



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 15, 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 Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

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 August 1, 2023, Planning & Zoning Commission meeting.
- [3b.](#) Consider and act upon a request for a Revised Conveyance Plat for St. Martin de Porres, Block A, Lots 1R, 2R, and 5, on 39.7± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Gates of Prosper and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0021)
- [3c.](#) Consider and act upon a Replat and Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 1R, on 102.7± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (DEVAPP-23-0108)
- [3d.](#) Consider and act upon a request for a Revised Site Plan for a House of Worship, on 35.3± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (DEVAPP-23-0112)
- [3e.](#) Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 4R and 13R, on 7.4± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0115)
- [3f.](#) Consider and act upon a request for a Site Plan and Façade Plan for a Restaurant, on 1.7± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0126 & DEVAPP-23-0129)

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.

- 3. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 4. 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, August 11, 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.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday August 1, 2023, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; David Soto, Planning Manager; Dakari Hill, Senior Planner; Doug Braches, Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Tech

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the July 18, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon a request for a Conveyance Plat for Gates of Prosper, Block E, Lots 3 and 4, on 4.2± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0020)

Commissioner Harris motions to approve Consent Agenda. Seconded by Blanset. Motion passes 6:0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request to update the Town of Prosper's Comprehensive Plan.

David Soto (*Staff*): Presented Item 4 about the updates going forward in the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the updated Comprehensive Plan, highlighting the changes.

Vice Chair Damon Jackson questions Presenter if the High-Density change is the fuchsia color.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that the color change is needed to recategorized the area as the threshold is not being met.

Vice Chair Damon Jackson questions if the red color is identifying commercial use.

Daniel Harrison (*Presenter*): Confirms Vice Chair Damon Jackson that the red color is identifying commercial use.

Commissioner Reeves questions the area being discussed should be categorized as a school use as there is a school present.

Daniel Harrison (*Presenter*): Answers Commissioner Reeves that the color changes is necessary to match development.

Commissioner Reeves requests to see the map in whole for review of changes.

Daniel Harrison (*Presenter*): Presents the Future Use changes being made to the Comprehensive plan. The Southeast Corner of FM 1385 and Parvin is being changed from Low Density to Medium Density and Retail/Business use to meet population growth projections.

Vice Chair Damon Jackson comments whether the change in Commercial Use is due to outside influences surrounding the area in question.

Commissioner Harris comments that the medium to High Density growth is more focused in the west than in the east of Prosper.

Daniel Harrison (*Presenter*): Responds to Vice Chair Damon Jackson and Commissioner Harris comments that the west has more undeveloped area that the east and to match the growth developed across FM 1385 Rd.

Chair Brandon Daniel questions whether keeping the Southeast Corner of FM 1385 and Parvin as low density would impact development.

David Hoover (*staff*): Responds to Chair Brandon Daniel's question that current developers are stating they will not develop in the area in question should the Future Land Use remain as Low Density.

Commissioner Harris questions that developers wanting High Density areas conflicts with Residents do not want added strain to schools and surrounding communities that come from High Density. Recommends that Southeast Corner of FM 1385 and Parvin stays as low density for benefit of Residents in the surrounding area.

David Hoover (*staff*): Answers Commissioner Harris that he wants to clarify that the previous statement he made was to explain the importance of Low Density and High Density and the status of current and future development on FM 1385 and Parvin.

Commissioner Carson questions whether there would be a decrease in demand for low density like in Frisco or Celina.

Daniel Harrison (*Presenter*): Answers Commissioner Carson that leaving the area as low density would not be a substantial change and is doable.

Rhys Wilson (*Consultant*): Clarifies that the Future Land Use is meant to be informational, Zoning Ordinances would resolve any issues between Low and High Density.

Commissioner Harris comments that the Comprehensive Plan should be used by citizens for challenges to unwanted developments.

Chair Brandon Daniel adds to Commissioner Harries that the Comprehensive Plan should be viewed as the base for both citizens and Planning Commission.

Commissioner Carson questions the change on the southwest corner of Frontier and Shawnee.

Daniel Harrison (*Presenter*): Answers Commissioner Carson question that the current development is more identifiable as Medium Density than Low Density.

Vice Chair Damon Jackson questions what the colors are representing in the area in question.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that the light yellow is representing Low Density and the Orange is representing Medium Density. Presents the Single-Family Residential Lot Size Table

Vice Chair Damon Jackson questions if there is a table for Single-Family Residential Lot Size Table if this is approved.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson that there is no table since the future development is unknown at this time. Clarifies what the color of each category in the Future Land Use is. Presents what the changes are in each category.

Vice Chair Damon Jackson requests that the presenter goes through the Goals for the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the changes to the Goals of the Comprehensive Plan.

Commissioners have no questions for the Goals of the Comprehensive Plan.

Daniel Harrison (*Presenter*): Presents the changes of the Objectives for the Comprehensive Plan.

Vice Chair Damon Jackson requests that the Presenter go over Objective 1.1.

Daniel Harrison (*Presenter*): Answers Vice Chair Damon Jackson request that the discussion was to remove unnecessary or irrelevant objectives as the Town changes. Continues to go through each objective removed from the 2012 Comprehensive Plan. Presents the New Objectives for the 2023 Comprehensive Plan and the next Meeting for Town Council Public Hearing. Seeks recommendation for approval for Town Council meeting.

Chair Brandon Daniel Opened Public Hearing.

Chair Brandon Daniel Closed Public Hearing.

Chair Brandon Daniel questions when the next community meeting is for the Comprehensive Plan is.

Daniel Harrison (*Presenter*): Answers Chair Brandon Daniel that the next community meeting is the following day, August 2nd at 6:00pm in the Executive Conference Room

Chair Brandon Daniel asks for Recommendations from each Commissioner.

Commissioner Carson recommends leaving the areas of Southeast Corner of FM 1385 and Parvin and the area of the southwest corner of Frontier and Shawnee as low Density.

Commissioner Harris recommends leaving the section area of E, F and C of Southeast Corner of FM 1385 and Parvin as Medium Density instead of High Density.

Daniel Harrison (*Presenter*): Answers Commissioner Harris recommendation that this change is only to reclassify existing development, zoning is already in place for this area.

Commissioner Blanset clarifies that the area in FM 1385 and Fishtrap is part of Windsong Ranch Development.

Vice Chair Damon Jackson questions that changing Windsong Ranch from Medium Density to High Density could cause confusion with Residents and Developers.

Commissioner Reeves answers Vice Chair Damon Jackson that reclassifying the areas will help staff explain that the areas in question are High Density while the rest of Windsong Ranch is Medium Density.

Commissioner Harris questions that the change in density could allow future developers to use Windsong Ranch as an example for mixed Medium and High Density use instead of a single use.

David Hoover (*staff*): Answers Commissioner Harris that the change would help staff communicate with Future Developers explain what and why the areas are labeled as they are per zoning ordinance and Planned Development. The Windsong Ranch Developers had made amendments to the Planned Development and should reflect the changes made.

Commissioner Harris recommends leaving the areas of the Southeast Corner of FM 1385 and Parvin as low Density.

Commissioner Carson questions what the purpose of section 1 of the Southeast Corner of FM 1385 and Parvin labeled in Brown is and if there is anything that has been approved in that area.

David Soto (*staff*): Answers Commissioner Carson that Section 1 does not have anything currently approved. It is recommended to be a buffer between Mixed Use and Residential area.

Vice Chair Damon Jackson recommends that no areas that are Low and Medium Density should be recategorized as High Density for Future Land Use as well as support of remaining commissioners.

Commissioner Reeves recommends that there should be Low Density in the West side as there is more development in the West side than the East side as well as support of remaining commissioners.

Commissioner Blanset expresses support of the Comprehensive Plan as well as support of remaining commissioners.

Chair Brandon Daniel questions if the Southeast Corner of FM 1385 and Parvin is under Denton ISD.

Daniel Harrison (*Presenter*): Answers Chair Brandon Daniel that is correct.

Commissioners expressed general support for Item 4.

Commissioner Harris Motions to approve Item 4, under the conditions to leaving the areas of Southeast Corner of FM 1385 and Parvin and the area of the southwest corner of Frontier and Shawnee as low Density. Motion seconded by Blanset. Motion to approve item 4 with the conditions mentioned, subject to Town Staff recommendation approved 6:0.

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 information regarding Prosper Hill, Downtown Zoning Ordinance, SUP Frontier Park Ordinance, Pradera, and Town Council action and upcoming cases for Planning and Zoning Commission action.

9. Adjourn.

Motioned by Commissioner Carson, seconded by Commissioner Reeves to adjourn. Motion approved 6:0 at 7:58 p.m.

Reynaldo Merlos, Planning Tech

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – August 15, 2023

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat for St. Martin de Porres, Block A, Lots 1R, 2R, and 5, on 39.7± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Gates of Prosper and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0021)

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to transfer ownership from multiple entities into one entity. The Revised Conveyance Plat conforms to the Planned Development-40 (PD-40) development standards.

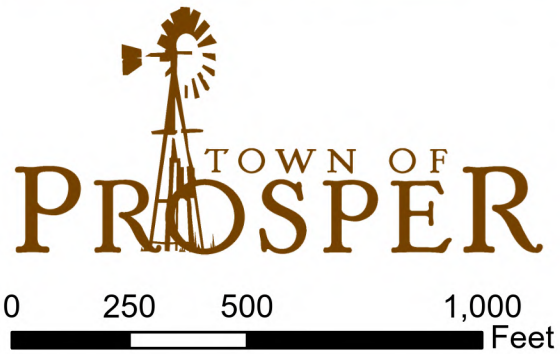
Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Staff Recommendation:

Staff recommends approval of the Revised Conveyance Plat, subject to:

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



DEVAPP-23-0021

Cooks/St. Martin

Conveyance Plat

This map for illustration purposes only



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – August 15, 2023

Item No. 3c

Agenda Item:

Consider and act upon a Replat and Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 1R, on 102.7± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (DEVAPP-23-0108)

Description of Agenda Item:

The purpose of this Replat and Revised Conveyance Plat is to change the lot line between Lots 1R and 2. The Replat conforms to the PD-26 development standards.

As a companion item, the Site Plan (DEVAPP-23-0112) for a House of Worship is also on the Planning & Zoning Commission agenda for August 15, 2023.

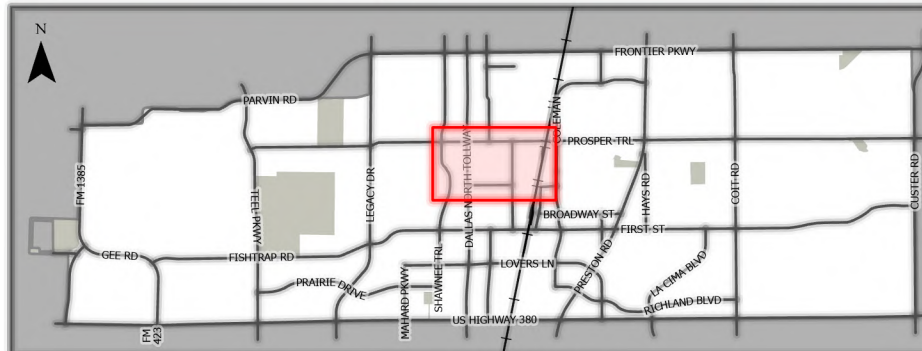
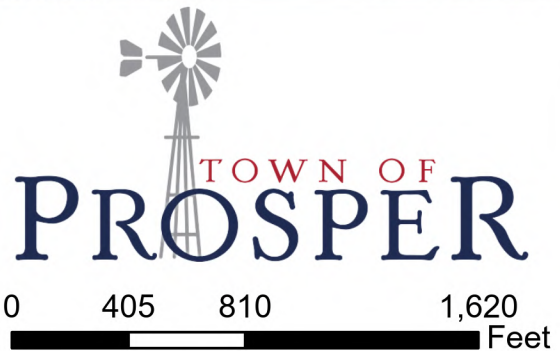
Attached Documents:

1. Location Map
2. Replat/Revised Conveyance Plat

Town Staff Recommendation:

Staff recommends approval of the Replat, subject to:

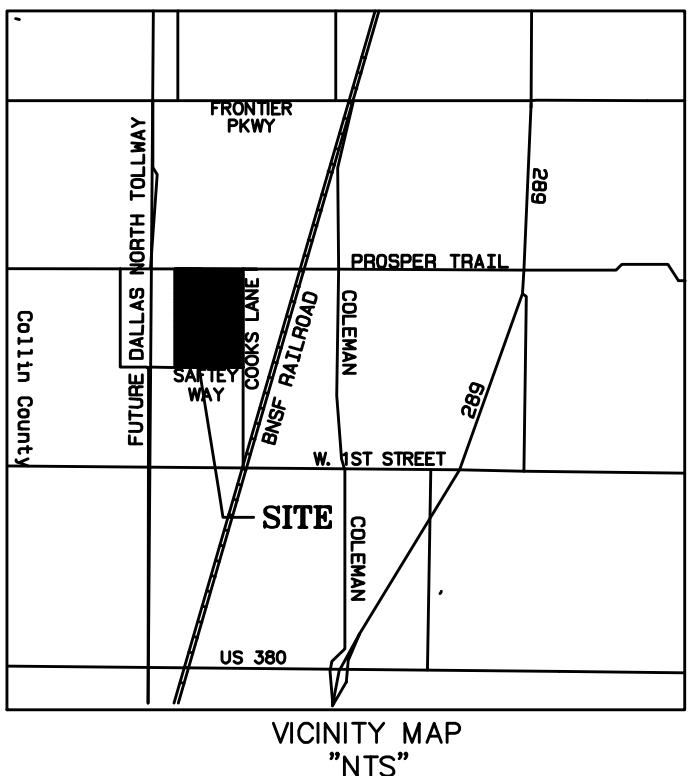
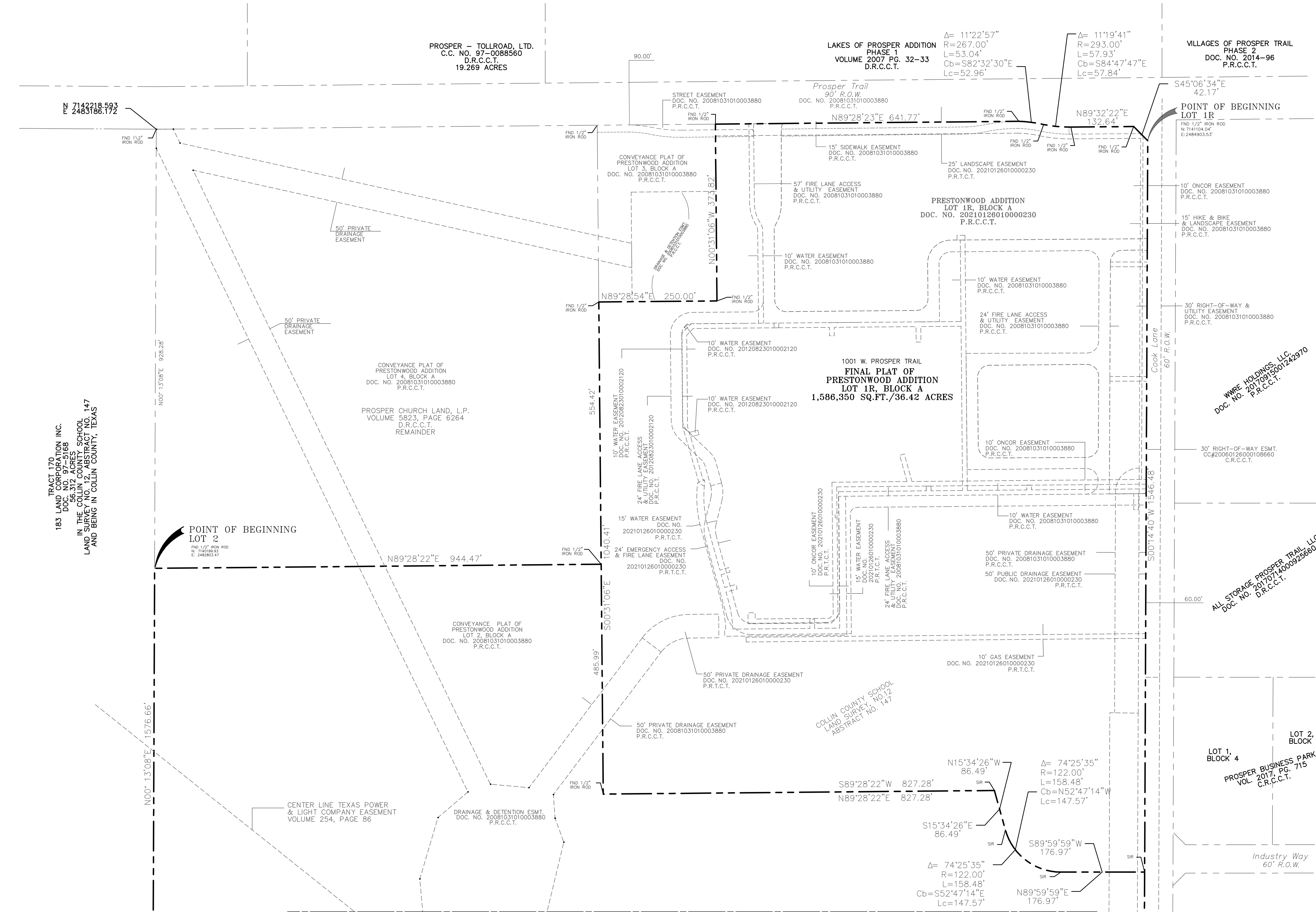
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.



DEVAPP-23-0108

Prestonwood Addition

Replat



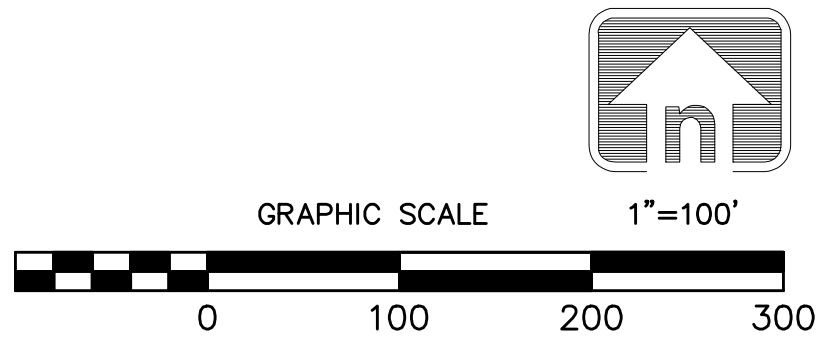
CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ 2023, BY THE PLANNING AND ZONING COMMISSION, OF THE TOWN OF PROSPER.

TOWN SECRETARY _____

TOWN ENGINEER _____

PLANNING DEPARTMENT _____



CASE NO. DEVAPP-23-0108

REPLAT/REVISED CONVEYANCE PLAT

REPLAT OF
PRESTONWOOD ADDITION
LOT 1R, BLOCK A, AS RECORDED IN
DOCUMENT NO. 20210126010000230
AND A REVISED CONVEYANCE PLAT
OF PRESTONWOOD ADDITION
LOT 2, BLOCK A, AS RECORDED IN
DOCUMENT NO. 20210126010000230
PLAT RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL
LAND SURVEY NO. 12, ABSTRACT NO. 147,
COLLIN COUNTY, TEXAS

2-LOTS 102.66 ACRES

TOWN OF PROSPER,
COLLIN COUNTY, TEXAS



DRAWN BY: GAI	PROJECT NO. 9929-1021	SHEET
DATE: AUGUST 2023	FILE NO.	1 OF 3

FLOOD NOTE: NO PORTION OF THE TRACT LIES IN A 100-YEAR FLOOD PLAIN OR IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO.48085C0230 ,DATED JUNE 2, 2009 AND PUBLISHED BY FEMA.

NO FLOOD PLAIN EXIST ON THE SITE.

THE PURPOSE OF THIS REPLAT IS TO CHANGE THE LOT LINE BETWEEN LOTS 1R AND 2.

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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN IT'S OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED OR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER. 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

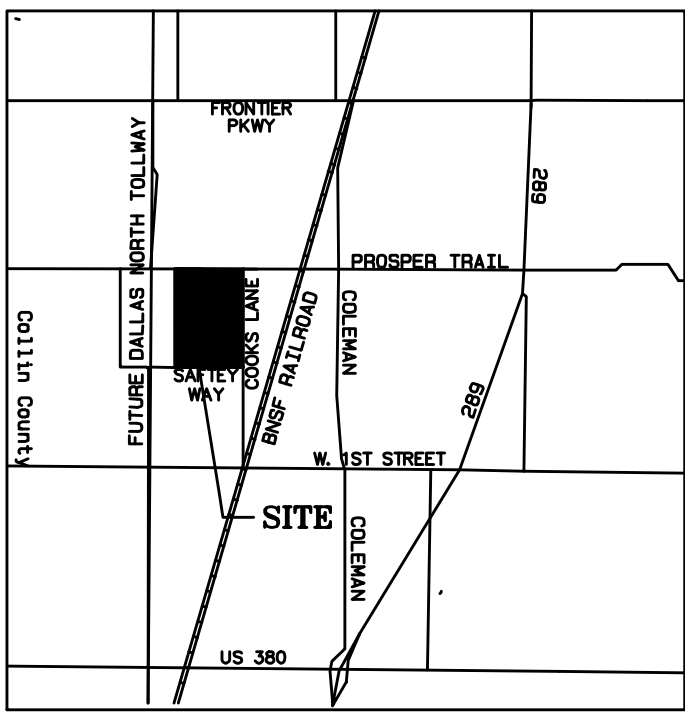
LOT 1R, BLOCK A - 36.42 ACRES
LOT 2, BLOCK A - 66.24 ACRES
TOTAL - 102.66 ACRES

BASIS OF BEARING IS
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL TEXAS ZONE
USING PROSPER SCALE FACTOR 1.00015271 (GRID)

LEGEND

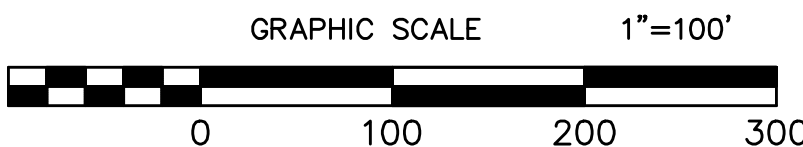
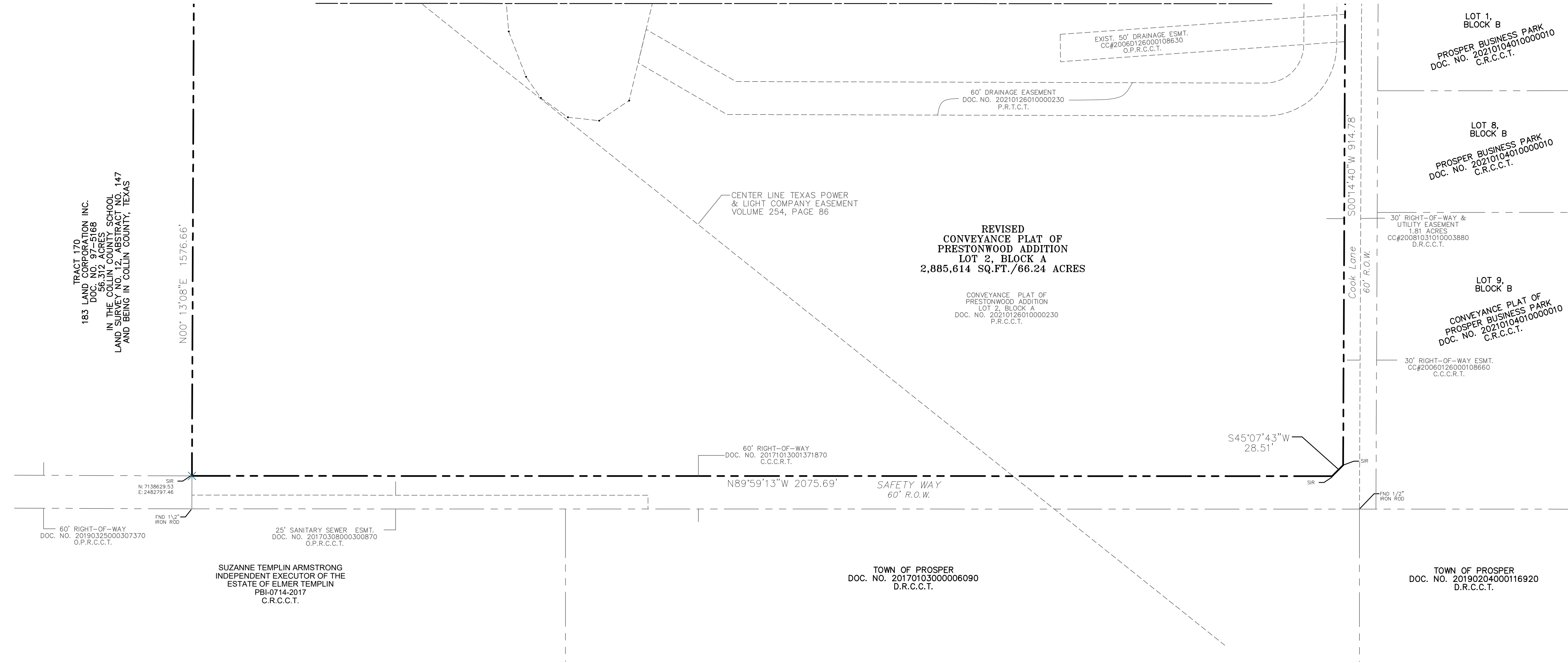
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
DOC.	DOCUMENT
NO.	NUMBER
FND	FOUND
SIR	SET 1/2" IRON ROD WITH A STAMPED "GRAHAM ASSOC INC"

OWNERS/DEVELOPERS
PRESTONWOOD BAPTIST CHURCH
6801 WEST PARK BLVD.
PLANO, TEXAS
PHONE: 972-820-5123
AND
PROSPER CHURCH LAND L.P.
5400 DALLAS PKY.
FRISCO, TEXAS 75034
PHONE: 214-618-3800



VICINITY MAP
"NTS"

MATCH LINE SHEET 1



CASE NO. DEVAPP-23-0108

REPLAT/REVISED CONVEYANCE PLAT

REPLAT OF
PRESTONWOOD ADDITION
LOT 1R, BLOCK A, AS RECORDED IN
DOCUMENT NO. 20210126010000230
AND A REVISED CONVEYANCE PLAT
OF PRESTONWOOD ADDITION
LOT 2, BLOCK A, AS RECORDED IN
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PLAT RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL
LAND SURVEY NO. 12, ABSTRACT NO. 147,
COLLIN COUNTY, TEXAS

2-LOTS 102.66 ACRES

TOWN OF PROSPER,
COLLIN COUNTY, TEXAS



DRAWN BY: GAI PROJECT NO. 9929-1021 SHEET
DATE: AUGUST 2023 FILE NO. 2 OF 3

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AND 2.

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PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED
AND FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN
ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF
THE TOWN OF PROSPER. 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

LOT 1R, BLOCK A - 36.42 ACRES
LOT 2, BLOCK A - 66.24 ACRES
TOTAL - 102.66 ACRES

BASIS OF BEARING IS
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL TEXAS ZONE
USING PROSPER SCALE FACTOR 1.00015271 (GRID)

LEGEND

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
DOC. DOCUMENT
NO. NUMBER
FND FOUND
SIR SET 1/2" IRON ROD WITH A STAMPED "GRAHAM ASSOC INC"

OWNERS/DEVELOPERS
PRESTONWOOD BAPTIST CHURCH
6801 WEST PARK BLVD.
PLANO, TEXAS
PHONE: 972-820-5123
AND
PROSPER CHURCH LAND L.P.
5400 DALLAS PKY.
FRISCO, TEXAS 75034
PHONE: 214-618-3800



PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

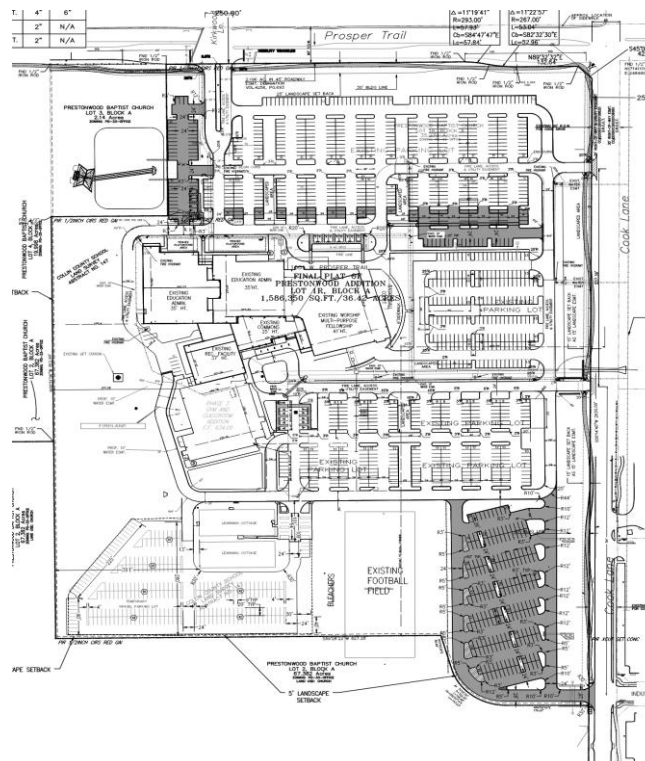
Re: Planning & Zoning Commission Meeting – August 15, 2023

Agenda Item:

Consider and act upon a request for a Revised Site Plan for a House of Worship, on 35.3± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (DEVAPP-23-0112)

Description of Agenda Item:

The Site Plan shows an addition of 318 parking spaces for a church as shown below:



Access will be provided from West Prosper Trail and Cook Lane. The Site Plan (DEVAPP-23-0112) conforms to the Planned Development-26 (PD-26) development standards.

As a companion item, the Replat/Revised Conveyance Plat (DEVAPP-23-0108) is also on the Planning & Zoning Commission agenda for August 15, 2023.

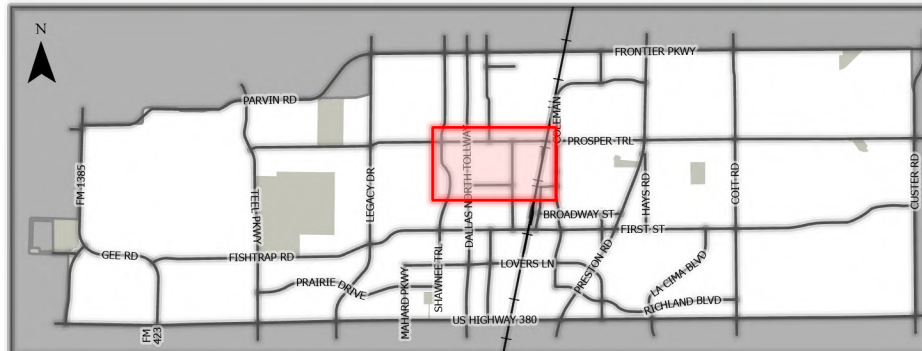
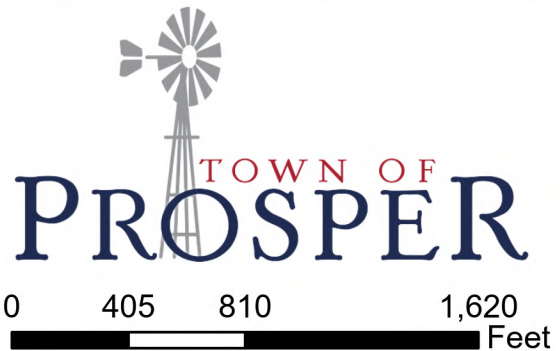
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

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

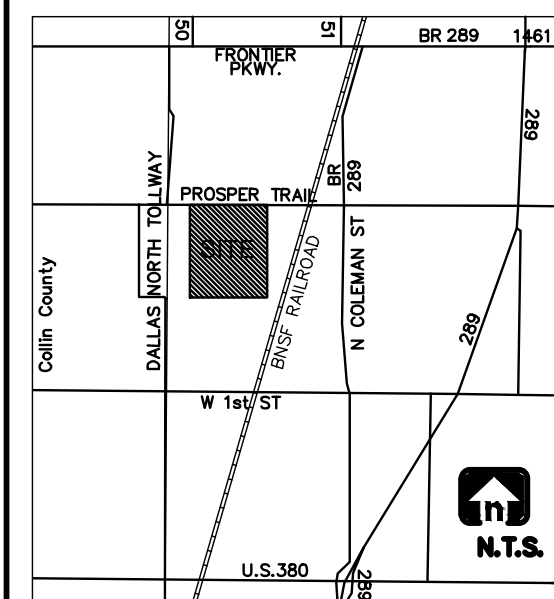
1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



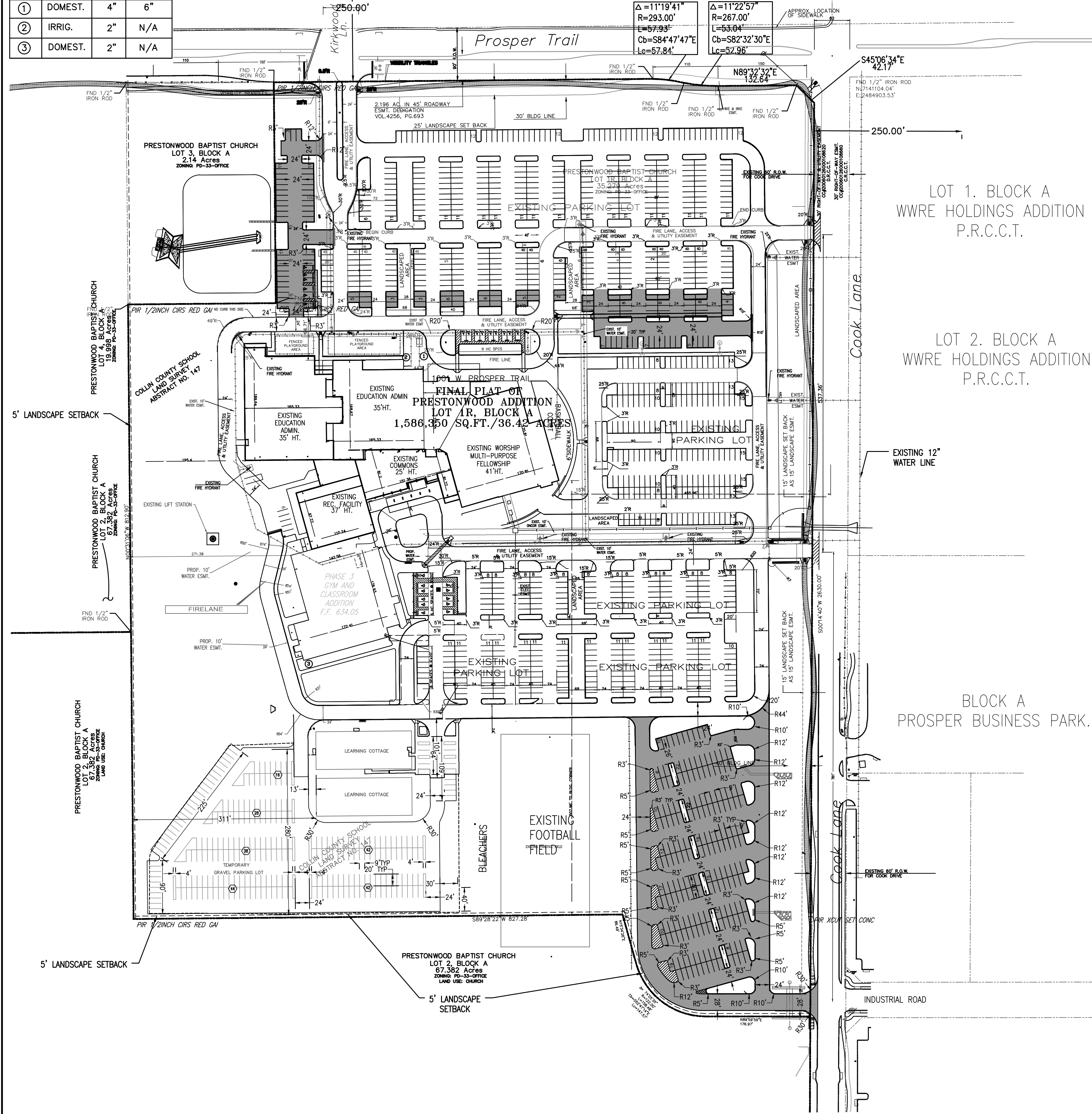
DEVAPP-23-0112

Prestonwood Addition

Site Plan



WATER METER SCHEDULE			
I.D	TYPE	SIZE	SEWER
①	DOMEST.	4"	6"
②	IRRIG.	2"	N/A
③	DOMEST.	2"	N/A



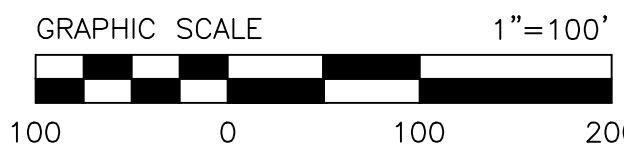
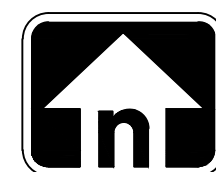
CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ITEM	PHASE 4 TOTAL	TOTAL
GENERAL SITE DATA		
ZONING:	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH
LAND USE (FROM ZONING ORDINANCE)	1,536,781 S.F./35.280 AC.	1,536,781 S.F./35.280 AC.
LOT AREA (LOTS 1R ONLY) (SF/AC)	-	213,628 S.F.*
TOTAL BUILDING AREA (SF)	-	154,996 S.F.*
FOOTPRINT (SF)	-	1 & 2 STORIES
BUILDING HEIGHT (FEET):	-	35'
EDUCATION ADMINISTRATION	-	41'
MULTI-PURPOSE BUILDING	-	25':1.3
COMMONS	-	37'
REC. FACILITY	-	-
LOT COVERAGE:	-	8.69*
FLOOR AREA RATIO	-	0.13:1
PARKING:		
PARKING RATIO (FROM ZONING ORDINANCE)	1:3	1:3
(MAIN AUDITORIUM SEAT COUNT = 1500)	-	650
REQUIRED PARKING (# SPACES)	-	1209
PROVIDED PARKING (# SPACES)	318	25
ACCESSIBLE PARKING REQUIRED (# SPACES)	1	26
ACCESSIBLE PARKING PROVIDED (# SPACES)	6	260*
TEMPORARY GRAVEL PARKING	0	-
LANDSCAPE:		
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)	14,655 S.F.	14,655 S.F.
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	34,144 S.F.	122,082 S.F.
IMPERVIOUS SURFACE (SF/AC)	141,439 S.F./3.25 AC.	935,393 S.F./21.5 A.C.*

- GENERAL NOTES
- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
 - 2) Open storage, where permitted, shall be screened per 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 within 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) 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.
 - 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
 - 9) Two points of access shall be always maintained for the property.
 - 10) Speed bumps/humps are not permitted within a fire lane.
 - 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
 - 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
 - 13) 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. Amendment 503.2
 - 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
 - 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
 - 16) Dead-end fire lanes are only permitted with approved hammerheads.
 - 17) Fire hydrants shall be provided at the entrances and intersections. Landscape around the Fire Hydrant shall be no higher than 12 inches at the mature height. Amendment 507.5.1
 - 18) 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
 - 19) 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" Start, 30-degree downward turn with locking cap. Amendment 507.5.1
 - 20) 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
 - 21) 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
 - 22) A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
 - 23) 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
 - 24) 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
 - 25) 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.
 - 26) All signage is subject to Building Official approval.
 - 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
 - 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - 29) 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.
 - 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
 - 31) Site Plan Approval is required before the grading release.
 - 32) All new electrical lines shall be installed and/or relocated underground.
 - 33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
 - 34) All landscape easements must be exclusive of any other type of easement.
 - 35) Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - 36) 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.
 - 37) The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300.

LEGEND

- 6.35 1' CONTOUR LINES
- 6.34 PROPOSED CONTOURS
- FIRE LANE 24 FT. FIRE LANE, ACCESS & UTILITY
- PROPOSED BUILDING
- HIKE & BIKE TRAIL
- ADA HANDICAP SIDEWALK RAMP
- LIGHT STANDARD
- EXISTING IMPROVEMENTS
- PROPOSED PHASE 4 PARKING EXPANSION
- PROPOSED 4" CONCRETE SIDEWALK



(DEVAPP-23-0112)

REVISED SITE PLAN - BLOCK A, LOT 1R

NORTH CAMPUS - SITE PLAN

PRESTONWOOD BAPTIST CHURCH
TOWN OF PROSPER, COLLIN COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
400 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBE FIRM F-11917BPLS FIRM 101538-00

DRAWN BY: GAI
DATE: 8/9/2023

PROJECT NO. 9929-1039

SHEET
1.01

OWNER:
PRESTONWOOD BAPTIST CHURCH
6801 PARK BLVD.
PLANO, TEXAS 75093
c/o MR. ALAN MONK
(972)820-5000
amonk@prestonwood.org

ENGINEER/SURVEYOR:
GRAHAM ASSOCIATES, INC.
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
c/o Mike L. Peterson, P.E.
METRO (817)640-8535
FAX (817) 633-5240
MPeterson@grahamcivil.com



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Doug Braches, Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – August 15, 2023

Agenda Item:

Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 4R and 13R, on 7.4± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0115)

Description of Agenda Item:

The purpose of this Replat is to move the common boundary line of Block A, Lot 13 & Block A, Lot 4 and to dedicate easements necessary for development on Lot 4R. This Replat conforms to the Planned Development-67 (PD-67) development standards.

As a companion item, the Site Plan (DEVAPP-23-0126) and Façade Plan (DEVAPP-23-0129) for a Restaurant is also on the Planning & Zoning Commission agenda for August 15, 2023.

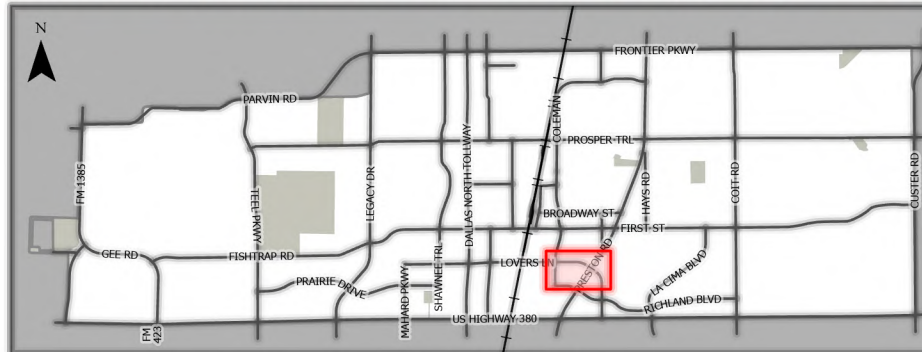
Attached Documents:

1. Location Map
2. Replat

Staff Recommendation:

Staff recommends approval of the Replat, subject to:

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



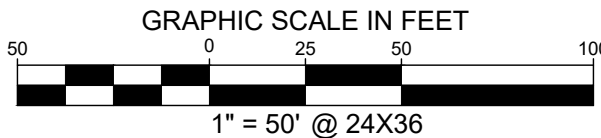
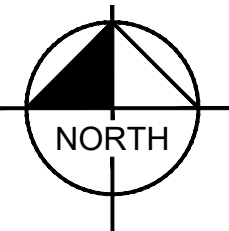
DEVAPP-23-0115

Outback Gates

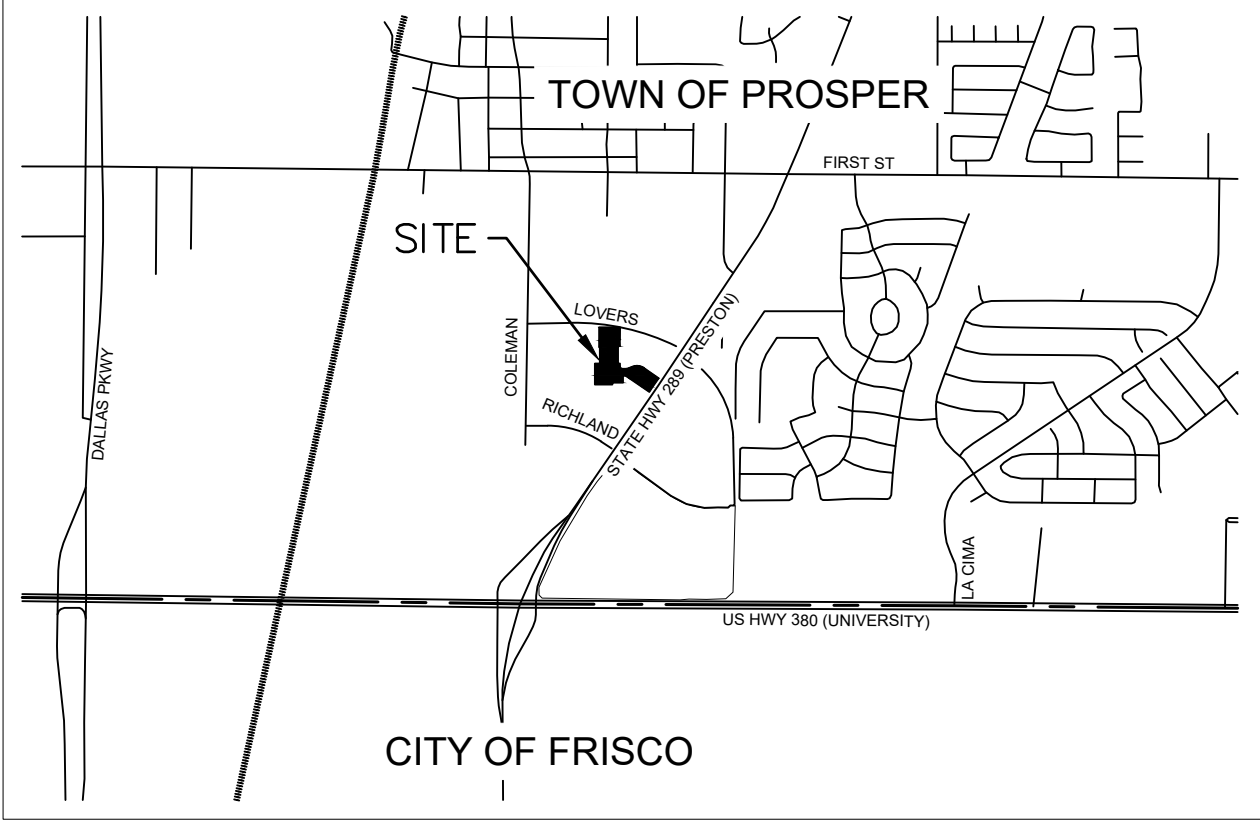
Replat

TRACT SEVEN
(CALLED 123.850 ACRES)
289 (PRESTON) & 380, L.P.
INST NO. 20190118000611520
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL NO.
12 SURVEY, ABST. NO. 147



VICINITY MAP



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	35.00'	54.98'	S45°00'00"E	49.50'
C2	22°10'49"	165.00'	63.87'	N78°54'36"E	63.48'
C3	56°37'14"	165.00'	163.06'	S83°52'12"E	156.50'
C5	91°58'48"	30.03'	48.21'	N78°25'32"E	43.20'

LINE TABLE		
NO.	BEARING	LENGTH
L2	S06°12'32"W	20.00'
L3	S00°28'57"E	72.56'
L4	N90°00'00"E	32.22'
L5	N67°49'11"E	41.46'
L6	S90°00'00"W	37.58'
L7	S00°00'00"E	25.50'
L8	N34°26'25"E	19.53'
L9	N69°39'11"E	27.44'
L10	S34°26'25"W	13.22'
L11	S55°33'35"E	11.50'
L12	N34°26'25"E	18.29'
L13	S10°31'54"E	42.76'
L14	S10°31'54"E	43.03'
L15	S55°33'35"E	18.44'
L16	S60°00'00"W	15.00'
L17	N30°00'00"W	7.26'

LEGEND

BOUNDARY LINE	
EASEMENT LINE	
PROPERTY LINE	
IRF IRON ROD FOUND	
IRFC IRON ROD FOUND WITH CAP	
IRSC IRON ROD SET WITH CAP	
NTS NOT TO SCALE	
ICM CONTROLLING MONUMENT	
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS	
M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	
FND FOUND	
R.O.W. RIGHT OF WAY	
W.E. WATER EASEMENT	
S.S.E. SANITARY SEWER EASEMENT	
D.U.E. DRAINAGE AND UTILITY EASEMENT	
F.A.U.D.E. FIRELANE, ACCESS, UTILITY AND DRAINAGE EASEMENT	
F.A.E. FIRELANE & ACCESS EASEMENT	
E.E. ELECTRIC EASEMENT	
L.P.A.E. LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT	
H.B.T.E. HIKER & BIKE TRAIL EASEMENT	
VOL. VOLUME	
PG. PAGE	
INST. NO. INSTRUMENT NO.	
D.E. DRAINAGE EASEMENT	
A.U.D.E. ACCESS, UTILITY AND DRAINAGE EASEMENT	

NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
- The purpose of this Replat is to move the common boundary line of Block A, Lot 13 and Block A, Lot 4.
- According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is 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.
- 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.

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 4R AND 13R

AN ADDITION TO THE TOWN OF PROSPER

7.354 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147 AND THE BEN RENISON
SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 2023
CASE #DEVAPP-23-0115

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	5/22/2023	068295100	1 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Triangle Engineering LLC
1782 W. McDermott Drive
Allen, TX 75013
P (496) 331-8566
Contact: Kevin Patel, P.E.

OWNER:
GOP #2 LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Nic Link

PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Doug Braches, Planner

Through: David Hoover, Director of Development Services

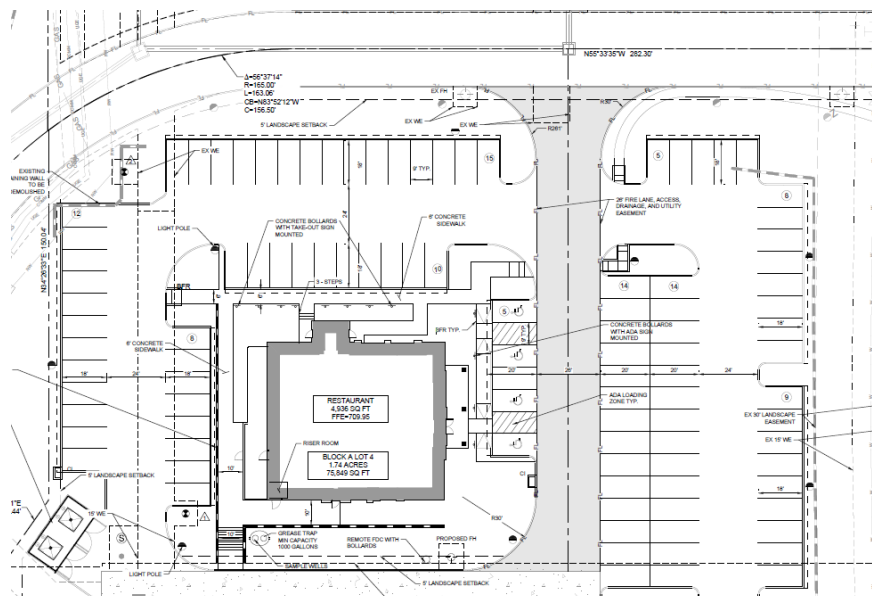
Re: Planning & Zoning Commission Meeting – August 15, 2023

Agenda Item:

Consider and act upon a request for a Site Plan and Façade Plan for a Restaurant, on 1.7± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0126 & DEVAPP-23-0129)

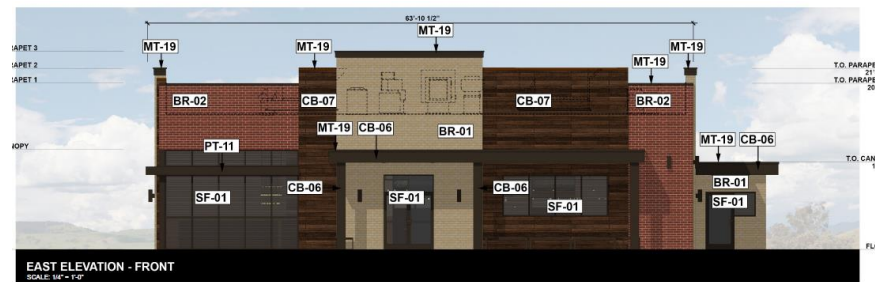
Description of Agenda Item:

The Site Plan shows a 4,936 square foot building for a restaurant as shown below:



Access will be provided by Cross Access and Firelane, Access, Utility and Drainage Easement. The Site Plan (DEVAPP-23-0126) conforms to the Planned Development-67 (PD-67) development standards.

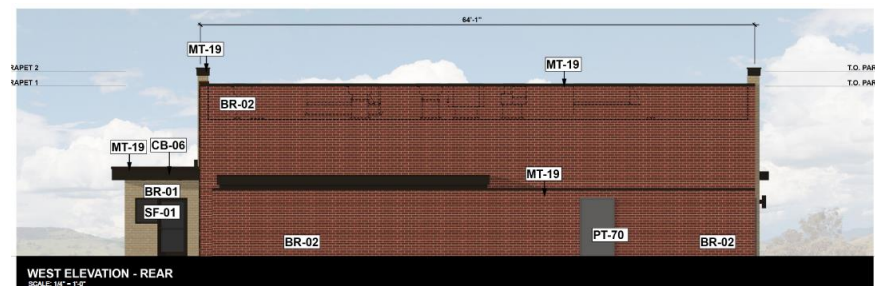
Per Planned Development-67 (PD-67), facade plans are required to be approved by Town Council. The Façade Plan shows the finished building elevations as shown below:



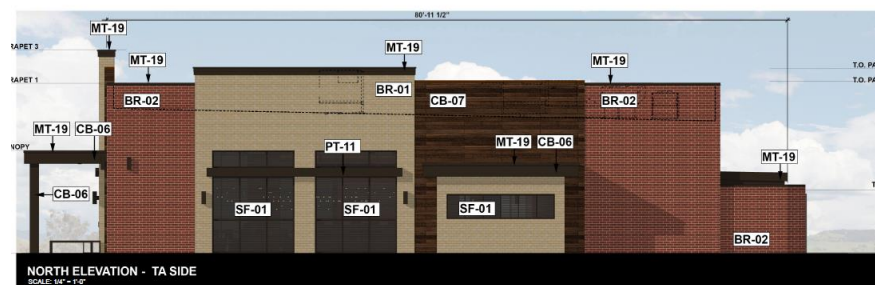
FRONT ELEVATION	
TOTAL SURFACE AREA	1181 SQ. FT.
DOOR AND WINDOW SURFACE AREA	128 SQ. FT.
NET SURFACE AREA	1051 SQ. FT.
% OF BRICK	848 SQ. FT. (77%)
% OF MICHA	203 SQ. FT. (20%)



NON-TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1188 SQ. FT.
DOOR AND WINDOW SURFACE AREA	140 SQ. FT.
NET SURFACE AREA	1048 SQ. FT.
% OF BRICK	867 SQ. FT. (83%)
% OF MICHA	181 SQ. FT. (17%)



REAR ELEVATION	
TOTAL SURFACE AREA	1188 SQ. FT.
DOOR AND WINDOW SURFACE AREA	63 SQ. FT.
NET SURFACE AREA	1121 SQ. FT.
% OF BRICK	1121 SQ. FT. (100%)
% OF MICHA	N/A



TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1014 SQ. FT.
DOOR AND WINDOW SURFACE AREA	289 SQ. FT.
NET SURFACE AREA	725 SQ. FT.
% OF BRICK	1123 SQ. FT. (84%)
% OF MICHA	214 SQ. FT. (16%)

As a companion item, the Replat (DEVAPP-23-0115) is also on the Planning & Zoning Commission agenda for August 15, 2023.

Attached Documents:

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

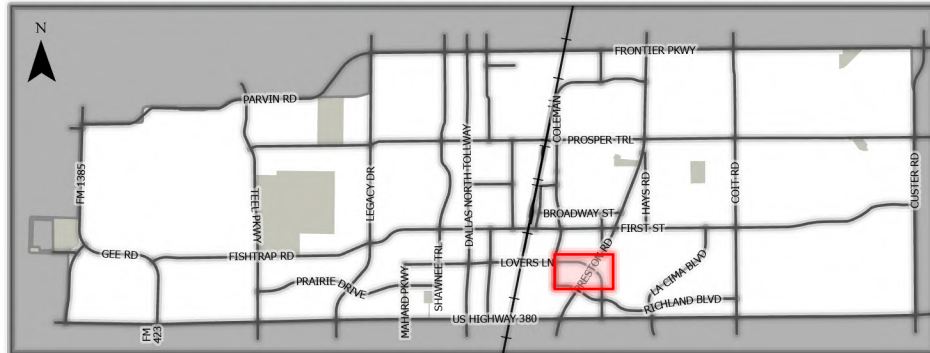
Town Staff Recommendation:

Town staff recommends approval of the Site Plan & 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.



0 190 380 760 Feet



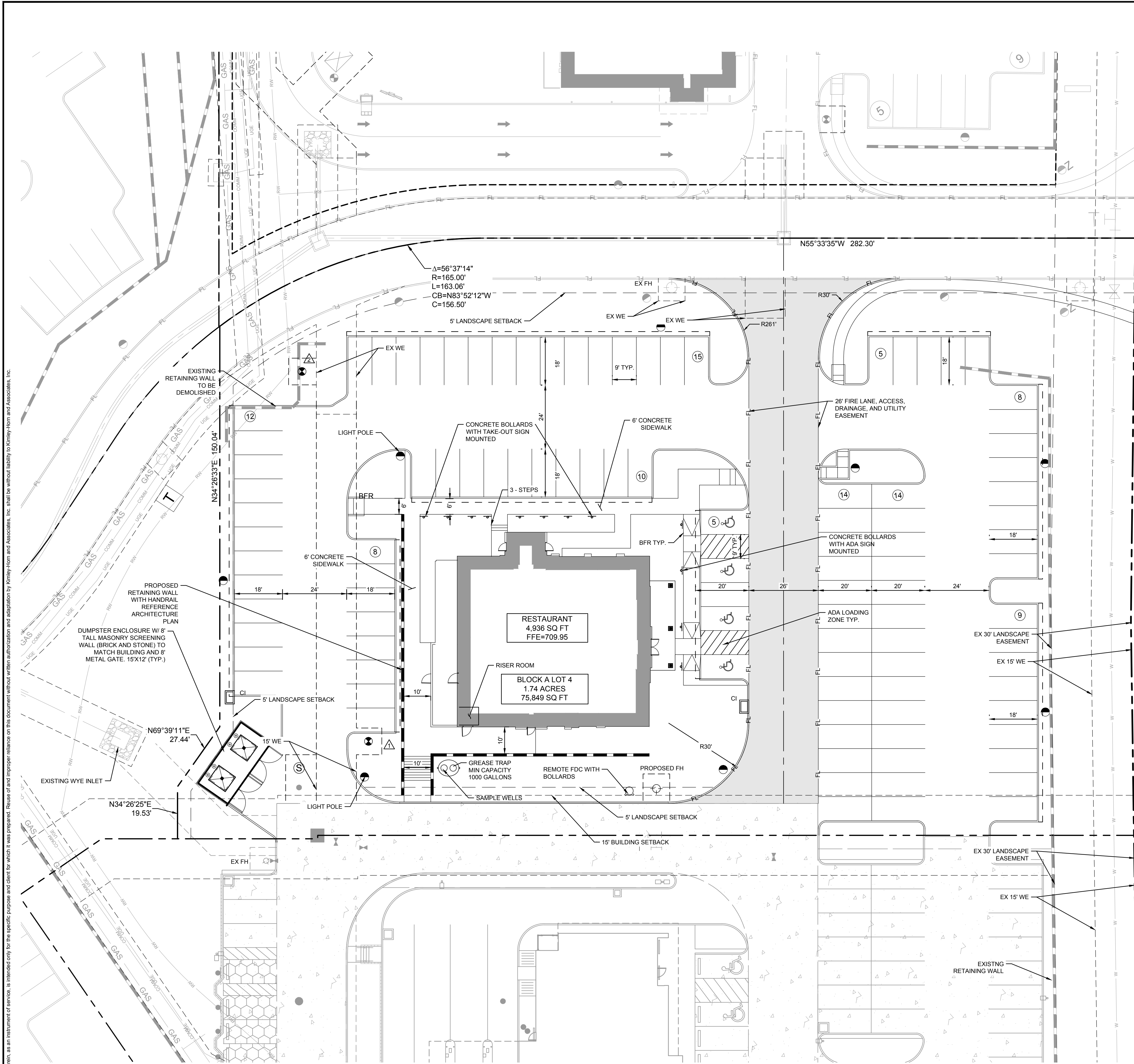
This map for illustration purposes only

DEVAPP-23-0126

Outback Gates

Site Plan

Drawn by: Prosper
Checked by: Kimley-Horn
Designed by: Kimley-Horn
Reviewed by: Kimley-Horn
Date: 07/03/2023
Project: 088-09030
Sheet: 1 of 1

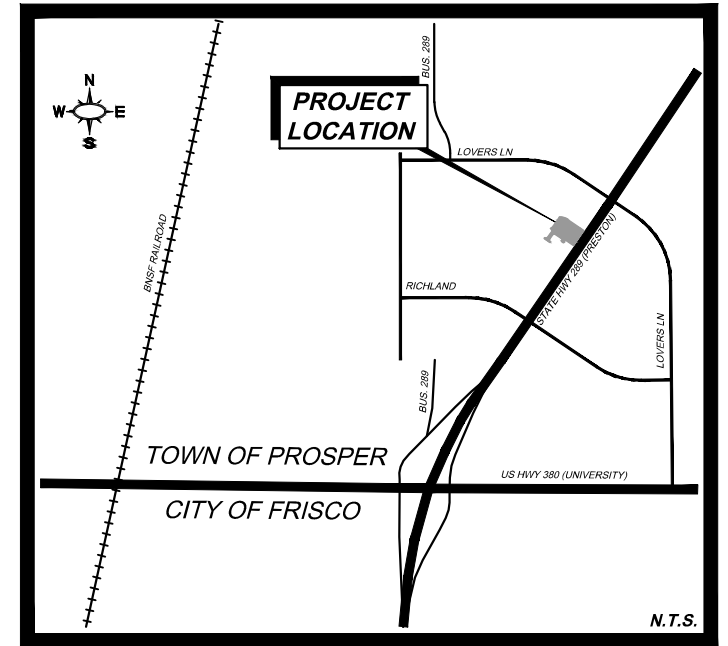


FLOOD NOTE
NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

- ### TOWN 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.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTRAINED WITHIN THE ZONING 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 ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
 - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
 - ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IBC-2015 AMENDMENT R313.2
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A 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.

METER SCHEDULE				
ID	BLOCK	LOT	TYPE	SIZE
1	A	4	DOMESTIC	2"
2	A	4	IRRIGATION	1"

- ### NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 - ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
 - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
 - FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS.
 - FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
 - ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PROSPER REQUIREMENTS.



0 20' 40'

GRAPHIC SCALE 20'

LEGEND

FL PROPOSED FIRE LANE

FL EXISTING PAVEMENT

PROPOSED BUILDING

PROPOSED CONTOUR - MAJOR

PROPOSED CONTOUR - MINOR

EXISTING CONTOUR - MAJOR

EXISTING CONTOUR - MINOR

BARRIER FREE RAMP (BFR)

ACCESSIBLE PARKING SYMBOL

NUMBER OF PARKING SPACES

WATER METER (AND VAULT)

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

SANITARY SEWER MANHOLE

TRANSFORMER PAD

CURB INLET

GRATE INLET

JUNCTION BOX OR WYE INLET

HEADWALL

TYPICAL

SSE SANITARY SEWER EASEMENT

WE WATER EASEMENT

DE DRAINAGE EASEMENT

BFR BARRIER FREE RAMP

SW SIDEWALK

BL BUILDING LINE/SETBACK

CI CURB INLET

GI GRATE INLET

WI WYE INLET

JB JUNCTION BOX

MH MANHOLE

EX EXISTING

PROP. PROPOSED

BLOCK A, LOT 4 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67/PD RESTAURANT
LOT AREA/ SQ. FT. AND AC	75,759 SF; 1.74 AC
BUILDING AREA (gross square footage)	4,776 GSF (REST.)
BUILDING HEIGHT (number of stories)	24' 1 (STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	7.10%
FLOOR AREA RATIO (for non-residential zoning)	.063:1
TOTAL PARKING REQUIRED (1:100 FOR RESTAURANT)	50 SPACES
TOTAL PARKING PROVIDED	100 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	11,378 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	21,530 SQ. FT.
IMPERVIOUS SURFACE	53,670 SQ. FT.
USABLE OPEN SPACE REQUIRED	5303 SQ. FT. (%)
USABLE OPEN SPACE PROVIDED	6703 SQ. FT. (8.8%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BENCH MARK LIST

BM #452 (12") SET ON SOUTHWEST CORNER OF CURB INLET LOCATED ON WEST SIDE OF PRESTON ROAD AND 450' NORTH OF U.S. 380.	ELEV. = 670.70'
BM #453 (12") SET ON CENTER OF CONCRETE HEADWALL LOCATED ±15' WEST OF S. COLEMAN ST. AND ±2,900' NORTH OF PRESTON ROAD.	ELEV. = 672.80'
BM #454 (12") SET ON CENTER OF CONCRETE HEADWALL LOCATED ±16' WEST OF PRESTON ROAD AND ±80' SOUTH OF LOVERS LANE.	ELEV. = 721.15'

SITE PLAN

OUTBACK STEAKHOUSE

BLOCK A, LOT 4

DEVAPP-23-0126

Being 1.74 Acres Out Of The

BEN RENNISON SURVEY Abstract No. 755

JOHN YARNELL SURVEY Abstract No. 1038

COLLIN COUNTY SCHOOL LAND No. 12 SURVEY Abstract No. 147

Town of Prosper, Collin County, Texas

Submitted: 07/03/2023

Owner:
GOP #2 LLC
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link Phone: (727) 207-9270
Phone: (972) 497-4854 Contact: Stacy Miller

Developer:
Bloomin' Brands, Inc.
2202 N. West Shore Blvd., Suite 500
Tampa, FL 33607
Contact: Rachel Korus, P.E.
Phone: (469) 301-2580

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
280 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469) 301-2580

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-628

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

Engineer: RACHEL A. KORUS
P.E. No. 132468 Date: 06/19/2023

KHA PROJECT 088-09030

DATE JUNE 2023

SCALE AS SHOWN

DESIGNED BY RAK

DRAWN BY KEM

CHECKED BY RAK

PROSPER, TEXAS

OUTBACK STEAKHOUSE

TOWN OF PROSPER

SITE PLAN

SHEET NUMBER

C-07

NO.

REVISIONS

DATE

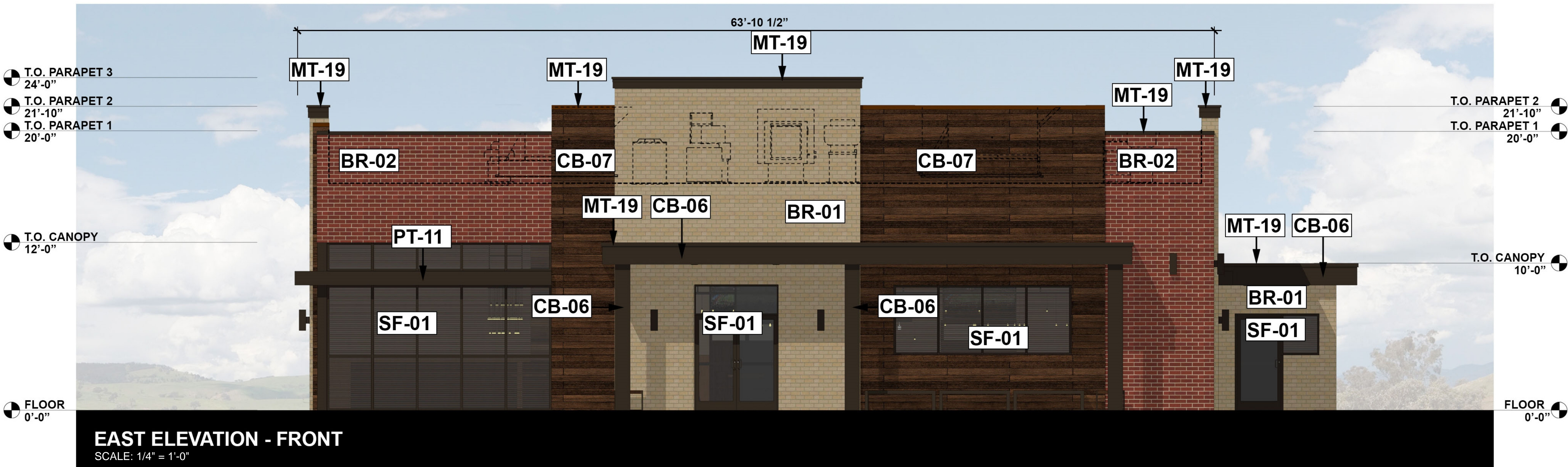
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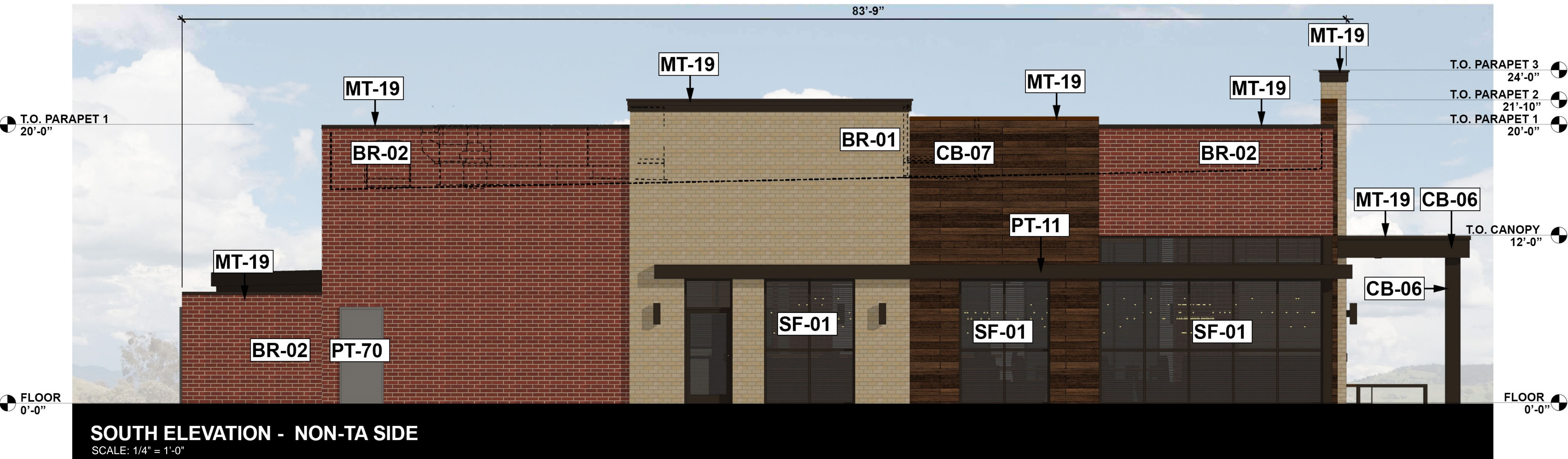
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B

A



FRONT ELEVATION	
TOTAL SURFACE AREA	1381 SQ. FT.
DOOR AND WINDOW SURFACE AREA	329 SQ. FT.
NET SURFACE AREA	1321 SQ. FT.
% OF BRICK	938 SQ. FT. (71%)
% OF NICHHA	383 SQ. FT. (29%)



NON-TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1538 SQ. FT.
DOOR AND WINDOW SURFACE AREA	349 SQ. FT.
NET SURFACE AREA	1189 SQ. FT.
% OF BRICK	987 SQ. FT. (83%)
% OF NICHHA	202 SQ. FT. (17%)

GENERAL NOTES

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- 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 TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

EXTERIOR FINISH SCHEDULE

MASONRY		
TYPE	REMARKS	
BR-01	CULTURED STONE VENEER SYSTEM MANUFACTURER: ENDICOTT STYLE: IVORY BLEND, VELOUR TEXTURE, MODULAR SIZE GROUT: LATITRETE #80 DUSTY GREY, OR EQUAL CONTACT: DOUG MCCALL: (813)482-8526; Doug.McCall@oldcastle.com	
BR-02	CULTURED STONE VENEER SYSTEM MANUFACTURER: ENDICOTT STYLE: RUBY RED, VELOUR TEXTURE, MODULAR SIZE GROUT: LATITRETE #80 DUSTY GREY, OR EQUAL CONTACT: DOUG MCCALL: (813)482-8526; Doug.McCall@oldcastle.com	
EXTERIOR PAINT		
PT-11	TURKISH COFFEE	SW 6076 SHERWIN WILLIAMS
PT-69	DOUBLE LATTE	SW 9108 SHERWIN WILLIAMS, STO COLOR: M22-0002 (CEILING OF COVERED WAITING AREA)
PT-70	GAUNTLET GRAY	SW 7019 SHERWIN WILLIAMS
ALUMINUM BRAKE METAL		
MT-19	METAL COPING COLOR: COPPER BROWN MANUFACTURER: BERTRIDGE	
MT-20	1 1/2" GALVANIZED METAL DECKING, 22 GA COLOR: PT-70	
STOREFRONT		
SF-01	ALUMINUM STOREFRONT COLOR: DARK BRONZE	
FIBER CEMENT SIDING		
CB-06	FIBER CEMENT SIDING COLOR: PRIMED FOR PAINTING (PT-11) HARDIPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE CONTACT: (888) 716-8144; RUBEN.GARCIA@JAMESHARDIE.COM	
CB-07	FIBER CEMENT SIDING COLOR: ROUGH SAWN, ESPRESSO # AWP30-30 MANUFACTURER: NICHHA USA, INC CONTACT: (770) 805-9466	

BLOOMIN' BRANDS

OUTBACK STEAKHOUSE
JOEY PROTOTYPE - 2023.1 RELEASE
STORE #4472
GATES OF PROSPER
PHASE 1, BLOCK A, LOT 4
PROSPER, TX 75078

SHEET ISSUE:
06/19/2023 SITE PLAN SUBMITTAL
07/18/2023 SITE PLAN RESUBMITTAL

Approved by Town
Council on ____ of
____, 20__

PRINCIPAL IN CHARGE: RO
PROJECT ARCHITECT: MS
DRAWN BY: PC
SHEET TITLE:
EXTERIOR
ELEVATIONS
DEVAPP-23-0129

SHEET NO. PROJ. NO.
2022231.11

A300

OUTBACK
STEAKHOUSE®

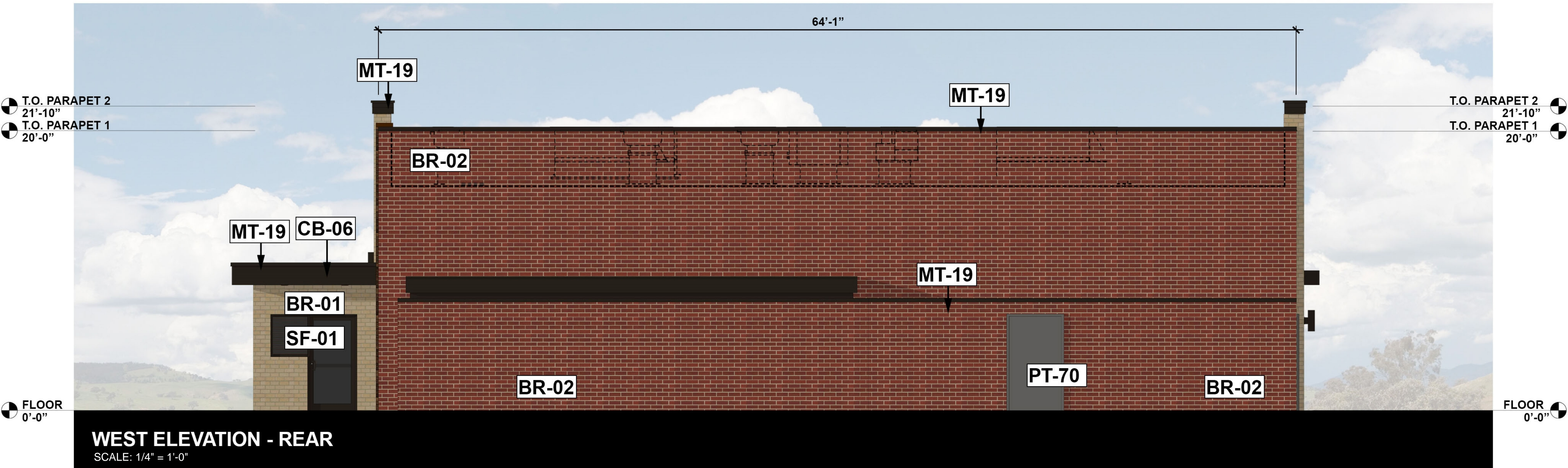
GPD GROUP
Professional Corporation
520 South Main Street, Suite 2311
Alamo, TX 78011
530.572.2100 Fax 530.572.2101

D

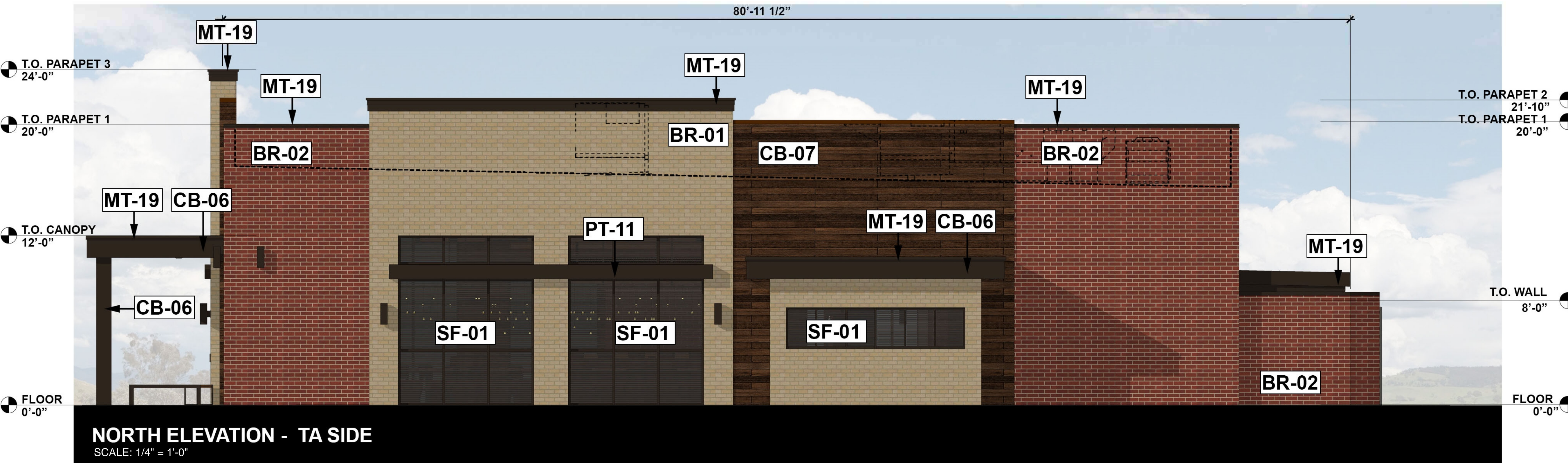
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B

A



REAR ELEVATION	
TOTAL SURFACE AREA	1390 SQ. FT.
DOOR AND WINDOW SURFACE AREA	63 SQ. FT.
NET SURFACE AREA	1321 SQ. FT.
% OF BRICK	1321 SQ. FT. (100%)
% OF NICHHA	N/A



TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1574 SQ. FT.
DOOR AND WINDOW SURFACE AREA	238 SQ. FT.
NET SURFACE AREA	1336 SQ. FT.
% OF BRICK	1122 SQ. FT. (84%)
% OF NICHHA	214 SQ. FT. (16%)

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EXTERIOR PAINT		
	COLOR NUMBER	BRAND
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A301