

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, July 19, 2022, 6:00 p.m.

**Notice Regarding Public Participation**

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/86944373392>

Enter Meeting ID: 869 4437 3392

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 869 4437 3392

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**Addressing the Planning & Zoning Commission:**

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

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

### **3. 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. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a.** Consider and act upon minutes from the July 5, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Site Plan for a House of Worship, on 5.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0111).
- 3c.** Consider and act upon a Conveyance Plat/Final Plat for North Texas Conference of the United Methodist Church Addition, Block A, Lots 1 and 2, on 9.9± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0112).
- 3d.** Consider and act upon a Final Plat for Prosper Center, Block B, Lot 3, on 5.6± acres, located on the north side of Prairie Drive, west of Mahard Parkway. The property is zoned Office (O). (D21-0132).
- 3e.** Consider and act upon a Preliminary Site Plan for a House of Worship, on 10.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D22-0034).
- 3f.** Consider and act upon a Preliminary Plat OM Prosper Estates, for 10 single family residential lots and three (3) HOA/Open space lots, on 21.5± acres, located on the south side Frontier Parkway, between Coit Road and Custer Road. The property is located within our Extra-Territorial Jurisdiction (ETJ). (D22-0050).
- 3g.** Consider and act upon a Site Plan for a multi-tenant building, on 1.5± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0052).
- 3h.** Consider and act upon a Final Plat for Mav Addition Block A, Lot 3R, on 1.5± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0053).

### **CITIZEN COMMENTS**

The public is invited to address the Planning & Zoning 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 the Development Services Department prior to the meeting.

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" 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 address the Commission when the item is considered by the Planning & Zoning Commission.

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

Note: The order in which items are heard on the agenda is subject to change.

#### **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, July 15, 2022, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

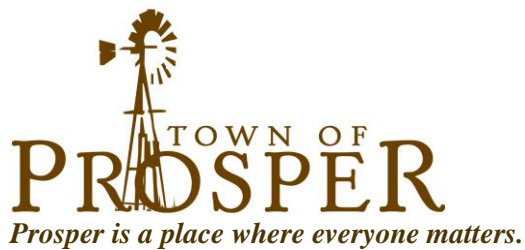
\_\_\_\_\_  
Date Notice Removed

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.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Town Hall is 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.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, July 5, 2022, 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 Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris, Damon Jackson and Tommy Van Wolfe

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

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the June 21, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan and Façade Plan for a Hotel, on 1.8± acres, located on the west side of Mahard Parkway, south of Prairie Drive. The property is zoned Planned Development-101 (PD-101). (D22-0031).**
- 3c. Consider and act upon a Preliminary Site Plan for Gates of Prosper, Phase 3, consisting of retail and restaurant, on 33.3± acres, located on the west side of Preston Road, south of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D22-0054).**
- 3d. Consider and act upon a Final Plat for Windsong Ranch, Phase 7G, for 53 single family residential lots, and one (1) HOA/open space lots, on 145.4± acres, located on the west side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D22-0055).**
- 3e. Consider and act upon a Site Plan, for expansion to an existing building, Prosper Counseling, on 0.3± acres, located on the southeast corner of Coleman Street. and Third Street. The property is zoned Downtown Office (DTO). (D22-0057).**
- 3f. Consider and act upon a Replat for Bryant's Addition, Block 11, Lot 1R, on 0.6± acres, located on the southeast corner of East Broadway Street and South Coleman Street. The property is zoned Commercial (C). (D22-0060).**
- 3g. Consider and act upon a Preliminary Site Plan for an Amenity Center and Public Park, Block A, Lots 1-2, on 9.37± acres, located on the northeast corner of Cool River Trail and Starwood Drive. The property is zoned Planned Development-66(PD-66). (D22-0061).**

Motioned by Van Wolfe, seconded by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.



#### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002)**

*Soto:* Presented exhibits and recommended approval subject to approval of a development agreement.

Chair Daniel opened the Public Hearing.

*Matt Moore (Applicant Representative):* Presented information on hotel and amenities provided to meet limited service requirements.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motion by Charles, seconded by Harris, to approve Item 4, subject to staff recommendations and approval of a development agreement. Motion approved 6-1. Peterson voted in opposition to the request.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8± acres, located on the southwest corner of Broadway Street and Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006).**

*Soto:* Presented exhibit and recommended approval of the request subject to approval of a development agreement.

Chair Daniel opened the Public Hearing.

*Matt Moore (Applicant Representative):* Provided information regarding the proposed use.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motioned by Jackson, seconded by Pettis, to approve Item 5 subject to staff recommendations and approval of a development agreement. Motion approved 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.**

*Soto:* Provided a summary of recent action taken by Town Council.

- 7. Adjourn.**

Motioned by Pettis, seconded by Harris to adjourn. Motion approved 7-0 at 6:34 p.m..

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Doug Braches, Planning Technician

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Michael Pettis, Secretary



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3b**

**From:** Pamela Clark, Business System Specialist

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – July 19, 2022

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**Agenda Item:**

Consider and act upon a Site Plan for a House of Worship, on 5.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0111).

**Description of Agenda Item:**

The Site Plan shows a House of Worship, totaling 19,403 square feet. Access is provided from Denton Way. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Agricultural development standards.

As companion items, the Preliminary Site Plan (D22-0034) for House of Worship and Conveyance Plat Final Plat (D21-0112) for North Texas Conference of the United Methodist Church Addition, Block A, Lots 1 and 2, are on the July 19, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

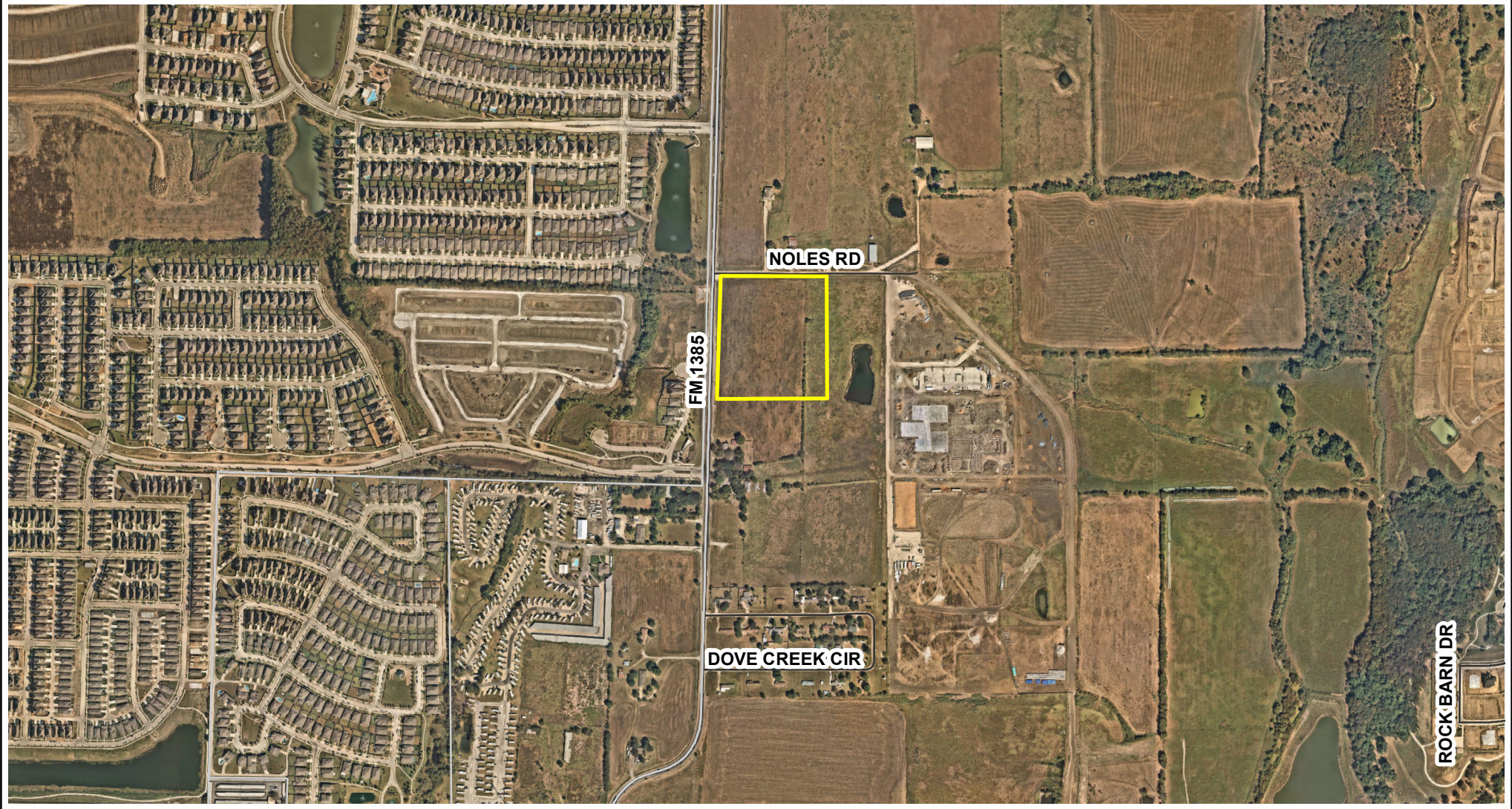
**Staff Recommendation:**

Staff recommends approval of the Site Plan subject to:

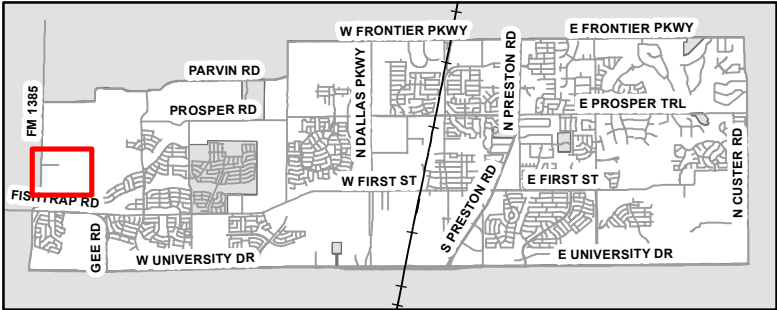
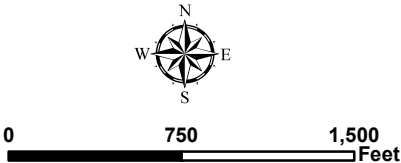
1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D21-0111 - Grace Chapel



This map is for illustration purposes only.





MARK TORRES  
10/19/2021 4:19 PM  
Z:\PROJECTS\2020-064 GRACE CHAPEL PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 10/19/2021 4:15 PM

PLANNED  
10/6/27/2026  
C.T.

F.M. HIGHWAY 1385  
ASPHALT ROADWAY  
80' RIGHT-OF-WAY

#### TOWN OF PROSPER SITE PLAN GENERAL NOTES:

##### DEVELOPMENT PLAN REVIEW GUIDELINES

- THE BUILDING HEIGHT, WIDTH, LENGTH, AND SQUARE FOOTAGE SHALL BE PROVIDED FOR ALL STRUCTURES ON THE DRAWING.
- THE CLASSIFICATION OF EACH BUILDING SHALL BE IDENTIFIED IN THE DRAWING.
- A MINIMUM OF TWO POINTS OF ACCESS TO THE PROPERTY SPACED NO LESS THAN 140 FEET APART, AMENDMENT 503.1.4
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS, AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS AND FACILITIES OTHER THAN R3. R3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM A HYDRANT TO A HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1

WHILE THERE IS AN ARRAY OF BENEFITS TO EMERGENCY RESCUE AND FIREFIGHTING TACTICS, THE FOLLOWING ARE A FEW BASIC SCENARIOS TO EXPLAIN THE RATIONALE:

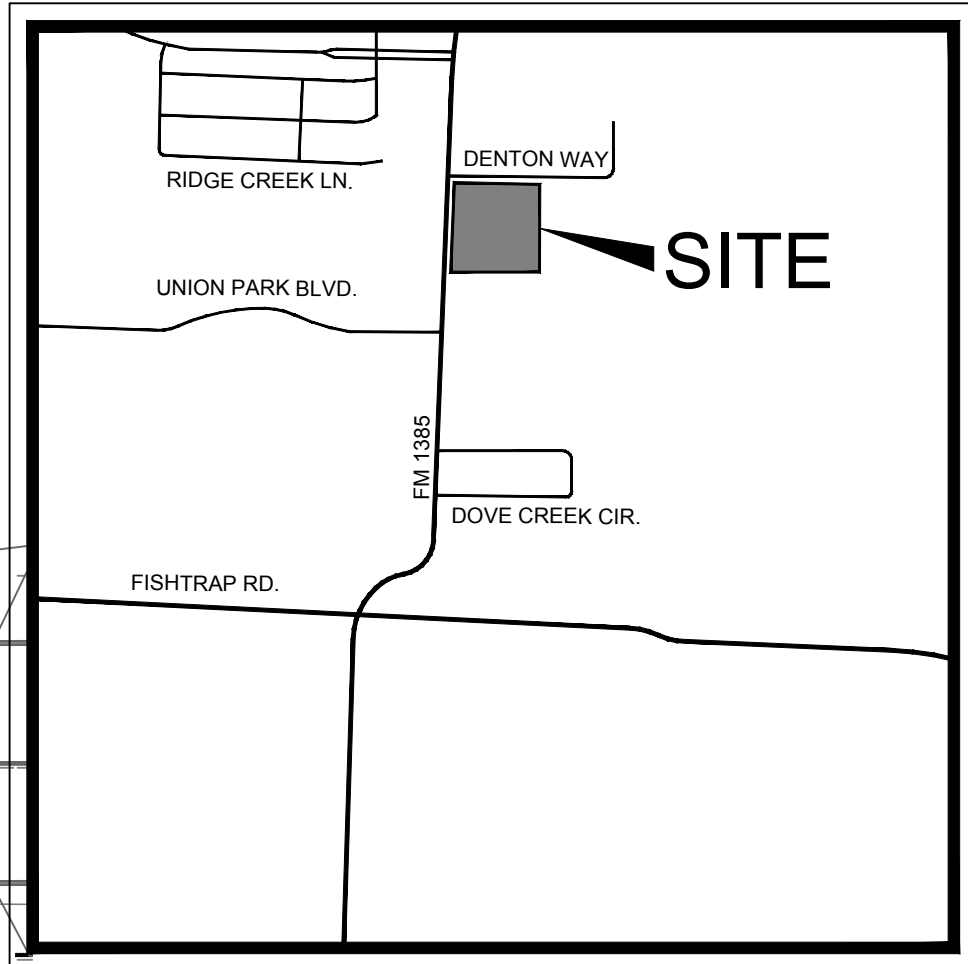
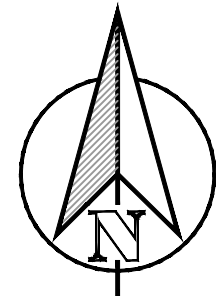
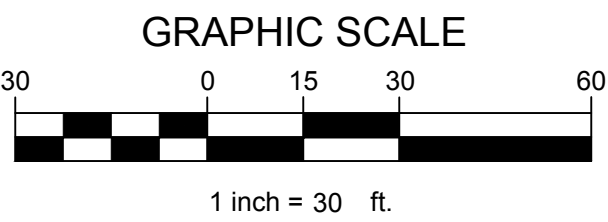
- 1) LADDER ANGLE IN THE EVENT OF EMERGENCY RESCUE.
- 2) LADDER ANGLE IN THE EVENT OF ROOF VENTILATION.
- 3) 360° SIZE-UP IS A BASIC PROTOCOL AND PROCEDURE OF THE FIRST ARRIVING OFFICER. THIS ALLOWS FIREFIGHTERS TO SIZE UP THE DANGER(S) TO DETERMINE IF ADDITIONAL APPARATUS AND AID WILL BE NEEDED.
- 4) HOSE LAY MANEUVERABILITY OF A HOSE ATTACK. FIREFIGHTERS MUST PULL HOSE(S). IT IS COMMON PRACTICE THROUGHOUT THE INDUSTRY. UNFORTUNATELY, THERE IS NO ORDERLY OR SINGLE APPROACH TO STRETCHING HOSE OUT WHEN A BUILDING IS ON FIRE.
- 5) STAGING RESCUE EQUIPMENT AND VENTILATION FANS, TOOLS, THE MANEUVERABILITY OF EMS EQUIPMENT, AND SO FORTH.

- AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE PROPOSED BUILDINGS IF THE SQUARE FOOTAGE EXCEEDS 5,000 SQUARE FEET TO THE DRIP LINE ON EACH LOT OR THE OCCUPANT LOAD WITHIN THE ASSEMBLY OCCUPANCY EXCEEDS 100 PEOPLE. AMENDMENT 903.2.11.9.

#### SITE SUMMARY TABLE:

BLOCK	LOT	ZONING	PROPOSED USED	LOT AREA		BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED (%)	OPEN SPACE PROVIDED
				(SF)	(AC)	(SF)	(FT)	(%)						(SF)	(SF)	(SF)	(SF)	(SF)
A	1	A - AGRICULTURE	CHURCH/ADMIN /CLASSROOM	236,172	5,422	19,403	1 STORY - 25'11"	8.22	12.16:1	130	143	5	5	(15 SF PER SPACE) 2,145	3,490	120,409	(7% OF LOT AREA) 16,532	115,763
Total				236,172	5,422	19,403		8.22		130	143	5	5	2,145	3,490	120,409	16,532	115,763

PARKING SUMMARY	
PARKING REQUIRED CHURCH = 300 / 3 SEATS = 100 CLASSROOM = 6"1.5 = 9 ADMIN/DAYCARE = 21 CHILDREN = 120	130 SPACES
PARKING PROVIDED	143 SPACES
ADA REQUIRED	5 SPACES
ADA PROVIDED	5 SPACES



VICINITY MAP  
N.T.S.

LEGEND	
	FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT



GRACE CHAPEL PROSPER

SITE PLAN  
CASE #:D21-0111

OWNER/DEVELOPER: NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH PO BOX 866128 PLANO, TEXAS 75086		CONTACT NAME: KENNETH WOLVERTON
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		CONTACT NAME: DREW DONOSKY
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE 104, TX 75057 PH: 940.222.3009		CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION: LOTS 1, BLOCK A NORTH TEXAS CONFERENCE OF THE METHODIST CHURCH ADDITION GROSS AREA: 5,422 OR 236,172 SF		
CITY: TOWN OF PROSPER	STATE: TEXAS	
COUNTY: DENTON	SURVEY: JOHN MORTON SURVEY	ABSTRACT NO. 793

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	10/19/2021
SHEET	
SP-1	
File No. 2020-064	

GRACE CHAPEL PROSPER  
FM 1385 & DENTON WAY  
PROSPER, TX

SITE PLAN

No.	DATE	REVISION	BY

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TEXAS 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENGINEERING.COM

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 125651, date 10/19/2021





**To: Planning & Zoning Commission**

**Item No. 3c**

**From: Pamela Clark, Business System Specialist**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – July 19, 2022**

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**Agenda Item:**

Consider and act upon a Conveyance Plat/Final Plat for North Texas Conference of the United Methodist Church Addition, Block A, Lots 1 and 2, on 9.9± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0112).

**Description of Agenda Item:**

The purpose of the Conveyance Plat/Final Plat for North Texas Conference of the United Methodist Church Addition, Block A, Lots 1 and 2, to dedicate easements necessary for development (Lot 1) and subdivide one lot (Lot 2). The plat conforms to Agricultural (A) development standards.

As companion items, the Preliminary Site Plan (D22-0034) and a Site Plan (D21-0111) for a House of Worship, are on the July 19, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Conveyance Plat/ Final Plat

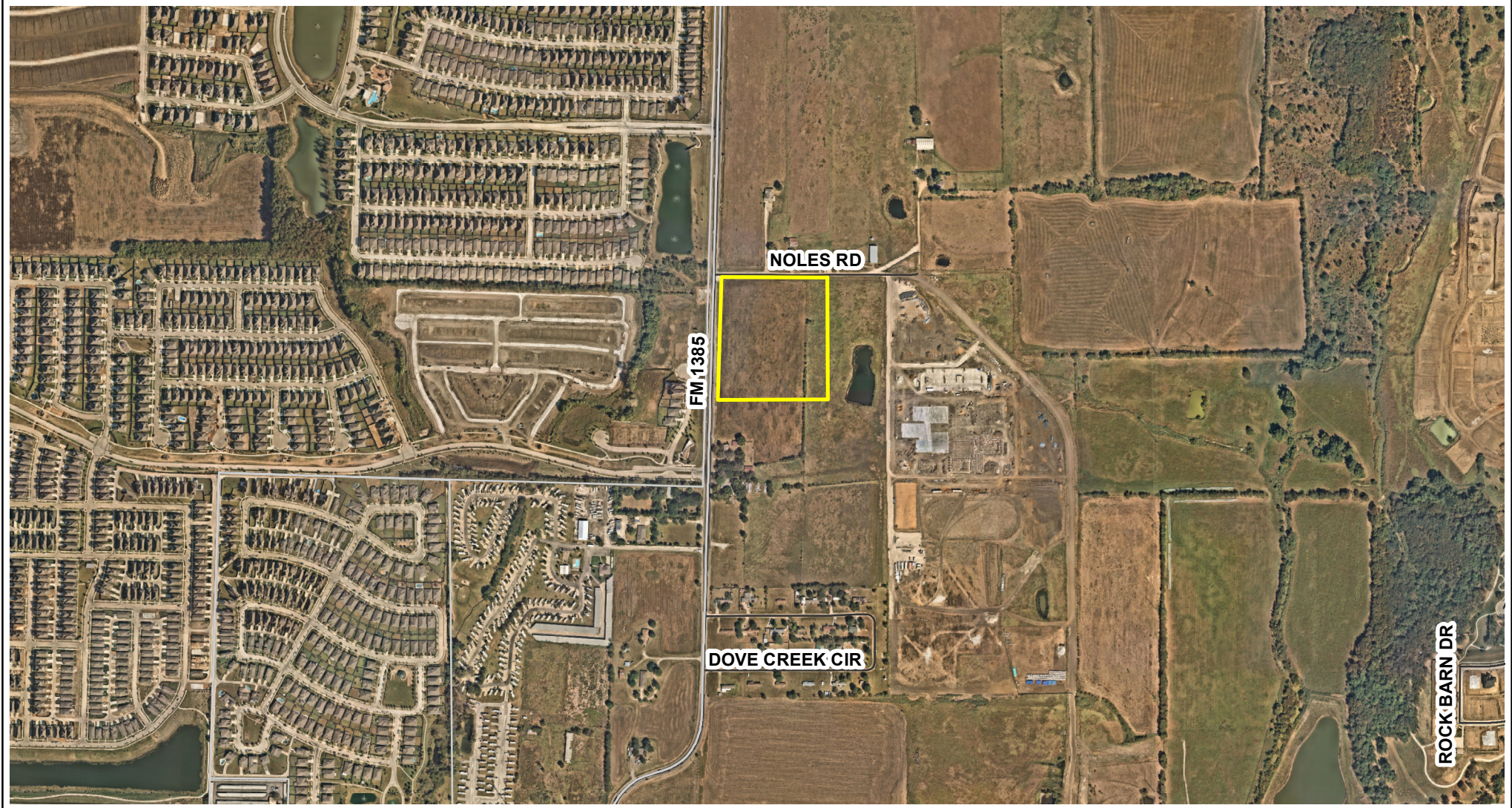
**Staff Recommendation:**

Staff recommends approval of Conveyance Plat/Final Plat, subject to:

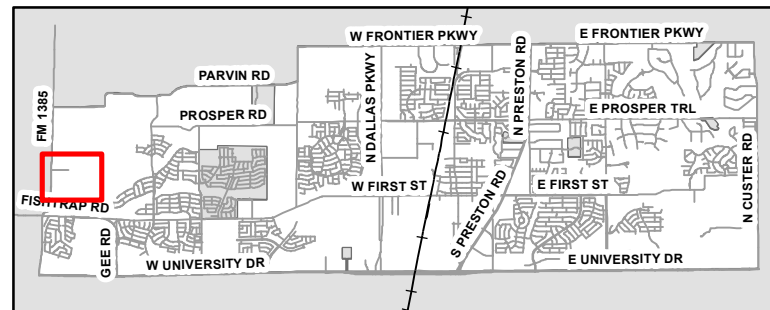
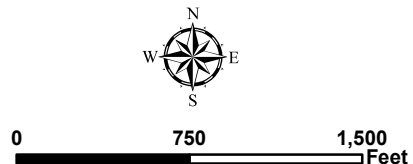
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat/Final Plat.



# D21-0112 - North Texas Conference of the United Methodist Church



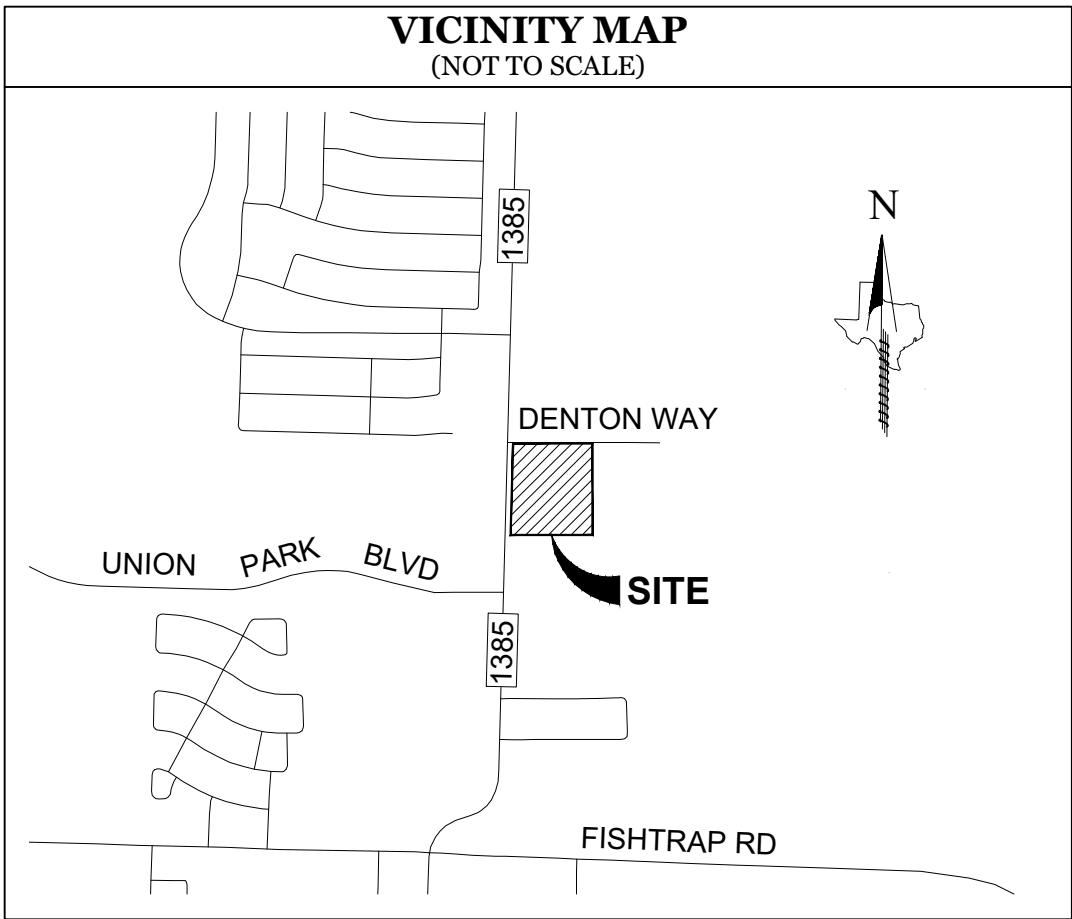
This map is for illustration purposes only.











GENERAL NOTES	
1.	The purpose of this plat is to create two lots of record from one tract of land and to dedicate easements.
2.	This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 48121C0410G.
3.	The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
4.	Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

EASEMENT NOTES	
<b>ACCESS EASEMENT</b>	
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.	
<b>FIRE LANE EASEMENT</b>	
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.	
<b>LANDSCAPE EASEMENT</b>	
The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.	

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, Trustees Of The North Texas Conference Of The United Methodist Church are the owners of a 9.33 acre tract of land out of the John Morton Survey, Abstract Number 793, situated in the Town of Prosper, Denton County, Texas, and being a part of a called 10.35 acre tract of land conveyed to Trustees Of The North Texas Conference Of The United Methodist Church by deed of record in Document Number 2020-131951 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod with green plastic cap stamped "EAGLE SUREYING" set at the intersection of the East right-of-way line of Farm-To-Market Road No. 1385 and Denton Way, being the Southwest corner of a called 0.427 acre tract conveyed to Denton Independent School District by deed of record in Document Number 2021-174358 of said Official Records, being in the West line of said 10.35 acre tract, from which a 1/2" iron rod found at the Southwest corner of a called 65.133 acre tract conveyed to Denton Independence School District by deed of record in Document Number 2017-65208 of said Official Records, also being the Northwest corner of said 10.35 acres bears N 89°54'39"E, a distance of 30.01 feet;

**THENCE**, N 89°54'39" E, leaving the East right-of-way line of Farm-To-Market Road No. 1385, along Denton Way and the South line of said 0.427 acres, a distance of 620.04 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set in the East line of said 10.35 acre tract at the Southeast corner of said 0.427 acres and hereof, from which a 1/2" iron rod found at an interior ell corner of said 65.133 acres bears N 00°05'21"W, a distance of 30.00 feet and N 89°54'39" E, a distance of 342.68 feet;

**THENCE**, leaving Denton Way, along the East and South lines of said 10.35 acres, the following two (2) courses and distances:

1. S 00°05'21" E, a distance of 685.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Southeast corner of said 10.35 acres and hereof;
2. S 89°54'39" W, a distance of 641.71 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found in the East right-of-way line of Farm-To-Market Road No. 1385, being the Southwest corner of said 10.35 acres and hereof;

**THENCE** N 01°38'47" E, along the East right-of-way line of Farm-To-Market Road No. 1385, being the common West line of said 10.35 acres, a distance of 685.31 feet to the **POINT OF BEGINNING**, and containing 9.93 acres (432,459 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TRUSTEES OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH**, acting herein by and through its duly authorized officer, does hereby adopt this plat, designating herein described property as **NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **TRUSTEES OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH**, does herein certify the following:

- 1.) The streets and alleys are dedicated for street and alley purposes.
- 2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- 3.) The easements and public use area, 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 in approved by the Town of Prosper.
- 5.) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6.) Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user 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 tight to remove and keep removed all or part 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 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.

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

WITNESS AT MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER: **TRUSTEES OF THE NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH**

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

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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

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

\_\_\_\_\_  
Date

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
<b>APPROVED</b> on this _____ day of _____, 20__, by the Planning and Zoning Commission of the Town of Prosper, Texas.	
_____ Town Secretary	
_____ Engineering Department	
_____ Development Services Department	

Project 2005.002-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 07/05/2022	
Drafter CHM/BE	

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

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Trustees Of The North Texas Conference Of The United Methodist Church  
P.O. Box 866128  
Plano, TX 75086

FINAL PLAT  
**NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH ADDITION**  
**LOT 1, BLOCK A**  
CONVEYANCE PLAT  
**NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH ADDITION**  
**LOT 2, BLOCK A**  
BEING 9.93 ACRES OF LAND OUT OF THE JOHN MORTON SURVEY, ABSTRACT NO. 793, TOWN OF PROSPER, DENTON COUNTY, TEXAS  
CASE No. D21-0112





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3d**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – July 19, 2022

---

**Agenda Item:**

Consider and act upon a Final Plat for Prosper Center, Block B, Lot 3, on 5.6± acres, located on the north side of Prairie Drive, west of Mahard Parkway. The property is zoned Office (O). (D21-0132).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The Final Plat conforms to the Office development standards.

On February 15, 2022, Planning and Zoning Commission approved a site plan for 5 office building. (D21-0131).

**Attached Documents:**

1. Location Map
2. Final Plat

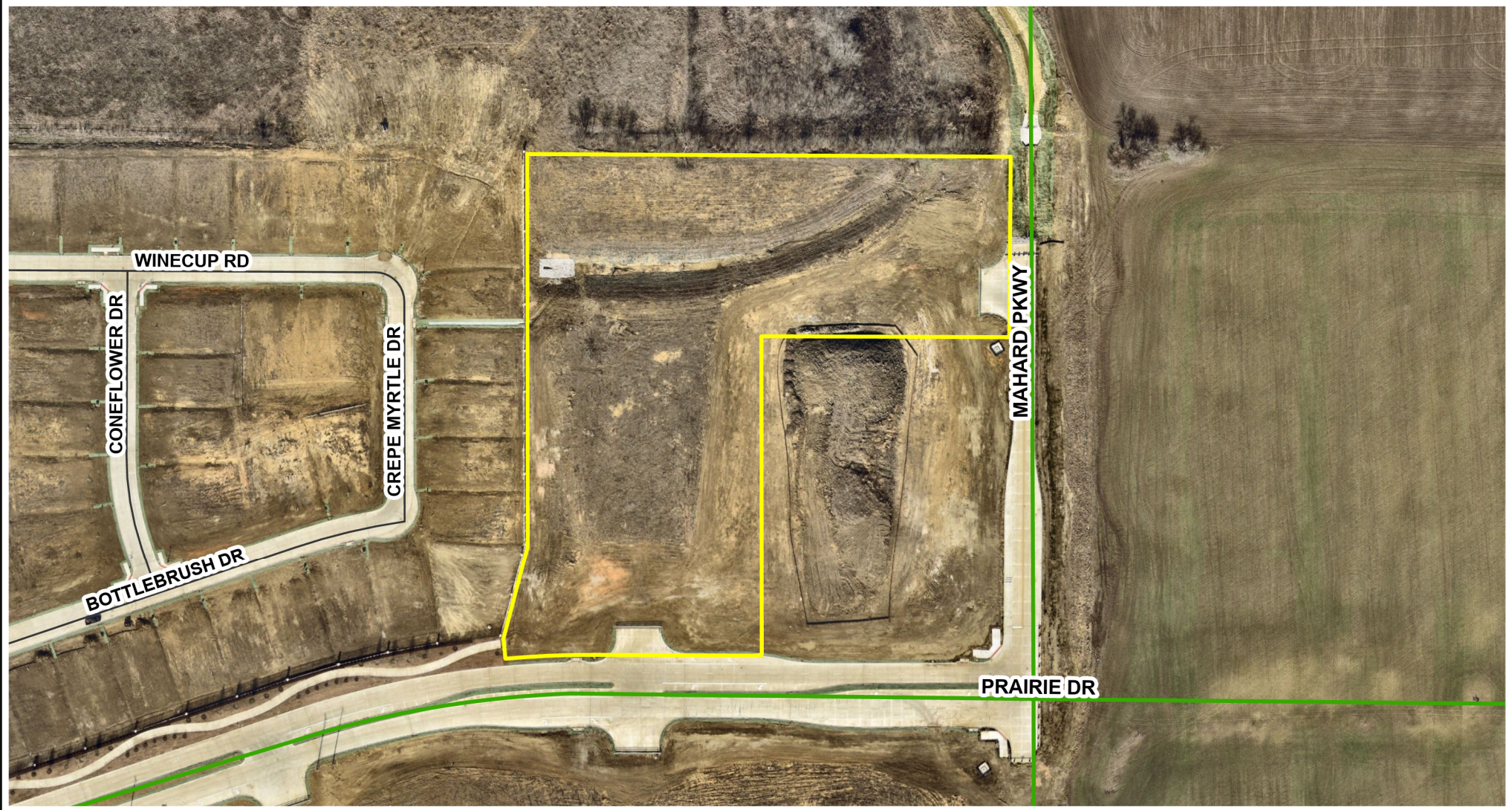
**Staff Recommendation:**

Staff recommends approval of the Final Plat, subject to:

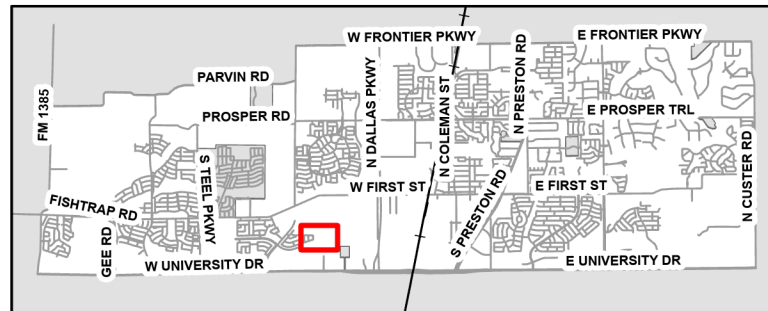
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



# D21-0132 - Prosper Center Office, Phase 1



This map is for illustration purposes only.







OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, CLC-PROSPER 380 1, LLC, is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being all of Lot 3, Block B of Prosper Center, Block B, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Volume 2021, Page 613 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3, common to the west end of the northerly terminus of Mahard Parkway, a variable width right-of-way, same being on a southerly line of a called 60.914 acre tract of land described in a deed to SC TW-380, LLC, as recorded in Instrument No. 20190724000876240 of the Official Public Records of Collin County, Texas;

THENCE South 00°26'47" West, departing said southerly line of said 60.914 acre tract, along an easterly line of said Lot 3 and the westerly right-of-way line of said Mahard Parkway, a distance of 219.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said Lot 3, common to the northeast corner of Lot 2, Block B of said Prosper Center, Block B, Lots 2, 3 and 4;

THENCE North 89°47'12" West, departing the westerly right-of-way line of said Mahard Parkway and along a southerly line of said Lot 3 and the northerly line of said Lot 2, a distance of 302.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Lot 3, common to the northwest corner of said Lot 2;

THENCE South 00°04'01" East, along an easterly line of said Lot 3 and the westerly line of said Lot 2, a distance of 389.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said Lot 3, common to the southwest corner of said Lot 2, same being on the northerly right-of-way line of Prairie Drive, a variable width right-of-way;

THENCE South 86°30'33" West, along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, a distance of 11.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°40'36" West, continuing along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, a distance of 190.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 5°33'55", a radius of 1145.00 feet, a chord bearing and distance of South 87°32'27" West, 111.17 feet;

THENCE in a southwesterly direction continuing along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, and with said curve to the left, an arc distance of 111.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set the southwest corner of said Lot 3, common to the southeast corner of Hills at Legacy, Phase 2, according to the Final Plat thereof recorded in Volume 2021, Page 617 of the Plat Records of Collin County, Texas;

THENCE North 05°14'31" West, departing the northerly right-of-way line of said Prairie Drive, along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 14°46'04" East, continuing along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 115.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°05'16" West, continuing along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 478.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 3, common to the northeast corner of said Hills at Legacy, Phase 2, same being on the southerly line of a called 78.483 acre tract of land described in a deed to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE South 89°40'36" East, along the northerly line of said Lot 3, the southerly line of said 78.48 acre tract and aforesaid southerly line of said 60.914 acre tract, a distance of 589.62 feet to the POINT OF BEGINNING and containing 5.581 acres (243,123 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CLC-PROSPER 380 1, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as PROSPER CENTER, BLOCK B, LOT 3, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. CLC-PROSPER 380 1, 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.

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 \_\_\_\_\_, 2022.

BY: CLC-PROSPER 380 1, LLC, a Texas limited liability company

By: Cloudloft Management, LLC  
its Manager

By: \_\_\_\_\_  
Alex Leestock, President

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public In And For The State Of Texas

Printed Name

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 Lot 23, Block C, and Lot 24, Block C as shown on the plat are 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 obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any 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.

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

STREET EASEMENT

The area or areas shown on the plat as "Street Easemen" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

VISIBILITY AND MAINTENANCE EASEMENT

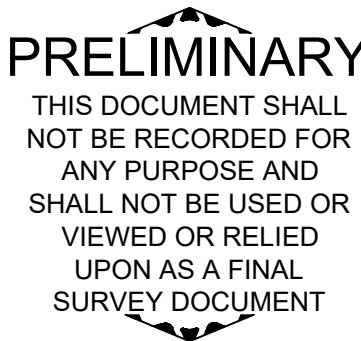
The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall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

LANDSCAPE EASEMENT

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

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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.



SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department

Town Secretary

Development Services Department

FINAL PLAT  
PROSPER CENTER  
BLOCK B, LOT 3

5.581 ACRES

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
TOWN OF PROSPER CASE # D21-0132

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	JULY 2022	067252018	2 OF 2
OWNER: CLC-Prosper 380 1, LLC 1901 N. Akard Street Dallas, Texas 75201 Ph: 214-533-2800 Contact: Tom Martin					
ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Ph: 972-335-3580 Contact: Carolyn Koch, P.E.					



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3e**

**From: Pamela Clark, Business System Specialist**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – July 19, 2022**

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a House of Worship, on 10.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D22-0034).

**Description of Agenda Item:**

The Preliminary Site Plan is for a House of Worship consisting of 19,403 square feet. Access will be provided from Denton Way. The Preliminary Site Plan conforms to the Agricultural (A) development standards.

As companion items, the Site Plan (D21-0111), for a House of Worship and Conveyance Plat Final Plat (D21-0112) for North Texas Conference of the United Methodist Church, Block A, Lots 1 and 2, are on the July 19, 2022 agenda

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

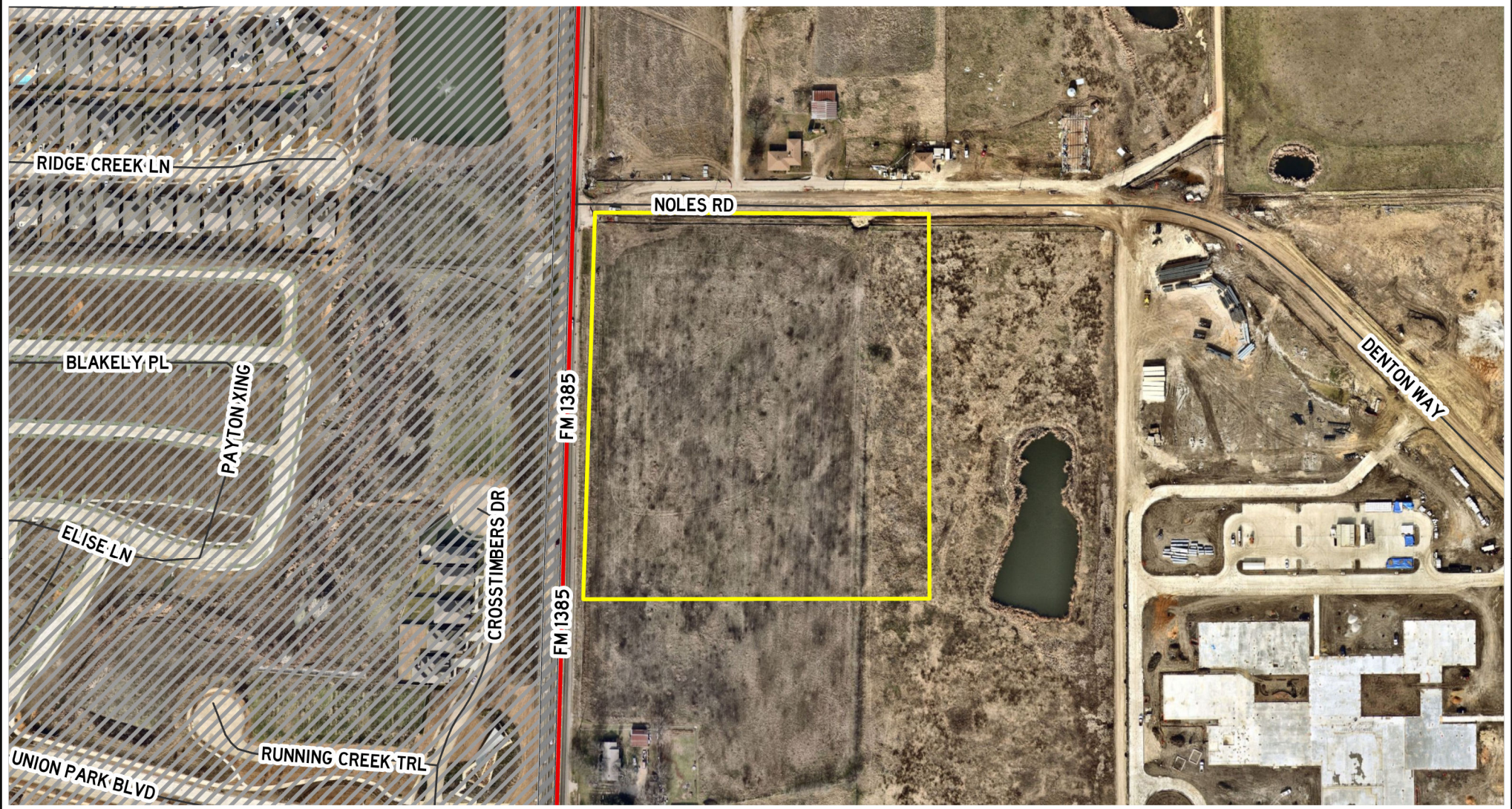
**Staff Recommendation:**

Staff recommends approval of the Preliminary Site Plan subject to:

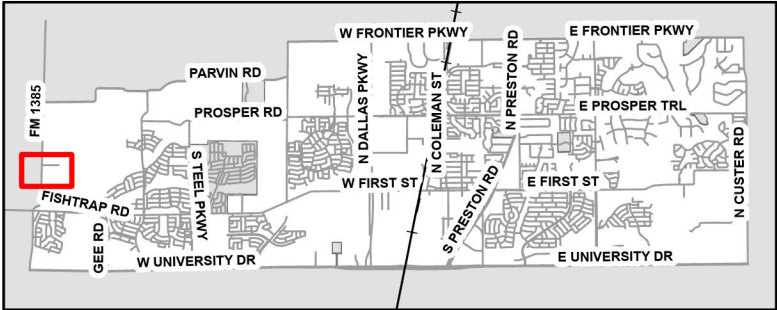
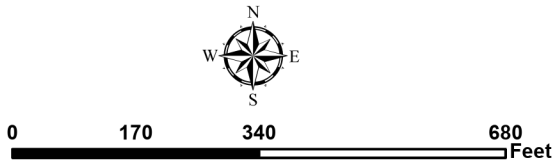
1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0034 - Grace Chapel



This map is for illustration purposes only.



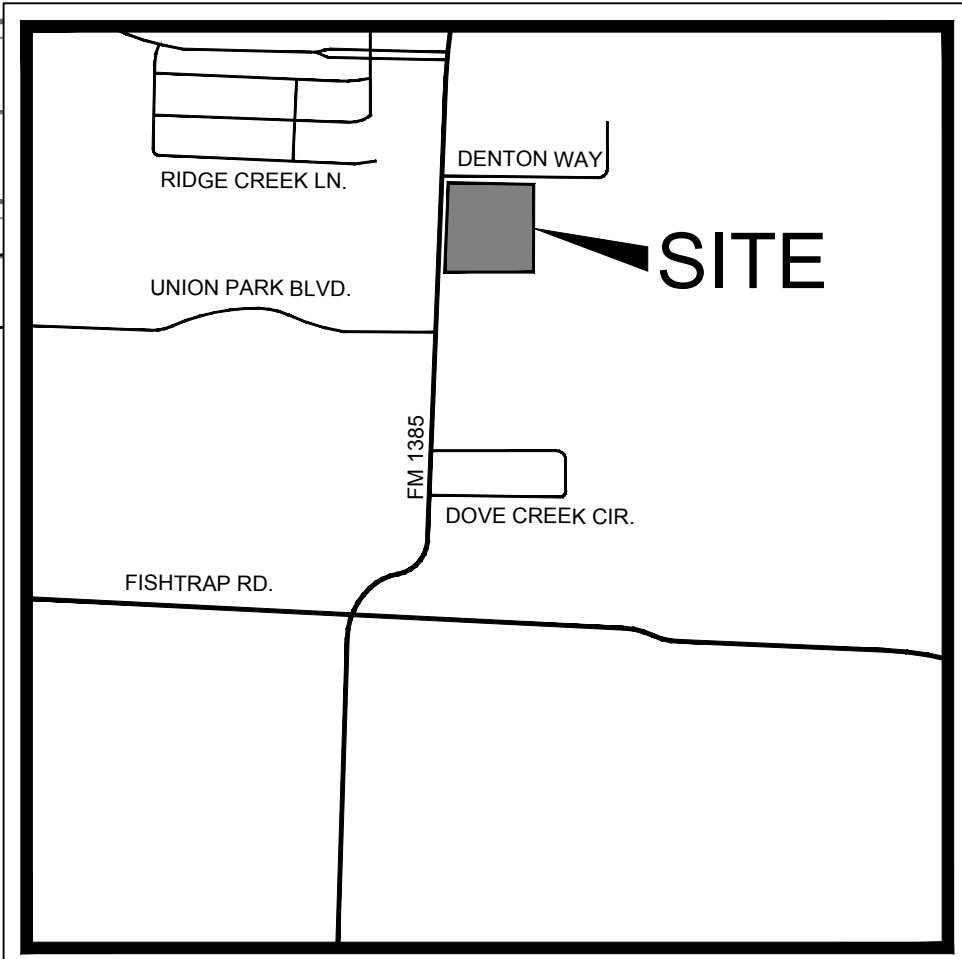
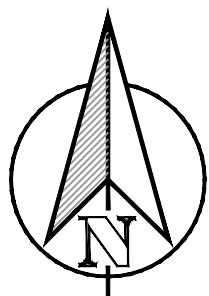
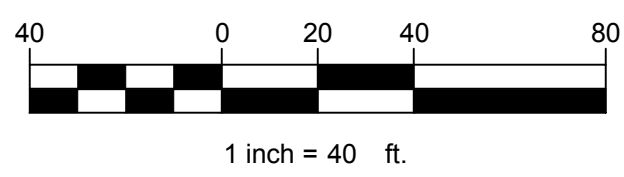


## SITE SUMMARY TABLE:

BLOCK	LOT	ZONING	PROPOSED USED	LOT AREA		BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED (7%)	OPEN SPACE PROVIDED
				(SF)	(AC)	(SF)	(FT)	(%)						(SF)	(SF)	(SF)	(SF)	(SF)
A	1	A - AGRICULTURE	CHURCH/ADMIN /CLASSROOM	236,187	5.422	19,403	1 STORY - 25'11"	8.22	12.16:1	130	137	5	5	(15 SF PER SPACE) 2,025	3,490	120,409	(7% OF LOT AREA) 16,532	115,763
A	2	A - AGRICULTURE	TBD	214,887	4.933	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

NOTE: REZONING FOR LOT 2 WILL BE REQUIRED FOR A NON-RESIDENTIAL USE.

GRAPHIC SCALE

VICINITY MAP  
N.T.S.

LEGEND	
	FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	HEAVY DUTY CONCRETE PAVEMENT PER TxDOT DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT

GRACE CHAPEL PROSPER

PRELIMINARY SITE PLAN  
CASE #:D22-0034

OWNER/DEVELOPER: NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH PO BOX 866128 PLANO, TEXAS 75086		CONTACT NAME: KENNETH WOLVERTON
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		CONTACT NAME: DREW DONOSKY
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE 104, TX 75057 PH: 940.222.3009		CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:  
LOTS 1 & 2, BLOCK A  
NORTH TEXAS CONFERENCE OF THE  
METHODIST CHURCH ADDITION  
GROSS AREA: 10.35 AC OR 451,074 SF

CITY:		STATE:
TOWN OF PROSPER		TEXAS
COUNTY	SURVEY:	ABSTRACT NO.
DENTON	JOHN MORTON SURVEY	793

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	7/14/2022

SHEET

PSP

File No. 2020-064



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 125651, Date: 7/14/2022

**GRACE CHAPEL PROSPER**  
**FM 1385 & DENTON WAY**  
**PROSPER, TX**

PRELIMINARY SITE PLAN

## TOWN OF PROSPER SITE PLAN GENERAL NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS.
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.1.1
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5' STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER. DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 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.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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.

## FLOODPLAIN NOTE

ACCORDING TO MAP NO. 481210410G, DATED APRIL 18, 2011 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" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.



MARK TORRES  
7/14/2022 2:03 PM  
Z:\PROJECTS\2020-064 GRACE CHAPEL PROSPER\CADD\SHEETS\PSP-1 PRELIMINARY SITE PLAN.DWG  
LAST SAVED: 7/14/2022 1:23 PM





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3f**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – July 19, 2022

---

**Agenda Item:**

Consider and act upon a Preliminary Plat OM Prosper Estates, for 10 single family residential lots and three (3) HOA/Open space lots, on 21.5± acres, located on the south side Frontier Parkway, between Coit Road and Custer Road. The property is located within our Extra-Territorial Jurisdiction (ETJ). (D22-0050).

**Description of Agenda Item:**

The Preliminary Plat shows 10 single family residential lots and three (3) HOA/Open space lots. Access is provided from Frontier Parkway. The Preliminary Plat conforms to Subdivision Ordinance standards.

**Attached Documents:**

1. Location Map
2. Preliminary Plat

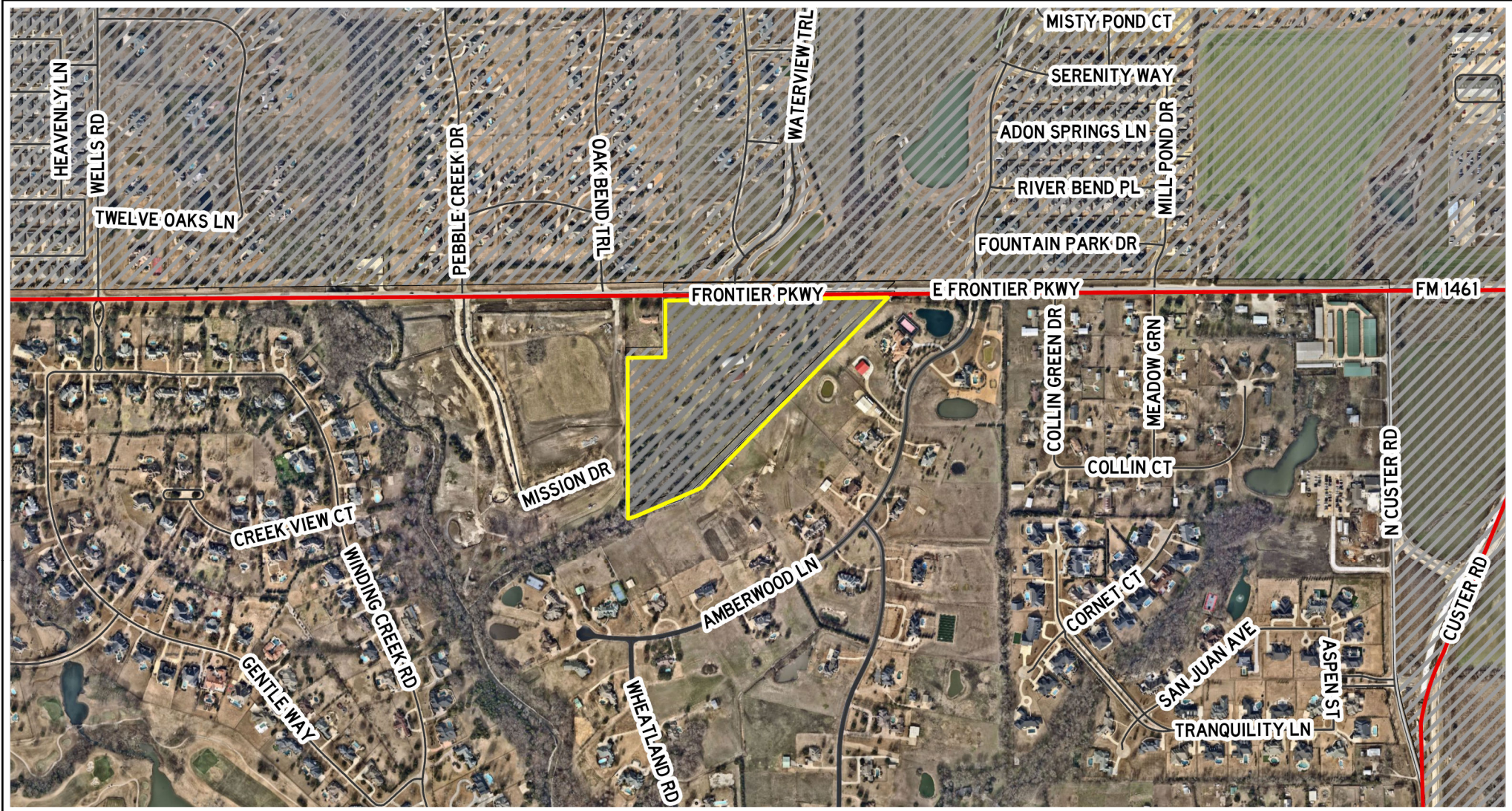
**Staff Recommendation:**

Staff recommends approval of the Preliminary Plat subject to:

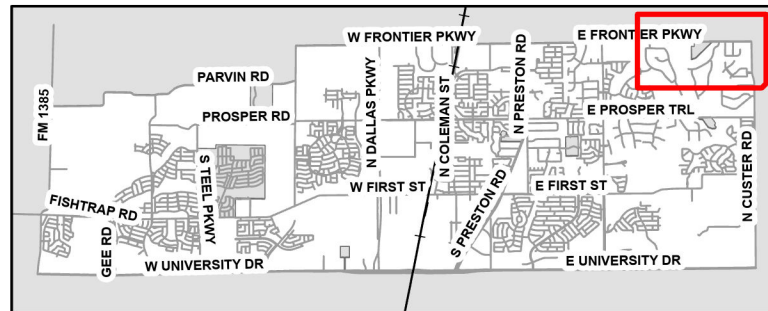
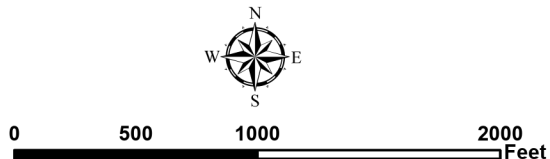
1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including modifications to the sidewalk/hike and bike trail alignment to meet Town Standards.
2. Staff approval of all preliminary water, sewer, and drainage plans.



# D22-0050 - Frontier Estates (Anjum Property)



This map is for illustration purposes only.





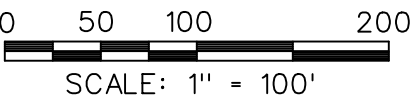


LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 05°19'17" W	25.00'
2.	S 71°17'53" W	25.00'
3.	S 89°24'54" W	51.73'
4.	N 45°36'00" W	35.35'
5.	S 44°24'00" W	35.35'
6.	N 89°29'13" W	66.75'
7.	S 89°29'13" W	40.06'
8.	N 86°51'26" W	78.30'
9.	S 28°00'34" W	30.54'
10.	S 73°44'23" W	52.60'
11.	S 73°44'23" W	61.91'
12.	S 34°59'31" W	28.91'
13.	S 34°59'31" W	50.83'
14.	S 50°31'39" W	34.33'
15.	S 50°31'39" W	61.59'
16.	S 88°01'30" W	61.10'
17.	S 88°01'30" W	65.28'
18.	S 61°36'25" W	37.67'
19.	S 61°36'25" W	12.95'
20.	S 50°41'01" W	77.90'
21.	S 64°30'39" W	47.48'
22.	S 64°30'39" W	56.26'
23.	N 82°00'38" W	64.44'
24.	S 66°09'41" W	43.02'
25.	S 05°23'22" W	35.27'
26.	S 35°26'21" W	79.69'
27.	S 59°40'56" W	54.36'
28.	S 29°35'07" W	45.09'
29.	S 23°43'42" E	41.70'
30.	S 49°37'21" E	46.48'
31.	S 29°48'03" E	58.32'
32.	S 09°46'57" W	4.05'
33.	S 74°56'27" W	52.76'
34.	S 40°21'59" W	59.38'
35.	S 74°56'27" W	72.96'
36.	N 89°01'44" W	35.64'
37.	S 79°02'45" W	26.43'
38.	S 89°01'44" W	28.61'
39.	S 79°02'45" W	42.33'
40.	S 46°22'29" W	84.26'
41.	S 44°34'36" W	14.09'
42.	S 44°46'05" W	14.14'
43.	N 45°13'55" W	14.14'
44.	S 89°46'05" W	8.65'
45.	N 20°51'07" W	14.32'
46.	S 89°16'06" W	48.44'
37.	S 79°02'45" W	26.43'
38.	S 89°01'44" W	28.61'
39.	S 79°02'45" W	42.33'
40.	S 46°22'29" W	84.26'

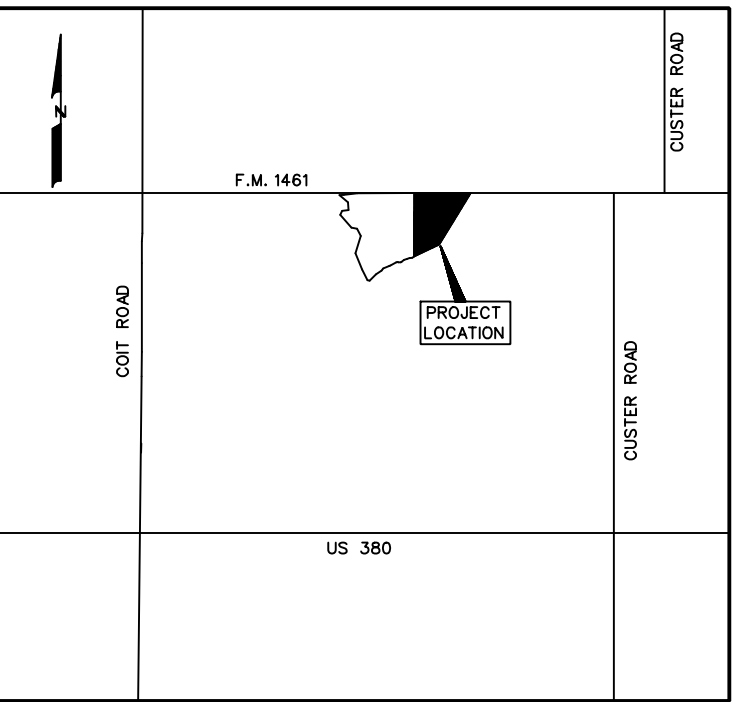
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	170°41'02"	60.00'	198.25'	119.60'	S28°40'02"W
2.	23°05'42"	250.00'	100.77'	100.09'	S78°13'14"W
3.	18°00'20"	300.00'	94.28'	93.89'	S75°40'33"W
4.	100°18'20"	50.00'	226.63'	76.78'	S39°36'55"W
5.	18°18'20"	250.00'	80.59'	80.24'	N09°28'01"W
6.	84°46'46"	50.00'	240.18'	67.42'	N61°05'30"W



NOTES:

- Bearings are referenced to a 21,530 acre tract, as described in Doc No. 20170629000854270, in the Deed Records of Collin County, Texas.
- LEGEND  
B.L. - Building Line  
U.E. - Utility Easement  
D.E. - Drainage Easement  
↓ - Street Name Change
- "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".
- Lots will need to be adjusted with review and approval of flood study determining extent of 100-yr floodplain.
- Additional easements may be required for access to channel for maintenance.
- No residential driveways allowed to connect to collector roadways until after the transition from a 60' ROW to 50' ROW.  
- Indicates no driveway access
- Development cannot proceed until adjacent tract has developed and provided the emergency access easement as shown for the second point of access.
- Emergency Access will have automatic access gate designed to Town of Prosper Fire Department requirements.
- Trail location along FM 1461 is for graphical representation and final location and design will be shown on final landscape plans at time of Final Plat.



LOCATION MAP  
N.T.S.

PRELIMINARY PLAT  
OM PROSPER ESTATES  
10 TOTAL SINGLE FAMILY LOTS  
21.53 TOTAL ACRES  
3.961 TOTAL R.O.W. DEDICATION

OUT OF THE  
W.T. HORN SURVEY, ABSTRACT NO. 419  
IN THE

ETJ OF TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
OWNER

OM FRONTIER ESTATES, LLC.  
4017 BORDEAUX CIRCLE  
FLOWER MOUND, TEXAS 75022

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

CASE NO. D22-0050

JULY 2022 SCALE 1"=100'



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3g**

**From: Pamela Clark, Business System Specialist**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – July 19, 2022**

---

**Agenda Item:**

Consider and act upon a Site Plan for a multi-tenant building, on 1.5± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0052).

**Description of Agenda Item:**

The Site Plan shows a multi-tenant building, totaling 10,007 square feet. Access is provided from Fishtrap Road. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-113 development standards.

As a companion item, the Final Plat (D22-0053) for Mav Addition, Block A, Lot 3R, is on the July 19, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

**Staff Recommendation:**

Staff recommends approval of the Site Plan subject to:

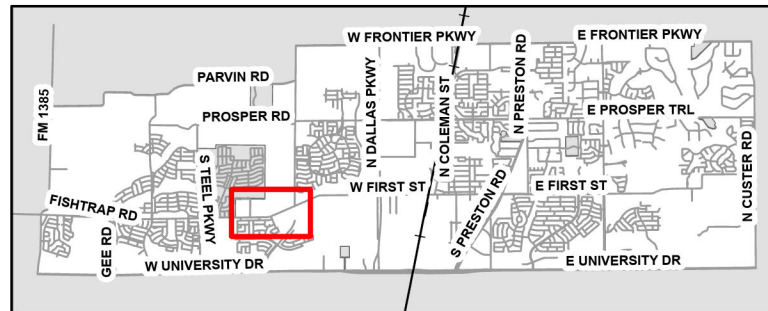
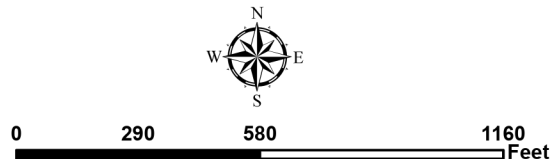
1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0052 - Mav Addition, Block A, Lot 3



This map is for illustration purposes only.







30' FLOODPLAIN SETBACK SHALL CONFORM TO ZONING ORDINANCE CHAPTER 4, SECTION 5.14. PARAGRAPH C. FOR RETAIL & COMMERCIAL DEVELOPMENT SHALL PROVIDE AT LEAST (3) AMENITIES LISTED THEREIN.

LOT 4  
BLOCK A  
MAV ADDITION  
DOC. NO. 2021-40, P.R.D.C.T.  
FISHTRAP PROPERTIES, LLC  
DOC. NO. 2021-44099, D.R.D.C.T.  
4 FT. WIDE  
CURB CUT WITH  
10'X10' RIPRAP  
15' DRAINAGE EASEMENT  
DOC. NO. 2021-40, P.R.D.C.T.

PROPOSED FIRE  
HYDRANT

5' DRAINAGE EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

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P.R.D.C.T.

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DOC. NO. 2021-40,  
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P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
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P.R.D.C.T.

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WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

WATER EASEMENT  
DOC. NO. 2021-40,  
P.R.D.C.T.

#### Site Benchmarks

TBM-1: "X" CUT SET ON THE NORTH CORNER OF A STORM INLET LOCATED EAST OF AN PARKING AREA, APPROXIMATELY 231 FEET NORTHWEST OF FISHTRAP ROAD AND 12 FEET SOUTHWEST OF A FIRE HYDRANT. ELEVATION = 599.49

TBM-2: "X" CUT SET APPROXIMATELY 42 FEET NORTHEAST FROM THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF VILLAGE PARK LANE AND APPROXIMATELY 12 FEET SOUTHEAST FROM THE MEDIAN. ELEVATION = 602.06

#### SITE SUMMARY TABLE:

BLOCK	LOT	ZONING	PROPOSED USED	LOT AREA (SF)	(AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED (1 PER 250 SF)	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (7%)	OPEN SPACE PROVIDED (SF)
A	3	O-OFFICE	MEDICAL OFFICE	64,096	1.471	10,007	15.61	6.931	15.61	40	40	2	2	600	2,052	35,548	4,487	28,548
Total				64,096	1.471	10,007	15.61	6.931	15.61	40	40	2	2	600	2,052	35,548	4,487	28,548

#### TOWN OF PROSPER SITE PLAN GENERAL NOTES:

##### DEVELOPMENT PLAN REVIEW GUIDELINES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/JUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D.05
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500') DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES" AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5' STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS: AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

#### (3) AMENITIES PER ZONING ORDINANCE CHAPTER 4, SECTION 2.60:

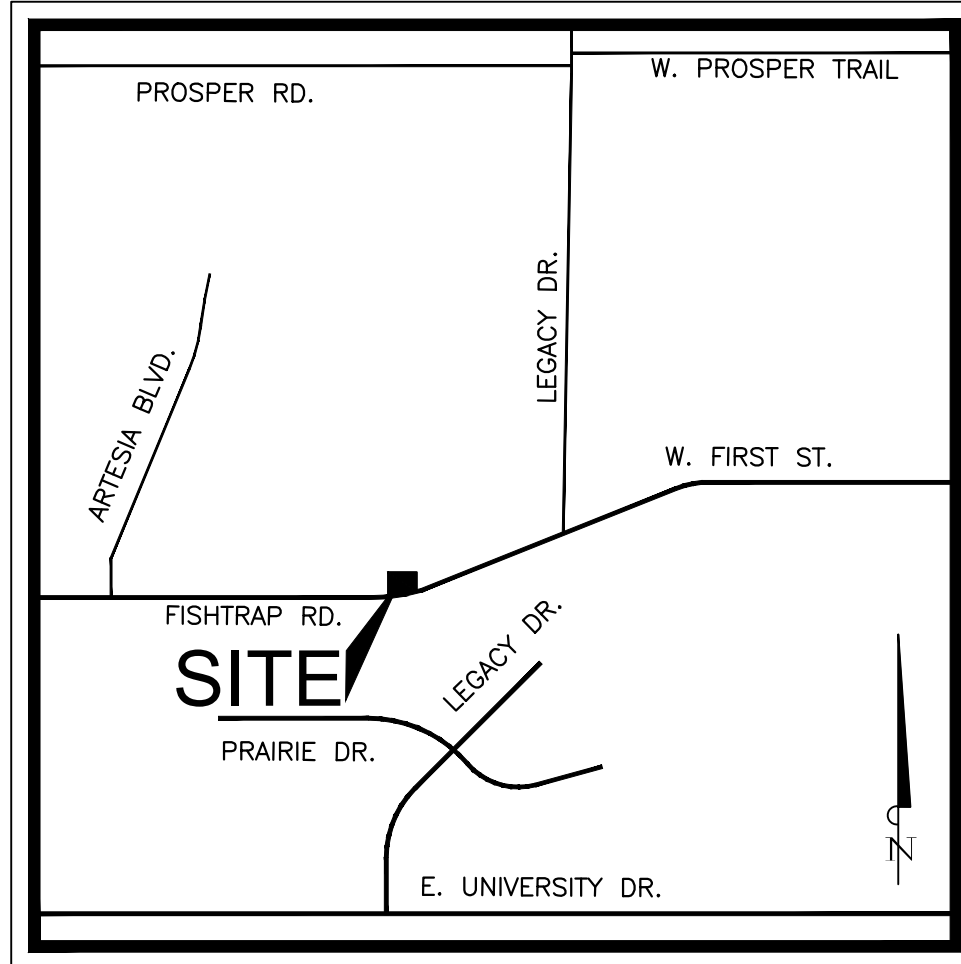
- A THIRTY (30) FOOT LANDSCAPE EDGE ADJACENT TO THE FLOODPLAIN OF THE MAJOR CREEK WITH A DOUBLE ROW OF THREE (3) INCH CALIPER TREES PLANTED ON THIRTY (30) FOOT CENTERS. EXISTING TREES IN HEALTHY GROWING CONDITION AND OF A SPECIES FROM THE LIST OF RECOMMENDED PLANT MATERIALS IN CHAPTER 4, SECTION 2 OF THIS ORDINANCE, AS IT EXISTS OR MAY BE AMENDED, MAY BE COUNTED TOWARD THIS REQUIREMENT.
- A COMMON PATIO, BALCONY, COURTYARD, OR TERRACE A MINIMUM OF 750 SQUARE FEET LOCATED BETWEEN THE BUILDING AND THE MAJOR CREEK.
- BUILDING TO HAVE THE SAME BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.

#### FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C04305, DATED APRIL 18, 2011 & LOMR 14-08-1789P EFFECTIVE DATE MAY 14, 2014 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" & (UNSHADED) ZONE "A" WITHIN A SPECIAL FLOOD HAZARD AREA.

#### WATER METER SCHEDULE

ID	TYP.	SIZE	NO.	SAN. SEWER
1	DOM.	2"	2	6"
2	IRR.	1"	2	N/A

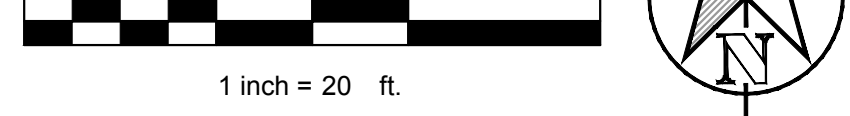


#### VICINITY MAP

N.T.S.

#### GRAPHIC SCALE

1 inch = 20 ft.



LEGEND	
	FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT

#### CHC PROSPER - OFFICE DEVELOPMENT PHASE 2

#### SITE PLAN CASE #:D22-0052

##### OWNER/DEVELOPER:

PROSPER PROFESSIONAL CENTRE, LLC  
C/O CHC MANAGEMENT, 451 S. MAIN STREET  
FORT WORTH, TEXAS 76104  
PH: 817.288.3035

CONTACT NAME: RORY MAGUIRE

##### APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021

CONTACT NAME: MATT MOORE

##### SURVEYOR:

WINDROSE LAND SURVEYING,  
1955 LAKEWAY DRIVE, SUITE 220  
LEWISVILLE, TX 75057  
PH: 972.370.5830

CONTACT NAME: CHAD ODEN

##### LEGAL DESCRIPTION:

LOT 3R, BLOCK A  
MAV ADDITION  
GROSS AREA: 1.471 AC OR 64,096 SF

CITY:		STATE:	
TOWN OF PROSPER		TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.	
DENTON	L. NEATHERLY SURVEY	962	

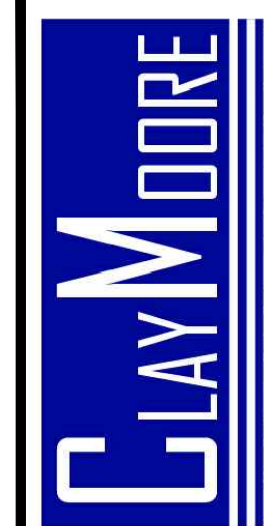
DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	6/21/2022

#### SHEET

SP-1

File No.: 2022-093

TEXAS REGISTRATION #14199



#### PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 125651 Date: 7/5/2022

#### CHC PROSPER - PHASE II FISHTRAP ROAD PROSPER, TEXAS

NO.	DATE	REVISION	BY

#### SITE PLAN





**To: Planning & Zoning Commission**

**Item No. 3h**

**From: Pamela Clark, Business System Specialist**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – July 19, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Mav Addition Block A, Lot 3R, on 1.5± acres, located on the north side of Fishrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0053).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The plat conforms to Agricultural (A) development standards.

As companion items, the Site Plan (D22-0052) for a multi-tenant office building, is on the July 19, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Conveyance Plat/ Final Plat

**Staff Recommendation:**

Staff recommends approval of Final Plat, subject to:

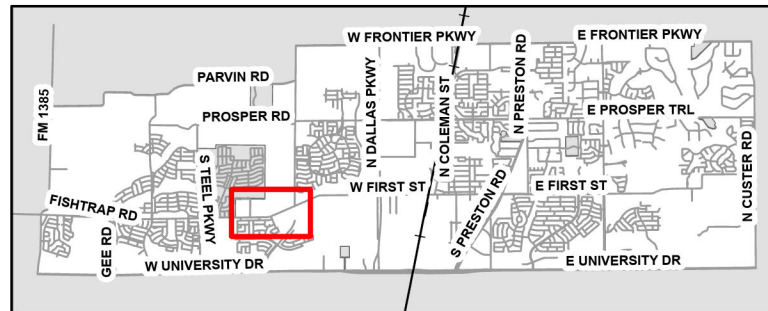
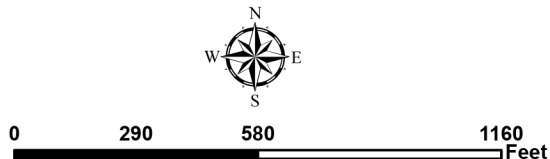
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



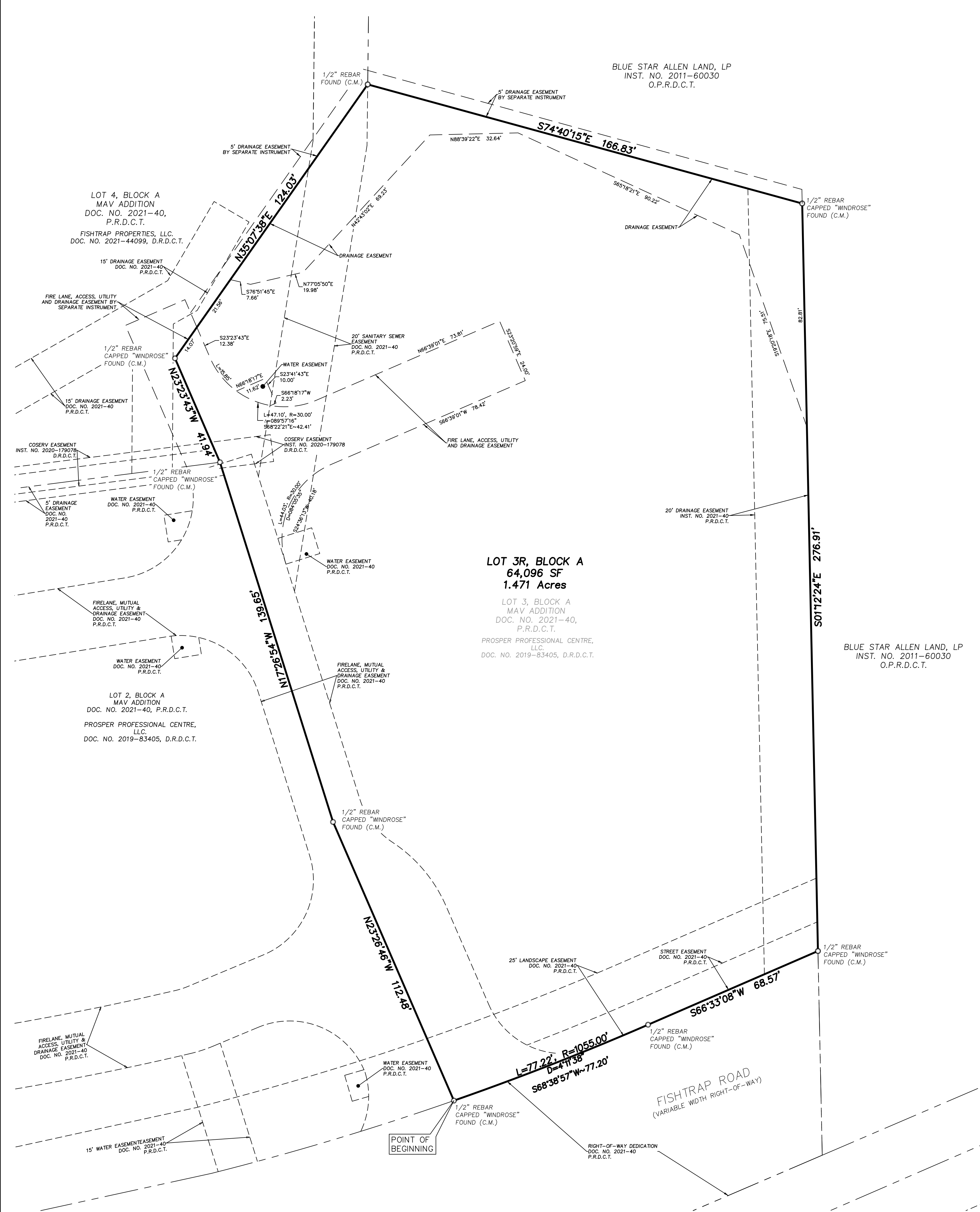
# D22-0053 - Mav Addition, Block A, Lot 3



This map is for illustration purposes only.







STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

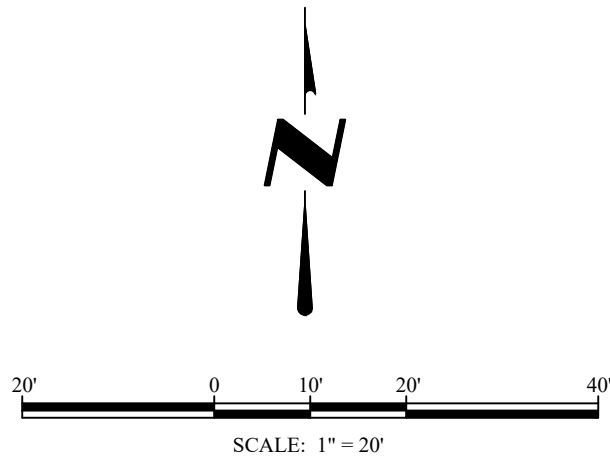
Mark N. Peeples, R.P.L.S.  
No. 6443

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas



**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4807740430G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to add an easement for firelane, access, drainage and utilities.

**LANDSCAPE EASEMENT**

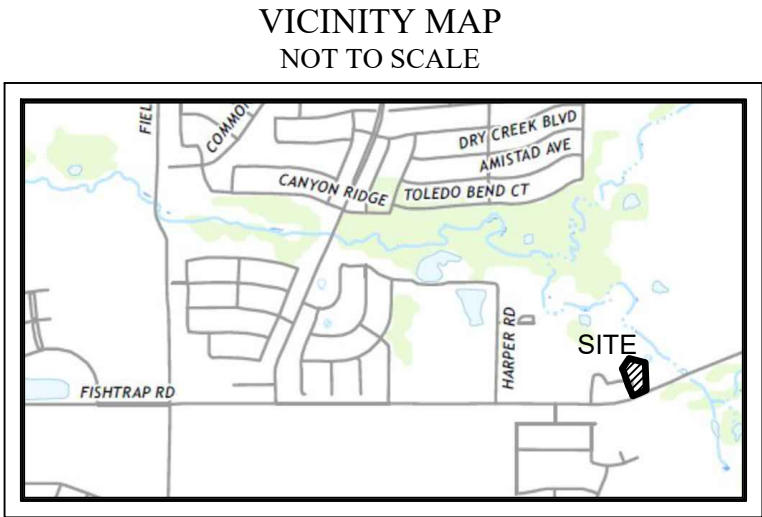
The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested 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 home 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 other elements unless otherwise approved by this plat.

**ACCESS EASEMENT**

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general 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 times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

**FIRE LANE EASEMENT**

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



**CERTIFICATE OF APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

\_\_\_\_\_  
TOWN SECRETARY  
  
\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT  
  
\_\_\_\_\_  
ENGINEERING DEPARTMENT

**ENGINEER**  
Claymore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

**OWNER/DEVELOPER**  
Prosper Professional Centre, LLC  
608 8th Avenue,  
Fort Worth, Texas 76104

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS Prosper Professional Centre, LLC is the owner of a 1.471 acre tract of land situated in the L. Neatherly Survey, Abstract Number 962, being all of Lot 3, Block A of Mav Addition, an addition to the Town of Prosper, as recorded in Instrument Number 2021-40, Plat Records, Denton County, Texas, being a portion of a tract of land described to Prosper Professional Centre, LLC as described in Special Warranty Deed recorded in Instrument Number 2019-83405, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630;

BEGINNING at a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of said Lot 3, same being the southeast corner of Lot 2, Block A of said Mav Addition, and lying on the north right-of-way line of Fishtrap Road (Variable Width right-of-way);

THENCE North 23 degrees 26 minutes 46 seconds West, departing the north right-of-way line of said Fishtrap Road, with an east line of said Lot 2, a distance of 112.48 feet to a 1/2 inch rebar capped "WINDROSE" found for corner;

THENCE North 17 degrees 26 minutes 54 seconds West, with an east line of said Lot 2, a distance of 139.65 feet to a 1/2 inch rebar capped "WINDROSE" found for corner;

THENCE North 23 degrees 23 minutes 43 seconds West, with a northeast line of said Lot 2, a distance of 41.94 feet to a 1/2 inch rebar capped "WINDROSE" found for the northeast corner of said Lot 2, same being a southeast corner of Lot 4, Block A of said Mav Addition;

THENCE North 35 degrees 07 minutes 38 seconds East, with a southeast line of said Lot 4, a distance of 124.03 feet to a 1/2 inch rebar found for a southeast corner of said Lot 4, same being a west corner of a tract of land described to Blue Star Allen Land, LP by Special Warranty Deed recorded in Instrument Number 2011-60030, Deed Records, Denton County, Texas;

THENCE South 74 degrees 40 minutes 15 seconds East, with a southern line of said Blue Star tract, a distance of 166.83 feet to a 1/2 inch rebar capped "WINDROSE" found for corner;

THENCE South 01 degrees 12 minutes 24 seconds East, with a west line of said Blue Star tract, a distance of 276.91 feet to a 1/2 inch rebar capped "WINDROSE" found for the southeast corner of said Lot 3, same being a north right-of-way line of said Fishtrap Road;

THENCE South 66 degrees 33 minutes 08 seconds West, departing a west line of said Blue Star tract, with the north right-of-way line of said Fishtrap Road, a distance of 68.57 feet to a 1/2 inch rebar capped "WINDROSE" found for corner and being the beginning of a curve to the right with a radius of 1055.00 feet, a central angle of 04 degrees 11 minutes 38 seconds and a chord bearing and distance of South 68 degrees 38 minutes 57 seconds West, a distance of 77.20 feet;

THENCE with said curve to the right, with the north right-of-way line of said Fishtrap Road, an arc length of 77.22 feet to THE POINT OF BEGINNING and containing 64,096 square feet or 1.471 acres of land, more or less.

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

**THAT** Prosper Professional Centre, LLC does hereby certify and adopt this plat designating the herein above described property as **FINAL PLAT OF LOT 3R, BLOCK A, MAV ADDITION**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

Prosper Professional Centre, 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 to 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 the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or 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 approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**PROSPER PROFESSIONAL CENTRE, LLC**

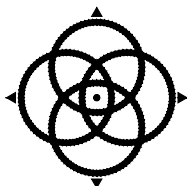
By: \_\_\_\_\_  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Position)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**WINDROSE**  
LAND SURVEYING | PLATTING  
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 05/20/2022 CHECKED BY: M.P. JOB NO.: D55782  
Last Revision Date: 07/05/2022

**FINAL PLAT**  
**LOT 3R, BLOCK A**  
**MAV ADDITION**  
Being a Replat of Lot 3, Block A Mav Addition, an addition to the Town of Prosper, as recorded in Instrument Number 2021-40, P.R.D.C.T.  
Situated in the L. Neatherly Survey, Abstract Number 962  
Town of Prosper, Denton County, Texas  
-- 2022 -- CITY CASE NO. D22-0053





*Prosper is a place where everyone matters.*

**Agenda**  
**Prosper Town Council Work Session**  
Council Chambers  
Prosper Town Hall  
250 W. First Street, Prosper, Texas  
Tuesday, July 12, 2022  
**5:00 PM**

**Notice Regarding Public Participation**

**Addressing the Town Council:**

Those wishing to address the Town Council must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.

Please submit this form to the Town Secretary prior to the meeting. When called upon, please come to the podium and state your name and address for the record.

**Call to Order/ Roll Call.**

**Items for Individual Consideration:**

1. Discuss the Preliminary 2022-2023 Fiscal Year Budget. (BS)

**EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.*

*Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.*

**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

**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, July 8, 2022, and remained so posted at least 72 hours before said meeting was convened.

---

Michelle Lewis Sirianni, Town Secretary

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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.