



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 07, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

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.

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 October 17, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North

Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0091)

- [3c.](#) Consider and act upon a request for a Final Plat for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0095)
- [3d.](#) Consider and act upon a Site Plan for a City Park, on 10.1± acres, located south of Lovers Lane and west of South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0123)
- [3e.](#) Consider and act upon a request for a Site Plan for St. Martin De Porres Catholic Church Addition, Block A, Lot 2, on 22.6± acres, located north of US-380 and east of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0170)
- [3f.](#) Consider and act upon a request for a Revised Conveyance Plat for Frontier Retail Center, Block A, Lots 1-7, on 26.9± acres, located on the southeast corner of North Dallas Parkway and West Frontier Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (DEVAPP-23-0172)
- [3g.](#) Consider and act upon a request for a Preliminary Site Plan for Lighthouse Church Addition, Block A, Lot 1, on 9.26± acres, located on the southwest corner of East First Street and Whitley Place Drive. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0173)
- [3h.](#) Consider and act upon a request for a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 9, 10 and 11, on 17.63± acres, located on the north of US-380 and west of Gee Road. The property is zoned Commercial and Single Family-10. (DEVAPP-23-0174)

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.](#) Conduct a Public Hearing to consider a request for a Specific Use Permit for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road. (ZONE-23-0021)

5. Conduct a Public Hearing to consider an ordinance amending Chapter 2, Section 13 – Multifamily District; Chapter 4, Section 4.3 – Non-residential and multifamily parking provisions; and Chapter 4, Section 8 – Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-23-0024)
6. Conduct a Public Hearing to consider an ordinance amending Chapter 4, Section 5.2 – Location of Required Screening, of the Town of Prosper Zoning Ordinance to modify the screening requirements for trash and recycling collection areas. (ZONE-23-0025)
7. Conduct a Public Hearing to consider an ordinance amending Chapter 3, Section 1.4, Subpart 38 – Automobile Sales/Leasing, Used, of the Town of Prosper Zoning Ordinance to provide additional criteria for this use. (ZONE-23-0026)
8. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street. The property is zoned Single Family-15. (ZONE-23-0027)
9. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street. The property is zoned Single Family-15. (ZONE-23-0028)
10. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
11. 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, November 3, 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 October 17, 2023, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Vice-Chair Damon Jackson, Cameron Reeves, Sekou Harris, Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. Rules of Order

Dakari Hill (staff): Presents the Commission with the option to cancel the November 21st Planning and Zoning Commission meeting.

Commissioner Harris questions how many cases are going to the November 7th meeting. Opposes canceling the meeting.

Dakari Hill (staff): Answers Commissioner Harris question that staff is unsure about how many cases. There are a few zoning cases that need to go to Town Council prior to the end of the year. Comments that Commissioners can postpone vote to cancel.

Chair Brandon Daniel asks if Town Staff can create an informational meeting to discuss consent items in more detail before certain meetings and comments that attendance is vital in being part of the Planning & Zoning Commission.

Commissioners consent to postpone vote to cancel meeting.

4. CONSENT AGENDA

- 4a. Consider and act upon the minutes from the October 03, 2023, Planning & Zoning Commission meeting.**
- 4b. Consider and act upon a request for a Revised Conveyance Plat for MSW Prosper 380 Addition, Block A, Lots 1, 2, and 3, on 34.2± acres, located on the southeast corner of Prairie Drive and Mahard Parkway. The property is zoned Planned Development-47 (PD-47) Prosper 110 and Specific Use Permit-11 (S-11) Texas Health Resources Helistop. (D21-0101)**
- 4c. Consider and act upon a Final Plat of Teel 380 Addition, Block A, Lot 1A on 1.6± acres, located on the northwest corner of Teel Parkway and University Drive.**

The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0146)

- 4d. Consider and act upon a Site Plan for a Restaurant, on 1.6± acres, located on the northwest corner of Teel Parkway and University Drive. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0148)**
- 4e. Consider and act upon a request for a Preliminary Plat for Park Place Phase 2, with 170 single family lots and two open space lots on 70.4± acres, located on the southeast corner of Prosper Road and Teel Parkway. The property is zoned Planned Development-123 (PD-123) Prosper Hills. (DEVAPP-23-0158)**

Commissioner Blanscet requests that Item 4e be pulled for discussion. Motion by Commissioner Reeves to approve items 4a to 4d and pull 4e for consideration. Second by Commissioner Harris. Motion carried 4:0.

Dakari Hill (*staff*): Presents Item 4e.

Commissioner Blanscet questions what is different from what was turned down last time.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that the senior living was removed, and the plat is now all single family.

Commissioner Blanscet questions how does this plat that is being presented differs from what was previously reviewed.

Clint Richardson (*applicant*): Answers Commissioner Blanscet's question that they worked with staff to present the changes to green space, accessibility and uses for the open spaces to Town Council who approved the PD with this concept plan.

Commissioner Reeves questions about the discussion of a park north of Prosper Trail.

Clint Richardson (*applicant*): Answers Commissioner Reeves that the potential park will be more to the northeast of Park Place and will be working with the Town of Prosper to create the community park.

Commissioner Blanscet questions the number of lots in the final plat. There was a difference in the number of lots shown in the staff report and agenda item caption of 166 versus 170.

Dakari Hill (*staff*): Answers Commissioner Blanscet question that the motion will need to state the correct number of [single family] lots which is 166.

Commissioner Blanscet motions to approve items 5e with the condition to state 166 lots in the final plat, and subject to Town staff recommendations. Second by Commissioner Reeves. Motion passes 4:0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

5. Conduct a Public Hearing and consider and act upon a request for an extension of a Specific Use Permit for a Concrete Batching Plan on 5.0± acres, located south of West First Street and west of South Dallas Parkway. (S20-0002)

Dakari Hill (*staff*): Presents Item 5 on the purpose of the SUP extension.

Commissioner Blanscet questions how many extensions have been given and what the reason is for this extension.

Dakari Hill (*staff*): Answers Commissioner Blanscet questions that there have been multiple extensions given and this will be the last extension. But the purpose for the extension is to not start the amortization clock.

Commissioner Blanscet comments that there needs to be clarification that the SUP extensions cannot go on forever. This property will not be consistent with the surrounding properties.

Commissioner Harris questions since the time that the applicant has had to build, there has been changes to the state law/ordinance.

Dakari Hill (*staff*): Answers Commissioner Harris question that if they let the SUP expire, the amortization process would begin. Town Staff wants to allow the property owner time to remove the use and allow the property owner ample time to recuperate the value of the property.

Vice Chair Damon Jackson opened the Public Hearing.

Vice Chair Damon Jackson closed the Public Hearing.

Commissioner Harris motions to approve Agenda Item 5, subject to Town Staff recommendation. Motion seconded by Commissioner Blanscet to approve Agenda Item 5. Approved 4:0.

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

Dakari Hill (*Staff*): Presented information regarding Pradera Development Agreement, McDonalds SUP, 209 E Fifth St Re-zoning, Ordinance Amendments, Wireless Tower SUP, and 105 S Coleman St Planned Development.

Commissioner Blanscet comments that his expectation was to have a work session before every P&Z meeting.

David Hoover (*Staff*): Answers Commissioner Blanscet that the work sessions are more for specific items such as planned developments, zoning, or more tedious items. However, Town staff is happy to have the work sessions before every meeting.

8. Adjourn.

Motioned to Adjourn by Commissioner Hamilton, seconded by Commissioner Blanscet. Motion approved 5:0 at 7:05 p.m.

PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

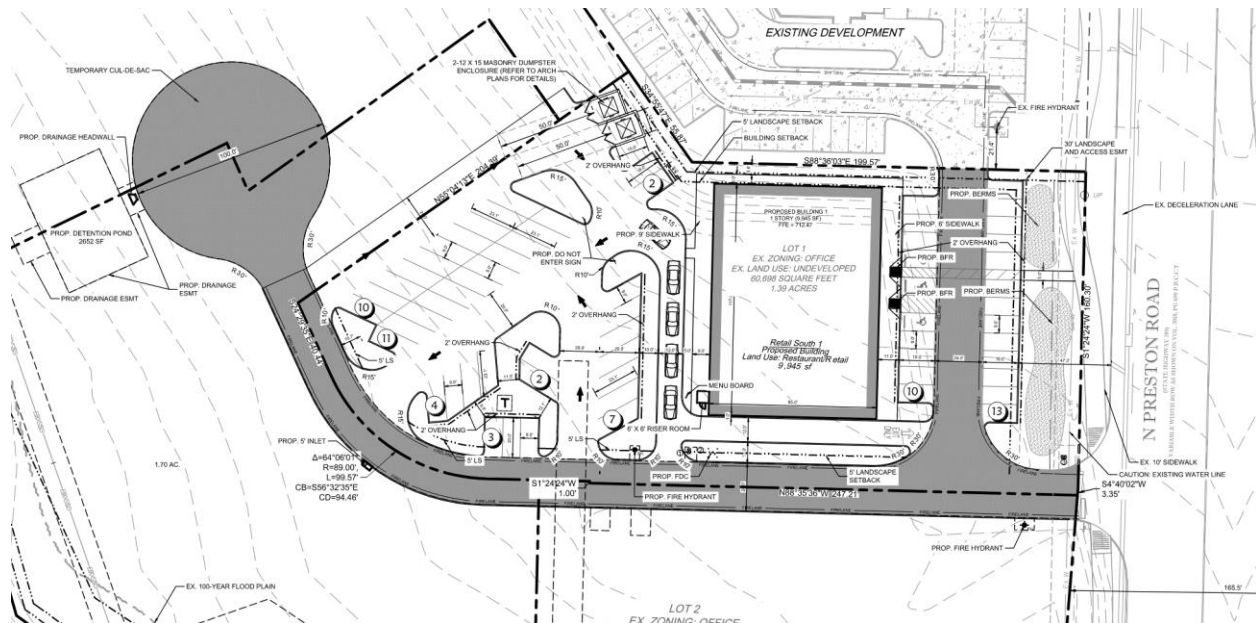
Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0091)

Description of Agenda Item:

The Site Plan shows a 9,945 square foot building for a restaurant and retail store as shown below:



Access is provided from North Preston Road. The Site Plan (DEVAPP-23-0091) conforms to the Planned Development-116 (PD-116) development standards.

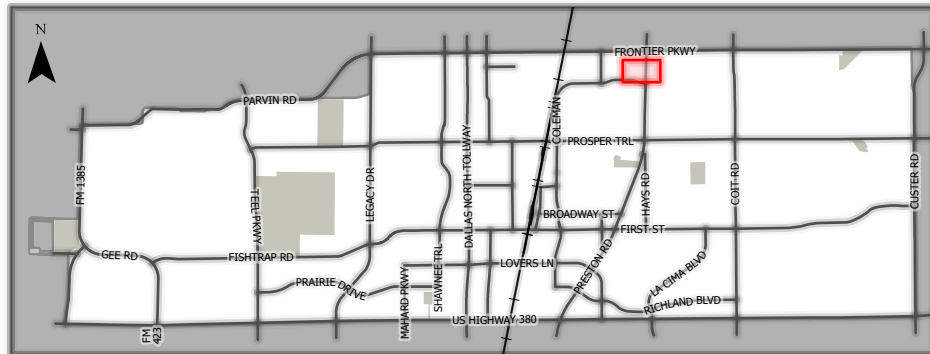
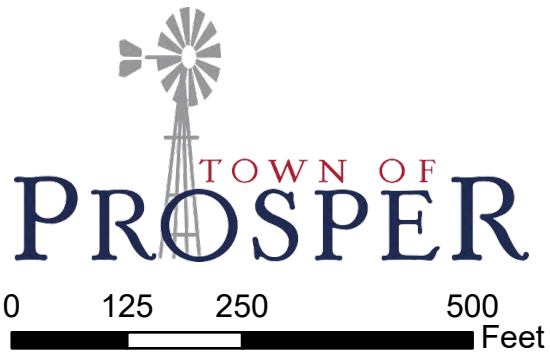
As a companion item, the Final Plat (DEVAPP-23-0095) is also on the Planning & Zoning Commission agenda for November 7, 2023.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to approval of civil engineering plans.



This map for illustration purposes only

DEVAPP-23-0091
FRONTIER SOUTH RETAIL
1
Site Plan



Know what's **below**.
Call before you dig.

BM NO. 1 AN "X" SET ON A CONCRETE STORM SEWER INLET WITHIN PRESTON ROAD (STATE HIGHWAY 289), APPROXIMATELY 20' EAST AND 82' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY
ELEVATION = 708.16' (NAD '83)

BM NO. 2 A 60D NAIL SET ON NATURAL GROUND WITHIN THE TRACT OF LAND DESIGNATED TO VICTORY AT FRONTIER, LLC BY DEED RECORDED IN DOCUMENT NO. 20161122001509059, O.P.R.C.C.T. APPROXIMATELY 131' WEST AND 77' NORTH OF ITS MOST EASTERLY SOUTHEAST CORNER.
ELEVATION = 709.34' (NAD '83)

Legend:

- FIRE LANE STRIPING ————— FIRELANE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE (dotted line)
- PARKING COUNT
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY ———— (thick solid line)

①	PROP. 2" METER (DOMESTIC)
②	PROP. 6" DCDC (FIRE SERVICE)
③	PROP. 1" METER (IRRIGATION)

RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL	62.8% / 6,245 SF
PORTION OF BUILDING RESTAURANT	37.2% / 3,700 SF
RETAIL PARKING SPACES REQUIRED	25 SPACES
RESTAURANT PARKING SPACES REQUIRED	37 SPACES
TOTAL PARKING SPACES REQUIRED	62 SPACES
TOTAL PARKING SPACES PROVIDED	62 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)

EXISTING ZONING	PD
PROPOSED ZONING	PD-116
PROPOSED USE	RETAIL/ RESTAURANT/ OFFICE
LOT AREA (SF) / (ACRES)	60,698 / 1.39
TOTAL BUILDING AREA (SF)	9,945
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	16.4% / 0.164:1
IMPERVIOUS SURFACE	12.961 SF

- 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 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 LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 10) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 11) FIRE LINES 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 LINES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- 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 LINES 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' 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 5,000 SQUARE FEET (511 SQ) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IPC-2015 AMENDMENT R313.2.

HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.

ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.

ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.

ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACED PLAN.

SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.

APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.

SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.

ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.

ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

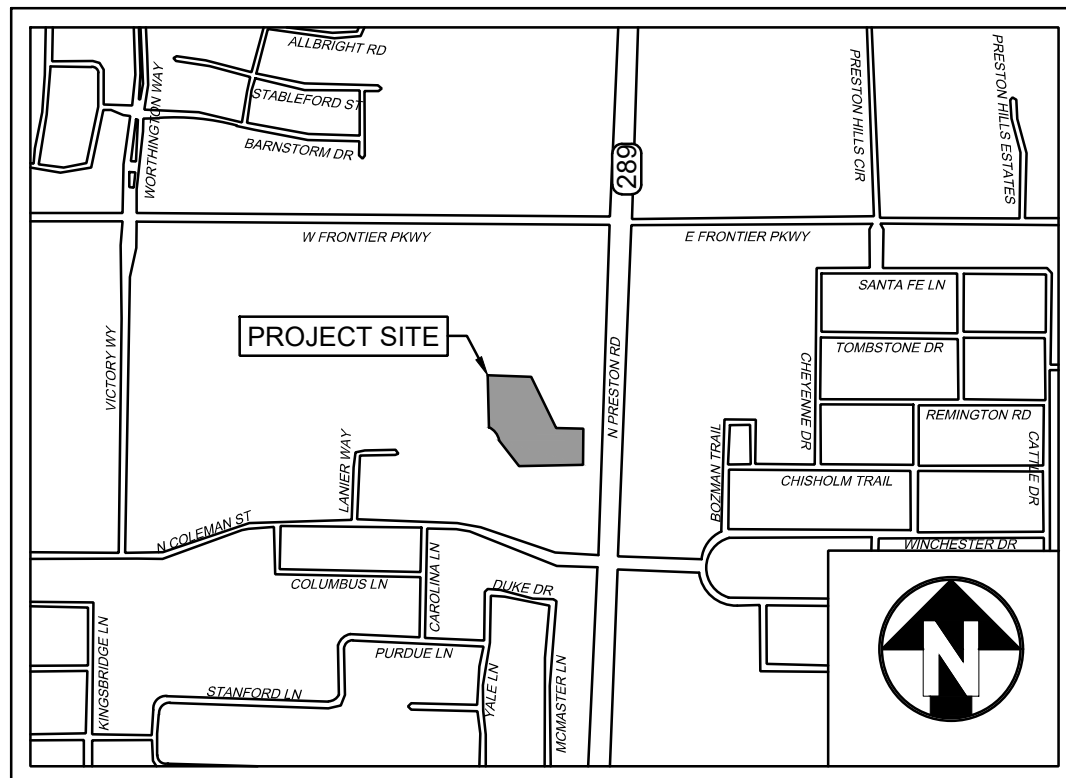
THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR TWENTY (20) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE LANDOWNER MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

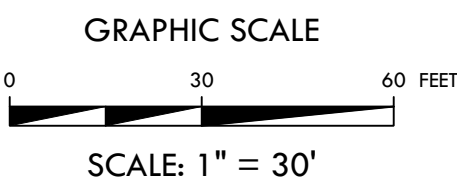
1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

1. NO EXISTING TREES ARE ON THIS SITE.
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
3. MECHANICAL EQUIPMENT, INCLUDING HVAC, TO BE LOCATED ON THE ROOF OF THE BUILDING AND SCREENED WITH PARAPET.



N.T.S.



FRONTIER SOUTH RETAIL 1
1.39 ACRES
LOT 2, BLOCK X
VICTORY AT FRONTIER SOUTH, LP
(INST. NO. 20180824001065580)
TOWN OF PROSPER, COLLIN COUNTY,
TEXAS
PREPARATION DATE: 5/2/2023

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH: 214-934-2566
CONTACT: JESUS SANCHEZ

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
EMAIL: AMY_LONDON@
LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

JOHN D. GARDNER
P.E.# 138295
DATE: September 27, 2023

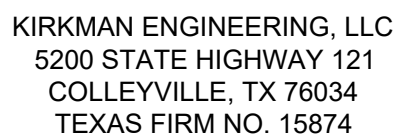
VICTORY GROUP
Victory Real Estate Group

2911 TURTLE CREEK BLVD. STE 700
DALLAS, TX 75219
972-707-9555

FRONTIER SOUTH
RETAIL 1
LOT 2, BLOCK 1
CITY OF PROSPER
COLLIN, TEXAS

DESCRIPTION:

REV: DATE:



JOB NUMBER: VIC23003

ISSUE DATE: DATE

SHEET:

C3.0



PLANNING

To: Planning & Zoning Commission **Item No. 3c**

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Final Plat for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0095)

Description of Agenda Item:

The purpose of the Final Plat is to construct a building with restaurant and retail uses. The plat conforms to the Planned Development-116 (PD-116) development standards.

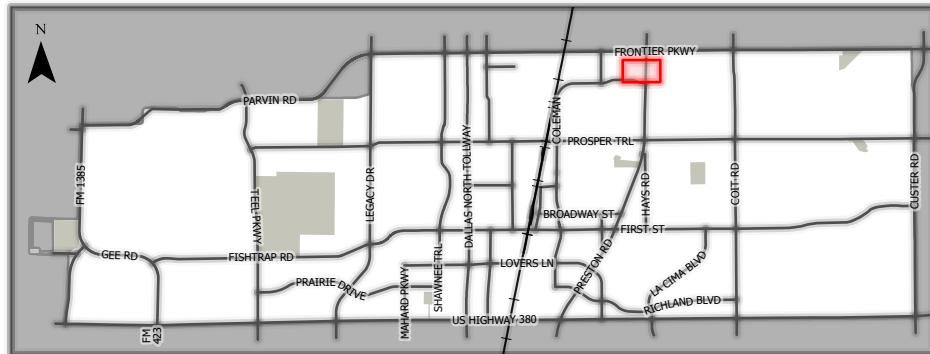
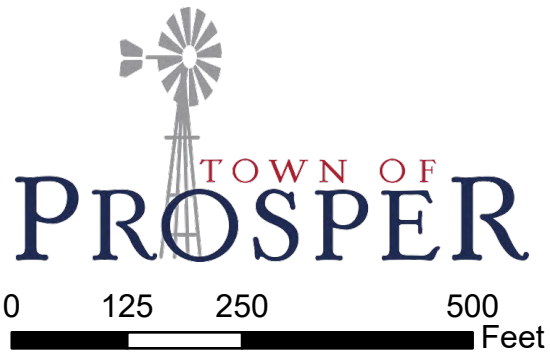
As a companion item, the Site Plan (DEVAPP-23-0091) is also on the Planning & Zoning Commission agenda for November 7, 2023.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat, subject to approval of all additions and/or alterations to the easements and dedications.



DEVAPP-23-0095

Frontier South Retail
Phase 1

Final Plat

SURVEYOR'S NOTES:

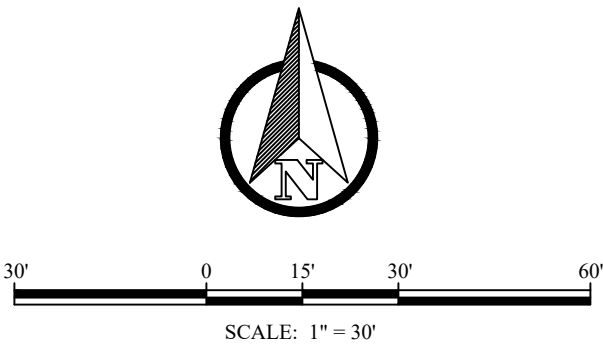
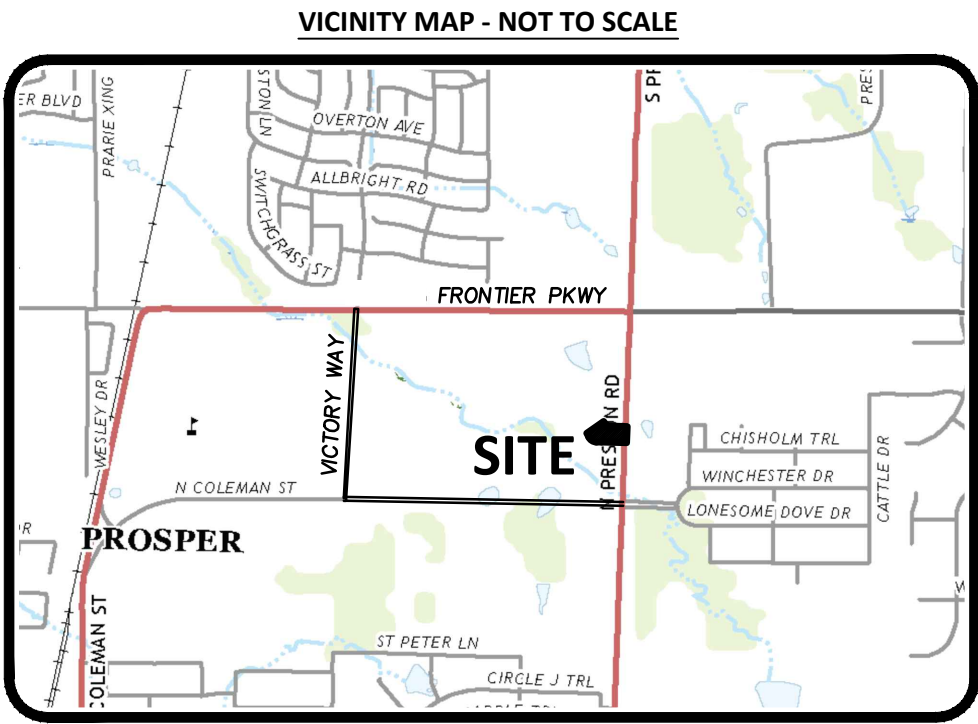
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN, COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

Line Data Table		
Line #	Distance	Bearing
L1	5.29'	N88°35'36"W
L2	7.48'	N01°24'24"E
L3	5.00'	N88°35'36"W
L4	7.48'	S01°24'24"W
L5	10.00'	N01°24'24"E
L6	10.00'	N88°35'36"W
L7	10.00'	S01°24'24"W
L8	15.00'	S88°35'36"E
L9	12.71'	S00°49'48"W
L10	10.11'	N89°10'12"W
L11	7.50'	N65°30'25"E
L12	5.00'	S24°29'35"E
L13	7.50'	S65°30'25"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	15.39'	30.00'	029°23'02"	N76°42'53"E	15.22'
C2	47.12'	30.00'	090°00'00"	S43°35'36"E	42.43'
C3	5.03'	30.08'	009°34'48"	N03°23'31"W	5.02'
C4	47.12'	30.00'	090°00'00"	N46°24'24"E	42.43'
C5	85.03'	76.00'	064°06'01"	S56°32'35"E	80.66'



STATE OF TEXAS §
COUNTY OF TARRANT §
This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plated the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

John H. Barton III, RPLS #6737

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS VICTORY AT FRONTIER SOUTH, LLC is the owner of a tract situated in the S. Rice Survey, Abstract No. 787, Town of Prosper, Collin County, Texas, being part of the tract described in the deed to Victory at Frontier South, LP, recorded in document number 20180824001065580, Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at 5/8 inch rebar found at the northeast corner of said Victory at Frontier South tract, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 160.30 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

THENCE with the east line of said Victory at Frontier South tract, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 160.30 feet to a capped rebar set;

THENCE with the east line of said Victory at Frontier South tract, SOUTH 04 degrees 50 minutes 10 seconds WEST, a distance of 3.34 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 247.21 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 01 degree 24 minutes 24 seconds EAST, a distance of 1.00 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 52.19 feet to a capped rebar set at the beginning of a tangent curve to the right, having a radius of 89.00 feet, a central angle of 64 degrees 06 minutes 01 second, and a chord bearing and distance of NORTH 56 degrees 32 minutes 35 seconds WEST, 94.46 feet;

THENCE along the arc of said curve, an arc distance of 99.57 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 24 degrees 29 minutes 35 seconds WEST, a distance of 40.44 feet to a capped rebar set;

THENCE through the interior of said Victory at Frontier South tract, NORTH 55 degrees 04 minutes 13 seconds EAST, a distance of 204.40 feet to a capped rebar set in the south line of said Lot 1;

THENCE with the south line of said Lot 1, SOUTH 34 degrees 55 minutes 47 seconds EAST, a distance of 55.87 feet to a 5/8 inch rebar found;

THENCE with the south line of said Lot 1, SOUTH 88 degrees 36 minutes 03 seconds EAST, a distance of 199.57 feet, returning to the **POINT OF BEGINNING** and enclosing 1.393 acres (60,699 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY AT FRONTIER SOUTH, LLC, owner does hereby certify and adopt this plat designating the herein above described property as **BLOCK A, LOT 1, VICTORY AT FRONTIER SOUTH**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

VICTORY AT FRONTIER SOUTH, LLC, does herein certify the following:

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

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

VICTORY AT FRONTIER SOUTH, LLC

By: _____

Authorized Representative

STATE OF TEXAS §

COUNTY OF §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

DEVAPP23-0095
FINAL PLAT
BLOCK A, LOT 1
VICTORY AT FRONTIER SOUTH
1.393 ACRES SITUATED IN THE
S. RICE SURVEY, ABSTRACT NO. 787
AN ADDITION IN THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
TX Firm No. 15874

SURVEYOR

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

OWNER/DEVELOPER

VICTORY AT FRONTIER SOUTH, LLC
2911 TURTLE CREEK BLVD.
SUITE 700
DALLAS, TX 75219
CONTACT BOBBY MENDOZA
972.707.9555
BMENDOZA@VG-RE.COM

JOB NUMBER: 2018.001.007

DRAWN BY: BCS

CHECKED BY: BCS



VICTORY AT
FRONTIER
SOUTH

PROSPER,
TEXAS

SHEET:



PLANNING

To: Planning & Zoning Commission **Item No. 3d**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

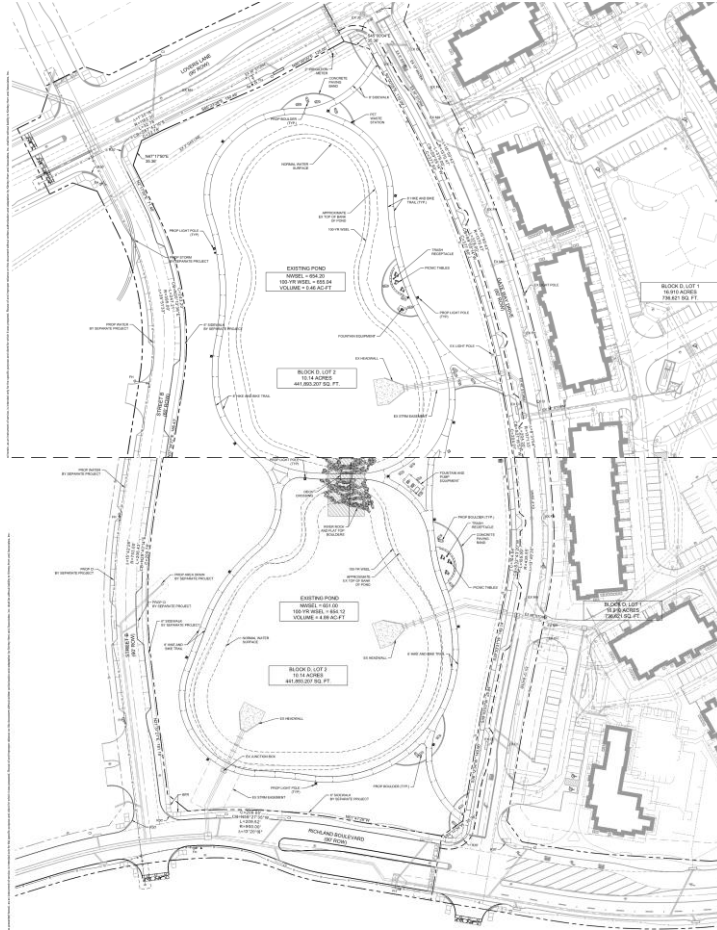
Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a Site Plan for a City Park, on 10.1± acres, located south of Lovers Lane and west of South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0123)

Description of Agenda Item:

The Site Plan shows a 10.1± acre public park as shown below:



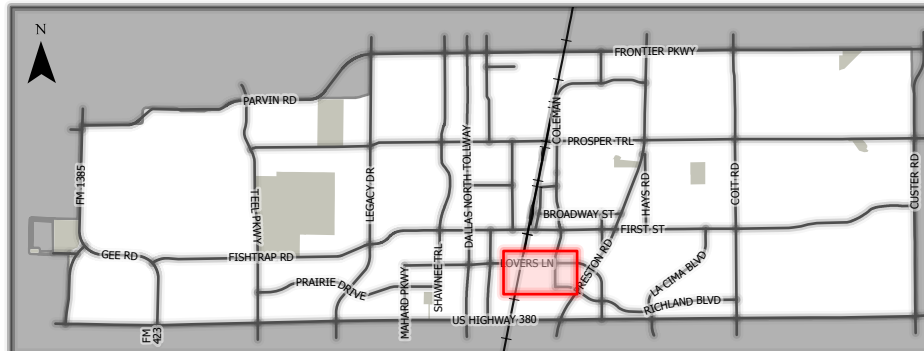
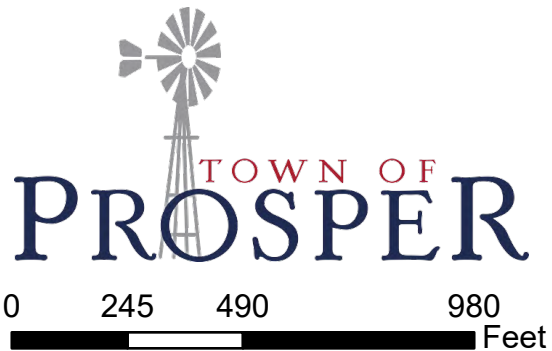
The park is bordered by streets on all sides with parallel parking along the western street. Access to the park is provided from Lovers Lane and Richland Boulevard. The Site Plan (DEVAPP-23-0123) conforms to the Planned Development-67 (PD-67) development standards.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to approval of civil engineering plans.

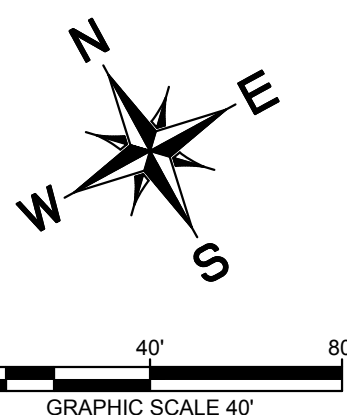


This map for illustration purposes only

DEVAPP-23-0123

Gates Phase 2 Park

Site Plan



N.T.S.

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. LAND USE FEES WILL BE ASSESSED IN ACCORDANCE WITH THE IMPACT USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SHEET. HOWEVER, THE TOWN OF PROSPER MAY DISCRETIONARILY LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE INCLUDING TREE FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

BLOCK D, LOT 2 SITE DATA TABLE	
ZONING	MIXED USE/PD-67
PROPOSED USE	PARK
LOT AREA (SF)	10.14
LOT AREA (AC)	441,893.21
BUILDING AREA (GSF)	N/A
BUILDING HEIGHT	N/A
LOT COVERAGE	N/A
TOTAL PARKING REQUIRED	N/A
TOTAL PARKING PROVIDED	N/A
HANDICAP PARKING REQUIRED	N/A
HANDICAP PARKING PROVIDED	N/A
INTERIOR LANDSCAPING REQUIRED (SF)	N/A
INTERIOR LANDSCAPING PROVIDED (SF)	N/A
IMPERVIOUS SURFACE (SF)	25,705
OPEN SPACE REQUIRED (SF)	30,933
OPEN SPACE PROVIDED (SF)	441,893

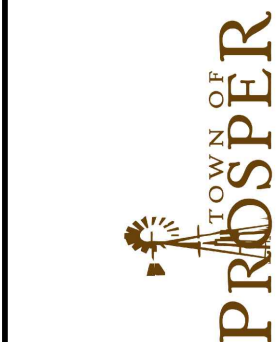
SITE PLAN
GATES OF PROSPER PARK
BLOCK D, LOT 2
DEVAPP-23-0123
Being 10.14 Acres Situated in
JOHN YARNELL SURVEY Abstract No. 1038
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas

Owner:
380 & 289 LP
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

Owner:
183 Land Corporation Inc.
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

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

THE GATES OF
PROSPER



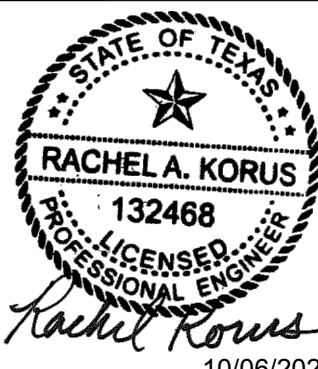
SITE PLAN

SHEET NUMBER

C-1

Kimley»»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820

KHA PROJECT
068109056DATE
MAY 2023

CALE	AS SHOW

DESIGNED BY	RA
RAWN BY	EL

HECKED BY	RA
-----------	----

PROSPER, TEXAS

1



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

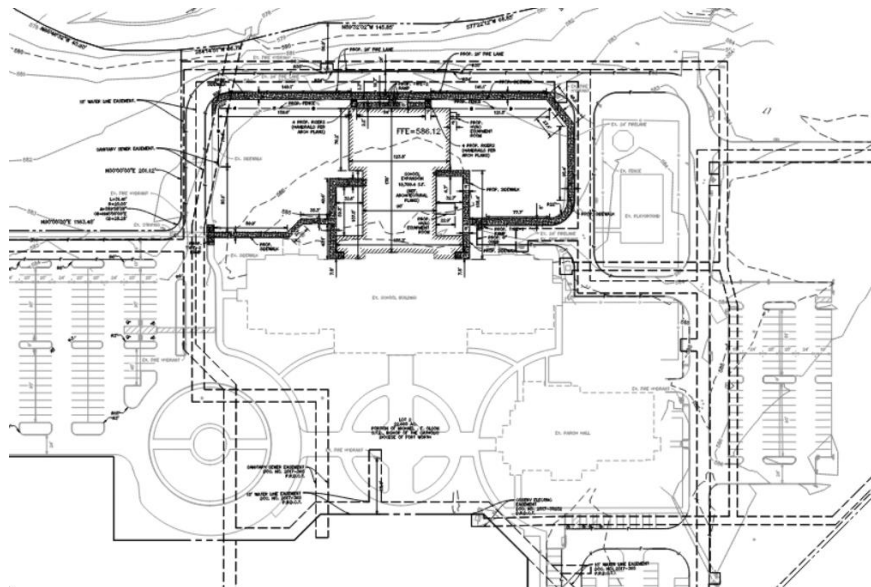
Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for St. Martin De Porres Catholic Church Addition, Block A, Lot 2, on 22.6± acres, located north of US-380 and east of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP-23-0170)

Description of Agenda Item:

The Site Plan shows a 19,799 square foot addition for a private school as shown below:



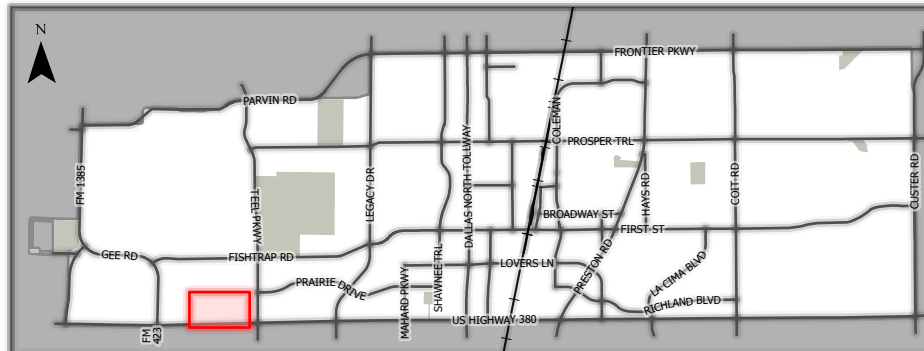
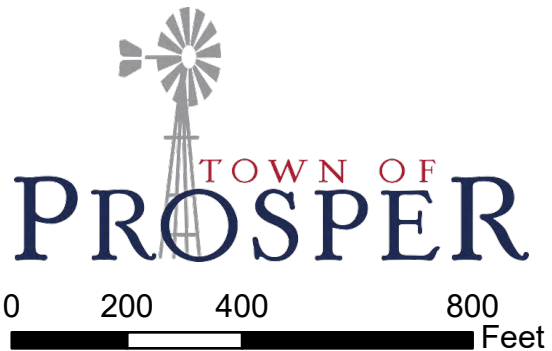
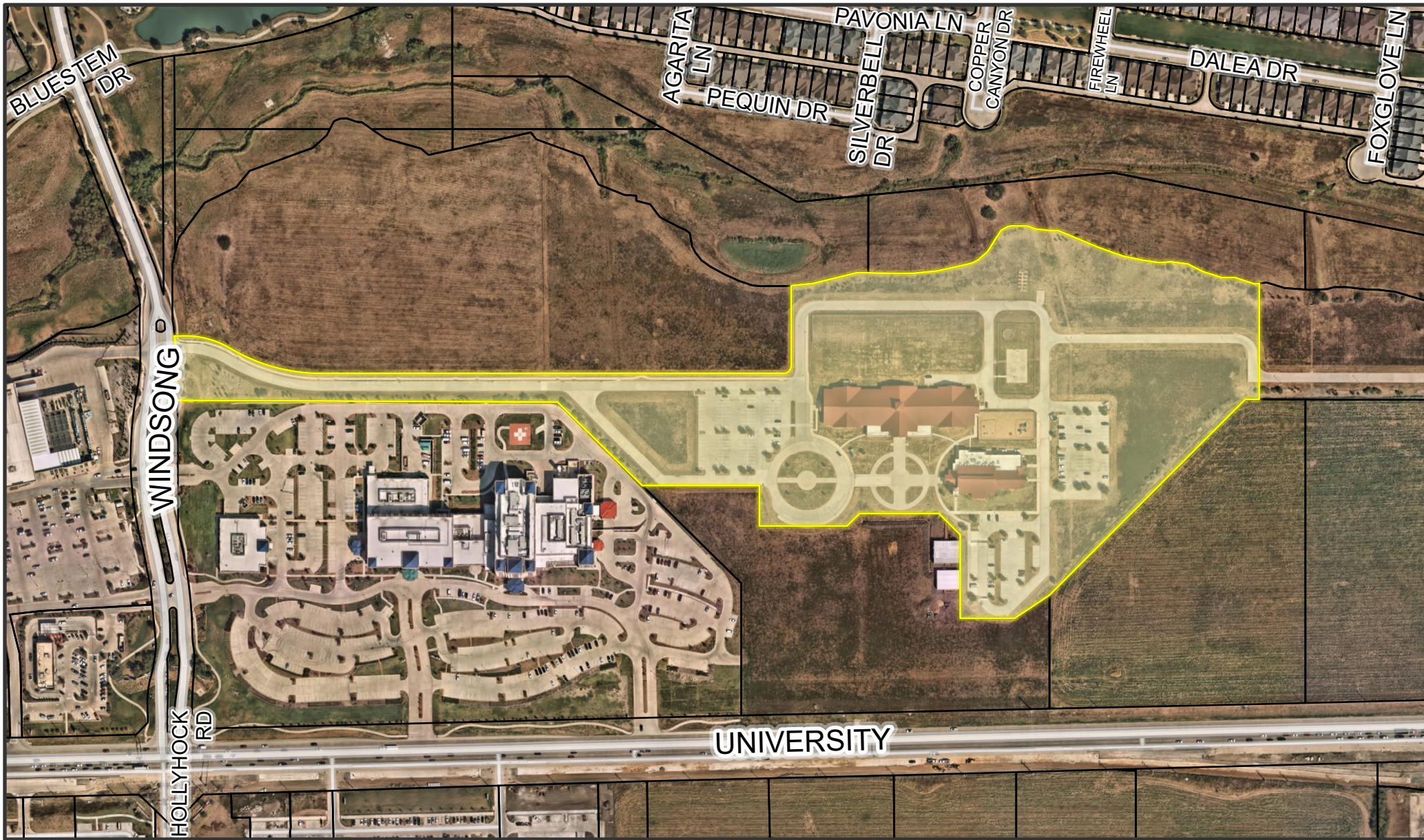
Access is provided from Windsong Parkway and South Teel Parkway. The Site Plan (DEVAPP-23-0170) conforms to the Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15) development standards.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to approval of civil engineering plans.



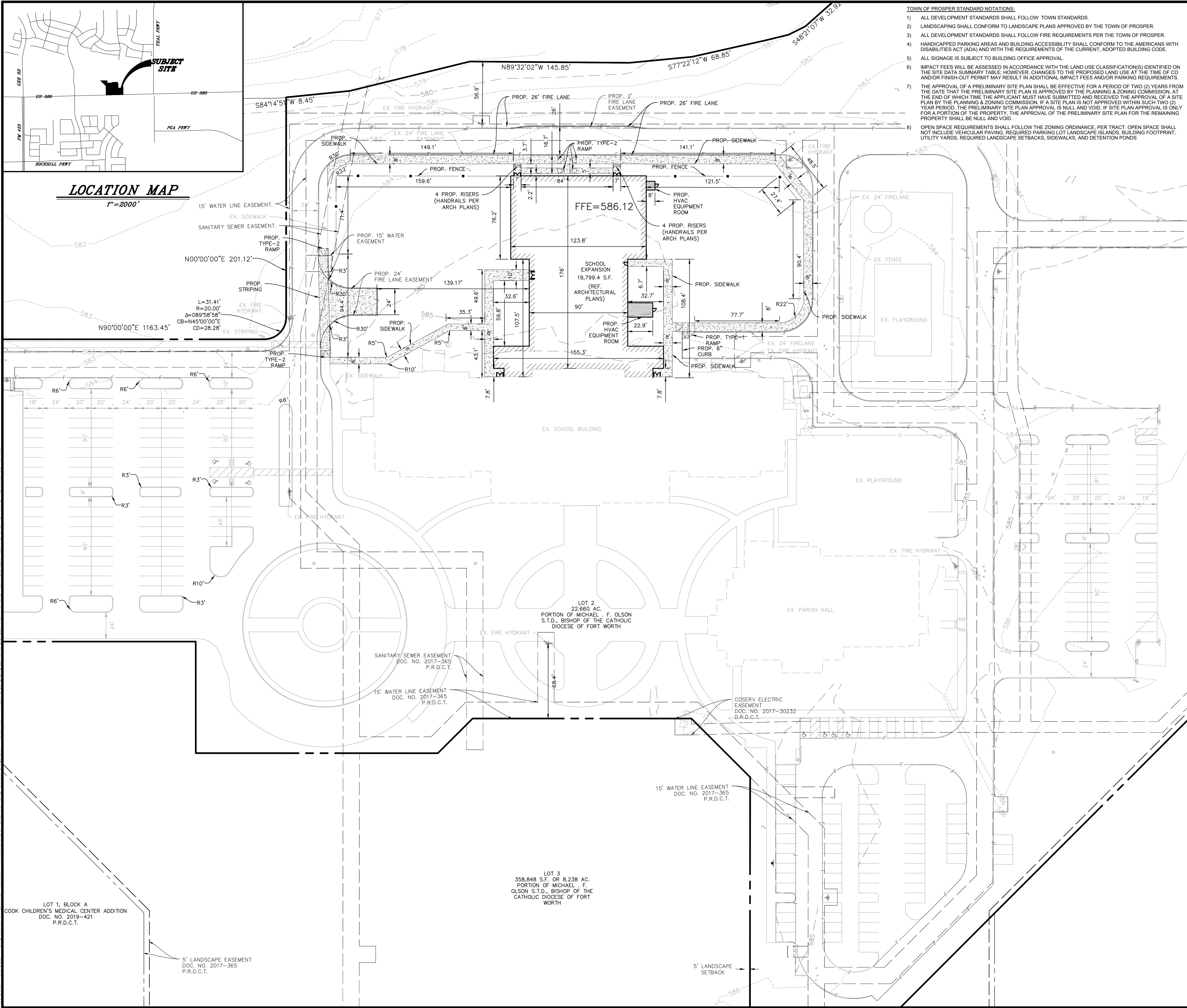
This map for illustration purposes only

DEVAPP-23-0170

ST.MARTIN DE PORRES
ADDITION, BLOCK A LOT 2

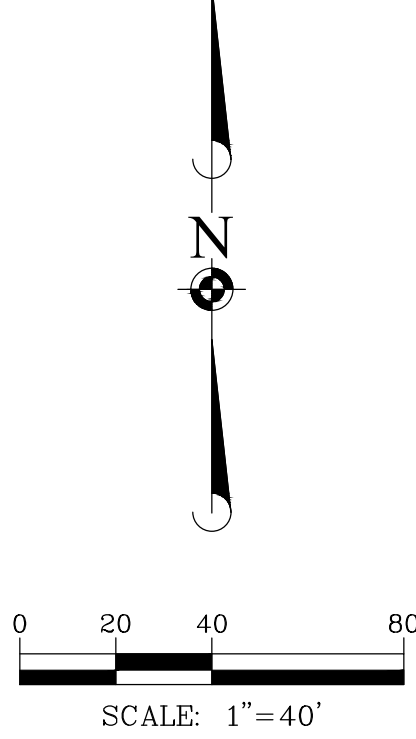
21

Site Plan



LOCATION MAP
1"=2000'

- TOWN OF PROSPER STANDARD NOTATIONS:**
- 1) ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - 2) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - 3) ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - 4) 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.
 - 5) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICE APPROVAL.
 - 6) 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.
 - 7) THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 - 8) OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION PONDS.



LEGEND

	LIGHT POLE
	BARRIER FREE RAMP
	FIRE LANE
	FIRE HYDRANT

LOT SITE DATA TABLE

ZONING:	PD-40 (MIXED-USE)
PROPOSED USE:	PD-40 (MIXED-USE)
LOT AREA:	22.660 ACRES
BUILDING AREA:	19,799 SF
BUILDING HEIGHT:	46.67 FT
BUILDING STORIES:	1 STORIES
LOT COVERAGE (%):	7.8 %
FLOOR AREA RATIO:	0.02
EX. SCHOOL REQUIRED PARKING:	24
EX. PARISH REQUIRED PARKING:	199
PROP. SCHOOL REQUIRED PARKING:	12
TOTAL PARKING REQUIRED:	235
TOTAL PARKING PROVIDED:	281
H.C. SPACES REQUIRED:	7
H.C. SPACES PROVIDED:	8
% OF LANDSCAPE REQUIRED:	N/A
% OF LANDSCAPE PROVIDED:	N/A
SF OF IMPERVIOUS SURFACE:	562062 SF
OPEN SPACE REQUIRED	1.59 ACRES
OPEN SPACE PROVIDED	13 ACRES
INTERIOR LANDSCAPING REQUIRED	0
INTERIOR LANDSCAPING PROVIDED	0

CONTACT INFORMATION:

OWNER: CATHOLIC DIOCESE OF FORT WORTH 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76108 817.945.9311 MICHAEL OLSON, S.T.D.	SURVEYOR: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.865.5344 JEREMY DEAL, R.P.L.S., P.E.
APPLICANT: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.945.9311 AUSTIN CARR, P.E.	CONTRACTOR: FPI BUILDERS 216 WENNECA AVE. FORT WORTH, TX 76102 817.336.1161 STERLING BARNETT

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF PROSPER AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
 3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERRECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACE(S). BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE. ALL PRIVATE RAMPS AND PLANNED SITES SHALL HAVE DETECTABLE WARNING, CONSISTING OF AS SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNING INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNING WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR - "BRICK RED", BY USE OF A COLOR AD MIXTURE APPLIED DURING THE FINISHING PROCESS.
 4. SLOPES ON HANDICAPPED PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMWORK, BUT BEFORE CONSTRUCTION OF PAVEMENT, CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS SLOPES ON SUBGRADE AND/OR FORMWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
 5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. NOTIFY A/E IF DISCREPANCIES OR CONFLICTS WITH NEW CONSTRUCTION EXISTS.
 6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
 7. ACCORDING TO PROSPER'S ZONING ORDINANCE, WHERE A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED FOR USES OTHER THAN RESIDENTIAL OR PARCELS NOT SHOWN AS RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE AREA IS REQUIRED.

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph:817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-1019754 (Surv), F-21732 (Eng)

ST. MARTIN DE PORRES ADDITION, BLOCK A LOT 2
3990 W. UNIVERSITY DR. PROSPER, TEXAS
DEVELOPMENT SITE PLAN (DEVAPP-23-0170)

PROJ. MGR.: JH
PROJ. ASSOC.: KH
DRAWN BY: IO
DATE: 11/01/23

SHEET EX
616.157.001



PLANNING

To: Planning & Zoning Commission **Item No. 3f**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat for Frontier Retail Center, Block A, Lots 1-7, on 26.9± acres, located on the southeast corner of North Dallas Parkway and West Frontier Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (DEVAPP-23-0172)

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to dedicate easements and right-of-way and to create Lots 6 and 7. The plat conforms to the Planned Development-69 (PD-69) development standards.

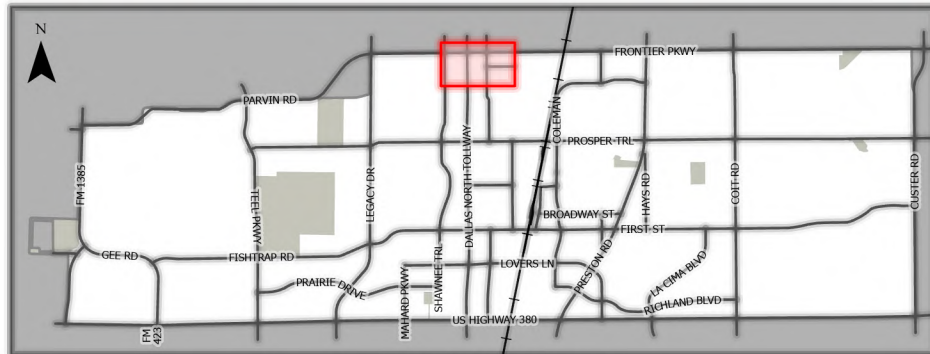
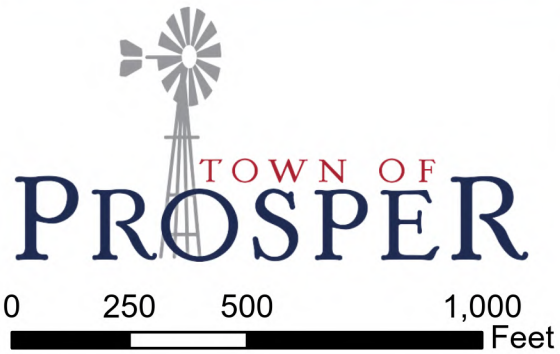
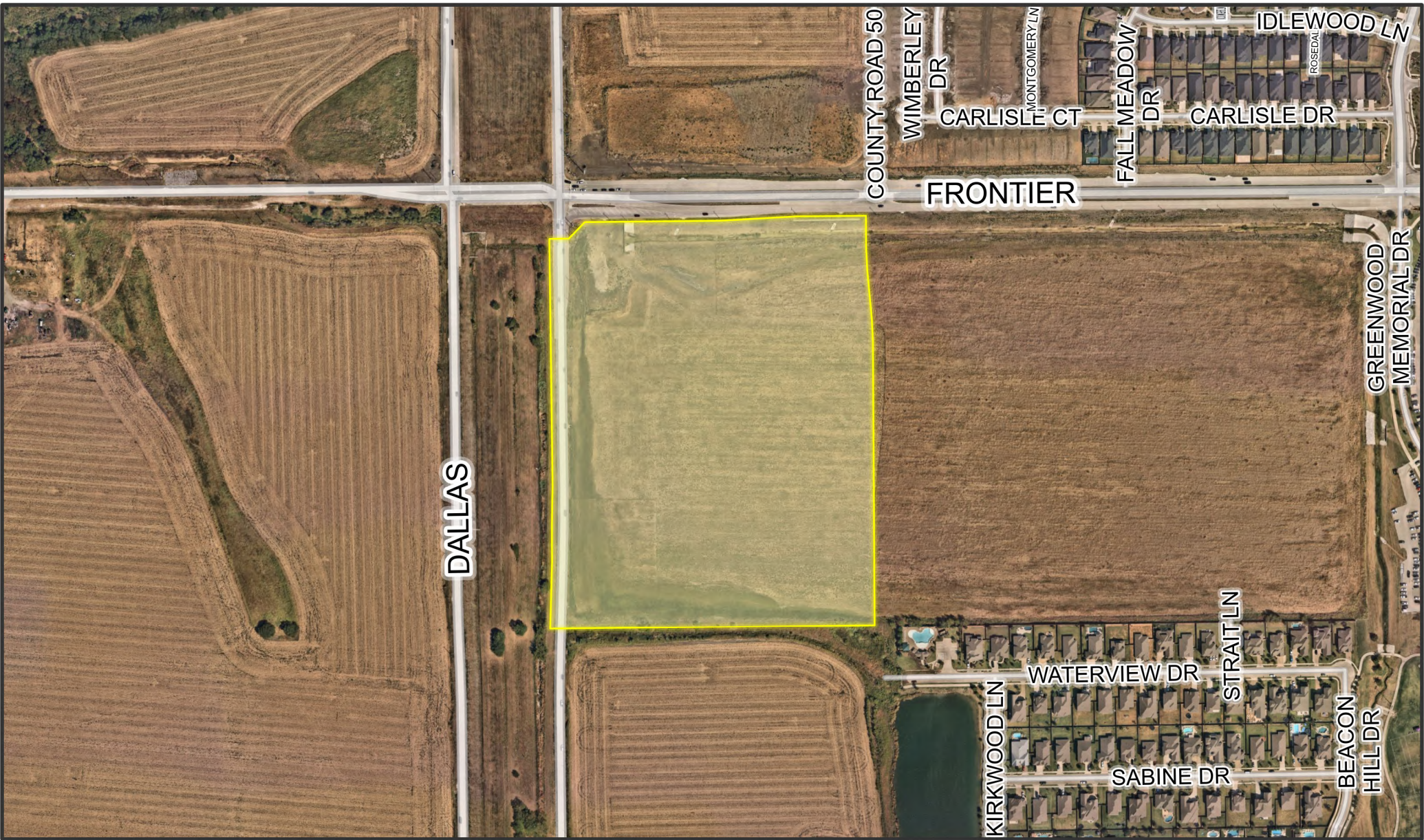
The lots shown on this Revised Conveyance Plat are in conformance with the Preliminary Site Plan (D22-0098) approved on June 6, 2023.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat, subject to approval of all additions and/or alterations to the easements and dedications.

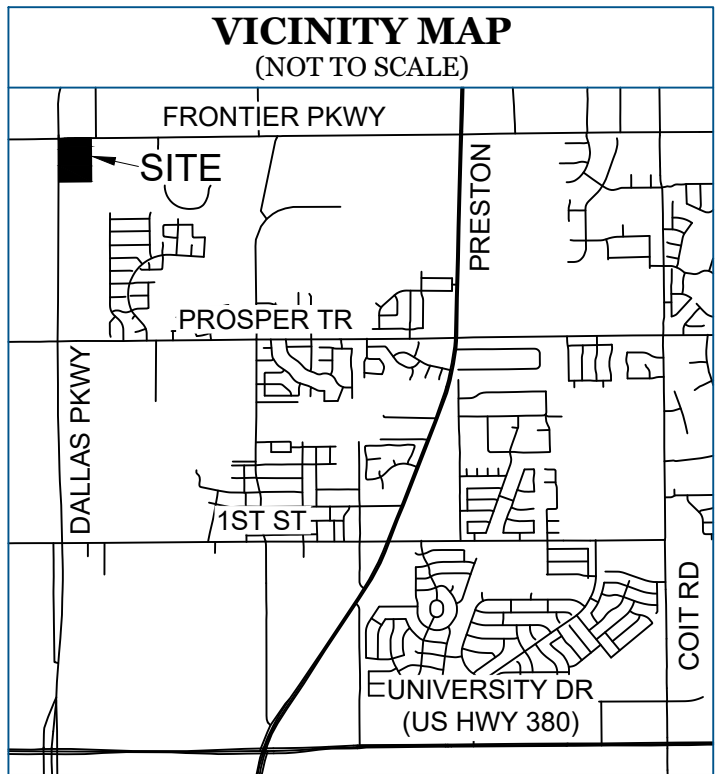


DEVAPP-23-0172

Frontier Retail Center

Conveyance Plat

This map for illustration purposes only



LINE	BEARING	DISTANCE
L1	N 44°25'23" E	71.45'
L2	S 00°14'00" E	94.17'
L3	S 05°20'37" E	152.57'
L4	S 85°49'21" E	42.98'
L5	S 85°49'21" E	65.35'
L6	N 89°25'23" E	111.44'
L7	S 45°26'18" E	21.16'
L8	N 89°18'35" E	202.05'
L9	N 00°30'03" W	347.53'
L10	S 89°18'34" W	185.25'
L11	N 89°18'34" E	197.40'
L12	N 00°30'03" W	355.38'
L13	S 89°40'19" W	189.56'
L14	N 89°39'07" E	205.51'
L15	N 00°10'04" W	263.01'
L16	S 00°19'04" E	264.79'
L17	N 89°40'38" E	610.28'
L18	S 89°40'19" W	615.31'
L19	S 00°30'03" E	792.63'
L20	S 89°17'32" W	196.11'
L21	N 00°44'05" W	11.93'
L22	N 89°15'55" E	19.52'
L23	N 00°44'05" W	158.21'
L24	S 89°15'17" W	30.00'
L25	S 89°15'17" W	30.00'
L26	S 00°43'38" E	19.91'
L27	N 89°25'24" E	207.36'
L28	N 00°44'05" W	191.24'
L29	S 00°42'28" E	11.52'
L30	N 89°29'57" E	21.68'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.03'	830.00'	5°06'37"	S 02°47'18" E	74.00'
C2	67.20'	770.00'	5°00'00"	S 02°50'37" E	67.17'
C3	229.67'	5744.58'	2°17'26"	N 00°24'01" E	229.65'
C4	18.78'	36.65'	35°08'16"	N 72°12'19" W	18.49'
C5	47.17'	29.97'	90°10'22"	S 44°38'23" W	42.45'
C6	94.03'	60.00'	89°47'35"	S 44°23'44" W	84.70'
C7	29.96'	30.00'	57°12'57"	S 60°41'03" W	28.73'
C8	19.20'	30.00'	36°40'31"	S 72°22'13" E	18.88'
C9	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C10	47.22'	30.00'	91°11'23"	N 45°35'40" W	42.50'
C11	31.14'	30.00'	59°28'09"	S 59°34'55" W	29.76'
C12	14.72'	30.18'	27°56'33"	S 75°10'15" E	14.57'
C13	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C14	47.03'	30.00'	89°49'38"	N 45°24'52" W	42.36'
C15	29.10'	30.00'	55°34'23"	S 56°58'09" W	27.97'
C16	19.28'	31.14'	36°28'37"	S 71°35'54" E	18.97'
C17	31.42'	20.00'	90°00'03"	N 44°40'57" E	28.28'
C18	39.36'	30.00'	75°10'33"	N 37°54'21" W	36.60'
C19	18.66'	30.00'	35°38'13"	S 17°30'02" W	18.36'
C20	47.12'	30.00'	89°59'57"	S 45°19'03" E	42.43'
C21	21.82'	29.99'	41°41'06"	N 68°37'24" E	21.34'

GENERAL NOTES

- FLOOD NOTE: This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0115J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 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 thereof defined. No building permit shall be issued nor permanent 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.
- The purpose of this revised conveyance plat is to dedicate easements and right-of-way and to create Lots 5 and 7 as shown hereon.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.

SURVEYOR

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

ENGINEER

Claymore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572

OWNER

DNT Frontier, LP
4303 W Lovers Lane, Suite 200
Dallas, TX 75209

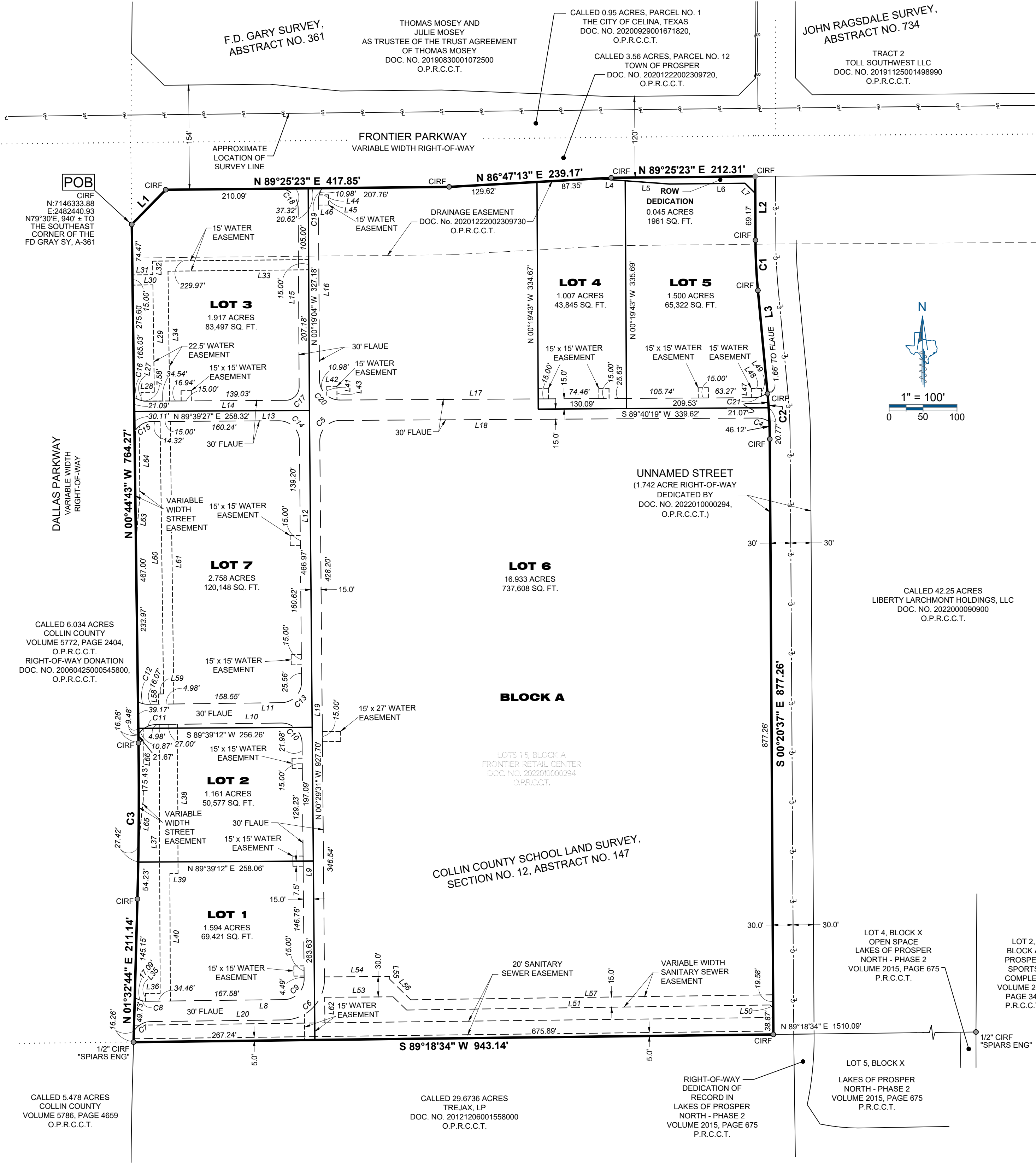
OWNER

H-E-B, LP
646 S. Flores Street
San Antonio, TX 78204

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



JOB NUMBER	2103.017-08
DATE	10/12/2023
REVISION	
DRAWN BY	BE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of ____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of ____, 2023, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, H-E-B, LP and DNT FRONTIER, LP are the owners of a 28.657 acre tract of land out of the Collin County School Land Survey, Section No. 12, Abstract No. 147, situated in the Town of Prosper, Collin County, Texas, being all of Lots 1, 2, 3, 4, & 5, Block A, and all of a 1.742 acre unnamed right-of-way dedication, in Frontier Retail Center, a subdivision of record in Document Number 2022010000294, of the Plat Records of Collin County, Texas, being a portion of a called 70.91 acre tract of land conveyed to DNT Frontier, LP by deed of record in Document No. 2021122002383180 of the Official Public Records of Collin County, Texas, and being all of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a corner clip at the intersection of the East right-of-way line of Dallas Parkway (a variable width right-of-way) and the South right-of-way line of Frontier Parkway (County Road No. 5, a variable width right-of-way), being the most Westerly Northwest corner of said Lot 3 and hereof;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center, the following five (5) courses and distances:

- N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said corner clip;
- N89°25'23"E, a distance of 417.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N86°47'13"E, a distance of 239.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N89°25'23"E, a distance of 212.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the intersection of the South right-of-way line of said Frontier Parkway and the West right-of-way line of an unnamed 1.742 acre right-of-way dedication, at the Northeast corner of said Lot 4;

THENCE, leaving the South right-of-way line of Frontier Parkway, along the West right-of-way line of said unnamed 1.742 acre right-of-way dedication, being the common East line of said Lots 4 and 5, the following five (5) courses and distances:

- S00°14'00"E, a distance of 94.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 830.00 feet, a chord bearing of S02°47'18"E, a chord length of 74.00 feet, a delta angle of 05°06'37", an arc length of 74.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S05°20'37"E, a distance of 152.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°50'37"E, a chord length of 67.17 feet, a delta angle of 05°00'00", an arc length of 67.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said unnamed 1.742 acre right-of-way dedication, in the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP by deed of record in Document No. 20121206001558000 of said Official Public Records from which a 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of said Lakes of Prosper North - Phase 2, being the Southeast corner of said 70.91 acre tract, bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, S89°18'34"W, along South line of said Frontier Retail Center, being the common North line of said 29.6736 acre tract a distance of 943.14 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway, being the Northwest corner of said 29.6736 acre tract, also being the Southwest corner of said Lot 1 and hereof;

THENCE, along the East right-of-way line of Dallas Parkway, being the common West line of said Frontier Retail Center, the following three (3) courses and distances:

- N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 5744.58 feet, a chord bearing of N00°24'01"E, a chord length of 229.65 feet, a delta angle of 02°17'26", an arc length of 229.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- N00°44'43"W, a distance of 764.27 feet to the **POINT OF BEGINNING** and containing an area of 26.914 Acres, or (1,172,380 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DNT FRONTIER, LP and H-E-B, LP, do hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER REVISED, LOTS 1-7, BLOCK A**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **DNT FRONTIER, LP** and **H-E-B, LP**, do 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 monetary encumbrances.
- The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper. Notwithstanding the foregoing, the Owners of the property hereby reserve the right to use and enjoy the surface of all easements dedicated hereby for all purposes that do not interfere with the use of said easements by the Town of Prosper and public utilities, including but not limited to placing surface materials over and across said easement and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, lighting, and/or signage ("Permitted Encroachments").
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means and approved by the Town of Prosper.
- This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town of Prosper") subject to the following conditions which shall be binding upon the public and Owners, their heirs, grantees, successors and assigns: (a) FLAUE may be utilized by any person or the general public for ingress and egress to and from real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across the FLAUE, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said FLAUE; and (b) The Owners covenant and agree that they shall construct upon the FLAUE, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane portions of the FLAUE is the responsibility of the owner upon which the fire lane is located, and each such owner shall post and maintain signage in accordance with Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

WITNESS AT MY HAND, this the ____ day of ____, 2023.

OWNER: **DNT FRONTIER, LP**

BY: David Scott Fogel, Manager

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of ____, 2023.

Notary Public in and for the State of Texas

OWNER: **H-E-B, LP** a Texas limited partnership

BY: Benjamin R. Scott

Group Vice President of Real Estate
and Shopping Center Development

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of ____, 2023.

Notary Public in and for the State of Texas

REVISED CONVEYANCE PLAT
FRONTIER RETAIL CENTER REVISED
LOTS 1-7, BLOCK A
26.914 ACRES
BEING ALL OF LOTS 1-5, BLOCK A, FRONTIER RETAIL CENTER
RECORDED IN 2022010000294, O.P.R.C.C.T., SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT No. 147,
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 12, 2023

CASE No. DEVAPP-23-0172 PAGE 1 OF 1



PLANNING

To: Planning & Zoning Commission **Item No. 3g**

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Lighthouse Church Addition, Block A, Lot 1, on 9.26± acres, located on the southwest corner of East First Street and Whitley Place Drive. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0173)

Description of Agenda Item:

On August 16, 2022, the Planning & Zoning Commission approved a preliminary site plan (D22-0059) for a church. Following these approvals, the applicant submitted a site plan and final plat. On October 4, 2022, the Planning & Zoning Commission approved the Site Plan (D22-0079) and Final Plat (D22-0080) for the church. On both plans, the building area of the church was shown to be 6,877 square feet.

During the review of civil drawings, the applicant discovered that the approved plans incorrectly showed the building area. The building that was drawn on the plan was actually 12,030 square feet rather than 6,877 square feet. Since the parking is based on the number of seats in the main sanctuary, the required parking did not change, and the site had sufficient parking.

The applicant has plans to enlarge the building and expand the parking area in the future. This preliminary site plan has been submitted to replace the previously approved preliminary site plan. It shows the full extent of the development, which includes a 20,335 square foot building and 263 parking spaces. The development will be constructed in two phases. The Phase line is represented in blue on the plan below, and the building expansion areas in Phase 2 are outlined in red.

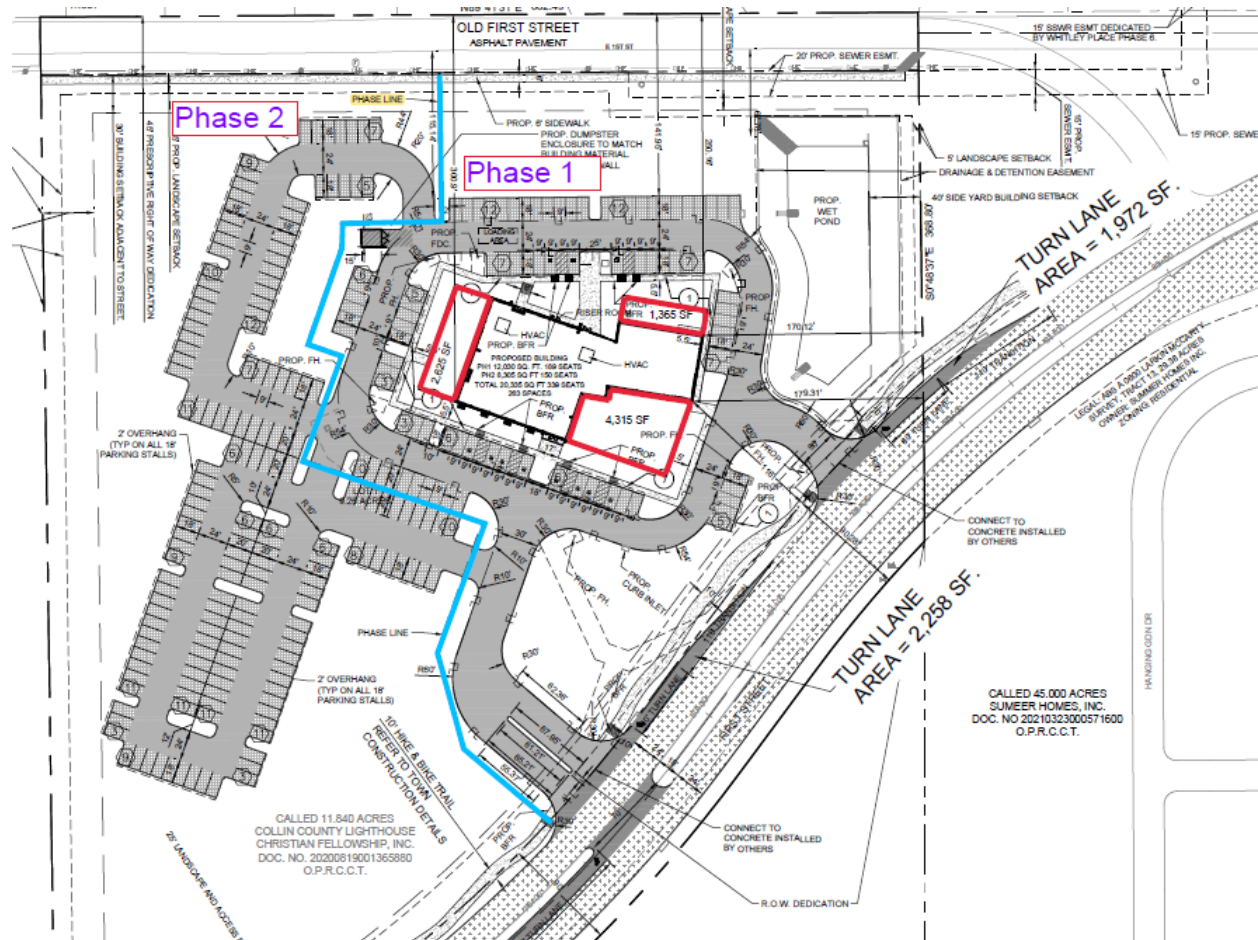
The civil plans are under review. A minor revision will be made to the approved site plan so that it matches Phase 1 on this preliminary site plan. All improvements associated with Phase 2,

including landscaping, sidewalks, etc. will be constructed when the owner submits a site plan for Phase 2. The final plat will be updated prior to recordation to reflect the modifications.

Access will be provided from East First Street.

The preliminary site plan conforms to the Planned Development-90 (PD-90) development standards.

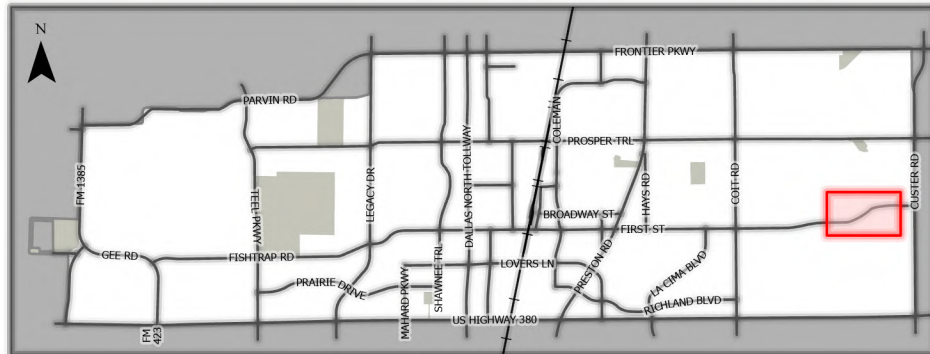
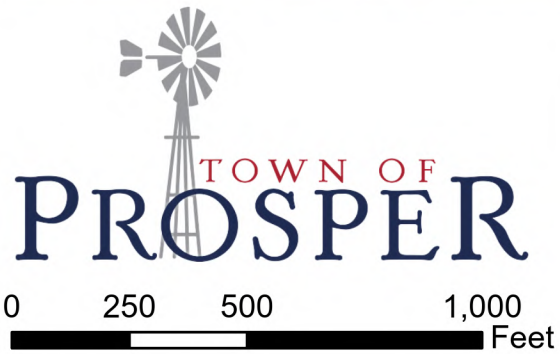
Proposed Preliminary Site Plan:



[illegible]

1. Location Map
2. Site Plan

Staff recommends approval of the Preliminary Site Plan, subject to Staff approval of a minor revision to the site plan for Phase 1 prior to approval of civil plans.



DEVAPP-23-0173

Lighthouse Church

Preliminary Site Plan

This map for illustration purposes only

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 10/3/2023 10:10 PM
 LOCATION: 24 PROJECTS\PROJECTS\2022-130 LIGHTHOUSE CHURCH PRELIMINARY ENGINEERING\PSPP_REVISED.DWG
 LAST SAVED: 10/3/2023 12:01 PM

- TOWN OF PROSPER SITE PLAN NOTES:
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
 - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
 - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
 - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
 - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
 - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
 - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
 - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 - A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ABOVE. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
 - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
 - ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

SITE DATA SUMMARY																								
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING	HANDICAP SP.		OPEN SPACE PLAN		TOTAL IMPERVIOUS (SQ FT)	TOTAL PERVIOUS (%)	TOTAL PERVIOUS (SQ FT)	TOTAL PERVIOUS (%)				
								REQ.	PROV.	REQ.	PROV.		REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.					PROV.	REQ.	PROV.	
PROPOSED PHASE 1	PD-90	CHURCH	4.51	196,456	12,030	24'-6"	1	50% MAX	6.1%	0.5:1 MAX	0.06	CHURCH (1 PER 3 SEATS) 189 SEATS	63	88	4	11	7%	13,752	57%	111,358	85,097	43%	111,358	57%
PROPOSED PHASE 2	PD-90	CHURCH	4.75	206,910	8,305	24'-6"	1	50% MAX	4.0%	0.5:1 MAX	0.04	CHURCH (1 PER 3 SEATS) 150 SEATS	50	175	6	11	7%	14,484	63%	129,726	77,184	37%	129,726	63%
Total	PD-90	CHURCH	9.26	403,366	20,335	24'-6"	1	50% MAX	5.0%	0.5:1 MAX	0.05	CHURCH (1 PER 3 SEATS) 339 SEATS	113	263	7	11	7%	28,236	60%	241,085	162,281	40%	241,085	60%



CASE #: DEVAPP-23-0173	
ZONING DESCRIPTION:	
PD-90	OWNER:
COLLIN COUNTY LIGHTHOUSE CHRISTIAN FELLOWSHIP, INC. 4300 E. 1ST ST. PROSPER, TX. 75078 PH. 972.562.2500 JHOOK@LIGHTHOUSENTX.COM	
APPLICANT:	CONTACT NAME: JEFF HOOK
CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN ST. PROSPER, TX 75078 PH. 817.281.0572	CONTACT NAME: MATT MOORE
SURVEYOR:	CONTACT NAME: TYLER RANK
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
LEGAL DESCRIPTION:	
PROPOSED BLOCK A, LOT 1 LIGHTHOUSE ADDITION	
CITY:	STATE:
PROSPER	TEXAS
COUNTY:	SURVEY:
COLLIN	LARKIN MCCARTY
ABSTRACT NO.	
600	

DESIGN:	ASD
DRAWN:	SD
CHECKED:	ASD
DATE:	10/3/2023
SHEET	
SP-1	
File No.	2022-130

PRELIMINARY SITE PLAN

LIGHTHOUSE CHURCH
 E. FIRST STREET
 PROSPER, TX.

PRELIMINARY

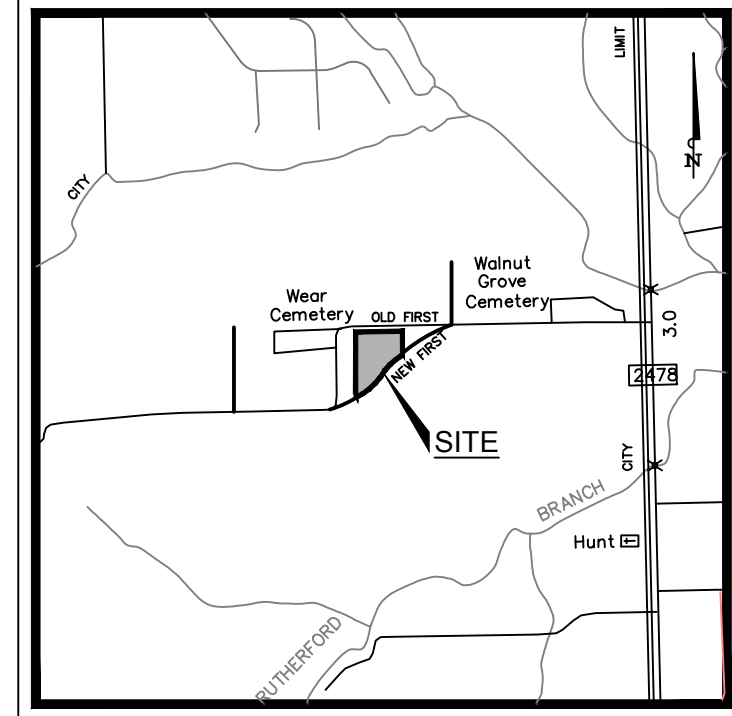
FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer No. 125651 Date 10/3/2023

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1900 CENTRAL DR., SUITE 400B
PROSPER, TX 75077
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM



VICINITY MAP
N.T.S.

FLOODPLAIN NOTE

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

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

CASE #: DEVAPP-23-0173

ZONING DESCRIPTION:

PD-90

OWNER:

COLLIN COUNTY LIGHTHOUSE
CHRISTIAN FELLOWSHIP, INC.
4300 E. 1ST ST.
PROSPER, TX. 75078
PH. 972.562.2500
JHOOK@LIGHTHOUSENTX.COM

CONTACT NAME: JEFF HOOK

APPLICANT:

CLAYMOORE ENGINEERING, INC.
301 S. COLEMAN ST.
PROSPER, TX 75078
PH. 817.281.0572

CONTACT NAME: MATT MOORE

SURVEYOR:

EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #104
DENTON, TX 76201
PH: 940.222.3009

CONTACT NAME: TYLER RANK

LEGAL DESCRIPTION:

PROPOSED BLOCK A, LOT 1 LIGHTHOUSE ADDITION

CITY:

PROSPER

STATE:

TEXAS

COUNTY:

COLLIN

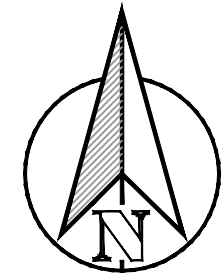
SURVEY:

LARKIN MCCARTY

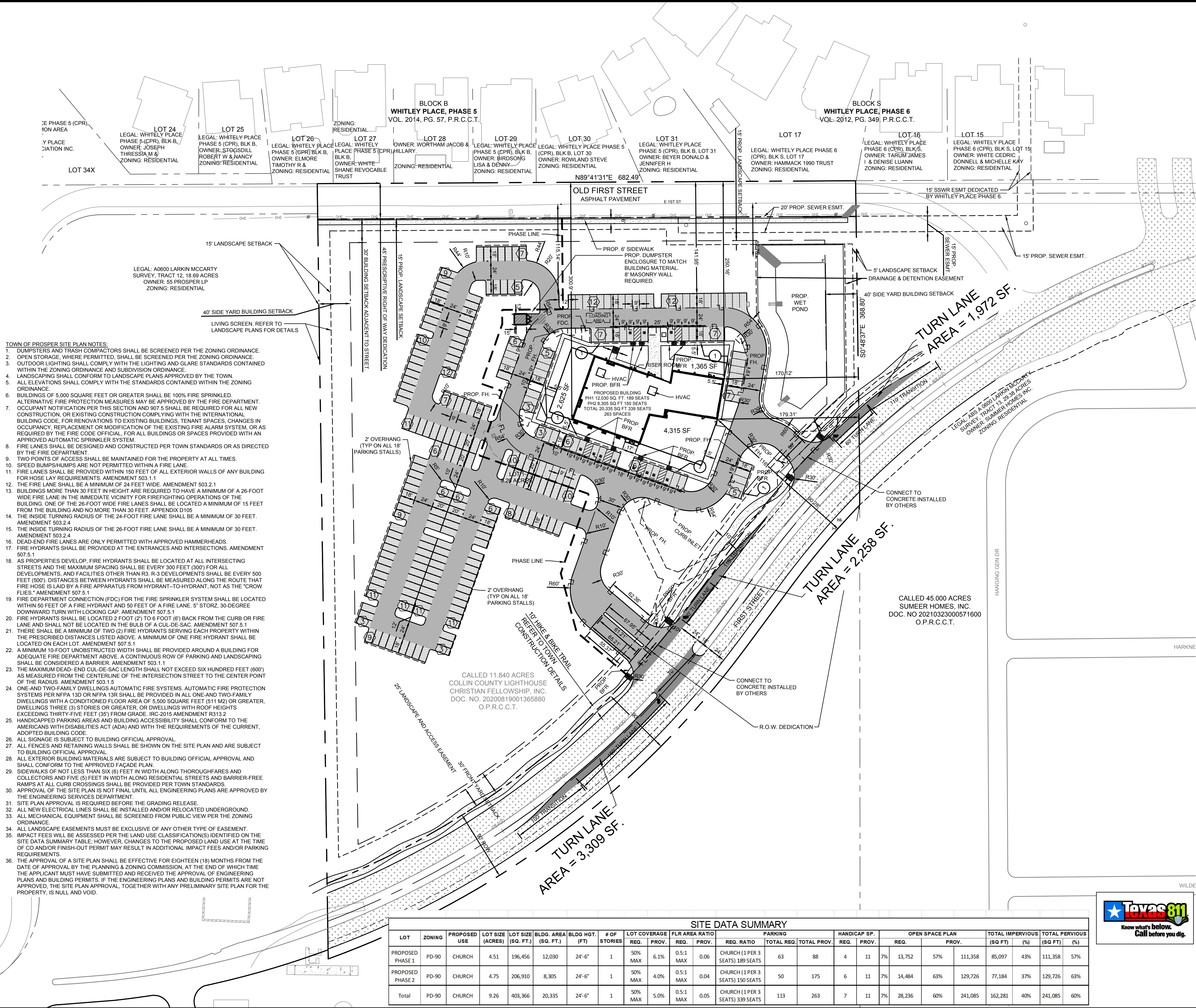
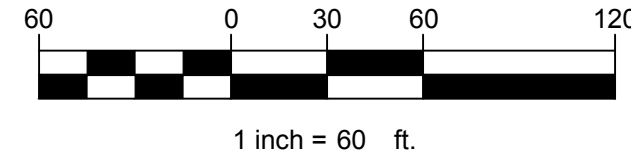
ABSTRACT NO.

600

DESIGN:	ASD
DRAWN:	SD
CHECKED:	ASD
DATE:	10/3/2023
SHEET	
SP-1	
File No.	2022-130



GRAPHIC SCALE





PLANNING

To: Planning & Zoning Commission

Item No. 3h

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

CC: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 9, 10 and 11, on 17.63± acres, located on the north of US-380 and west of Gee Road. The property is zoned Commercial and Single Family-10. (DEVAPP-23-0174)

Description of Agenda Item:

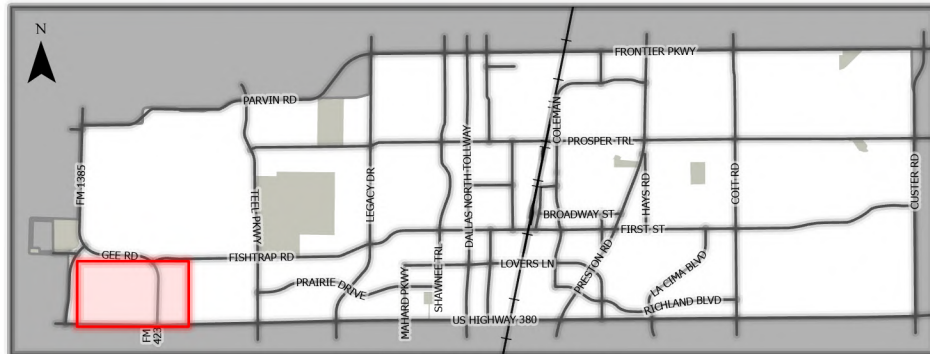
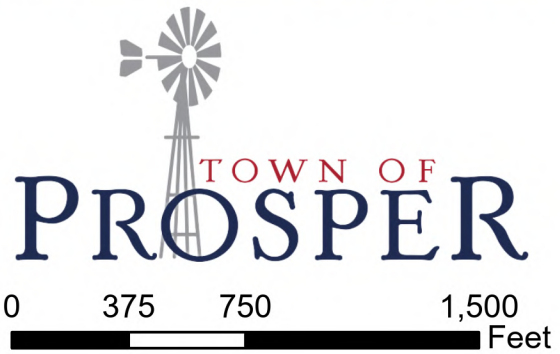
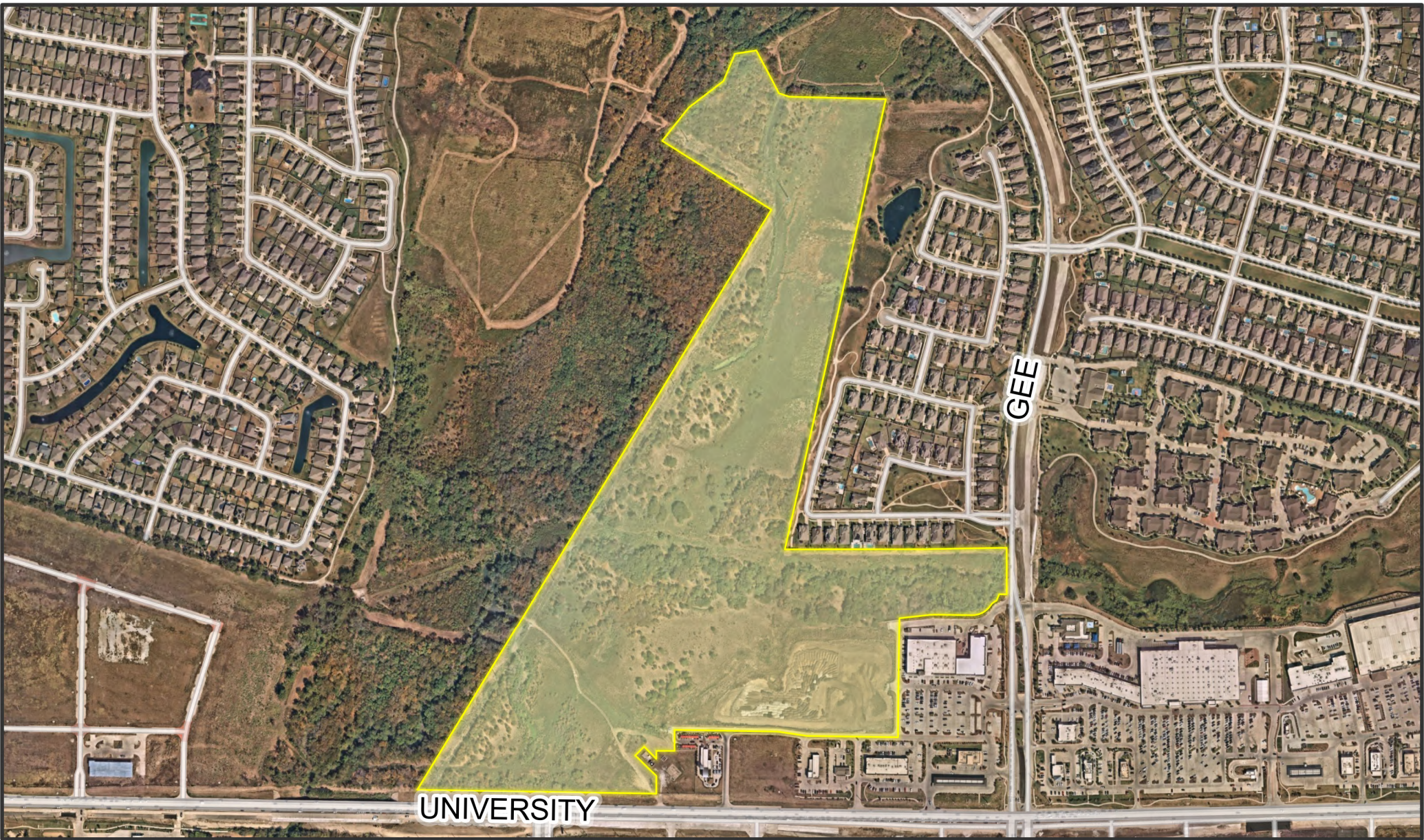
The purpose of this Revised Conveyance Plat is to create 3 lots and dedicate and abandon easements to match the approved Preliminary Site Plan (D22-0039). The plat conforms to the Commercial and Single Family-10 development standards.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat, subject to approval of all additions and/or alterations to the easements and dedications.

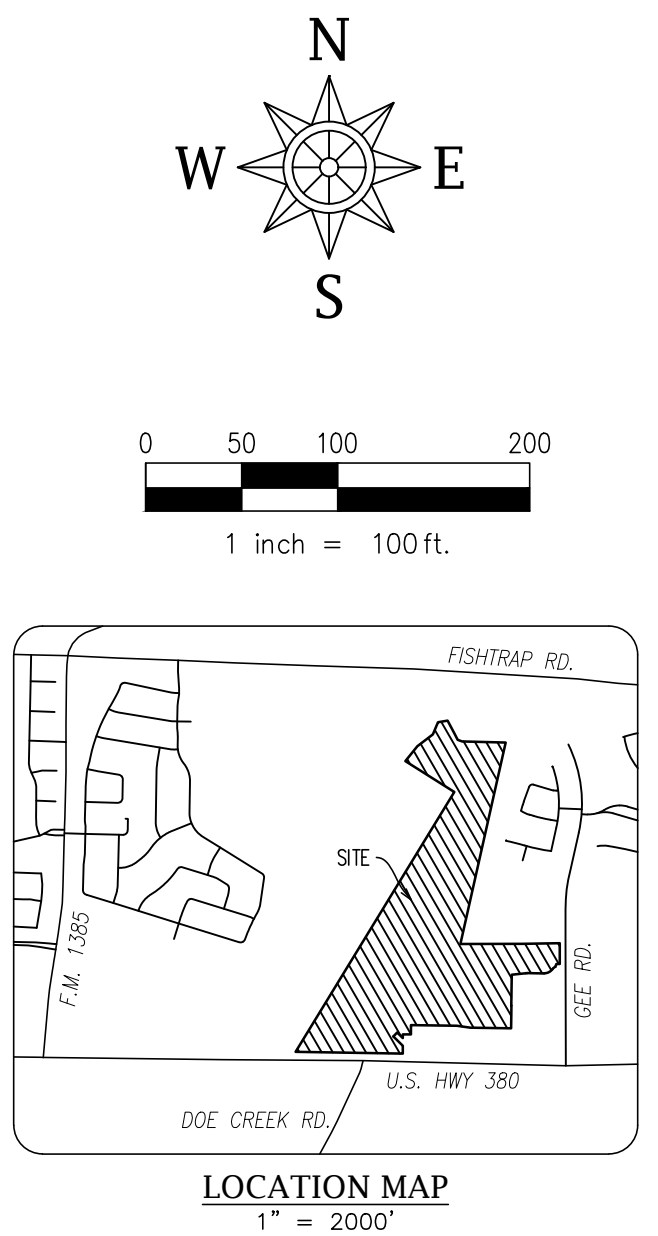


DEVAPP-23-0174

Westfork Crossing
Addition

Conveyance Plat

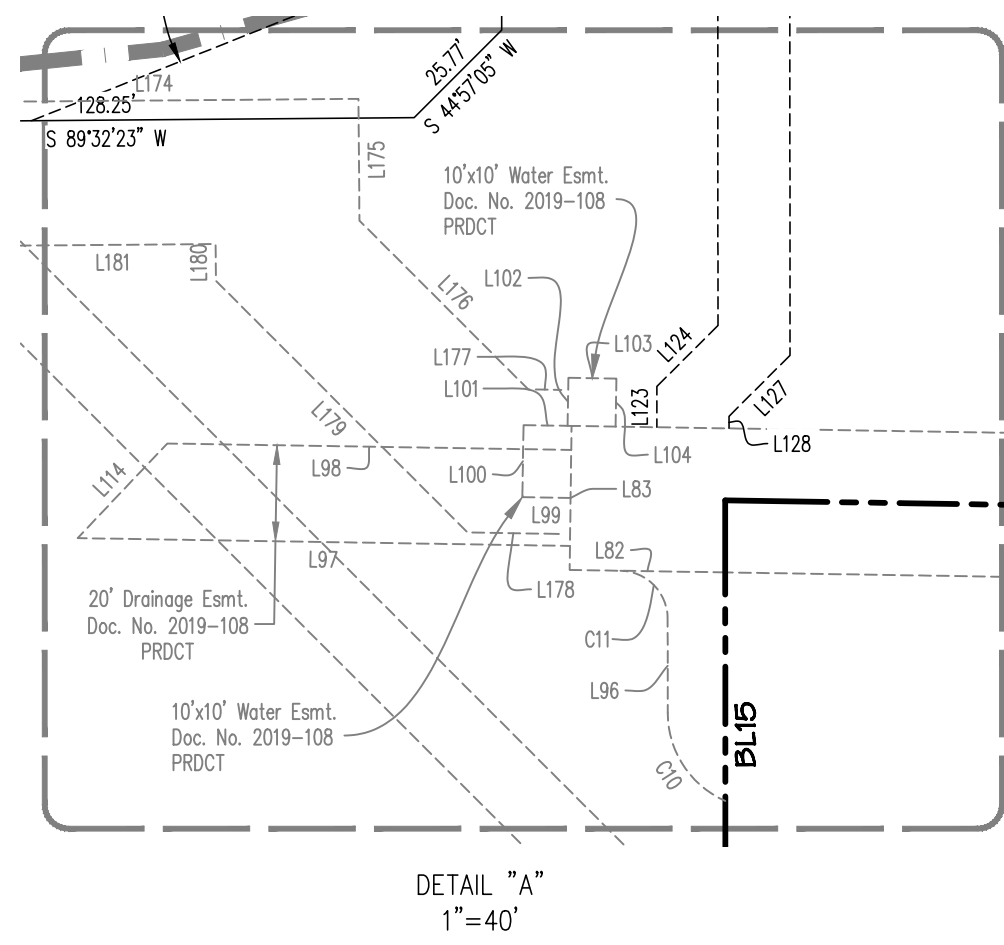
This map for illustration purposes only



LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5' FOOT OFFSET IRON ROD MAY BE SET WITH A PINK FOOT OFFSET IRON ROD STAMPED "SPARSING-S 5' O/S PC",
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EasM	EASEMENT
UTI	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	PRELIME, ACCESS, & UTILITY EASEMENT
WAE	WALL MAINTENANCE EASEMENT
HRF	HRF & DRG. TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BTM	BY THIS PLAT
R/W	RIGHT-OF-WAY
Min. FT	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Δ	BLOCK DESIGNATION
	LOT FRONTAGE
Cab.	CABINET
Vol	VOLUME
Pg	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst. Doc.	INSTRUMENT OR DOCUMENT
DRECT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRCDT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

Line Table				Line Table				Line Table				Line Table				Line Table				Line Table			
Line #	Reentry	Distance		Line #	Reentry	Distance		Line #	Reentry	Distance		Line #	Reentry	Distance		Line #	Reentry	Distance		Line #	Reentry	Distance	
R1	N024740.1	203.71		L34	N083923.1	101.19		L59	S085932.1	70.00		L84	S085932.1	333.64		L109	S085932.1	10.00		L134	S000022.1	27.08	
R2	N024740.1	137.89		L51	N023645.1	130.37		L80	N000634.1	145.00		L85	S014074.1	116.73		L110	S005436.1	10.00		L135	S085932.1	8.88	
R3	N081354.1	101.01		L36	S085925.1	4.57		L61	N085912.1	145.00		L86	S085925.1	48.62		L111	N000022.1	10.00		L136	S085932.1	77.87	
R4	S235645.1	148.81		L37	N082645.1	2.67		L62	N033925.1	10.00		L87	S735474.1	23.93		L112	S085925.1	10.00		L137	S085932.1	66.42	
R5	S235645.1	76.59		L38	N085925.1	49.38		L63	N000022.1	10.00		L88	N033154.1	45.90		L113	S085925.1	10.00		L138	S085932.1	32.36	
R6	S712107.1	50.19		L39	N040547.1	32.59		L64	N033925.1	10.00		L89	N735147.1	25.46		L114	N423806.1	27.15		L139	S004334.1	124.00	
R7	S085932.1	35.38		L40	S085245.1	10.00		L65	N025474.1	10.00		L90	N000022.1	66.44		L123	N000022.1	8.49		L140	S004334.1	77.02	
R8	S023616.1	31.68		L41	S213474.1	117.48		L66	N033925.1	10.00		L91	N033922.1	144.57		L124	N443913.1	17.37		L141	S000714.1	33.65	
R9	N085925.1	178.01		L42	S000022.1	48.06		L67	S082645.1	10.00		L92	N735147.1	166.95		L125	N000022.1	166.95		L142	S712107.1	284.37	
R10	N033925.1	168.08		L43	S712092.1	39.39		L68	N005032.1	145.95		L93	N033922.1	82.58		L126	S000022.1	173.08		L143	S085932.1	278.66	
R11	S005032.1	322.36		L44	S000245.1	196.63		L69	N033925.1	15.91		L94	N443922.1	50.00		L127	S445913.1	17.37		L144	S712107.1	48.17	
R12	S085925.1	1.51		L45	N000245.1	133.91		L70	N005032.1	30.00		L95	N443913.1	45.00		L128	S005436.1	22.51		L145	N085932.1	49.82	
R13	S005032.1	235.95		L46	N735147.1	29.46		L71	N005032.1	164.96		L96	N000022.1	13.63		L129	N000022.1	221.05		L146	N085932.1	16.03	
R14	N081354.1	91.68		L47	N000547.1	40.25		L72	N002645.1	40.00		L97	N085932.1	105.64		L130	S085932.1	25.00		L147	N085932.1	44.38	
R15	S000022.1	14.46		L48	N013347.1	123.57		L73	N000022.1	49.90		L98	N000532.1	141.11		L131	S085932.1	221.05		L148	N085932.1	277.72	
R16	S085932.1	85.07		L49	S082616.1	10.00		L74	N085932.1	10.00		L99	N085932.1	11.06		L132	N085932.1	25.00		L149	S004334.1	80.08	
R17	S000022.1	37.63		L50	S712345.1	40.94		L75	N000524.1	10.00		L100	N005428.1	15.00		L133	S085932.1	446.33		L150	S415759.1	206.18	
R18	N440022.1	81.04		L51	S085925.1	254.63		L76	S085925.1	10.00		L101	S085925.1	10.00		L134	S085932.1	440.51		L151	S235645.1	36.80	
R19	S445913.1	58.00		L52	S089025.1	170.46		L77	N000022.1	101.43		L102	N000524.1	10.00		L135	N085925.1	141.11		L152	S242630.1	19.30	
R20	S45925.1	137.59		L53	N083923.1	54.32		L78	S005932.1	99.32		L103	N085932.1	10.00		L136	S735474.1	296.62		L153	S089345.1	27.30	
R21	S000022.1	82.34		L54	S083925.1	81.61		L79	N023533.1	51.68		L104	S005428.1	20.00		L137	N735147.1	49.61		L154	S235645.1	190.62	
R22	N033147.1	40.36		L55	N085925.1	171.41		L80	S081216.1	21.10		L105	N000524.1	10.00		L138	S085932.1	143.17		L155	S005436.1	104.45	
R23	S014074.1	34.83		L56	N085925.1	256.33		L81	S225323.1	55.00		L106	S085932.1	10.00		L139	N000022.1	25.00		L156	N307136.1	36.88	
R24	S085932.1	69.82		L57	N767545.1	40.92		L82	N085925.1	32.42		L107	S005428.1	20.00		L140	N120337.1	4.81		L157	N089474.1	103.03	
L33	N000022.1	2.67		L58	N085925.1	17.40		L83	N000022.1	10.00		L108	N000524.1	10.00		L141	N120337.1	7.21		L158	S225207.1	19.30	

Curve #	Length	Radius	Chord Bearing	Chord Distance
B01	36.18°	59.50'	S34°03'30"E	36.60'
B02	103.30'	104.00'	S65°34'30"E	99.11'
B03	148.61'	116.50'	S71°15'30"E	146.00'
C04	47.12'	30.00'	N60°00'30"E	42.43'
C05	47.12'	30.00'	N49°00'25"W	42.43'
C06	47.12'	30.00'	N55°00'35"E	42.43'
C07	50.89'	30.00'	S71°15'30"E	45.00'
C08	18.80'	13.00'	S82°30'30"E	16.79'
C09	23.04'	100.00'	S78°15'30"E	13.03'
C10	23.04'	100.00'	N62°55'15"E	21.91'
C11	15.54'	10.00'	N80°35'30"E	14.03'
C12	114.75'	282.50'	N22°28'30"E	111.99'
C13	106.89'	250.00'	S25°35'30"E	174.46'



1. 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 interests therein defined. No building permit shall be issued nor permanent 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.
2. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. The purpose of this Revised Conveyance Plat is to create 3 lots and dedicate and abandon easements to match approved PSP Case No. 2022-0039.

TOWN OF PROSPER CASE NO. DEVAPP23-0174
REVISED CONVEYANCE PLAT

WESTFORK CROSSING

ADDITION
 BLOCK A, LOTS 10, 11, 12X
 BEING A REVISED CONVEYANCE PLAT OF BLOCK A, LOTS 9-11, 12X
 WESTFORK CROSSING ADDITION
 BEING 82.956 ACRES OF LAND
 IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380, LP
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazil

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
65 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
No. F-2121 and No. F-10043100
Contact: Tyler Barnett



PLANNING

To: Planning & Zoning Commission **Item No. 4**

From: Suzanne Porter, Planning Manager

Through: David Hoover, Director of Development Services

Re: Specific Use Permit – Wireless Communications and Support Structure
Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing to consider a request for a Specific Use Permit for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road. (ZONE-23-0021)

Description of Agenda Item:

The proposed Wireless Communications and Support Structure is within a City park, located south of East First Street and east of South Coit Road.

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

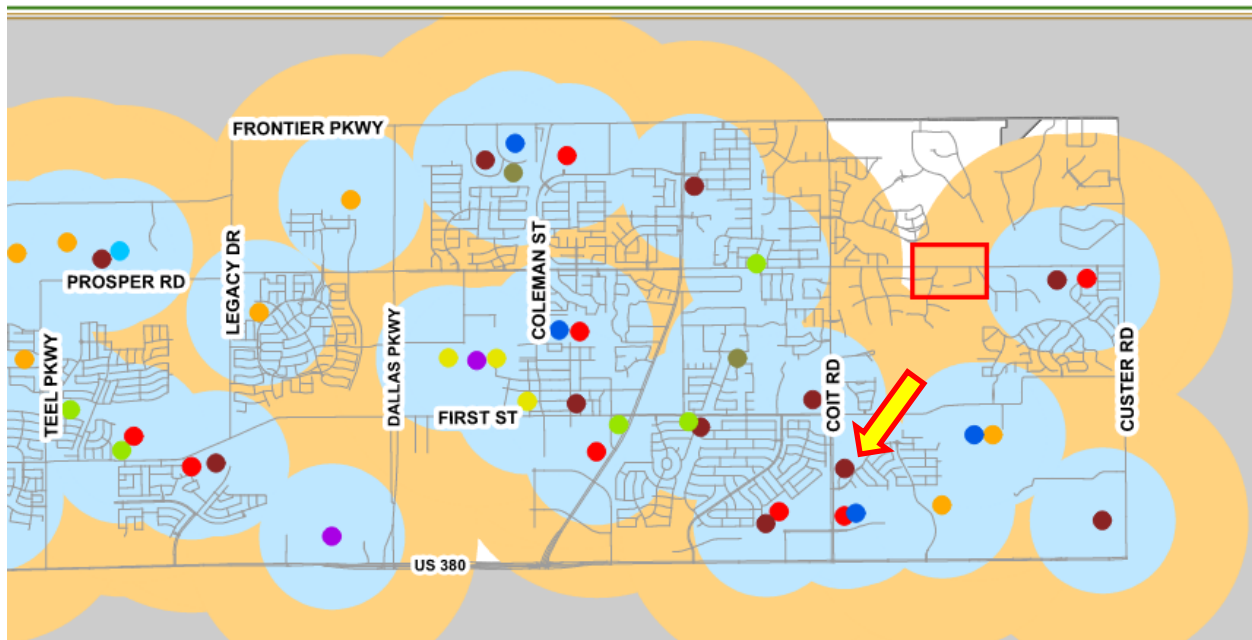
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-87	City Park (Undeveloped)	Low Density Residential
North	Single Family-15 with a Specific Use Permit (S-44) for Private Streets	Undeveloped	Medium Density Residential
East	Planned Development-90	Undeveloped	Parks & Medium Density Residential
South	Planned Development-87	Residential (Developed)	Parks & Medium Density Residential
West	Planned Development-6	Residential (Developed)	Parks & Medium Density Residential

Requested Zoning – The purpose of this request is to allow construction of a new 105' Wireless Communication and Support Structure on a 50-foot by 50-foot area of land within a City park. The

tower façade plan shows that four (4) Wireless Communication antennas could be placed on the structure. The site is located within a City park and north of a 170-foot wide electric easement. The ground equipment will be screened with a 6-foot CMU wall with a veneer that will be compatible with the design of the park infrastructure and living screen. The specific color and appearance of the veneer will be reviewed and approved by Staff when a Site Plan is submitted for the construction of the facility.

In 2020, the Town completed a survey on areas of opportunities for wireless communication and support structures. The goal for this survey was to provide developers areas that were well suited for such use and to provide a comprehensive plan of communication towers for the Town of Prosper. These areas are potentially school sites, parks, or town properties. The location of the proposed tower is identified on this map with an arrow.

Wireless Communication Exhibit

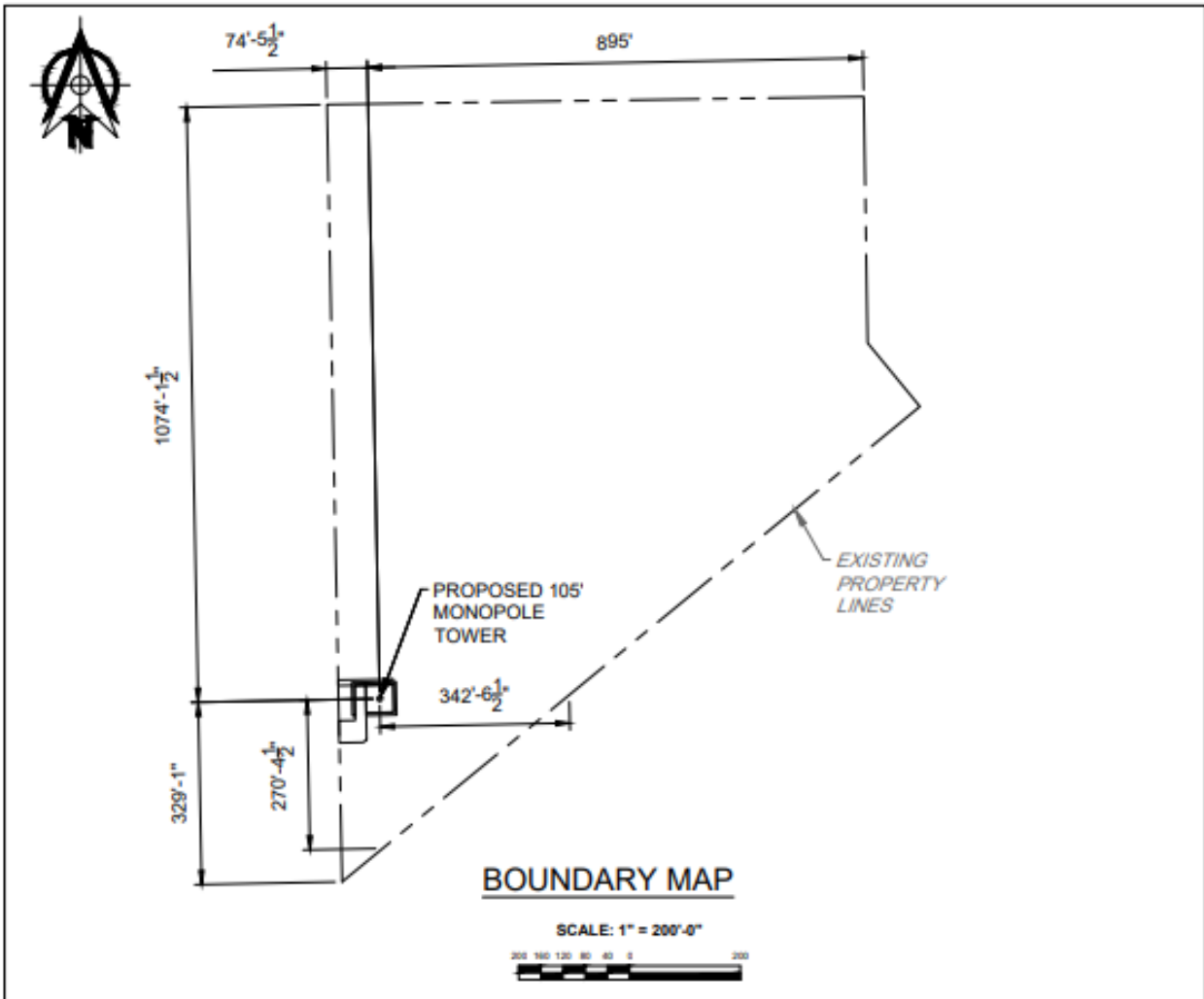


Legend

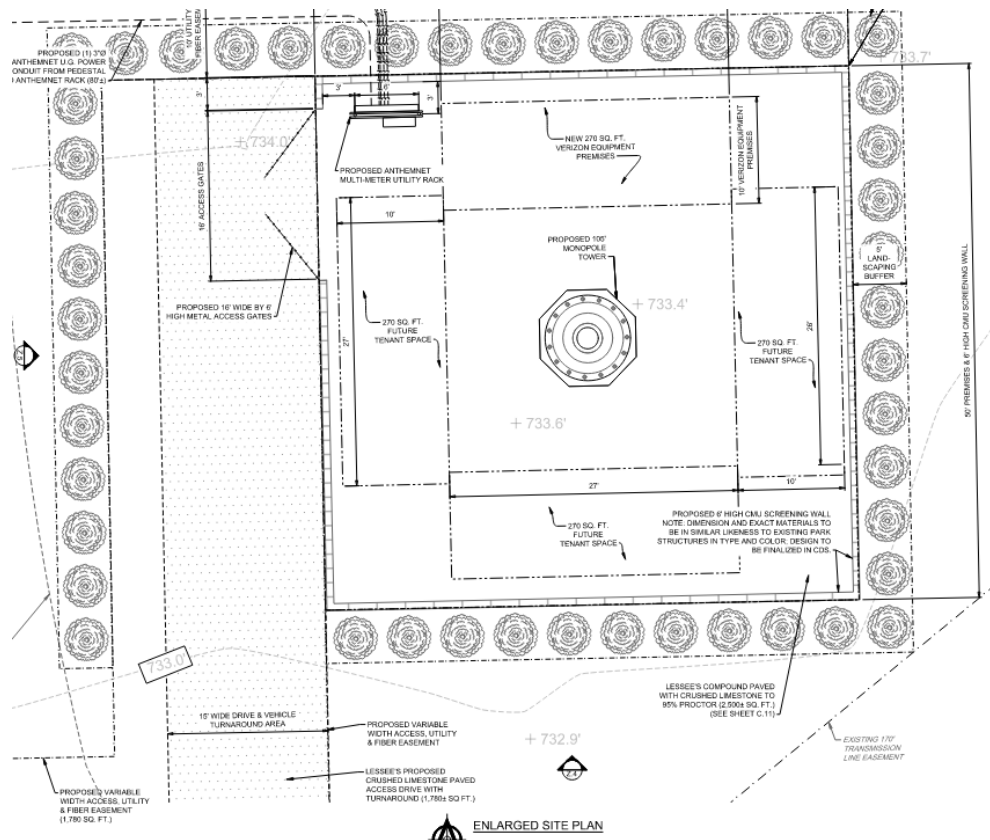
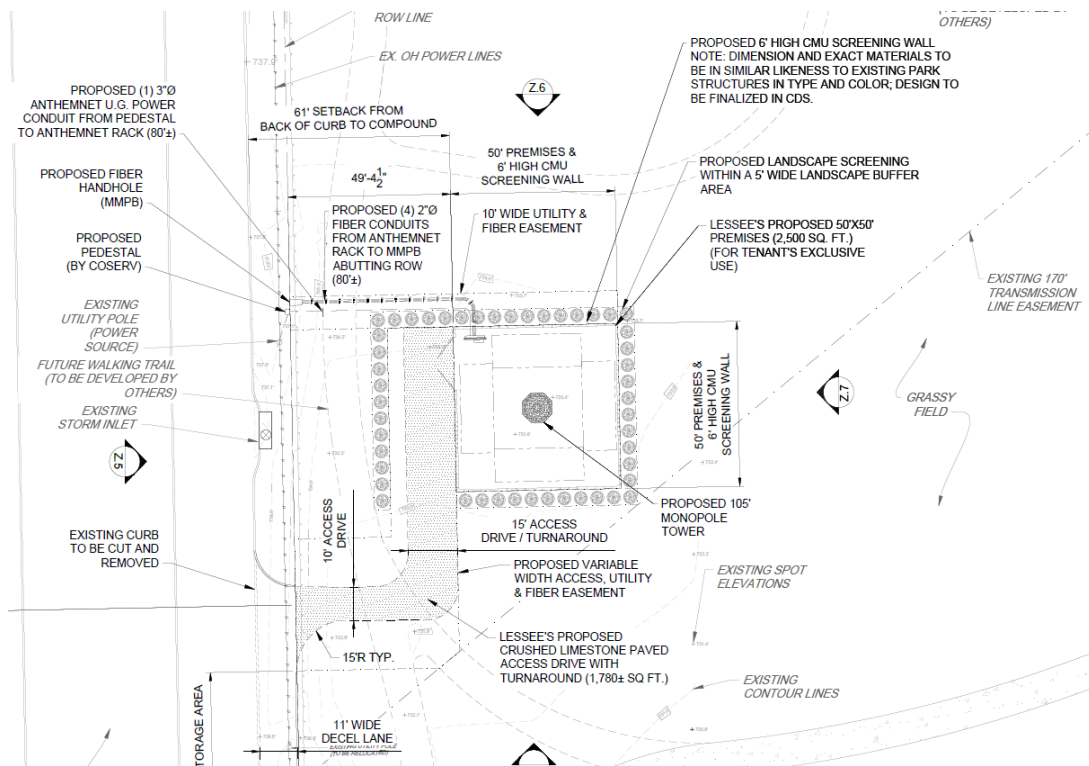
● Existing & Proposed Stadium Lights	● ISD Existing School	● Town Facility	 1/2 Mile Coverage
● Existing Wireless Communication & Support Structure	● ISD Future School Site	● Existing Water Tower	 1 Mile Coverage
● Proposed Wireless Communication & Support Structure	● Town Property	● Proposed Water Tower	



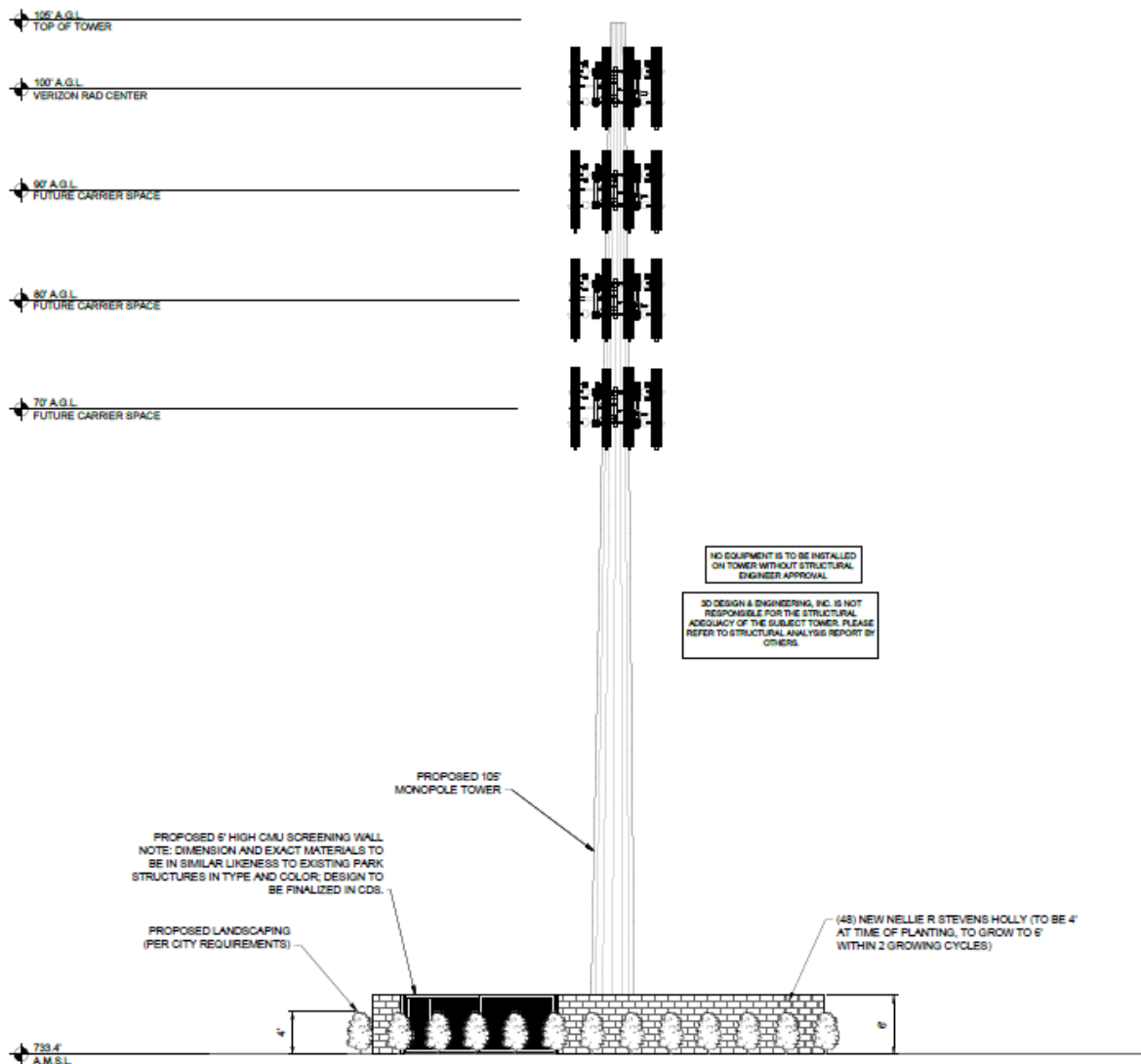
Location of the cell tower within the City park:



Site Plan for the development of the enclosure and screening:



Cell tower profile with screening wall and landscape screen:



The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of a Specific Use Permit request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

The site of this cell tower is within a City park and north of a 170-foot Texas Power & Light Company easement for electric power lines. The proposed tower will blend with the existing towers and utility lines in the adjacent easement. It is placed within the park property so as not to affect the trails or amenities.

2. *Are the activities requested by the applicant normally associated with the requested use?*

All of the proposed improvements are normally associated with a wireless communications facility.

3. *Is the nature of the use reasonable?*

A wireless communications facility in this location is reasonable and was previously identified by the Town in 2020 per the map above.

4. *Has any impact on the surrounding area been mitigated?*

The applicant has designed the access drive to the cell tower, the screening wall, and the landscaping to minimize the impact of the use on the property and its visibility from the public right-of-way.

In conclusion, Staff believes the applicant has satisfied the criteria and recommends approval of the request.

Future Land Use Plan – The Future Land Use Plan recommends Parks.

Thoroughfare Plan – This property currently has direct access to Coit Road.

Parks Master Plan – The site of the cell tower is within a City Park.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received a response in opposition to the proposed Specific Use Permit request.

Attached Documents:

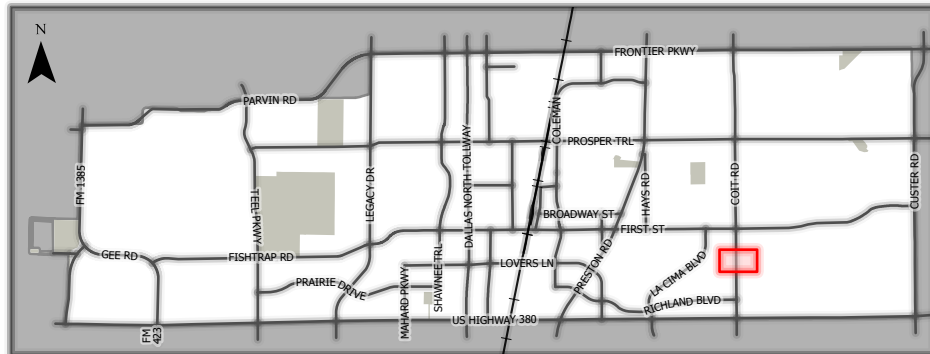
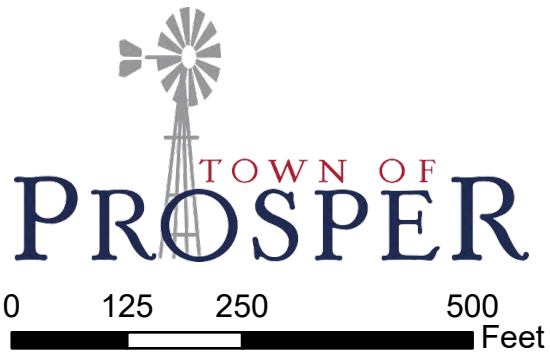
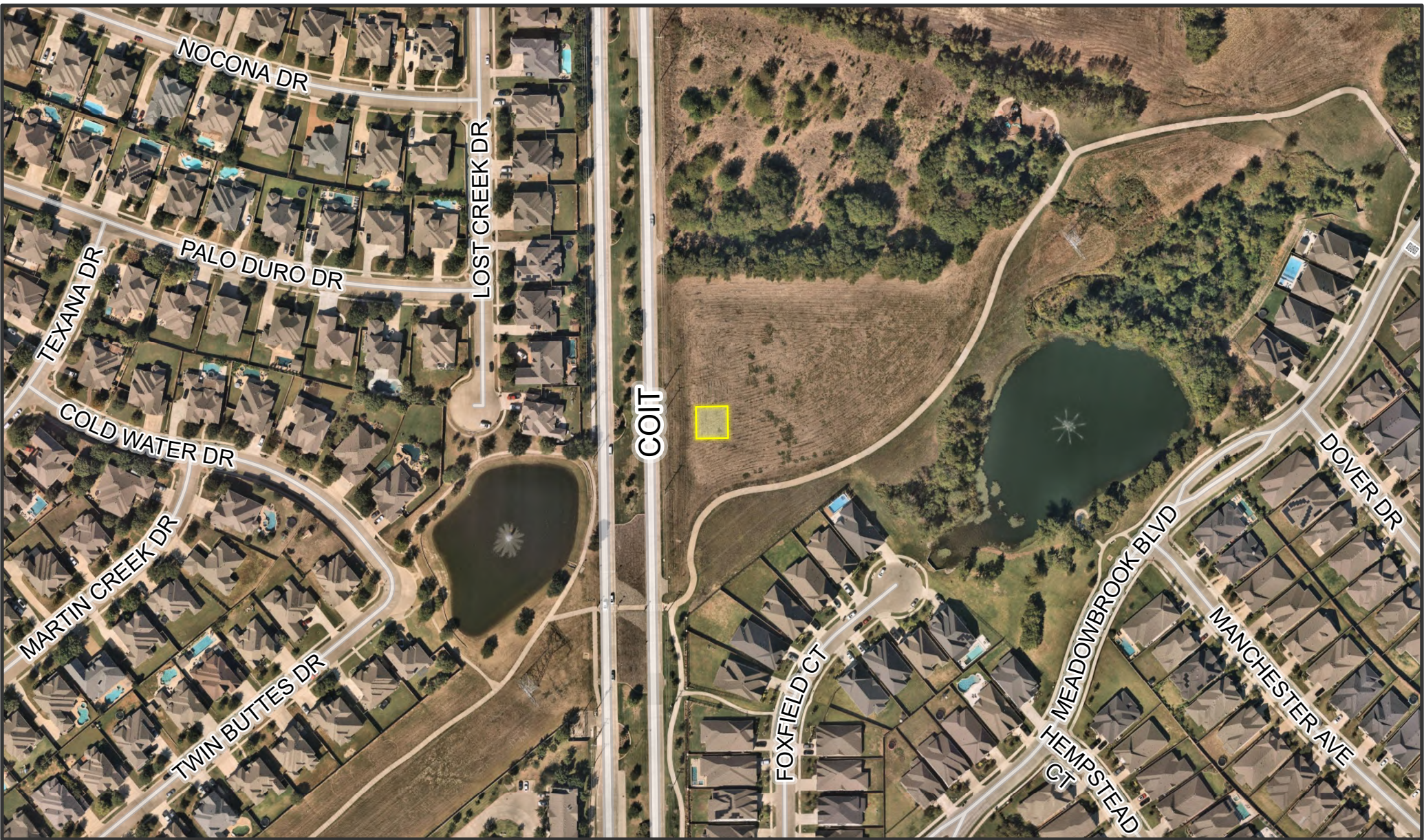
1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Letter of Intent
4. Reply Form

Town Staff Recommendation:

Town Staff recommends approval of a Specific Use Permit request for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road.

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 14, 2023.

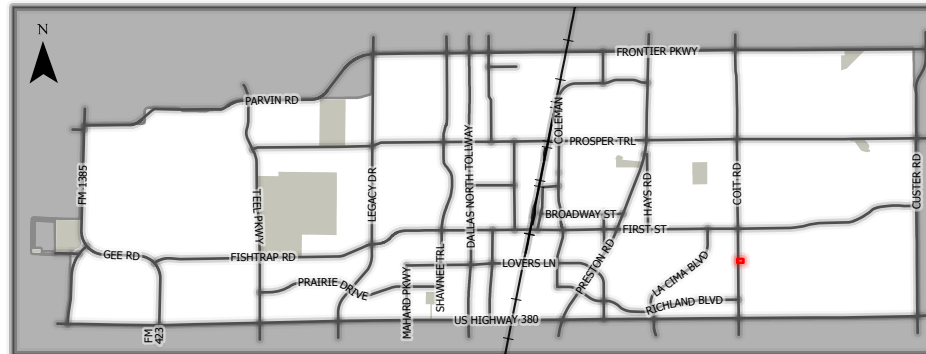
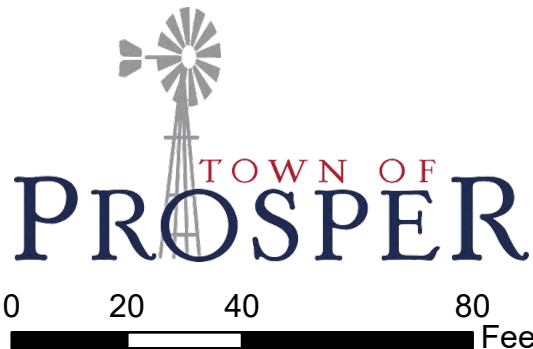


ZONE-23-0021

SUP Lakewood Park
Cell Tower

Specific Use Permit

This map for illustration purposes only



This map for illustration purposes only

ZONE-23-0021

SUP Lakewood Park
Cell Tower

Specific Use Permit

ZONING NOTE:

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FLOOD NOTE:

ACCORDING TO MAP NO. 48085C0235J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.

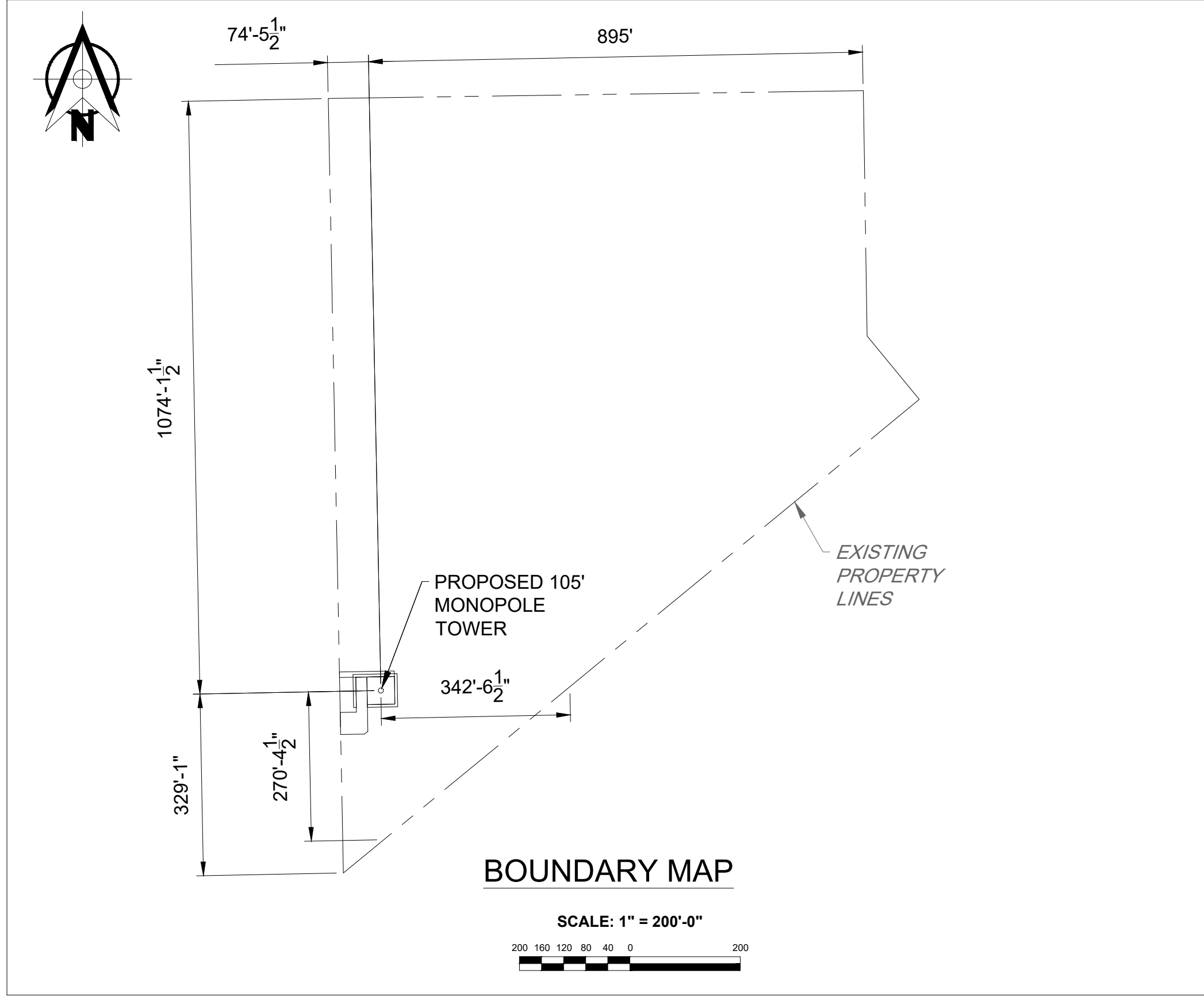
CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER & TOWER OWNER DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

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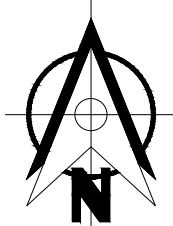
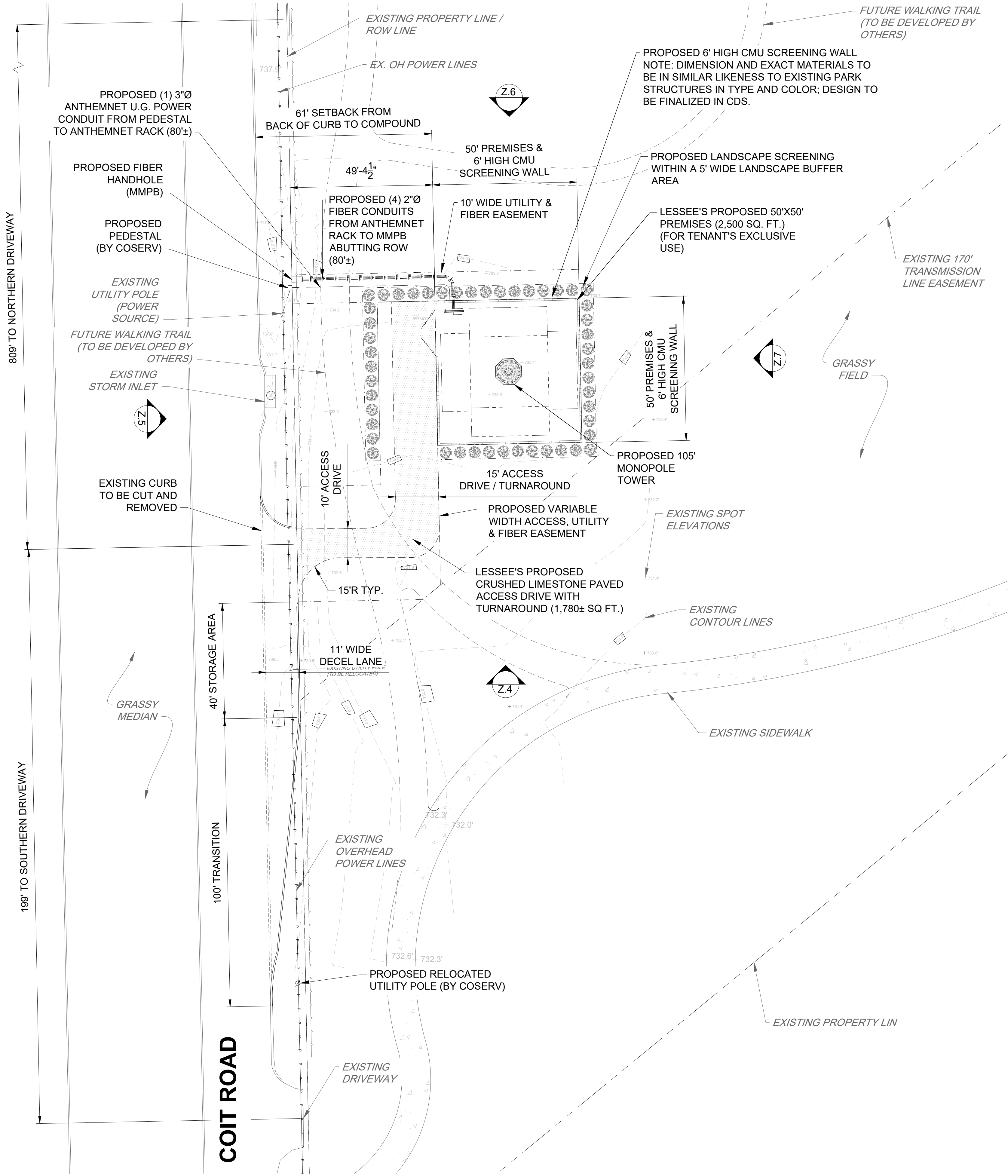
Call DigTESS dial "811"



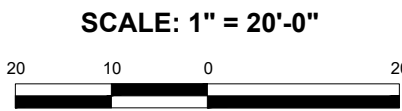
LEGEND	
	LESSEE LEASE LINE
	LESSEE FENCE
	LESSEE EASEMENT
	LESSEE P.K. GRADE
	LESSEE PAVING
	LESSEE UTILITY POLE
	LESSEE PAVEMENT
	LESSEE U.G. TELCO
	LESSEE U.G. POWER
	LESSEE O.H. UTILITY
	EX. WOOD FENCE
	EX. EASEMENT
	EX. PROPERTY LINE
	EX. C.L. FENCE
	EX. B.W. FENCE
	EX. ELEVATION
	EX. O.H. UTILITY
	EX. HIGH BANK

THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET. DO NOT SCALE.

COIT ROAD



OVERALL SITE PLAN



THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET.



ANTHEMNET, INC.
5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 972-539-4247
FAX: (972) 718-1967

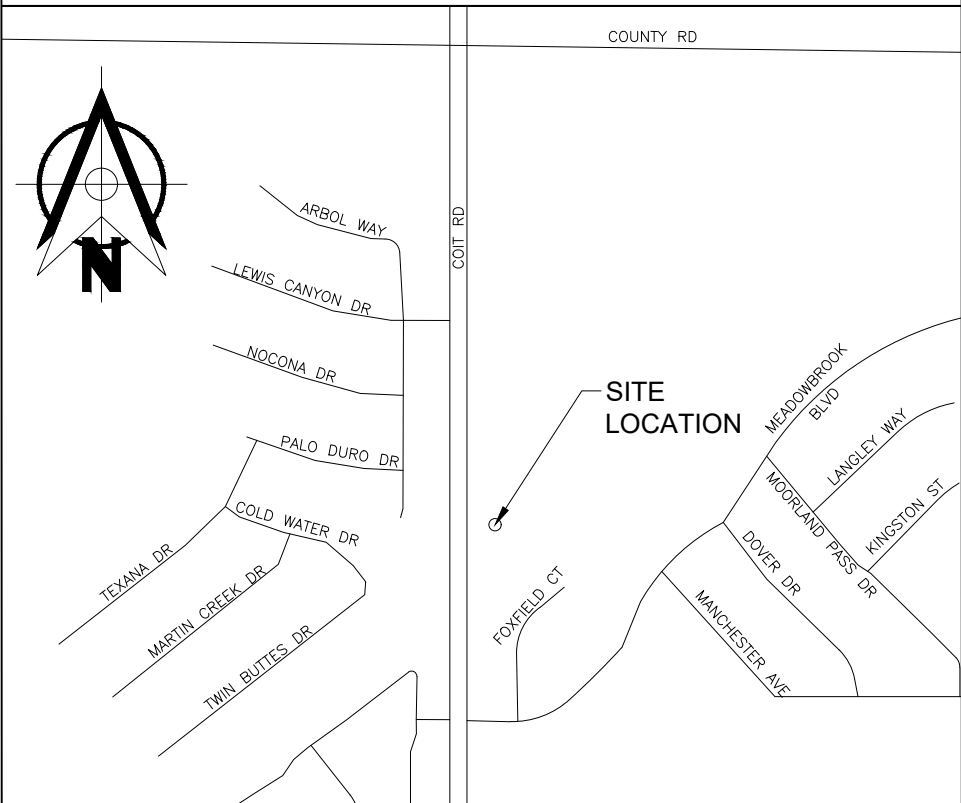


600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (972) 339-4247
FAX: (972) 718-1967

DATE OF CREATION: 8-31-2023

REV. NO:	REV. DESCRIPTION:	REV. DATE:
1	ZONING REVISIONS	10-24-23
2	ZONING REVISIONS	11-03-23

EXHIBIT B



VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

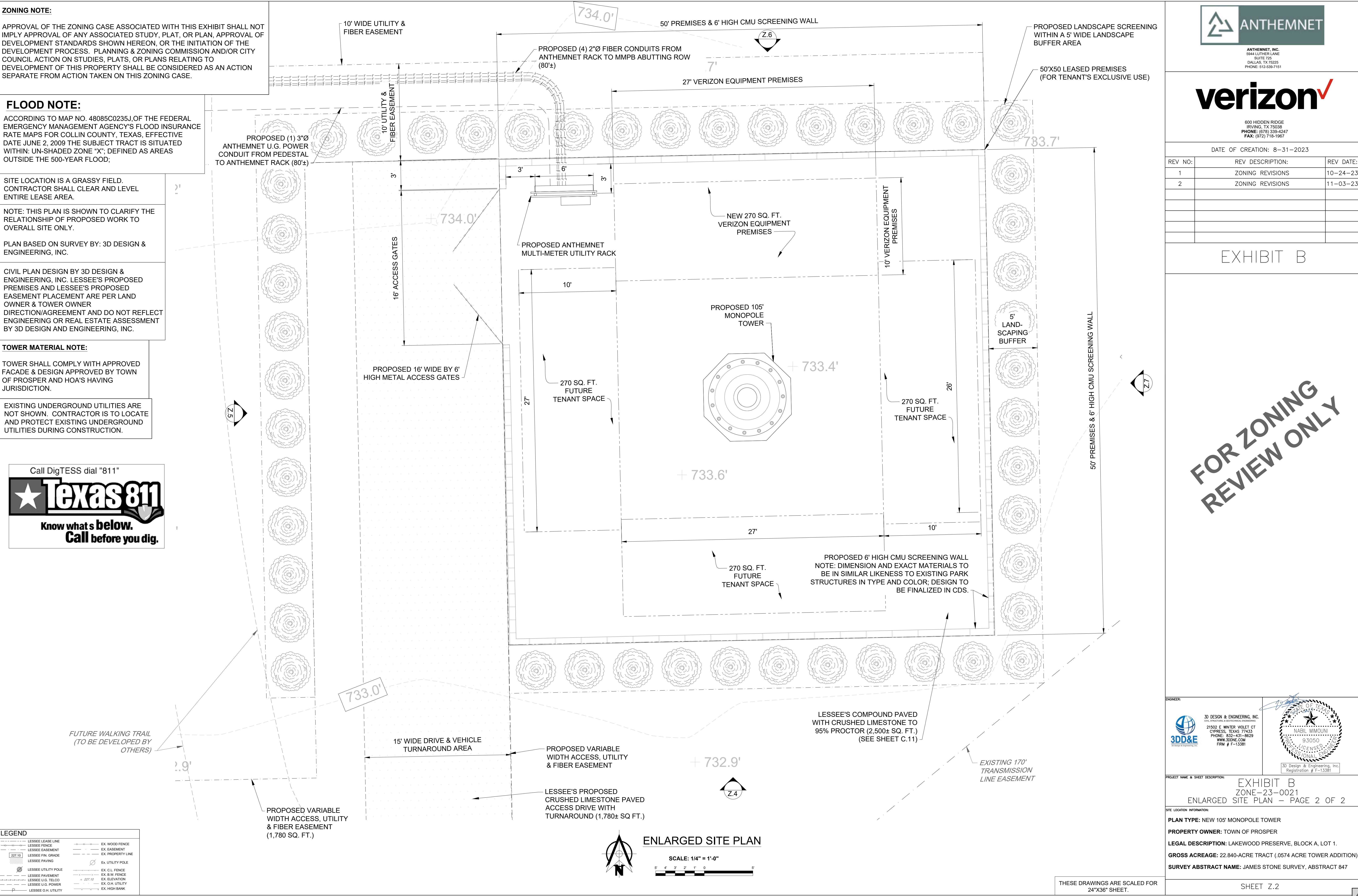
ENGINEER:

3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING
21502 E. WINTER WILET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDONE.COM
FIRM # F-13381

3D Design & Engineering, Inc.
Registration # F-13381

PROJECT NAME & SHEET DESCRIPTION: EXHIBIT B
ZONE-23-0021
OVERALL SITE PLAN - PAGE 1 OF 2

SITE LOCATION INFORMATION:
PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.
GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847



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SHEET Z.3

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CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER & TOWER OWNER DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

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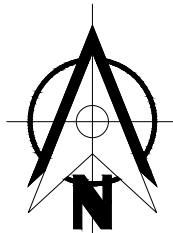
NO EQUIPMENT IS TO BE INSTALLED ON TOWER WITHOUT STRUCTURAL ENGINEER APPROVAL

3D DESIGN & ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE SUBJECT TOWER. PLEASE REFER TO STRUCTURAL ANALYSIS REPORT BY OTHERS.

PROPOSED 6' HIGH CMU SCREENING WALL
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

PROPOSED LANDSCAPING
(PER CITY REQUIREMENTS)

(48) NEW NELLIE R STEVENS HOLLY (TO BE 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES)



FACING NORTH SITE ELEVATION

SCALE: N.T.S.

THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET.



ANTHEMNET, INC.
5944 LUTHER LANE
SUITE 725
DALLAS, TX 75225
PHONE: 972-639-7151

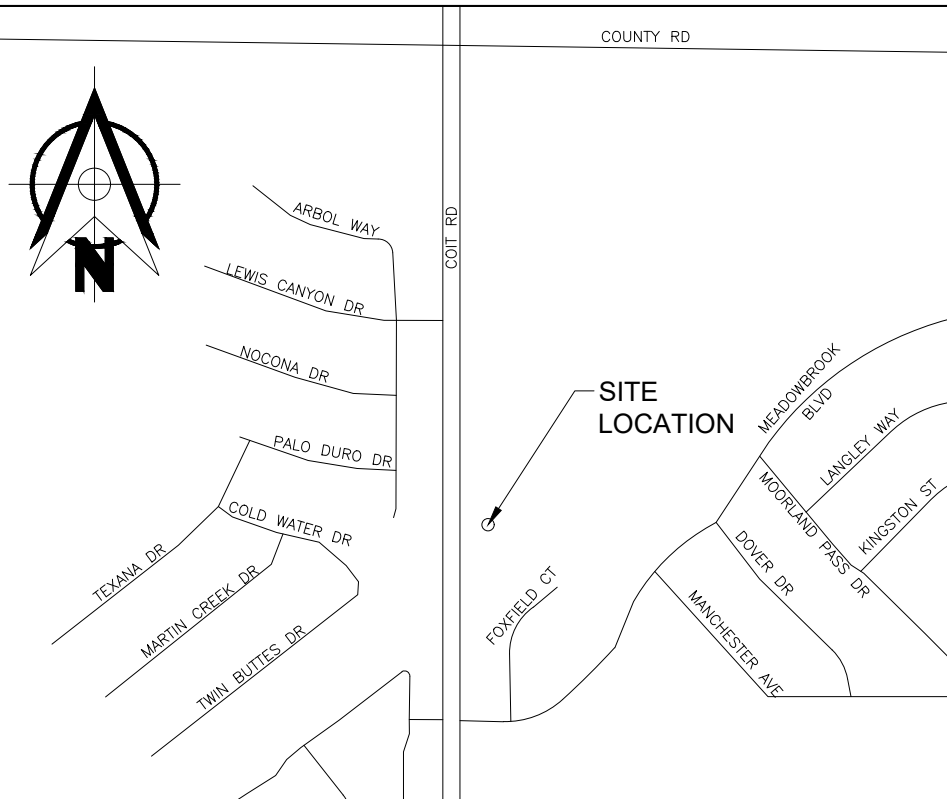


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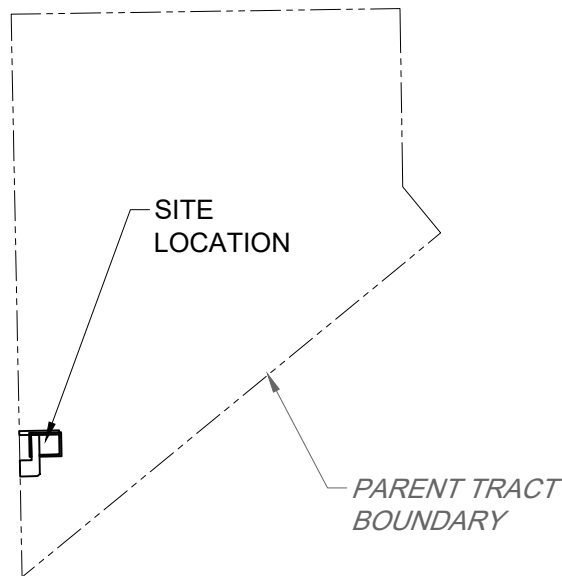
DATE OF CREATION: 8-31-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	ZONING REVISIONS	10-24-23
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EXHIBIT D



VICINITY MAP (N.T.S.)



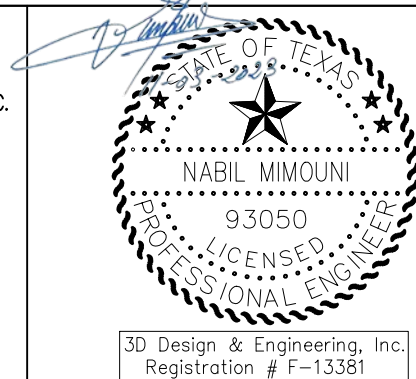
KEY MAP (N.T.S.)

FOR ZONING
REVIEW ONLY

ENGINEER:



3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING
21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DENGINE.COM
FIRM # F-13381



PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D
ZONE-23-0021
FACADE PLAN - PAGE 1 OF 4

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER

PROPERTY OWNER: TOWN OF PROSPER

LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.

GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)

SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET Z.4

ZONING NOTE:

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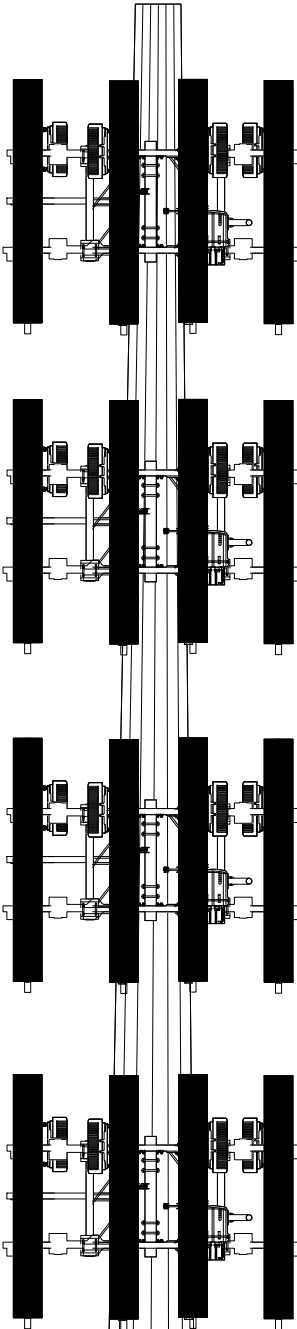
105' A.G.L.
TOP OF TOWER

100' A.G.L.
VERIZON RAD CENTER

90' A.G.L.
FUTURE CARRIER SPACE

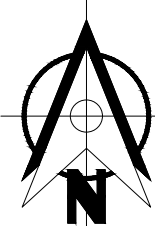
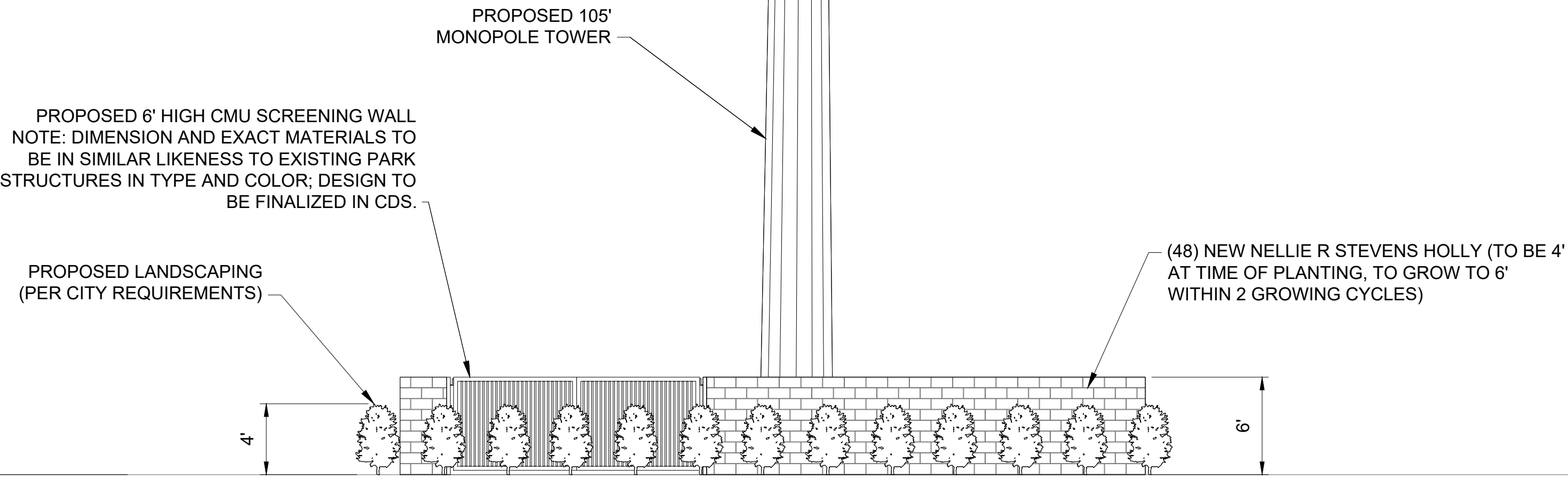
80' A.G.L.
FUTURE CARRIER SPACE

70' A.G.L.
FUTURE CARRIER SPACE



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FACING WEST SITE ELEVATION

SCALE: N.T.S.

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600 HIDDEN RIDGE
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PHONE: (678) 339-4247
FAX: (972) 718-1967

DATE OF CREATION: 8-31-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	ZONING REVISIONS	10-24-23
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EXHIBIT D

FOR ZONING
REVIEW ONLY

ENGINEER:

3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL & ELECTROMECHANICAL ENGINEERING
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WWW.3DDE.COM
FIRM # F-13381

3D Design & Engineering, Inc.
Registration # F-13381

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D
ZONE-23-0021
FACADE PLAN - PAGE 2 OF 4

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SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET Z.5

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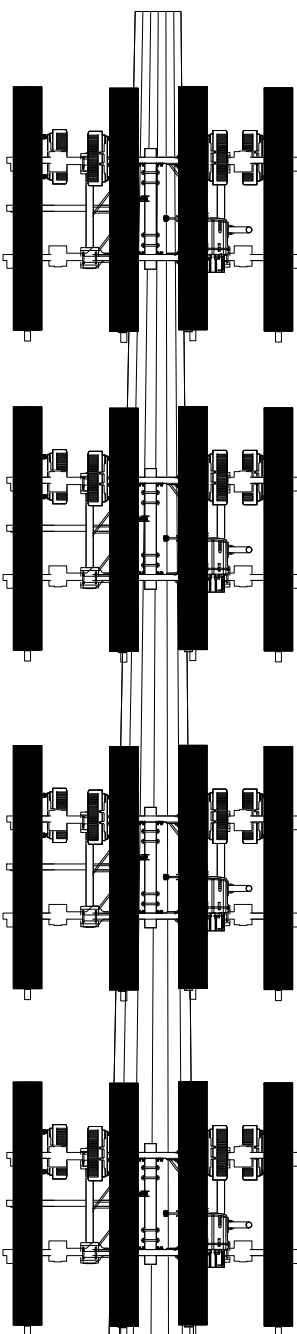
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FUTURE CARRIER SPACE

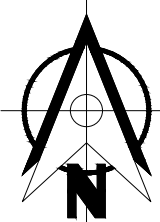
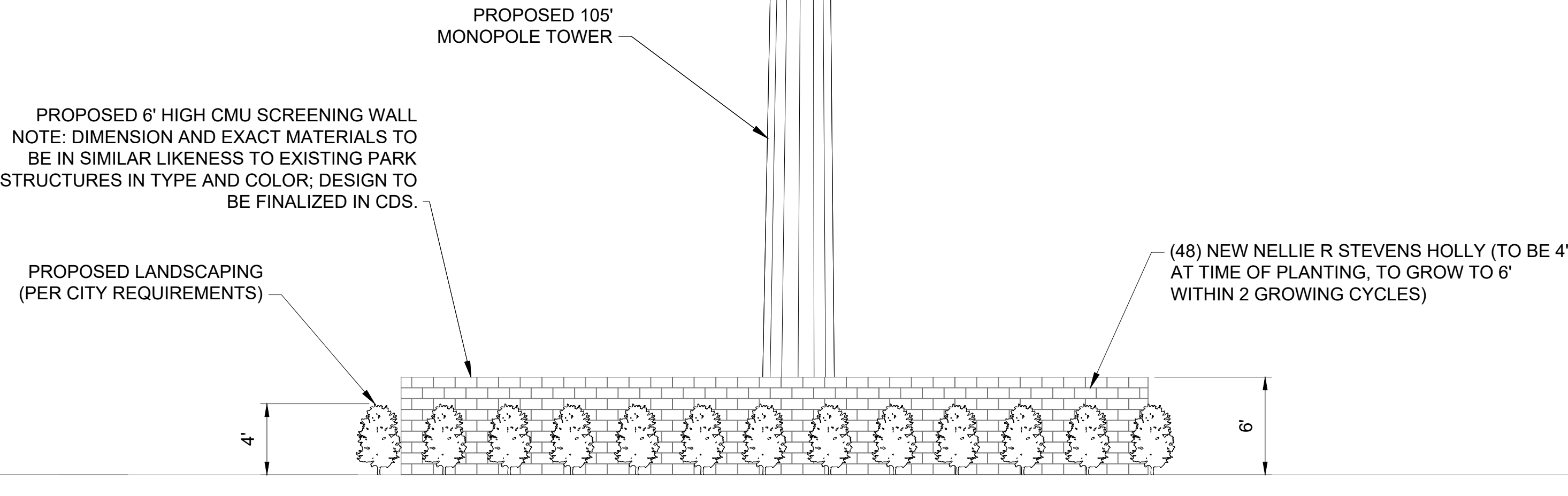
80' A.G.L.
FUTURE CARRIER SPACE

70' A.G.L.
FUTURE CARRIER SPACE



NO EQUIPMENT IS TO BE INSTALLED ON TOWER WITHOUT STRUCTURAL ENGINEER APPROVAL

3D DESIGN & ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE SUBJECT TOWER. PLEASE REFER TO STRUCTURAL ANALYSIS REPORT BY OTHERS.



FACING SOUTH SITE ELEVATION

SCALE: N.T.S.

THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET.



ANTHEMNET, INC.
6944 LUTHERLANE
SUITE 725
DALLAS, TX 75225
PHONE: 972-639-7151



600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (972) 339-4247
FAX: (972) 718-1967

DATE OF CREATION: 8-31-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	ZONING REVISIONS	10-24-23
2	ZONING REVISIONS	11-03-23

EXHIBIT D

FOR ZONING
REVIEW ONLY

ENGINEER:

3D DESIGN & ENGINEERING, INC.
CIVIL, STRUCTURAL, & ELECTROTECHNICAL ENGINEERING
21502 E WINTER VIOLET CT
CYPRESS, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDE.COM
FIRM # F-13381

3D Design & Engineering, Inc.
Registration # F-13381

PROJECT NAME & SHEET DESCRIPTION: EXHIBIT D
ZONE-23-0021
FACADE PLAN - PAGE 3 OF 4

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER

PROPERTY OWNER: TOWN OF PROSPER

LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.

GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)

SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

ZONING NOTE:

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

FLOOD NOTE:

ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X"; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

PLAN BASED ON SURVEY BY: 3D DESIGN & ENGINEERING, INC.

CIVIL PLAN DESIGN BY 3D DESIGN & ENGINEERING, INC. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER & TOWER OWNER DIRECTION/AGREEMENT AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

TOWER MATERIAL NOTE:

TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.



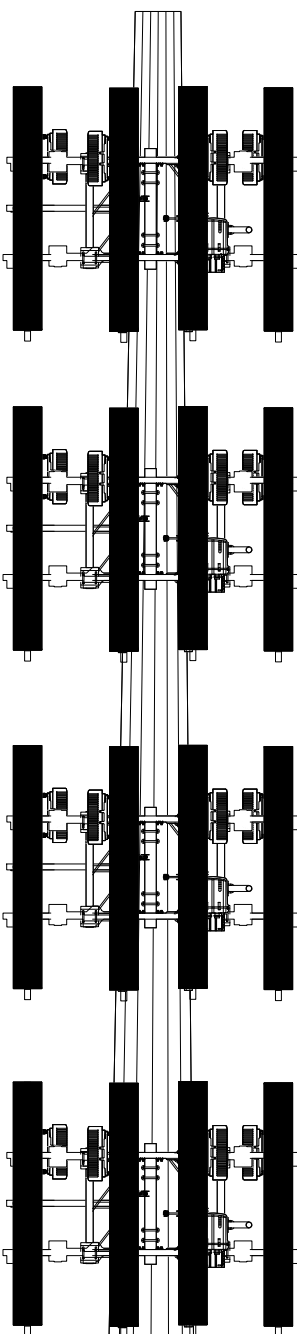
105' A.G.L.
TOP OF TOWER

100' A.G.L.
VERIZON RAD CENTER

90' A.G.L.
FUTURE CARRIER SPACE

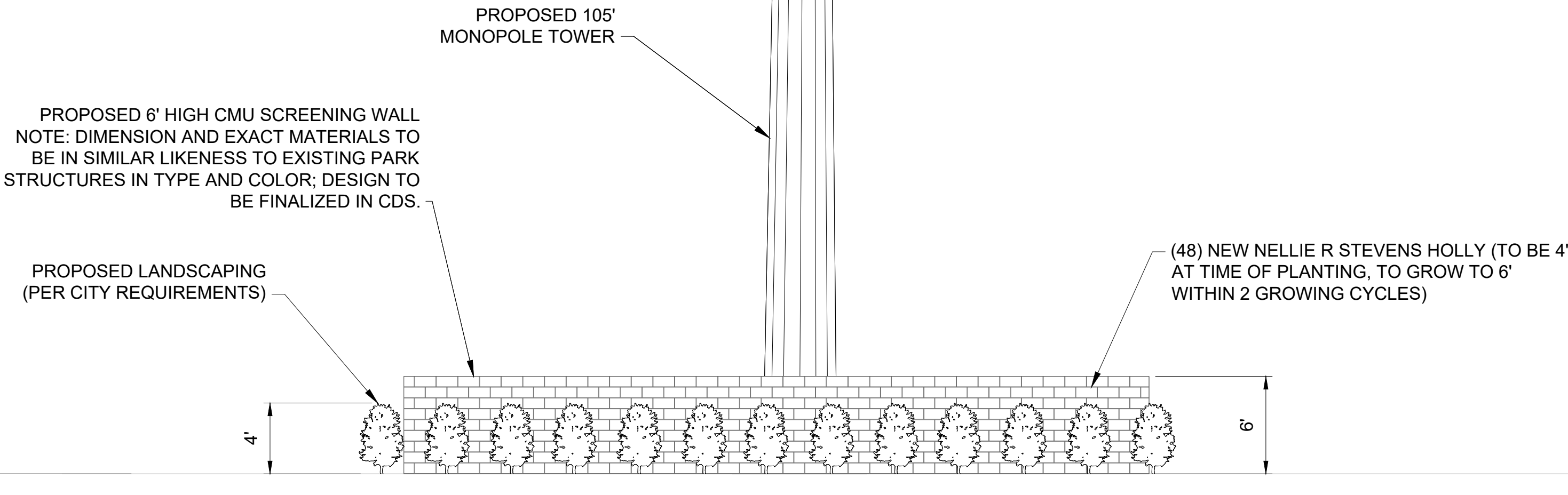
80' A.G.L.
FUTURE CARRIER SPACE

70' A.G.L.
FUTURE CARRIER SPACE

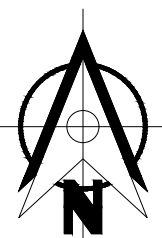


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733.4' A.M.S.L.



FACING EAST SITE ELEVATION

SCALE: N.T.S.

THESE DRAWINGS ARE SCALED FOR 24"X36" SHEET.



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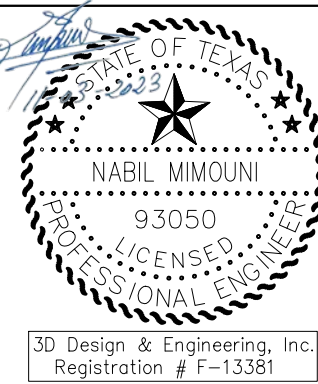
EXHIBIT D

FOR ZONING
REVIEW ONLY

ENGINEER:



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FIRM # F-13381



3D Design & Engineering, Inc.
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PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D
ZONE-23-0021
FACADE PLAN - PAGE 4 OF 4

SITE LOCATION INFORMATION:

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PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1.
GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET Z.7



11710 FM 2661
Tyler, Texas 75709

May 23, 2023

Site Name: **Prosper Coit**
Project: **New Commercial Construction**
Site Address: **Coit Road, Prosper, TX 75078**
Tower Type: **105' Stealth Water Tank Tower**
Jurisdiction: **Town of Prosper, Texas**
Collin County Parcel: **2759846**

Letter of Intent

Anthemnet, Inc is requesting a Specific Use Permit (SUP) for construction of a 105' stealth water tank telecommunications tower with ground equipment located within a 2,500 square foot CMU-screened compound. The proposed tower and compound will be located on property owned by the Town of Prosper northeast of the intersection of Coit Road and Meadowbrook Blvd. This property is currently zoned "Single Family".

The proposed tower and associated equipment area will allow the co-location of up to four wireless providers to provide better service in the area.

The property on which the tower will be located is approximately 22.8 acres legally described as LAKEWOOD PRESERVE, BLK A, LOT 1 according to the Collin County Appraisal District.

Please feel free to contact me with any questions.

Sincerely,

Holly Gatti

C.A. Bass, LLC
(903) 596-8464
Holly.Gatti@cabass.net



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

Zoning Case ZONE-23-0021: The Town of Prosper has received a request for a Specific Use Permit for a Commercial Stealth Antenna, on Lakewood Preserve, Block A, on 0.1± acres.

LOCATION OF SUBJECT PROPERTY:

The property is located south of East First Street and east of South Coit Road.

- ☒ I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

This is literally 100 feet away from our home.
we are not comfortable having ^{commercial} Antennas which
are emitting EMF Radiation next to our Backyard.

RAVI BOJJA

Name (please print)

B. Raji

Signature

800 Foxfield Ct

Address

11/2/2023

Date

prosper, TX, 75078

City, State, and Zip Code

ravi.chandra.bojja@gmail.com

E-mail Address

617-320-6442

Phone Number



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Suzanne Porter, Planning Manager

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing to consider an ordinance amending Chapter 2, Section 13 – Multifamily District; Chapter 4, Section 4.3 – Non-residential and multifamily parking provisions; and Chapter 4, Section 8 – Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-23-0024)

Description of Agenda Item:

The regulations for Multifamily development are addressed within the Town's Zoning Ordinance. The purpose of this amendment is to modify the regulations and standards for Multifamily development to align with the Comprehensive Plans' guiding principle of Quality Development, which is to maintain the community's small-town feel by ensuring quality development occurs in a cohesive manner, compatible with neighboring developments.

A summary of the modifications is as follows:

1. Limits Multifamily developments to the areas designated for this use in the Comprehensive Plan and as identified on the Future Land Use Plan.
2. Requires that Multifamily development can only be approved within a Planned Development.
3. Establishes a minimum density of 40 units per acre.
4. Removes setbacks and lot area requirements, as these can be determined on a case-by-case basis within the Planned Development standards.
5. Requires compliance with the Dallas North Tollway Design Guidelines.
6. Increases the maximum height allowance from three stories and 50 feet to eight stories and 110 feet.
7. Establishes a building configuration for Multifamily structures, requiring a wrap-around configuration with a central garage surrounded by the residential units.
8. Creates a mixed-use opportunity by allowing the first floor of the building to be used for residential or retail uses. A minimum fourteen feet ceiling height for the first floor will accommodate retail uses.

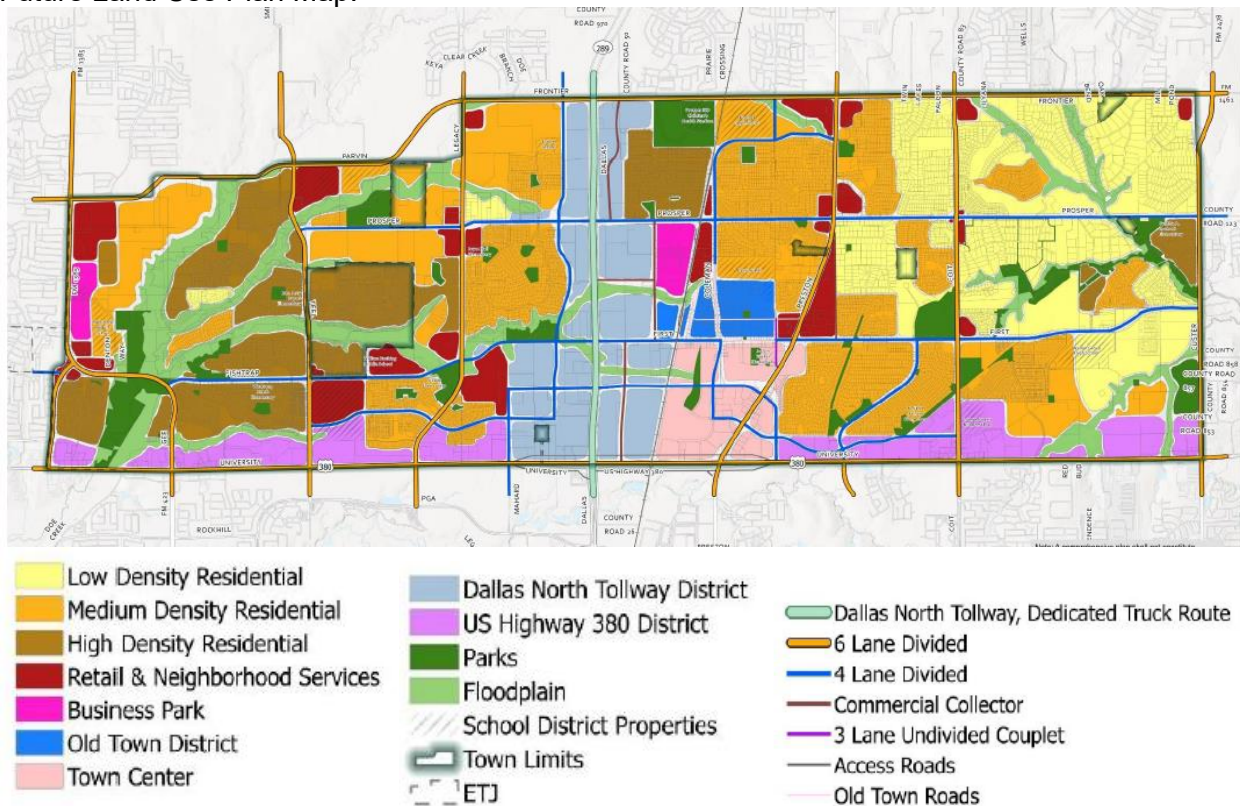
9. Limits the height of the interior garage so that it will not exceed the height of the exterior building, and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.
10. Modifies parking stall dimensions for structured parking garages from 18 feet by 8.5 feet to 20 feet by 9 feet.
11. Modifies Multifamily parking standards to reflect the updated parking garage requirement from individual unit parking garages.
12. Removes Multifamily design and development standards. These criteria will be addressed in Planned Development standards.

Comprehensive Plan:

The Comprehensive Plan identifies Multifamily in the following Districts, which are identified on the Future Land Use Plan:

- High Density Residential - Apartments are to be a conditional primary use.
- Dallas North Tollway District - Apartments are to be a conditional primary use.
- Town Center District - Apartments are to be secondary in nature to a primary use.
- Old Town District - Apartments are to be a conditional primary use.

Future Land Use Plan Map:



In the Town Center District and Old Town District, there is zoning for Multifamily and construction underway on apartments developments. High Density Residential is recommended for development of higher density single family, townhomes, duplexes and senior housing, in addition to apartments. The Dallas North Tollway District is identified for apartments as a primary use with conditional standards. As such, Staff recommends that all future

Multifamily zoning be limited to the areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan, and within Planned Developments. This recommendation is in conformance with the following goals from the Comprehensive Plan.

Goal 1. Provide a variety of desirable land uses that diversify the tax base and enable all types of people to live, work, shop, eat, and relax in Prosper.

Objective 1.11: Utilize the Dallas North Tollway (DNT) District to accommodate all new multi-family developments in a mixed-use setting with structured garage parking.

Goal 3. Protect the quality and integrity of Prosper's neighborhoods.

Objective 3.1: Encourage the development of quality housing throughout Prosper that meets the needs of a diversity of housing needs, taking into consideration, among other things, data relating to age and income, for the full life-cycle of citizens to include, but not limited to:

- Promote housing types and affordability for families with children, single parents with children, young adults just leaving home, young professionals, empty-nesters, retirees, and the elderly.
- Promote an adequate supply of workforce housing throughout Prosper for those who work in the service industry in Prosper.
- Promote neighborhood desirability, value, and reinvestment.

The following section is from the Comprehensive Plan and describes the Dallas North Tollway District. Staff responses are included to indicate how the proposed amendments to the Zoning Ordinance fulfill the directives and vision for this District.

Dallas North Tollway District

The Dallas North Tollway District will consist of the most intense land uses within Prosper. A diverse mixture of office, retail, and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a "campus feel"—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this District. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented to minimize visibility from the Tollway. The Town may explore an overlay zoning district to better accommodate the preferred development outcomes in the Dallas North Tollway District.

Multi-family development must be well-planned and accounted for within Town limits. With more multi-family development requests, locations and standards for such development must be carefully considered to meet the Town's expectations.

Proposed Amendments:

- Limit Multifamily developments to the areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan.
- Multifamily development can only be approved within a Planned Development.

While North Texas multi-family development has historically been associated with sprawling, garden-style apartments from the 20th century, multi-family developments have greatly improved since the start of the 21st century. For instance, many multi-family developers are not constructing garden-style apartment complexes, but modern, higher density, multi-family developments that are attractive to young professionals and empty nesters.

Proposed Amendments:

- Multifamily structures will have a wrap-around configuration with a central garage surrounded by the residential units.
- The height of the garage shall not exceed the height of the exterior building and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.
- Modification of parking stall dimensions for structured parking garages from 18 feet by 8.5 feet to 20 feet by 9 feet.
- Modification of Multifamily parking standards to reflect the updated parking garage requirement from individual unit parking garages.

These developments are typically of a high-quality appearance and provide luxury amenities like dog parks and pet cleaning stations, saltwater pools, structured or covered parking, saunas, and innovative clubhouses.

Proposed Amendments:

- Multifamily development can only be approved within a Planned Development, and amenity standards can be determined with the zoning criteria for the development.
- Compliance with the Dallas North Tollway Design Guidelines.

Additionally, some multi-family developments incorporate other uses on the ground floor like office spaces, retail shops, and restaurants to create a vibrant, inclusive, and cohesive development.

Proposed Amendment:

- The first floor of the building may be used for residential or retail uses. A minimum fourteen feet ceiling height for the first floor will accommodate retail uses.

In Prosper's instance, multi-family development should occur at strategic locations and have strict development standards and offer a high level of amenities to residents. This will create attractive multi-family developments that serve a critical housing need for a rapidly growing community like Prosper.

Any new multi-family development product should:

- 1) *Meet the Town's vision of providing housing excellence,*
- 2) *Provide quality-of-life amenities to foster the development and the Town as a desirable and unique community,*
- 3) *Be compatible with neighboring developments,*
- 4) *Be at a high density (more than 40 dwelling units per acre), and*
- 5) *Be located in the DNT District.*

The community prefers to see modern apartments with some retail services located in the DNT District. The Town should consider increasing density requirements to at least a minimum of 40 dwelling units per acre to achieve such an apartment style.

Proposed Amendments:

- Establishes a minimum density of 40 units per acre. The density can be increased in the Planned Development standards.
- Removes setbacks and lot area requirements, as these can be determined on a case-by-case basis within the Planned Development standards.
- Increases the maximum height allowance from three stories and 50 feet to eight stories and 110 feet.

Amenities, structured parking, range of unit densities, types, and size, integration into the street and trails network, public art and industry leading building designs and materials should guide the Town's preferences for multi-family development.

Proposed Amendment:

- Removes Multifamily design and development standards. These criteria will be addressed in Planned Development standards.

In Prosper's instance, multi-family may be preferable near intersections in the Dallas North Tollway District. Additionally, multi-family development may be suitable in other locations behind commercial nodes where a transition from commercial to single-family residential development may be necessary.

Proposed Amendments:

- Limit Multifamily developments to areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan.
- Multifamily development can only be approved within a Planned Development.

Staff finds that the proposed amendments uphold the Town's Comprehensive Plan.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed zoning text amendment to date.

Attached Documents:

1. A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in blue and underlined, and the deleted sections shown in red with ~~strike through~~.
2. A final version of the proposed text amendments.

Town Staff Recommendation:

Town Staff recommends approval of the amendments to the Multifamily development criteria within the Zoning Ordinance.

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 14, 2023.

Attachment No. 1

A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in **blue** and underlined, and the deleted sections shown in **red** with ~~strike~~ through.

CHAPTER 2 ZONING DISTRICTS

SECTION 13. MULTIFAMILY DISTRICT

13.1 General purpose and description.

Multifamily Districts shall be limited to the areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan, and must be in a Planned Development District. The Multifamily District will provide for development of high density attached residential dwelling units, ~~not to exceed 15 units per acre~~ built at a minimum 40 units per acre. The standards in this district are intended to promote stable, quality multiple occupancy residential development at high densities. The principal permitted land uses will include apartment complexes ~~and townhomes. Other uses, such as religious and educational facilities, parks, and open spaces will be provided for to maintain a balanced, orderly, convenient, and attractive residential area. This zoning district should be located adjacent to a major thoroughfare and is appropriate in areas designated as high density residential on the Future Land Use Plan. Limited amounts of this district may also be appropriate in areas designated as Tollway Corridor or U.S. 380 Adjacency Corridor on the Future Land Use Plan.~~ Development shall comply with the Dallas North Tollway Design Guidelines, as it exists or may be amended.

13.2 REGULATIONS.

- A. ~~Maximum~~ Minimum Permitted Density: ~~45~~ 40 units per acre.
- B. **Size of Yards:** The size of Front, Side, and Rear Yards shall be determined at the time of development.
- ~~1. **Minimum Front Yard** — 50 feet for one or two story structures.
— One hundred fifty feet for three story structures.~~
 - ~~2. **Minimum Side Yard** — 50 feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for single family or two family uses.
— One hundred fifty feet for three story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for single family or two family uses.
— Thirty feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for multifamily or nonresidential uses.
— One hundred feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for multifamily or nonresidential uses.
— Multiple structures constructed on the same lot shall maintain a minimum separation of 30 feet.~~

~~3. Minimum Rear Yard — Same as Minimum Side Yard requirements above.~~

C. **Size of Lots:** The size of lots shall be determined at the time of development.

~~1. Minimum Lot Area — One acre.~~

~~2. Minimum Lot Width — 100 feet.~~

~~3. Minimum Lot Depth — 150 feet.~~

D. **Minimum Dwelling Area:**

1. One or two bedroom — 850 square feet.

2. Additional bedrooms — 150 square feet per additional bedroom.

E. **Maximum Height:** ~~Three~~ Eight stories, no greater than ~~50~~ 110 feet.

F. **Lot Coverage:** 45 percent.

G. **Minimum Usable Open Space:** 30 percent.

H. **Building Configuration:** Multifamily structures shall have a wrap-around configuration that consists of central garage surrounded by the residential units on the exterior of the building.

I. **First Floor:** The ceiling height of the first floor shall be a minimum fourteen feet (14') in height. The first floor of the building may be used for residential or retail uses that are specified in the Planned Development ordinance.

J. **Garage Height:** The height of the garage shall not exceed the height of the exterior building and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.

13.3 Permitted uses.

Permitted uses shall be in accordance with the "Schedule of Uses" as outlined in Section 1.3 of Chapter 3.

CHAPTER 4 DEVELOPMENT REQUIREMENTS

* * *

SECTION 4. PARKING, CIRCULATION, AND ACCESS

* * *

4.3 Non-residential and multifamily parking provisions.

* * *

- E. Each head-in parking space shall be a minimum of nine feet wide and 20 feet long, exclusive of driveways and maneuvering aisles, and shall be of usable shape and condition (see Chapter 5, Section 2.3, Illustrations A-G). Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the depth of the standard space may be reduced to 18 feet. No parking space shall overhang required landscape areas. Parallel parking spaces must be a minimum of eight feet wide and 22 feet long. Parking spaces within non-residential and multifamily structured parking garages shall be a minimum of ~~eight and one-half~~ nine feet wide and ~~18~~ 20 feet long.

* * *

- U. Multifamily parking shall be in a structured garage that is wrapped by the residential units, as described in Chapter 2, Section 13.2.H. Any surface parking associated with a Multifamily development for leasing area, guest parking, retail uses, etc. ~~Multifamily parking~~ is only allowed between the building and a public street when located at or beyond the required landscape setback and screened with a headlight screen of earthen berms and/or a row of shrubs. ~~Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street. No detached garages may be located between residential buildings and a public street. Enclosed garage parking spaces shall be a minimum of ten by 20 feet.~~

SECTION 8. NON-RESIDENTIAL & MULTIFAMILY DESIGN AND DEVELOPMENT

* * *

8.1 Applicability.

The regulations provided in Sections ~~8.2—8.6~~ shall apply to all office, retail, restaurant, service, automobile, and commercial uses. The regulations provided in ~~sections~~ Section 8.7—8.10 8.3 shall apply to all industrial, wholesale, and institutional uses. Where the regulations of this section conflict with other sections of this ordinance, the regulations of this section shall apply.

The intent of these provisions is to promote high-quality architecture that relates to the street, scale of development, and surrounding land uses by utilizing three properties of good design: massing, use of materials, and attention to detail.

* * *

~~8.4 Multifamily development standards.~~

~~A. All exterior facades for a main building or structure, excluding glass windows and doors, in the MF District shall be constructed of 100 percent masonry as defined in Chapter 3, Section 2. The use of stucco and EIFS are only permitted as secondary or accent materials.~~

~~1. The Town Council, after recommendation by the Planning and Zoning Commission, may grant an exception to the foregoing exterior façade and design requirements, based upon consideration of the criteria listed in subpart 2, below.~~

~~2. In considering an exception to the exterior façade requirements, the Planning and Zoning Commission and Town Council may consider whether a proposed alternate material:~~

- ~~a. Is a unique architectural expression;~~
- ~~b. Includes unique building styles and materials;~~
- ~~c. Is consistent with high quality development;~~
- ~~d. Is or would be visually harmonious with existing or proposed nearby buildings;~~
- ~~e. Has obvious merit based upon the quality and durability of the materials; and~~
- ~~f. Represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.~~

~~3. Any exterior façade exception shall be considered in conjunction with a preliminary site plan or site plan application.~~

~~B. The Town Council may approve materials which are equivalent to, or exceed, the standards set forth in herein.~~

~~C. Structure Separation. Multifamily structures on the same parcel shall have the following minimum distance between structures:~~

- ~~1. From main structure to main structure with walls that have openings for doors or windows on facades facing each other.~~
 - ~~a. Face to Face: 50 feet~~
 - ~~b. Face to End: 30 feet~~
 - ~~c. Corner to Face or End: 30 feet~~
 - ~~d. End to End: 30 feet~~

- ~~2. From main structure to main structure with walls that do not have openings, the minimum distance between structures is 20 feet for one- and two-story buildings and 30 feet for three-story buildings.~~
 - ~~3. From main structure to accessory buildings or pools, the minimum distance between structures is 20 feet.~~
 - ~~4. From main structure to free-standing garage building, the minimum distance between structures is 30 feet.~~
- ~~D. All multifamily buildings shall be designed to incorporate a form of architectural articulation every 30 feet, both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:~~
- ~~• Canopies, awnings, or porticos;~~
 - ~~• Recesses/projections;~~
 - ~~• Arcades;~~
 - ~~• Arches;~~
 - ~~• Architectural details (such as tile work and moldings) integrated into the building facade;~~
 - ~~• Articulated ground floor levels or base;~~
 - ~~• Articulated cornice line;~~
 - ~~• Integrated planters or wing walls that incorporate landscape and sitting areas;~~
 - ~~• Offsets, reveals or projecting rib used to express architectural or structural bays;~~
 - ~~• Accent materials (minimum 15 percent of exterior facade);~~
 - ~~• Varied roof heights;~~
 - ~~• Or other architectural features approved by the Director of Development Services or his/her designee.~~
- ~~E. All buildings shall be designed to incorporate a form of window articulation. Acceptable articulation may include the following:~~
- ~~• Detailed/patterned mullions~~
 - ~~• Glass depth from wall minimum eight inches~~
 - ~~• Projected awnings/sunshades~~
 - ~~• Water table in lieu of floor to ceiling glass~~

- Articulated lintel (i.e. soldier course in brick or material change EIFS or cast stone with minimum one-half inch projection)
- Articulated sill (i.e. soldier course in brick or material change EIFS or cast stone with minimum one-half inch projection)
- Cast stone surrounds on entire window



F. All buildings constructed primarily of brick shall incorporate a form of brick patterning (excluding typical traditional brick patterning, i.e. Running Bond). Acceptable patterning may include those represented below, or similar subject to approval by the Director of Development Services:



G. All multifamily buildings shall incorporate a pitched, gabled, mansard, hipped, or otherwise sloped roof. All sloped roofs shall have a three in 12 inch minimum slope. Wood shingles are prohibited.

Attachment No. 2

A final version of the proposed text amendments.

CHAPTER 2 ZONING DISTRICTS

SECTION 13. MULTIFAMILY DISTRICT

13.1 General purpose and description.

Multifamily Districts shall be limited to the areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan, and must be in a Planned Development District. The Multifamily District will provide for development of high density attached residential dwelling units, built at a minimum 40 units per acre. The standards in this district are intended to promote stable, quality multiple occupancy residential development at high densities. The principal permitted land uses will include apartment complexes. Development shall comply with the Dallas North Tollway Design Guidelines, as it exists or may be amended.

13.2 REGULATIONS.

- C. **Minimum Permitted Density:** 40 units per acre.
- D. **Size of Yards:** The size of Front, Side, and Rear Yards shall be determined at the time of development.
- C. **Size of Lots:** The size of lots shall be determined at the time of development.
- D. **Minimum Dwelling Area:**
 - 1. One or two bedroom — 850 square feet.
 - 2. Additional bedrooms — 150 square feet per additional bedroom.
- E. **Maximum Height:** Eight stories, no greater than 110 feet.
- F. **Lot Coverage:** 45 percent.
- G. **Minimum Usable Open Space:** 30 percent.
- H. **Building Configuration:** Multifamily structures shall have a wrap-around configuration that consists of central garage surrounded by the residential units on the exterior of the building.
- I. **First Floor:** The ceiling height of the first floor shall be a minimum fourteen feet (14') in height. The first floor of the building may be used for residential use or retail uses that are specified in the Planned Development ordinance.
- J. **Garage Height:** The height of the garage shall not exceed the height of the exterior building and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.

13.3 Permitted uses.

Permitted uses shall be in accordance with the "Schedule of Uses" as outlined in Section 1.3 of Chapter 3.

CHAPTER 4 DEVELOPMENT REQUIREMENTS

* * *

SECTION 4. PARKING, CIRCULATION, AND ACCESS

* * *

4.3 Non-residential and multifamily parking provisions.

* * *

- E. Each head-in parking space shall be a minimum of nine feet wide and 20 feet long, exclusive of driveways and maneuvering aisles, and shall be of usable shape and condition (see Chapter 5, Section 2.3, Illustrations A-G). Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the depth of the standard space may be reduced to 18 feet. No parking space shall overhang required landscape areas. Parallel parking spaces must be a minimum of eight feet wide and 22 feet long. Parking spaces within non-residential and multifamily structured parking garages shall be a minimum of nine feet wide and 20 feet long.

* * *

- U. Multifamily parking shall be in a structured garage that is wrapped by the residential units, as described in Chapter 2, Section 13.2.H. Any surface parking associated with a Multifamily development for leasing area, guest parking, retail uses, etc. is only allowed between the building and a public street when located at or beyond the required landscape setback and screened with a headlight screen of earthen berms and/or a row of shrubs.

SECTION 8. NON-RESIDENTIAL & MULTIFAMILY DESIGN AND DEVELOPMENT

* * *

8.1 Applicability.

The regulations provided in Section 8.2 shall apply to all office, retail, restaurant, service, automobile, and commercial uses. The regulations provided in Section 8.3 shall apply to all industrial, wholesale, and institutional uses. Where the regulations of this section conflict with other sections of this ordinance, the regulations of this section shall apply.

The intent of these provisions is to promote high-quality architecture that relates to the street, scale of development, and surrounding land uses by utilizing three properties of good design: massing, use of materials, and attention to detail.

OFFICE, RETAIL, RESTAURANT, SERVICE, AUTOMOBILE, AND COMMERCIAL DEVELOPMENT STANDARDS

8.2 Exterior appearance of buildings and structures.

* * *

INDUSTRIAL, WHOLESALE, AND INSTITUTIONAL DEVELOPMENT STANDARDS

8.3 Exterior appearance of buildings and structures.

* * *



PLANNING

To: Planning & Zoning Commission **Item No. 6**

From: Suzanne Porter, Planning Manager

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing to consider an ordinance amending Chapter 4, Section 5.2 – Location of Required Screening, of the Town of Prosper Zoning Ordinance to modify the screening requirements for trash and recycling collection areas. (ZONE-23-0025)

Description of Agenda Item:

Trash and recycling collection areas are necessary but can be unsightly. Regulations are in place within the Town's Zoning Ordinance to minimize the visibility of the containers. Based on discussions and comments provided by the Town Council, Staff has reviewed the criteria and is recommended additional criteria to minimize the visual impact of the refuse, the containers and the screening walls installed that shield them. Specific height regulations for the screening walls are being removed and replaced with a general requirement that the walls be of sufficient height to screen the container, since container heights may vary or change over time.

The following is a summary of the modifications:

1. Trash and recycling collection areas shall not be located between a building and street unless approved by the Director of Development Services, or his/her designee.
2. The metal gate shall be closed at all times unless the container(s) are being serviced.
3. The height of the screening walls will be of sufficient height to entirely screen the container(s).
4. A row of evergreen shrubs will be provided in a five-foot landscape area around all three walls of the enclosure.
5. The path used from the business door to the collection area enclosure shall remain clear of debris and food residue at all times.

Below are pictures of trash and recycling enclosures taken on a Sunday morning.





Examples of dumpster screening with landscaping around the screening walls:



Examples of dumpster screening without landscaping around the screening walls:



Comprehensive Plan:

Staff finds that the proposed modifications are compliant with the following guiding principle and goal of the Comprehensive Plan:

Guiding Principle: *Quality Development - Maintain the community's small-town feel by ensuring quality development occurs in a cohesive manner, compatible with neighboring developments.*

Goal 4: *Require high-quality and visually attractive characteristics in both residential and nonresidential developments.*

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed zoning text amendment to date.

Attached Documents:

1. A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in blue and underlined, and the deleted sections shown in red with ~~strike~~ through.
2. A final version of the proposed text amendments.

Town Staff Recommendation:

Town Staff recommends approval of the amendments to the screening requirements for trash and recycling collection areas within the Zoning Ordinance.

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 14, 2023.

Attachment No. 1

A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in blue and underlined, and the deleted sections shown in red with ~~strike~~ through.

CHAPTER 4 DEVELOPMENT REQUIREMENTS

* * *

SECTION 5. SCREENING FENCES AND WALLS

* * *

5.2 Location of required screening.

* * *

E. Trash and recycling collection area requirements are as follows:

6. Trash and recycling collection areas shall be located to minimize visibility.
7. Trash and recycling collection areas shall not be located between a building and street unless approved by the Director of Development Services, or his/her designee.
8. Collection area enclosures shall contain permanent walls on three sides with the service opening not directly facing any public right-of-way or any residentially zoned property, unless setback a minimum of 250 feet from the right-of-way or residentially zoned property. The fourth side will incorporate a metal gate of a height equal to the height of the wall to visually screen the dumpster or compactor. The metal gate shall be closed at all times unless the container(s) are being serviced.
9. Screening enclosures shall be visually and aesthetically compatible with the overall project.
10. Trash and recycling receptacles shall be screened with a ~~six-foot~~ clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
11. Trash compactors shall be screened with ~~an eight foot~~ a clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
12. Enclosure sizes and specifications shall be determined by the ~~town's~~ Town's trash and recycling contractor.
13. A row of Nellie R. Stevens Holly, or other evergreen species as approved by the Director of Development Services, or his/her designee, that is a minimum four feet in (4') height at the time of

planting and has a mature height of a minimum six feet (6'), shall be planted in a minimum five-foot (5') wide landscaped area that borders the three permanent walls of the enclosure. If this required landscape area is located on the perimeter of the property, the perimeter landscape area may be used towards this requirement and will not need to be widened, provided that it is a minimum five feet (5') in width and can accommodate the required plantings.

14. The path used from the business door to the collection area enclosure shall remain clear of debris and food residue at all times.

Attachment No. 2

A final version of the proposed text amendments.

CHAPTER 4 DEVELOPMENT REQUIREMENTS

* * *

SECTION 5. SCREENING FENCES AND WALLS

* * *

5.2 Location of required screening.

* * *

E. Trash and recycling collection area requirements are as follows:

1. Trash and recycling collection areas shall be located to minimize visibility.
2. Trash and recycling collection areas shall not be located between a building and street unless approved by the Director of Development Services, or his/her designee.
3. Collection area enclosures shall contain permanent walls on three sides with the service opening not directly facing any public right-of-way or any residentially zoned property, unless setback a minimum of 250 feet from the right-of-way or residentially zoned property. The fourth side will incorporate a metal gate of a height equal to the height of the wall to visually screen the dumpster or compactor. The metal gate shall be closed at all times unless the container(s) are being serviced.
4. Screening enclosures shall be visually and aesthetically compatible with the overall project.
5. Trash and recycling receptacles shall be screened with a clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
6. Trash compactors shall be screened with a clay fired brick or stone wall of sufficient height to entirely screen the container(s) and of a color that is consistent with the color of the primary building.
7. Enclosure sizes and specifications shall be determined by the Town's trash and recycling contractor.
8. A row of Nellie R. Stevens Holly, or other evergreen species as approved by the Director of Development Services, or his/her designee, that is a minimum four feet in (4') height at the time of planting and has a mature height of a minimum six feet (6'), shall be planted in a minimum five-foot (5') wide landscaped area that borders the three permanent walls of the enclosure. If this

required landscape area is located on the perimeter of the property, the perimeter landscape area may be used towards this requirement and will not need to be widened, provided that it is a minimum five feet (5') in width and can accommodate the required plantings.

9. The path used from the business door to the collection area enclosure shall remain clear of debris and food residue at all times.



PLANNING

To: Planning & Zoning Commission **Item No. 7**

From: Suzanne Porter, Planning Manager

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing to consider an ordinance amending Chapter 3, Section 1.4, Subpart 38 – Automobile Sales/Leasing, Used, of the Town of Prosper Zoning Ordinance to provide additional criteria for this use. (ZONE-23-0026)

Description of Agenda Item:

The Town's Zoning Ordinance regulates what types of uses are allowed in each zoning district. Uses can be permitted by right, permitted with conditions or require a Specific Use Permit. The use "Automobile Sales/Leasing, Used" is permitted with conditions in the Commercial, Commercial Corridor, and Industrial zoning districts. The two conditions that apply to this use are as follows:

- a) A Specific Use Permit is required in the Commercial and Commercial Corridor Districts.
- b) The distance requirement from any residential zoning district as established in Section 9.11 of Chapter 4 shall apply.

In accordance with direction from the Town Council, Staff recommends an amendment to add the following criteria that will only allow a used car dealership to operate in conjunction with a new car dealership.

Used vehicle sales are only permitted as an accessory use to new vehicle sales.
(Prohibition includes car rental agencies.)

Comprehensive Plan:

Staff finds that the proposed modification is compliant with the following guiding principle and goals of the Comprehensive Plan:

Guiding Principle: Quality Development - Maintain the community's small-town feel by ensuring quality development occurs in a cohesive manner, compatible with neighboring developments.

Goal 1: *Provide a variety of desirable land uses that diversify the tax base and enable all types of people to live, work, shop, eat, and relax in Prosper.*

One of the takeaways from the Comprehensive Plan Advisory Committee exercises in preparation for creating the Comprehensive Plan was to “restrict uses like auto dealerships where little tax value is generated.”

Goal 4: *Require high-quality and visually attractive characteristics in both residential and nonresidential developments.*

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed zoning text amendment to date.

Attached Documents:

1. A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in blue and underlined.
2. A final version of the proposed text amendments.

Town Staff Recommendation:

Town Staff recommends approval of the amendments to the Automobile Sales/Leasing, Used use criteria within the Zoning Ordinance.

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 14, 2023.

Attachment No. 1

A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in blue and underlined.

CHAPTER 3 - PERMITTED USES AND DEFINITIONS

SECTION 1. - USE OF LAND AND BUILDINGS

* * *

1.4 - Conditional development standards.

* * *

38. Automobile Sales/Leasing, Used.
 - a) A Specific Use Permit is required in the Commercial and Commercial Corridor Districts.
 - b) The distance requirement from any residential zoning district as established in Section 9.11 of Chapter 4 shall apply.
 - c) Used vehicle sales are only permitted as an accessory use to new vehicle sales. (Prohibition includes car rental agencies.)

Attachment No. 2

A final version of the proposed text amendments.

CHAPTER 3 PERMITTED USES AND DEFINITIONS

SECTION 1. USE OF LAND AND BUILDINGS

* * *

1.4 Conditional development standards.

* * *

- 38. Automobile Sales/Leasing, Used.
 - a) A Specific Use Permit is required in the Commercial and Commercial Corridor Districts.
 - b) The distance requirement from any residential zoning district as established in Section 9.11 of Chapter 4 shall apply.
 - c) Used vehicle sales are only permitted as an accessory use to new vehicle sales. (Prohibition includes car rental agencies.)



PLANNING

To: Planning & Zoning Commission **Item No. 8**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street. The property is zoned Single Family-15. (ZONE-23-0027)

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	Residential	Old Town District
North	Commercial	Restaurant	Old Town District
East	Downtown Single Family	Residential	Old Town District
South	Downtown Office	Professional Office	Old Town District
West	Downtown Retail	Mixed Use	Old Town District

Requested Zoning:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Retail. The intent of the request is to construct a new commercial building with both office and retail uses. The base zoning being set as Downtown Retail allows for both office and retail uses that the applicant is seeking.

History:

The Town Council set a precedent regarding commercial rezoning requests in the Downtown at their meeting on September 26, 2023, when a rezoning request from Single Family-15 to Downtown Retail at 313 North Coleman Street (ZONE-23-0016) was denied without prejudice. The Town Council indicated that it was their desire to see that request and similar requests come before them as Planned Developments instead of straight rezonings.

Uses:

The list of allowed uses within this Planned Development are far less than what is permitted by the Downtown Retail District. In the Downtown Retail District, there are 46 uses permitted by right, 13 uses permitted with conditional standards, and 7 uses permitted with a Specific Use Permit. This Planned Development only allows for 9 uses permitted by right as shown below:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Museum/Art Gallery
- Retail Stores and Shops
- Retail/Service Incidental Use

Landscaping:

The landscaping requirements within this Planned Development will consist of 5' landscape buffers on each property line.

Architectural Standards:

The architectural standards within this Planned Development are the same as the architectural standards for the Downtown Retail District in the Town's Zoning Ordinance.

Future Land Use Plan:

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

Thoroughfare Plan:

This property has direct access to East Third Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

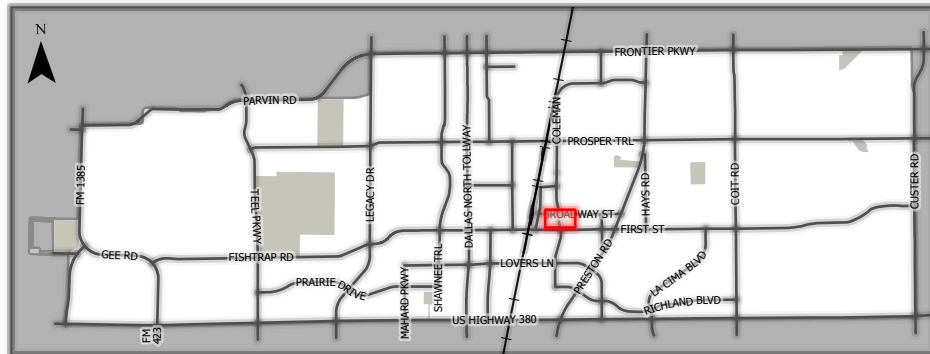
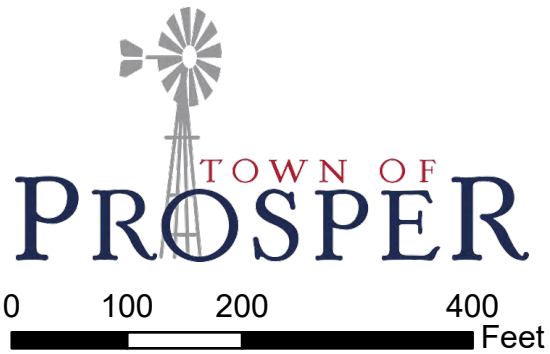
1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit

Town Staff Recommendation:

Town Staff recommends approval of the request for a Planned Development for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street. This zoning change would not be seen as out of character with the existing neighborhood due to surrounding properties having commercial zoning districts and commercial uses. The coffee shop to the north of the property and the counseling office to the south of the property illuminates that this area is suitable for both office and retail uses. Additionally, the limited number of uses allows the Town to maintain their overall vision for Coleman Street and the Downtown area.

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 14, 2023.

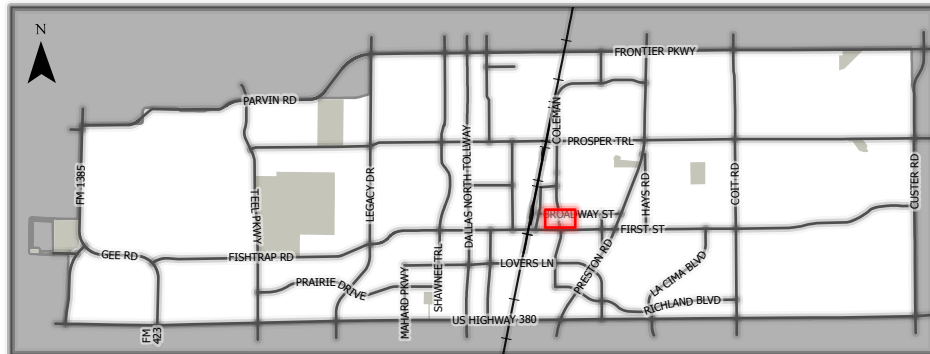
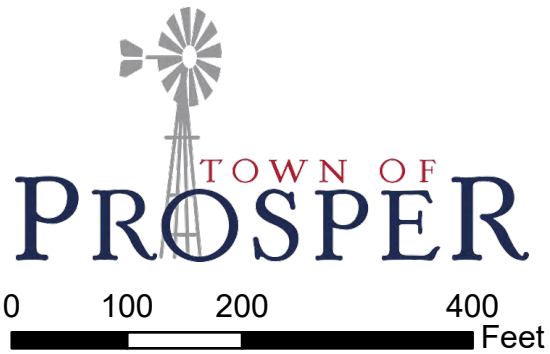
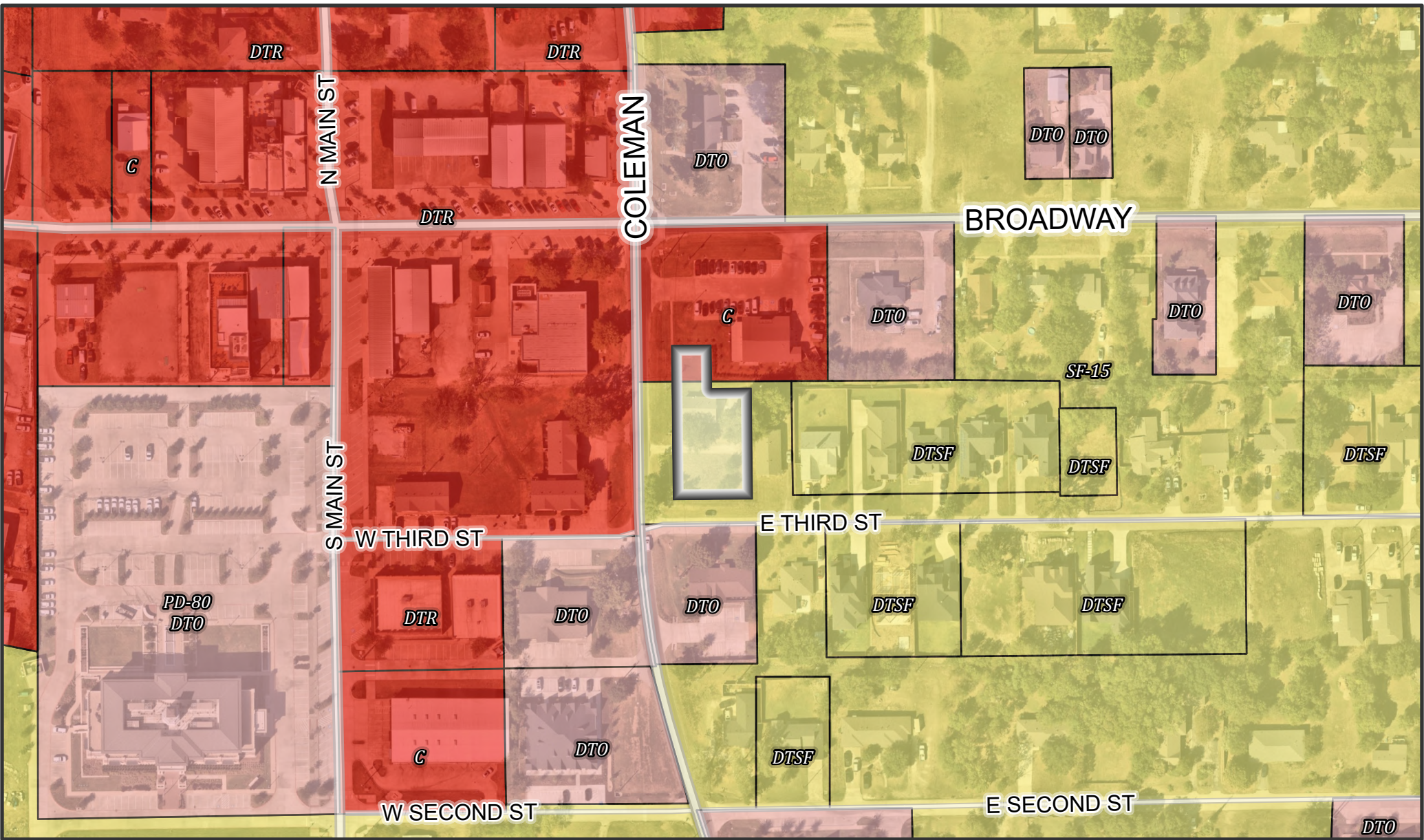


ZONE-23-0027

105 S Coleman St

Planned Development

This map for illustration purposes only



ZONE-23-0027

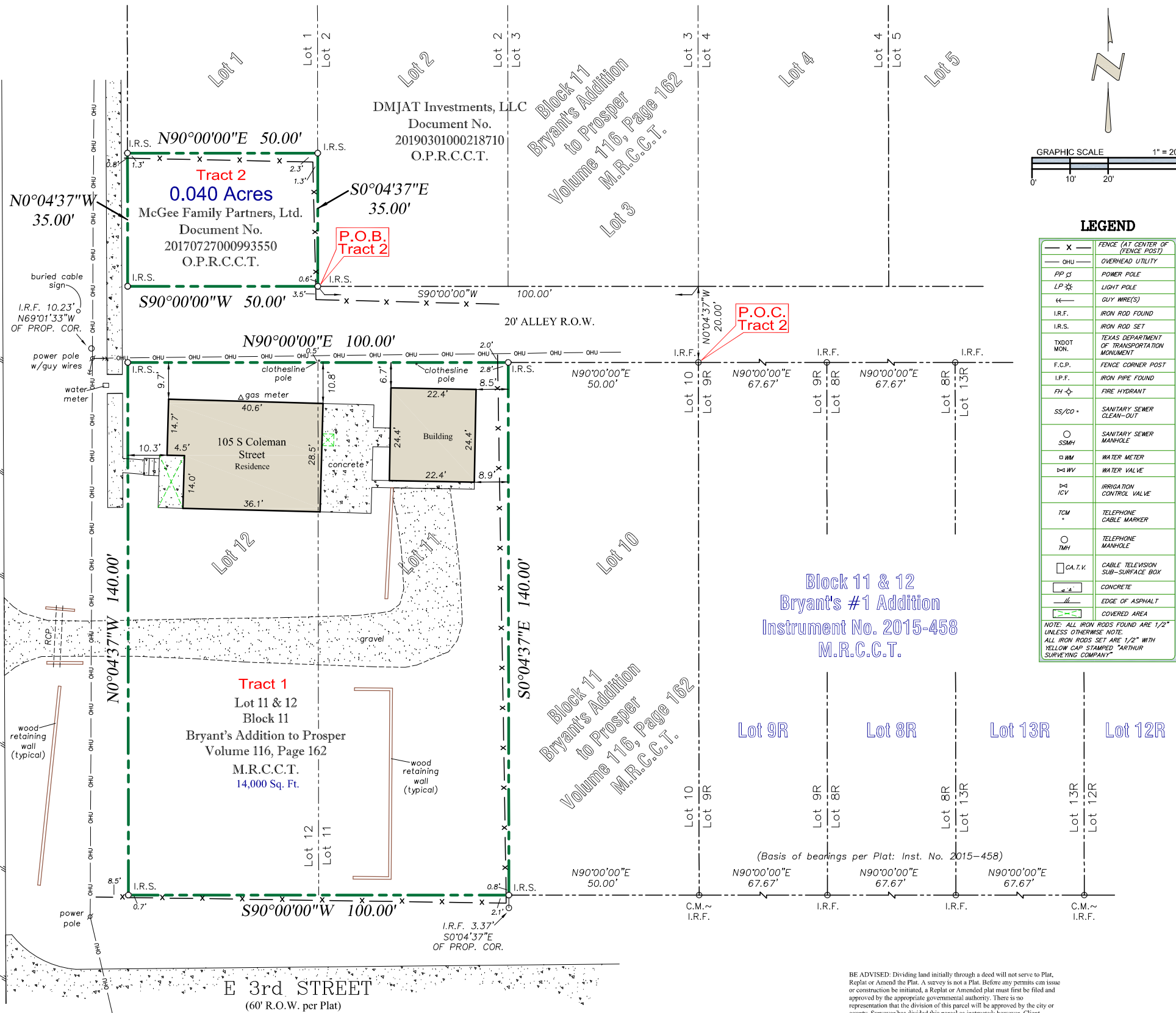
105 S Coleman St

Planned Development

This map for illustration purposes only

S COLEMAN STREET

(60' R.O.W. per Plat)



LEGEND

X	FENCE (AT CENTER OF FENCE POST)
OHU	OVERHEAD UTILITY
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE(S)
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
F.C.P.	FENCE CORNER POST
I.P.F.	IRON PIPE FOUND
FH	FIRE HYDRANT
SS/CO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
TCM	TELEPHONE CABLE MARKER
TMH	TELEPHONE MANHOLE
CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
CONCRETE	CONCRETE
EDGE OF ASPHALT	EDGE OF ASPHALT
COVERED AREA	COVERED AREA

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE.
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

LEGAL DESCRIPTION FOR TRACT 1:

BEING Lot 11 and 12, in Block 11, of Bryant's Addition to Prosper an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas.

LEGAL DESCRIPTION FOR TRACT 2:

BEING a 0.040 acre tract of lands situated in the Town of Prosper, Collin County, Texas, and being a portion of Lot 1, Block 11, of Bryant's Addition to Prosper, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas (M.R.C.C.T.), and being that same tract of land described by deed to McGee Family Partners, Ltd., as recorded in Document No. 20170727000993550, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2 inch iron rod found for the northeast corner of Lot 10 of said Block 11, same being the northwest corner of Lot 9R, Block 11 & 12 of Bryant's #1 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Instrument No. 2015-458, M.R.C.C.T., same being in the south line of a 20 foot wide alley right-of-way, same from which a 1/2 inch iron rod found for the northeast corner of said Lot 9R bears North 90 degrees 00 minutes 00 seconds East, a distance of 67.67 feet;

THENCE North 00 degrees 04 minutes 37 seconds West, traversing over and across said 20 foot wide alley, a distance of 20.00 feet to a point for the common south corner of Lots 3 and 4 of said Block 11;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley and with the south lines of said Lot 3 and of Lot 2 of said Block 11, a distance of 100.00 feet to a 1/2 inch capped iron rod stamped "ARTHUR SURVEYING COMPANY" set (I.R.S.) for the southeast corner and POINT OF BEGINNING of the herein described tract, same being the southeast corner of said Lot 1;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said 20 foot wide alley, a distance of 50.00 feet to an I.R.S. for corner, same being in the east line of S Coleman Street (a 60 foot wide right-of-way);

THENCE North 00 degrees 04 minutes 37 seconds West, with the east line of said S Coleman Street, a distance of 35.00 feet to an I.R.S. for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, traversing over and across said Lot 1, a distance of 50.00 feet to an I.R.S. for corner, same being in the west line of said Lot 2;

THENCE South 00 degrees 04 minutes 37 seconds East, with the west line of said Lot 2, a distance of 35.00 feet to the POINT OF BEGINNING and containing a total of 0.040 acres of land, more or less, and being subject to any and all easements that may affect.

BOUNDARY SURVEY

Lots 11 & 12 and a
0.040 Acre Portion of Lot 1, Block 11
Bryant's Addition to Prosper
Town of Prosper, Collin County, Texas

PC/TECH: RB/SWIM DATE: 02-24-20 SCALE: 1"= 20' ASC NO.: 2002.4771



(mailing address)
105 S Coleman Street
Prosper, Texas



The undersigned have/has received and reviewed a copy of this survey.

X
X
X
Date:

NATIONAL TITLE
3360 Long Prairie Road, Suite 200
Flower Mound, Texas
Ph.: 972.221.3521

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to National Title (G.F.# 662000103), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480141 0235 J, present effective date of map, June 2, 2009, herein property situated within Zone "X".

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

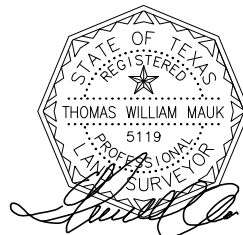


EXHIBIT "B"

PROSPER RE HOLDINGS LLC

Statement of Intent and Purpose

May 2, 2023

To Whom It May Concern,

This letter is to state our intent in regard to 105 S Coleman, Prosper, Texas 75078. Prosper RE Holdings LLC is the owner of the property and this partnership is managed by Michael Bryant and Curtis Klieger. Michael Bryant is the managing partner of Blumka Bryant CPAs LLC and Curtis Klieger is the managing partner of Stonewater Financial Services.

Our intent is to build a commercial building at 105 S Coleman that will house both of our firms. Additionally, we would like to offer rental space for tenants seeking either retail or office space. Our firms will occupy the second floor and the tenants will occupy the first floor. We want to work with the city to determine whether the rental space is best used for office or retail tenants. Being an entry point to Downtown Prosper, we want to build a structure that reflects the exciting development taking place already.

Thanks in advance, we are looking forward to meeting and working with everyone beautifying our home and making it a destination for future residents and businesses.

Sincerely,

Michael Bryant

407-982-0700

michael@blumkabryant.com

2929 N CENTRAL EXPRESSWAY SUITE 270, RICHARDSON, TX 75080

972-437-1918 MICHAEL@BLUMKABRYANT.COM

Exhibit "C"
Development Standards

This tract shall develop under the regulation of the Downtown Retail (DTR) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Museum/Art Gallery
- Retail Stores and Shops
- Retail/Service Incidental Use

2.0 Landscaping

2.1 The landscaping requirements within this Planned Development District are as follows:

- 5' Landscaping Buffer around the northern, eastern, southern, and western property lines.




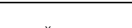







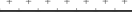
3.0 Architectural Standards

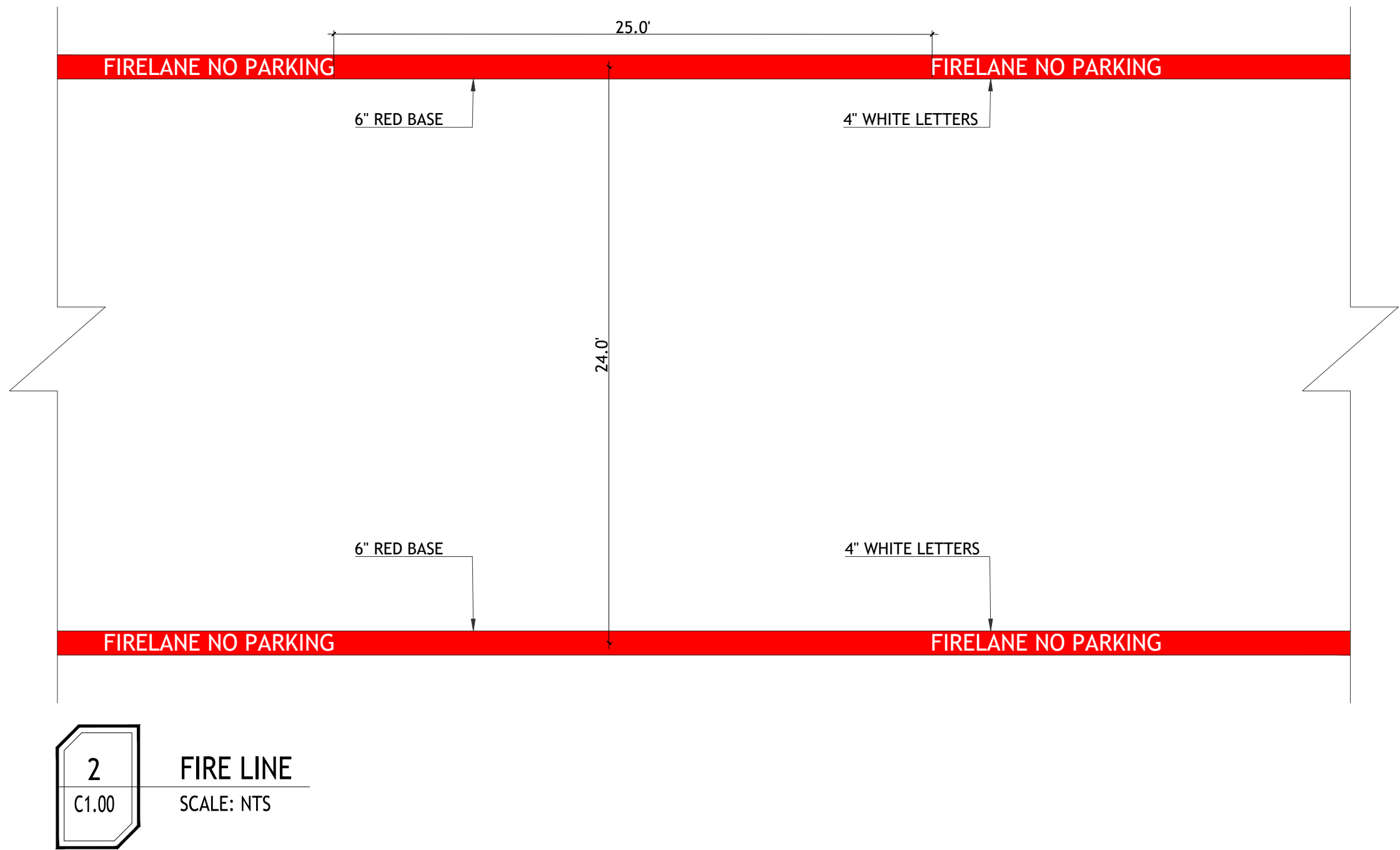
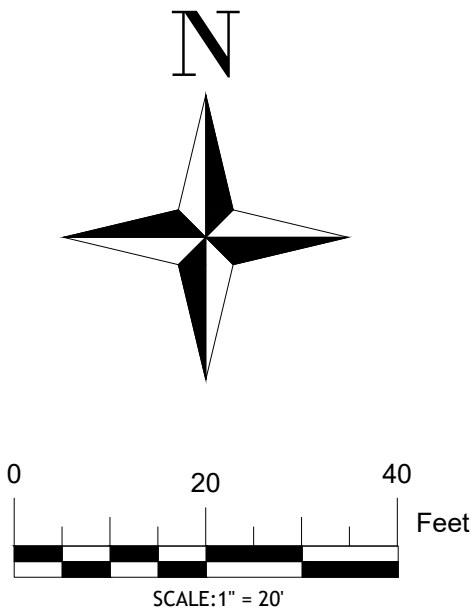
3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.
- The primary building material shall be clay fired brick. Natural stones and other masonry materials are encouraged for architectural details and accents.
- Awnings and canopies shall be architectural materials that complement the building such as metal flashing, wood trim, or fabric. Vinyl shall not be permitted.
- Choice of color for the primary façade, various architectural elements, or details shall be compatible with the overall visual qualities existing within the original downtown portion of the town.



PARKING NOTE : 25% REDUCTION PARKING

LEGEND.	
R.O.W.	RIGHT OF WAY
I.R.F	IRON ROD FOUND
I.R.S	IRON ROD SET
	PROPERTY LINE
	PROPOSED HANDICAP
OHP	OVERHEAD UTILITY LINES
	FENCE
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVING
	PROPOSED SIDEWALK
	FIRE LANE
	PROPOSED 25X25' VISIBILITY TRIANGLE
	TREE ISLAND PROPOSED
	PROPOSED SHRUBS
	PROPOSED LANDSCAPE AREA
	PROPOSED 8' CEDAR FENCE



REV. NO.		REV. DATE	DESCRIPTION		APPROVED
 <p>JD RIVERO HOUSTON 2 LLC We enrich your life Bluesprint-Permit-Constructors 3302 CANAL ST 21, HOUSTON, TX 77003 TEL: (713) 462-0683 www.jdrivero.com</p>			<p>JD RIVERO ENGINEERING LLC F-22854</p> 		
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.			
----	----	----			
NAME SHEET					
EXISTING & PROPOSED SITE PLAN					
NAME PROJECT					
SITE DEVELOPMENT ON COLEMAN STREET					
PROJECT ADDRESS					
105 S COLEMAN ST. PROSPER TX 75078					
SUSTAINABLE DEVELOPMENT & CONSTRUCTION					
CITY/COUNTY & STATE OF PROJECT					
CITY OF PROSPER, TX.					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
L.D.J.	J.D.R DALLAS	09/22/2023	----	----	C1.00



PLANNING

To: Planning & Zoning Commission **Item No. 9**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street. The property is zoned Single Family-15. (ZONE-23-0028)

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	Residential	Old Town District
North	Downtown Office and Specific Use Permit-3	House of Worship	Old Town District
East	Single Family-15	Residential	Old Town District
South	Downtown Office	Recreation Center	Old Town District
West	Planned Development-100	Assisted Living Facility	Old Town District

Requested Zoning:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Office. The intent of the request is to renovate an existing home into a professional office. The base zoning being set as Downtown Office allows the office uses that the applicant is seeking.

History:

The Town Council set a precedent regarding commercial rezoning requests in the Downtown at their meeting on September 26, 2023, when a rezoning request from Single Family-15 to Downtown Retail at 313 North Coleman Street (ZONE-23-0016) was denied without prejudice. The Town Council indicated that it was their desire to see that request and similar requests come before them as Planned Developments instead of straight rezonings.

Uses:

The list of allowed uses within this Planned Development are far less than what is permitted by the Downtown Office District. In the Downtown Office District, there are 32 uses permitted by right, 5 uses permitted with conditional standards, and 5 uses permitted with a Specific Use Permit. This Planned Development only allows for 3 uses permitted by right as shown below:

- Administrative/Medical and Professional Office
- Business Service
- Insurance Office

Landscaping:

The landscaping requirements within this Planned Development will consist of 5' landscape buffers on each property line.

Architectural Standards:

The architectural standards within this Planned Development are the same as the architectural standards for the Downtown Office District in the Town's Zoning Ordinance.

Future Land Use Plan:

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

Thoroughfare Plan:

This property has direct access to East Second Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

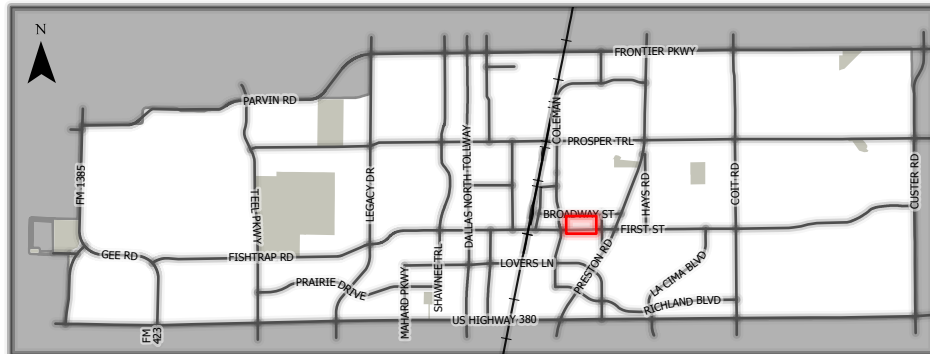
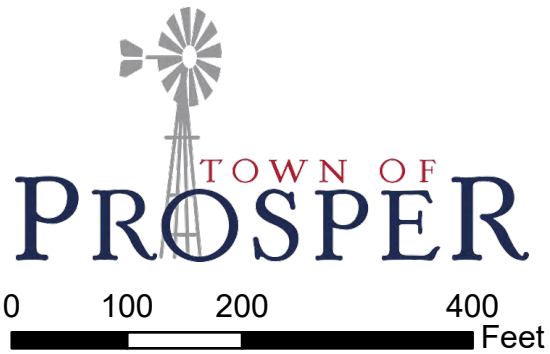
1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit
6. Elevations
7. Landscape Plan

Town Staff Recommendation:

Town staff recommends approval of the request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street. This zoning change would not be seen as out of character with the existing neighborhood due to surrounding properties having similar zoning. The assisted living facility to the west of the property is in a Planned Development with a base zoning of Downtown Office. Additionally, the limited number of uses allows the Town to maintain their overall vision for the Downtown area.

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 14, 2023.

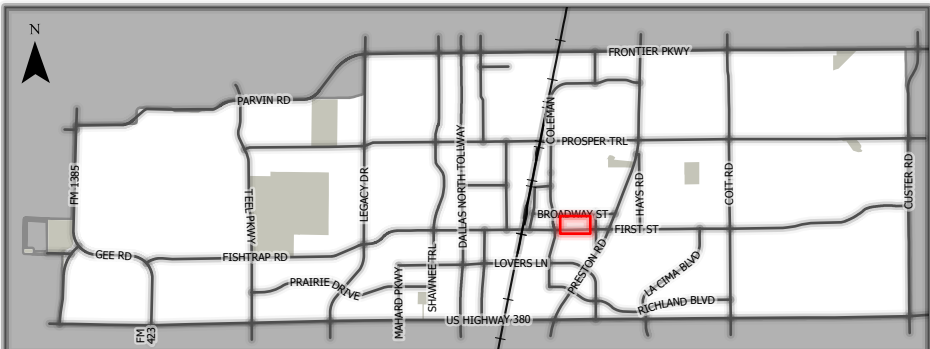
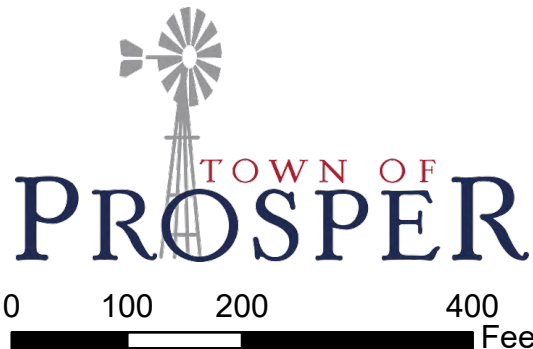
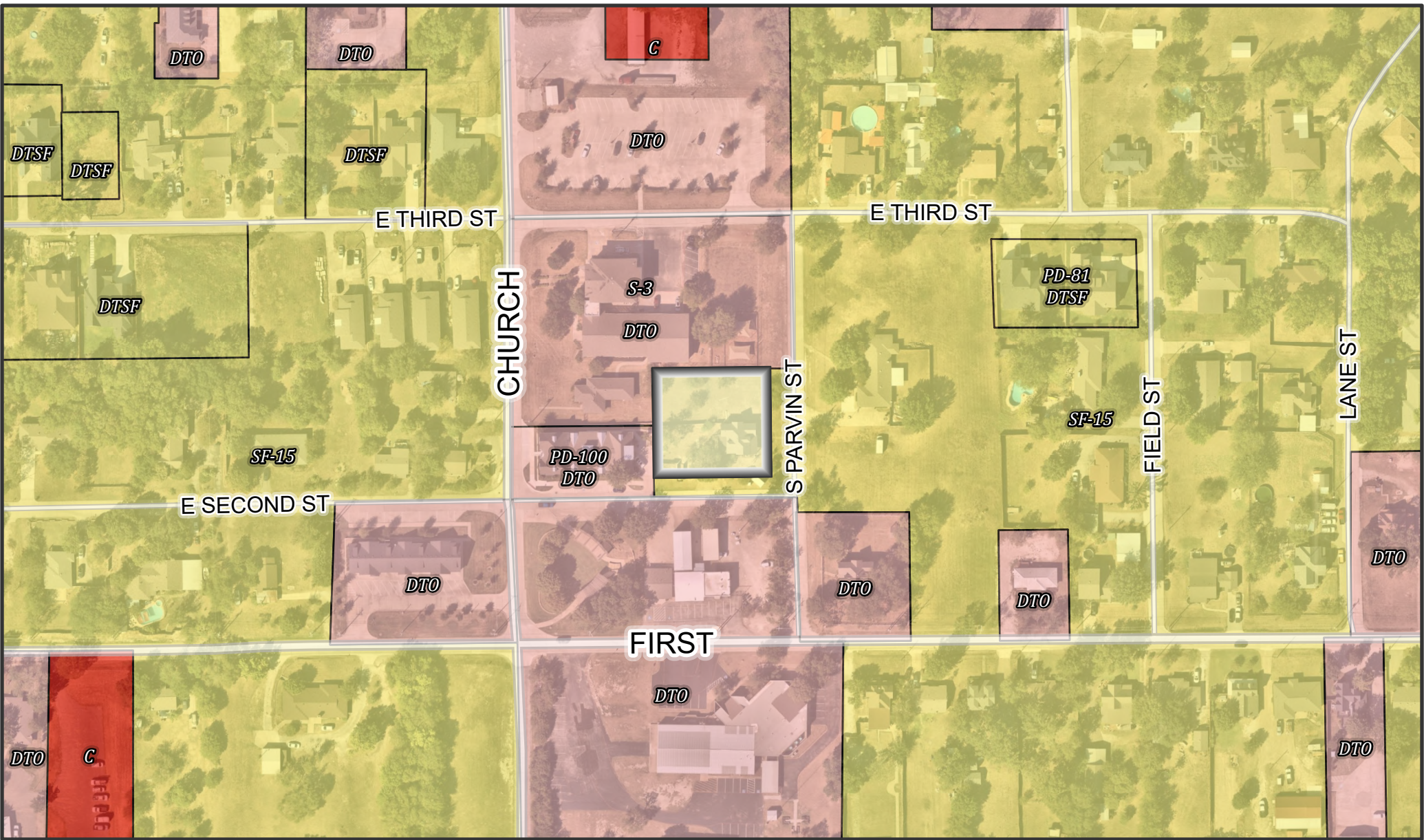


ZONE-23-0028

202 S Parvin

Planned Development

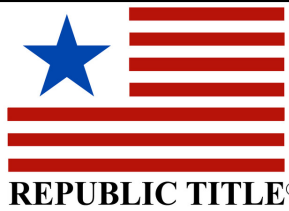
This map for illustration purposes only



ZONE-23-0028

202 S Parvin

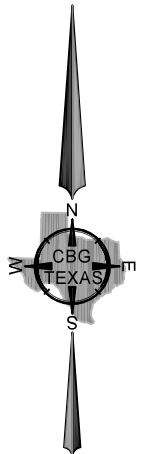
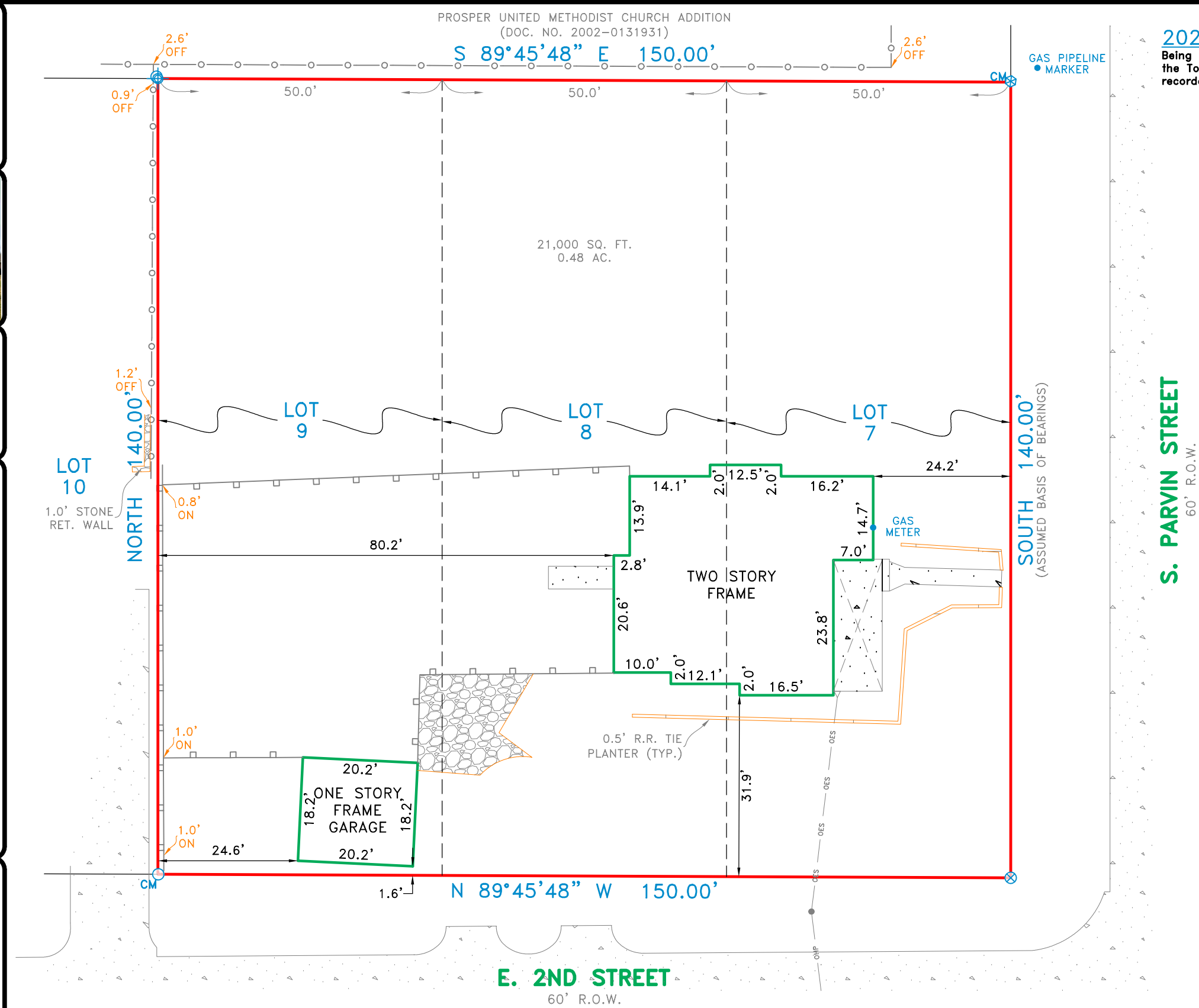
Planned Development



LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊗ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— — IRON FENCE
■ COLUMN	—X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — EDGE OF ASPHALT
—OHP— OVERHEAD ELECTRIC POWER	— — EDGE OF GRAVEL
—OES— OVERHEAD ELECTRIC SERVICE	— — STONE
— — CHAIN LINK	— — CONCRETE
— — WOOD FENCE 0.5' WIDE TYPICAL	— — COVERED AREA
— — DOUBLE SIDED WOOD FENCE	— — BRICK
— — TILE	— — WOOD DECK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 116, PG. 162



202 S. Parvin Street

Being Lots 7, 8 and 9, Block 22, of BRYANTS ADDITION, an Addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 116, Page 162, Deed Records, Collin County, Texas.

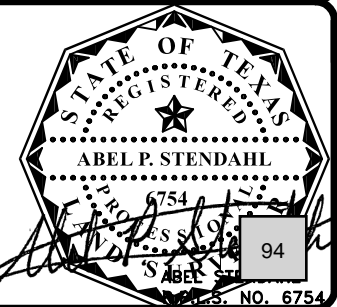
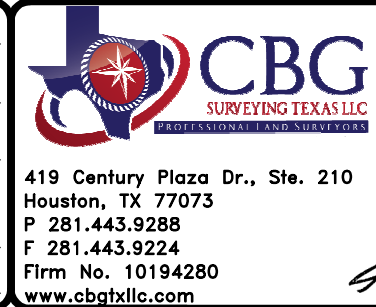
NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0235J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser
Purchaser

Drawn By: EGR
Scale: 1" = 20'
Date: 01/30/2023
GF NO.: 1005-376810-RTT
Job No. 2301207



Letter of Intent

9/1/23

202 S. Parvin Prosper, TX 75078

Owners: Kevin & Jennifer Pittman

Current Zoning: Residential/Future DTO

Proposed Zoning: DTO (Downtown Office)

Description of project:

Owners purchased the historic Bounds/Webb home and intend to restore and repair it for Office use. Kevin Pittman will use the office as the primary location for Ameriprise Financial Planning Business. Keeping the aesthetic and historical components of the project is part of the focus. No square footage will be added or removed.

Property description:

Home was built circa 1912 by Dr. Robert Bounds.

Lot is adjacent to Coptic Christian Church property and Lake Point Assisted Living.

Lot is 21,000 sq ft or .48 acres. Owners are in the process of replating with the intent to sell North parcel.

We are requesting parallel on-street parking to include ADA space.

Business will only access and utilize the 1st floor consisting of 1326 sq ft. The second floor will be restricted to storage/attic only and not accessible. They would like to keep and rope off the historic staircase original to the home for aesthetics only.

Submitted by:

Kevin & Jennifer Pittman

Bob Jameson (Project Representative/General Contractor McKinley Creek Homes)

Exhibit "C"
Development Standards

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Business Service
- Insurance Office

2.0 Landscaping

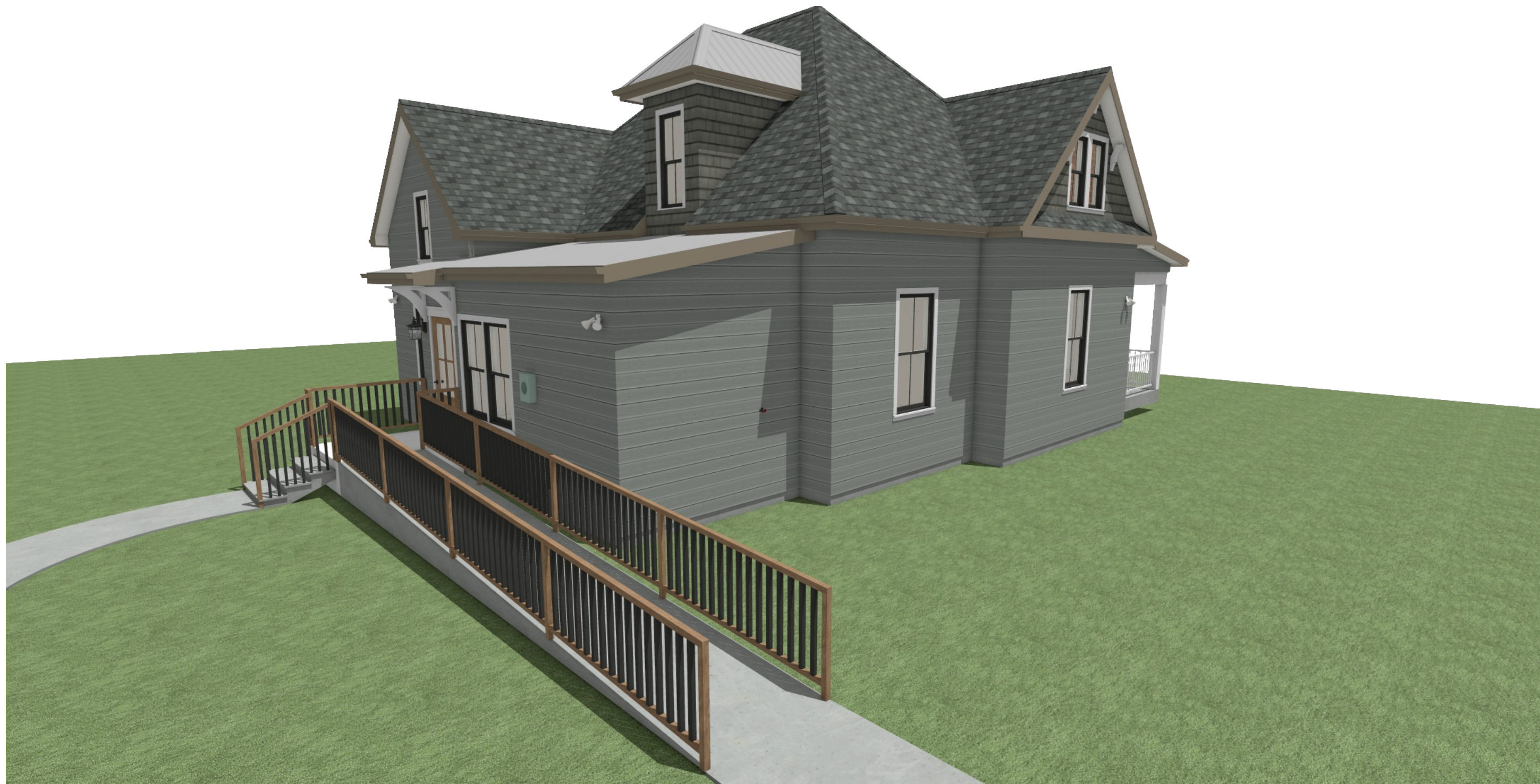
2.1 The landscaping requirements within this Planned Development District are as follows:

- 5' Landscaping Buffer around the northern, eastern, southern, and western property lines.

3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.
- Structures shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. The recommended architectural styles are Folk Traditional, Craftsman, and Victorian.



FRONT-LEFT



BACK-LEFT

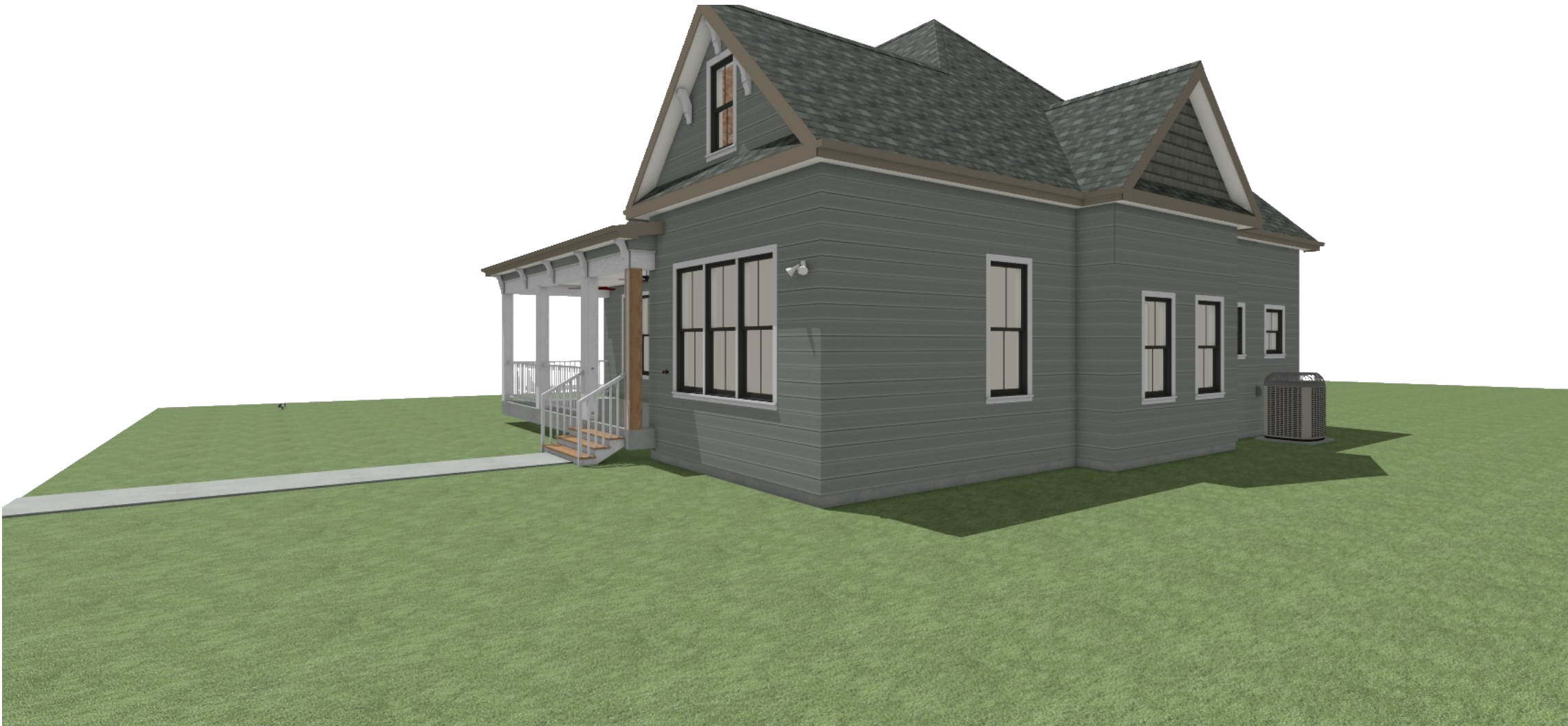
APPLICABLE CODES:
BUILDING CODE: 2021 INTL BUILDING CODE (IBC)
FIRE CODE: 2021 INTL FIRE CODE
ENERGY CODE: 2021 INTL ENERGY CONSERVATION CODE
PLUMBING CODE: 2021 INTL PLUMBING CODE
MECHANICAL CODE: 2021 INTL MECHANICAL CODE
ELECTRIC CODE: 2021 NATIONAL ELECTRIC CODE
ALL CODES WITH LOCAL AMENDMENTS

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.
BUILDING PERFORMANCE:
HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table	
Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	SCHEDULES & STYLE
4	SITE PLAN
5	PLUMBING
6	ROOF PLAN
7	FRAMING PLAN - 1F
8	ELECTRICAL PLAN & FIRE EGRESS
9	CABINET PLAN/ADA



FRONT-RIGHT



BACK-RIGHT

TOTAL 1F CONDITIONED AREA:	1326 SF
FRONT PORCH:	197 SF
BACK PORCH:	36 SF
TOTAL 1F UNDER ROOF:	1734 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	1/12/2021	AJH	INITIAL PLAN DEVELOPMENT
REV 02	3/14/2023	AJH	BID PLAN RELEASE
REV 04	1/21/2023	AJH	VARIOUS UPDATES
REV 05	8/4/2023	AJH	UPDATED PARKING, BUILDING INFO.
REV 06	10/2/2023	AJH	REVISED PARKING/WALKWAYS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (.DWG, .DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.
MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

REV 05

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT
OVERVIEW

PITTMAN FINANCIAL
PLANNING
202 S. PARVIN ST
PROSPER, TX



DATE:

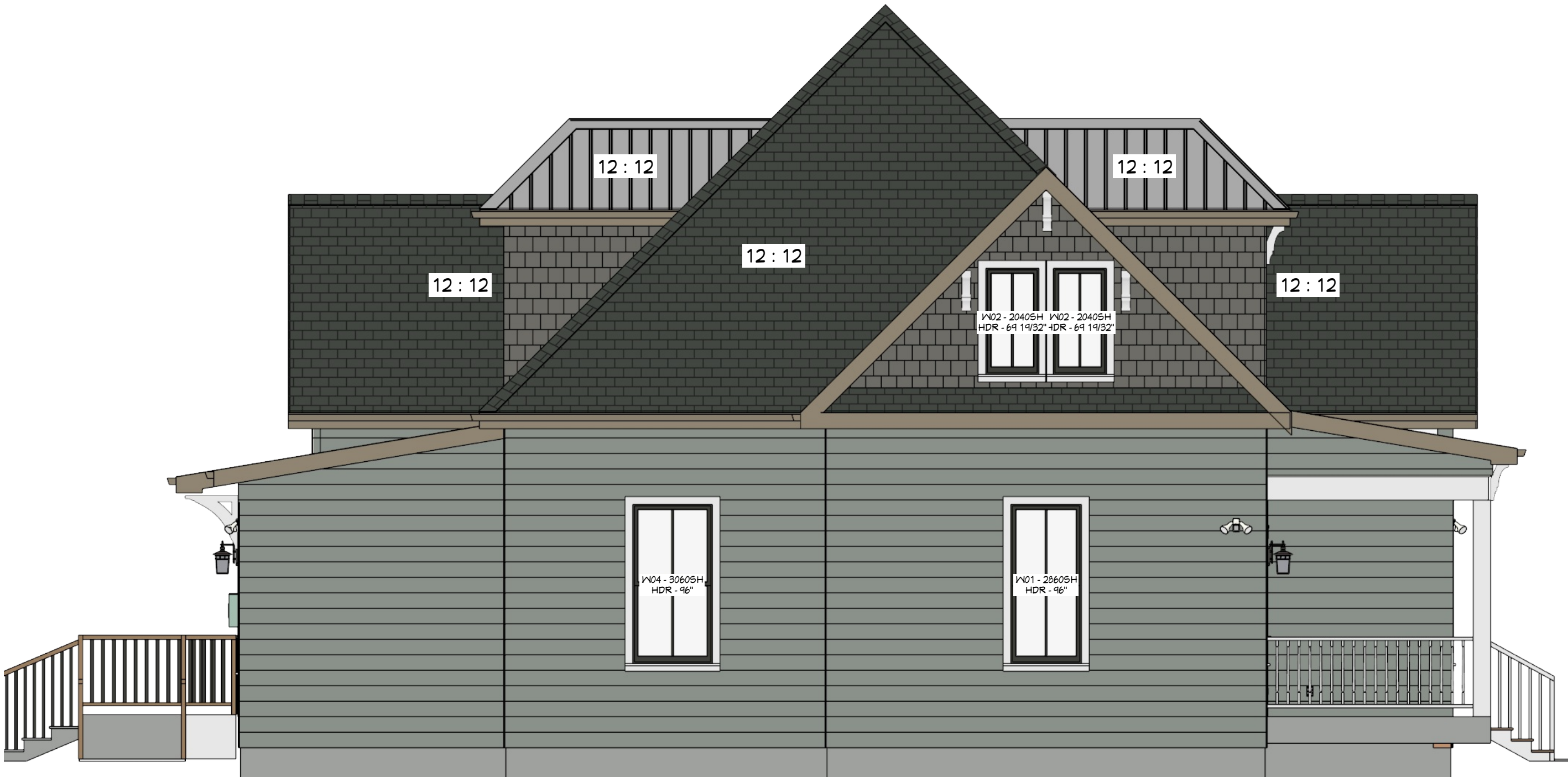
10/2/2023

SCALE:

1/4"=1'

SHEET:

1



Exterior Elevation Front



Exterior Elevation Right



Exterior Elevation Back








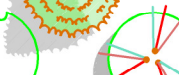


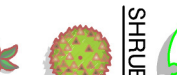






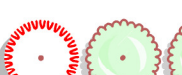











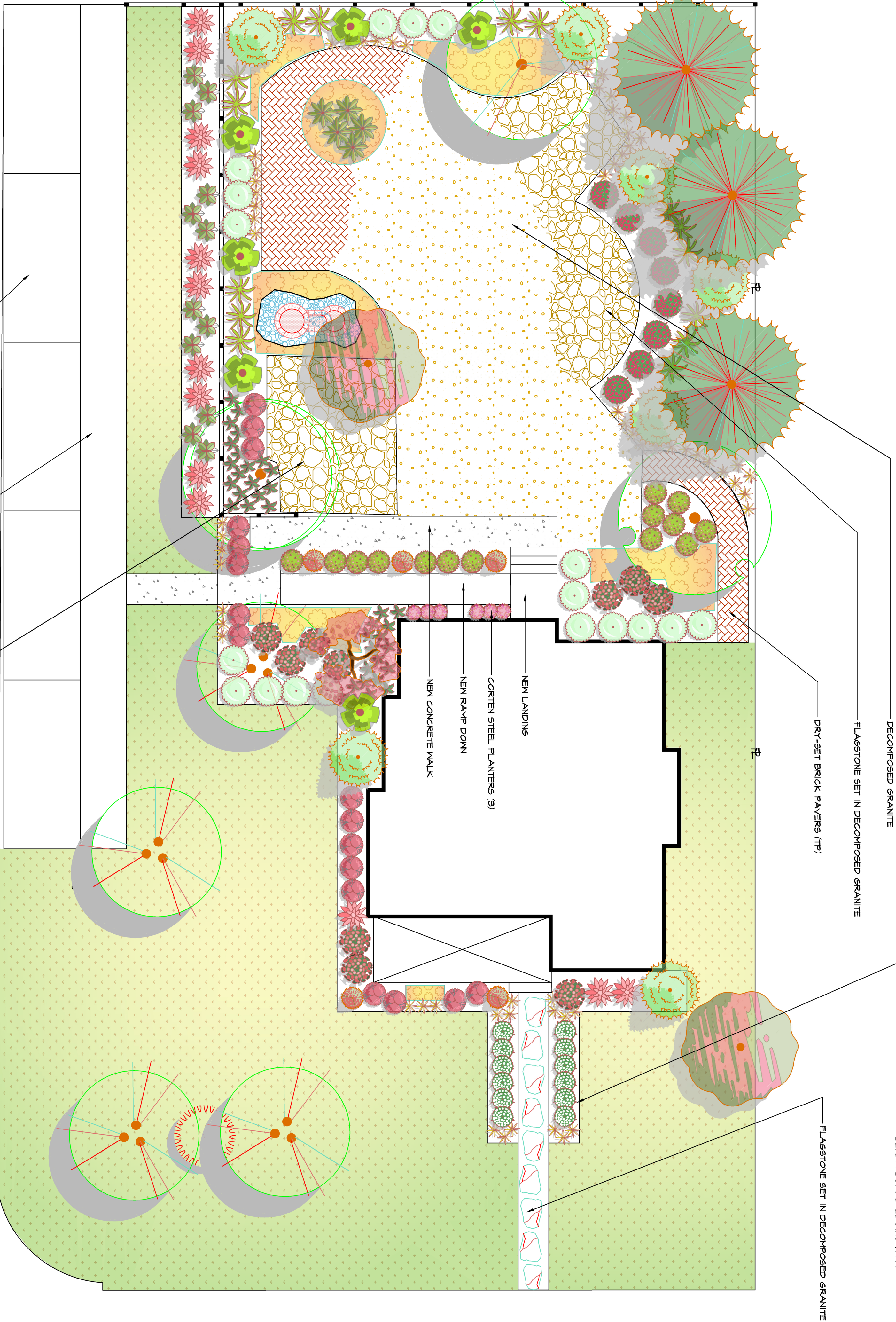
Exterior Elevation Left

EXTERIOR MATERIALS:	
SOFFIT:	HARDI PLANK TRIM AND SOFFIT
SIDING:	HARDI 5.25" LAP SIDING
ACCENT SIDING	HARDI SINGLE, STAGGERED
ROOF:	COMPOSITE SHINGLES (GRAY)
ROOF/AWNINGS:	CFS PANEL (GALVALUME)
PORCH POSTS:	8" WOOD, PAINTED
CORNER BOARD TRIM:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	

General Notes

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acer rubrum	Red Maple	Transplanted	1
	Celtis berygata	Sugar Hackberry	Existing	1
	Cercis canadensis	Eastern Redbud	Existing	2
	Fraxinus americana	White Ash	Existing	1
	Juniperus virginiana	Eastern Redcedar	30 gal	3
	Juniperus virginiana Taylor	Taylor Eastern Redcedar	30 gal	5
	Lagerstroemia indica	Crape Myrtle	Existing	4
	Magnolia grandiflora Little Galm	Little Galm Dwarf Southern Magnolia	30 gal	7
	Quercus shumardi	Shumard Oak	Existing	1
SHRUBS				
	BOTANICAL NAME Abelia x 'Rose Creek'	COMMON NAME Rose Creek Abelia	SIZE 3 gal	QTY 14
	Aspidistra editor	Cacti tree Plant	1 gal	37
	Berberis thunbergii 'Pyramy' Pyramy Ruby™ Japanese Berry	Texas Shrub	3 gal	17
	Dasylium texanum	Texas Shrub	Existing	5
	Hesperaloe parviflora	Red Yucca	5 gal	13
	Leucophyllum frutescens	Texas Sage	5 gal	13
	Leucophyllum frutescens	Texas Sage	Transplanted	5
	Lonicera fragrantissima	Winter Horeysuckle	Existing	1
	Malvaceae atropens	Giant Turks Cap	5 gal	10
	Miscanthus sinensis 'Oraculus'	Etilalia Grass	5 gal	15
	Opuntia calanqua Eilsiana	Spineless Prickly Pear	5 gal	12
	Rosa x 'Maeftree'	Coral Pink® Groundcover Rose	2 gal	12
	Rosa x 'Maeftree'	Knock Out® Shrub Rose	Transplanted	8
	Salvia greggii	Autumn Sage	3 gal	6
	Stipa tenuissima	Mexican Feather Grass	1 gal	63
	Viburnum watschii 'Chindo'	Chick Sweet Viburnum	7 gal	6
SHRUB AREAS				
	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Parental color mix		1 gal	127
GROUND COVERS				
	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Cynodon dactylon	Bermudagrass	sod	5,898 #



General Notes

- BENDA-BOARD EDGING (TYP)

DRY-SET BRICK PAVERS (TP)

-FLAGSTONE SET IN DECOMPOSED GRANITE

- DECOMPOSED GRANITE

FLAGSTONE SET IN DECOMPOSED GRANITE

CHINESE

CORTEN STEEL PLANTERS

-NEW RAMP DOWN


— NEW CONCRETE WALK

-EXISTING FLAGSTONE

NEW CONCRETE WALK

NEW PARKING

DAVIS DESIGNS
LANDSCAPE DESIGN &
CONSULTATION



3663 E. 1st ST.
PROSPER, TEXAS 75078
940-761-8765

Project Name and Address
PITTMAN OFFICE
202 PARVIN
PROSPER, TX 75078

Project LANDSCAPE PLAN

Project	Sheet
---------	-------

10/3/2023

1/8"=1'-00"

1/8"=1'-00"