3D-SD.dwg - X3D-BORDER.dwg - X3D-WSS.dwg - X3D-SD.dwg - X3D-BORDER.dwg - X3D-WSS.dwg - X3D-SD.dwg

no.	revision	by	date

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

**Prosper Independent School District**

scale	
horiz	1"=60'
vert	N/A
date	FEB 2024

This document is for interim review and is not intended for construction, bidding or permit purposes.  
AMANDA M. MULLEN, P.E. Date: FEB 2024  
Tx. Reg. # 123232

**Town of Prosper, Texas**  
Prosper Independent School District  
**New Elementary #19**  
**TOWN SITE PLAN**

tnp project	HUC23376
sheet	1





## PLANNING

**To:** Planning & Zoning Commission

**From:** Dakari Hill, Senior Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – March 19, 2024

**Item No. 3e**

---

**Agenda Item:**

Consider and act upon a request for a Final Plat of Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0194)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-36-Single Family-10.

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-36.

**Description of Agenda Item:**

The purpose of this Final Plat is to create Lot 1 and dedicate easements for the development of a school.

**Companion Item:**

As a companion item, a Site Plan (DEVAPP-23-0195) is on this Planning & Zoning Commission agenda.

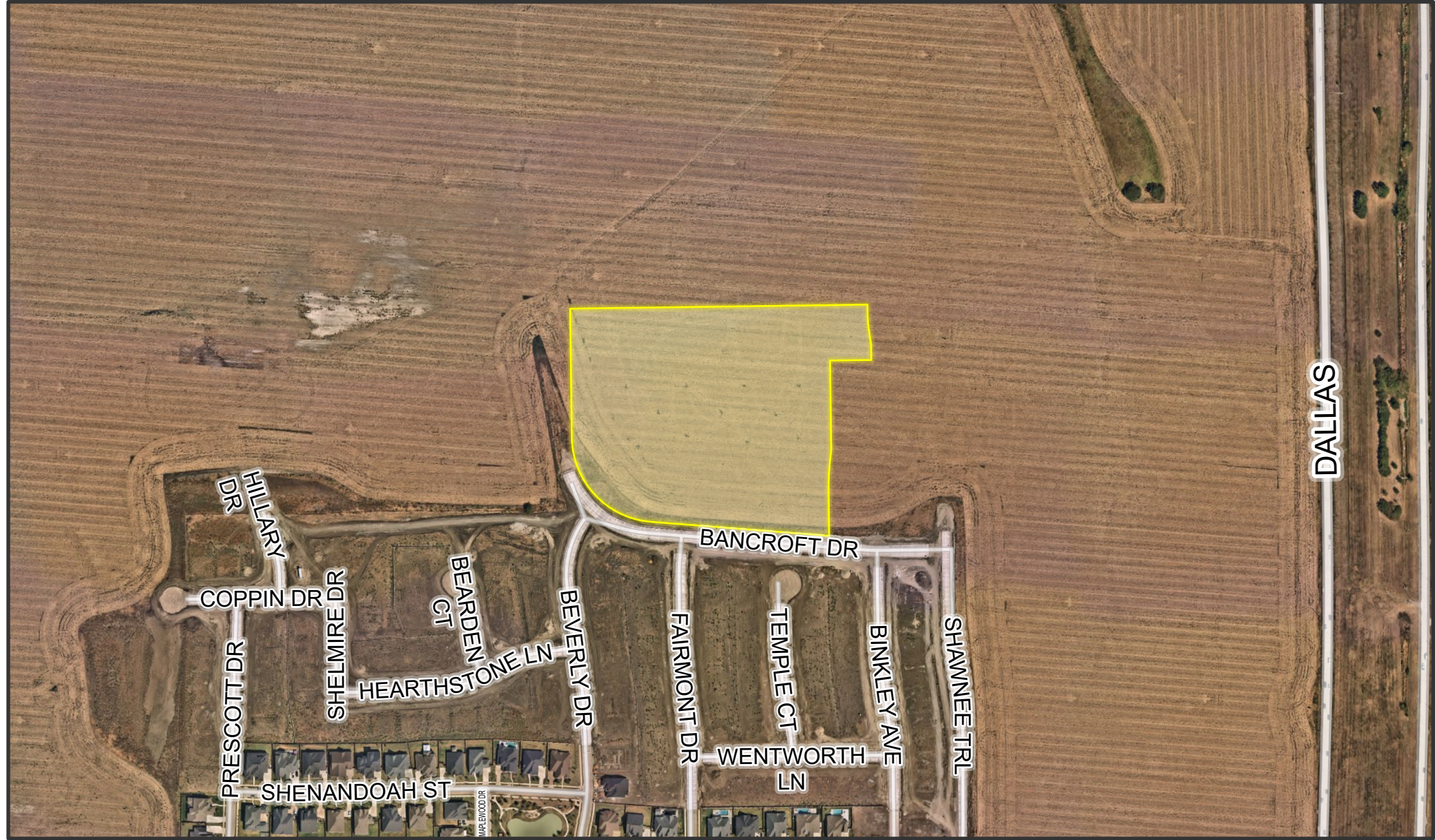
**Attached Documents:**

1. Location Map
2. Final Plat

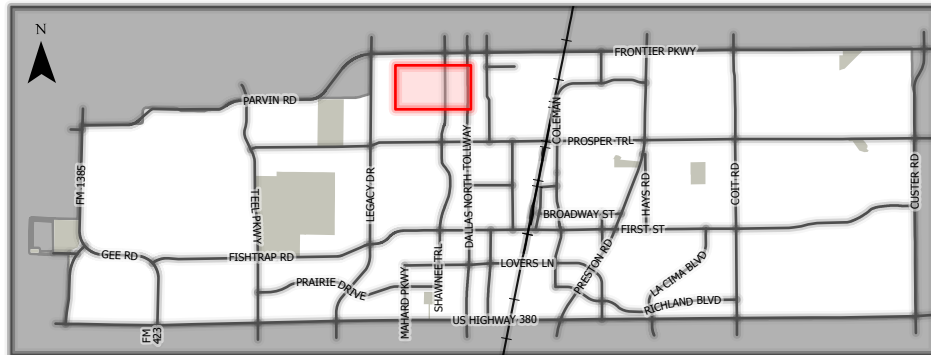
**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.





DALLAS



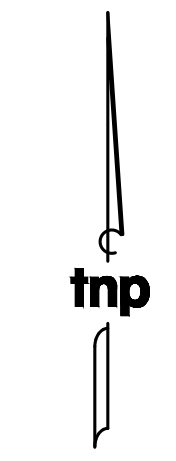
This map for illustration purposes only

DEVAPP-23-0194

Prosper Elemenatry School

Final Plat





- LEGEND**
- IRF - IRON ROD FOUND
  - CRIF - CAPPED IRON ROD FOUND
  - INST. - INSTRUMENT
  - NO. - NUMBER
  - VOL. - VOLUME
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - U.E. - UTILITY EASEMENT
  - W.M.E. - WALL MAINTENANCE EASEMENT
  - D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
  - P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS
  - O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

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

- GENERAL NOTES:**
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.

2. BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C011S1, EFFECTIVE DATE: JUNE 2, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:  
  
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

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

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

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

7. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FOR THE DEVELOPMENT OF A SCHOOL.

REMAINDER OF  
BGY PROSPER 221 LLC,  
CALLED 221.617 ACRES  
INST. NO. 20171121001544530  
O.P.R.C.C.T.

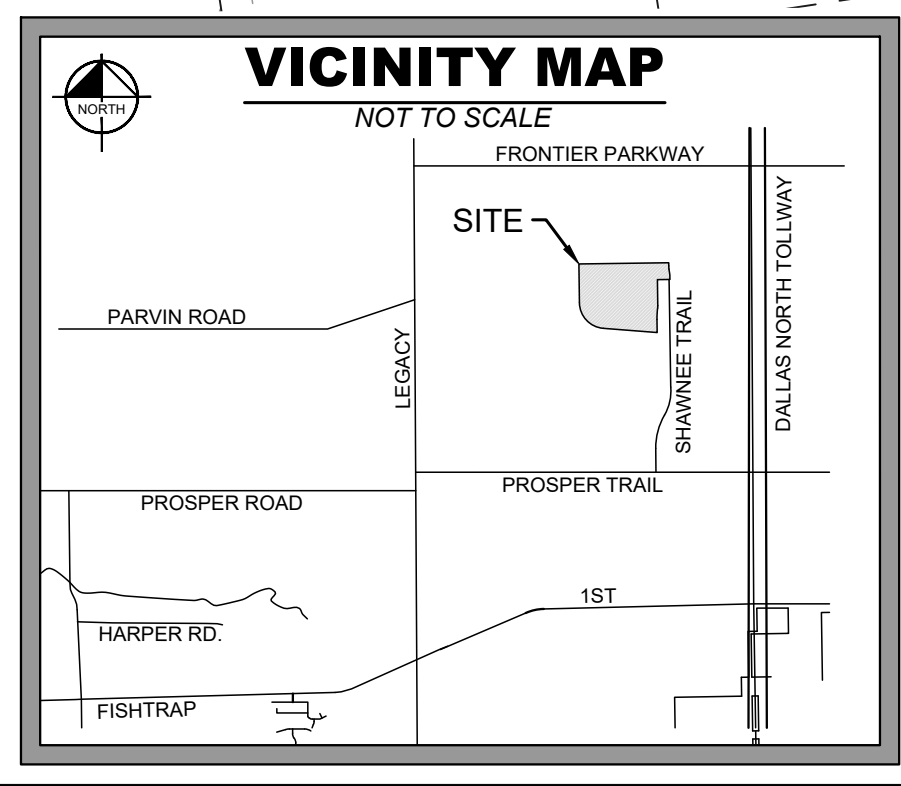
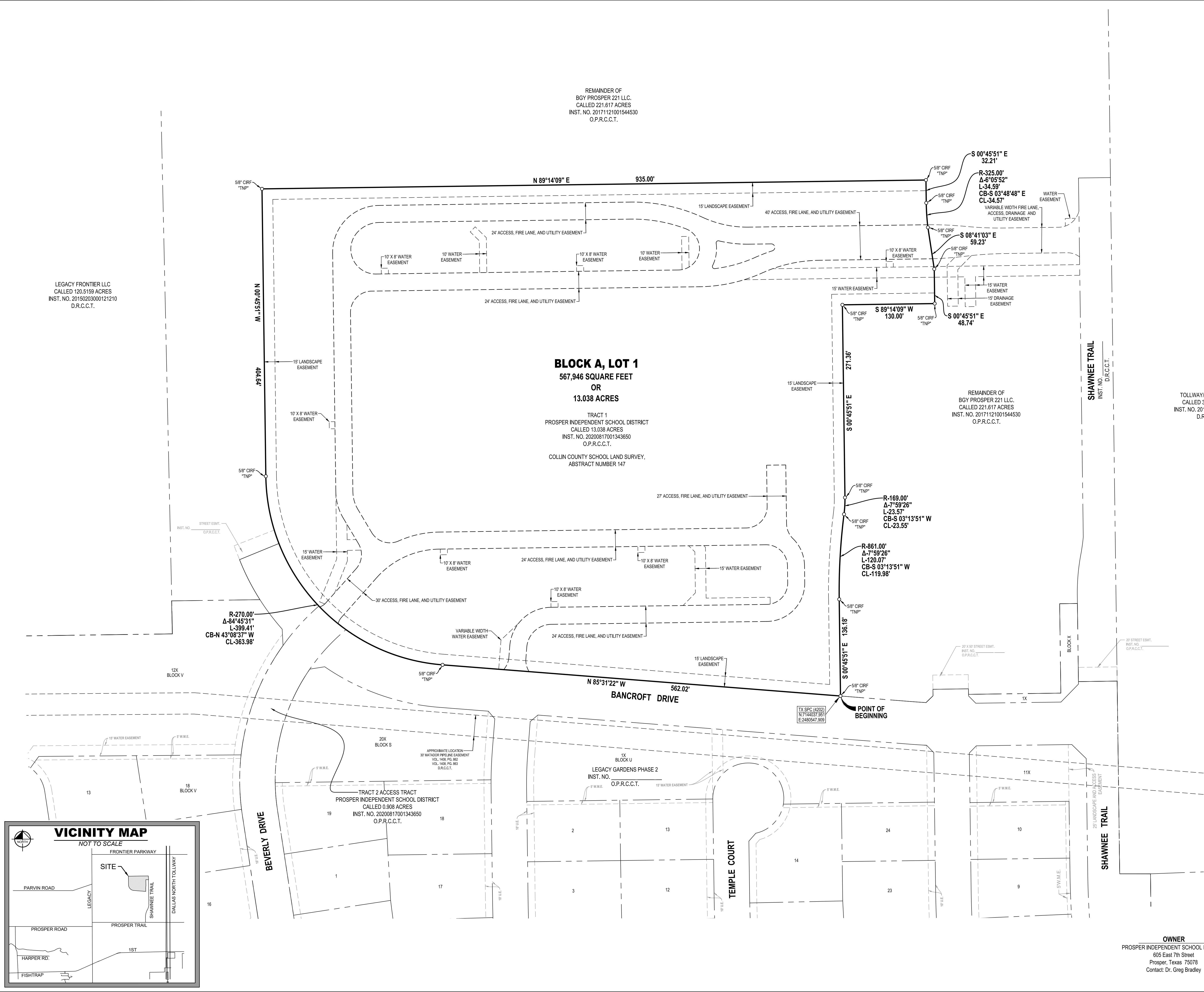
LEGACY FRONTIER LLC  
CALLED 120.5159 ACRES  
INST. NO. 20150203000121210  
D.R.C.C.T.

**BLOCK A, LOT 1**  
567,946 SQUARE FEET  
OR  
13.038 ACRES

TRACT 1  
PROSPER INDEPENDENT SCHOOL DISTRICT  
CALLED 13.038 ACRES  
INST. NO. 20200817001343650  
O.P.R.C.C.T.  
  
COLLIN COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NUMBER 147

REMAINDER OF  
BGY PROSPER 221 LLC,  
CALLED 221.617 ACRES  
INST. NO. 20171121001544530  
O.P.R.C.C.T.

TOLLWAY/34 PARTNERS  
CALLED 34.709 ACRES  
INST. NO. 20180628000803120  
D.R.C.C.T.



CASE NO. DEVAPP-23-0194  
**FINAL PLAT**  
**PROSPER ELEMENTARY SCHOOL NO. 19**  
**BLOCK A, LOT 1**  
567,946 SQUARE FEET  
13.038 ACRES

SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ALL OF OF A CALLED 13.038 ACRE TRACT OF LAND TO PROSPER  
INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT  
NUMBER 20200817001343650 OF THE OFFICIAL PUBLIC RECORDS OF  
COLLIN COUNTY, TEXAS

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

**PROJECT INFORMATION**  
Project No.: HUC 23376  
Date: February 16, 2024  
Drawn By: JM  
Scale: 1"=60'



**SURVEYOR**  
TEAGUE NALL & PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
Contact: Jay Maddox  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 101943



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

Whereas Prosper Independent School District is the owner of a tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas and being a all of a called 13.038 acre tract of land to Prosper Independent School District as recorded in Instrument Number 20200817001343650 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way line of Bancroft Drive, (a called 60' R.O.W.) as dedicated by Legacy Gardens Phase 2, an addition to the Town of Prosper as recorded in Instrument Number \_\_\_\_\_ of the Official Public Records of Collin County, Texas for the southeast corner of said 13.038 acre tract;

THENCE North 85 degrees 31 minutes 22 seconds West along the north right-of-way of said Bancroft Drive, a distance of 562.02 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right continuing along the north right-of-way of said Bancroft Drive part of the way having a radius of 270.00 feet, a central angle of 84 degrees 45 minutes 31 seconds, an arc length of 399.41 feet, a chord bearing of North 43 degrees 08 minutes 37 seconds West, a distance of 363.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE along the west, north and east lines of said 13.038 acre tract the following courses and distances;

North 00 degrees 45 minutes 51 seconds West, a distance of 404.64 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89 degrees 14 minutes 09 seconds East, a distance of 935.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 32.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 325.00 feet, a central angle of 06 degrees 05 minutes 52 seconds, an arc length of 34.59 feet, a chord bearing of South 03 degrees 48 minutes 48 seconds East, a distance of 34.57 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 08 degrees 41 minutes 03 seconds East, a distance of 59.23 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 48.74 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 89 degrees 14 minutes 09 seconds West, a distance of 130.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 271.36 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 169.00 feet, a central angle of 07 degrees 59 minutes 26 seconds, an arc length of 23.57 feet, a chord bearing of South 03 degrees 13 minutes 51 seconds West, a distance of 23.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 861.00 feet, a central angle of 07 degrees 59 minutes 26 seconds, an arc length of 120.07 feet, a chord bearing of South 03 degrees 13 minutes 51 seconds West, a distance of 119.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00 degrees 45 minutes 51 seconds East, a distance of 136.18 feet to the POINT OF BEGINNING containing 567,946 square feet, or 13.038 acres of land.

**SURVEYOR'S CERTIFICATE**

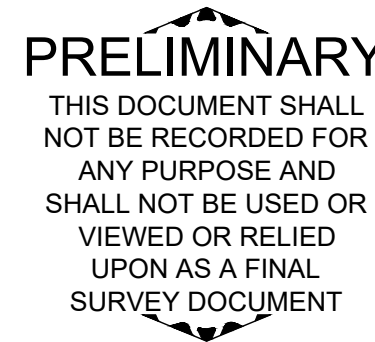
KNOW ALL MEN BY THESE PRESENTS:

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

Dated this \_\_\_\_\_ day, of \_\_\_\_\_, 2024.

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

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



STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day, of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER ELEMENTARY SCHOOL NO. 19, 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. Prosper Independent School District 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 and created by this plat, 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 utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name and Title  
Prosper Independent School District

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 express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day, of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day, of \_\_\_\_\_, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Development Services Department

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Town Secretary

CASE NO. DEVAPP-23-0194  
**FINAL PLAT**  
**PROSPER ELEMENTARY SCHOOL NO. 19**  
**BLOCK A, LOT 1**  
567,946 SQUARE FEET  
13.038 ACRES

SITUATED IN THE  
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ALL OF OF A CALLED 13.038 ACRE TRACT OF LAND TO PROSPER  
INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT  
NUMBER 20200817001343650 OF THE OFFICIAL PUBLIC RECORDS OF  
COLLIN COUNTY, TEXAS

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

**PROJECT INFORMATION**  
Project No.: HUC 23376  
Date: February 16, 2024  
Drawn By: JM  
Scale: 1"=60'



**SURVEYOR**  
TEAGUE NALL & PERKINS, INC.  
825 Walters Creek Boulevard, Suite M300  
Allen, Texas 75013  
Contact: Jay Maddox  
214.461.9867 ph 214.461.9864 fr  
T.B.P.L.S. Registration No. 1019438



## PLANNING

**To:** Planning & Zoning Commission **Item No. 4**  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – March 19, 2024

---

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)

**History:**

On March 5, 2024, this item was tabled and the public hearing was continued to March 19, 2024, at the direction of the Commission in order to further define the permitted uses.

**Future Land Use Plan:**

The Future Land Use Plan recommends the Old Town District. The proposed zoning request conforms to the Future Land Use Plan.

**Zoning:**

The property is zoned Single Family-15.

**Thoroughfare Plan:**

This property has direct access to Sixth Street.

**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 Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

**Attached Documents:**

1. Aerial & Zoning Maps
2. Exhibit A – Survey
3. Exhibit B – Letter of Intent
4. Exhibit C – Development Standards
5. Exhibit D – Conceptual Plan
6. Exhibit E – Development Schedule
7. Exhibit F – Elevations
8. Exhibit G – Landscape Plan

**Description of Agenda Item:**

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Office. The intent of the request is to construct a two-story, mixed-use building that allows for multifamily, office, and retail uses. The first floor will consist of office and retail uses while the second floor will consist of a maximum of four multifamily units.

**Compatibility:**

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the surrounding areas. There is surrounding development to the north that shares the same base zoning as the proposed development. Additionally, areas to the south and the west have zoning districts that will produce similar uses to the proposed uses in this Planned Development.

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Vacant	Old Town District
<b>North</b>	Planned Development-112 (Downtown Office)	Office	Old Town District
<b>East</b>	Single Family-15	Residential	Old Town District
<b>South</b>	Commercial	Residential	Old Town District
<b>West</b>	Downtown Retail	Vacant	Old Town District

**Uses:**

The list of permitted uses within this Planned Development is shown below.

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop
- Insurance Office
- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multifamily (2<sup>nd</sup> Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales
- Similar uses, as determined by the Director of Development Services.

**Parking:**

The parking requirements are as follows.

- Multifamily – 2 Spaces per Unit
  - 4 Units (8 Spaces Required)
- Office – 1 Space per 350 Square Feet
  - 2,450 Square Feet (7 Spaces Required)
- Retail – 1 Space per 250 Square Feet
  - 2,450 Square Feet (10 Spaces Required)

A total of 20 spaces are being provided for this development. Of the twenty spaces, eight are allocated to multifamily use and are in enclosed garages. The remaining twelve spaces will be accessible to the public and are sufficient whether the first floor develops as office, retail, or a combination of these uses.

**Landscaping:**

The landscaping standards within this Planned Development in comparison to the Town’s Zoning Ordinance are shown below.

	<b>Proposed Landscaping (Development Standards)</b>	<b>Required Landscaping (Zoning Ordinance)</b>
<b>Northern Boundary (Adjacent to Commercial)</b>	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> Ground cover	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One ornamental tree and shrub every 15 linear feet.
<b>Eastern Boundary (Adjacent to Residential)</b>	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One large tree, three-inch caliper minimum, on both landscape islands.  One ornamental tree every 15 linear feet between the landscape islands.	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One ornamental tree and shrub every 15 linear feet.
<b>Southern Boundary (Sixth Street)</b>	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> Ground cover	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One ornamental tree and shrub every 15 linear feet.
<b>Western Boundary (Coleman Street)</b>	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One ornamental tree every 15 linear feet.  Three shrubs, five-gallon minimum, on each landscape planting area on the western property line.	<b>Buffer:</b> 5’ Landscape Area  <b>Plantings:</b> One ornamental tree and shrub every 15 linear feet.

The planting areas on the northern and southern property lines are impacted by the condensed site. Staff recommended ground cover for these buffers and appropriate landscaping adjacent to the neighboring residential property and Coleman Street. Staff has determined that adequate landscaping has been provided on the eastern and western boundaries to mitigate the landscaping provided on the northern and southern boundaries.

**Architectural Standards:**

The architectural standards within this Planned Development require the building to be consistent with the Downtown Office architectural standards. Additionally, all construction shall have an approved façade plan before issuance of a building permit.

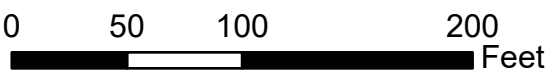
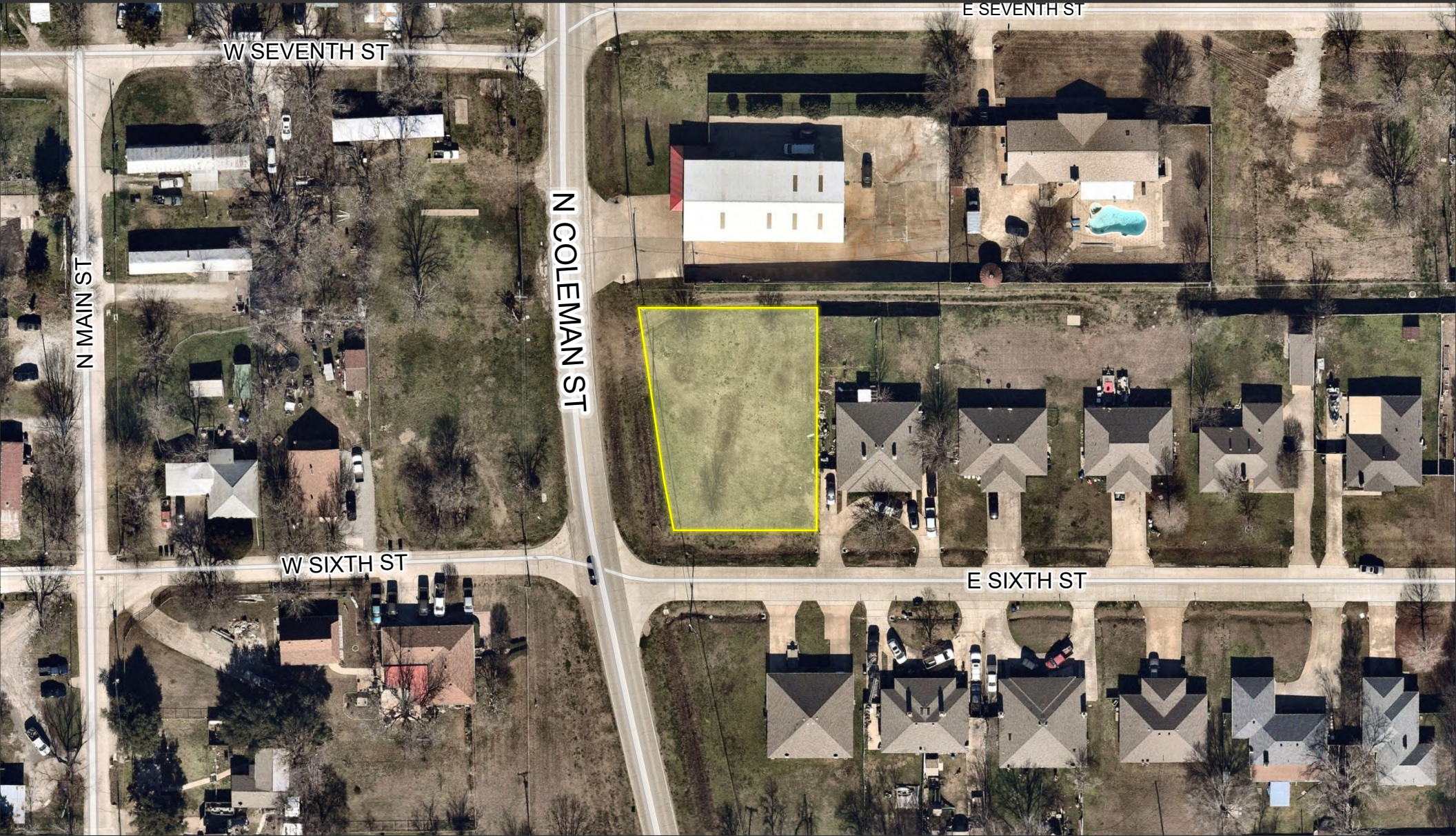
**Town Staff Recommendation:**

Town Staff recommends approval of the request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development-Downtown Office.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 26, 2024.

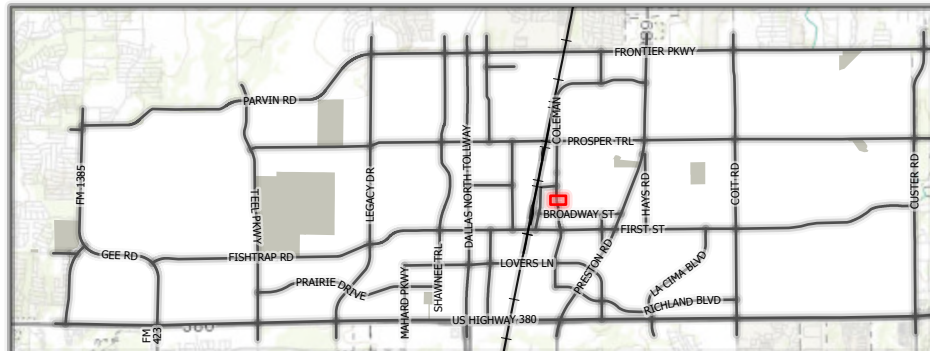
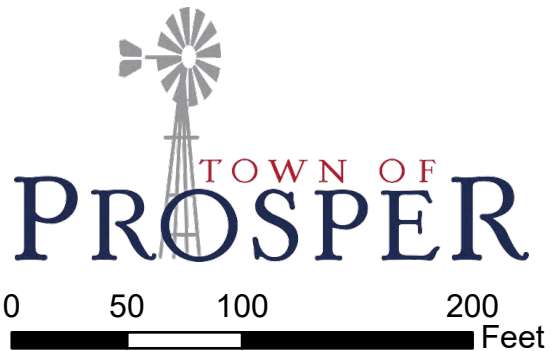
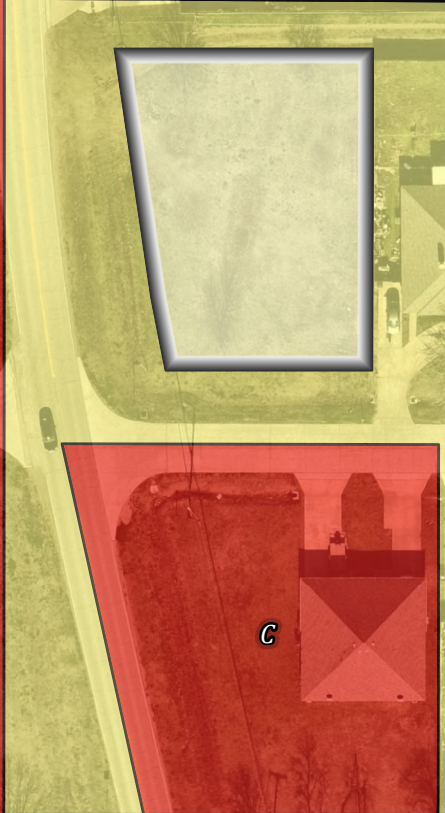
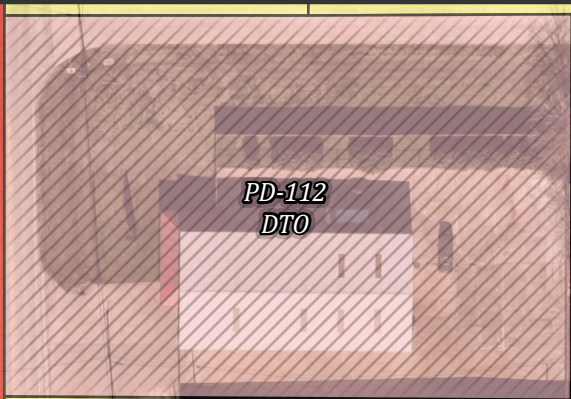




This map for illustration purposes only

ZONE-23-0029





ZONE-23-0029

Site Plan

This map for illustration purposes only



# SURVEY PLAT

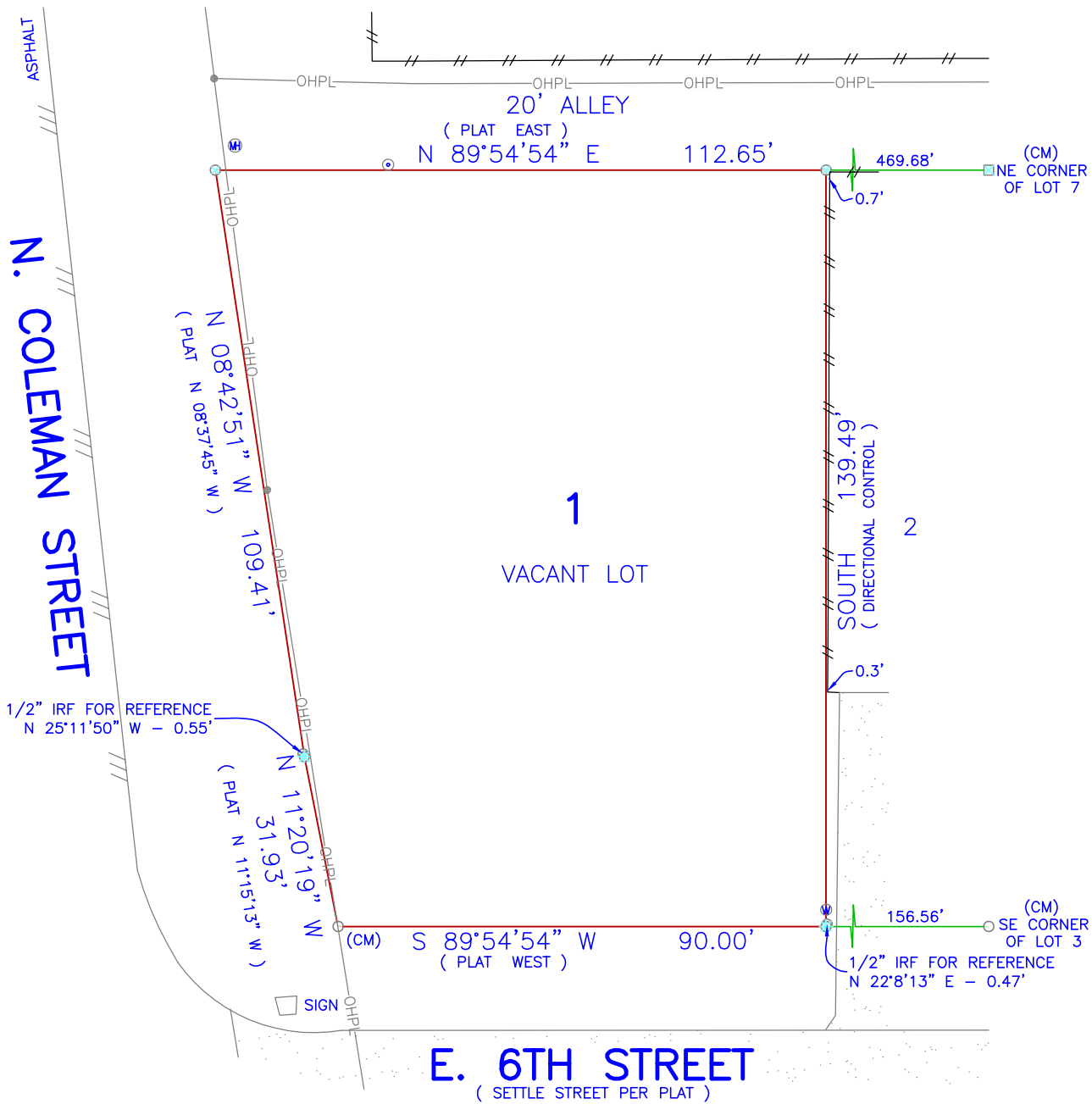
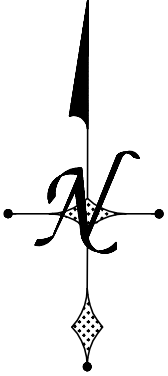


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at EAST 6TH STREET in the City of PROSPER Texas.

Being Lot 1 in Block 1 of Prosper Central Addition, an Addition to the City of Prosper, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume C, Page 643, of the Map Records of Collin County, Texas



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS  
Volume 1761, Page 909; Volume 1924, Page 134;  
Volume 1952, Page 822; Volume 2179, Page 128

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.  
Volume 468, Page 90; Volume 612, Page 531

ACCEPTED BY: \_\_\_\_\_



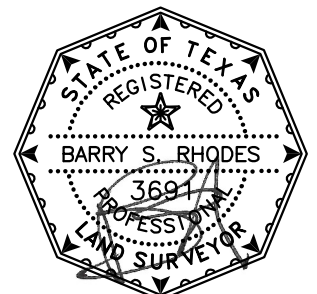
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 30'  
Date: 04/05/22  
G. F. No.: 1900182200773  
Job no.: 202203655  
Drawn by: KHD

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE



LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	3/8" IRON ROD FOUND
○	5/8" IRON ROD FOUND
○	POINT FOR CORNER
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	ELECTRIC
○	PE - POOL EQUIP
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
( )	( UNLESS OTHERWISE NOTED )



Letter of Intent for 0 E 6th, Prosper TX, 75078

Developer: Imagine Mind Builders. 130 N. Preston Rd, suite 100-414, Prosper Tx 75078.

To: City of Prosper

Imagine mind builders is looking to develop a piece of vacant lot at the corner of Coleman and 6th street, Prosper TX. PROSPER CENTRAL ADDITION (CPR) BLK 1 LOT 1. The proposed use will conform with the city's future plan and design for Coleman Rd. The project will be a 2 story building with style similar to existing buildings around Coleman and city center.

The first floor facing (West) on Coleman st will be designated for office lease use with access from 6th Street and Alley will be paved exit. The 2nd floor will be residential studios. There will be 8 residential garages at the rear(East) to service the studio units with access from 6th street

Adequate consideration will be given to ensure privacy for property on east side and a privacy fence will be erected on the east side along the property line.

The plan will include Paving Alley next to the property( with city approval)

Highlights;

Lot is approximately .380 Acres

2450 sf of office space

3300 sf of residential studios

8 Residential parking

13 parking spaces for office leasing

1 Disability parking.

Total of 21 parking spaces for the project.

Design will confirm with city architectural design for the area.

Thank you in advance for your consideration.

Mo Adepoju

Imagine Mind builders

469 715 2581

**Exhibit “C”**  
**Development Standards**

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

**1.0 Permitted Uses**

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop
- Insurance Office
- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2<sup>nd</sup> Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales

1.2 Any similar uses as determined by the Director of Development Services.

**2.0 Landscaping**

2.1 The landscaping requirements within this Planned Development District are as follows:

- 5’ landscaping buffer around the northern, eastern, southern, and western property lines.
- One large tree, three-inch caliper minimum, on landscaped islands on eastern property line.

- One ornamental tree every 15 linear feet on eastern property line between landscape islands.
- One ornamental tree on each end of western property line.
- Three shrubs, five-gallon minimum, on each landscape planting area on the western property line.

### **3.0 Architectural Standards**

3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.

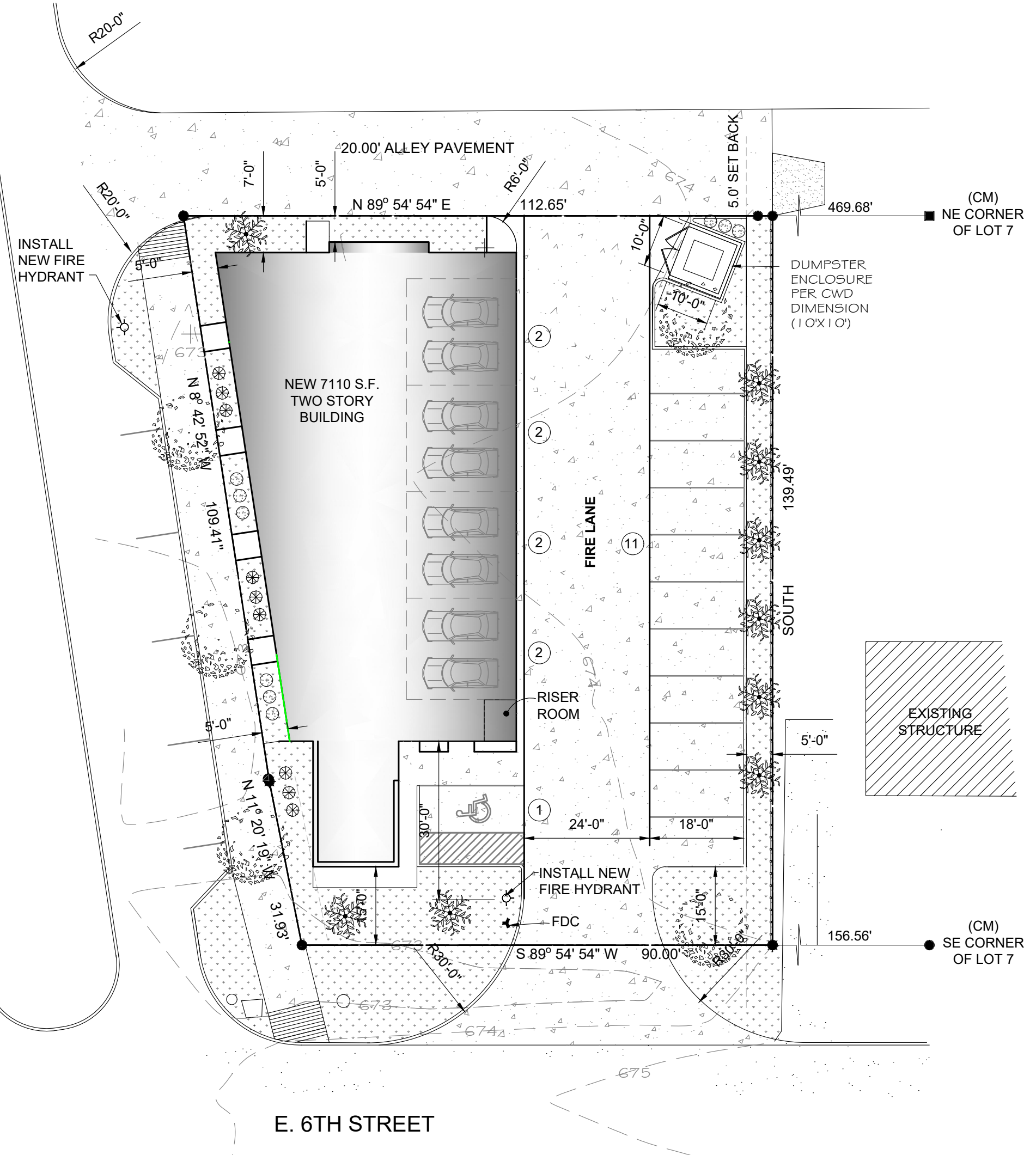


20 10 0 20 40

SCALE: 1"= 20'-0"



COLEMAN STREET



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

**ZONING**  
EXISTING ZONING SINGLE FAMILY-15 (SF-15)  
PROPOSED ZONING PLANNED DEVELOPMENT (DOWN TOWN OFFICE)

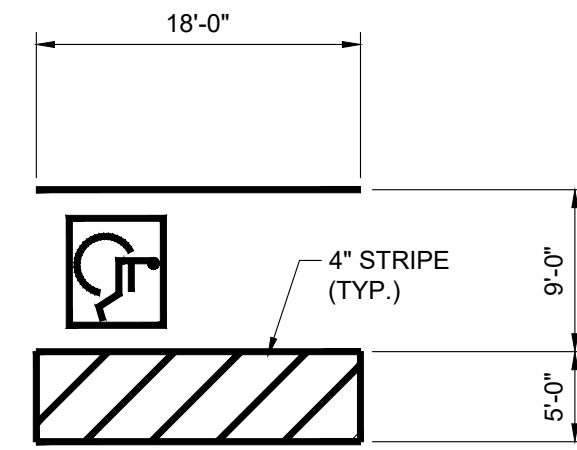
**BUILDING**  
TOTAL NEW BUILDING AREA 7110 SQ.FT.

**PROPOSED USE**  
1ST FLOOR: 2450 SQ.FT. RETAIL/OFFICE  
2ND FLOOR: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

**BUILDING CONSTRUCTION** WOOD FRAME W/ BRICK VENEER  
**BUILDING HEIGHT** 30'-0" (TWO STORY)

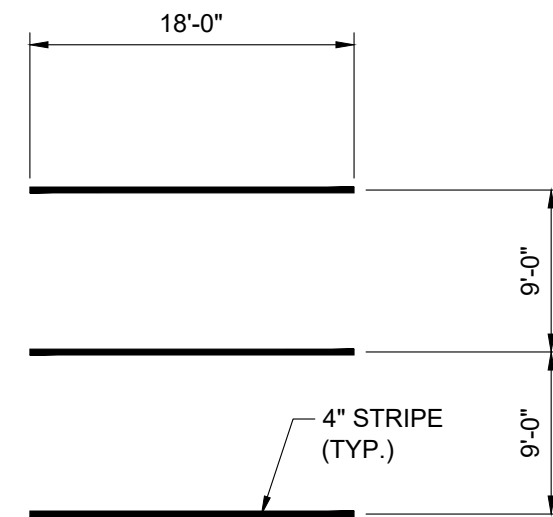
**PARKING**  
**RETAIL/OFFICE PARKING:** 2450/250 = 10 SPACES  
**RETAIL PARKING PROVIDED** 12  
**ACCESSIBLE PARKING** 1 SPACES (INCLUDED)

**RESIDENTIAL PARKING:** 2 x 4 UNITS = 8 SPACES  
**RESIDENTIAL PARKING PROVIDED** 8



**ACCESSIBLE PARKING STRIPE DETAIL**

SCALE: 3/32"= 1'-0"



**PARKING STRIPE DETAIL**

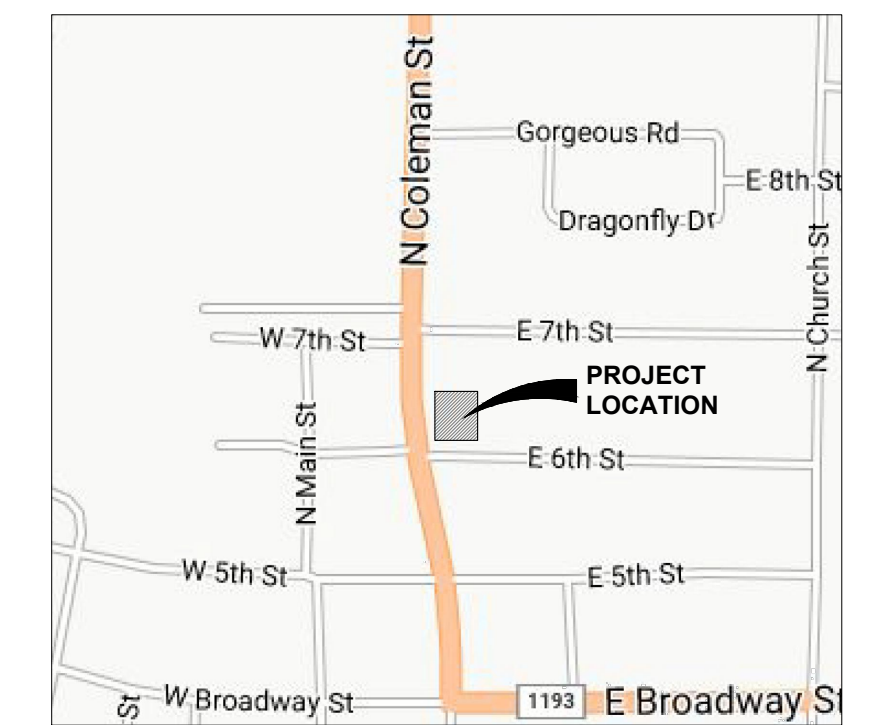
SCALE: 3/32"= 1'-0"

**LEGEND**

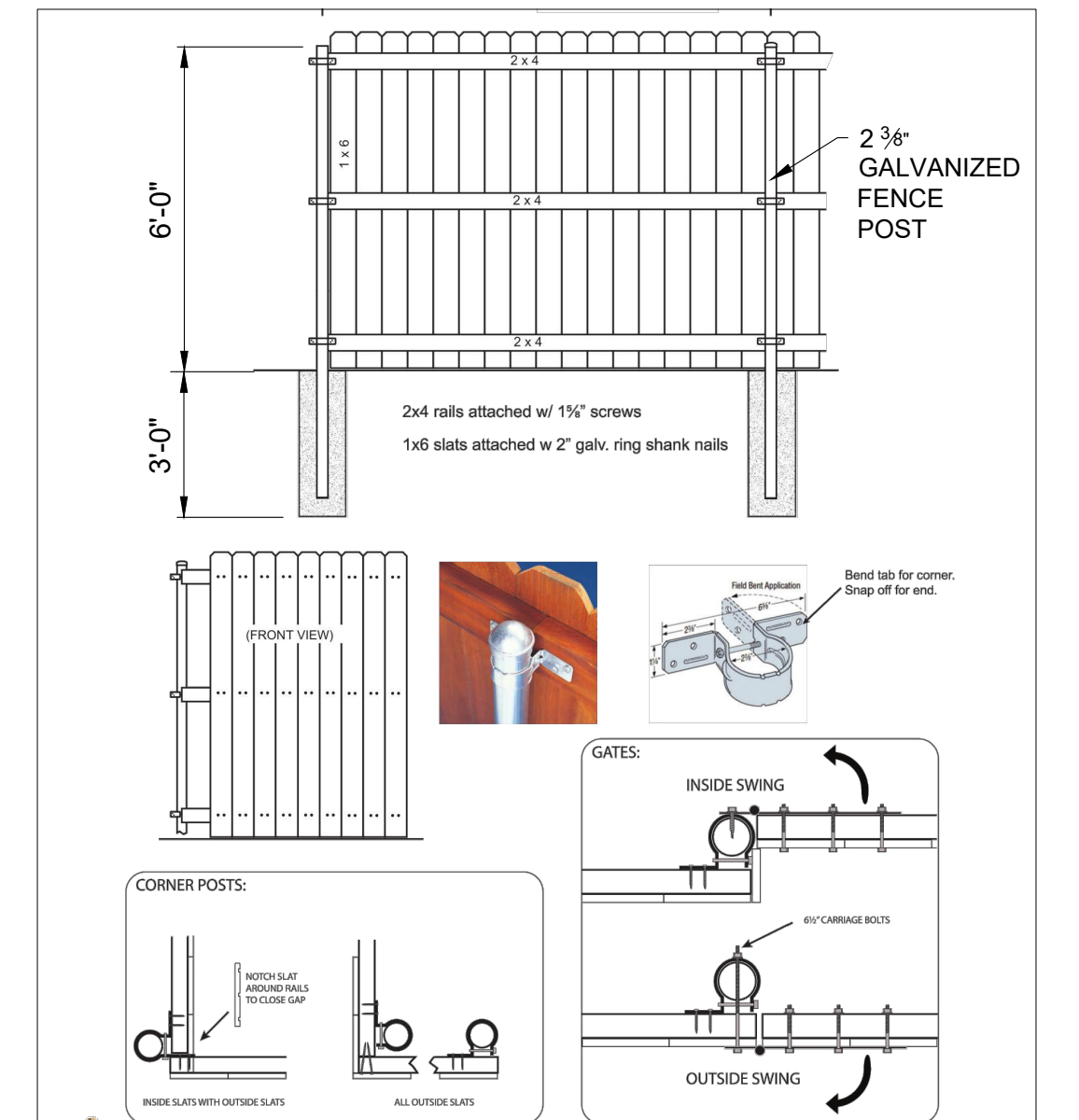
- FH NEW FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- HP HIGH MASS LIGHT POLE
- LP LIGHT POLE
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TPED TELEPHONE PEDESTAL
- TS TRAFFIC SIGN
- SS SANITARY SEWER
- CO CLEAN OUT
- WM WATER METER

- GRASS
- CONCRETE
- TRAFFIC DIRECTION
- PAVEMENT SLOPE
- OVERHEAD POWER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- METAL PRIVACY FENCE
- WOODEN FENCE
- GAS LINE

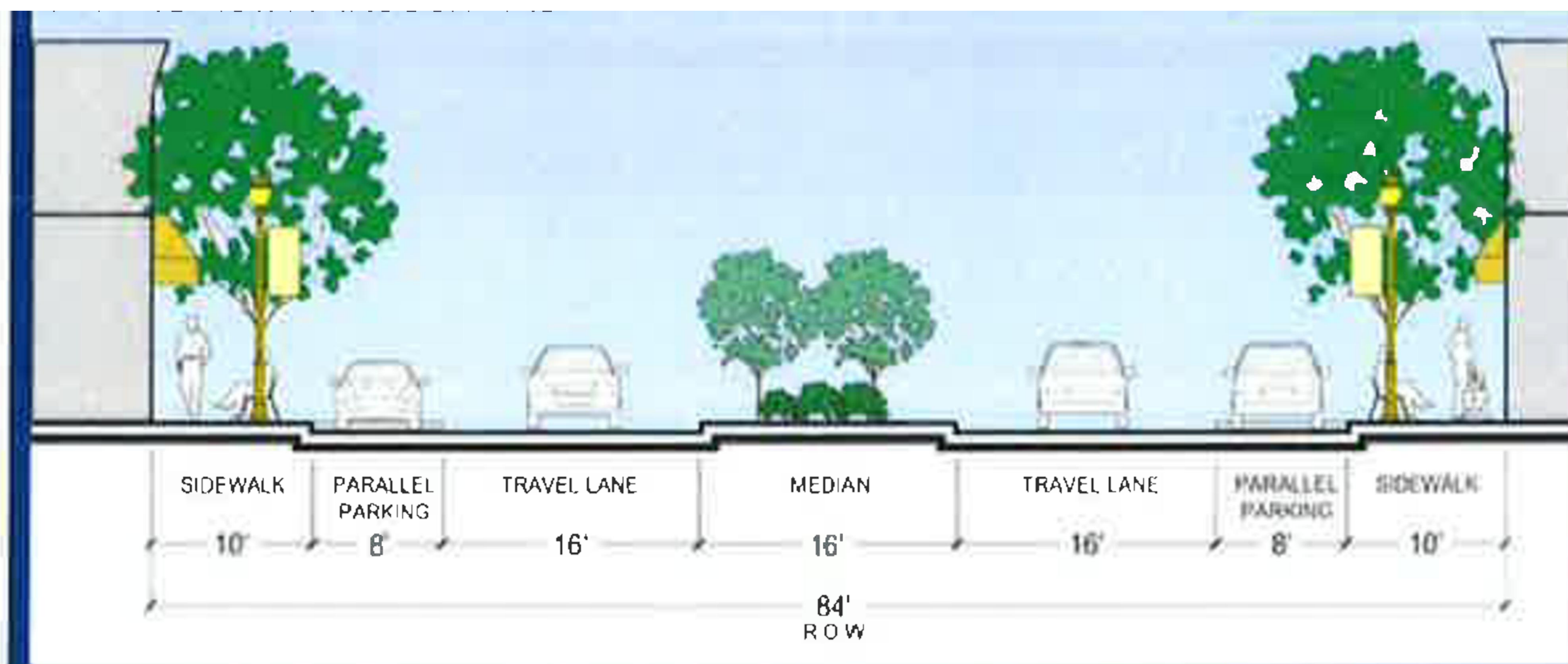
- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW SHRUB



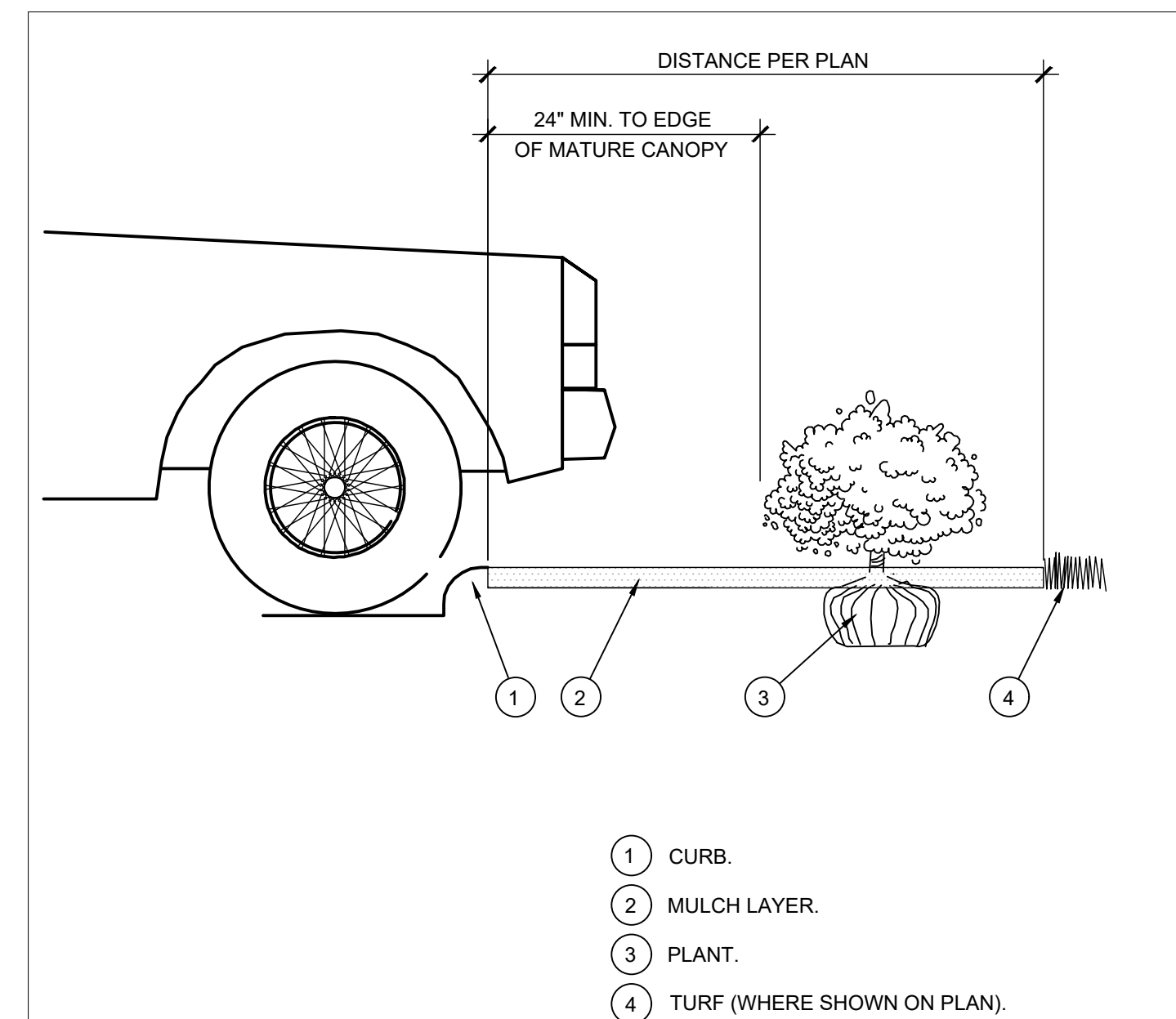
**LOCATION MAP**  
NOT TO SCALE



**WOOD SCREENING FENCE DETAILS**  
NOT TO SCALE



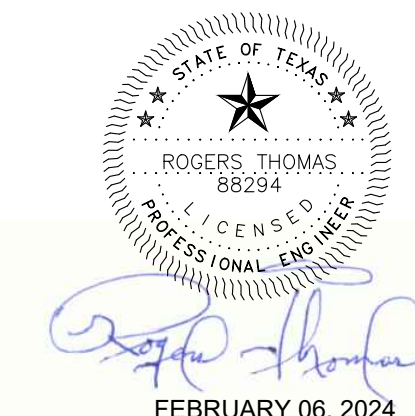
**NORTH COLEMAN BUILD OUT SECTION**  
NOT TO SCALE



**PARKING SPACE OVERHANG**  
NOT TO SCALE

**NOTE**

THIS DOCUMENT HAS BEEN PREPARED IN PART BASED UPON BOUNDARY TOPOGRAPHIC, EXISTING UTILITIES, ELEVATIONS OVERALL SITE LAYOUT INCLUDING BUILDING LOCATION, PAVING LAYOUT, PARKING LAYOUT, BUFFER ZONES, EASEMENTS AND OTHER SURVEYING INFORMATION PROVIDED BY OTHERS AND THE SURVEYS AND SITE LAYOUT WERE PERFORMED BY OTHERS. THE DESIGN PROFESSIONAL CAN NOT ASSURE THE ACCURACY OF THIS INFORMATION PROVIDED BY OTHERS AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OR ANY ERRORS AND OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT. THOSE RELYING ON THIS INFORMATION FOR BIDDING AND CONSTRUCTION PURPOSES, YOU ARE ADVISED TO OBTAIN INDEPENDENT FIELD VERIFICATION OF THE INFORMATION ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.



FEBRUARY 06, 2024

EXHIBIT D: CONCEPTUAL PLAN PROSPER CENTRAL ADDITION BLOCK 1, LOT 1 ZONE-23-0029		
DATE	REVISION	BY
<b>PROPOSED SITE PLAN</b>		
EAST 6TH STREET MIXED USE FACILITY N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078		
<b>THOMAS DESIGN TECHNOLOGIES</b> ENGINEERS DESIGNERS PROJECT MANAGERS 1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104 PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net TBPE FIRM REGISTRATION NO. F-6086		
DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO. C-2
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	TOTAL SHEETS 9
REVIEWED BY: OWNER	DATE: FEBRUARY 06, 2024	
PLOT SCALE: AS NOTED		



### **Exhibit E - 0 E 6th Street Development Schedule**

Below is an anticipated project schedule for the proposed 0 E. 6th Street Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town — November 2023

Zoning Approval from Town — To be determined

Final Site Plan Submittal to Town - To be determined

Final Site Plan Approval from Town — To be determined

Submit Building Permit - To be determined.

Final Engineering Approval from Town - To be determined

Building Permit Issuance — To be determined

Start Construction — To be determined

Construction Complete — To be determined





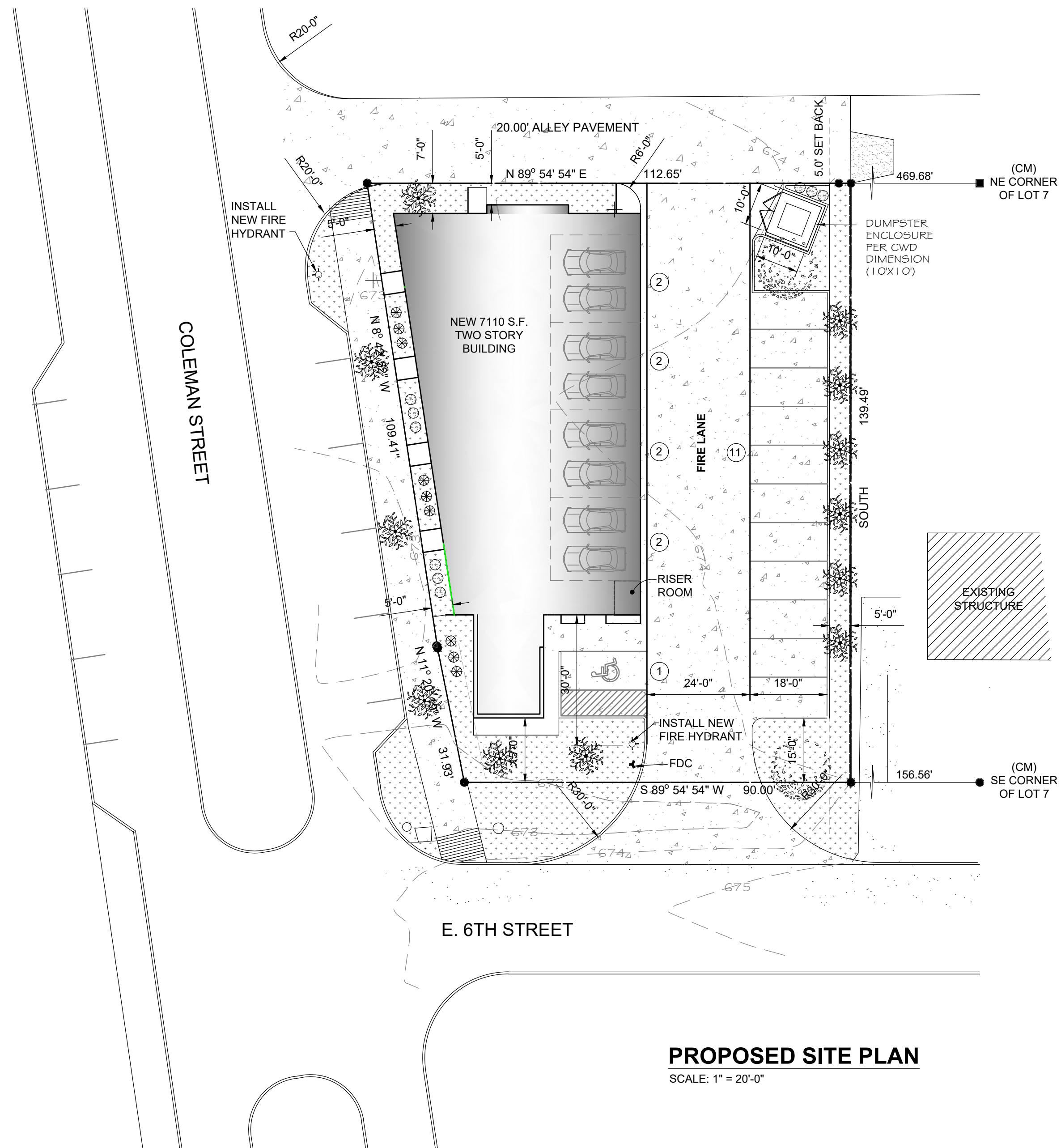


20 10 0 20 40

SCALE: 1"= 20'-0"



NORTH



**ZONING**  
EXISTING ZONING SINGLE FAMILY-15 (SF-15)  
PROPOSED ZONING PLANNED DEVELOPMENT (DOWN TOWN OFFICE)

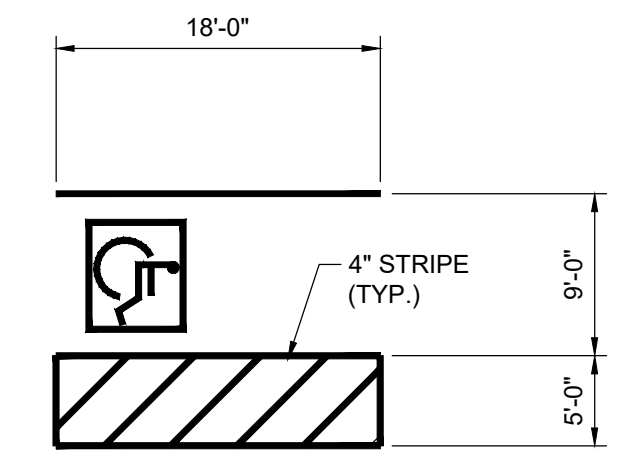
**BUILDING**  
TOTAL NEW BUILDING AREA 7110 SQ.FT.

**PROPOSED USE**  
1ST FLOOR: 2450 SQ.FT. RETAIL/OFFICE  
2ND FLOOR: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

**BUILDING CONSTRUCTION** WOOD FRAME W/ BRICK VENEER  
**BUILDING HEIGHT** 30'-0" (TWO STORY)

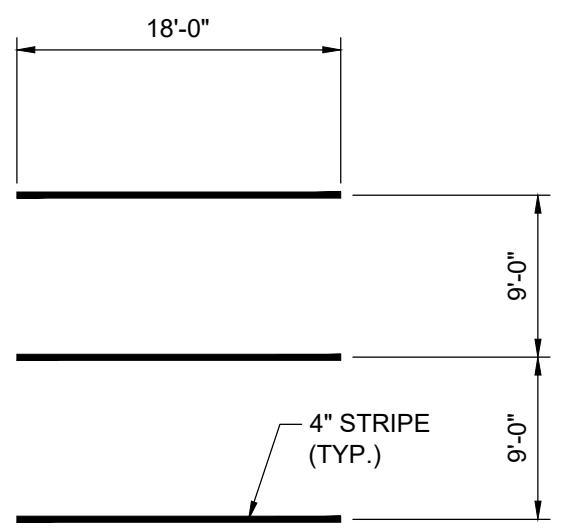
**PARKING**  
**RETAIL/OFFICE PARKING:** 2450/250 = 10 SPACES  
**RETAIL PARKING PROVIDED** 12  
**ACCESSIBLE PARKING** 1 SPACES (INCLUDED)

**RESIDENTIAL PARKING:** 2 x 4 UNITS = 8 SPACES  
**RESIDENTIAL PARKING PROVIDED** 8



**ACCESSIBLE PARKING STRIPE DETAIL**

SCALE: 3/32"= 1'-0"

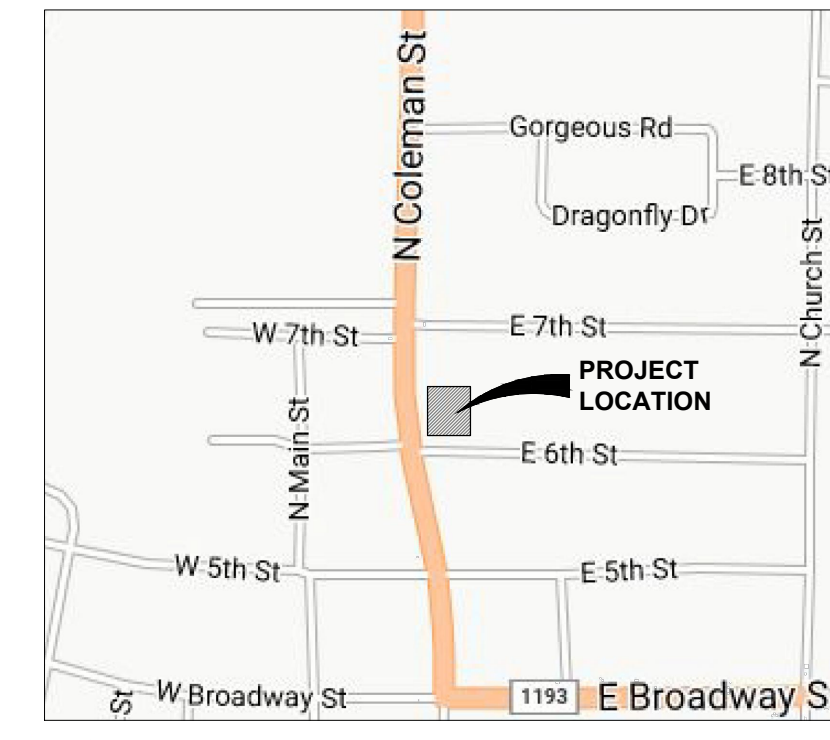


**PARKING STRIPE DETAIL**

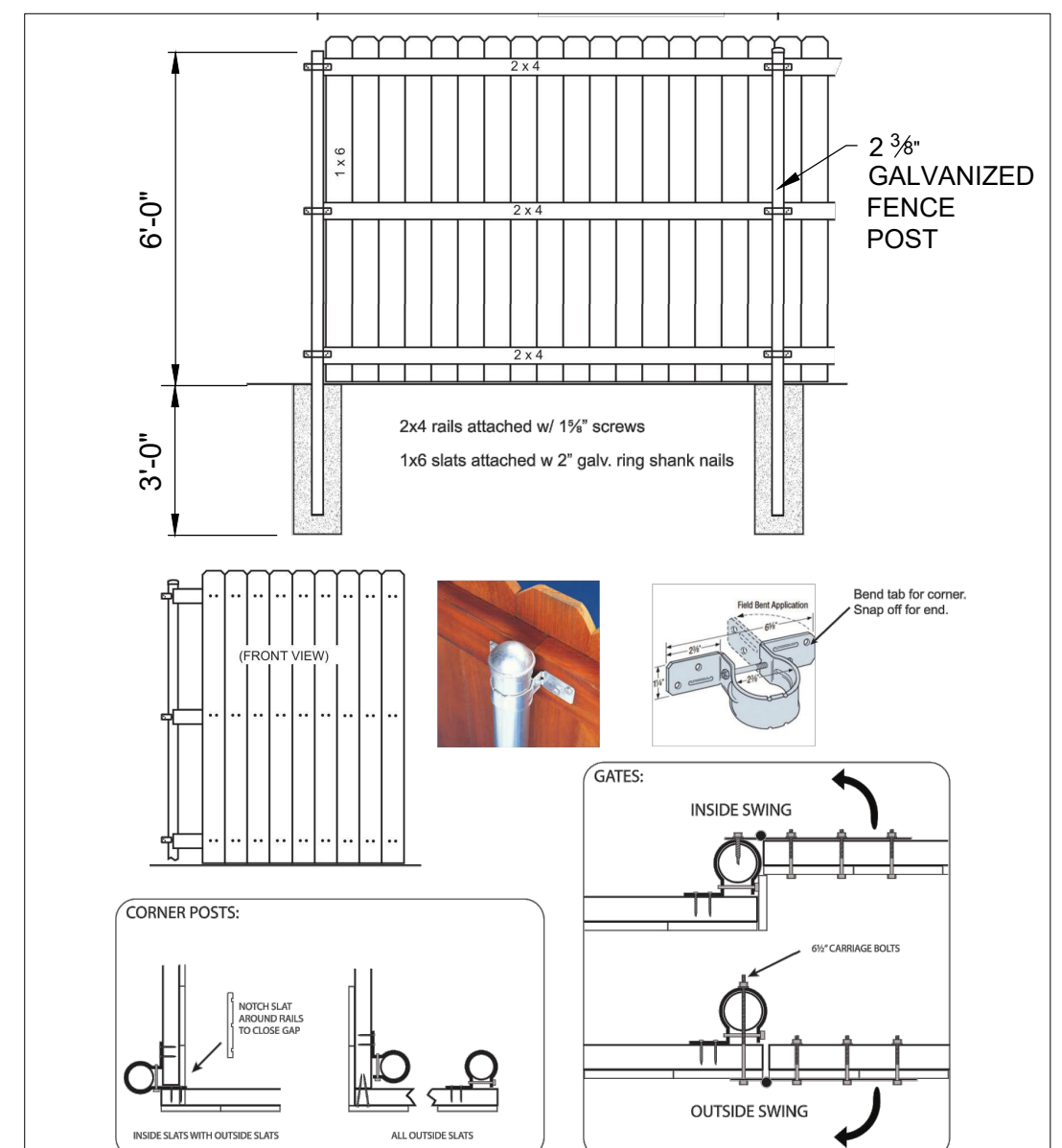
SCALE: 3/32"= 1'-0"

**LEGEND**

- FH NEW FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- HP HIGH MASS LIGHT POLE
- LP LIGHT POLE
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TPED TELEPHONE PEDESTAL
- TS TRAFFIC SIGN
- SS SANITARY SEWER
- CO CLEAN OUT
- WM WATER METER
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- EXISTING TREE
- NEW SHADE TREE
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- NEW SHRUB

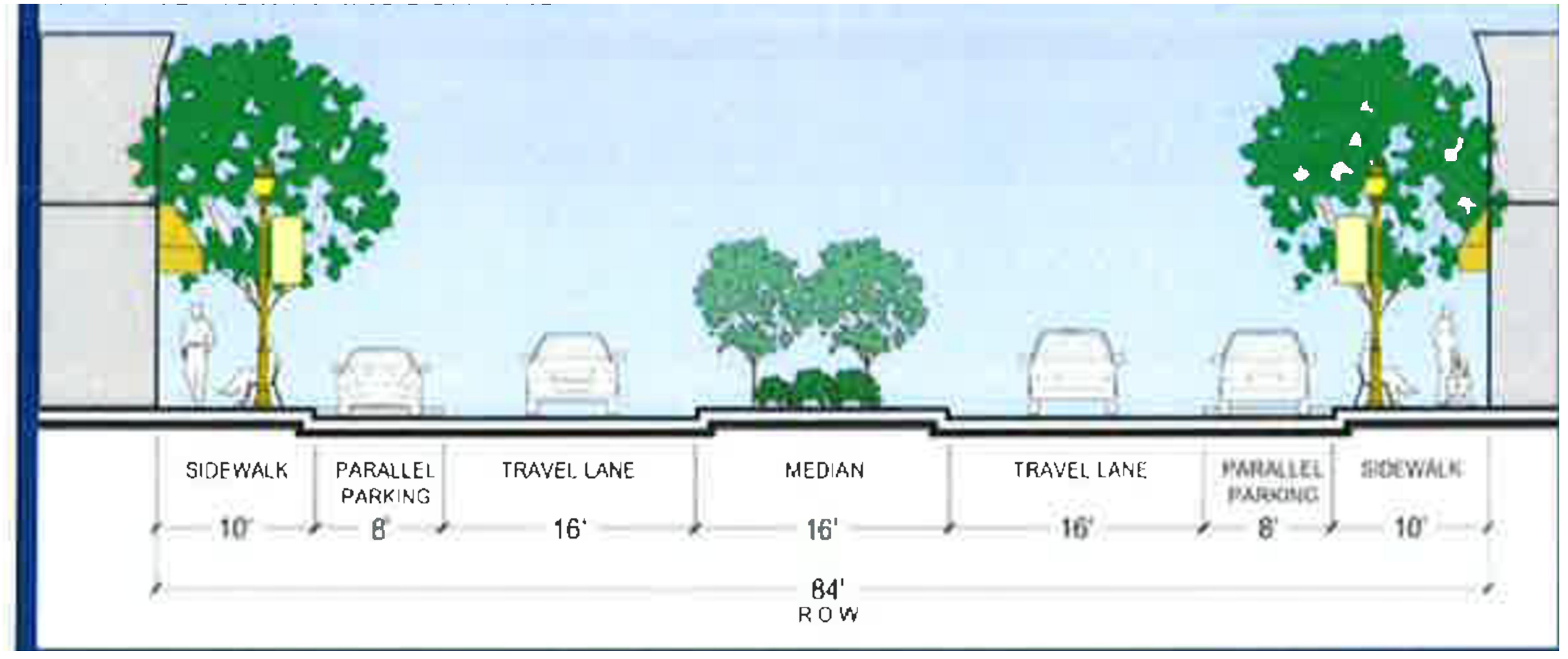


NORTH



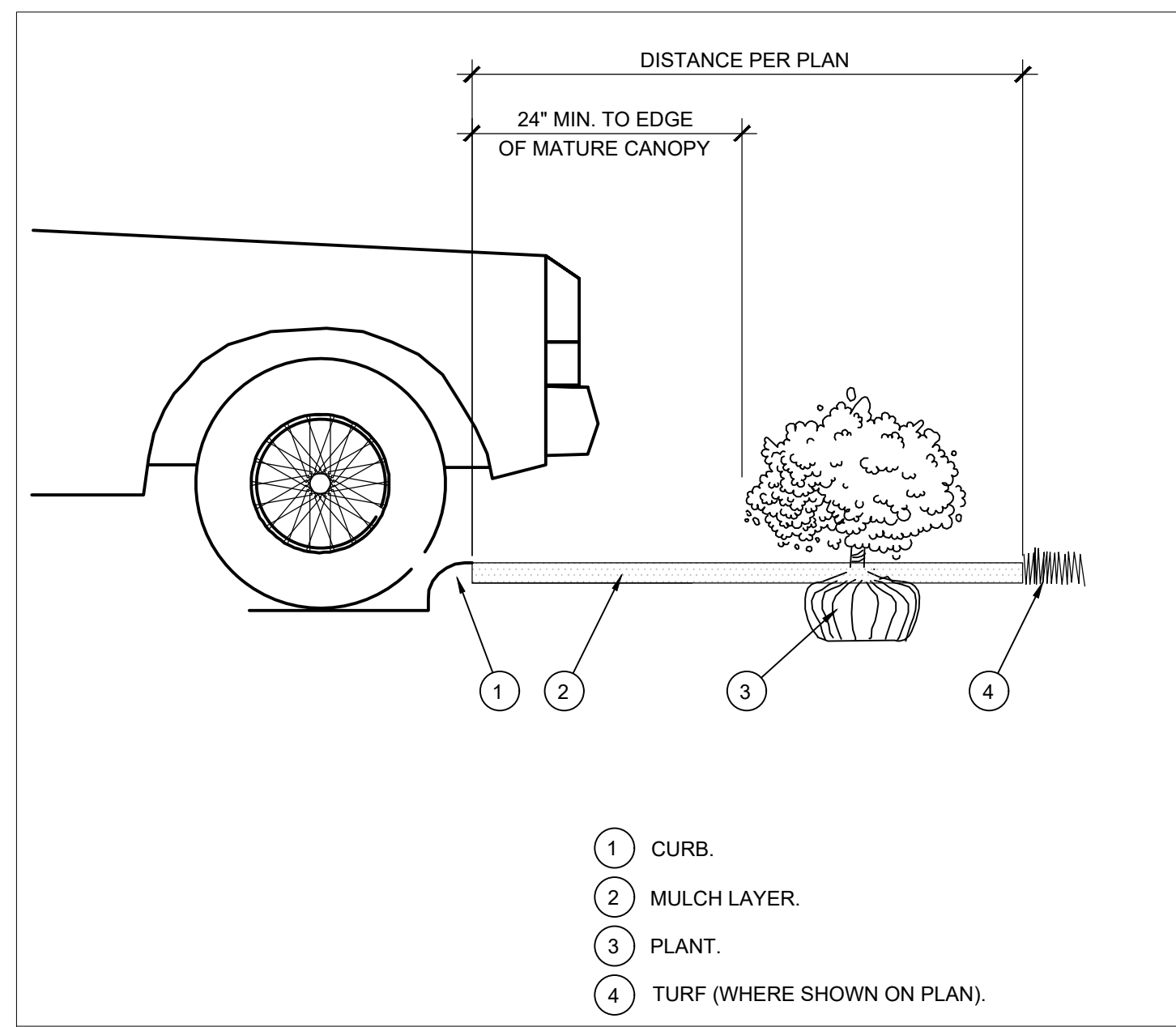
**WOOD SCREENING FENCE DETAILS**

NOT TO SCALE



**NORTH COLEMAN BUILD OUT SECTION**

NOT TO SCALE



**PARKING SPACE OVERHANG**

NOT TO SCALE

**NOTE**

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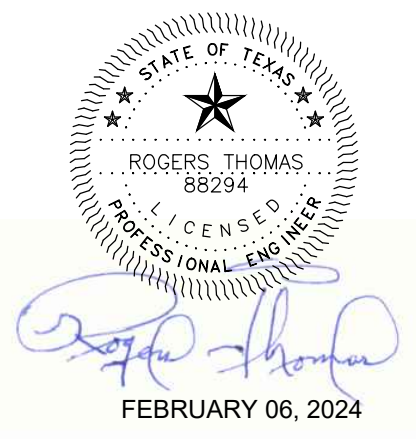


EXHIBIT D: CONCEPTUAL PLAN  
PROSPER CENTRAL ADDITION BLOCK 1, LOT 1  
ZONE-23-0029

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

**PROPOSED SITE PLAN**

EAST 6TH STREET MIXED USE FACILITY  
N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078

**THOMAS DESIGN TECHNOLOGIES**  
ENGINEERS DESIGNERS PROJECT MANAGERS  
1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104  
PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net  
TDBE FIRM REGISTRATION NO. F-6086

DESIGNED BY: THOMAS DESIGN TECH CONTRACT NUMBER: 23-036 SHEET NO. C-2  
DRAWN BY: THOMAS DESIGN TECH FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg TOTAL SHEETS 9  
REVIEWED BY: OWNER PLOT SCALE: AS NOTED DATE: FEBRUARY 06, 2024





## PLANNING

**To:** Planning & Zoning Commission **Item No. 5**  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – March 19, 2024

---

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit to allow a Licensed Child-Care Center use, on 2.0± acres, on Barnes Addition, Block A, Lot 1, located on the east side of Parvin Street and 190± feet south of Seventh Street. (ZONE-23-0038)

**Future Land Use Plan:**

The Future Land Use Plan recommends the Old Town District. The proposed zoning request conforms to the Future Land Use Plan.

**Zoning:**

The property is zoned Single-Family 15.

**Thoroughfare Plan:**

This property has direct access to Parvin Street.

**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 Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

**Attached Documents:**

1. Aerial & Zoning Maps
2. Survey
3. Site Plan
4. Landscape Plan
5. Elevations
6. Fencing Exhibit

**Description of Agenda Item:**

The purpose of this request is to obtain a Specific Use Permit to operate a licensed child-care center, The School House. The applicant plans to convert an existing residential home into the proposed licensed child-care center. The building will be expanded 430 square feet for a total area of 2,794 square feet. The site is approximately two acres and will have a licensed child-care center, barn, green house, and playground. The child-care center is planning for a maximum enrollment of 60 students and ten staff members.

**Compatibility:**

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the uses in the surrounding area. The property to the east, Reynolds Middle School, is operated by Prosper Independent School District. The similarity of these surrounding uses emphasizes that a licensed child-care center is compatible with the area.

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Residential	Old Town District
<b>North</b>	Single Family-15	Residential	Old Town District
<b>East</b>	Single Family-15	Middle School	Old Town District
<b>South</b>	Single Family-15	Residential	Old Town District
<b>West</b>	Single Family-15	Residential	Old Town District

**Conditions:**

The applicant is requesting that the following conditions be part of the Specific Use Permit.

- **Condition 1:**

The landscape easement on the northern boundary is proposed to be ten feet.

The Zoning Ordinance requires 15-foot landscape easements adjacent to residential development. The applicant is requesting a five-foot reduction in this requirement for a total of ten feet to accommodate parking, a fire lane, and drive aisle north of the building. Staff recommends compliance with the requirement for a 15-foot landscape easement.

- **Condition 2:**

The screening on the property lines is proposed to be wrought-iron fencing overlaid with a metal mesh where vines will grow. Columns will be spaced 16 feet apart and have a veneer of hardie panel to match the building. (See Fencing Exhibit)

The Zoning Ordinance requires a six-foot masonry wall adjacent to residential zoning. The applicant is requesting an alternative fence to provide a natural look that matches the design of the building. Staff recommends compliance with the requirement for a six-foot masonry wall.

**Specific Use Permit Criteria:**

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
  - *Reynold's Middle School operated by Prosper ISD is directly east of the property. The adjacent educational use indicates that a licensed child-care center is both harmonious and compatible with its surrounding existing uses.*
2. *Are the activities requested by the applicant normally associated with the requested use?*
  - *The activities will include both educational activities and recreational activities. These activities requested by the applicant are normally associated with the requested use.*
3. *Is the nature of the use reasonable?*
  - *The compatibility of the licensed child-care center with the surrounding area makes the nature of the use reasonable.*
4. *Has any impact on the surrounding area been mitigated?*
  - *The requirement for 15-foot landscape easements and a six-foot masonry wall adjacent to residential areas will mitigate the impact to the surrounding area. The applicant's current proposal does not adequately mitigate the impact on the surrounding area.*

Staff recommends approval of the request subject to full compliance with the Zoning Ordinance regarding landscaping and screening.

**Town Staff Recommendation:**

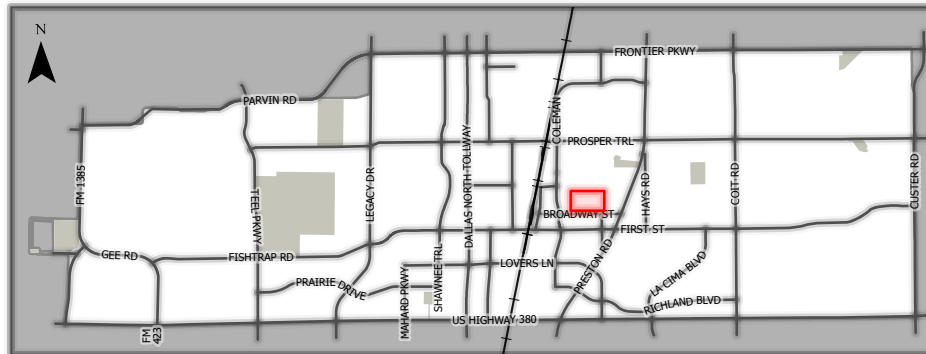
Town Staff recommends approval of the Specific Use Permit request for a Licensed Child-Care Center subject to the following conditions:

1. The landscape easement on the northern boundary shall be a minimum of 15 feet.
2. The screening around the property shall be a six-foot masonry wall.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on April 16, 2024.





This map for illustration purposes only

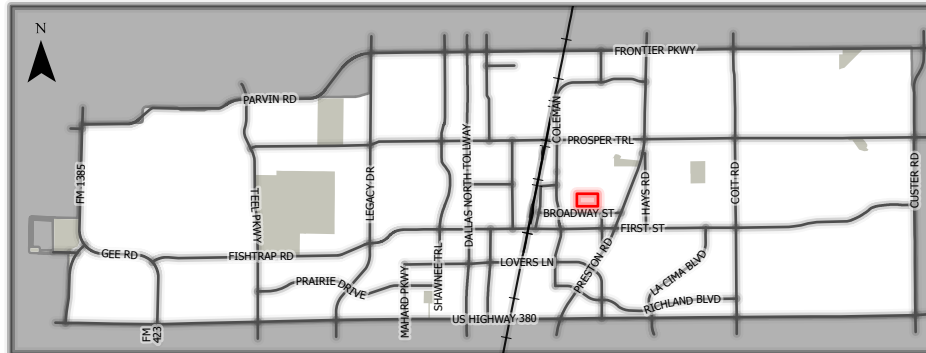
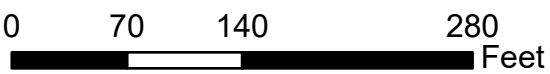
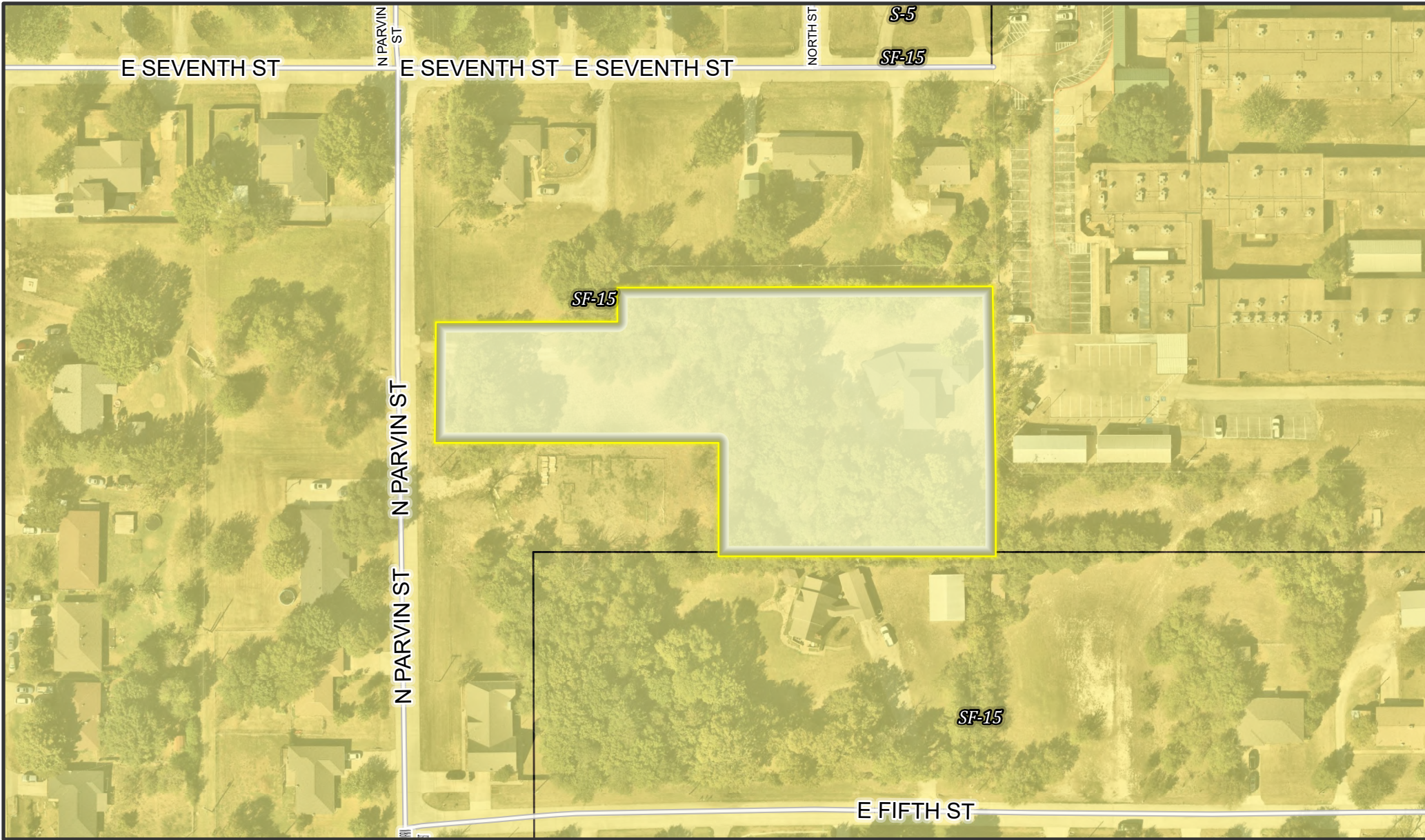
**ZONE-23-0038**

The School House

40

Specific Use Permit



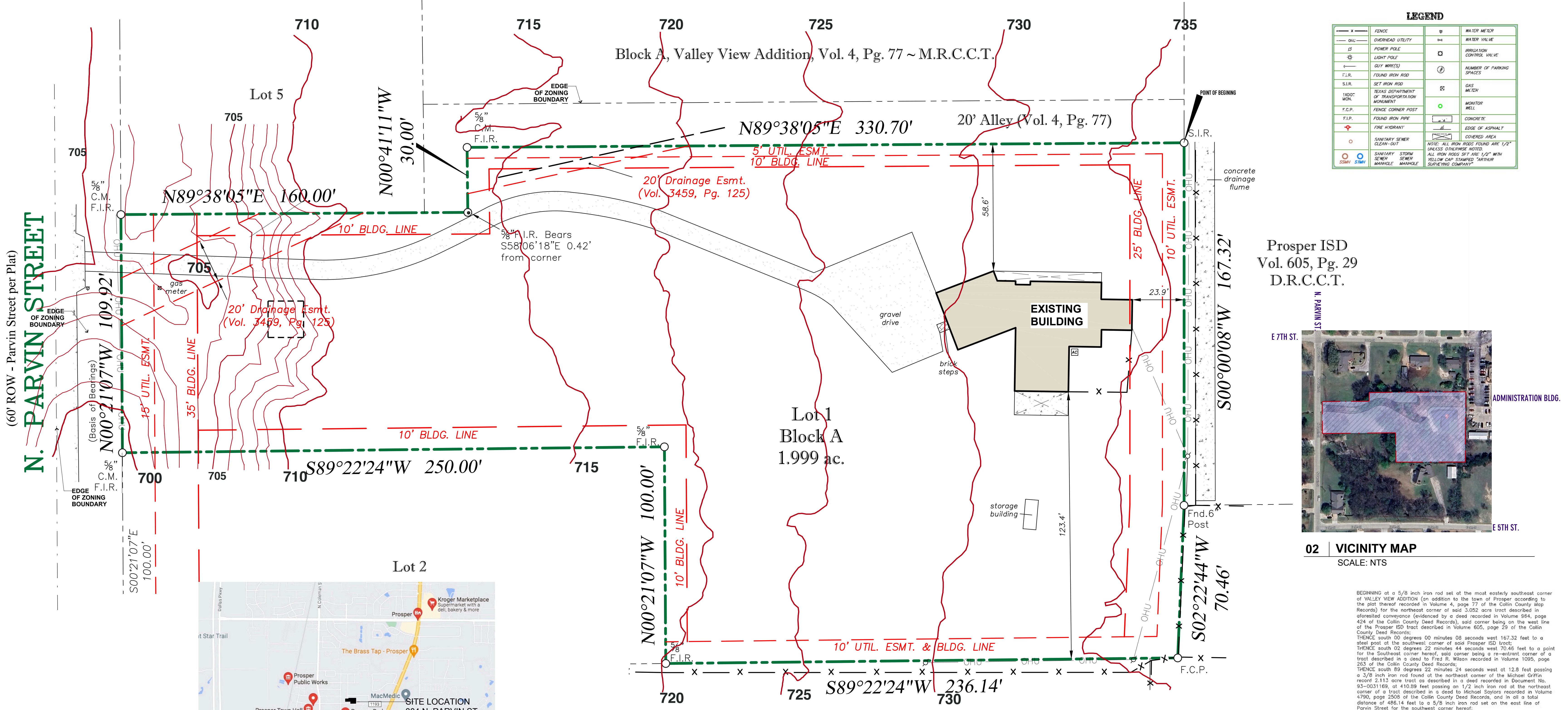


This map for illustration purposes only

**ZONE-23-0038**  
**The School House**

Specific Use Permit



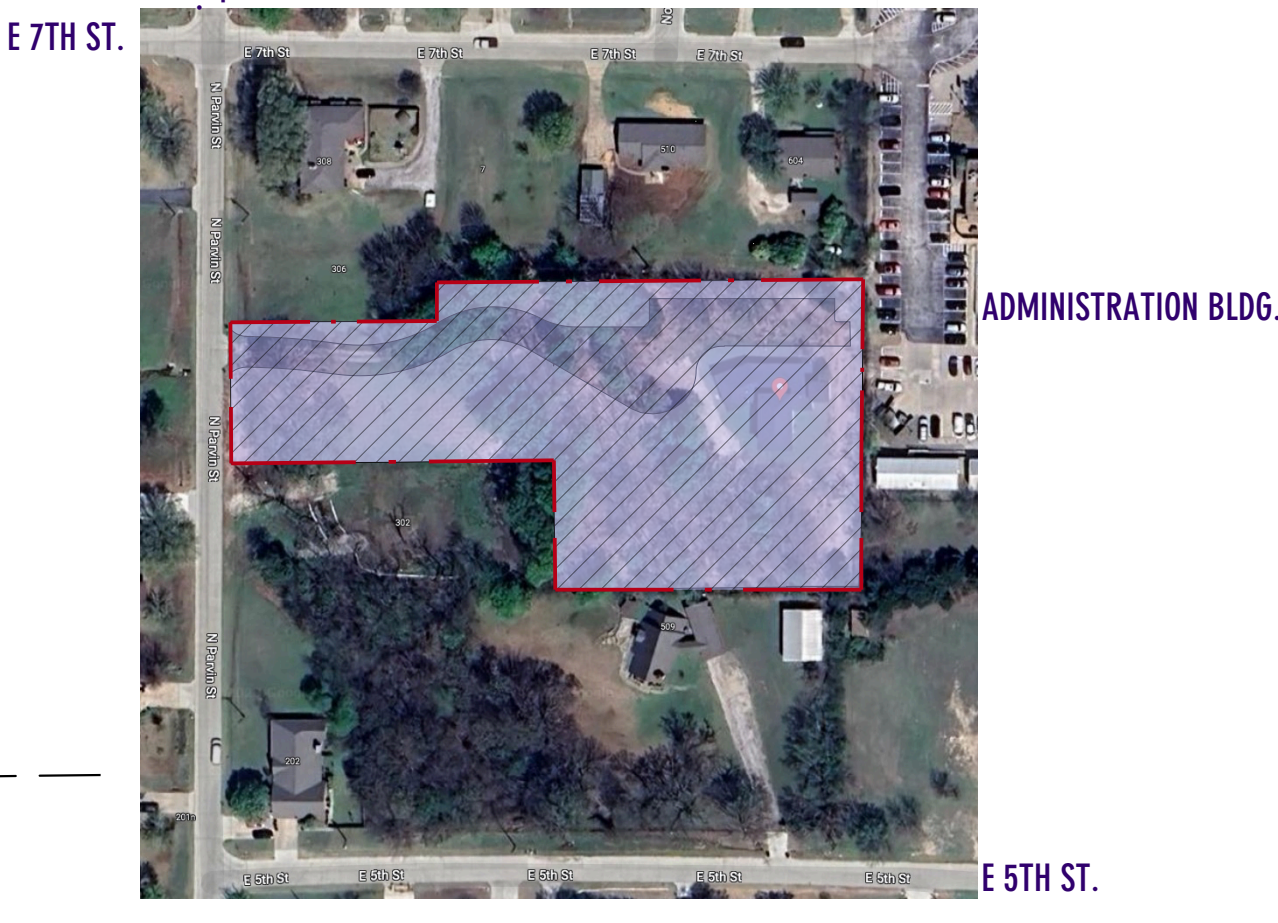


**LEGEND**

—x—	FENCE	—w—	WATER METER
—OHU—	OVERHEAD UTILITY	—WV—	WATER VALVE
—P—	POWER POLE	—ICV—	IRRIGATION CONTROL VALVE
—L—	LIGHT POLE	—P—	NUMBER OF PARKING SPACES
—G—	GUY WIRE(S)	—G—	GAS METER
—F.I.R.—	FOUND IRON ROD	—M—	MONITOR WELL
—S.I.R.—	SET IRON ROD	—C—	CONCRETE
—T.D.—	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	—A—	EDGE OF ASPHALT
—F.C.P.—	FENCE CORNER POST	—CO—	COVERED AREA
—F.I.P.—	FOUND IRON PIPE	—S—	SANITARY SEWER CLEAN-OUT
—F.H.—	FIRE HYDRANT	—S.M.—	SANITARY SEWER MANHOLE
—S.S.—	SANITARY SEWER	—S.M.—	SANITARY SEWER MANHOLE
—S.S.—	SANITARY SEWER	—S.M.—	SANITARY SEWER MANHOLE

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.  
ALL IRON RODS SET ARE 1.0" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

Prosper ISD  
Vol. 605, Pg. 29  
D.R.C.C.T.



**02 VICINITY MAP**  
SCALE: NTS

BEGINNING at a 5/8 inch iron rod set at the most easterly southeast corner of VALLEY VIEW ADDITION (an addition to the town of Prosper according to the plat thereof recorded in Volume 4, page 77 of the Collin County Map Records) for the northeast corner of said 3.052 acre tract described in aforesaid conveyance (evidenced by a deed recorded in Volume 964, page 424 of the Collin County Deed Records), said corner being on the west line of the Prosper ISD tract described in Volume 605, page 29 of the Collin County Deed Records;  
THENCE south 00 degrees 00 minutes 08 seconds west 167.32 feet to a steel post at the southwest corner of said Prosper ISD tract;  
THENCE south 02 degrees 22 minutes 44 seconds west 70.46 feet to a point for the southeast corner hereof, said corner being a re-entrant corner of a tract described in a deed to Fred R. Wilson recorded in Volume 1095, page 263 of the Collin County Deed Records;  
THENCE south 89 degrees 22 minutes 24 seconds west at 12.8 feet passing a 3/8 inch iron rod found at the northeast corner of the Michael Griffin record 2.113 acre tract as described in a deed recorded in Document No. 93-0031169, at 410.89 feet, passing on 1/2 inch iron rod at the northeast corner of a tract described in a deed to Michael Soyars recorded in Volume 4790, page 2508 of the Collin County Deed Records, and in all a total distance of 486.14 feet to a 5/8 inch iron rod set on the east line of Parvin Street for the southwest corner hereof;  
THENCE along the east line of Parvin Street, north 00 degrees 21 minutes 07 seconds west 209.92 feet to a 5/8 inch iron rod set at the southwest corner of Lot 5, Block A of said VALLEY VIEW ADDITION for the northeast corner hereof;  
THENCE north 05 degrees 38 minutes 05 seconds east at 140.00 feet passing the southeast corner of said Lot 5 and in all a total distance of 160.00 feet to a 5/8 inch iron rod set for a re-entrant corner hereof, said corner being a southeastern corner of a 20 foot wide alley;  
THENCE along the east line of said alley, north 00 degrees 41 minutes 11 seconds west 30.00 feet to a 5/8 inch iron rod set at a re-entrant corner of said alley for an exterior ell corner hereof;  
THENCE along the south line of said 20 foot alley, north 89 degrees 38 minutes 05 seconds east a distance of 330.70 feet to the Place of BEGINNING and containing 2.573 acres of land.

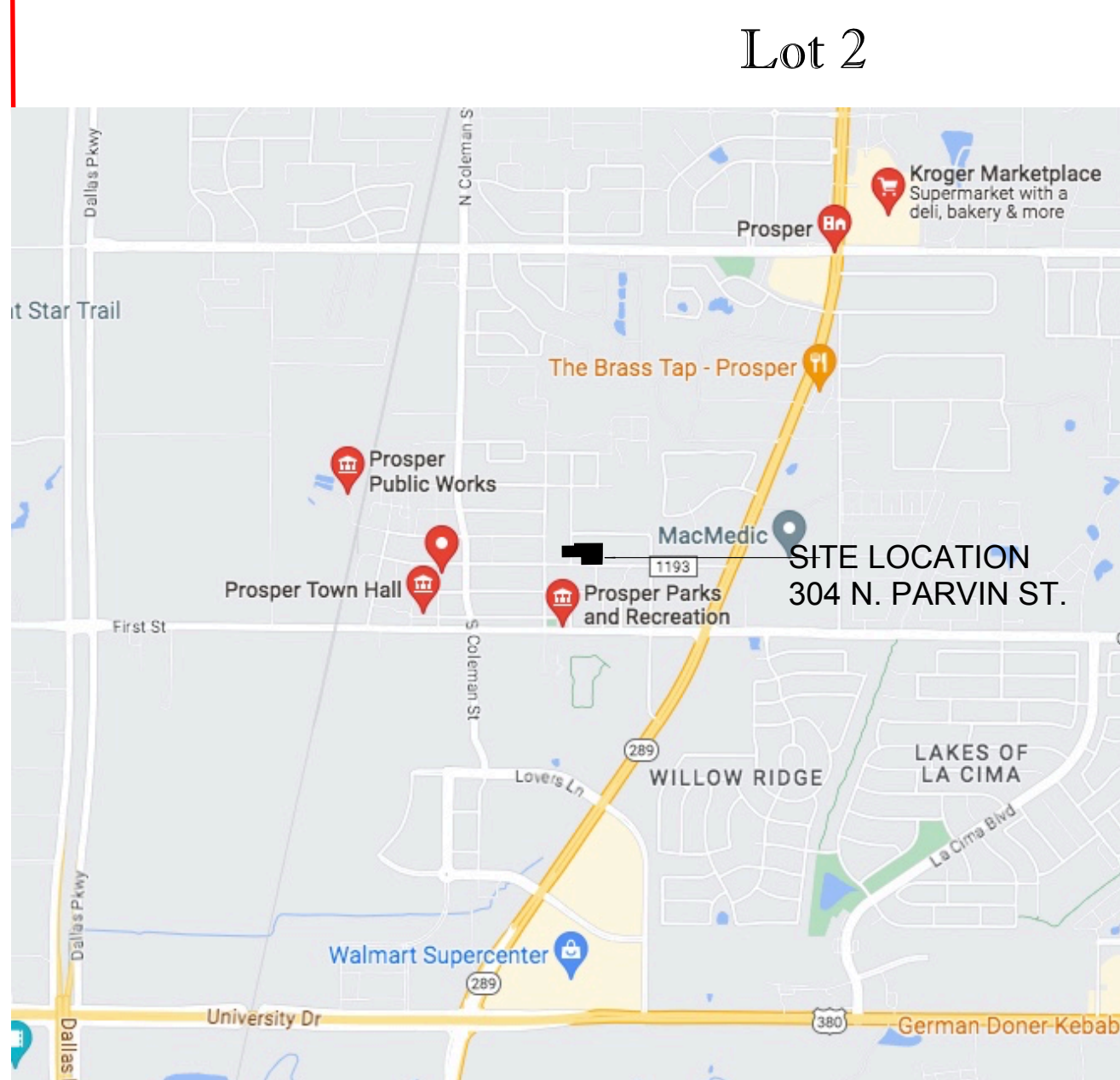
**01 LOT SURVEY**  
SCALE: 1" = 20'-0"

Michael Griffin  
Inst. No. 93-0031169  
D.R.C.C.T.

Fred R. Wilson  
Vol. 1095, Pg. 263  
D.R.C.C.T.

**PROPERTY DESCRIPTION:**  
Lot 1, BLOCK A, BARNES ADDITION, an Addition to the Town of Prosper, Collin County, Texas, according to the Map or Platt recorded in Volume 2001, Page 26, Platt records of Collin County, Texas.

**METES & BOUNDS**  
NOT REFERENCED ON LEGAL SURVEY



**03 GREATER VICINITY MAP**  
SCALE: NTS

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C: 214.418.0455  
E: JP@RogersHealy.com  
W: RogersHealy.com  
A: 3001 Knox Street #210, Dallas, TX 75205  
CLIENT: JP Findley

**G D G**  
CONSULT DESIGN CONSTRUCTION  
C: 972.880.0870 | O/F: 972.649.0410  
5848 Fairview Pkwy | Fairview, Texas | 75069  
Building Quality since 1997  
APPLICANT: Bill Oelfke

**ARCHITECT**  
gregoryHAGMANN  
COPYRIGHT 2023  
12.04.2023  
404 Provincetown Ln.  
Richardson, Texas 75080  
214.926.7575

**THE SCHOOL HOUSE  
REMODEL: DAYCARE FACILITY**

304 N. PARVIN ST. PROSPER, TX. 75078

LOT 1 BLOCK A, Barnes Addition  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City., Texas.

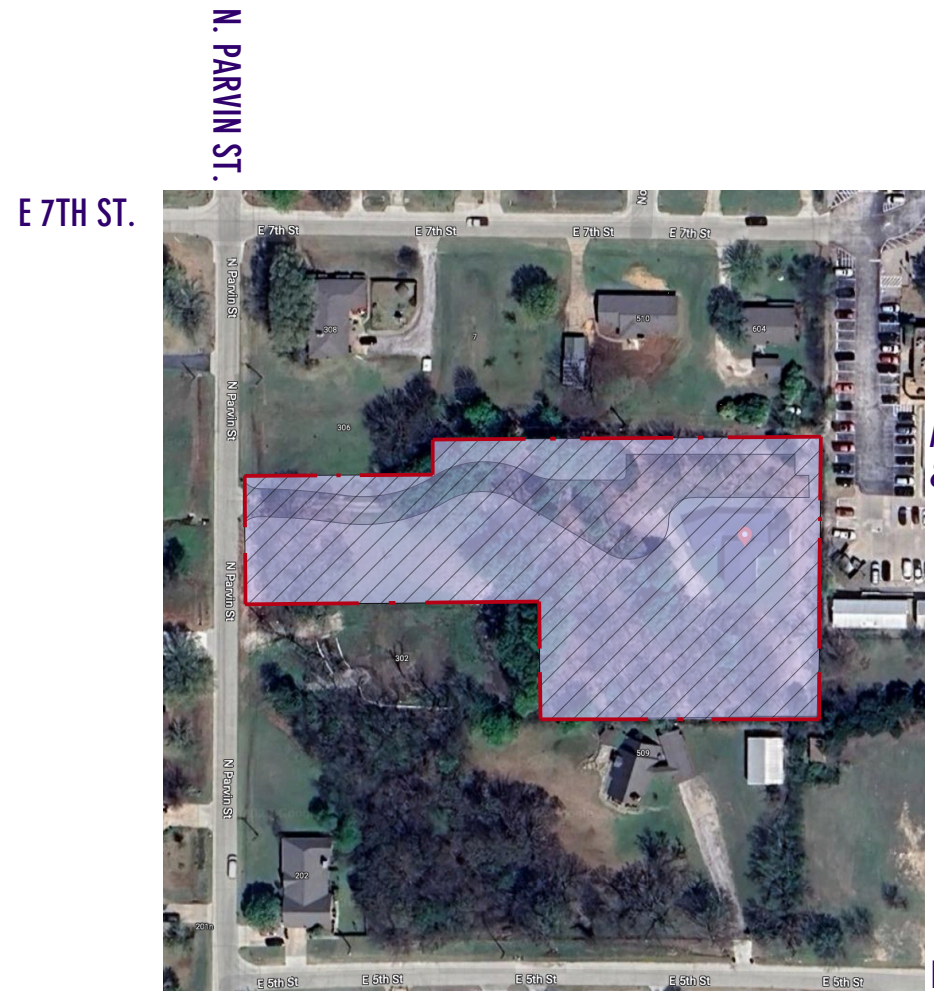
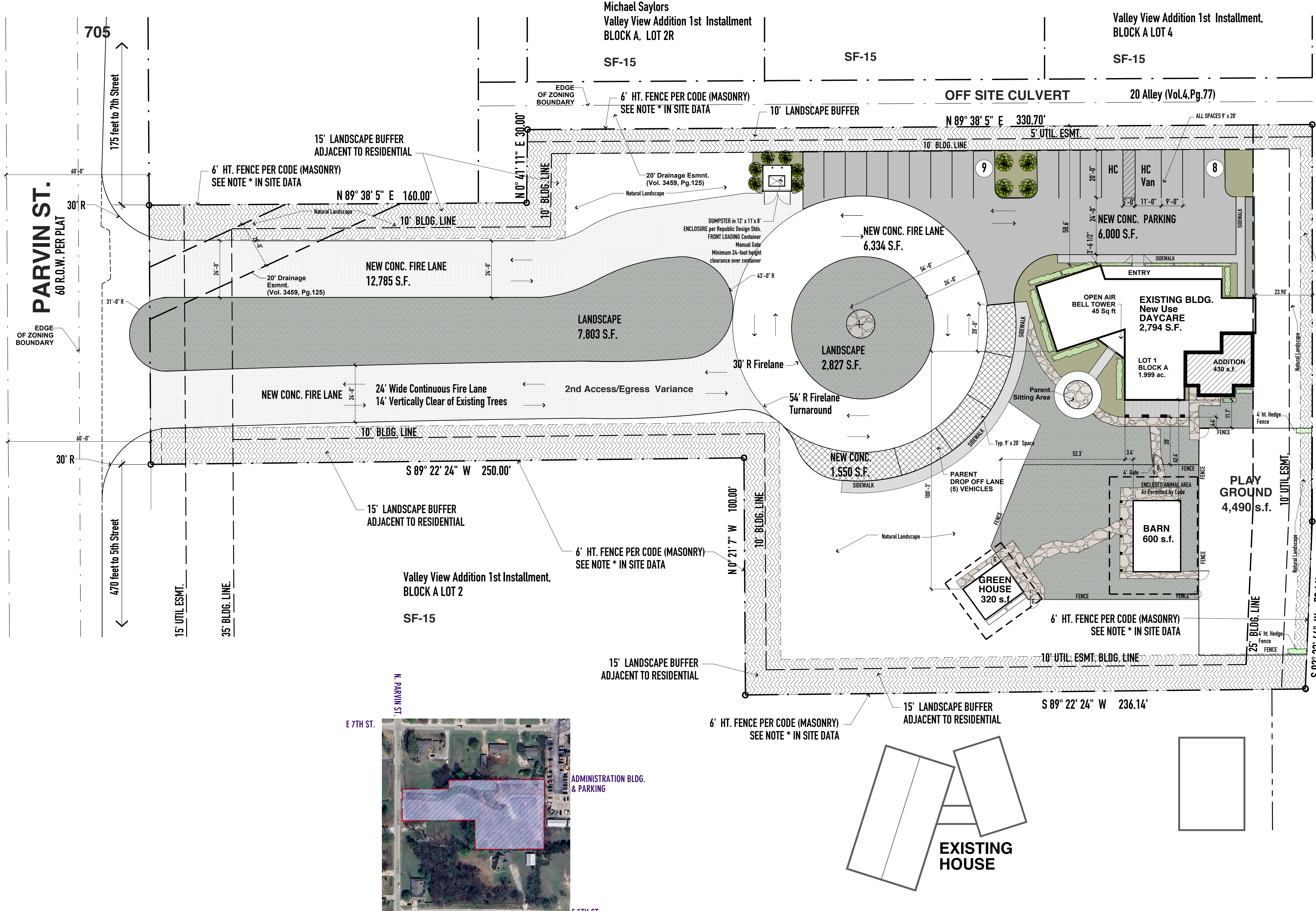
**SPECIAL USE PERMIT 2.017 Acre Tract**  
Located in the Town of Prosper, Texas

**"EXHIBIT A"**  
ZONE-23-0038  
LOT SURVEY

**ISSUE:**  
SUP Review  
DEC. 04, 2023  
Resubmit 01.24.24  
**PROJECT**  
NO: 232180.01







**02 VICINITY MAP**  
SCALE: NTS

**01 SITE PLAN**  
SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE  
Building to be SPRINKLERED

**SITE DATA**

Existing Zoning: Single Family SF-15  
Current Use: Residential  
PROPOSED USE: Licensed Child Care Center  
FLU: Old-Town District  
Zoning Change Needed: SUP

**PARKING CALCULATIONS:**

	#	RATIO 1:10
Students:	60	6
Teachers:	4	4
Staff:	3	6
		16 Spaces Req'd.
		17 Provided
Handicap	1:25	2 Provided

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic  
Outdoor Play Space = 65 sf/ child = 3,900 s.f. min.  
4,490 s.f. Provided

**SITE AREA TABULATION**

87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
83,939.5 S.F.	7% OPEN SPACE REQ'D
29,501.0 S.F.	OPEN SPACE
28,609.0 S.F.	EXISTING LANDSCAPE AREA
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

**AREA & PARKING TABULATION**

2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,860 s.f.	PLAYGROUND AREA
4,004 s.f.	TOTAL BUILDING AREA
	PARKING REQUIRED 16
	PARKING PROVIDED 17 SPACES

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5848 Fairview Pkwy | Fairview, Texas | 75069  
Building Quality since 1997  
APPLICANT: Bill Oelfke

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12.04.2023  
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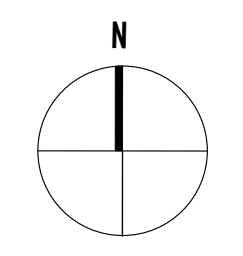
**THE SCHOOL HOUSE  
REMODEL: DAYCARE FACILITY**

304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City., Texas.

**SPECIAL USE PERMIT 2.017 Acre Tract**  
Located in the Town of Prosper, Texas

**"EXHIBIT B"**  
ZONE-23-0038  
SITE PLAN

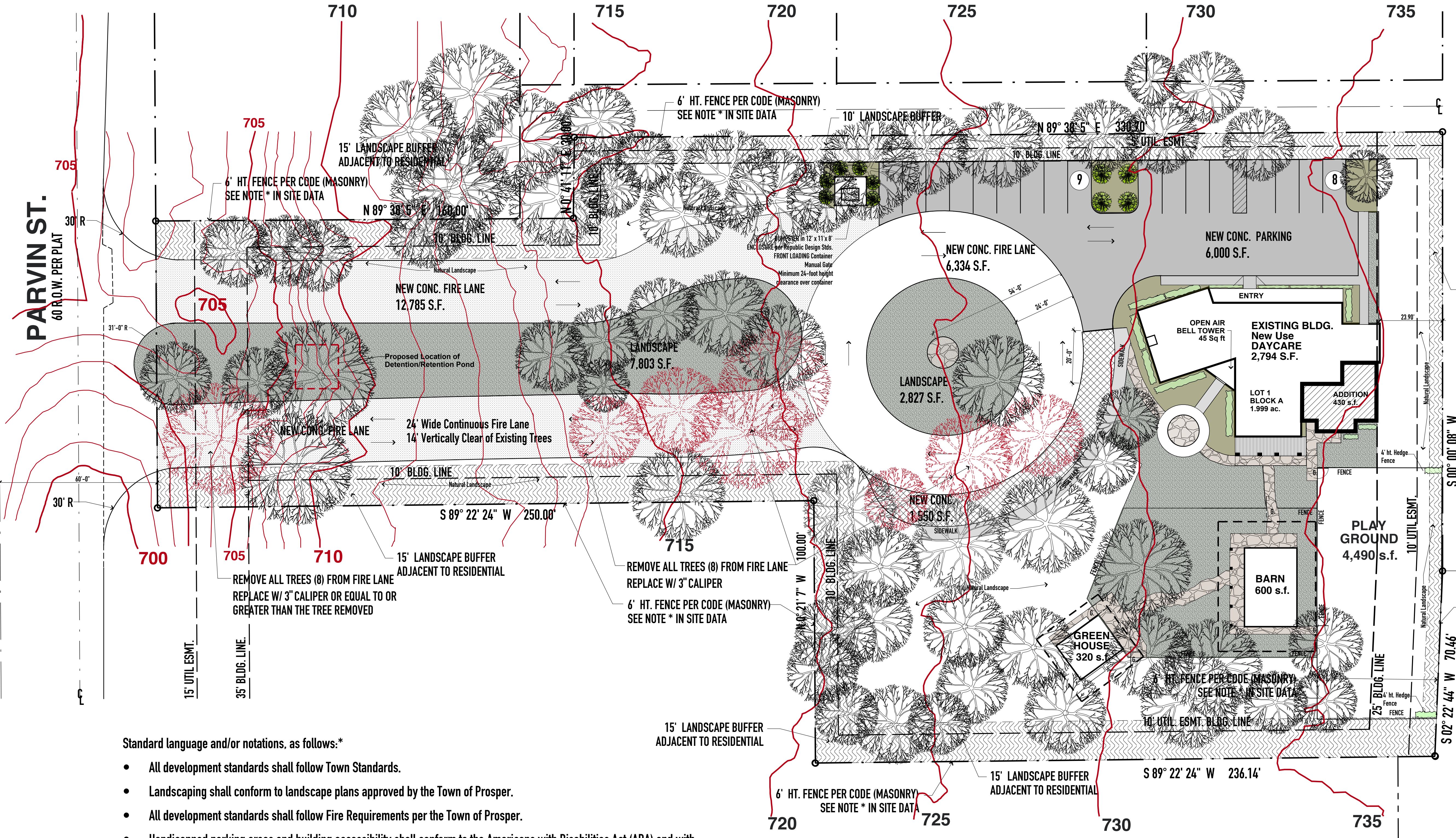


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Resubmit 03.12.24

PROJECT  
NO: 2321BO.01







AREA TABULATION	
87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
6,152 S.F.	7% OPEN SPACE REQ'D
25,900.96 S.F.	OPEN SPACE
510 S.F.	INTERIOR LANDSCAPE AREA (PARKING ISLANDS)
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

AREA & PARKING TABULATION	
2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,850 s.f.	PLAYGROUND AREA
4,144 s.f.	TOTAL BUILDING AREA
RATIO 1:10 (SEE EXHIBIT B)	
PARKING REQUIRED	16
PARKING PROVIDED	17 SPACES

LANDSCAPE LEGEND	
	NEW LANDSCAPE AREA St. Augustine Grass
	EXISTING LANDSCAPE - Existing Ground Cover
	1. GROUND COVER - Asian Jasmine
	2. BUSHES - Wintergreen Boxwood Shrubs
	3. LANDSCAPE EASEMENT adjacent to residential 6' Masonry Wall or Living Screen, per Code. Can Hardi Pank be used for Masonry?
	4. Shrub or small Box Tree
	5. EXISTING TREES TO REMAIN (NONE TO BE REMOVED, EXCEPT THOSE THAT MAY IMPEDE THE ROAD WAY. ANY REMOVED TREE SHALL BE REPLACED PER CODE)
	6. EXISTING TREES TO REMOVED (REPLACE W/ 3" CALIPER OR EQUAL TO OR GREATER THAN THE TREE REMOVED, AS PER CODE)

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

01 LANDSCAPE PLAN NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE Building to be SPRINKLERED SCALE: 1" = 20'-0"

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APPLICANT:	Bill Oelfke	

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**THE SCHOOL HOUSE**  
**REMODEL: DAYCARE FACILITY**  
304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City., Texas.  
**"EXHIBIT C"**  
**ZONE-23-0038**  
**LANDSCAPE PLAN**  
SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

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**SUP**





**PERSPECTIVE ENTRY SOUTH VIEW - FROM PARKING**

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine

**MATERIALS**

- All Elevations - 100% Hardi Board w/ Battens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking Grey
- Steel Shutters - Painted
- Concrete Road & Parking



**PERSPECTIVE EAST VIEW - FROM STREET APPROACH**



**PERSPECTIVE NORTH VIEW - FROM REAR**




**PERSPECTIVE DUMPSTER ENCLOSURE**



**PERSPECTIVE WEST VIEW - FROM SIDE**

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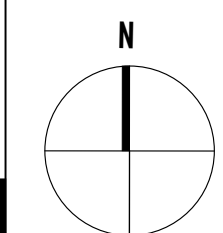
**THE SCHOOL HOUSE  
REMODEL: DAYCARE FACILITY**

304 N. PARVIN ST. PROSPER, TX. 75078

LOT 1 BLOCK A, Barnes Addition  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City., Texas.

**"EXHIBIT D"**  
**ZONE-23-0038**  
**PERSPECTIVES**

**SPECIAL USE PERMIT 2.017 Acre Tract**  
**Located in the Town of Prosper, Texas**

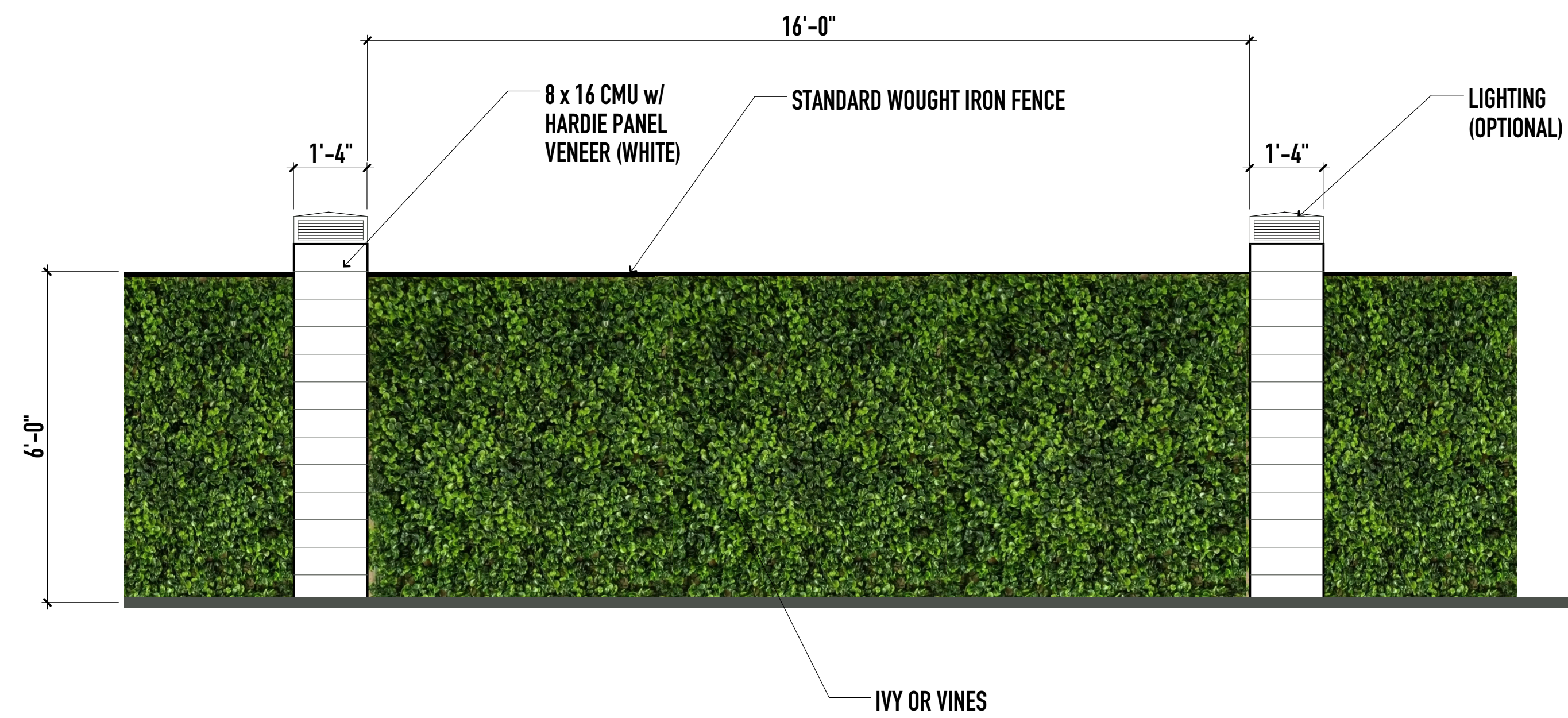
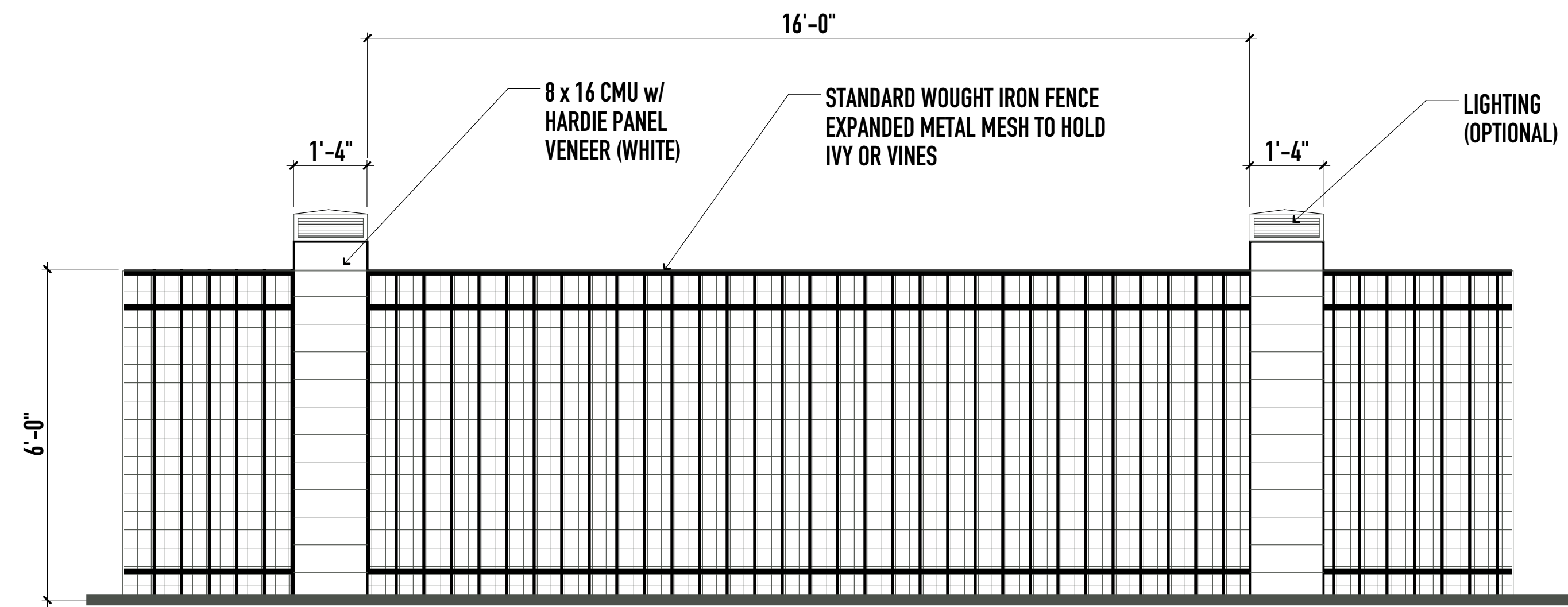


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**SUP**





**GREEN SCREEN / MASONRY FENCE**

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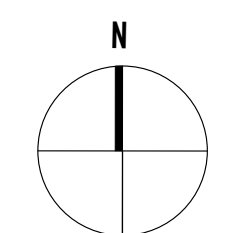
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304 N. PARVIN ST. PROSPER, TX. 75078

LOT 1 BLOCK A, Barnes Addition  
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**"EXHIBIT F"**  
**ZONE-23-0038**  
**LANDSCAPE PLAN**

**SPECIAL USE PERMIT** 2.017 Acre Tract  
**Located in the Town of Prosper, Texas**



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PNZ 03.19.24  
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