



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, October 4, 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/81847978852>

Enter Meeting ID: 818 4797 8852

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: 818 4797 8852

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. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice-Chair, and Secretary.

#### **4. 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.)

- 4a. Consider and act upon minutes from the September 20, 2022, Planning & Zoning Commission Regular meeting.
- 4b. Consider and act upon a Preliminary Site Plan for Windmill Hill, Lots 1-3, Block A, on 11.8± acres, located south of Broadway Street and west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D22-0074).
- 4c. Consider and act upon a Site Plan and Façade Plan for a Restaurant with Drive Through on Lot 9 Block A 1.1± acres, located on the north side of US Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0077).
- 4d. Consider and act upon a Final Plat for WestSide, Lot 9, Block A, on 1.1± acres, located on the north side of US Highway 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0078).
- 4e. Consider and act upon a Site Plan for a House of Worship, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0079).
- 4f. Consider and act upon a Final Plat for Lighthouse Church Addition, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0080).

#### **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.

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

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, September 30, 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, September 20, 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, Secretary Mike Pettis, Doug Charles, Damon Jackson and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the September 6, 2022, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Conveyance Plat for Ladera Prosper Phase 1 Block A, Lots 1 and 1X on 63.3± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-107 (PD-107) (D22-0076).**

Motioned by Van Wolfe, seconded by Charles, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

**REGULAR AGENDA**

**4. Conduct a Public Hearing, and consider and act upon a request to rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development, located on the east side of Preston Road, north of St. Peter Lane. (Z21-0003). This is a companion case to CA21-001. (Z21-0003).**

*David Soto (Staff):* Summarized the request and presented exhibits.

*Maxwell Fisher (Applicant):* Presented the request and exhibits regarding the proposed request.

Commissioners expressed general concerns and questions regarding rear building height reductions, physical distance to residences from retail property lines, tree height living screen at time of planting and green space.

*Maxwell Fisher (Applicant):* Provided responses and answers to the commissioner's questions and concerns.

Chair Daniel opened the Public Hearing.

*Jayson Maslowski (Citizen):* Addressed the commission by speaking in opposition to the request due to concerns about proposed walking path near his property line and potential of lowered property value for his property.

*Brady Cox & Lena Smith (Citizens):* Addressed the commission and presented information on the request. Spoke in opposition to the request due to concerns regarding entry, exit, visibility, public access, improper use of private property by general public, master plan disparity and detracts from luxury homes appeal of the current development.

*Maxwell Fisher (Applicant):* Responded to Citizens comments regarding proposed trail, surrounding properties and traffic access.

*Don Silverman (Owner):* Gave public comments addressing concerns of citizens and history of the development.

Commissioners questioned Silverman regarding landscape replacement and maintenance responsibilities.

*Don Silverman (Owner):* Addressed landscaping questions.

*Lena Smith (Citizen):* Addressed the commission generally expressing concerns and speaking in opposition to the request.

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

Commissioners asked questions regarding easement rights.

*Dan Heischman & David Soto (Staff):* Responded to questions regarding easement access, uses, and legal concerns of related cases.

Commissioners asked questions regarding on current lighting plan and timeline of development.

*David Soto (Staff):* Answered questions regarding lighting plans.

Commissioners asked for clarification regarding staff's recommendation of the proposed request.

*David Soto (Staff):* Answered and responded with clarification of staff's recommendation of the proposed request.

Commissioners generally restated concerns regarding the proposed request.

Motion by Charles, no second to approve Item 4, motion fails.

Second Motion by Charles, seconded by Pettis to Table Item 4 for the October 3<sup>rd</sup> Planning and Zoning Commission meeting.

Motion denied 3-2, with Commissioners Charles and Pettis voting for approval of the motion to Table Item 4 and Commissioners Van Wolfe, Jackson and Daniel voting for denial of the motion to Table Item 4.

Third Motion by Chair Daniel, seconded by Jackson to deny Item 4.

Motion approved 3-2, with Commissioners Van Wolfe, Jackson and Daniel voting for approval of the motion to deny Item 4 and Commissioners Charles and Pettis voting for denial of the motion to deny Item 4.

**5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Low Density to Retail and Neighborhood Services, generally located, located on the east side of Preston Road, north of St. Peter Lane. This is a companion case to Z21-0003. (CA22-0001).**

*Soto:* Summarized the request and presented exhibits.

Commissioners questioned if Item 5 can pass with the denial of Item 4.

*Soto:* Answered questions regarding companion cases.

Chair Daniel opened the Public Hearing

*Lena Smith (Citizen):* Gave public comments regarding changes to the Master Plan and general zoning processes.

*Maxwell Fisher (Applicant):* Gave comments on easement, ownership questions and concerns.

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

Motion by Charles, seconded by Pettis to approve Item 5.

Motion denied 3-2, with Commissioners Charles and Pettis voting for approval of the motion to approve Item 5 and Commissioners Van Wolfe, Jackson and Daniel voting for denial of the motion to approve Item 5.

Motion by Jackson, seconded by Van Wolfe to deny Item 5.

Motion approved 3-2, with Commissioners Van Wolfe, Jackson and Daniel voting for approval of the motion to deny Item 5 and Commissioners Charles and Pettis voting for denial of the motion to deny Item 5.

**6. Adjourn.**

Motioned by Jackson, seconded by Charles to adjourn. Motion approved 5-0 at 7:44 p.m.

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Doug Braches, Planning Technician

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Michael Pettis, Secretary



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 4b**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – October 4, 2022**

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for Windmill Hill, Lots 1-3, Block A, on 11.8± acres, located south of Broadway Street and west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D22-0074).

**Description of Agenda Item:**

The Preliminary Site Plan is for the latest phase of Windmill Hill consisting of 3 buildings totaling 16,750 square feet and a Restaurant with Drive-Through. Access will be provided from Preston Road and Broadway Street. The Preliminary Site Plan conforms to the Planned Development-93 (PD-93) development standards.

**Attached Documents:**

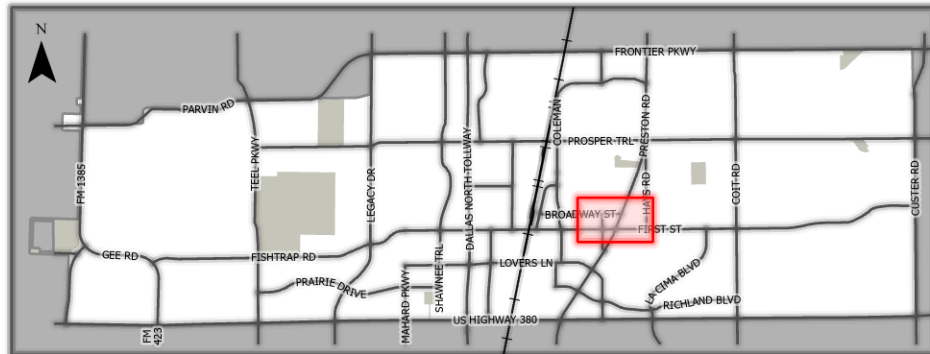
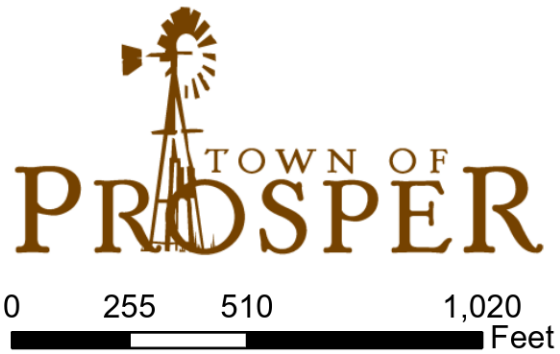
1. Location Map
2. Preliminary Site Plan

**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.





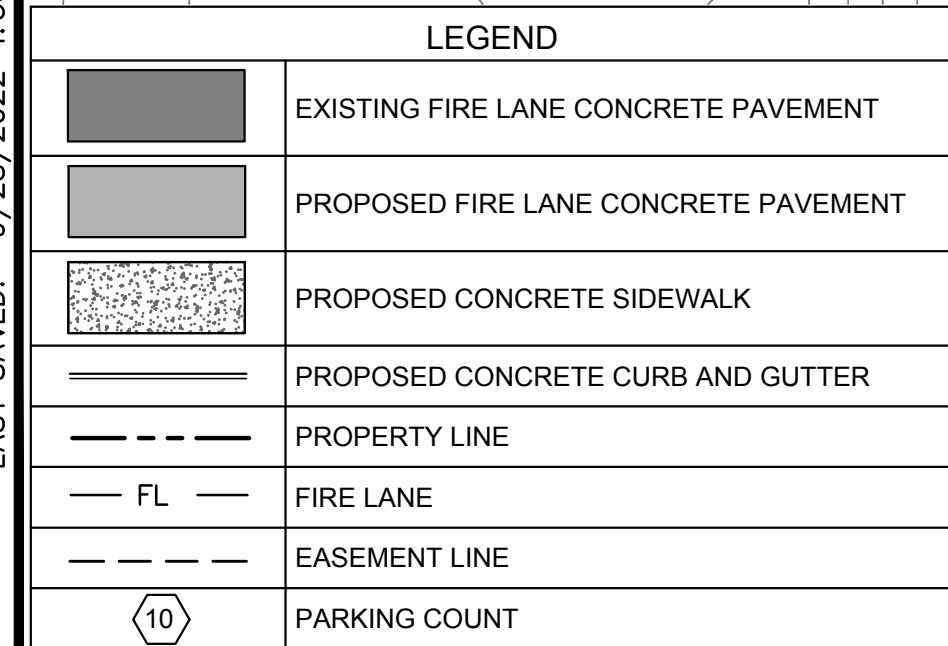
D22-0074

Windmill Hill

Preliminary Site Plan

This map for illustration purposes only





SITE DATA SUMMARY TABLE				
	LOT 1, BLOCK A	LOT 2, BLOCK A	LOT 3, BLOCK A	LOT 4, BLOCK A
ZONING	PD-93 OFFICE/RETAIL	PD-93 OFFICE/RETAIL	PD-93 RETAIL	PD-93 RETAIL
PROPOSED USE	OFFICE/RETAIL	RETAIL	RESTAURANT WITH DRIVE THRU	RETAIL
LOT AREA	8.247 AC. (360,400 SF)	2.038 AC (88,764 SF)	35,401 SF (0.81 AC)	30,339 SF(0.70 AC)
BUILDING AREA	88,125 SF	12,750 SF	2,600 SF	4,000 SF
BUILDING HEGHT	1 STORY (40' MAX)	1 STORY (40' MAX)	(1 STORY) 21.5 FT	(1-STORY) 40 FT MAX
LOT COVERAGE	24.45%	14.36%	7.34%	7.61%
FLOOR AREA RATIO	0.2445:1	0.1436:1	0.0734:1	0.0761:1
TOTAL PARKING REQUIRED	OFFICE(1:350) 88,125 SF FT=52 SPACES	RETAIL (1:250) 13,029 SF = 53 SPACES	RESTAURANT (1:100) 2,600 SF = 26 SPACES	RETAIL (1:250) 4,000 SF = 16 SPACES
TOTAL PARKING PROVIDED	384 SPACES	70 SPACES	26 SPACES	26 SPACES
HANDICAP PARKING REQUIRED	4	4	2	2
HANDICAP PARKING PROVIDED	25	4	2	2
INTERIOR LANDSCAPING REQUIRED	15 SF PER PKG SPACE = 5,835 SF	15 SF PER PKG SPACE = 1,200 SF	15 SF PER PKG SPACE = 390 SF	15 SF PER PKG SPACE = 390 SF
INTERIOR LANDSCAPING PROVIDED	6,023 SF	3,146 SF	3,629 SF	2,847 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	192,258 SF	33,440 SF	24,316 SF	19,585 SF
OPEN SPACE REQUIRED	25,228 SF	6,213 SF	2,478 SF	2,132 SF
OPEN SPACE PROVIDED	73,994 SF	9,784 SF	11,085 SF	7,070 SF

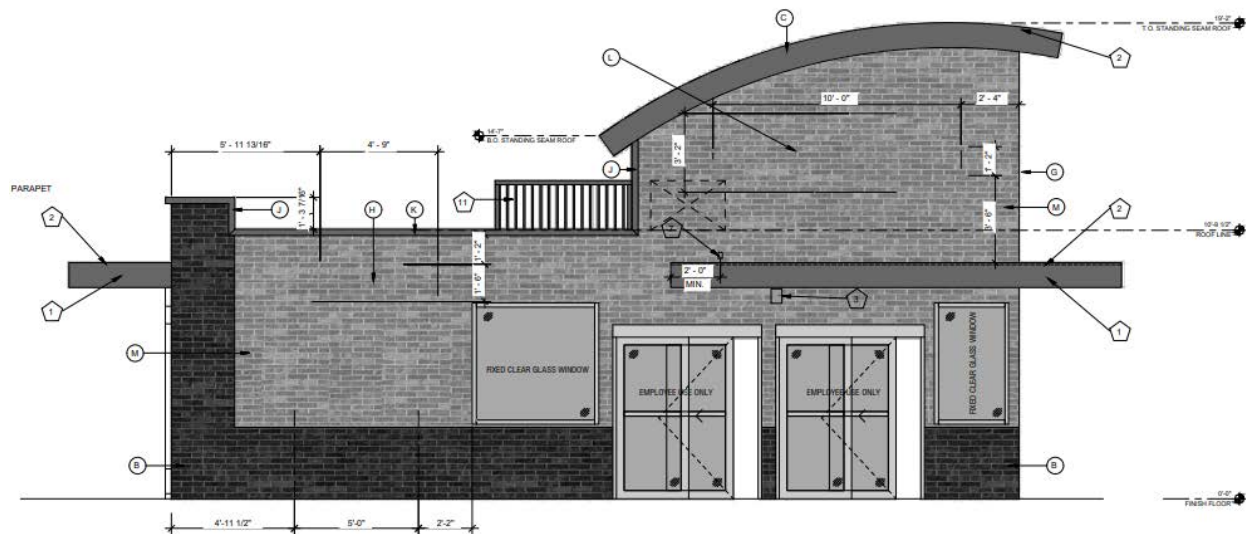
<u>CASE #:</u> D22-0074			
<u>OWNER:</u> BG-GBT BROADWAY & PRESTON LP 9550 JOHN W ELLIOTT DR. SUITE 106 FRISCO, TX 75033			
<u>PH:</u>		<u>CONTACT NAME:</u> TEAGE GRIFFIN	
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76201			
<u>PH:</u> 817.281.0572		<u>CONTACT NAME:</u> DREW DONOSKY	
<u>SURVEYOR:</u> EAGLE SURVEYING 210 S. ELM ST., SUITE 104 DENTON, TX 76201			
<u>PH:</u> 940.222.3009		<u>CONTACT:</u> MASON DECKER	
<u>LEGAL DESCRIPTION:</u> BLOCK A, LOTS 1-3 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147 514, 604 SQ.FT./11.821 ACRES CURRENT ZONING: PD-93 OFFICE/RETAIL			
<u>CITY:</u> PROSPER		<u>COUNTY:</u> COLLIN	
		<u>STATE:</u> TEXAS	
<u>SURVEY:</u> COLLIN COUNTY SCHOOL LAND SURVEY		<u>ABSTRACT NO.:</u> 147	
		<u>DATE:</u> 8/03/2022	







Access will be provided from US Highway 380. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-94 (PD-94) development standards. Per Planned Development 94, the façade plan shall be approved by the Planning and Zoning Commission. Renderings of the façade plan shall be shown below:



As a companion item, the Final Plat (D22-0078) for Westside, Block A, Lot 9, is also on the October 4, 2022 agenda.

On April 16, 2019, Planning & Zoning Commission approved a Preliminary Site Plan (D19-0014) for a commercial development (WestSide).

#### **Attached Documents:**

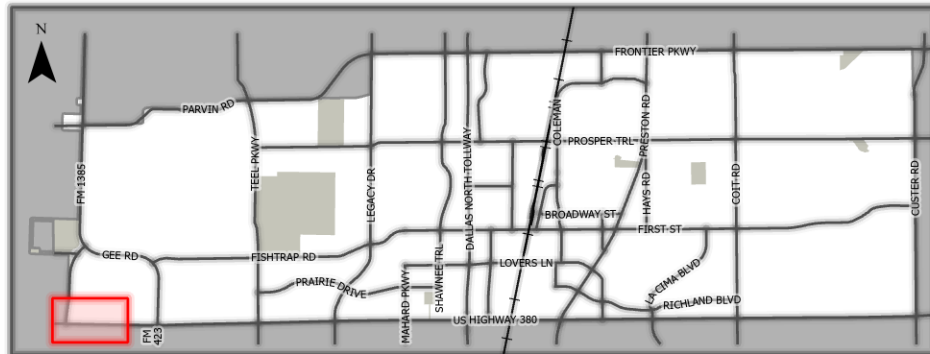
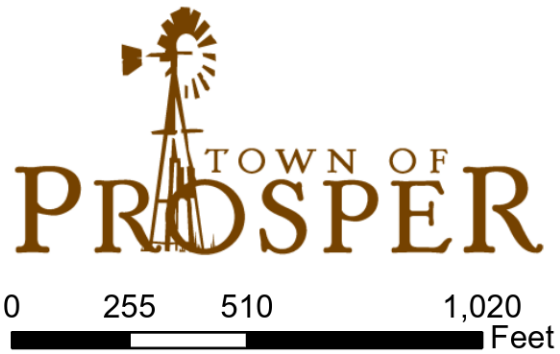
1. Location Map
2. Site Plan
3. Façade Plan

#### **Town Staff Recommendation:**

Town staff recommends approval of the Site Plan and Façade Plan, subject to:

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





This map for illustration purposes only

D22-0077

7 Brew

Site Plan



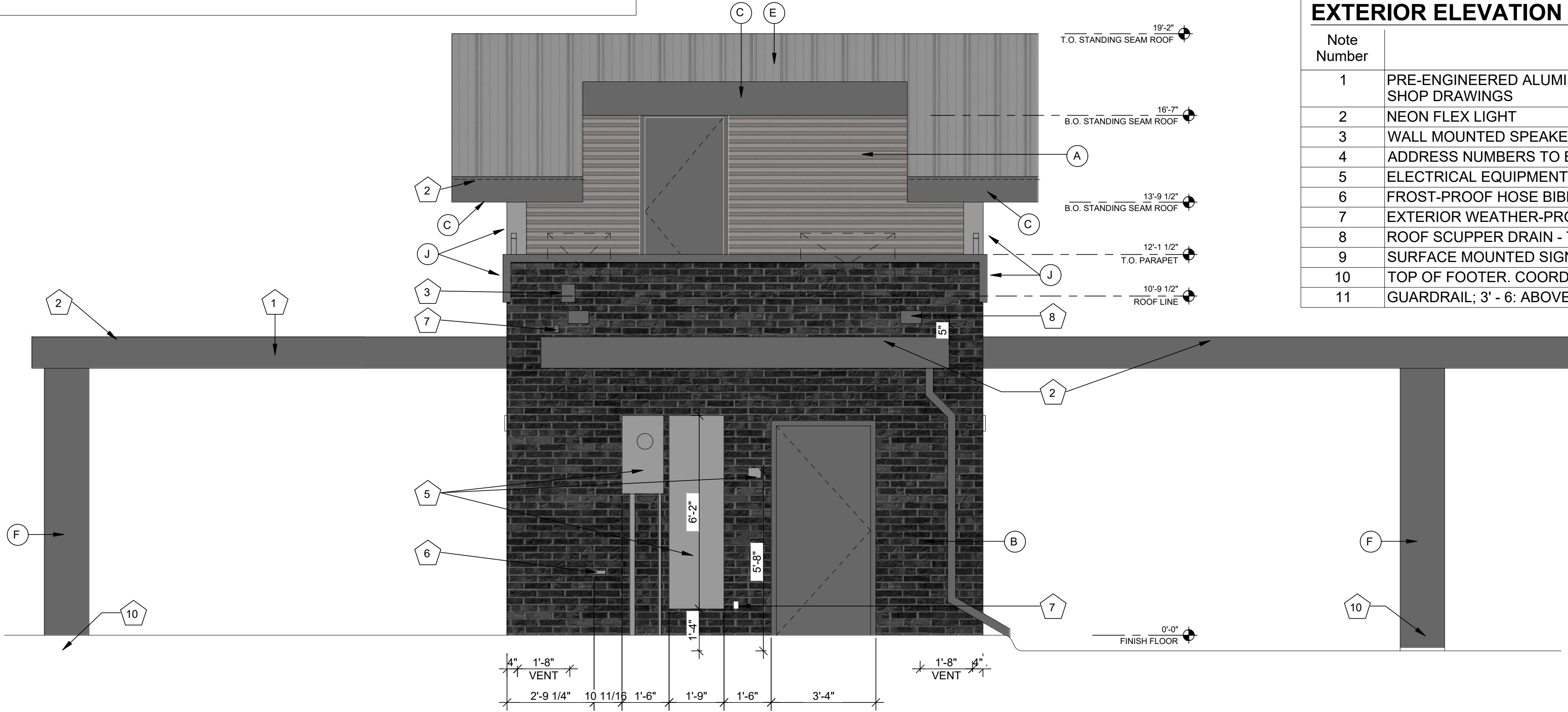




PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. HALL ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL. JUSTIN HALL, MAS, PE WILL BE THE 3rd PARTY PROFESSIONAL OF RECORD (PE #11050) FOR THESE INSPECTIONS.

- TOWN OF PROSPER - FACADE PLAN NOTES:
- This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.
  - All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be of masonry construction.
  - When permitted, exposed utility boxes and conduits shall be painted to match the building.
  - All signage areas and locations are subject to approval by the Building Inspections Division.
  - Windows shall have a maximum exterior visible reflectivity of thirty (30) percent.
  - Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.



NORTH - EXTERIOR ELEVATION - BACK

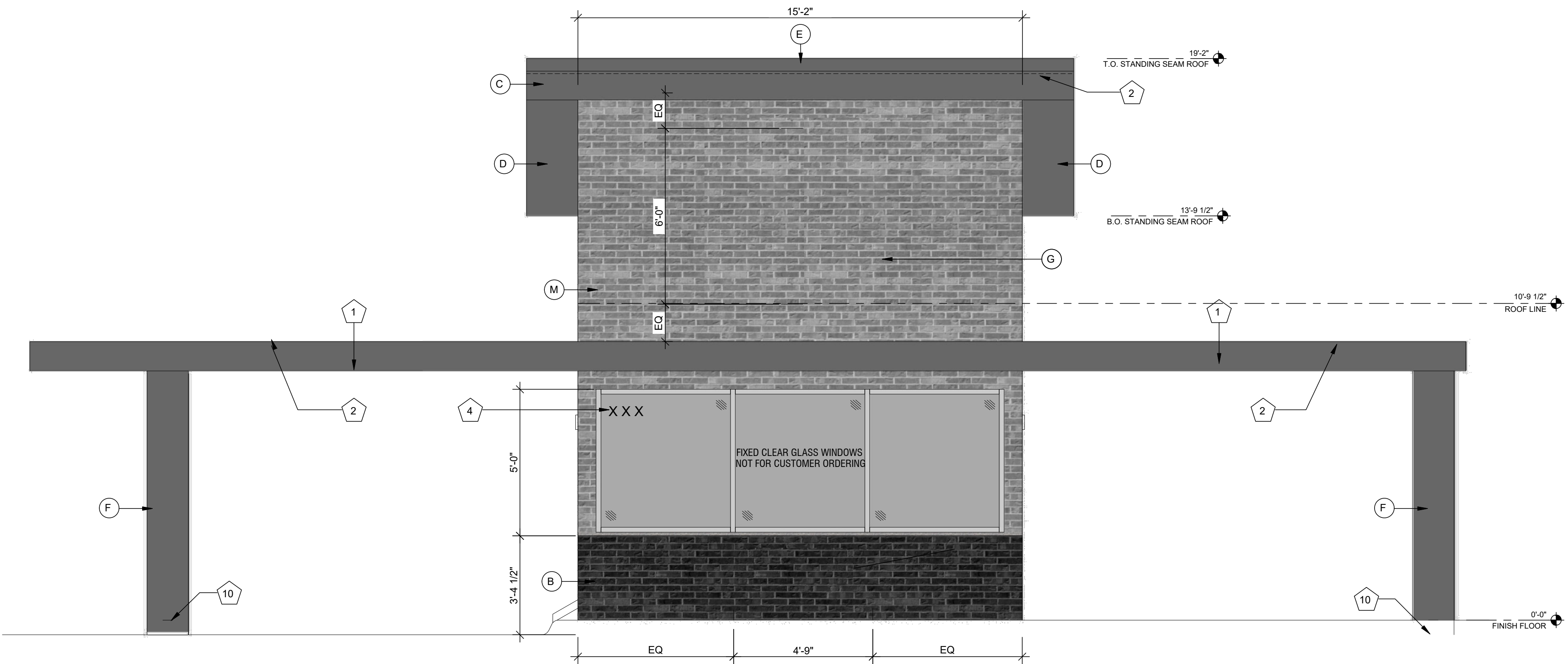
EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	KINGSPAN - MORIN, ZINC GRAY, SMOOTH - MATRIX MIX 1.0
B	MOD. BRICK - GLEN-GERY "700 ANTHRACITE SMOOTH BRICK"
C	GREY BRAKE METAL FASCIA (MP-2)
D	GREY SOFFIT PANELS (MP-2)
E	GREY STANDING SEAM ROOF PANELS (MP-2)
F	GREY BRAKE METAL (MP-2) ON COLUMN FURR-OUT (TYP.)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	COLONIAL GREY BRAKE METAL CAP (MP-3)
K	GRAY BRAKE METAL CAP (MP-4) (SHOWN SHADED)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	MODULAR BRICK - GLEN-GERY "URBAN GREY KLAYCOAT"

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	NEON FLEX LIGHT
3	WALL MOUNTED SPEAKER SYSTEM
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX - TYP OF 3
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6' ABOVE ATTIC FLOOR

7 BREW			
MATERIAL SUMMARY TABLE	REQUIRED	PROVIDED	VARIANCE REQUESTED
FRONT ELEVATION - SOUTH  MASONRY - BRICK - 1 - 158SF - 74% - BRICK - 2 - 44SF - 26% - TOTAL MASONRY - 100%  - WINDOWS TOTAL WINDOW - 67SF - 25% TOTAL (INCLUDING DOORS AND WINDOWS) - 269SF	80%	100% (GLAZING NOT INCLUDED)	BRICK INSTEAD OF 10% STONE FOR BRAND IDENTITY
BACK ELEVATION - NORTH  - MASONRY - BRICK - 2 - 165SF - 61% - METAL PANEL - (ABOVE ROOF LINE) - 46SF - 17%  TOTAL (INCLUDING DOORS ) - 269SF	REQUIRED	PROVIDED	VARIANCE REQUESTED  BRICK INSTEAD OF 10% STONE FOR BRAND IDENTITY
RIGHT SIDE ELEVATION - EAST  - MASONRY - BRICK - 1 - 300SF - 64% - BRICK - 2 - 103SF - 22% - TOTAL MASONRY - 100%  - WINDOWS - TOTAL WINDOW - 55SF -14% TOTAL (INCLUDING DOORS AND WINDOWS) - 469SF	REQUIRED	PROVIDED	VARIANCE REQUESTED  BRICK INSTEAD OF 10% STONE FOR BRAND IDENTITY
LEFT SIDE ELEVATION - WEST  - MASONRY - BRICK - 1 -262SF - 56% - BRICK - 2 - 86SF - 18% - TOTAL MASONRY - 100%  - WINDOWS - TOTAL WINDOW - 121SF -26% TOTAL (INCLUDING DOORS AND WINDOWS) - 469SF	REQUIRED	PROVIDED	VARIANCE REQUESTED  BRICK INSTEAD OF 10% STONE FOR BRAND IDENTITY



SOUTH - EXTERIOR ELEVATION - FRONT

700 ANTHRACITE SMOOTH

PRODUCT INFORMATION:  
BRAND: GLEN-GERY  
TYPE: THIN BRICK  
COLOR: BLACK  
STYLE: EXTRUDED

URBAN GREY KLAYCOAT

PRODUCT INFORMATION:  
BRAND: GLEN-GERY  
TYPE: FACEBRICK  
COLOR: GREY

KINGSPAN-MORIN, ZINC GRAY, SMOOTH - MATRIX MX 1.0

KEY PLAN:

TITLE: 7 BREW COFFEE - FACADE PLANS D22-0078

STAFF USE:

OWNER:

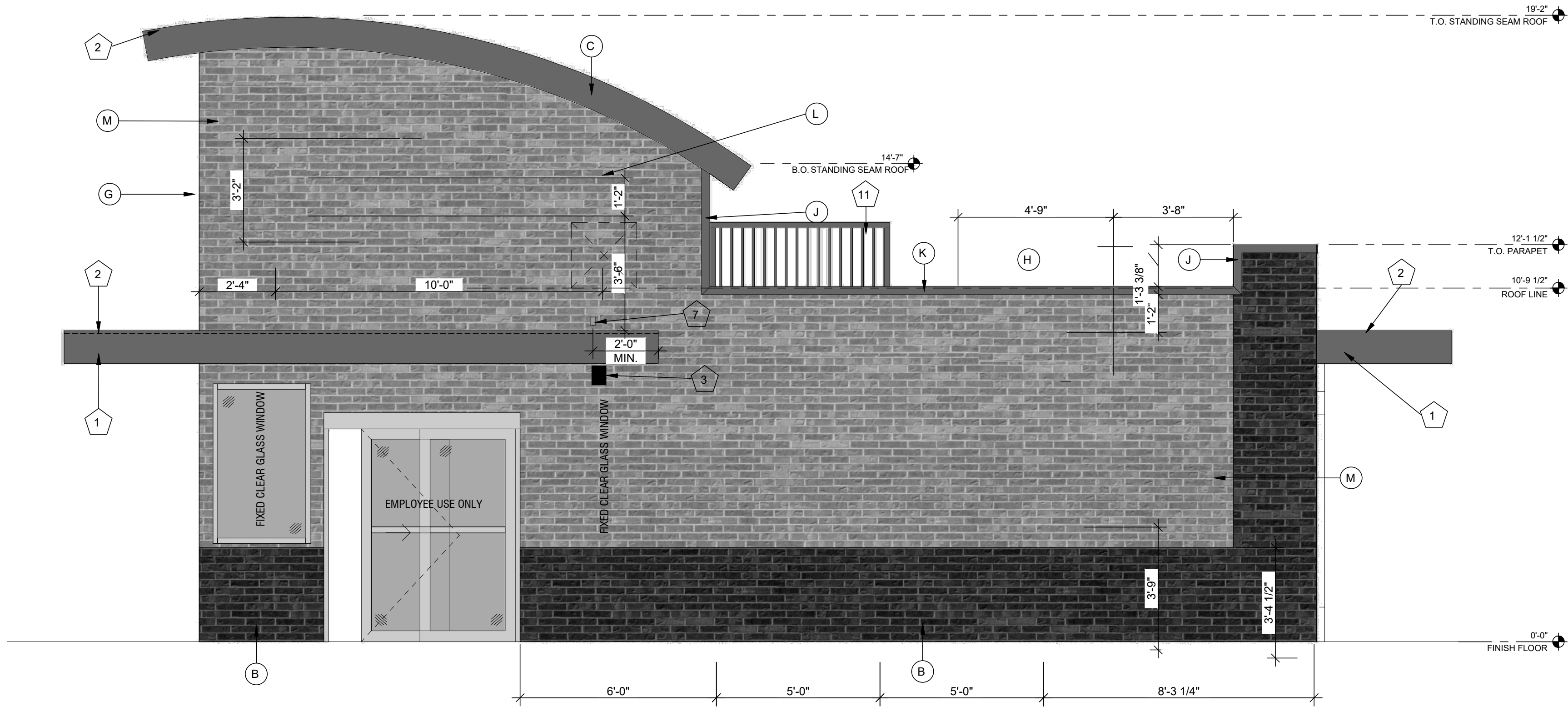
HIGH OCTANE JOCS, LLC  
ATTN: SCOTT WILSON  
8343 Douglas Ave., Suite 350  
Dallas, TX 75225  
PHONE: 214.707.7795  
scott.wilson@sprmedical.com

MKE ARCHITECTS  
ATTN: KIRK EDWARDS  
kirk@mkearchitects.com  
Main Office: 225.412.0048  
Fax: 225.412.0049  
MKE Architects.com  
9800 Airline Highway, Suite 217  
Baton Rouge, LA 70816

LOCATION: HWY 380 & 1385  
PROSPER, TX 75078  
  
LOT 9, BLOCK A  
CITY OF PROSPER  
DENTON COUNTY, TEXAS

DATE: SEPTEMBER 20, 2022





EAST - EXTERIOR ELEVATION - RIGHT

3/8"=1'-0" 2



WEST - EXTERIOR ELEVATION - LEFT

3/8"=1'-0" 1





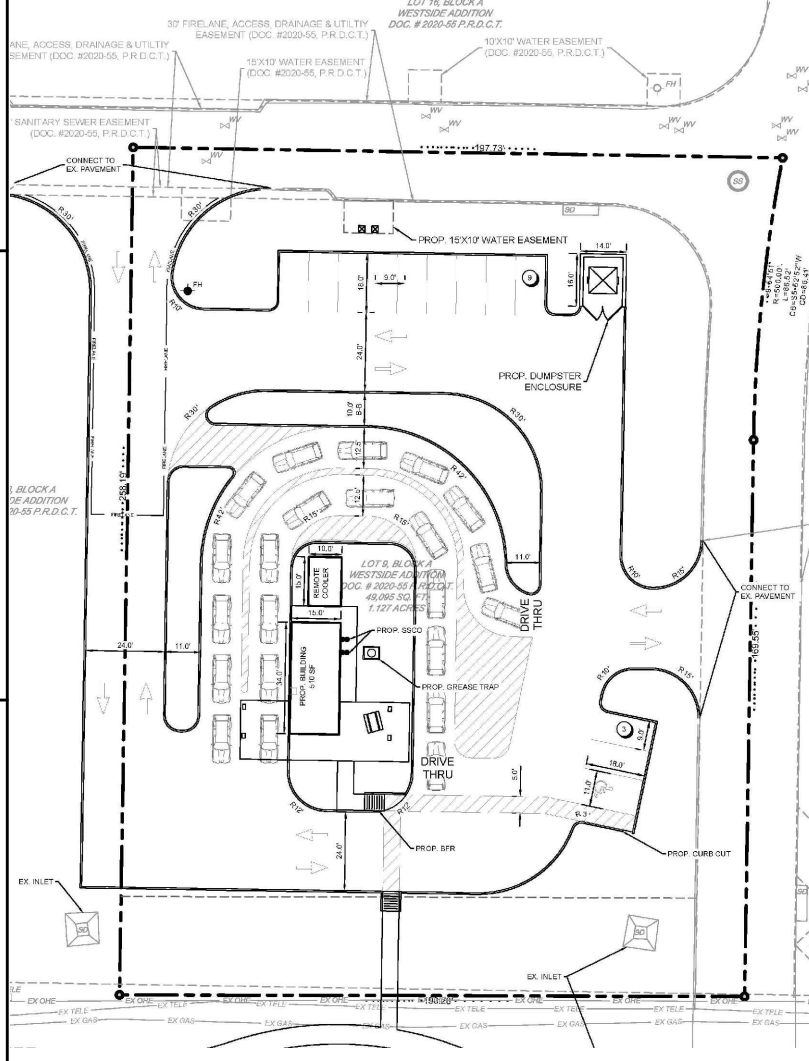
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- Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.

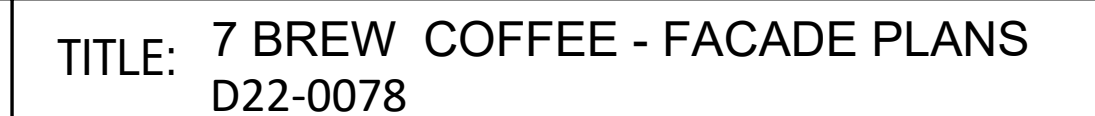
<p><b>700 ANTHRACITE SMOOTH</b></p>  <p>PRODUCT INFORMATION: BRAND: GLEN-GERY TYPE: THIN BRICK COLOR: BLACK STYLE: EXTRUDED</p> <p><b>URBAN GREY KLAYCOAT</b></p>  <p>PRODUCT INFORMATION: BRAND: GLEN-GERY TYPE: FACEBRICK COLOR: GREY</p> <p><b>KINGSPAN-MORIN, ZINC GRAY, SMOOTH - MATRIX MX 1.0</b></p> 	<p><b>KEY PLAN:</b> </p> 	<p><b>TITLE: 7 BREW COFFEE - FACADE PLANS D22-0078</b></p> <p><b>STAFF USE:</b></p> <p><b>OWNER:</b></p> <p>HIGH OCTANE JOE'S, LLC ATTN: SCOTT WILSON 8343 Douglas Ave., Suite 350 Dallas, TX 75225</p> <p>PHONE: 214.707.7795 scott.wilson@srpmedical.com</p> <p><b>MKE ARCHITECTS</b> ATTN: KIRK EDWARDS kirk@mkearchitects.com Main Office: 225.412.0048 Fax: 225.412.0049 MKE Architects.com 9800 Airline Highway, Suite 217 Baton Rouge, LA 70816</p> <p><b>LOCATION:</b> HWY 380 &amp; 1385 PROSPER, TX 75078</p> <p>LOT 9, BLOCK A CITY OF PROSPER DENTON COUNTY, TEXAS</p> <p><b>DATE:</b> SEPTEMBER 20, 2022</p>
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### TRASH ENCLOSURE GENERAL NOTES

- TRASH ENCLOSURE - SIDE ELEVATION



STAFF USE:

OWNER:

HIGH OCTANE JOE'S, LLC  
ATTN: SCOTT WILSON  
8343 Douglas Ave. , Suite 350  
Dallas, TX 75225

PHONE: 214.707.7795  
scott.wilson@sprmedical.com



ATTN: KIRK EDWARDS  
kirk@mkearchitects.com  
Main Office: 225.412.0048  
Fax: 225.412.0049  
MKE Architects.com  
Airline Highway, Suite 217  
Baton Rouge, LA 70816

LOCATION: HWY 380 & 1385  
PROSPER, TX 75078

LOT 9, BLOCK A  
CITY OF PROSPER  
DENTON COUNTY, TEXAS

DATE: SEPTEMBER 20, 2022

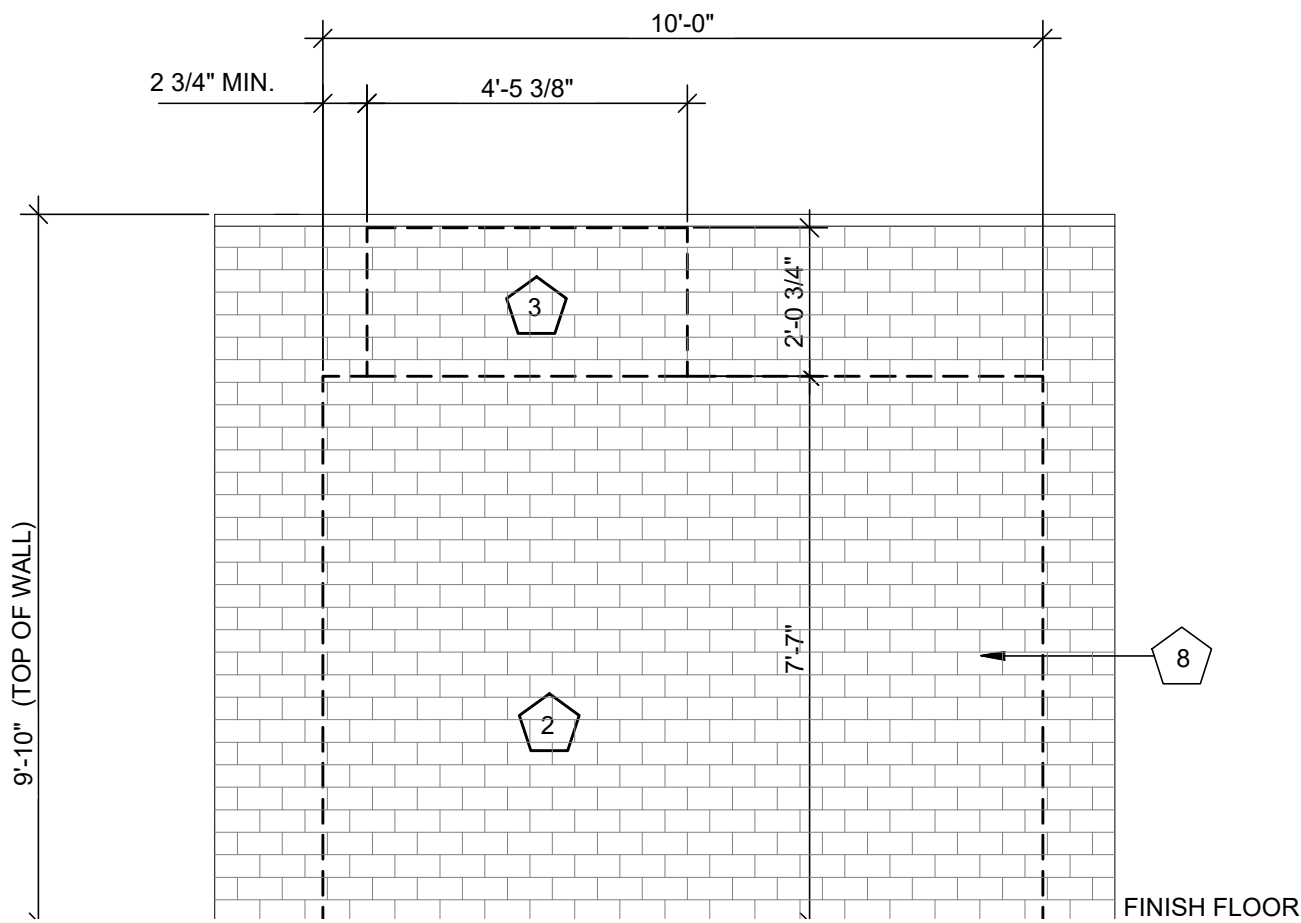


REMOTE COOLER GENERAL NOTES

1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
2. ALL DRAWINGS ARE BASED OFF NORLAKE - KOLD LOCKER™ KL771014 PHYSICAL SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

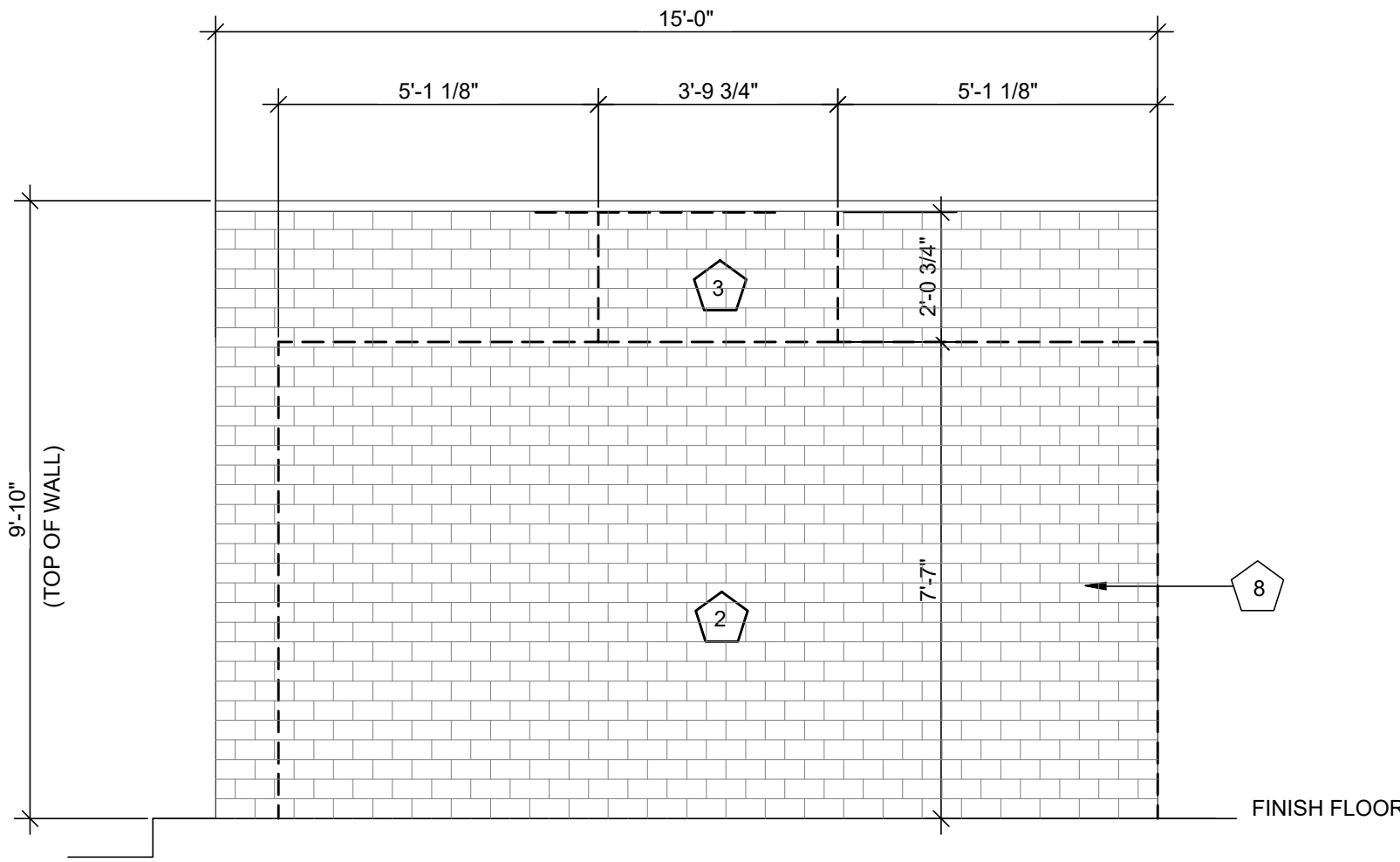
REMOTE COOLER KEYNOTES

Note Number	Note Text
1	NORLAKE WALK-ON COOLER - KL771014
2	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
3	PROVIDE METAL SCREEN FOR COOLER CONDENSER
4	LOCATION OF GRAPHIC QR CODE MENU - CENTER ON REMOTE COOLER
5	36" COOLER DOOR
6	EPOXY COATED WIRE SHELVING - (4) 24" X 48" & (3) 24" X 60"
7	COOLER LOCK & CONTROLS
8	CMU WALL CONSTRUCTION WITH NICHHA PANELS TO MATCH BUILDING.



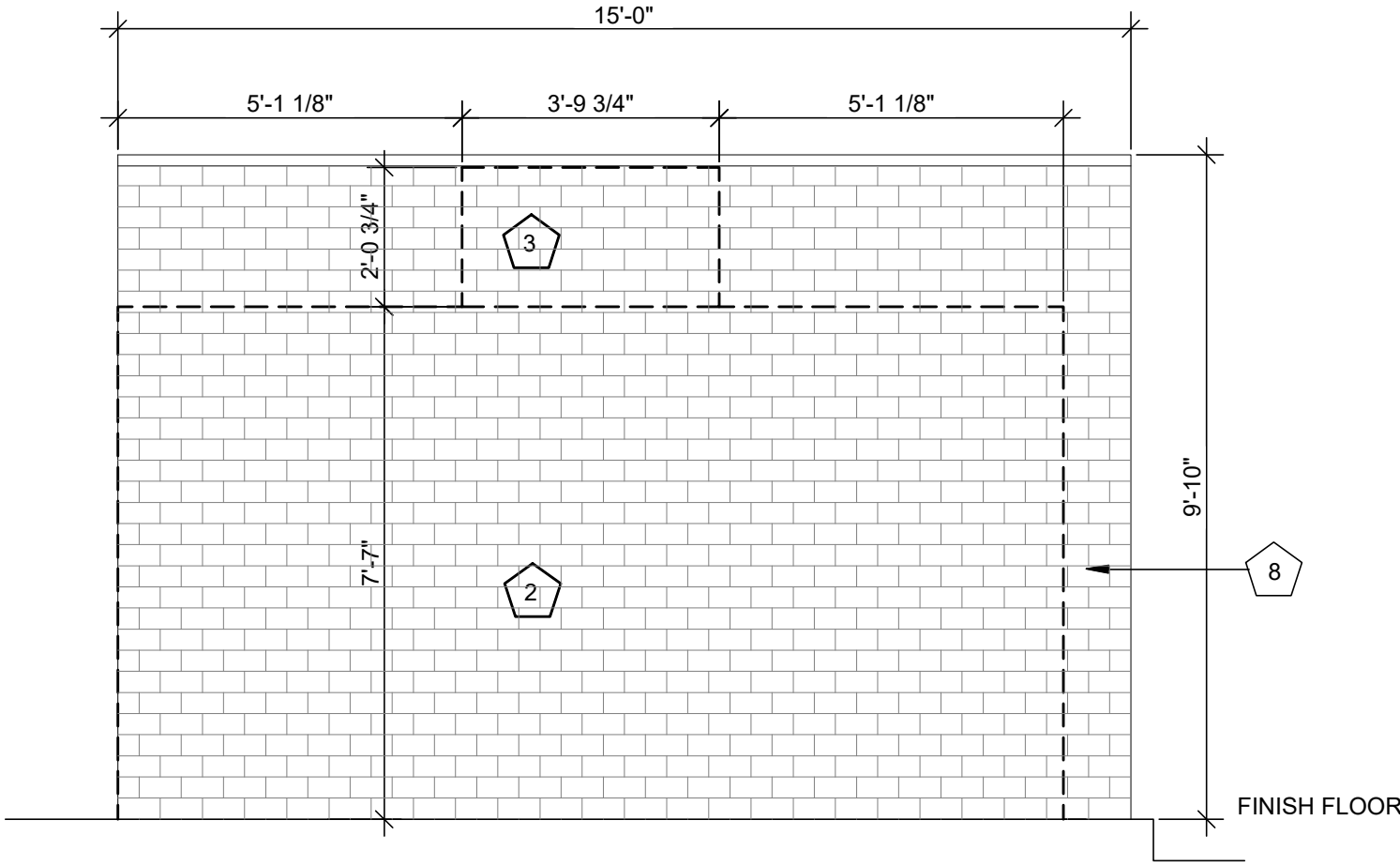
COOLER ELEVATION

3/8"=1'-0" 3



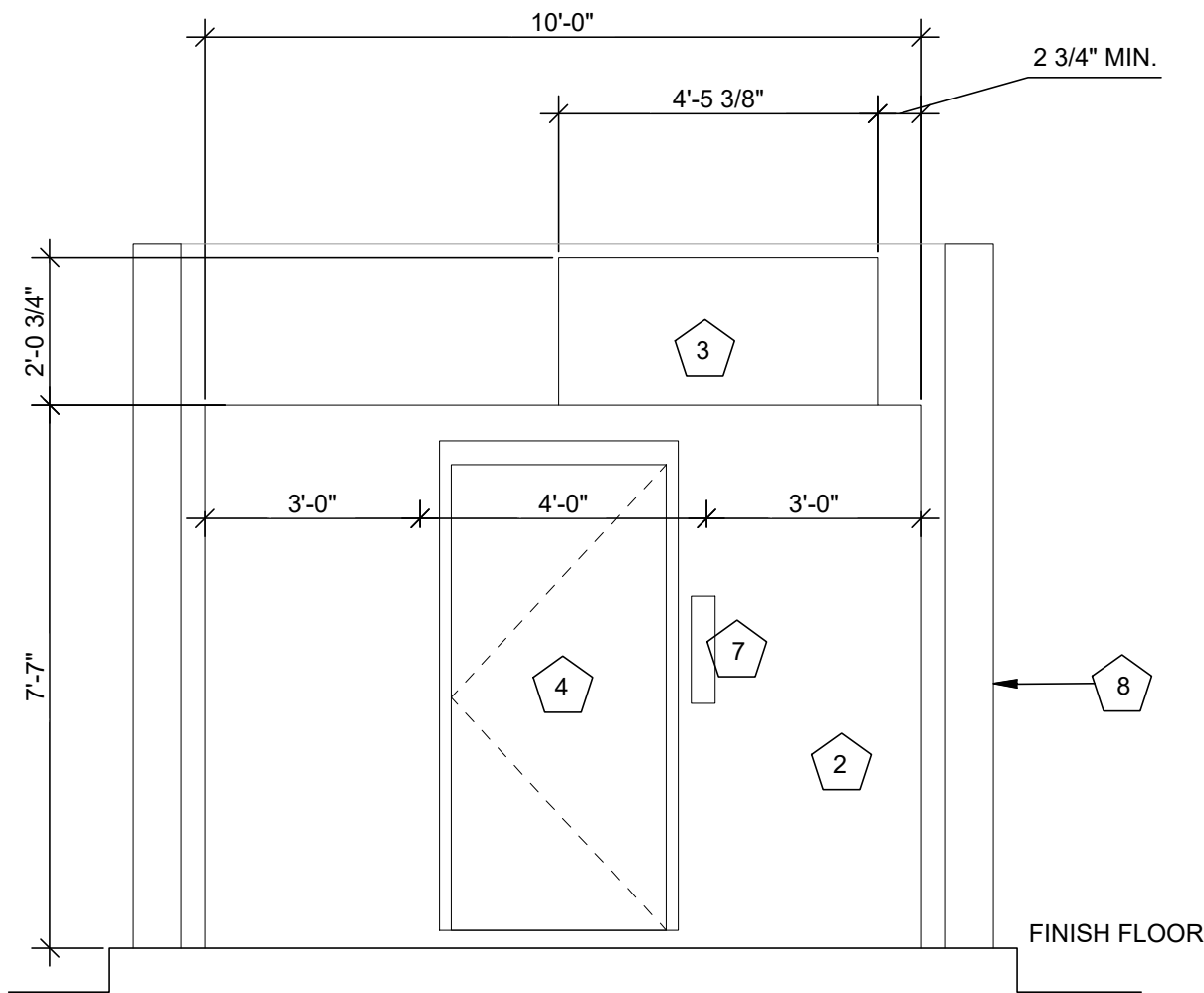
COOLER ELEVATION

3/8"=1'-0" 5



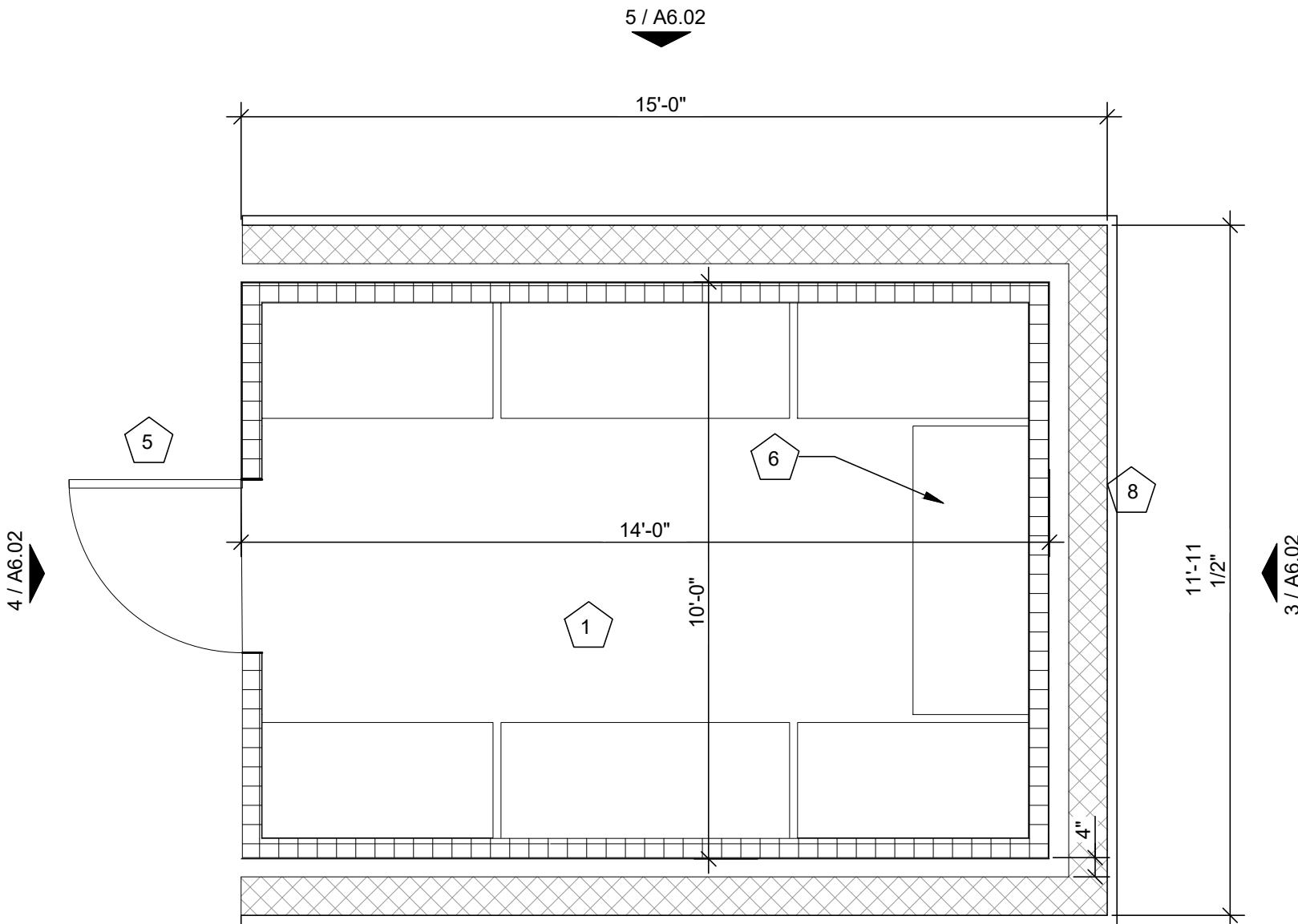
COOLER ELEVATION

3/8"=1'-0" 2



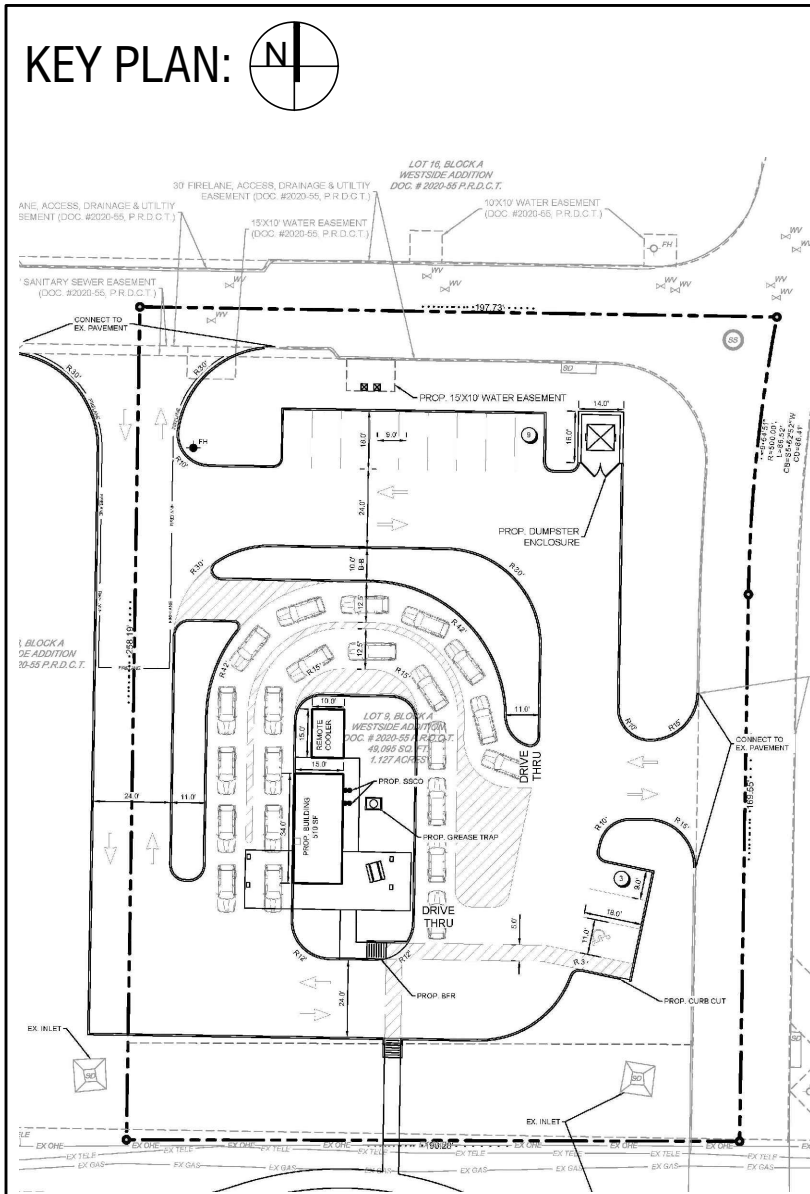
COOLER ELEVATION

3/8"=1'-0" 4



REMOTE COOLER PLAN

3/8"=1'-0" 1



TITLE: 7 BREW COFFEE - FACADE PLANS  
D22-0078

STAFF USE:

OWNER:

HIGH OCTANE JOE'S, LLC  
ATTN: SCOTT WILSON  
8343 Douglas Ave., Suite 350  
Dallas, TX 75225

PHONE: 214.707.7795  
scott.wilson@srmmedical.com

**MKE ARCHITECTS**  
ATTN: KIRK EDWARDS  
kirk@mkearchitects.com  
Main Office: 225.412.0048  
Fax: 225.412.0049  
MKE Architects.com  
9800 Airline Highway, Suite 217  
Baton Rouge, LA 70816

LOCATION: HWY 380 & 1385  
PROSPER, TX 75078

LOT 9, BLOCK A  
CITY OF PROSPER  
DENTON COUNTY, TEXAS

DATE: SEPTEMBER 20, 2022



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 4d**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – October 4, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for WestSide, Lot 9, Block A, on 1.1± acres, located on the north side of US Highway 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0078).

**Description of Agenda Item:**

The purpose of the Final Plat for WestSide, Lot 9, Block A, is to dedicate easements necessary for development of Lot 9. The plat conforms to Planned Development-94 (PD-94) development standards.

As a companion item, the Site Plan and Façade Plan (D22-0077) for a Restaurant with Drive Through is also on the October 4, 2022 agenda.

**Attachments:**

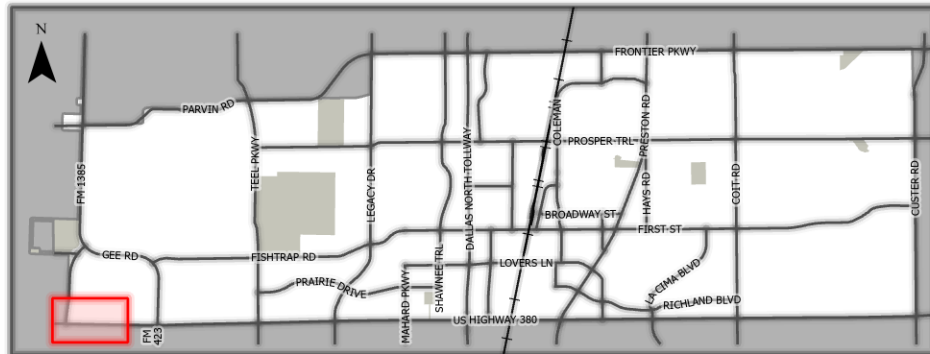
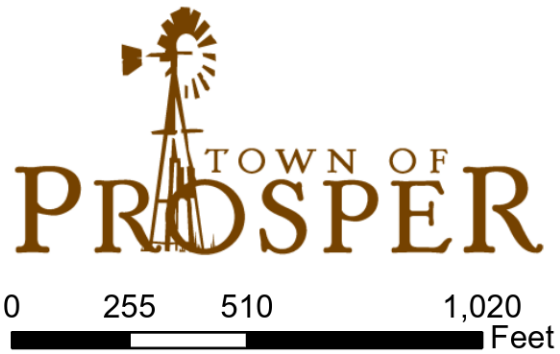
1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town 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.





This map for illustration purposes only

D22-0078

7 Brew

Site Plan



**BARTON CHAPA SURVEYING, LLC**  
John H. Barton III, RPLS #6737  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
jack@bcdsdfw.com  
TBPLS Firm# 10194474

SSSS Holdings, LLC  
8668 John Hickman Parkway  
Ste. 907  
Frisco, TX 75034  
Shiva Kondru

A topographic map of a residential area. The map shows several roads: W 12TH AVE running horizontally across the top, W 10TH AVE running horizontally across the middle, W 11TH AVE running horizontally across the bottom, and W 13TH AVE running vertically on the right. A winding road, W 10TH ST, runs diagonally from the bottom left towards the center. A large, irregularly shaped area in the center is labeled 'SITE' in large, bold, black letters. A black square is located at the bottom left corner of the map, near the intersection of W 10TH AVE and W 11TH AVE. The map features contour lines indicating elevation, with labels such as 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740,

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

- ICA air conditioning unit
- IR infrared radiation control valve
- CATV cable tv
- electrical meter
- fence with guardrail
- nc no fireproof direct connection
- ny no fire hydrant
- BOL bollard
- AD area drain
- IG in grate inlet
- GV gas valve
- GW gas meter
- CWELL casing well
  - sign
  - sanitary sewer manhole
  - storm water manhole
  - telephone manhole
  - tank fill lid
- TPED telephone pedestal
- TS traffic signal pole
  - utility clean out
- UCB utility cabinet
- UCB utility cabinet
- UC utility vault
- UE elect. utility vault
- UWV water utility vault
- UP/SP utility/service pole
  - utility sign
  - water shutoff
  - water valve
  - well
  - water meter
- CATV cable tv
- AR air release valve
- utility markings
- tree
- shrub/decorative tree or contour lines
- contour lines

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone X of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48085C02351, with an effective date of 6/02/2009, via scaled map location and graphic plotting. No 100-Year floodplain exists on the site.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAD'88).
5. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

Notary Public in and for the State of Texas

## DEVELOPMENT SERVICES DEPARTMENT

Notary Public in and for the State of Texas

## (VARIABLE WIDTH R.O.W. AS SHOWN ON DOC. # 2020-55 P.R.D.C.T.)

Line Data Table		
Line #	Distance	Bearing
L1	15.00'	S89°04'33"E
L2	10.00'	S00°55'27"W
L3	15.00'	N89°04'33"W
L4	10.00'	N00°55'27"E
L5	12.00'	S89°04'33"E
L6	12.00'	S89°04'33"E
L7	10.00'	S89°20'32"E
L8	10.00'	N00°55'27"E
L9	9.83'	N89°20'32"W





## PLANNING

**To: Planning & Zoning Commission**

**Item No. 4e**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – October 4, 2022**

---

**Agenda Item:**

Consider and act upon a Site Plan for a House of Worship, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0079).

**Description of Agenda Item:**

The Site Plan is for a House of Worship consisting of 6,877 square feet. Access will be provided from First Street. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-90 (PD-90) development standards.

As a companion item, the Final Plat (D22-0080) for a Lighthouse Addition, Block A, Lot 1, is also on the October 4, 2022 agenda.

On August 16, 2022 Planning & Zoning Commission approved a Preliminary Site Plan (D22-0059) for a House of Worship

**Attached Documents:**

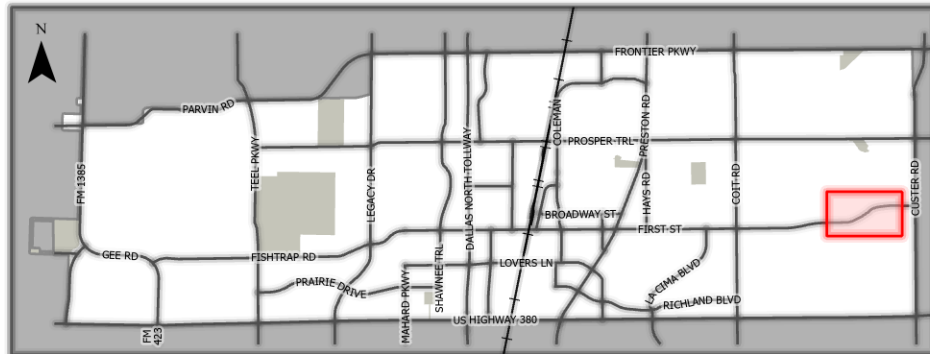
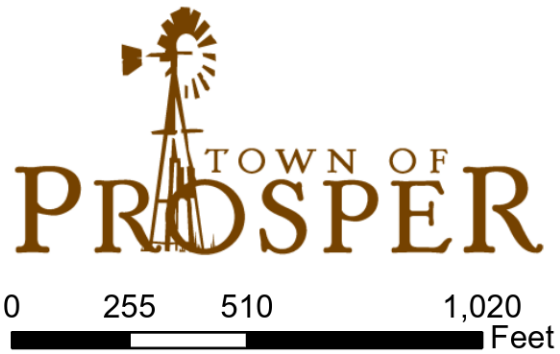
1. Location Map
2. Site Plan

**Staff Recommendation:**

Town 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.





This map for illustration purposes only

D22-0079  
Lighthouse Church

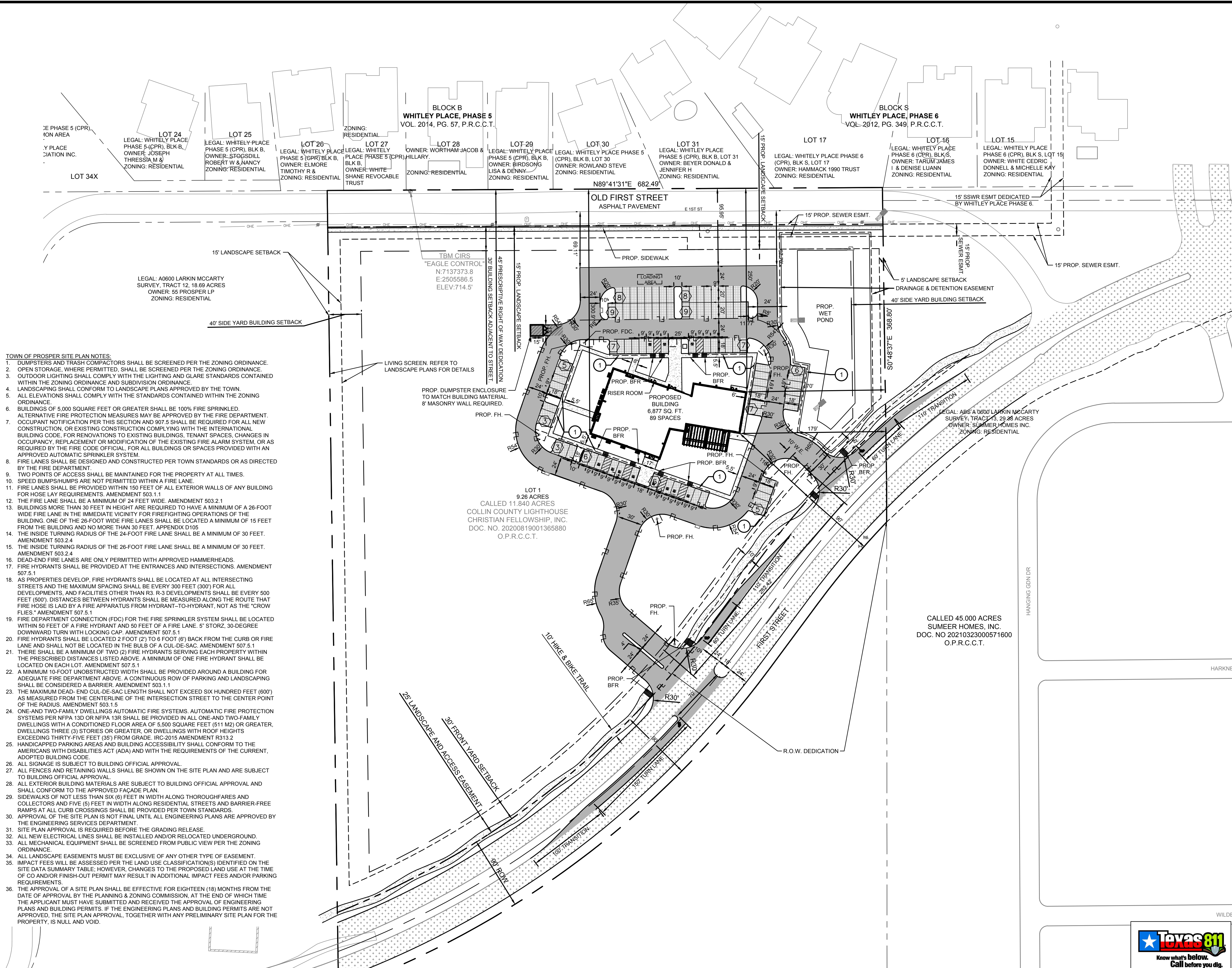
Site Plan



PLOTTED BY: LYNN ROWLAND  
 PLOT DATE: 8/30/2022 3:19 PM  
 LOCATION: 71 PROJECTS/PROJETS/2022-130 LIGHTHOUSE CHURCH PROSPER/CADD SHEETS/SP-1 SITE PLANNING  
 LAST SAVED: 8/30/2022 3:18 PM

- TOWN OF PROSPER SITE PLAN NOTES:
- 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/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. 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, 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 ABOVE. 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 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 CLASSIFICATIONS 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.

SITE DATA SUMMARY																									
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		OPEN SPACE PLAN		TOTAL IMPERVIOUS		TOTAL PERVIOUS					
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)			
PROPOSED LOT 1	PD-90	CHURCH	9.26	403,290	6,877	24'-6"	1	50% MAX	1.7%	0.5:1 MAX	0.02	CHURCH (1 PER 3 SEATS) 189 SEATS		63	89	4	11	7%	28,230	64%	258739	79,944	20%	323,346	80%



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0255J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	FIRST STREET PAVEMENT BY OTHERS
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING
	2' PARKING OVERHANG

CASE #: D22-0079	
ZONING DESCRIPTION:	
PD-90	OWNER:
COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC. 4300 E. 1ST ST. PROSPER, TX 75078 PH: 972-562-2500 JHOOK@LIGHTHOUSENTX.COM	
CONTACT NAME: JEFF HOOK	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN ST. PROSPER, TX 75078 PH: 817-281-0572	
CONTACT NAME: MATT MOORE	
SURVEYOR:	
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940-222-3009	
CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION:	
ABS A0600 LARKIN MCCARTY SURVEY, TRACT 59, 11.84 ACRES	
CITY: PROSPER	STATE: TEXAS
COUNTY: COLLIN	SURVEY: LARKIN MCCARTY
ABSTRACT NO. 600	

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

ENGINEERING AND PLANNING CONSULTANTS

Engineer: MATT MOORE

P.E. No. 98351 Date: 9/30/2022

FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**

PRELIMINARY

**LIGHTHOUSE CHURCH**

**E. FIRST STREET**

**PROSPER, TX.**

SITE PLAN

SP-1

File No. 2022-130

DESIGN: ASD

DRAWN: SD

CHECKED: ASD

DATE: 9/30/2022

SHEET





## Development Services Department

*Prosper is a place where everyone matters.*

**To: Planning & Zoning Commission**

**Item No. 4f**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – October 4, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Lighthouse Church Addition, on Lot 1, Block A, on 11.9± acres, located south of E. First Street and west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0080).

**Description of Agenda Item:**

The purpose of the Final Plat for a Lighthouse Addition, Block A, Lot 1 is to dedicate easements necessary for development of Lot 1. The plat conforms to Planned Development-90 (PD-90) development standards.

As companion items, the Site Plan (D22-0079) for a House of Worship are on the October 4, 2022 agenda.

On August 16, 2022 Planning & Zoning Commission approved a Preliminary Site Plan (D22-0059) for a House of Worship.

**Attachments:**

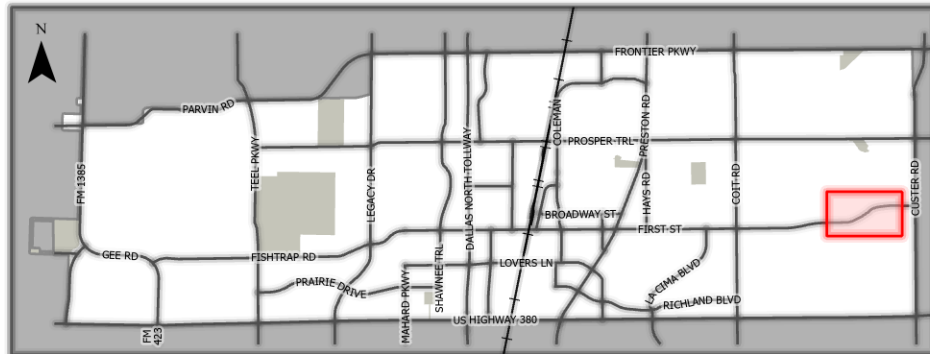
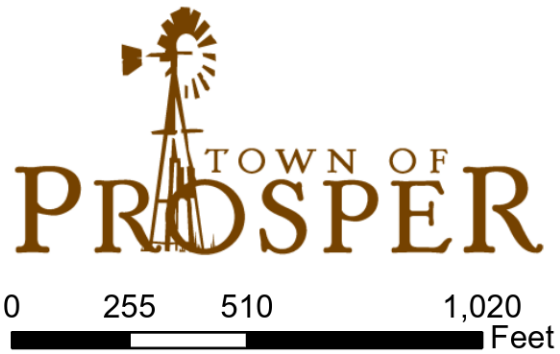
1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town 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.



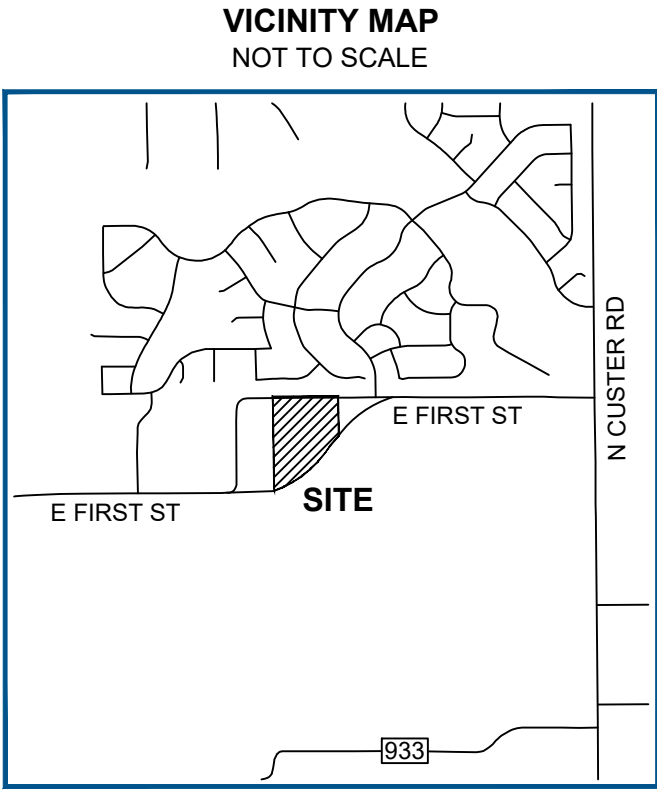


This map for illustration purposes only

D22-0080  
Lighthouse Church

Final Plat





### GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from one unplatted tract of land for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480074 as shown on Map Number 48085C0255J.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System. Texas North Central Zone - 4202.
- 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.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

### LEGEND

POB = POINT OF BEGINNING  
CIRS = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
IRF = IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
FLADUE = FIRE LANE, ACCESS, DRAINAGE ACCESS & UTILITY EASEMENT  
R.P.R.C.C.T. = REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS

### CERTIFICATE OF APPROVAL

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC.**, is the owner of a 11.84 acre tract or parcel of land situated in the Larkin McCarty Survey, Abstract Number 600 in the Town of Prosper, Collin County, Texas and being all of a called 11,840 acre tract of land described in the Special Warranty Deed to Collin County Lighthouse Christian Fellowship, Inc., recorded in Document Number 20200819001365880 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a capped 1/2" iron rod stamped "J.P.B. SURVEYING" found at the Northwest corner of said 11.840 acre tract and being in the South line of Block B of Whitley Place, Phase 5 an addition to the Town of Prosper, recorded in Volume 2014, Page 57 of the Plat Records of Collin County, Texas and in the North line of East First Street a Prescriptive use right-of-way;

**THENCE** North 89°41'31" East, with the North line of said 11.840 acre tract and the south line of said Block B and the South line of Block S of Whitley Place, Phase 6 an addition to the Town of Prosper, recorded in Volume 2012, Page 349 of the Plat Records of Collin County, Texas and the common North line of said East First Street, a distance of 682.49 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 11.840 acre tract from which a capped 1/2" iron rod stamped "J.B.I. SURVEYING" found at the Southeast corner of Lot 17 and the common Southwest corner of Lot 16, Block S of said Whitley Place, Phase 6 bears North 89°41'31" East, a distance of 0.78 feet;

**THENCE** with the East line of said 11.840 acre tract and the common West line of a called 45,000 acre tract of land described in the deed to Sumeer Homes, Inc., recorded in Document Number 20210323000571600 of the Official Public records of Collin County, Texas the following courses and distances:

- South 00°48'37" East, a distance of 368.80 feet to a 5/8" iron rod found;
- South 00°02'37" East, a distance of 42.17 feet to a 1/2" iron rod found at the Southeast corner of said 11.840 acre tract;

**THENCE** with the South line of said 11.840 acre tract the following courses and distances:

- With a curve to the left having a radius of 1055.00 feet, a delta angle of 07°09'12", a chord bearing and distance of South 40°08'16" West, 131.63 feet and an arc length of 131.72 feet to a 1/2" iron rod found;
- South 36°33'44" West, a distance of 100.34 feet to a 1/2" iron rod found;
- With a curve to the right having a radius of 1145.00 feet, a delta angle of 33°29'54", a chord bearing and distance of South 53°18'41" West, 659.94 feet and an arc length of 669.43 feet to a 1/2" iron rod found at the Southwest corner of said 11.840 acre tract;

**THENCE** North 00°48'37" West, with the West line of said 11.840 acre tract, a distance of 982.88 feet to the **POINT OF BEGINNING** and containing 11.84 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC.**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LIGHTHOUSE ADDITION, LOT 1, BLOCK A**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Owner, **COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC.** does hereby certify the following:

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

### DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement.

Plat approved subject to all applicable jurisdictional platting ordinances, rules, regulations and resolutions.

WITNESS AT MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER: **COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC.**

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

Signature

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

### CERTIFICATE OF APPROVAL

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CASE NO. D22-0080

## FINAL PLAT LIGHTHOUSE ADDITION LOT 1, BLOCK A

BEING 11.84 ACRES OF LAND SITUATED IN THE  
LARKIN MCCARTY SURVEY, ABSTRACT NO. 600,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 00°02'37" E	42.17'
L2	S 36°33'44" W	100.34'
L3	S 49°33'45" E	55.36'
L4	S 19°22'43" W	68.40'
L5	S 70°36'59" E	72.79'
L6	S 19°23'01" W	86.08'
L7	S 89°23'01" W	200.88'
L8	N 09°23'01" E	49.01'
L9	N 45°10'34" W	3.91'
L10	N 19°23'01" E	31.18'
L11	S 70°36'59" E	36.80'
L12	N 19°22'43" E	68.39'
L13	N 49°33'45" W	62.36'
L14	N 70°36'59" W	199.58'
L15	N 19°23'01" E	86.08'
L16	N 89°23'01" E	200.88'
L17	S 09°23'01" W	62.28'
L18	S 19°23'01" W	93.45'
L19	S 45°10'34" E	15.75'
L20	S 45°10'34" E	10.00'
L21	S 43°55'05" W	86.78'
L22	S 36°33'44" W	64.71'
L23	S 49°16'22" E	10.00'
L24	N 44°05'49" E	8.68'
L25	N 45°54'11" W	10.00'
L26	S 44°05'49" W	7.56'
L27	S 44°05'49" W	34.28'

LINE	BEARING	DISTANCE
L28	N 44°05'49" E	24.13'
L29	N 70°36'59" W	7.32'
L30	N 36°33'44" E	9.88'
L31	S 53°26'16" E	10.00'
L32	S 36°33'44" W	7.30'
L33	S 70°34'11" E	10.00'
L34	N 19°05'49" E	10.00'
L35	N 70°54'11" W	15.24'
L36	S 00°54'11" E	10.00'
L37	N 89°05'49" E	10.00'
L38	N 00°54'11" W	13.04'
L39	N 00°36'59" W	9.10'
L40	S 89°23'01" W	10.00'
L41	S 00°36'59" E	9.10'
L42	N 44°05'49" E	9.63'
L43	S 44°05'49" W	7.65'
L44	N 45°54'11" W	10.00'
L45	N 25°24'11" W	11.66'
L46	S 64°35'49" E	10.00'
L47	S 25°24'11" E	10.00'
L48	S 89°41'31" W	112.58'
L49	S 00°32'56" E	110.22'
L50	N 00°40'57" W	219.21'
L51	S 60°36'59" E	18.63'
L52	S 09°23'01" E	82.75'
L53	N 44°32'51" E	73.12'
L54	S 18°16'30" E	16.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	131.72'	1055.00'	7°09'12"	S 40°08'16" W	131.63'
C2	669.43'	1145.00'	33°29'54"	S 53°18'41" W	659.94'
C3	585.43'	1055.00'	31°47'39"	S 52°27'33" W	577.95'
C4	231.85'	1145.00'	11°36'06"	S 42°21'43" W	231.45'
C5	21.70'	30.00'	41°26'34"	N 28°50'28" W	21.23'
C6	27.13'	26.00'	59°46'30"	S 19°40'30" E	25.91'
C7	20.46'	30.00'	39°04'32"	N 09°19'31" W	20.07'
C8	50.52'	60.00'	48°14'30"	S 04°44'32" E	49.04'
C9	47.12'	30.00'	88°59'42"	N 25°37'08" W	42.42'
C10	84.82'	54.00'	90°00'00"	S 25°36'59" E	76.37'
C11	65.97'	54.00'	70°00'00"	S 54°23'01" W	61.95'
C12	94.25'	54.00'	100°00'00"	N 40°36'59" W	82.73'
C13	43.06'	30.00'	82°16'35"	S 31°45'16" E	39.47'
C14	29.03'	60.03'	27°42'28"	N 59°02'20" W	28.75'
C15	35.63'	30.00'	68°03'07"	S 79°12'08" E	33.57'
C16	18.10'	30.00'	34°34'25"	N 27°53'21" W	17.83'
C17	60.44'	30.00'	115°26'25"	S 77°06'13" W	50.73'
C18	84.92'	54.00'	90°00'00"	N 64°23'01" E	76.37'
C19	47.13'	30.00'	90°00'18"	S 64°22'52" W	42.43'
C20	36.10'	30.00'	68°56'28"	S 15°05'31" E	33.96'
C21	40.29'	30.00'	76°57'20"	S 88°02'25" E	37.33'
C22	47.12'	30.00'	90°00'00"	N 64°23'01" E	42.43'
C23	47.12'	30.00'	90°00'00"	S 25°36'59" E	42.43'
C24	36.65'	30.00'	70°00'00"	S 54°23'01" W	34.41'
C25	52.36'	30.00'	100°00'00"	N 40°36'59" W	45.96'
C26	36.85'	57.50'	36°49'24"	S 17°31'28" E	36.32'
C27	35.82'	63.50'	32°08'18"	S 61°16'27" E	35.15'
C28	14.17'	34.92'	23°14'24"	S 52°52'11" E	14.07'
C29	4.01'	2.50'	91°52'22"	S 24°40'48" E	3.59'
C30	104.63'	1155.00'	5°11'25"	S 45°59'52" W	104.59'

### 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 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 Extra-Territorial Jurisdiction 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

JOB NUMBER  
2201.059-03  
DATE  
09/28/2022  
REVISION  
-  
DRAWN BY  
EN



Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

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

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
Collin County Lighthouse  
Christian Fellowship, Inc.  
Contact: Robert J. Hook  
200 Godstone Lane  
Prosper, TX 75078