



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 21, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:
<https://prospertx.new.swagit.com/views/378/>

Addressing the Planning & Zoning Commission:

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

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

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

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

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

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.

CONSENT AGENDA

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

- 3a. Consider and act upon the minutes from the March 7, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for a new Wireless Communications and Support Structure, on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive. The property is zoned Agriculture (A) & Specific Use Permit- 45 (SUP-45). (DEVAPP-23-0011)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 17, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

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



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, Sekou Harris, Damon Jackson, Tommy VanWolfe, Cameron Reeves

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

2. Recitation of the Pledge of Allegiance.

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

Motion by VanWolfe, seconded by Pettis to appoint Commissioner Damon Jackson as Vice-Chair. Motion approved 7-0.

4. CONSENT AGENDA

4a. Consider and act upon the minutes from the February 21, 2023, Planning & Zoning Commission meeting.

4b. Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095

4c. Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14).

4d. Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).

4e. Consider and act upon a Replat for Windmill Hill, Block A, Lots 2R, 3R1, and 3R2 on 3.5± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93) Office/Retail. (DEVAPP-22-0006).

- 4f. **Consider and act upon a Site Plan and Façade Plan for a daycare on Lot 1R1 Block A 2.2± acres of Prosper Center, located on the north side of Westwood Drive and west of Legacy Drive. This property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0004 & DEVAPP-23-0010).**
- 4g. **Consider and act upon a Final Plat for Prosper Center, Lot 1R1, Block A, on 2.2± acres, located on the north side of Westwood Drive and west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0016).**
- 4h. **Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).**

Motioned by Harris, seconded by Jackson, to approve the Consent Agenda, Motion approved 7-0.

CITIZEN COMMENTS

DISCUSSION ITEM

5. **Discuss the draft development standards for the Pradera Planned Development. (Z22-0019)**

David Soto (Staff): Presented information regarding the Pradera Planned Development.

Nolan Bradshaw (Applicant): Presented information and clarifications regarding the Pradera Planned Development.

Commissioners discussed comparison of project to DNT guidelines as well as on scope of authority of Planning and Zoning Commission.

Commissioners expressed concerns regarding differences between the provided conceptual plan exhibit and the development standards exhibit.

Commissioners discussed alternative methods on how best to amend the development standards exhibit to more closely adhere to the conceptual plan exhibit.

REGULAR AGENDA

6. **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 information regarding Town Council hearing on the westside addition case.

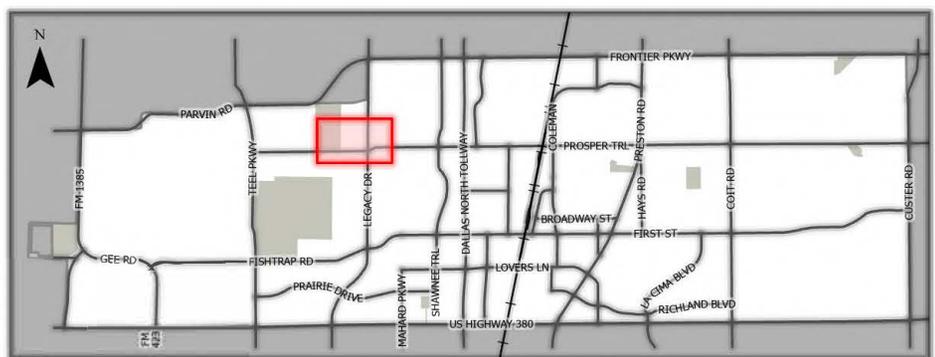
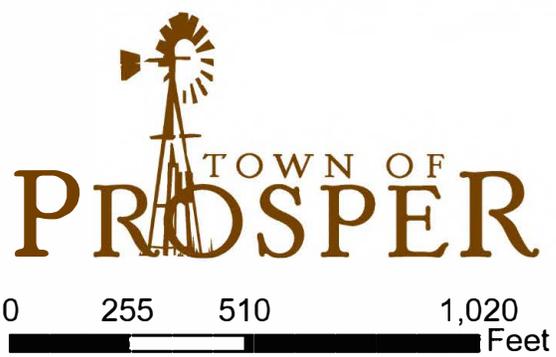
7. **Adjourn.**

Motioned by Reeves, seconded by VanWolfe to adjourn. Motion approved 7-0 at 7:17 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary

Item 2.



This map for illustration purposes only

DEVAPP-23-0028
 Wireless Communications
 and Support Structure

Site Plan



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Doug Braches, Planning Technician

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 21, 2023

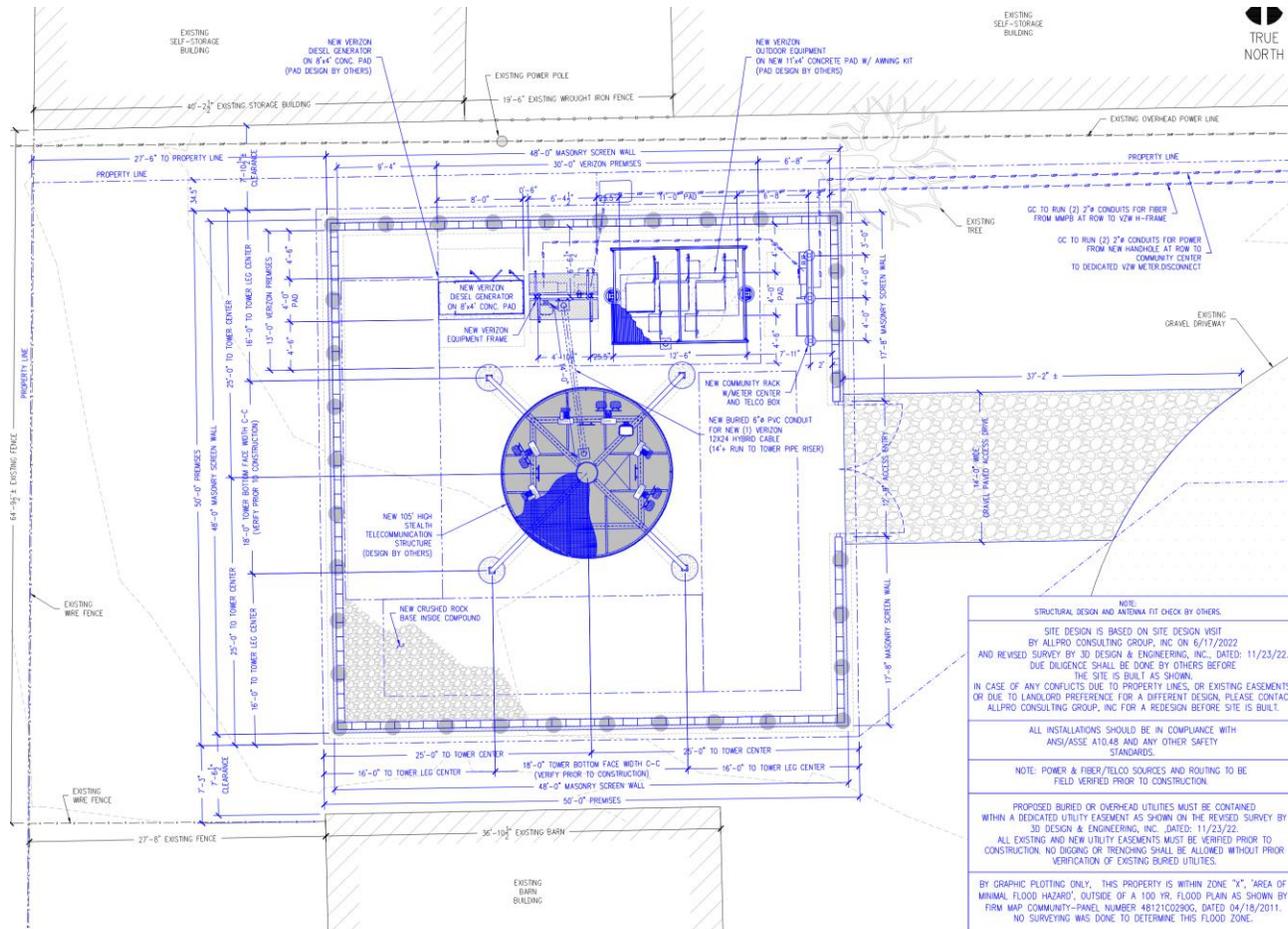
Agenda Item:

Consider and act upon a request for a Site Plan for a new Wireless Communications and Support Structure, on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive. The property is zoned Agriculture (A) & Specific Use Permit- 45 (SUP-45). (DEVAPP-23-0011)

Description of Agenda Item:

The Site Plan shows a 2,304 square foot enclosure with 105-foot-tall wireless communication and support structure. Enclosure is screened with 8-foot-tall masonry walls on all sides with a 12-foot-wide wrought iron gate on the eastern side. The wireless communication tower is to be painted to match Town of Prosper logo design.

On December 6, 2022 Planning & Zoning Commission approved a Specific Use Permit (S22-0011) for a Wireless Communications and Support Structure.



NOTE:
 STRUCTURAL DESIGN AND ANTENNA FIT CHECK BY OTHERS.
 SITE DESIGN IS BASED ON SITE DESIGN VISIT
 BY ALLPRO CONSULTING GROUP, INC ON 6/17/2022
 AND REVISED SURVEY BY JD DESIGN & ENGINEERING, INC., DATED: 11/23/22.
 DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE
 THE SITE IS BUILT AS SHOWN.
 IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS
 OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT
 ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
 ANS/ASSE A10.48 AND ANY OTHER SAFETY
 STANDARDS.

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE
 FIELD VERIFIED PRIOR TO CONSTRUCTION.

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED
 WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE REVISED SURVEY BY
 JD DESIGN & ENGINEERING, INC., DATED: 11/23/22.
 ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO
 CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR
 VERIFICATION OF EXISTING BURIED UTILITIES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREA OF
 MINIMAL FLOOD HAZARD, OUTSIDE OF A 100 YR. FLOOD PLAN AS SHOWN BY
 FIRM MAP COMMUNITY-PANEL NUMBER 481210290C, DATED 04/18/2011.
 NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

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

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

SITE INFORMATION	
TOWER OWNER:	ANTHEMNET, INC. 5944 LUTHER LANE, SUITE 725 DALLAS, TX 75225 CONTACT: MAX CUMMINS PHONE: 512-539-7151
SITE ADDRESS:	1185 N LEGACY DR. PROSPER, TX 75078 DENTON COUNTY
COUNTY:	DENTON COUNTY
LATITUDE (NAD 83): LONGITUDE (NAD 83):	33.249453° N -96.840765° W
GROUND ELEVATION:	626' AMSL
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	TOWN OF PROSPER
ZONING CODE:	AGRICULTURE
POWER PROVIDER:	COSERV
FIBER TELCO PROVIDER:	T.B.D.

CONTACT INFORMATION

PROPERTY OWNER
1185 LEGACY LLC
CONTACT: DAVID TITTLE
17147 PROSPER RD.
PO BOX 354 PROSPER, TX 75078
PHONE: 214-797-1852

APPLICANT
ANTHEMNET, INC.
5944 LUTHER LANE SUITE 725
DALLAS, TX 75225
CONTACT: MAX CUMMINS
PHONE: 512-539-7151

SURVEYOR
3D DESIGN & ENGINEERING, INC.
CONTACT: HELENE F. LECANET, PHD, R.P.L.S.
PHONE: 832-510-9621

ENGINEER CONSULTANT
ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FWY, SUITE 204
DALLAS, TEXAS 75243
OFFICE: (972) 231-8893
FAX: (866) 364-8375
CONTACT: CHIYU ZHANG, P.E.

SCOPE OF WORK:

ANTHEMNET SCOPE OF WORK:
NEW SITE TO BE DEVELOPED BY ANTHEMNET. ALL ITEMS TO BE PROVIDED AND INSTALLED BY ANTHEMNETS CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. INCLUDING BUT NOT LIMITED TO:
- NEW 50'X50' (2,500 SQ.FT.) PREMISES
- NEW 8' HIGH MASONRY SCREEN WALL
- NEW UTILITIES
- NEW 105' HIGH STEALTH TELECOMMUNICATION STRUCTURE

VERIZON SCOPE OF WORK:
VERIZON WIRELESS CONTRACTOR TO INSTALL EQUIPMENT CABINETS, GENERATOR, UTILITY RACK, ICE BRIDGE, RADIOS, ANTENNAS, CABLES, FIBER AND ELECTRICAL FEEDS FROM METER TO EQUIPMENT.

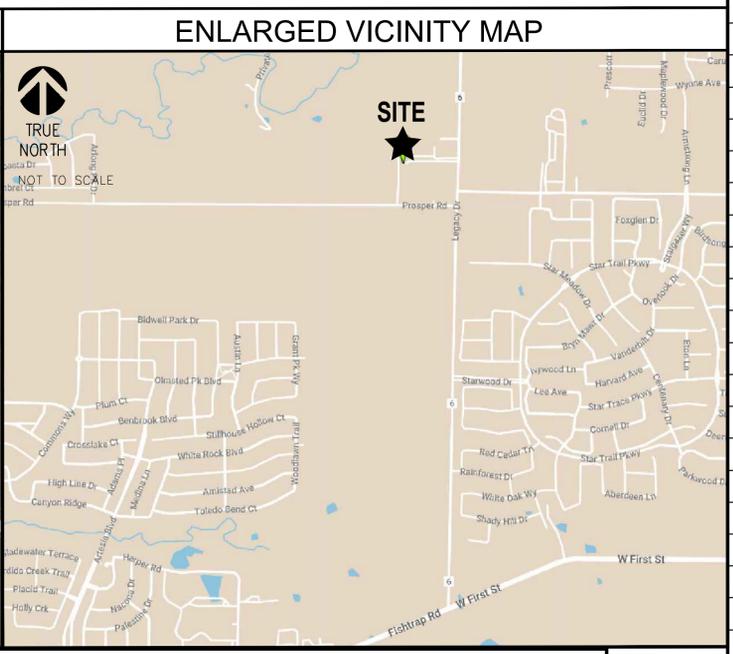
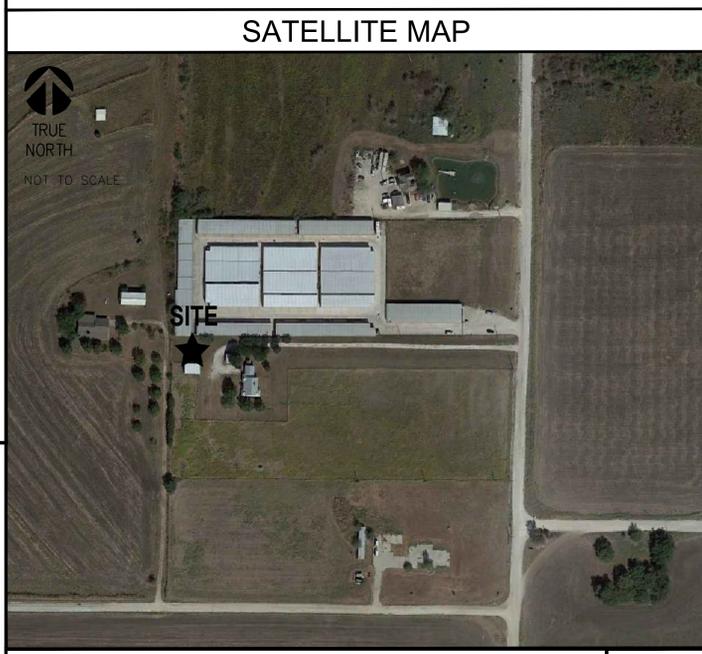


SITE NAME:
PROSPER STAR
VZW FUZE ID #: 16892837
MDG ID: 5000902732
NEW 105' STEALTH TELECOMMUNICATION STRUCTURE

APN: 122877
1185 N LEGACY DR.
J.H.DURRETT SURVEY, ABSTRACT NO. 350, DENTON, TEXAS,
AND BEING OUT OF AND PART OF A 6.618-ACRE TRACT,
AS RECORDED IN FILE NUMBER
2021-121368 OF THE DEED RECORDS OF TOWN OF PROSPER, TEXAS

DENTON COUNTY
33.249453°, -96.840765°

EQUIPMENT PREMISES
BEING A 50'X50' PREMISES CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET)
LOCATED IN THE J.H. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS,
AND BEING OUT OF AND PART OF A 6.618-ACRE TRACT AS RECORDED IN FILE NUMBER 2021-121368 OF THE
DEED RECORDS OF DENTON COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:



DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

STRUCTURAL REVIEW NOTE
ALLPRO CGI SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS & EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS & EQUIPMENT. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF TOWER OR STRUCTURE, INCLUDING ALL MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

APPLICABLE CODES

- ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
- INTERNATIONAL BUILDING CODE (2021 EDITION)
 - INTERNATIONAL RESIDENTIAL CODE (2021 EDITION)
 - NATIONAL ELECTRICAL CODE (2020 EDITION)
 - INTERNATIONAL MECHANICAL CODE (2021 EDITION)
 - INTERNATIONAL ENERGY CONSERVATION CODE (2021 EDITION)
 - CITY/COUNTY ORDINANCES



APPROVED ACTION DENIED

STAFF _____ Date _____ Initials _____

P&Z _____ Date _____ Initials _____

NEIGHBORHOOD # _____

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of this project.

DRAWING INDEX

SHT NO.	DESCRIPTION	REV
T-1	TITLE SHEET	8
	SURVEY (BY OTHERS)	8
Z-1	OVERALL SITE PLAN	8
Z-2	ENLARGED SITE PLAN	8
Z-3	DETAILED EQUIPMENT PLAN	8
Z-4	ELEVATION	8
Z-5	VERIZON ANTENNA PLAN	8
FP-1	FACADE PLAN - NORTH ELEVATION	
FP-2	FACADE PLAN - EAST ELEVATION	
FP-3	FACADE PLAN - SOUTH ELEVATION	
FP-4	FACADE PLAN - WEST ELEVATION	

Item 2.

5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

600 HIDDEN RIDGE
IRVING, TX 75038

CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocgi.com
Registration No. 8242

ACGI NO: 23-0487

DRAWN BY: CG

CHECKED BY: SZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	11/23/22	REVISED SURVEY	CG
5	12/02/22	REMOVED LANDSCAPE	MG
6	12/29/22	REVISED TOWER COLORS	CG
7	01/17/23	CHANGE TO TOWN OF PROSPER	CG
8	03/17/23	UPDATED TO MATCH PCDs	CG

03/17/23

NOT VALID WITHOUT
P.E. STAMP & SIGNATURE

SITE INFORMATION
105' HIGH STEALTH TELECOMMUNICATION STRUCTURE
SITE NAME:
PROSPER STAR
APN: 122877
1185 N LEGACY DR.
PROSPER, TX 75078 DENTON COUNTY

PROPERTY OWNER
1185 LEGACY LLC
17147 PROSPER RD.
PO BOX 354 PROSPER, TX 75078
PHONE: 214-797-1852

APPLICANT
ANTHEMNET, INC.
5944 LUTHER LANE SUITE 725
DALLAS, TX 75225
PHONE: 512-539-7151

LEGAL DESCRIPTION
J.H. DURRETT SURVEY, ABSTRACT NO. 350,
DENTON COUNTY, TEXAS, AND BEING OUT OF
AND PART OF A 6.618-ACRE, TRACT 7 AS
RECORDED IN FILE NUMBER 2021-121368 OF THE
DEED RECORDS OF DENTON COUNTY, TEXAS

CASE NUMBER:
DEVAPP-23-0028

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



NEW 50'x50' PREMISES WITH 48'x48' MASONRY SCREEN WALL. SCREEN WALL TO BE PAINTED TO MATCH TOWN OF PROSPER WATER TANKS. COLOR WILL MATCH THE CURRENT TOWN DESIGN AT THE TIME OF CONSTRUCTION

NEW 105' HIGH STEALTH TELECOMMUNICATIONS SUPPORT STRUCTURE (DESIGN BY OTHERS) TOWER TO BE PAINTED TO MATCH TOWN OF PROSPER WATER TANKS AND HAVE THE TOWN OF PROSPER LOGO. TANK COLOR AND LOGO WILL MATCH THE CURRENT TOWN DESIGN AT THE TIME OF CONSTRUCTION

(E) COSERV POWER POLE W/ 37KVA TRANSFORMER AND SPLICE PEDESTAL AT BASE OF POLE. GC TO SUPPLY AND INSTALL CONDUIT AND CONDUCTORS FROM PEDESTAL TO METER CENTER AT COMMUNITY RACK

LEGACY STORAGE LLC
A0350A J.M. DURRETT, TR 6, 5.5 ACRES,
OLD DCAD TR #3A(2)
ZONING: INDUSTRIAL SELF STORAGE
FUTURE LAND USE: N/A

EXISTING SELF-STORAGE BUILDING

EXISTING SELF-STORAGE BUILDING

EXISTING SELF-STORAGE BUILDING

EXISTING SELF-STORAGE BUILDING

EXISTING PROPERTY LINE
EXISTING RANCH FENCE

766'-2"±

DRIVE WAY (GRAVEL PAVEMENT)

EXISTING DRAIN SWALE

NEW VARIABLE WIDTH ACCESS/UTILITY EASEMENT PER SURVEY

GC TO INSTALL THE 'MMPB' AT THE ROW ON THE NORTH SIDE ON THE DRIVEWAY. INSTALL (1) 4" CONDUIT WITH 3 INNERDUCTS INSERTED FROM MMPB TO NEW COMMUNITY HOFFMAN BOX ON THE SHARED COMMUNITY RACK. INSTALL (1) 2" CONDUIT FROM THE MMPB DIRECT TO THE VZW UTILITY RACK AT THE EQUIPMENT

EXISTING RANCH FENCE
EXISTING OVERHEAD POWER
EXISTING DRAINAGE SWALE (DITCH)

J.H. DURRETT SURVEY,
ABSTRACT 350, DENTON COUNTY, TEXAS
PART OF A CALLED 18.1076 ACRE TRACT OF LAND
VOL. 938, PG. 530,
6.618 ACRES
TRACT 7
ZONING: AGRICULTURAL
FUTURE LAND USE: N/A

EXIST. SHED

EXISTING RESIDENTIAL DWELLING

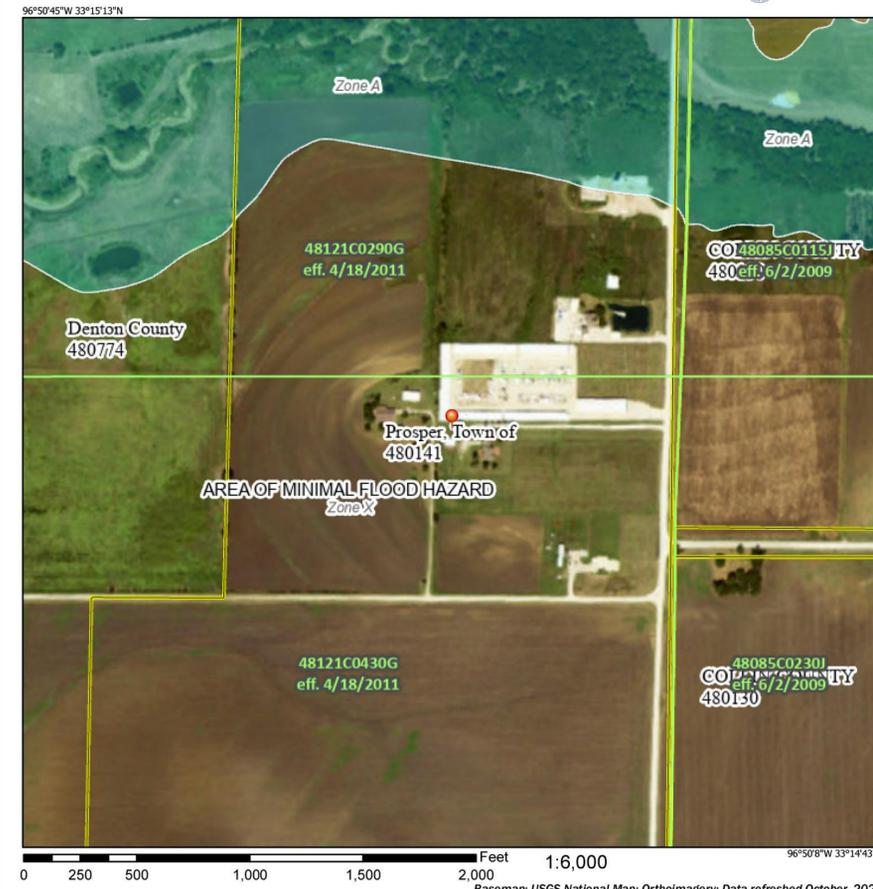
EXISTING BARN

EXISTING RANCH FENCE

COUNTY ROAD 6 (PUBLIC R.O.W.)
PROPERTY LINE / R.O.W.

MCCASLAND, NORMA RECOVERABLE LIVING TRUST, A0350A J.M. DURRETT,
TR 2A, 3.405 ACRES,
ZONING: N/A, FUTURE LAND USE: N/A

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2023 at 12:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SITE DESIGN IS BASED ON SITE DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC ON 6/17/2022 AND REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/23/22. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0290G, DATED 04/18/2011. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

NEW (E)	PROPOSED EXISTING
---	CENTER LINE
---	PROPERTY LINE
-x-	FENCE LINE
-----	EASEMENT LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELCO
—OHF—	OVERHEAD FIBER
—P—	UNDERGROUND POWER CONDUIT
—T—	UNDERGROUND TELCO CONDUIT
—F—	UNDERGROUND FIBER CONDUIT
—HYBRID—	HYBRID CABLE
—COAX—	COAX CABLE
—SF—	SILT FENCE

Item 2

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

verizon
600 HIDDEN RIDGE
IRVING, TX 75038

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allprocg.com
Registration No. 8242

ACGI NO: 23-0487
DRAWN BY: CG
CHECKED BY: SZ

REVISIONS

REV	DATE	DESCRIPTION	BY
4	11/23/22	REVISED SURVEY	CG
5	12/02/22	REMOVED LANDSCAPE	MG
6	12/29/22	REVISED TOWER COLORS	CG
7	01/17/23	CHANGE TO 'TOWN OF PROSPER	CG
8	03/17/23	UPDATED TO MATCH PCDs	CG

03/17/23

STATE OF TEXAS
SHIYANG ZHANG
137482
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT P.E. STAMP & SIGNATURE

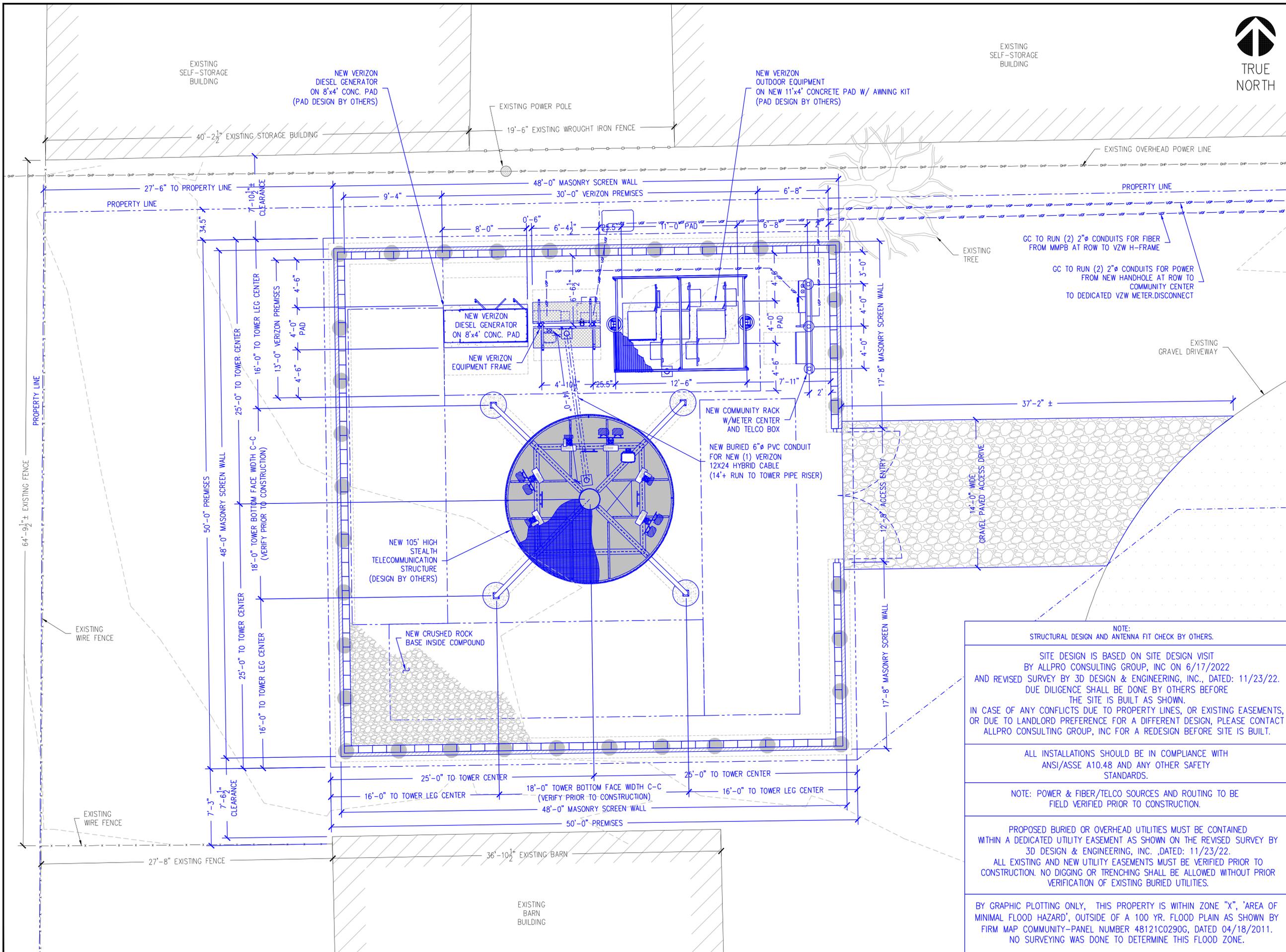
SITE INFORMATION
105' HIGH STEALTH TELECOMMUNICATION STRUCTURE
SITE NAME: PROSPER STAR
APN: 122877
1185 N LEGACY DR. PROSPER, TX 75078 DENTON COUNTY
PROPERTY OWNER
1185 LEGACY LLC
17147 PROSPER RD.
PO BOX 354 PROSPER, TX 75078
PHONE: 214-797-1852
APPLICANT
ANTHEMNET, INC.
5944 LUTHER LANE SUITE 725
DALLAS, TX 75225
PHONE: 512-539-7151

LEGAL DESCRIPTION
J.H. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 6.618-ACRE, TRACT 7 AS RECORDED IN FILE NUMBER 2021-121368 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

CASE NUMBER:
DEVAPP-23-0028

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
Z-1



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225



600 HIDDEN RIDGE
IRVING, TX 75038



9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893 Fax: 866-364-8375
www.allproci.com
Registration No. 8242

ACGI NO: 23-0487
DRAWN BY: CG
CHECKED BY: SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
4	11/23/22	REVISED SURVEY	CG
5	12/02/22	REMOVED LANDSCAPE	MG
6	12/29/22	REVISED TOWER COLORS	CG
7	01/17/23	CHANGE TO 'TOWN OF PROSPER	CG
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PROSPER, TX 75078 DENTON COUNTY**

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RECORDED IN FILE NUMBER 2021-121368 OF THE
DEED RECORDS OF DENTON COUNTY, TEXAS

CASE NUMBER:
DEVAPP-23-0028

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
Z-2

NOTE:
STRUCTURAL DESIGN AND ANTENNA FIT CHECK BY OTHERS.

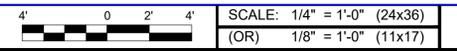
SITE DESIGN IS BASED ON SITE DESIGN VISIT
BY ALLPRO CONSULTING GROUP, INC ON 6/17/2022
AND REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/23/22.
DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE
THE SITE IS BUILT AS SHOWN.
IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS,
OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT
ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
ANSI/ASSE A10.48 AND ANY OTHER SAFETY
STANDARDS.

NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE
FIELD VERIFIED PRIOR TO CONSTRUCTION.

PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED
WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE REVISED SURVEY BY
3D DESIGN & ENGINEERING, INC., DATED: 11/23/22.
ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO
CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR
VERIFICATION OF EXISTING BURIED UTILITIES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF
MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY
FIRM MAP COMMUNITY-PANEL NUMBER 48121C0290G, DATED 04/18/2011.
NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.



ENLARGED SITE PLAN

1

NOTE:
STRUCTURAL DESIGN AND ANTENNA FIT CHECK BY OTHERS.

SITE DESIGN IS BASED ON SITE DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC ON 6/17/2022 AND REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/23/22. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

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PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE REVISED SURVEY BY 3D DESIGN & ENGINEERING, INC., DATED: 11/23/22. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0290G, DATED 04/18/2011. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.



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www.allprocg.com
Registration No. 8242

ACGI NO: 23-0487
DRAWN BY: CG
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REVISIONS			
REV	DATE	DESCRIPTION	BY
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03/17/23



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SITE INFORMATION
105' HIGH STEALTH TELECOMMUNICATION STRUCTURE

SITE NAME:
PROSPER STAR

APN: 122877
**1185 N LEGACY DR.
PROSPER, TX 75078 DENTON COUNTY**

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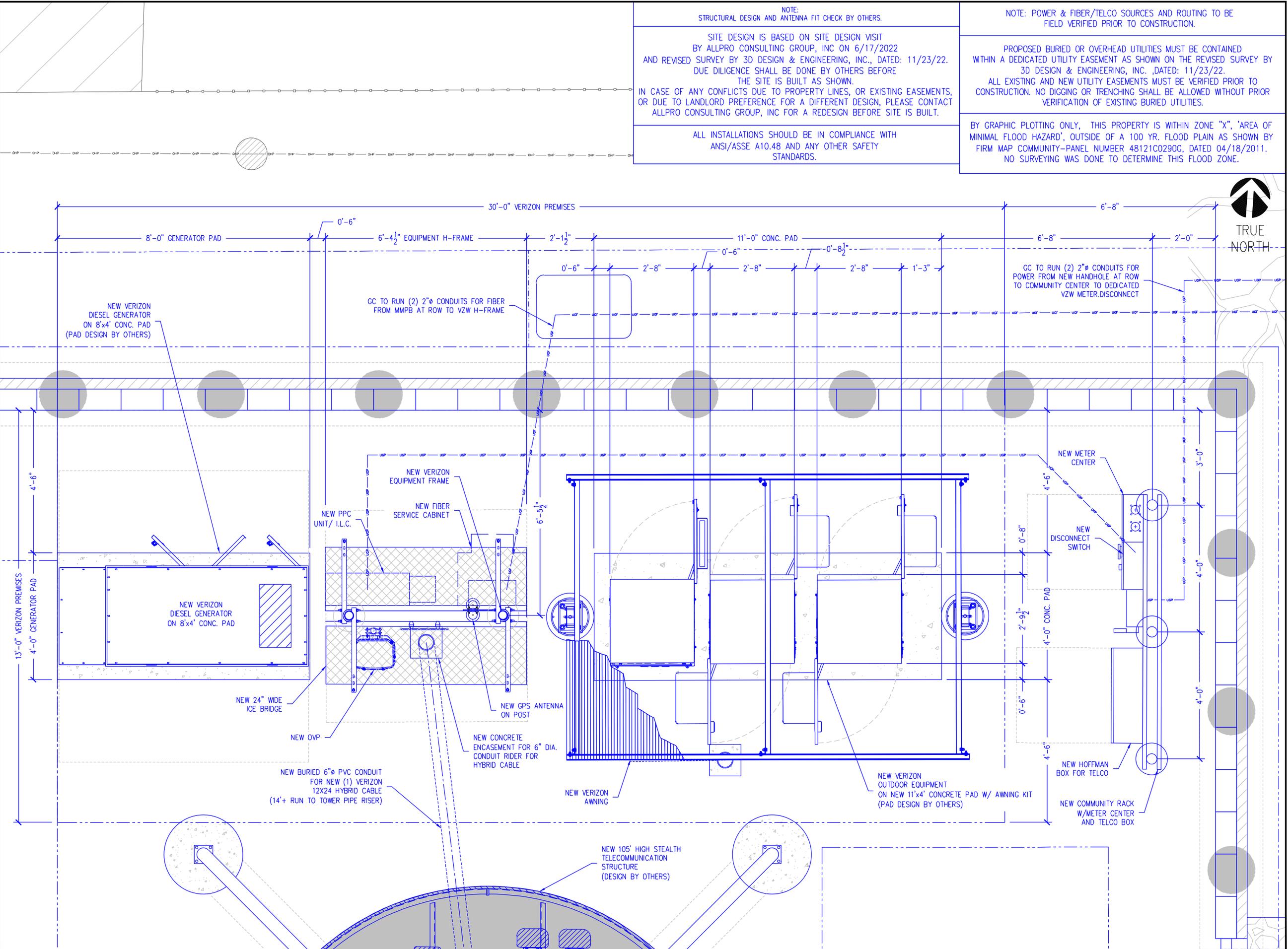
LEGAL DESCRIPTION
J.H. DURRETT SURVEY, ABSTRACT NO. 350,
DENTON COUNTY, TEXAS, AND BEING OUT OF
AND PART OF A 6.618-ACRE, TRACT 7 AS
RECORDED IN FILE NUMBER 2021-121368 OF THE
DEED RECORDS OF DENTON COUNTY, TEXAS

CASE NUMBER:
DEVAPP-23-0028

SHEET TITLE:
DETAILED SITE PLAN

SHEET NUMBER:

Z-3



ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



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REVISIONS			
REV	DATE	DESCRIPTION	BY
4	11/23/22	REVISED SURVEY	CG
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03/17/23



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SITE INFORMATION
105' HIGH STEALTH TELECOMMUNICATION STRUCTURE

SITE NAME:
PROSPER STAR

APN: 122877
1185 N LEGACY DR.
PROSPER, TX 75078 DENTON COUNTY

PROPERTY OWNER
1185 LEGACY LLC
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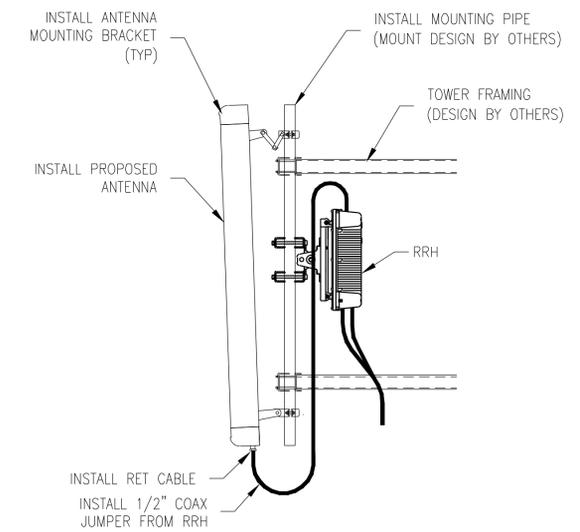
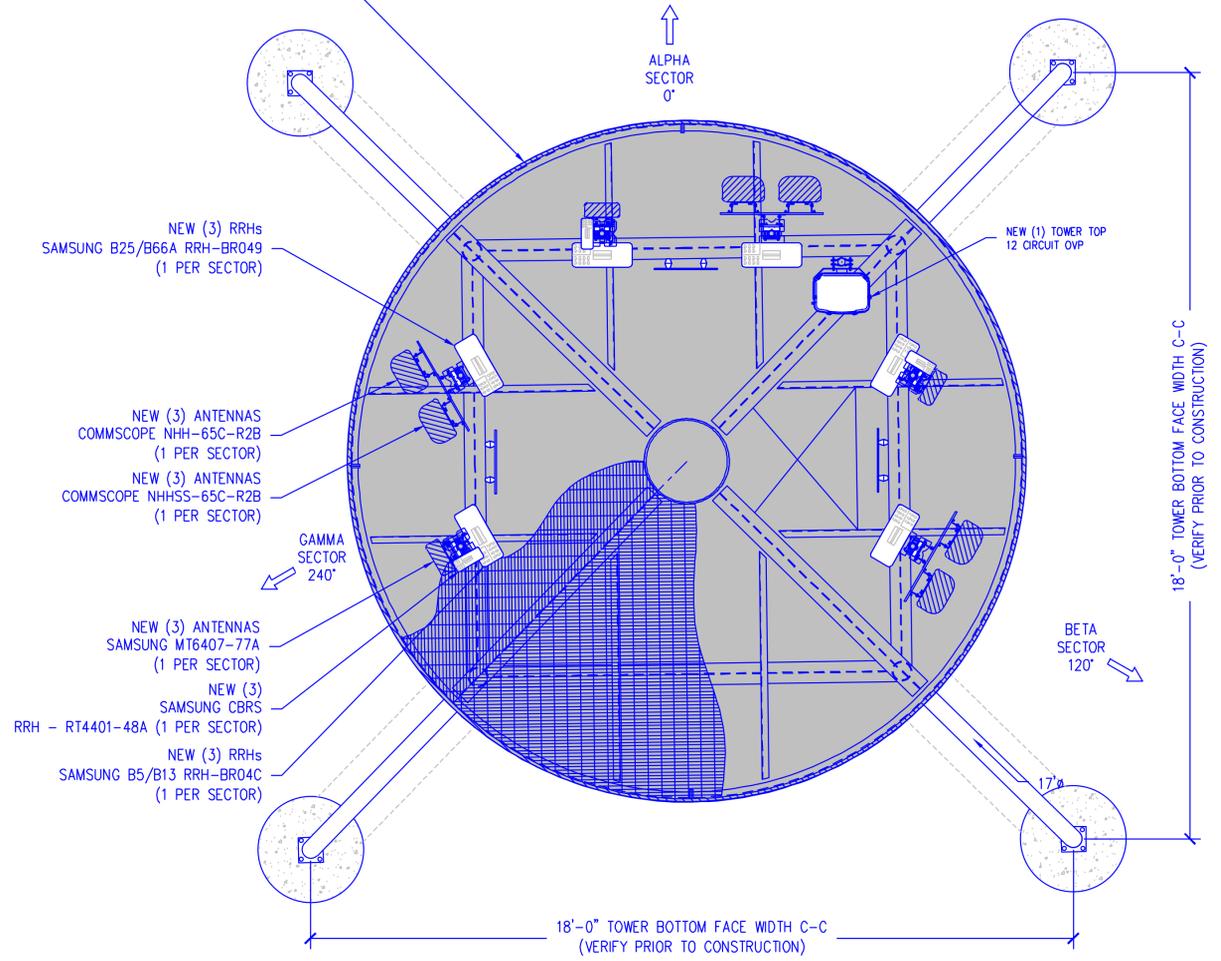
LEGAL DESCRIPTION
J.H. DURRETT SURVEY, ABSTRACT NO. 350,
DENTON COUNTY, TEXAS, AND BEING OUT OF
AND PART OF A 6.618-ACRE, TRACT 7 AS
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DEED RECORDS OF DENTON COUNTY, TEXAS

CASE NUMBER:
DEVAPP-23-0028

SHEET TITLE:
VERIZON ANTENNA PLAN

SHEET NUMBER:
Z-5

REFERENCE TOWER DRAWINGS BY VECTOR ENGINEERS.
ANTENNA & RRH MOUNT TO FRAMING BY OTHERS



VERIZON - ANTENNA SECTORS @ 100' RAD CENTER



SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

1 ANTENNA MOUNT DIAGRAM

SCALE: 3 NTS