



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 21, 2025
6:30 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

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

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

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

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

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

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

CONSENT AGENDA:

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

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

acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-24-0083)

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 for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026)
5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
6. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, January 17, 2025, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 3, 2024, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, John Hamilton, Matthew Furay, Glen Blanscet and Sekou Harris (arrived at 6:03 p.m.)

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)
- 3e. Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail Buildings on Prosper Commons, Block B, Lots 1 and 13-15, on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-23-0131)
- 3f. Consider and act upon a request for a Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0123)
- 3g. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0113)

Commissioner Carson made a request to pull Items 3a and 3b from the Consent Agenda.

Commissioner Jackson made a request to pull Items 3c and 3d from the Consent Agenda.

Commissioner Hamilton made a motion to approve Items 3e, 3f and 3g. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Regarding Items 3a and 3b, Commissioner Carson explained he takes no exception to the items but was not in attendance for the meeting and would abstain from the vote. Commissioner Hamilton made a motion to approve Items 3a and 3 b. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0 (Commissioner Carson abstained.)

Commissioner Carson recused himself from this item due to a potential conflict of interest.

Chair Daniel made a motion to pull Items 3c and 3d from the Table for consideration and discussion. The motion was carried unanimously by a vote of 6-0.

Mr. Hoover explained that these items were on the previous Planning & Zoning Commission meeting. Staff had requested tabling the items so that additional review could be done regarding the location of the proposed sidewalk along La Cima Boulevard that was shown through a portion of an easement owned by the La Cima Homeowners' Association. After review, Staff finds the proposed location acceptable. There was discussion about the possibility of modifying the route of the sidewalk; this can be reviewed as part of the construction process. Staff is recommending approval of the items.

Chair Daniel asked whether Staff had met with legal counsel regarding this item.

Mr. Hoover confirmed that the Town Attorney was consulted regarding the issue.

Commissioner Jackson requested confirmation that there was collaboration with the Homeowners' Association to ensure that the landscaping and aesthetics for the residential development are not impacted.

Mr. Hoover explained that this is a consideration and will be an ongoing discussion through the development process.

Commissioner Jackson asked if the applicant would be willing to adjust the sidewalk.

Mr. Clay Christy with ClayMoore Engineering (applicant) discussed the site and why the sidewalk is in its current location. He stated that the developer of Club Car Wash would be willing to install some additional shrubs on the site.

There was additional conversation amongst the Commissioners and Mr. Hoover during which it was stated that this item would not be back for consideration by the Commission.

Mr. Christy discussed the landscaping proposed on the site.

Commissioner Harris made a motion to approve Items 3c and 3d. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 5-1 with Commissioner Jackson voting in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

There were no items on the Regular Agenda.

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

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

Mr. Hoover provided an overview of what transpired regarding ZONE-24-0013 (Creekside) and ZONE-24-0017 (The School House) following the Planning & Zoning Commission meeting and answered Commissioners' questions regarding the Town Council proceedings.

Commissioner Hamilton requested that in cases where there is a split vote by the Commissioners that Staff information about any modifications to the item and the dialogue from Town Council.

5. Adjourn.

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

The meeting was adjourned at 6:37 p.m.

Trey Ramon, Planning Technician

Damon Jackson, Vice-Chair



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: Preliminary Site Plan for Prosper Legacy, Blocks D-F

Meeting: January 21, 2025

Item No. 3b

Agenda Item:

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

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-14 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-14.

Description of Agenda Item:

The Preliminary Site Plan consists of nine buildings totaling 58,400 square feet and associated parking.

- Block D:
 - Lot 1 – Daycare (10,400 SF)
 - Lot 2 – Professional Office Building (7,500 SF)

- Block E:
 - Lot 1 – Drive-Through Restaurant (1,400 SF)
 - Lot 2 – Automobile Service Station (4,000 SF)
 - Lot 3 – Gas Station (4,700 SF)
 - Lot 4 – Drive-Through Restaurant (3,300 SF)
 - Lot 5 – Restaurant/Retail Building (11,400 SF)
- Block F:
 - Lot 1 – Drive-Through Restaurant (3,200 SF)
 - Lot 2 – Office/Restaurant/Retail Building (12,500 SF)

The Planned Development designated Retail zoning at this intersection and permitted this property to be developed for both retail and residential uses. A final plat for the residential portion has been approved. Since the residential lots are zoned Retail, the larger setback requirements for automotive uses and drive-through restaurants adjacent to residential development do not apply. Additionally, Planned Development-14 allows for daycares and drive-through restaurants by right; a Specific Use Permit is not required.

Access:

Access is provided from Legacy Drive and Prosper Trail.

Landscaping, Open Space, and Screening:

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

Companion Item:

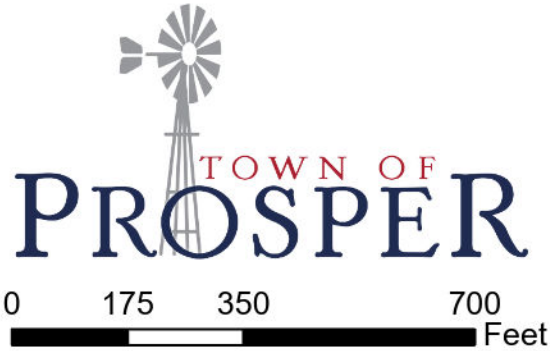
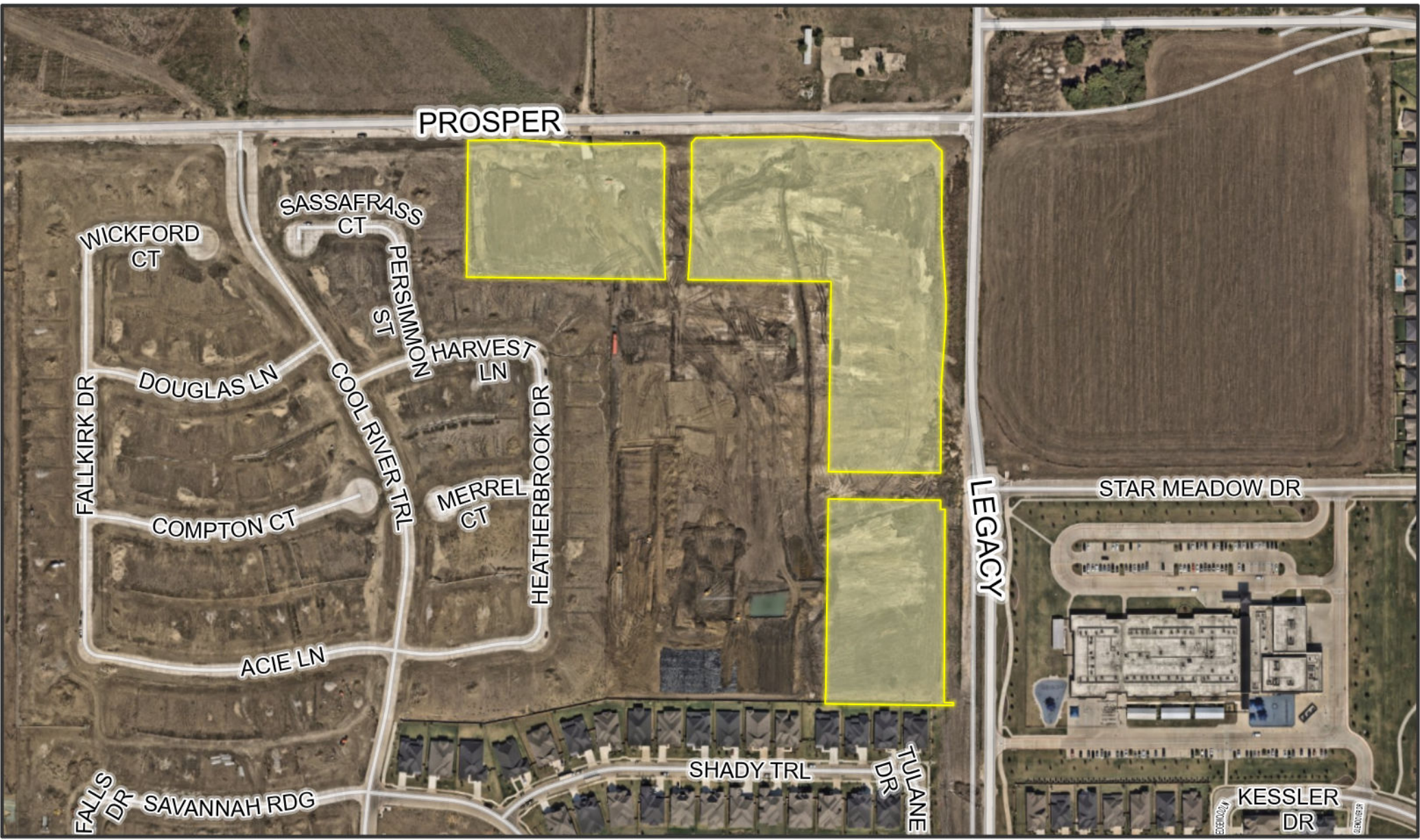
There is no companion item for this case.

Attachments:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.

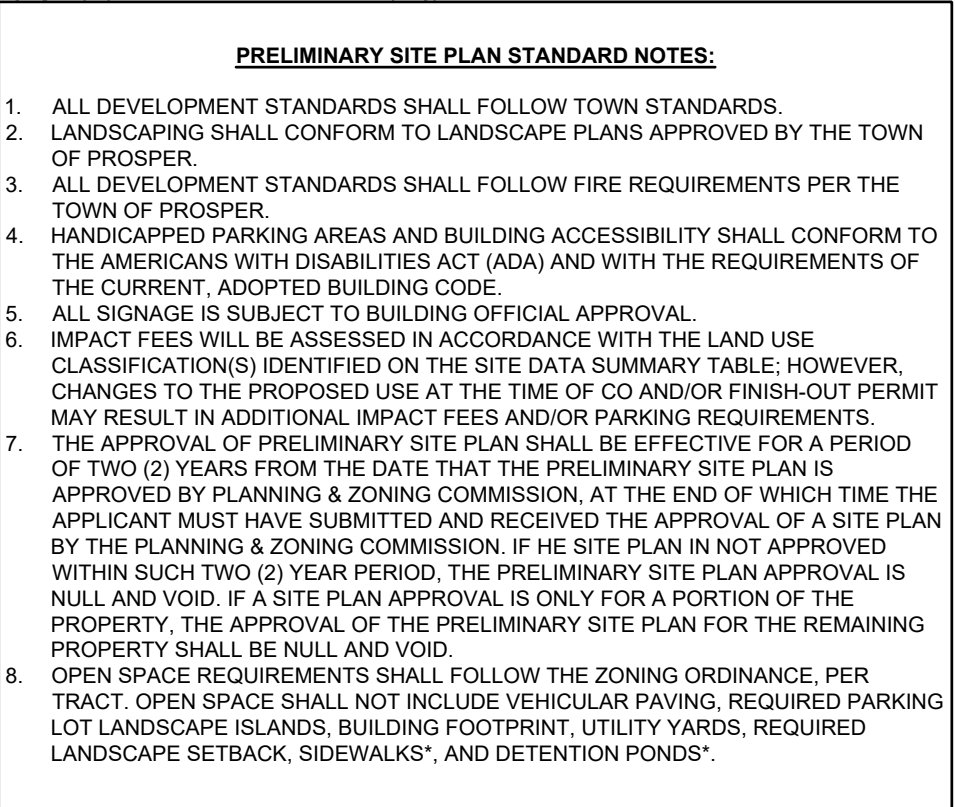


DEVAPP-24-0083

Prosper Legacy
Block D, Lots 1-2, Block E, Lots 1-5,
and Block F, Lots 1-2

Preliminary Site Plan

This map for illustration purposes only



LEGEND

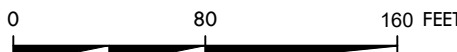
- | | | |
|--|--------------------|-----------------|
| | FIRE LANE STRIPING | FIRE LANE
FH |
| PROPOSED FIRE HYDRANT | | FH |
| PROPOSED SANITARY MANHOLE | | SS |
| PROPOSED CURB INLET | | |
| PROPOSED FIRELANE | | |
| PROPOSED SIDEWALK | | |
| PROPOSED 10' WIDE TRAIL | | |
| PROPOSED GRATE INLET | | |
| PARKING COUNT
(9'X18' WITH 2' OVERHANG
UNLESS NOTED OTHERWISE) | | |
| PROPOSED FDC | | |
| PROPOSED LANDSCAPE SETBACK | | ---- |
| PROPOSED BUILDING SETBACK | | ---- |
| ADJACENT RESIDENTIAL SETBACK | | ---- |
| PROPOSED FENCE | | —○—○—○—○— |
| PROPOSED EASEMENT | | ---- |
| EXISTING EASEMENT | | ---- |
| 2FT PARKING OVERHANG | | ---- |
| PROPERTY BOUNDARY | | ===== |

SITE CONSTRUCTION NOTES

- | | |
|--|----------------------|
| ① PROP. SIDEWALK | ⑤ PROP. BFR |
| ② INTERSECTION RAMP | ⑥ PROP. CURB INLET |
| ③ SINGLE 12x11' DUMPSTER (TYPICAL)
W/ 8' MASONRY ENCLOSURE AND
5' SURROUNDING LANDSCAPE BUFFER | ⑦ PROP. FIRE HYDRANT |
| ④ PROP. 10' WIDE WALKING TRAIL | ⑧ GREASE TRAPS |
| | ⑨ ORDER BOARD |



GRAPHIC SCALE



SCALE: 1" = 80'

PRELIMINARY SITE PLAN
DEVAPP-24-0083

PROSPERITY LEGACY
BLOCK D, LOTS 1-2
BLOCK E, LOTS 1-5
BLOCK F, LOTS 1-2
22.20 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 1/16/2025

OWNER/APPLICANT
PEARLS OF PROSPER HOLDING
COMPANY, LLC
7070 COULTER LAKE RD
FRISCO, TEXAS 75036
PH: 818-795-5405
CONTACT: LOHIT KUMAR RANGIN

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, P

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N,
B I D D I N G O R P E R M I T. T H E Y
W E R E P R E P A R E D B Y, O R
U N D E R T H E S U P E R V I S I O N O F:

SHAWN T. WALDO
P.E.# 138653
DATE: January 16, 2025

PEARLS OF
PROSPER HOLDING
COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

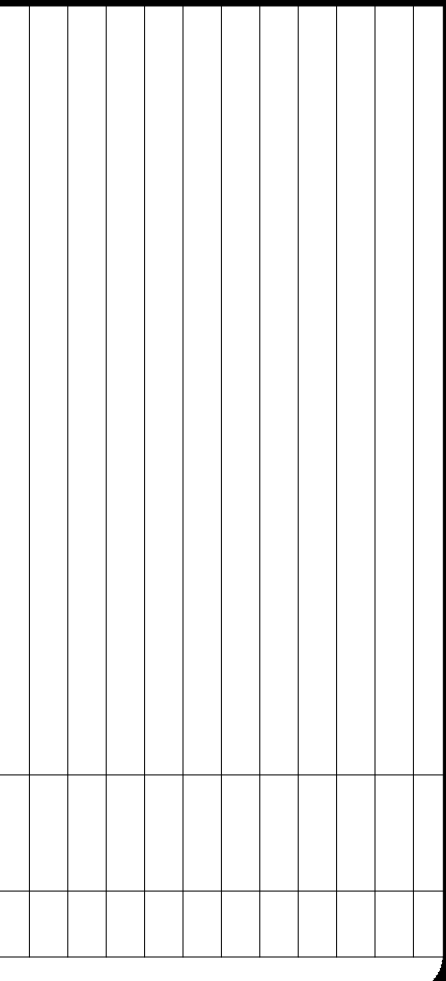
PEARLS OF PROSPER

23.06 ACRES OF

J.H. DURRETT SURVEY, ABS 350

TOWN OF PROSPER

DENTON COUNTY, TEXAS



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

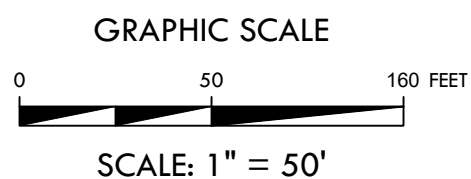
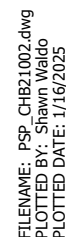
JOB NUMBER: CHB21002_PROPSE

ISSUE DATE: 1/16/2025

PRELIMINARY SITE PLAN

SHEET:

PSP 1.0



PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:

SHAWN T. WALDO
P.E.# 138653
DATE: January 16, 2025

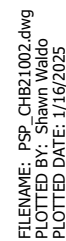
7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036
PH: 860-503-9018

23.06 ACRES OF
DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

JOB NUMBER:	CHB21002_PROPSE
ISSUE DATE:	1/16/2025

PRELIMINARY SITE PLAN

SHEET:
PSP 2.0



GRAPHIC SCALE

0 50

SCALE: 1" =

**PEARLS OF
PROSPER HOLDING
COMPANY LLC**

**7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036**

PH: 860-503-9018

PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

[illegible]

Kirkman
ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

SHEET:
PSP 3.0



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: Planned Development for 301 South Coleman Street

Meeting: January 21, 2025

Item No. 4

Agenda Item:

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

Future Land Use Plan:

The Future Land Use Plan recommends Old Town District.

Zoning:

The property is zoned Downtown Office.

Thoroughfare Plan:

This property has direct access to Coleman Street, First Street, and Second 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 – Boundary Exhibit
3. Exhibit B – Letter of Intent

4. Exhibit C – Development Standards
5. Exhibit D-1 – Site Plan
6. Exhibit D-2 – ROW Acquisition Exhibit

Description of Agenda Item:

The purpose of this request is to create a Planned Development for an existing professional office to accommodate the acquisition of right-of-way along First Street. The Town is acquiring right-of-way along First Street that would render the existing development nonconforming. The Planned Development addresses standards such as setbacks, landscaping, and open space to keep the site in conformance.

Conformance:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Downtown Office	Professional Office	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Single Family-15	Single-Family	Old Town District
South	Downtown Office	Vacant	Old Town District
West	Single Family-15	Single-Family	Old Town District

District Regulations:

The district regulations for this Planned Development in comparison to the district regulations for Downtown Office in the Town's Zoning Ordinance are shown below.

	District Regulations (Downtown Office)	District Regulations (Development Standards)
Front Setback (Coleman Street)	Setback: 25'	Setback: 5'
Side Setback (Second Street)	Setback: 15'	Setback: 15'
Side Setback (First Street)	Setback: 15'	Setback: 5'
Rear Setback (Adjacent to Residential)	Setback: 10'	Setback: 10'

Uses:

The permitted uses within this Planned Development will be consistent with Downtown Office.

Landscaping and Open Space:

The landscaping standards for this Planned Development in comparison to the landscaping standards for commercial development in the Town's Zoning Ordinance are shown below.

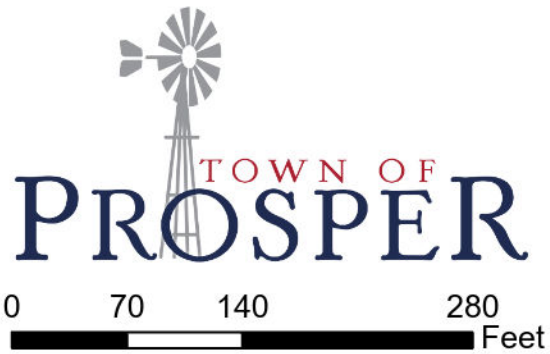
	Required Landscaping (Commercial Requirements)	Proposed Landscaping (Development Standards)
Northern Boundary (Second Street)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Eastern Boundary (Adjacent to Residential)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Southern Boundary (First Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Western Boundary (Coleman Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Parking Terminus Landscaping (First Street)	Dimension: 9' x 18'	Width: 5' x 18'
Open Space	Requirement: 7% of Net Lot Area	Requirement: 6% of Net Lot Area

Town Staff Recommendation:

Town Staff recommends approval of the request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street.

Town Council Public Hearing:

A Public Hearing for this item is scheduled for the January 28, 2025, Town Council meeting.

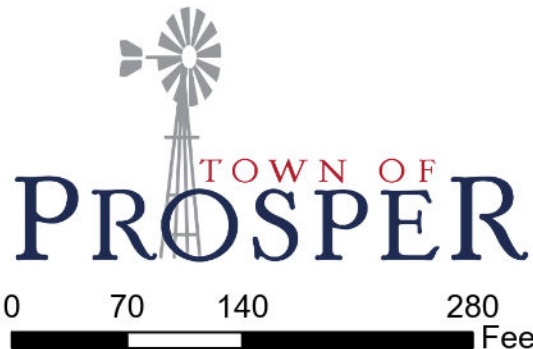
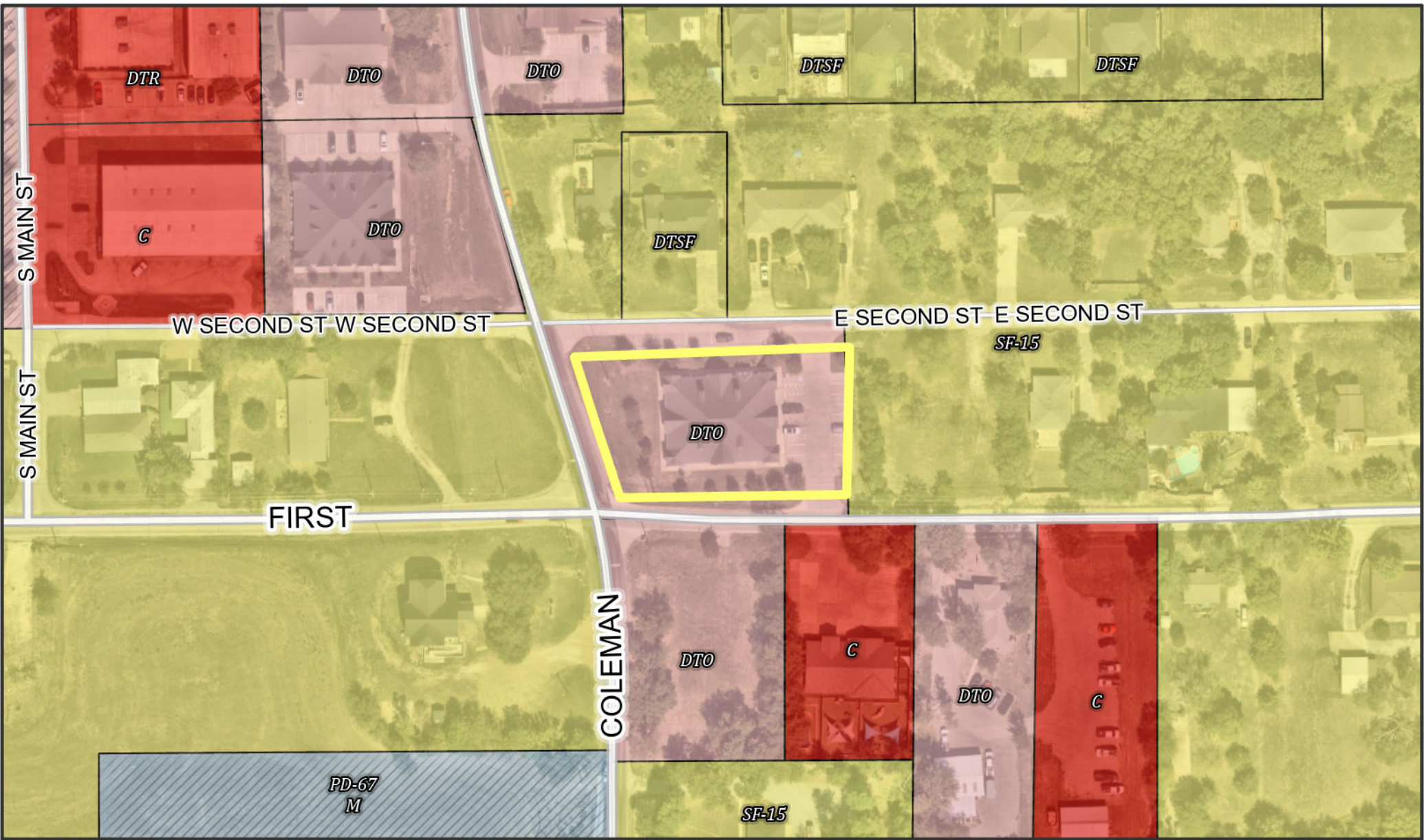


This map for illustration purposes only

ZONE-24-0026

301 S. Coleman St.

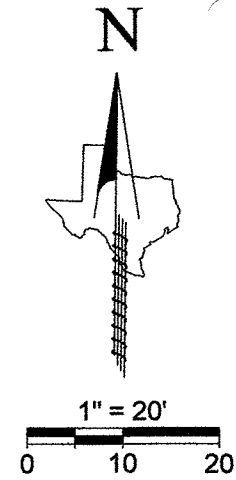
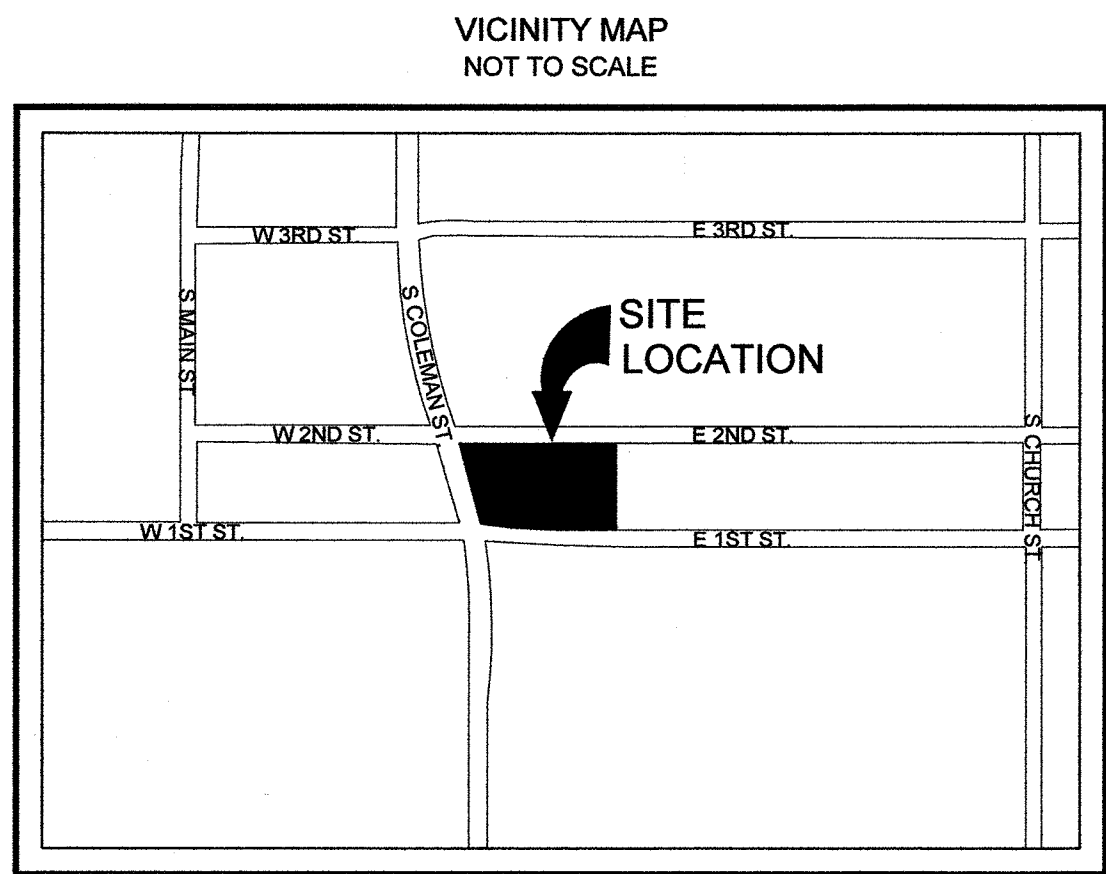
Planned Development



ZONE-24-0026

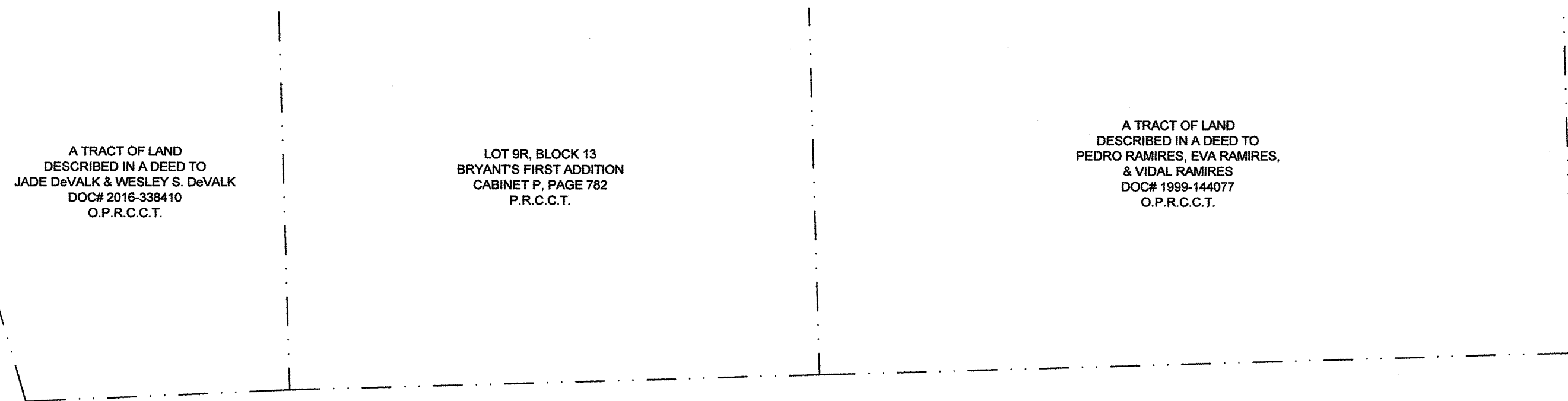
301 S. Coleman St.

Planned Development



20170615010002820 06/15/2017 09:58:07 AM PL 1/1

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



STATE OF TEXAS
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS, **BG-GBT INVESTMENTS, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Collin County School Land Survey, Abstract Number 114, an addition to the Town of Prosper, Collin County, Texas, according to the deed recorded in Document Number 2008-708510, Official Public Records of Collin County, Texas, and being a part of Lots 2-3 and all of Lots 4-8, and Outlot 1, Block 15 of Bryant's Addition, as recorded in Volume 116, Page 162, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of the herein described tract, being in the East Right-of-Way of South Coleman Street and the in the South Right-of-Way of East Second Street;

Thence North 87 degrees 53 minutes 41 seconds East with the South Right-of-Way of said Second Street for a distance of 238.04 feet to a 5/8" iron rod found for the Northeast corner of the herein described tract, and being the Northwest corner of a tract of land described in a deed to Danny & Hilda Villanueva as recorded in Document Number 2003-39061, Official Public Records of Collin County, Texas;

Thence South 01 degrees 07 minutes 46 seconds East with the West boundary line of said Villanueva tract, a distance of 130.37 feet to an "X" cut found in concrete for the Southeast corner of the herein described tract, and being the Southwest corner of said Villanueva tract, said point lies in the North Right-of-Way line of East First Street;

Thence South 89 degrees 11 minutes 57 seconds West with the North Right-of-Way line of said First Street, a distance of 200.12 feet to a 1/2" capped iron rod found for the Southwest corner of the herein described tract, and being in the North Right-of-Way line of said First Street and in the East Right-of-Way line of aforementioned Coleman Street;

Thence North 18 degrees 10 minutes 38 seconds West with the East Right-of-Way line of said Coleman Street, a distance of 78.97 feet to a capped iron rod found in the East Right-of-Way line of said street;

Thence North 17 degrees 39 minutes 21 seconds West continuing along said course of Coleman Street, a distance of 51.81 feet to the POINT OF BEGINNING and there terminating, enclosing 0.64 of an acre of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **BG-GBT INVESTMENTS, LLC**, does hereby adopt this amending plat, designating herein described property as **Bryant's Addition, Lot 1R, Block 15**, an addition to the Town of Prosper, Collin County, Texas and does hereby dedicate to public use forever all the streets and alleys shown thereon. The **BG-GBT INVESTMENTS, LLC** does herein certify the following:

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

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

WITNESS, my hand, this 13 day of June, 2017.

BG-GBT INVESTMENTS, LLC (OWNER)

BY: Trevor Wood
AUTHORIZED AGENT
PRINTED NAME & TITLE

STATE OF TEXAS
COUNTY OF Collin

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13 day of June, 2017.

Paul H. Rushion
Notary Public in and for the State of Texas

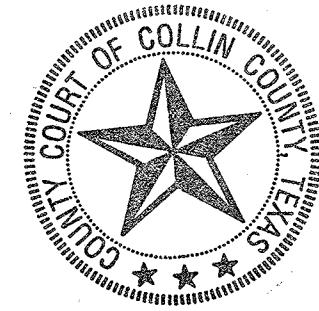
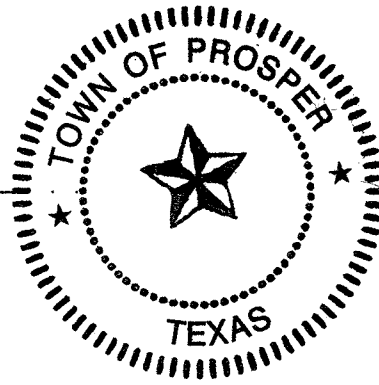
My commission expires on 5-29-19



CERTIFICATE OF APPROVAL

Approved this 19 day of July, 2017 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Paul H. Rushion Planning & Zoning Commission Chair
Carol Myers on behalf of Town Secretary Robyn Battle
Emily Fushy Engineering Department
W. J. R. Development Services Department



TOWN OF PROSPER
CASE # D16-0025

AMENDING PLAT
OF
BRYANT'S ADDITION
LOT 1R, BLOCK 15

BEING A REPLAT OF PART OF LOTS 2-3 & ALL OF LOTS 4-6, OUTLOT 1, BLOCK 15 OF BRYANT'S ADDITION AS RECORDED IN VOLUME 116, PAGE 162, DEED RECORDS OF COLLIN COUNTY, TEXAS BEING 0.64 ACRES (GROSS) & 0.61 ACRES (NET) OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 114, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Filed and Recorded
Official Public Records
Stacey Kepp, County Clerk
Collin County, TEXAS
06/15/2017 09:58:07 AM
\$31.00 SCAPLA
20170615010002820

2017-450



Stacey Kepp

GENERAL PLAT NOTES

- 1.) All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48065C0235J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) No flood plain exist on the site.
- 4.) The purpose of this amending plat is to create one lot from a combination of five lots.
- 5.) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 6.) Selling a portion of this addition by metes and bounds is a violation of town ordinances and state law and is subject to fines and withholding of utilities and building permits.
- 7.) This plat hereby dedicates 1,537 sq. feet (0.035 acre) of Right-of-Way to The Town of Prosper in fee simple.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

That I, **ERNEST WOORSTER**, Registered Professional Land Surveyor, do hereby certify that this replat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

Ernest Wooster
ERNEST WOORSTER R.P.L.S. # 6509

13 June 2017
DATE



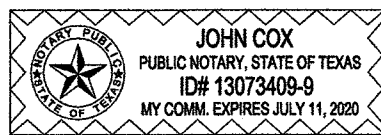
STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13th day of June, 2017.

John Cox
Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	20.00'
L2	N 00°10'39" E	20.00'
L3	N 90°00'00" W	26.45'

A TRACT OF LAND
DESCRIBED IN A DEED TO
EDUARDO BELL
DOCS# 2012-502170
O.P.R.C.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
BLISS PET RESORT, LLC
DOCS# 2015-162170
O.P.R.C.C.T.

A TRACT OF LAND
DESCRIBED IN A DEED TO
THOMAS L. JAMES & BOBBIE JAMES
DOCS# 2014-72220
O.P.R.C.C.T.

EAST FIRST STREET
VARIABLE WIDTH RIGHT-OF-WAY

EXHIBIT A: BOUNDARY SURVEY
ZONE 24-0026

LEGEND

- ⑮ = BLOCK
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- ε — = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER

CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE
SUITE: 408
BEDFORD, TX 76021
972.906.9985

OWNER

BG-GBT INVESTMENTS, LLC
P.O. BOX 129
PROSPER, TX 75078
972.347.9900

JOB #: 16-242 AP

DATE: 6/13/2017

DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

ZONE 24-0026
EXHIBIT B: STATEMENT OF INTENT

Mr. David Hoover
Director of Development Services
Town of Prosper
250 W. First Street
Prosper, TX 75078

Re: Letter of Intent – Haiby Coleman Planned Development Request (301 S. Coleman)

Dear Mr. Hoover:

Please accept this letter of intent for the Planned Development (PD) zoning request associated with the existing office building located at 301 S. Coleman. The purpose of this request is to modify the building setback, landscape setbacks, lot coverage, and open space requirements as a result of the right-of-way condemnation that has occurred to facilitate the First Street/Coleman intersection/round-about. The parcel is currently 0.6089 acres in size but this will be reduced to .5685 acres.

Below are the proposed modifications to the base Downtown Office Zoning to be requested

- Front Yard Setback – 5' or Variable Width
- Landscape Setback – 5' or Variable Width
- Landscape Islands at Parking Terminus Islands – Width to be Reduced to Proposed ROW on First Street
- Open Space Reduction

Should you need any additional information, please contact me at 817-201-6982.

Sincerely,



Matt Moore
Haiby Coleman, LLC
Manager

ZONE-24-0026

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 uses within this Planned Development District will follow the Downtown Office District.

2.0 District Regulations

- 2.1 The district regulation requirements within this Planned Development District are as follows:

- Size of Yards
 - Front Setback (Coleman Street) – 5’
 - Side Setback (First Street) – 5’
 - Side Setback (Second Street) – 15’
 - Rear Setback – 10’

3.0 Landscaping & Open Space

- 3.1 The landscaping and open space requirements within this Planned Development District are as follows:

- Landscaping
 - Coleman Street – 5’ Landscape Setback
 - First Street – 5’ Landscape Setback
 - Second Street – 15’ Landscape Setback
 - Adjacent to Residential – 15’ Landscape Setback
 - Parking Terminus Landscaping (First Street) – 5’ Width
 - Existing sidewalks may be allowed to be within landscaping setbacks.
 - Trees removed due to right-of-way acquisition shall be replaced by the Town.
- Open Space
 - Six Percent (6%) of Net Lot Area

PLOTTED BY: DREW DONOSKY
 1/13/2025 4:05 PM
 PLOT DATE: Y:\SHARED\PROJECTS\2015-137 PROSPER 104 AND 108 2ND ST\CAD\SHEETS\SP-1 SITE PLAN.DWG
 LOCATION: Y:\SHARED\PROJECTS\2015-137 PROSPER 104 AND 108 2ND ST\CAD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/13/2025 4:02 PM

SITE DATA SUMMARY																						
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)		LANDSCAPING		OPEN SPACE		
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.			REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ FT	PROV.	
1R	DTO	PROFESSIONAL OFFICE	0.57	24,782	7,378	34'-8"	55% MAX	29.8%	0.5:1 MAX	0.30	OFFICE (1 PER 350 SQ FT)		22	24	1	2	13,502	54%	360	11,280	1734.76	1,561.56

JAMES RALPH JORDAN, MARK HENRY JORDAN AND WILLIAM THOMAS JORDAN
 INST NO. 20110217000179950
 LAND USE: RESIDENTIAL MOBILE HOME ZONED SINGLE FAMILY

TLS INVESTMENTS
 DOC. NO. 20141222001389220
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

MARCIA PETTIS
 DOC. NO. 20130221000235310
 LAND USE: RESIDENTIAL ZONED DTSF

VIDAL RAMIRES
 VOL. 4551, PG. 2777
 D.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

HUBERT F. LOWRY
 VOL. 1310, PG. 48
 D.R.D.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

HESTER LOUISE MEVNSER REVOCABLE TRUST
 VOL 5377, PG 336
 D.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

LAND USE: RESIDENTIAL ZONED SINGLE FAMILY

PRESBYTERIAN CHURCH
 LAND USE: COMMERCIAL ZONED SINGLE FAMILY

SOUTH COLEMAN STREET
 (60' WIDTH R.O.W.)

EAST SECOND STREET
 (60' WIDTH R.O.W.)

EAST FIRST STREET
 (VARIABLE WIDTH R.O.W.)

EDUARDO BELL
 DOC. NO 20120501000502170
 O.P.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED DTO

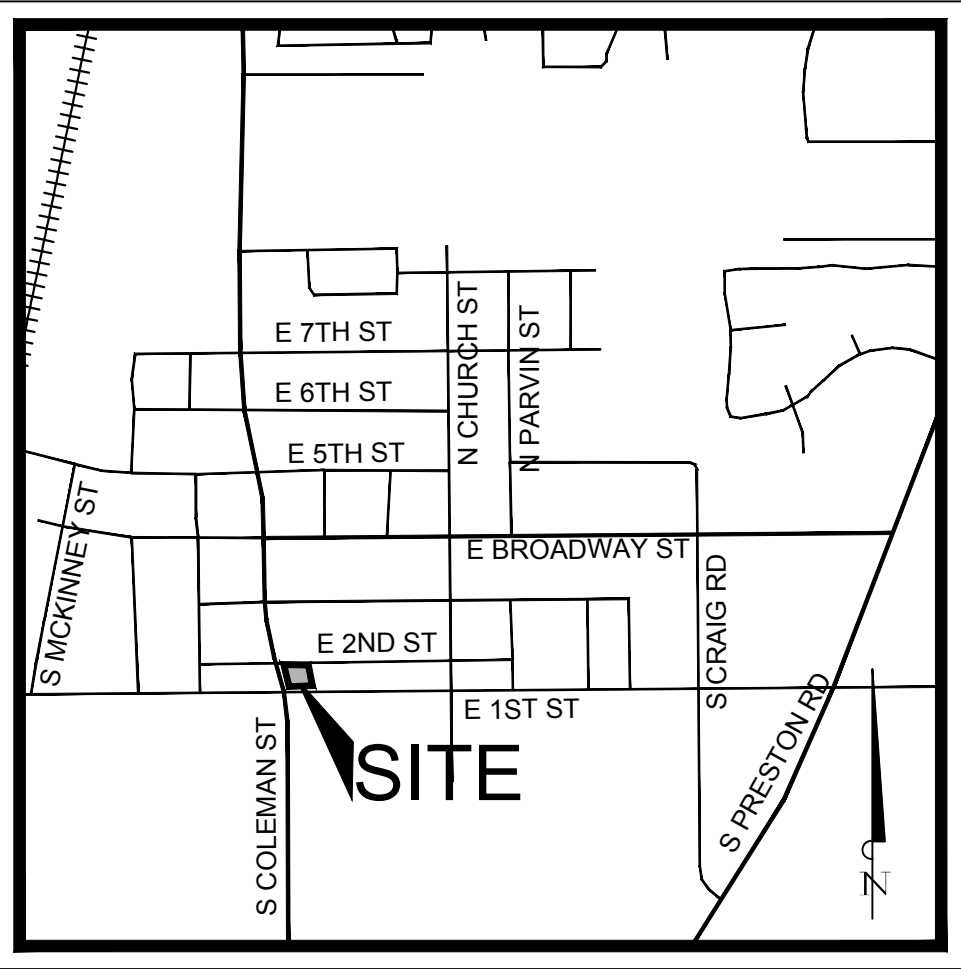
MCNEELEY INVESTMENTS, LLC
 DOC. NO 20080408000421920
 O.P.R.C.C.T.
 LAND USE: COMMERCIAL ZONED COMMERCIAL

THOMAS J. & BOBBIE JAMES
 DOC. NO 20140124000072220
 O.P.R.C.C.T.
 LAND USE: RESIDENTIAL ZONED DTO

LAND USE: RESIDENTIAL ZONED DTO

LEGEND	
	EX. FIRE HYDRANT
	FIRE HYDRANT
WM	WATER METER
	TRANSFORMER
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	PRIVATE SIDEWALK
V.W.	VARIABLE WIDTH

WATER METER SCHEDULE			
ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1 1/2"	1



VICINITY MAP
 N.T.S.

SITE PLAN NOTES

- 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 *

FLOOD PLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

CASE#: ZONE-24-0026

EXHIBIT D-1: SITE PLAN

LEGAL DESCRIPTION BRYANTS FIRST ADDITION VOL. 116, PG 162 LOT 1R, BLOCK 15 0.57 ACRES	
OWNER: HAIBY COLEMAN LLC 9271 SADDLE HORN CT PROSPER, TX 75078-8827 PH:817.201.6982	
APPLICANT: HAIBY COLEMAN LLC 9271 SADDLE HORN CT PROSPER, TX 75078-8827 PH:817.201.6982	
SURVEYOR: EAGLE SURVEYING, LLC. 210 SOUTH ELM STREET, SUITE 104 DENTON, TX 76201 ERNEST WOOTSTER PH:940.222.3009	
CITY: PROSPER	STATE: TEXAS
COUNTY COLLIN	SURVEY: EAGLE SURVEYING, LLC



PROPOSED BUILDING
 301 S. COLEMAN ST.
 PROSPER, TEXAS

SITE PLAN

SOUTH COLEMAN STREET
VOL. 116, PG. 162

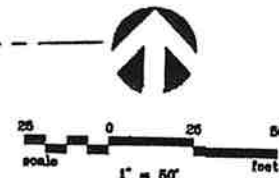
5/8" IRF BENT
VOL. 2017, PG. 450

EAST 2ND STREET
VOL. 116, PG. 162

LOT 1R, BLOCK 15
AMENDING PLAT OF
BRYANT'S ADDITION
VOL. 2017 PG. 450

HAIBY COLEMAN LLC
INST. NO.
20190307000239890

P.O.C.
1/2" IRF
"TERRACORP"
X = 2,488,050.36
Y = 7,136,093.52



DANNY AND HILDA VILLANUEVA
VOL. 5367 PG. 8985

P.O.B. PARCEL 29-2
X = 2,488,029.19
Y = 7,135,974.92

PARCEL 29-2
0.0150 ACRES
653 SQ. FT.

P.O.B. PARCEL 29-1
X = 2,488,052.69
Y = 7,135,975.03

COLLIN CSL SURVEY
ABSTRACT NUMBER 147

10X10 UTILITY &
STREET ESMT.
VOL. 2017, PG. 450

PARCEL 29-1
0.0404 ACRES
1,762 SQ. FT.

EAST FIRST STREET
COUNTY ROAD 3
VOL. 116, PG. 162

EXIST.
R.O.W.

PROP.
R.O.W.

VISION AND STRUCTURE LLC
INST. NO.
20200903001480220

LOT 1, BLOCK A
BLISS RESORT ADDITION
VOL. 2020 PG. 680

FIRST PRESBYTERIAN CHURCH
VOL. 140 PG. 629

PROP.
R.O.W.

SOUTH COLEMAN
STREET
(NO RECORD FOUND)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°07'46" E	4.83'
L2	S 20°02'35" E	15.70'
L3	S 89°43'40" W	97.64'
L4	N 90°00'00" E	87.12'
L5	N 43°52'14" E	12.70'
L6	N 89°43'40" E	23.99'
L7	S 46°07'46" E	17.16'
L8	N 18°10'38" W	5.13'
L9	N 17°39'21" W	51.81'

CURVE TABLE

NO.	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°48'56"	S 44°27'03" E	48.83	41.61	40.36
C2	21°24'49"	S 79°33'56" E	186.33	69.64	69.24
C3	10°42'45"	N 84°54'58" W	186.33	34.84	34.79

LEGEND:

- PROPOSED R.O.W. DEDICATION
- PROPOSED TEMP. CONST. ESMT.
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. — DEED RECORDS COLLIN COUNTY, TEXAS
- IRF — IRON ROD FOUND
- — MONUMENT FOUND
- — 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900" SET

NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, NAD83 (2011). All labeled distances are scaled to the surface using the inverse (1.000152710) of the project combined scale factor (0.999847313). The system was established on site using the Alterra Central Trimble RTKNET.
- All record references are to those of the Collin County Clerk unless otherwise noted.
- A legal description of even date accompanies this drawing.



I, Blake Sudduth, RPLS 6631, hereby certify that this survey was performed in compliance with the land surveying rules of the Texas Board of Professional Engineers and Land Surveyors and was performed in the field under my direction.

Blake Sudduth 2-14-24
Blake Sudduth, RPLS 6631

TBPELS FIRM NO. 10127900



Grantham & Associates, Inc.
Civil Engineering & Surveying

6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2
GARLAND, TEXAS 75044

(972) 844-2333 (TEL.)
(972) 844-2334 (FAX)

TOWN OF PROSPER

PARCEL 29

WEST FIRST STREET PROJECT # 1512-ST
OWNER: HAIBY COLEMAN LLC
0.0621 ACRES OR 2,707 SQUARE FEET

EXHIBIT "A"
PAGE 4 OF 4

2-14-2024
2-14-2024
88-PARCEL-29.DWG

EXHIBIT D-2: TAKING EXHIBIT
ZONE 24-0026