



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 1, 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. 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 October 18, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Revised Site Plan for a Golf Bay at Prosper High School, on 103.0± acres, located on the southwest corner of Frontier Parkway and Victory Way. The property is zoned Planned Development-22 (PD-22). (D22-0012).
- 3c.** Consider and act upon a Conveyance Plat for Wandering Creek Block A, Lot 1 on 4.8± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-90 (PD-90) (D22-0082).

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.** Conduct a Public Hearing and consider and act upon a request to rezone 0.36± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the northeast corner of First Street and Parvin Street. (Z22-0016).
- 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, October 28, 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>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: 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, October 18, 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, Sekou Harris, Doug Charles, 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 October 4, 2022, Planning & Zoning Commission Regular meeting.

Motioned by VanWolfe, seconded by Harris, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

REGULAR AGENDA

- 4.** Conduct a Public Hearing, to consider and act upon an amendment to the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park. (CA22-0002).

Hulon Webb (Staff): Presented exhibit information.

Commissioners expressed general support for Item 4.

Chair Daniel opened the Public Hearing.

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

Motion by Harris, seconded by VanWolfe to approve Item 4, subject to staff recommendations. Motion approved 4-0.

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

David Soto (Staff): Presented Town Council results on previous items and discussed comprehensive plan update.

6. Adjourn.

Motioned by Charles, seconded by Harris to adjourn. Motion approved 4-0 at 6:29 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – November 1, 2022

Agenda Item:

Consider and act upon a Revised Site Plan for a Golf Bay at Prosper High School, on 103.0± acres, located on the southwest corner of Frontier Parkway and Victory Way. The property is zoned Planned Development-22 (PD-22). (D22-0012).

Description of Agenda Item:

The Revised Site Plan shows the proposed 2,400 square-foot golf bay, located at Prosper High School. Access will be provided from Frontier Parkway and Coleman Street. The Site Plan conforms to PD-22 development standards.

On March 1, 2022 Planning & Zoning Commissioners approved a 2,400 square-foot golf bay. Since then, the applicant has revised and relocated the golf bay toward the south. Per the zoning ordinance, any relocation closer to any residential district requires approval from Planning & Zoning. Coleman Street is between the golf bay and residences.



Attached Documents:

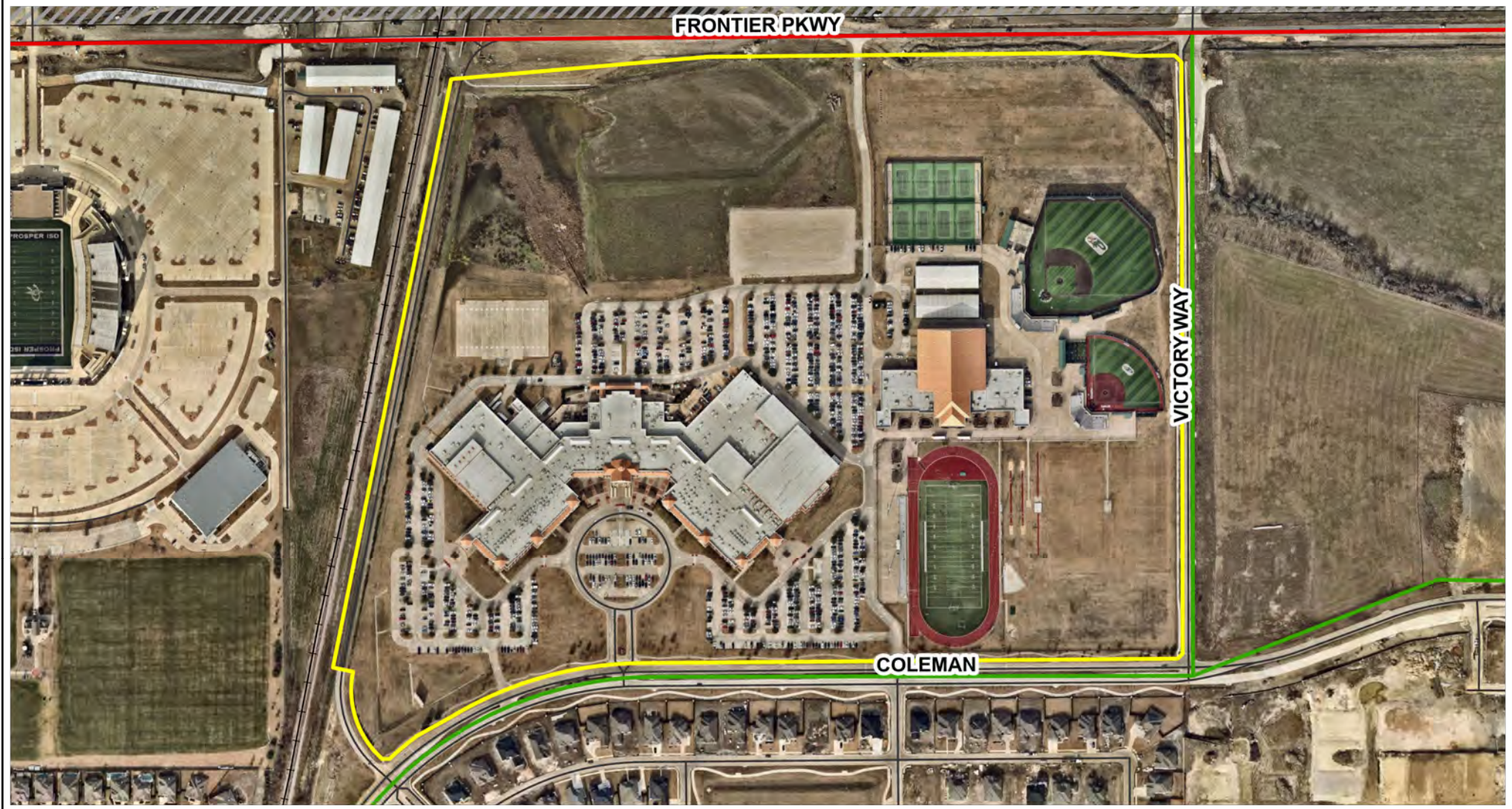
1. Location Map
2. Revised Site Plan

Staff Recommendation:

Staff recommends approval of the Revised Site Plan subject to:

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

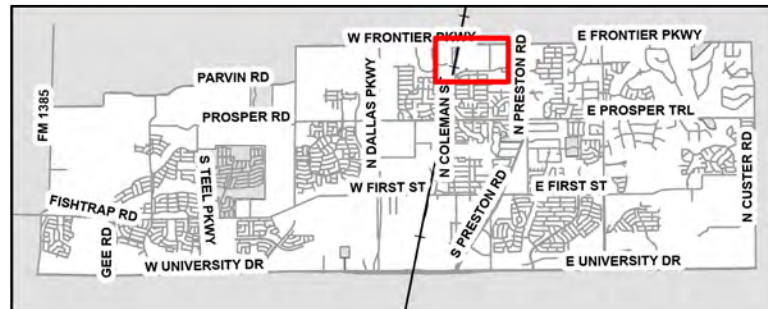
D22-0012 - Prosper High School Golf Building



This map is for illustration purposes only.



0 265 530 1060 Feet



Drawing: Q:\Projects\PPS10288\Golf Bay\2022 01 24 Golf Bay Site Plan.dwg at Feb 12, 2022 - 12:03pm by cschmitt
Layout: Layout1 Xref: XREF-BORDER.dwg - Seal-LUM.dwg - SEAL-WHS.dwg - MGN SEAL PLAN.dwg - X-Base.dwg



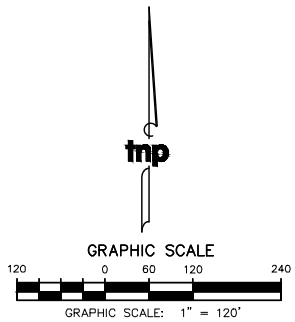
- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
 6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 10. 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.
 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 14. 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.
 15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

SITE DATA SUMMARY	
EXISTING ZONING:	SF-10/15 (PD-22)
PROPOSED USE:	HIGH SCHOOL
GROSS LOT AREA:	103.005 ACRES (4,486,888 SF)
NET LOT AREA:	99.191 ACRES (4,320,760 SF)
BUILDING AREA:	511,000 SF
HEIGHT:	60'-0" (2 STORIES)
LOT COVERAGE RATIO:	11.8%
FLOOR AREA RATIO:	17.42%
TOTAL IMPERVIOUS AREA:	32.74 ACRES ~ 44%
REQUIRED PARKING:	504
PROVIDED PARKING:	1,263
REQUIRED HANDICAP SPACES:	23
REQUIRED HANDICAP SPACES:	31
OPEN SPACE REQUIRED (%):	35,770 SF
OPEN SPACE PROVIDED (%):	1,254,100 SF

BUILDING AREA SUMMARY	
BUILDING AREA:	
GOLF PRACTICE (PEMB):	2,400 SF (TOTAL)

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADE, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48085C0225J1 & 48085C0225J4, EFFECTIVE DATE OF JUNE 02, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.



OWNER/APPLICANT:

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

ENGINEER:

TEAGUE NALL & PERKINS, INC.
825 WATERS CREEK BLVD., SUITE M300
ALLEN, TX 75103
214.461.9867
CONTACT: CHRIS SCHMITT, P.E.

SITE PLAN FOR PISD GOLF PRACTICE BUILDING

DATE PREPARED: JANUARY 2022
TOWN CASE D22-0012

no.	revision	by	date

teague nall and perkins, inc
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph
www.tnppinc.com
TBPES: ENGR F-230, SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



scale
horiz
1"=120'
vert
N/A
date
MAR 2021



This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRIS SCHMITT, P.E. Date: FEB 2021

Tx. Reg. # 91150

Town of Prosper, Texas
Prosper Independent School District
PISD Golf Practice Facility
SITE PLAN

tnp project
PPS 10288
sheet
1



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Paul Rodriguez, Senior Planner

Re: Planning & Zoning Commission Meeting – November 1, 2022

Agenda Item:

Consider and act upon a Conveyance Plat for Wandering Creek Block A, Lot 1 on 4.8± acres, located on the west side of Custer Road, south of First Street. The property is zoned Planned Development-90 (PD-90) (D22-0082).

Description of Agenda Item:

The purpose of the Conveyance Plat for Wandering Creek Block A, Lot 1, is to create space for park land. The plat conforms to Planned Development-90 (PD-90) development standards.

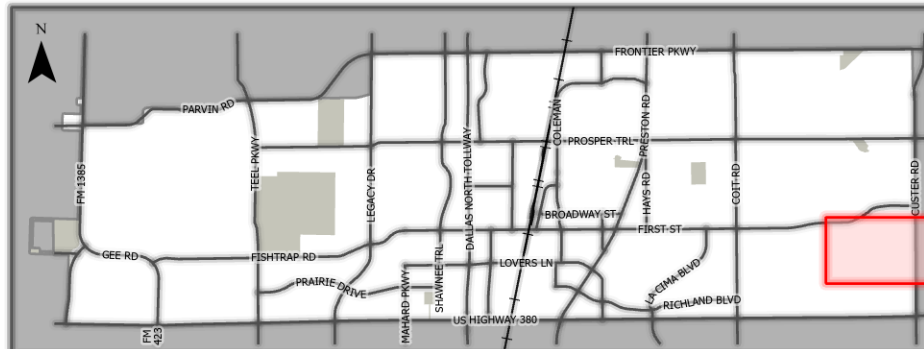
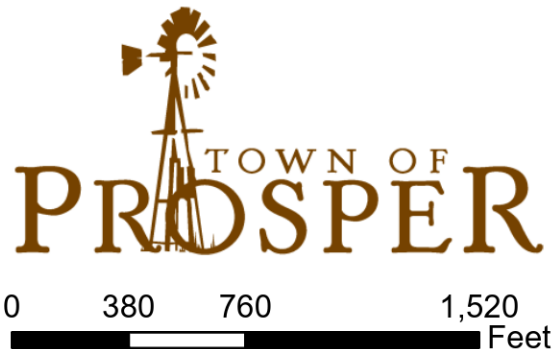
Attached Documents:

1. Location Map
2. Conveyance Plat

Staff Recommendation:

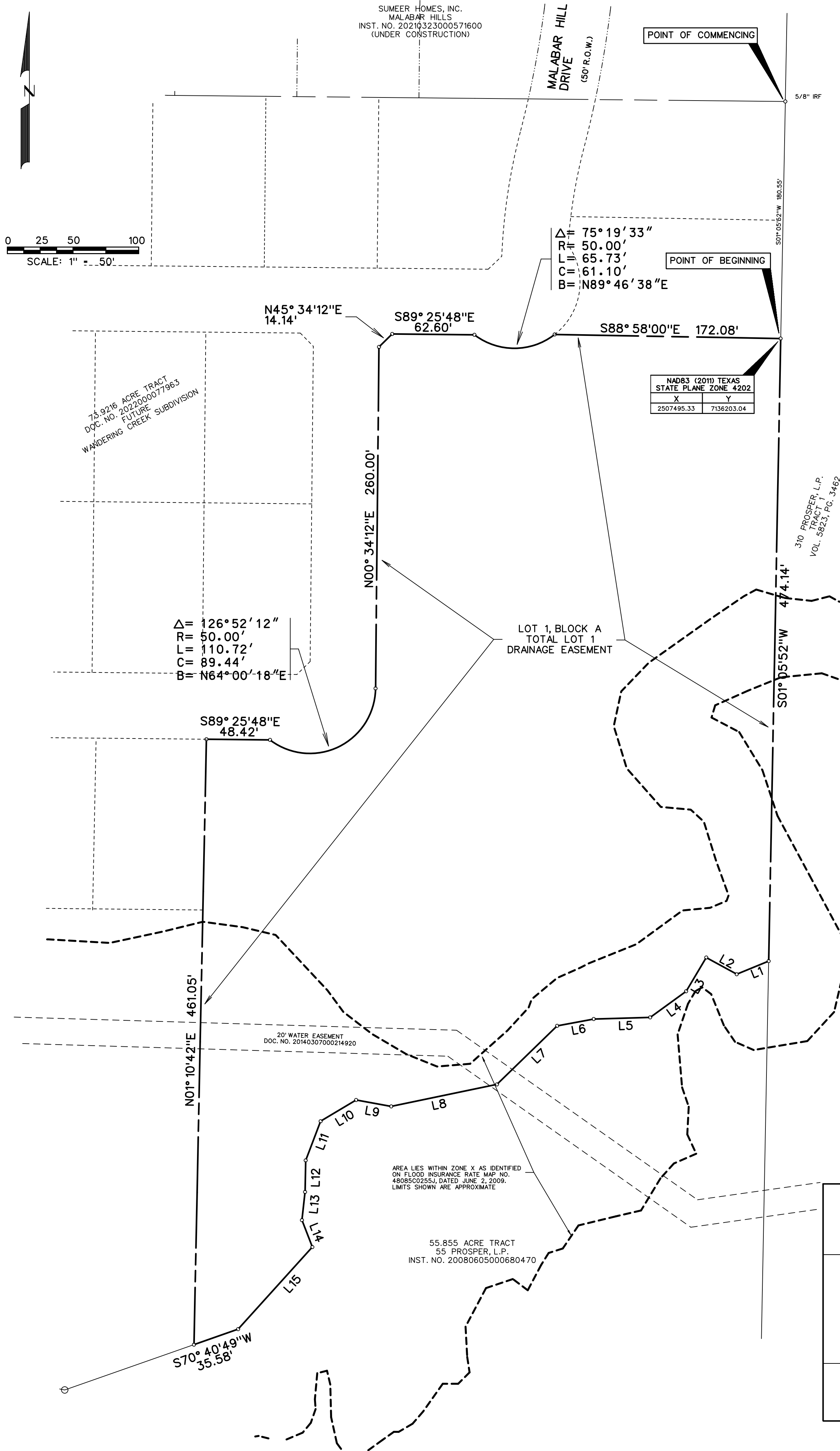
Staff recommends approval of Conveyance Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.
2. Approved contingent access easement shall be annotated prior to recording at the county.



This map for illustration purposes only

D22-0082
Wandering Creek CP
Conveyance Plat



LEGAL DESCRIPTION

BEING, a tract of land situated in the Jeremiah Horn Survey, Abstract Number 411, in the Town of Prosper, Collin County, Texas, being all of 73.9216 acre tract, as described in Doc. No. 2022000077963 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod found at the southwest corner of a 45.00 acre tract, as described in Doc. No. 20210323000571600 in said Deed Records and being the northeast corner of said 73.9216 acre tract, same being in the west line of a tract of land in deed to 310 Prosper, L.P., as described in in Vol. 5823, Pg 3462 in said Deed Records;

THENCE, South 01°05'52" West, along the east line of said 73.9216 acre tract and with the west line of said 310 Prosper, L.P., for a distance of 180.55 feet, to the POINT OF BEGINNING;

THENCE, South 01°05'52" West, continuing along said east and west lines, for a distance of 474.14 feet, to a point in the center of a creek;

THENCE, along the south line of said 73.9216 acre tract and along the centerline of said creek for the following sixteen (16) calls:

- South 67°45'09" West, for a distance of 26.27 feet;
- North 61°17'57" West, for a distance of 26.43 feet;
- South 30°50'48" West, for a distance of 29.95 feet;
- South 54°00'34" West, for a distance of 33.82 feet;
- South 88°20'55" West, for a distance of 43.05 feet;
- South 79°24'29" West, for a distance of 28.31 feet;
- South 45°49'02" West, for a distance of 63.91 feet;
- South 78°13'58" West, for a distance of 82.24 feet;
- North 79°43'00" West, for a distance of 27.16 feet;
- South 59°06'56" West, for a distance of 31.51 feet;
- South 20°52'18" West, for a distance of 31.91 feet;
- South 01°06'55" West, for a distance of 24.02 feet;
- South 08°19'53" West, for a distance of 21.59 feet;
- South 21°05'52" East, for a distance of 21.98 feet;
- South 42°07'51" West, for a distance of 84.32 feet;
- South 70°40'49" West, for a distance of 35.58 feet;

THENCE, North 01°10'42" East, departing said creek and said south line, for a distance of 461.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°25'48" East, for a distance of 48.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 50.00 feet, a central angle of 126°52'12";

THENCE, along said curve to the left for an arc distance of 110.72 feet (Chord Bearing North 64°00'18" East 89.44 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 00°34'12" East, for a distance of 260.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 45°34'12" East, for a distance of 14.14 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°25'48" East, for a distance of 62.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 75°19'33";

THENCE, along said curve to the left for an arc distance of 65.73 feet (Chord Bearing North 89°46'38" East 61.10 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 88°58'00" East, for a distance of 172.08 feet, to the POINT OF BEGINNING and containing 4.841 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Prosper, Texas.

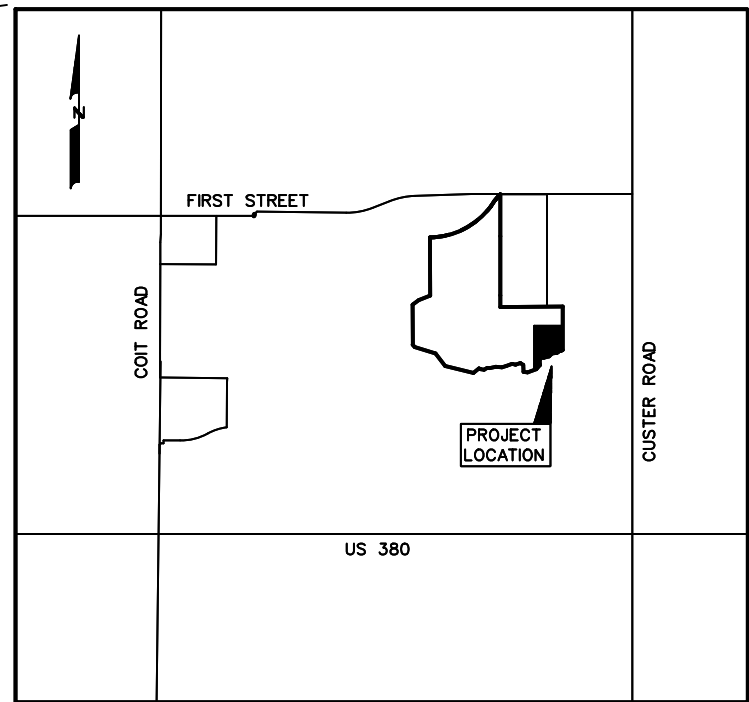
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this _____ day of _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS



NOTICE:

A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HUNT WANDERING CREEK LAND, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WANDERING CREEK, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HUNT WANDERING CREEK LAND, 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 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 purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading or other improvements or growths which may in any way endanger or interfere with the use of particular utilities, said use by public utilities being easements as shown, except that landscape improvements may be placed in landscape 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 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 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:

HUNT WANDERING CREEK LAND, LLC.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

Town Secretary

Engineering Department

Planning Department

CASE* D22-0082
CONVEYANCE PLAT
OF
WANDERING CREEK
LOT 1, BLOCK A
TOTAL LOT 1
TOTAL ACRES 4.841
OUT OF THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
HUNT WANDERING CREEK LAND, LLC.
1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019
817-329-7973
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – November 1, 2022

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 0.36± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the northeast corner of First Street and Parvin Street. (Z22-0016).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single Family Residence	Old Town Office
North	Single Family-15	Single Family Residence	Old Town Office
East	Single Family-15	Office	Old Town Office
South	Single Family-15 & Downtown Office - DTO	Single Family Residential	Old Town Office
West	Downtown Office - DTO	Prosper Park and Recreation	Old Town Office

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Office District to allow for development of an office building in the future. The existing house will not be removed. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

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

Thoroughfare Plan – This property currently has direct access to Parvin Street and could potentially have access to First Street.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property. However, a hike and bike trail will be implemented at some point in the future near the downtown area. At that time, this property will be impacted by such development.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

Attached Documents:

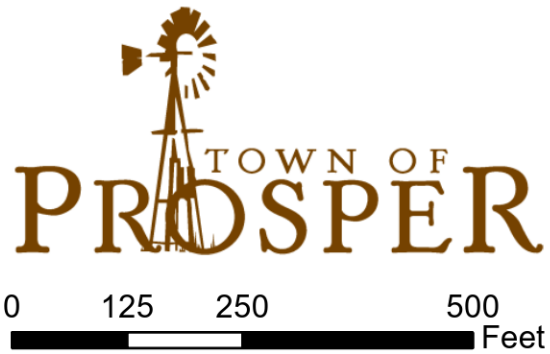
1. Aerial and Zoning Maps
2. Exhibit A

Staff Recommendation:

Staff has visited the site and was able to observe its surrounding environment. Currently there are non-residential uses to the west across Parvin Street and southwest across First Street. Staff understands that there are numerous non-residential uses and Single-Family residences along First Street. However, it is recommended per the Comprehensive Plan for downtown office uses. The zoning request would be consistent with the uses in the surrounding area. As a result, staff recommends approval of this zoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on November 22, 2022.

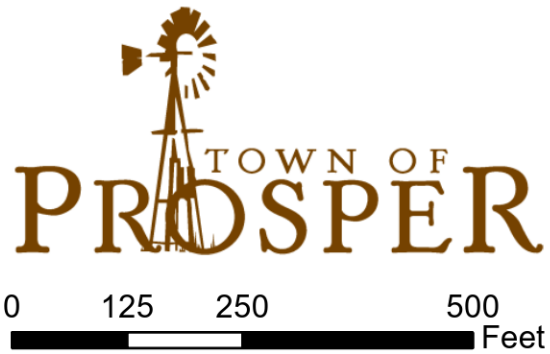
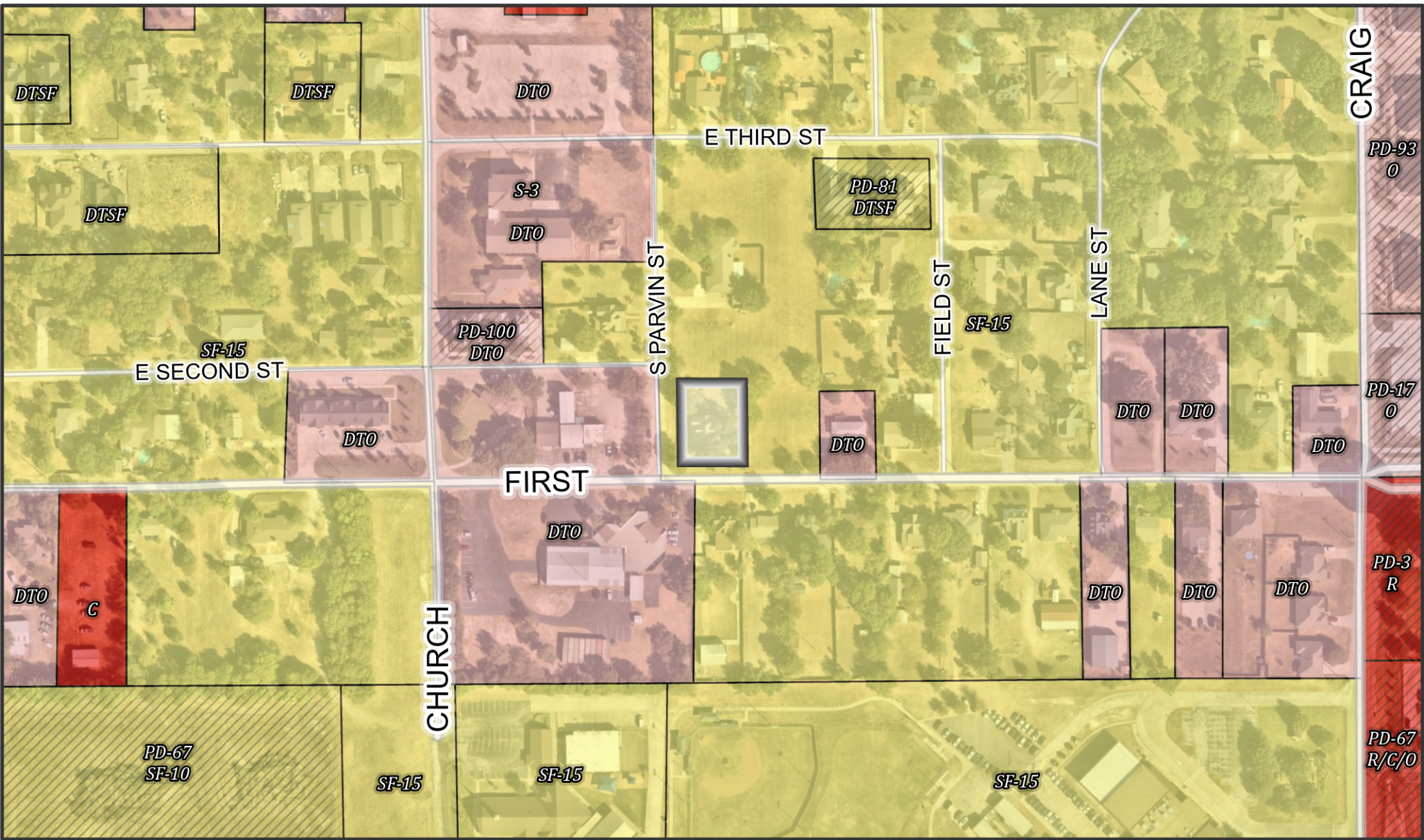


This map for illustration purposes only

Z22-0016

303 Parvin

Straight Zoning



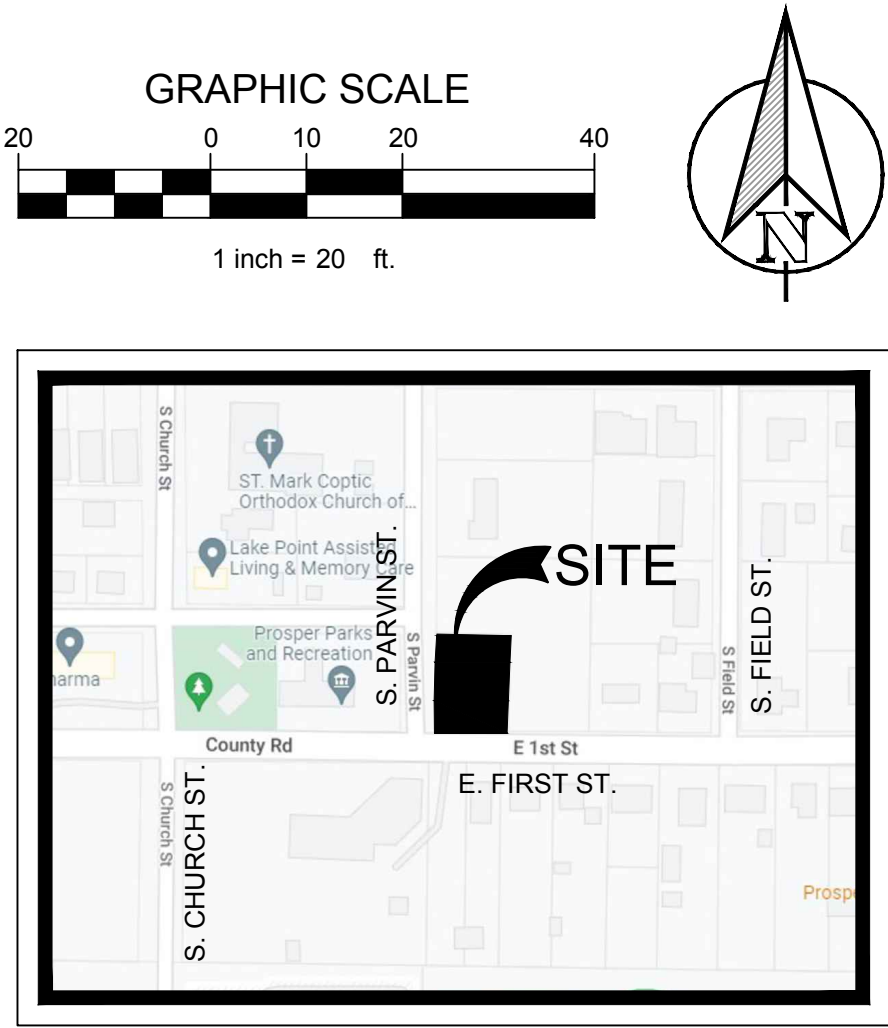
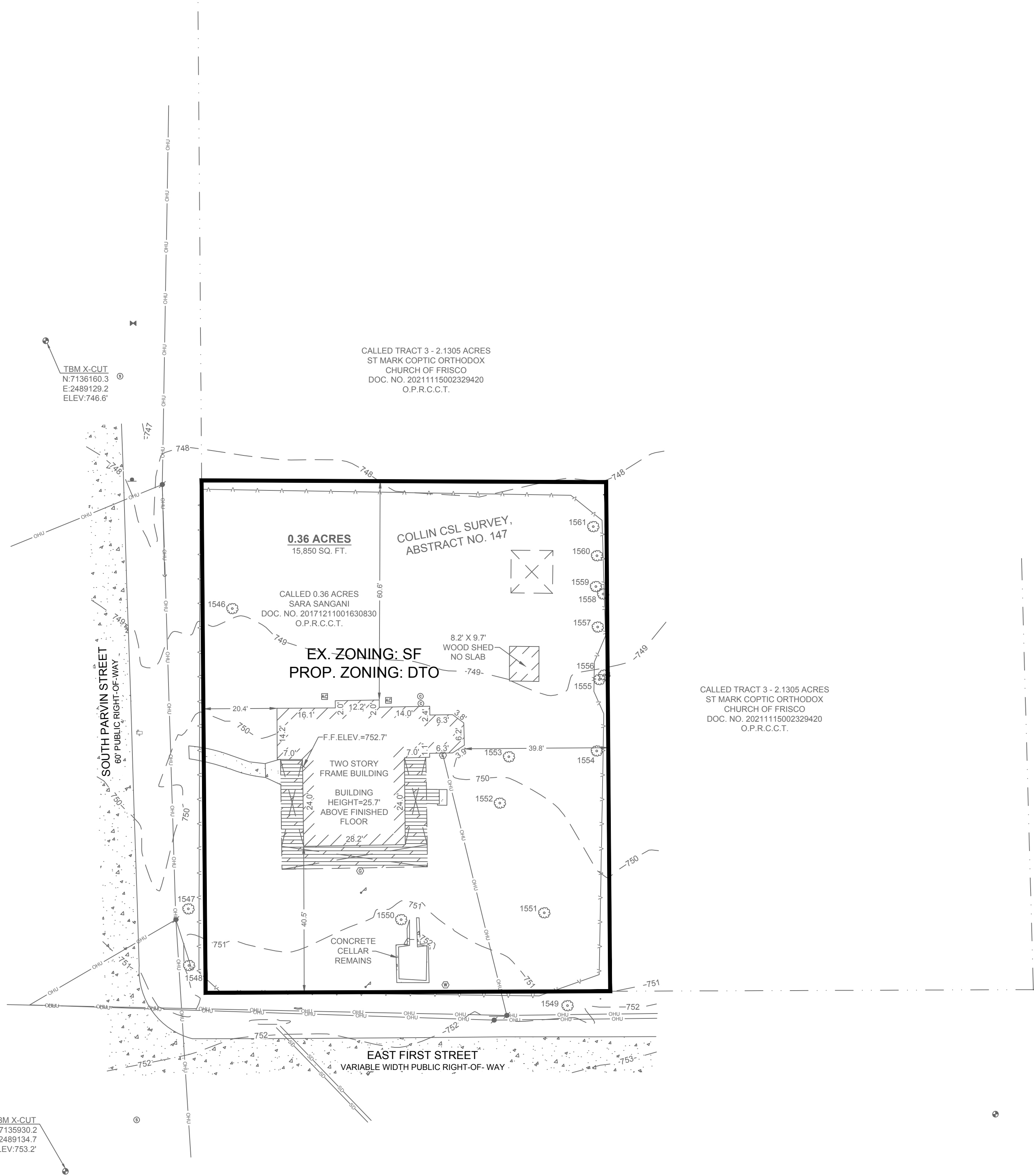
This map for illustration purposes only

Z22-0016

303 Parvin

Straight Zoning

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 10/18/2022 5:16 PM
 LOCATION: Z:\PROJECTS\MARKETING\303 PARVIN\ADD SHEETS\EXHIBIT A.DWG
 LAST SAVED: 9/19/2022 9:10 AM



BEING A 0.36 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN CSL SURVEY, ABSTRACT NUMBER 147 IN COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 0.36 ACRE TRACT OF LAND CONVEYED TO SARA SANGANI BY DEED OF RECORD IN DOCUMENT NUMBER 20171211001630830 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST STREET, BEING THE SOUTHEAST CORNER OF SAID 0.36 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S51°30'43"W, A DISTANCE OF 3.42 FEET;

THENCE, S89°46'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST STREET, BEING THE COMMON SOUTH LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 112.03 FEET TO A 3/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH PARVIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST STREET, BEING THE SOUTHWEST CORNER OF SAID 0.36 ACRE TRACT;

THENCE, N00°26'25"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH PARVIN STREET, BEING THE COMMON WEST LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 141.94 FEET TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND, BEING THE SOUTHWEST CORNER OF A CALLED TRACT 3 - 2.1305 ACRE TRACT OF LAND CONVEYED TO ST MARK COPTIC ORTHODOX CHURCH OF FRISCO BY DEED OF RECORD IN DOCUMENT NUMBER 20211115002329420 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF SAID 0.36 ACRE TRACT FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1890" FOUND, BEARS N00°26'25"W, A DISTANCE OF 342.18 FEET;

THENCE, S89°44'45"E, ALONG THE SOUTH LINE OF SAID TRACT 3, BEING THE COMMON NORTH LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 112.04 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE SOUTHWEST CORNER OF SAID TRACT 3, ALSO BEING THE NORTHEAST CORNER OF SAID 0.36 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S11°38'54"W, A DISTANCE OF 3.59 FEET;

THENCE, S00°28'25"W, ALONG THE SOUTHWEST LINE OF SAID TRACT 3, BEING THE COMMON EAST LINE OF SAID 0.36 ACRE TRACT, A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.36 ACRES (15,850 SQUARE FEET) OF LAND, MORE OR LESS.

CASE #: Z22-0016		
303 PARVIN STREET		
EXHIBIT A		
DEVELOPER:		
SARA SANGANI 303 S. PARVIN ST. PROSPER, TX 76078 EMAIL: SANGANI.SARA@GMAIL.COM CONTACT NAME: SARA SANGANI		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: MATT MOORE		
SURVEYOR:		
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: MATTHEW RAABE		
LEGAL DESCRIPTION:		
BEING A 0.36 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE COLLIN CSL SURVEY, ABSTRACT NUMBER 147 IN COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 0.36 ACRE TRACT OF LAND CONVEYED TO SARA SANGANI BY DEED OF RECORD IN DOCUMENT NUMBER 20171211001630830 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS		
CITY:	STATE:	
PROSPER	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	COLLIN COUNTY SCHOOL LAND SURVEY	147

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	09/19/2022
SHEET	
A	
File No. 2022-0XX	

303 PARVIN STREET
 PARVIN ST. AND E. FIRST ST.
 PROSPER, TEXAS

No.	DATE	REVISION	BY

EXHIBIT A

TEXAS REGISTRATION #14199
 1803 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

CLAYMOORE
 ENGINEERING

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 95813 Date: 9/19/2022