



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 16, 2024
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 January 2, 2024, Planning & Zoning Commission meeting.

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 and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)
5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
6. Adjourn.

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, January 12, 2024, 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 January 2, 2024, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Josh Carson, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the December 19, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0134)
- 3c. Consider and act upon a request for a Final Plat for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0142)
- 3d. Consider and act upon a request for a Façade Plan for Westside Addition, Block A, Lot 10R, on 2.4± acres, located north of US 380 and east of FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0143)

Motion by Commissioner Carson to approve the Consent Agenda. Seconded by Commissioner Blanscet. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28,

located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

Mr. Hill requested tabling this item and continuing the public hearing to the January 16, 2024, Planning & Zoning Commission Meeting.

Commissioner Carson made a motion to table Item 4 and continue the Public Hearing to the January 16, 2024, meeting. Seconded by Vice-Chair Jackson. Motion carried unanimously.

5. 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-23-0036)

Chair Daniel asked Town Staff about reply forms received from homeowners, the distance that the cell tower was relocated from the original location, and effects from the cell tower being close to the power lines.

Mrs. Porter answered that Town Staff did not receive any reply forms from homeowners prior to this meeting and does not know the exact distance between the old location and new location of the cell tower.

Chair Daniel opened the public hearing.

Bill Bauman (applicant) introduced himself and answered that the relocation distance was 450 feet and they have completed research to ensure there are no negative impacts from the cell tower being close to the power lines.

Satyaprakash Bommaraju (homeowner) expressed opposition for this item.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 5. Seconded by Commissioner Blanscet. Motion passed unanimously.

6. Conduct a Public Hearing to consider and act upon amending Chapter 3, Section 1.4 – Conditional Development Standards of the Town of Prosper Zoning Ordinance to modify requirements related to gas pumps. (ZONE-23-0039)

Commissioners asked Town Staff about the benefit of changing the distance requirement of gas pumps to an intersection to permitted by right instead of on a case-by-case basis through a Planned Development, the impact to convenience stores with gas pumps, the definition of a Big Box, the minimum area being set for a grocery store, and whether Town Staff has fully reviewed the current ordinance to see if there are any other changes that should be made.

Mrs. Porter answered that this amendment would allow grocery stores with gas pumps to move the gas pumps from the intersection to alleviate traffic congestion. A convenience store with gas pumps that is a stand-alone use, not affiliated with a grocery store or Big Box, can situate itself better at intersections than a grocery store or Big Box with gas pumps. A Big Box is defined as a 80,000 square foot building where they may have other tenants and grocery stores is defined as a retail store. Staff wanted to ensure that grocery stores of a certain size are the only ones that are impacted by the ordinance change.

Mr. Hoover commented that Town Staff is unsure of the history that established a 200-foot distance requirement from the corner of an intersection. Staff proposes to amend the ordinance due to grocery stores changing in size and services provided over time. The ordinance did not anticipate the growth of the Big Box and grocery stores and does not address the growing traffic congestion at intersections.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Carson made a motion to approve Item 6. Seconded by Vice Chair Jackson. Motion passed unanimously.

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

8. Adjourn.

The meeting was adjourned at 6:38 p.m.

Dakari Hill, Senior Planner

Brandon Daniel, Chair



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – January 16, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

This item was tabled and the public hearing was continued on December 19, 2023 and January 2, 2024.

Description of Agenda Item:

The purpose of this request is to rezone the property from Agricultural and Commercial to a Planned Development with a base zoning of Commercial. The intent of the request is to construct a new public storage facility that allows for automobile storage, outdoor storage, and recreational vehicle/truck parking. Additionally, the request would allow for two multi-tenant buildings with both restaurant and retail uses.

Compatibility:

This zoning change would be seen as out of character with the existing neighborhood due to incompatibility with the surrounding residential areas. The current zoning and the Future Land Use Plan indicate that commercial uses are appropriate in this area; however, staff does not believe that a Mini-Warehouse/Public Storage use is an appropriate commercial use at this location. Staff does not view this use as complimentary to the residential areas to the east and the west of the property.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural & Commercial	Residential	Retail & Neighborhood Services
North	Commercial	Residential (Being Converted to Office)	Retail & Neighborhood Services
East	Planned Development-24	Residential	Medium Density Residential
South	Retail	Vacant	Retail & Neighborhood Services
West	Planned Development-12	Residential	High Density Residential

Uses:

The list of allowed uses within this Planned Development would include uses permitted within the Commercial District and these four additional uses:

- Automobile Storage
- Mini-Warehouse/Public Storage
- Outdoor Storage, Incidental
- Recreational Vehicle/Truck Parking Lot or Garage

These four additional uses all require a Specific Use Permit in the Commercial District. However, they would be allowed by right if this Planned Development were approved.

Additionally, the Town has used Planned Development districts to narrow the types of uses normally associated with the specific base zoning district. For instance, in Commercial zoning districts, the Town typically removes uses such as credit access businesses, body art facilities, package liquor stores, etc.

Parking:

The parking requirements within this Planned Development would be consistent with the Town’s Zoning Ordinance except for the Mini-Warehouse/Public Storage use. The Zoning Ordinance requires 4 parking spaces per complex and 1 additional space per 300 square feet of rental office space. This Planned Development would require 15 parking spaces per complex and no additional spaces for rental office space. The parking requirements within this Planned Development are shown below:

- Restaurant – 1 Space per 100 Square Feet
 - 5,300 Square Feet (53 Spaces Required)
- Retail – 1 Space per 250 Square Feet
 - 17,200 Square Feet (69 Spaces Required)

- Mini-Warehouse/Public Storage – 15 Spaces per Complex
 - 1 Complex (15 Spaces Required)

A total of 160 spaces are being proposed for this development. Per the development standards within this Planned Development, the required parking for this site would be 137 spaces.

Landscaping:

The landscaping standards within this Planned Development in comparison to the Town’s Zoning Ordinance are shown below.

	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	<p>Buffer: 5’ Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>	<p>Buffer: 5’ Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
Eastern Boundary (North Coleman Street)	<p>Buffer: 25’ Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>	<p>Buffer: 25’ Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>
Southern Boundary (West Prosper Trail)	<p>Buffer: 25’ Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>	<p>Buffer: 25’ Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>
Western Boundary (NSF Railroad)	<p>Buffer: 5’ Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>	<p>Buffer: 5’ Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>

Screening:

The screening standards within this Planned Development are shown below.

Northern Boundary (Adjacent to Commercial):

- Public Storage Facility – 6’ Wrought Iron Fence

Eastern Boundary (North Coleman Street):

- Public Storage Facility – 6’ Masonry Wall
- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping

Southern Boundary (West Prosper Trail):

- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping

Western Boundary (Northern Santa Fe Railroad):

- Multi-Tenant Restaurant & Retail Buildings – Only Landscaping
- Public Storage Facility – 6’ Wrought Iron Fence

Additionally, a 6’ masonry wall is being proposed at the front of the public storage facility that separates it from the multi-tenant restaurant and retail buildings.

Architectural Standards:

The architectural standards within this Planned Development require all buildings to be at a minimum 80% percent masonry, excluding glazing and door areas.

Future Land Use Plan:

The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed zoning request does not conform to the Future Land Use Plan.

Thoroughfare Plan:

This property has direct access to North Coleman Street and West Prosper Trail.

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 received two reply forms and one phone call in opposition to the proposed zoning request to date.

Attached Documents:

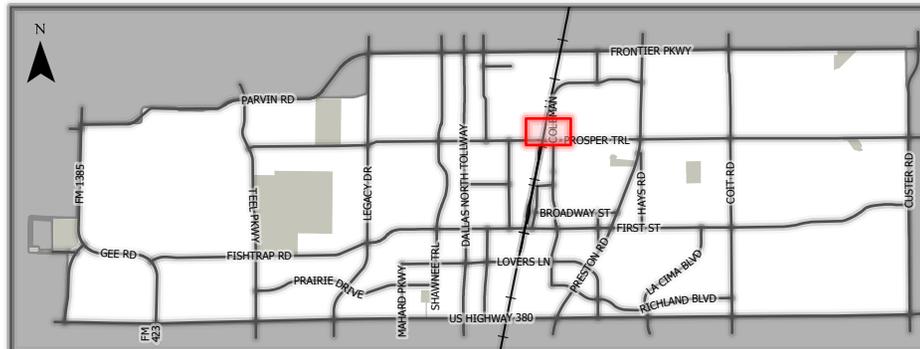
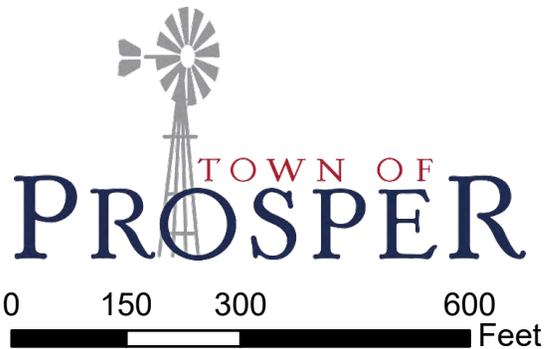
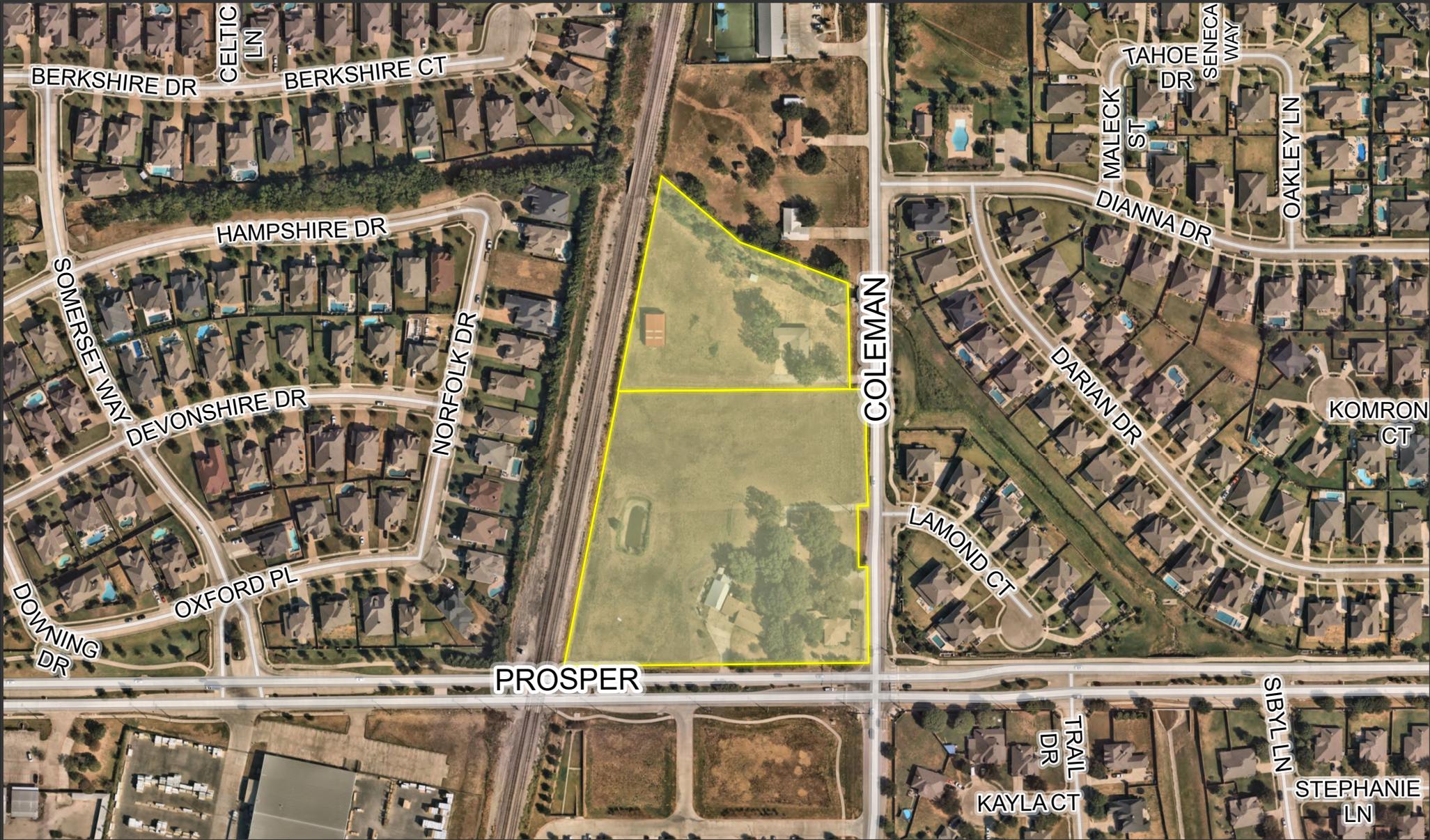
1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit
6. Development Schedule
7. Elevations
8. Notices Returned in Opposition (2)

Town Staff Recommendation:

Town Staff recommends denial of the request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail.

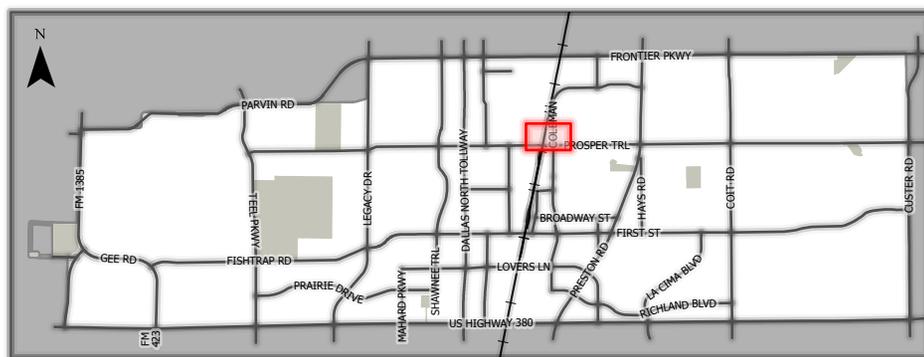
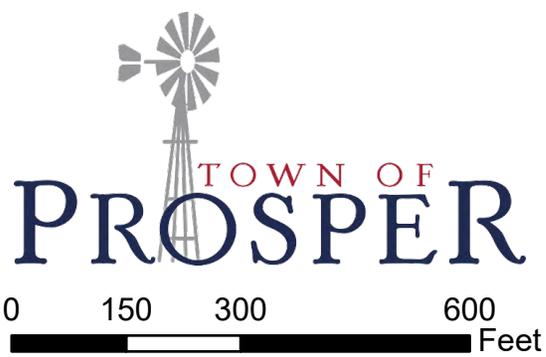
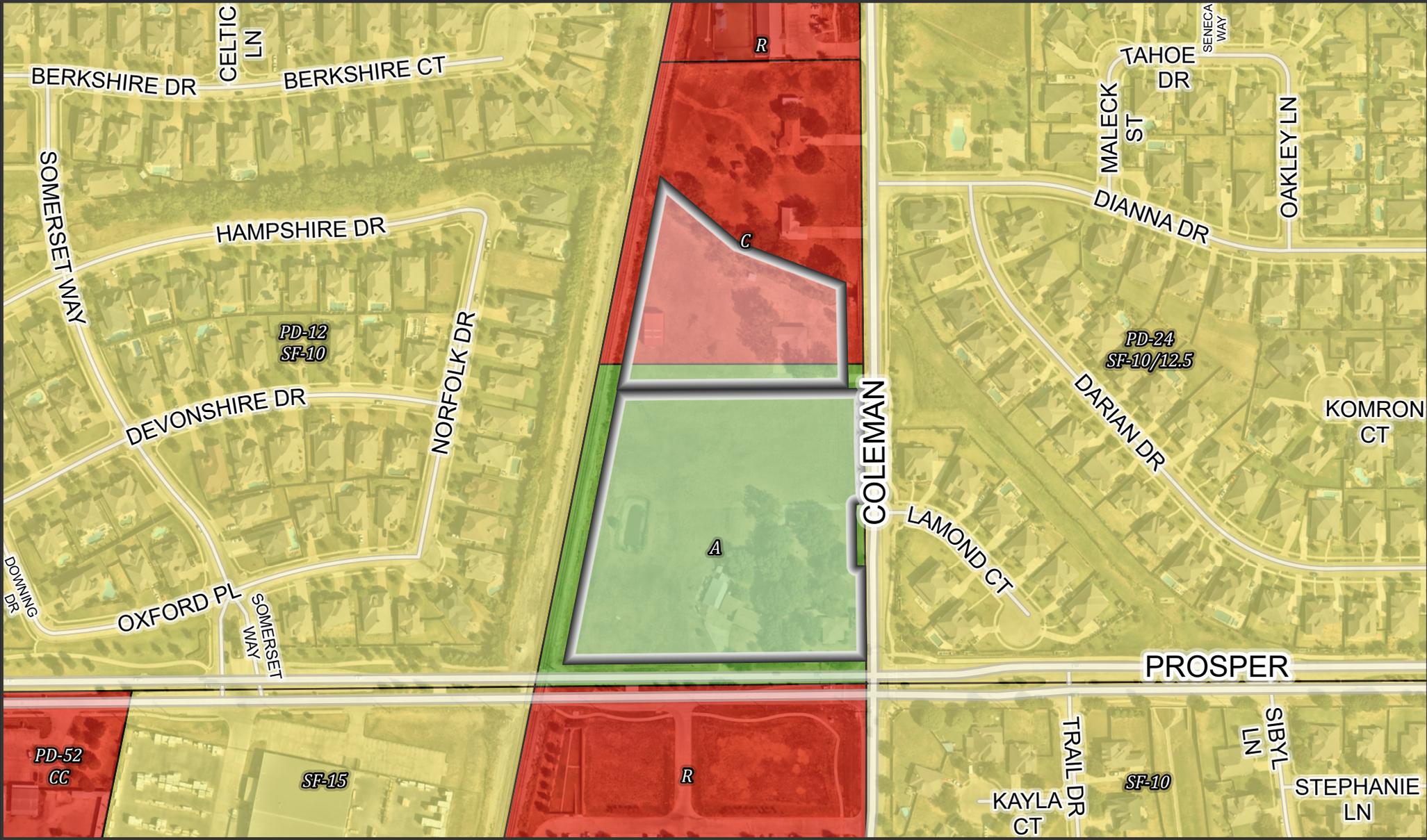
Town Council Public Hearing:

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 February 13, 2024.



ZONE-23-0017

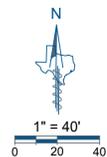
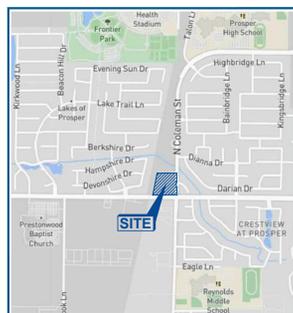
This map for illustration purposes only



ZONE-23-0017

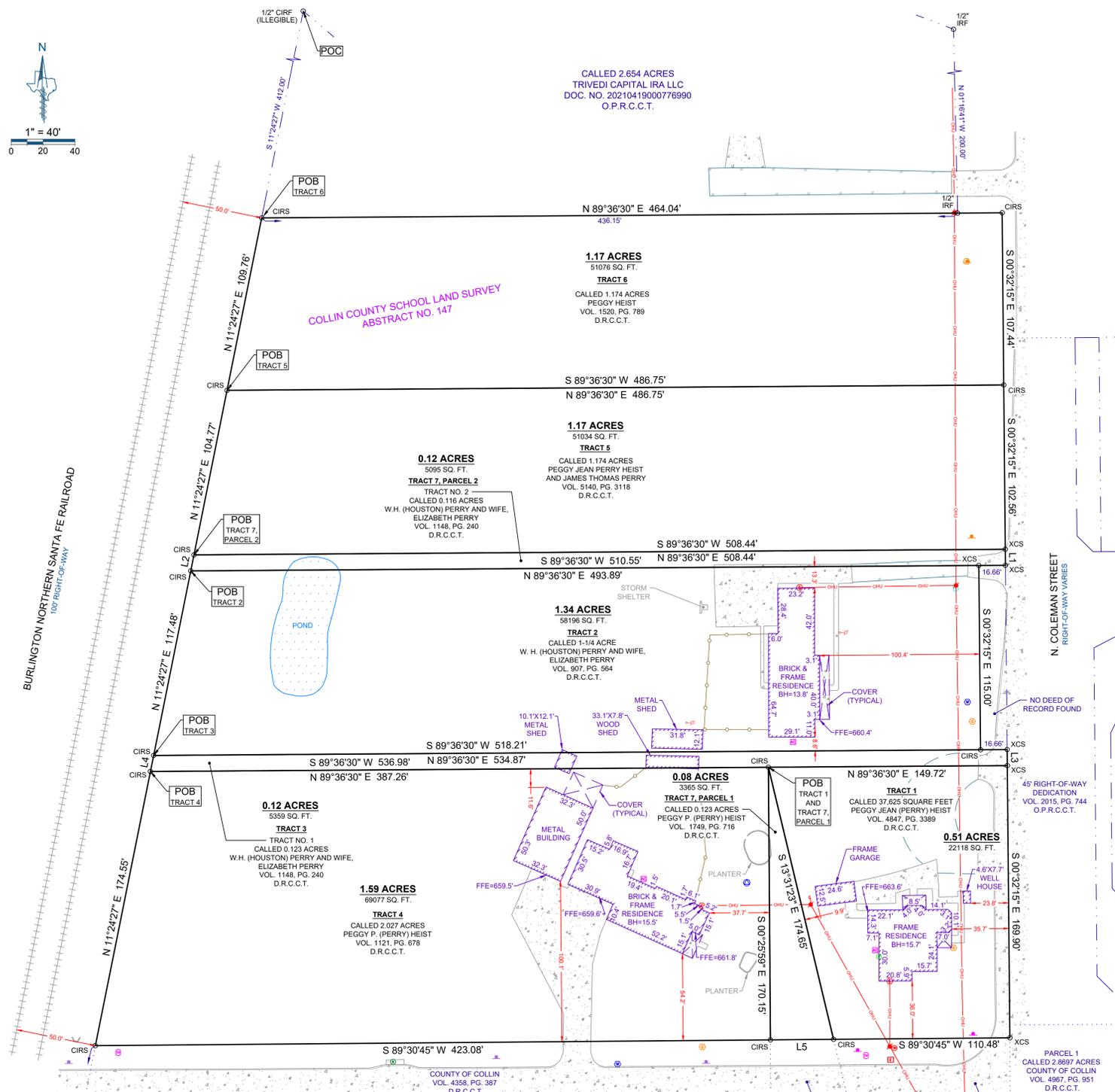
This map for illustration purposes only

VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 00°32'15" E	10.00'
L2	N 11°24'27" E	10.22'
L3	S 00°32'15" E	10.00'
L4	N 11°24'27" E	10.22'
L5	N 89°30'45" E	39.56'

BURLINGTON NORTHERN SANTA FE RAILROAD
UP RIGHT-OF-WAY



CALLED 2.654 ACRES
TRIVED CAPITAL IRA LLC
DOC. NO. 20210419000776990
O.P.R.C.C.T.

1.17 ACRES
51076 SQ. FT.
TRACT 8
CALLED 1.174 ACRES
PEGGY HEIST
VOL. 1520, PG. 789
D.R.C.C.T.

1.17 ACRES
51034 SQ. FT.
TRACT 5
CALLED 1.174 ACRES
PEGGY JEAN PERRY HEIST
AND JAMES THOMAS PERRY
VOL. 5140, PG. 3118
D.R.C.C.T.

0.12 ACRES
5095 SQ. FT.
TRACT 7, PARCEL 2
TRACT NO. 2
CALLED 0.116 ACRES
W.H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 1148, PG. 240
D.R.C.C.T.

1.34 ACRES
58196 SQ. FT.
TRACT 2
CALLED 1.104 ACRE
W. H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 907, PG. 564
D.R.C.C.T.

0.08 ACRES
3365 SQ. FT.
TRACT 7, PARCEL 1
CALLED 0.123 ACRES
PEGGY P. (PERRY) HEIST
VOL. 1748, PG. 716
D.R.C.C.T.

0.51 ACRES
22118 SQ. FT.
TRACT 1
CALLED 37,625 SQUARE FEET
PEGGY JEAN (PERRY) HEIST
VOL. 4847, PG. 3389
D.R.C.C.T.

0.12 ACRES
5359 SQ. FT.
TRACT 3
TRACT NO. 1
CALLED 0.123 ACRES
W.H. (HOUSTON) PERRY AND WIFE,
ELIZABETH PERRY
VOL. 1148, PG. 240
D.R.C.C.T.

1.59 ACRES
69077 SQ. FT.
TRACT 4
CALLED 2.027 ACRES
PEGGY P. (PERRY) HEIST
VOL. 1121, PG. 678
D.R.C.C.T.

CALLED 0.577 ACRES
TOWN OF PROSPER, TEXAS
VOL. 5814, PG. 4258
D.R.C.C.T.

COUNTY OF COLLIN
VOL. 4358, PG. 391
D.R.C.C.T.

COUNTY OF COLLIN
VOL. 4358, PG. 383
D.R.C.C.T.

LOT 3
BLOCK A
PROSPER
TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

LOT 2
BLOCK A
PROSPER TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

LOT 1
BLOCK A
PROSPER TUSCAN SQUARE
VOL. 2016, PG. 607
O.P.R.C.C.T.

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by First American Title Guaranty Company with G.F. No. 1005-368273-RTT, an effective date of June 30, 2022 and issued on July 18, 2022. This survey is only valid for G.F. No. 1005-368273-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).

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 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0235J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment issued by First American Title Guaranty Company with G.F. No. 1005-368273-RTT as listed below:

- 10f. Easement granted by J. M. Crockett to Lone Star Gas Company, filed 12/23/1922, recorded in Volume 243, Page 83, Real Property Records, Collin County, Texas. **Does affect, blanket style easement**
- 10g. Easement granted by J. M. Crockett and wife, Sirena Crockett to Texas Power & Light Company, filed 02/02/1925, recorded in Volume 251, Page 516, Real Property Records, Collin County, Texas. **Unable to locate by description in record document**
- 10h. Easement granted by Ed Crockett and wife, Essie Crockett to Denton County Electric Cooperative, Inc., filed 03/18/1953, recorded in Volume 467, Page 382, Real Property Records, Collin County, Texas. **Does affect, blanket style easement**
- 10i. Easement granted by Estate of Serena Crockett, Ed Crockett and wife, Essie Crockett to Lone Star Gas Company, filed 12/13/1955, recorded in Volume 507, Page 397, Real Property Records, Collin County, Texas. **Does affect, blanket style easement**
- 10j. Easement granted by Ed Crockett to Texas Power & Light Company, filed 08/11/1967, recorded in Volume 694, Page 348, Real Property Records, Collin County, Texas. **Unable to locate by description in record document**
- 10k. Easement granted by Ed Crockett to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 383, Real Property Records, Collin County, Texas. **Abuts as shown**
- 10l. Easement granted by Peggy P. (Perry) Heist to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 387, Real Property Records, Collin County, Texas. **Abuts as shown**
- 10m. Easement granted by Peggy P. (Perry) Heist to the County of Collin, filed 02/22/1999, recorded in Volume 4358, Page 391, Real Property Records, Collin County, Texas. **Abuts as shown**

SURVEYORS CERTIFICATION

This survey is certified to First American Title Guaranty Company, Republic Title of Texas, Inc., Trivedi Properties LLC and/or assigns, Peggy Jean (Perry) Heist, Peggy P. (Perry) Heist, Peggy Heist, and Emma Perry, Peggy J. Heist and Donald P. Heist, Successors in interest to The Houston Willis Perry and Elizabeth Ann Perry Revocable Living Trust, and is only valid for G.F. No. 1005-368273-RTT with an effective date of June 30, 2022 and issued on July 18, 2022.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on March 8th, 2022.

This map or plat was prepared on _____
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

ALTA / NSPS
LAND TITLE SURVEY

Being 6.10 Acres of land out of the
Collin County School Land Survey, Abstract Number 147
in the Town of Prosper, Collin County, Texas

LEGEND

○	Boundary Monumentation	Ⓜ	Electric Meter	Ⓜ	Buried Gas Utility Sign
CIRS	Capped Iron Rod Set	Ⓜ	Electric Vault	Ⓜ	Gas Meter
CIRF	Capped Iron Rod Found	—	Guy Wire	Ⓜ	Storm Drain Manhole
IRF	Iron Rod Found	Ⓜ	Power Pole	Ⓜ	Telecom. Riser
XCS	X-Cut Set	Ⓜ	Light Pole	Ⓜ	Buried Cable Sign
POC	Point of Commencement	Ⓜ	Traffic Signal Pole	Ⓜ	Cable Riser
POB	Point of Beginning	Ⓜ	Sanitary Clean Out	Ⓜ	Air Conditioning Unit
FFE	Finished Floor Elevation	Ⓜ	Water Meter	Ⓜ	Sign
BH	Building Height From Finished Floor Elevation	Ⓜ	Well (Sealed)	Ⓜ	Concrete
VOL.	Volume	—	Chain Link Fence	—	Overhead Utilities
PG.	Page	—	Edge of Asphalt	—	Edge of Gravel
DOC. NO.	Document Number	—	Railroad Tracks	—	
D.R.C.C.T.	Deed Records, Collin County, Texas				
O.P.R.C.C.T.	Official Public Records, Collin County, Texas				

JOB NUMBER	2202.083-02
DATE	07-29-2022
REVISION	
DRAWN BY	CHM



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

PROPERTY ADDRESS
N. COLEMAN STREET
& W. PROSPER TRAIL
PROSPER, TX

Exhibit B

Our intent is to build 2 retail buildings totaling around 22,000sqft that will front Prosper Trail and Coleman St. We plan on having both buildings open up to the open space at the corner that divides the buildings. This will allow us to keep many of the large trees on the property and have a usually shaded open space. While also having outdoor patios on the endcaps of each retail building for restaurants.

We plan on building a 2-story climate controlled self-storage building on the back of the property along the railroad. Which would also allow for up to 57 outdoor storage spaces for cars, boats, and trailers. The self-storage building will be fully gated with 24hr security. It will have a 6ft masonry wall along the South and East side, while having a 6ft wrought iron fence along the North and West side.

EXHIBIT C

Planned Development Standards

STATEMENT OF EFFECT: Conformance with the Town of Prosper’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

A. BASE ZONING DISTRICT:

The Property as shown on Exhibit A, shall be developed and used in accordance with “C” – Commercial zoning regulations except as provided herein.

B. LOT USE REGULATIONS AND RESTRICTIONS:

Allowed use regulations shall be in accordance with “C” – Commercial zoning regulations and additionally as provided herein:

- 1) Allowed uses:
 - i. Outdoor Storage, Incidental
 - ii. Automobile Storage, only in areas as indicated in Exhibit D
 - iii. Recreational Vehicle/Truck Parking Lot or Garage, only in areas as indicated in Exhibit D
 - iv. Mini-Warehouse/Public Storage, only in areas as indicated in Exhibit D

C. PARKING:

Parking requirements based on use:

- 1) Mini-Warehouse/Public Storage: 15 spaces per complex

D. LANDSCAPING:

Perimeter Requirements:

- a. A landscaped area consisting of living trees (as specified below), turf, or other living ground cover and being at least 25 feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties located adjacent to a major or minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.

- iii. One large tree, three-inch caliper minimum per 20 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate spacing for species.

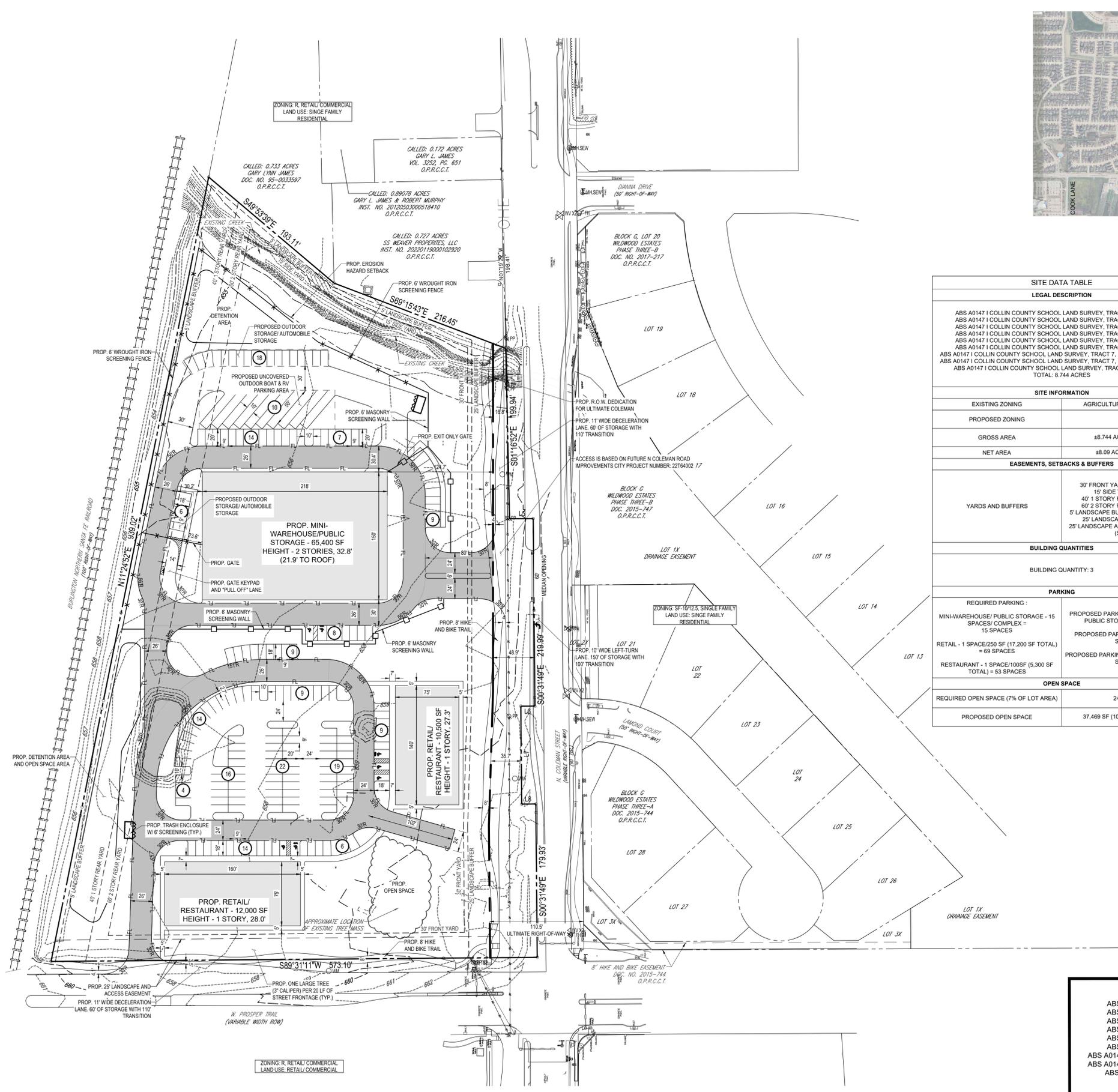
E. SCREENING:

Screening regulations shall be in accordance with “C” – Commercial zoning regulations and additionally as provided herein:

- 1) Location of required screening:
 - a. Retail/Restaurant Western frontage along Burlington Northern Santa Fe Railroad:
 - i. A screening wall or fence shall not be required under the provisions of this Planned Development due to existing living evergreen screen located between the abutting residential and the railroad.
 - b. Retail/Restaurant Eastern frontage along N Coleman Street:
 - i. A screening wall or fence shall not be required under the provisions of this Planned Development due to N Coleman Street acting as a buffer between the abutting residential district and the proposed site.
 - c. Mini-Warehouse/Public Storage Eastern frontage along N Coleman Street:
 - i. A screening wall shall be a six-foot-tall masonry wall.
 - d. Mini-Warehouse/Public Storage Western frontage along Burlington Northern Santa Fe Railroad and along the Northern Property Line:
 - i. A screening wall or fence shall be a six-foot-tall wrought iron fence.

F. ELEVATIONS:

- 1. Calculated masonry for proposed buildings shall meet 80%, excluding glazing and door areas.
- 2. For purposes of these Development Standards, building elevations that are in general conformance with Exhibit "F" shall be permitted.



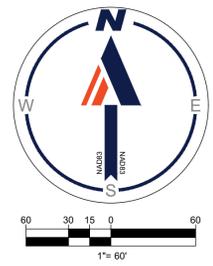
SITE DATA TABLE	
LEGAL DESCRIPTION	
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 1, ±0.51 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 2, ±1.34 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 3, ±0.12 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 4, ±1.59 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 5, ±1.17 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 6, ±1.17 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 7, PARCEL 1, ±0.08 ACRES ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 28, ±2.65 ACRES TOTAL: 8.744 ACRES	
SITE INFORMATION	
EXISTING ZONING	AGRICULTURE & COMMERCIAL
PROPOSED ZONING	PD (C)
GROSS AREA	±8,744 AC (±380,889 SF)
NET AREA	±8.09 AC (±352,681 SF)
EASEMENTS, SETBACKS & BUFFERS	
YARDS AND BUFFERS	30' FRONT YARD (SOUTH & EAST) 15' SIDE YARD (NORTH) 40' 1 STORY REAR YARD (WEST) 60' 2 STORY REAR YARD (WEST) 5' LANDSCAPE BUFFER (NORTH & WEST) 25' LANDSCAPE AND ACCESS EASEMENT (SOUTH)
BUILDING QUANTITIES	
BUILDING QUANTITY: 3	
PARKING	
REQUIRED PARKING:	PROPOSED PARKING FOR WAREHOUSE/ PUBLIC STORAGE: 38 SPACES
MINI-WAREHOUSE/ PUBLIC STORAGE - 15 SPACES/ COMPLEX - 15 SPACES	PROPOSED PARKING FOR RESTAURANT: 69 SPACES
RETAIL - 1 SPACE/250 SF (17,200 SF TOTAL) = 69 SPACES	PROPOSED PARKING FOR RESTAURANT: 53 SPACES
RESTAURANT - 1 SPACE/1000 SF (5,300 SF TOTAL) = 53 SPACES	
OPEN SPACE	
REQUIRED OPEN SPACE (7% OF LOT AREA)	24,688 SF
PROPOSED OPEN SPACE	37,469 SF (10.6% OF LOT AREA)

LEGEND

---	EX. PROPERTY BOUNDARY
---	EX. ADJACENT PROPERTY BOUNDARY
---	PROP FIRE LANE

NOTES

- SITE PLAN SHALL BE IN CONFORMANCE WITH THE TOWN OF PROSPER FIRE CODE.
- OPEN SPACE CALCULATION PROVIDED IS APPROXIMATE AND ONLY FOR REFERENCE. FINAL SITE PLAN WILL CONFIRM MINIMUM OPEN SPACE REQUIREMENTS ARE PROVIDED.
- THE PROPOSED FIRE LANE PAVEMENT SHALL MEET THE TOWN OF PROSPER DESIGN STANDARDS.
- PROJECT QUANTITIES CONCERNING PROPOSED UNITS AND TOTAL REQUIRED PARKING ARE PRELIMINARY AND WILL BE CONFIRMED WITH FINAL SITE PLAN.
- ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) NO. 48085C0120J DATED 06/02/2009 AND NO. 48085C0235J DATED 06/02/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- ALL ACCESS GATES SHALL BE AUTOMATIC AND INCLUDE A PEDESTRIAN GATE WITH SIDEWALK.
- THIS EXHIBIT IS PRELIMINARY AND APPROVAL OF THE PLANNED DEVELOPMENT DOES NOT CONSTITUTE FINAL APPROVAL OF THE SITE LAYOUT. A SITE PLAN WILL STILL BE NEEDED FOR APPROVAL PRIOR TO DEVELOPMENT.
- TREES AND SHRUBS SHALL BE PLANTED AND INSTALLED PER THE PLANNED DEVELOPMENT STANDARDS, OR TOWN OF PROSPER STANDARDS WHERE THE PD STANDARDS ARE SILENT.
- TRASH ENCLOSURES SHALL BE SCREENED PER TOWN OF PROSPER STANDARDS.



PROP. DEVELOPMENT

ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 1, ±0.51 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 2, ±1.34 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 3, ±0.12 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 4, ±1.59 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 5, ±1.17 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 6, ±1.17 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 7, PARCEL 1, ±0.08 ACRES
ABS A0147 I COLLIN COUNTY SCHOOL LAND SURVEY, TRACT 28, ±2.65 ACRES
TOTAL: 8.744 ACRES

SURVEYOR/ENGINEER: BOHLER 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034 PHONE: (469) 850-6765 CONTACT: MATTHIAS HAUBERT	OWNER/APPLICANT: DOSTI PARTNERS, LLC 2504 LOFTSMOOR LANE PLANO, TX 75025 CONTACT: BHADRESH TRIVEDJI PHONE: 214-208-4078	PREPARATION DATE: 08/04/2023
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

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FOR EXHIBIT PURPOSES ONLY

PROJECT No.: TXA220158.00
DRAWN BY: DUC
CHECKED BY: MJM
DATE: 12/27/23
CAD ID: CPTX-X

PROP. DEVELOPMENT

FOR

DOSTI PARTNERS, LLC

PROPOSED DEVELOPMENT
NWC OF W PROSPER TRAIL AND
N COLEMAN STREET
COLLIN COUNTY
PROSPER, TX

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18665 | TBPLS No. 10194413

SHEET TITLE:

EXHIBIT D ZONING SITE PLAN

SHEET NUMBER:

ORG. DATE - 12/27/23

Jan 02, 2024
H:\2023\TXA220158_00\0709\ENGINEERING\DRAWINGS\CONCEPT\PLAN SET\TXA220158.00 - CPTX-X.dwg - LAYOUT - CONCEPT (2)

Development schedule for 9ac Mixed Use in Prosper

The goal and plan are to have our property fully entitled by the end of September.

- Civil and Architectural design plans: Oct to Dec of 2023
- Construction bids: Dec to Jan 2024
- Construction: Feb 2024 to March of 2025



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:

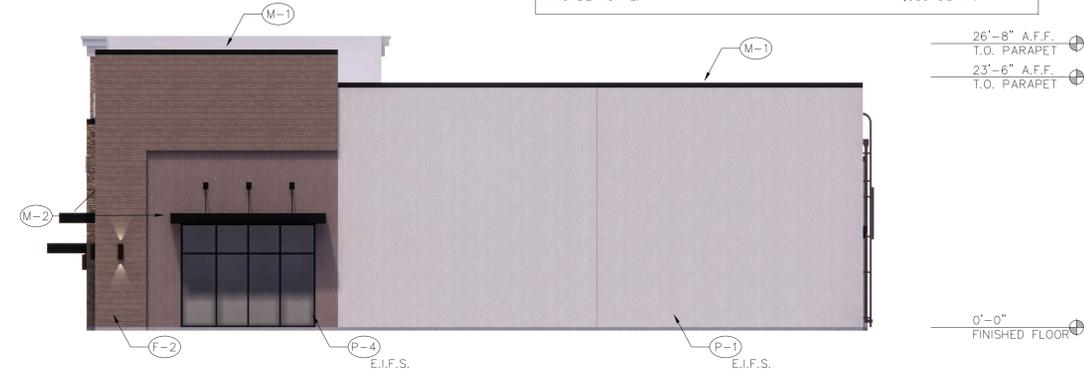
THIN STONE VENEER (CYPRESS POINT)	1,110 SQ. FT. (27%)
FIBER CEMENT BOARD (TOBACCO)	501 SQ. FT. (12%)
E.I.F.S. (SW7627 WHITE HERON):	446 SQ. FT. (11%)
E.I.F.S. (SW7104 COTTON WHITE):	80 SQ. FT. (2%)
E.I.F.S. (SW7525 TREE BRANCH):	821 SQ. FT. (20%)
GLAZING (STORE FRONT)	1,039 SQ. FT. (26%)
MISC. (DOORS, COPING)	92 SQ. FT. (2%)
FACADE TOTAL:	4,089 SQ. FT.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:

THIN STONE VENEER (CYPRESS POINT)	312 SQ. FT. (17%)
FIBER CEMENT BOARD (TOBACCO)	309 SQ. FT. (16%)
E.I.F.S. (SW7627 WHITE HERON):	636 SQ. FT. (34%)
E.I.F.S. (SW7104 COTTON WHITE):	59 SQ. FT. (3%)
E.I.F.S. (SW7525 TREE BRANCH):	325 SQ. FT. (17%)
GLAZING (STORE FRONT)	208 SQ. FT. (11%)
MISC. (DOORS, COPING)	34 SQ. FT. (2%)
FACADE TOTAL:	1,883 SQ. FT.



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:

FIBER CEMENT BOARD (TOBACCO)	300 SQ. FT. (17%)
E.I.F.S. (SW7627 WHITE HERON):	1,155 SQ. FT. (64%)
E.I.F.S. (SW7525 TREE BRANCH):	184 SQ. FT. (10%)
GLAZING (STORE FRONT)	130 SQ. FT. (7%)
MISC. (DOORS, COPING)	37 SQ. FT. (2%)
FACADE TOTAL:	1,806 SQ. FT.



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:

THIN STONE VENEER (CYPRESS POINT)	45 SQ. FT. (1%)
FIBER CEMENT BOARD (TOBACCO)	73 SQ. FT. (2%)
E.I.F.S. (SW7627 WHITE HERON):	3,358 SQ. FT. (90%)
MISC. (DOORS, COPING)	268 SQ. FT. (7%)
FACADE TOTAL:	3,744 SQ. FT.

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
(F-1)	THIN STONE VENEER	MANUFACTURER: ELDORADO STYLE: ARTISAN LEDGE COLOR: CYPRESS POINT
(F-2)	CEMENTITIOUS PANEL	MANUFACTURER: NICHHA STYLE: WOOD SERIES - ROUGHSAWN COLOR: TOBACCO
(P-1)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: WHITE HERON (SW 7627)
(P-2)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: COTTON WHITE (SW 7104)
(P-3)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW 7019)
(P-4)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: TREE BRANCH (SW7525)
(M-1)	PRE-FINISHED PARAPET CAP	COLOR: BLACK
(M-2)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: BLACK
	DOWNSPOUT & GUTTER	COLOR: GAUNTLET GRAY (SW 7019)
	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: BLACK
	ROOF ACCESS LADDER	COLOR: GAUNTLET GRAY (SW 7019)

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MT SHELL BUILDING #1
NORTH COLEMAN STREET & PROSPER TRAIL
PROSPER, TEXAS

Revisions:

File Name: 23156-A2.0	Project No: 23156	Date: 07/10/2023	Drawn By: RCA	Checked By: TI
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SHEET
A2.0
EXTERIOR ELEVATIONS



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MT SHELL BUILDING #1
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Revisions:

File Name: 23156 - A2.1	Project No: 23156	Date: 07/10/2023	Drawn By: DBL	Checked By: TI
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1 PERSPECTIVE
NOT TO SCALE

SHEET
A2.1
PERSPECTIVE



MATERIAL CALCULATIONS:

THIN STONE VENEER (CYPRESS POINT)	662 SQ. FT. (18%)
FIBER CEMENT BOARD (TOBACCO)	385 SQ. FT. (10%)
E.I.F.S. (SW7627 WHITE HERON):	1,159 SQ. FT. (32%)
E.I.F.S. (SW7104 COTTON WHITE):	80 SQ. FT. (2%)
E.I.F.S. (SW7525 TREE BRANCH):	670 SQ. FT. (20%)
GLAZING (STORE FRONT)	649 SQ. FT. (20%)
MISC. (DOORS, COPING)	72 SQ. FT. (2%)
FACADE TOTAL:	3,677 SQ. FT.

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



MATERIAL CALCULATIONS:

THIN STONE VENEER (CYPRESS POINT)	312 SQ. FT. (5%)
FIBER CEMENT BOARD (TOBACCO)	305 SQ. FT. (8%)
E.I.F.S. (SW7627 WHITE HERON):	446 SQ. FT. (21%)
MISC. (DOORS, COPING):	38 SQ. FT. (18%)
GLAZING (STORE FRONT)	129 SQ. FT. (33%)
FACADE TOTAL:	1,034 SQ. FT.

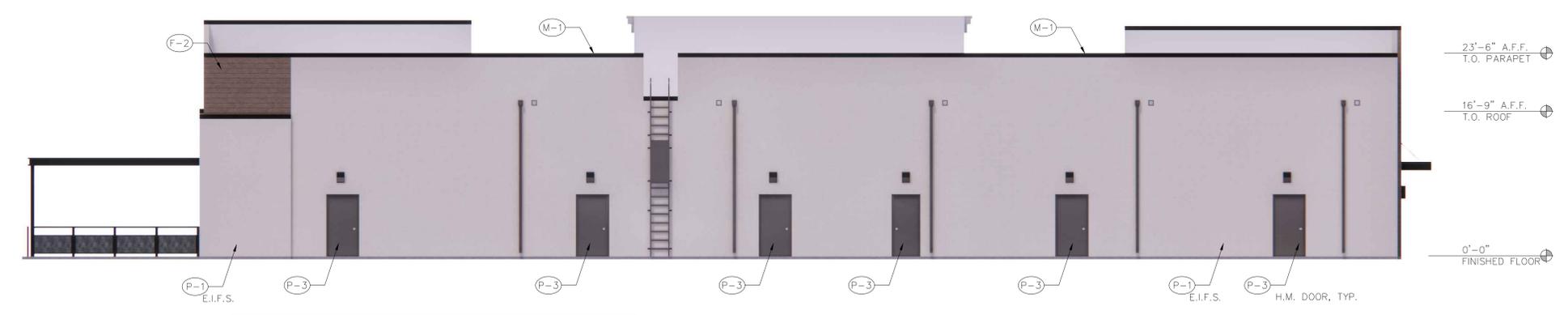
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



MATERIAL CALCULATIONS:

THIN STONE VENEER (CYPRESS POINT)	297 SQ. FT. (5%)
FIBER CEMENT BOARD (TOBACCO)	229 SQ. FT. (8%)
E.I.F.S. (SW7627 WHITE HERON):	1,046 SQ. FT. (21%)
GLAZING (STORE FRONT)	208 SQ. FT. (33%)
MISC. (DOORS, COPING)	100 SQ. FT. (2%)
FACADE TOTAL:	1,880 SQ. FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



MATERIAL CALCULATIONS:

FIBER CEMENT BOARD (TOBACCO)	73 SQ. FT. (2%)
E.I.F.S. (SW7627 WHITE HERON):	2,961 SQ. FT. (91%)
MISC. (DOORS, COPING)	233 SQ. FT. (7%)
FACADE TOTAL:	3,267 SQ. FT.

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
(F-1)	THIN STONE VENEER	MANUFACTURER: ELDORADO STYLE: ARTISAN LEDGE COLOR: CYPRESS POINT
(F-2)	CEMENTITIOUS PANEL	MANUFACTURER: NICHHA STYLE: WOOD SERIES - ROUGHSAWN COLOR: TOBACCO
(P-1)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: WHITE HERON (SW 7627)
(P-2)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: COTTON WHITE (SW 7104)
(P-3)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW 7019)
(P-4)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: TREE BRANCH (SW 7525)
(M-1)	PRE-FINISHED PARAPET CAP	COLOR: BLACK
(M-2)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: BLACK
	DOWNSPOUT & GUTTER	COLOR: GAUNTLET GRAY (SW 7019)
	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: BLACK
	ROOF ACCESS LADDER	COLOR: GAUNTLET GRAY (SW 7019)

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CONSTRUCTION



MT SHELL BUILDING #2
NORTH COLEMAN STREET & PROSPER TRAIL
PROSPER, TEXAS

Revisions:

File Name: 23156-A2.0
Project No: 23156
Date: 07/10/2023
Drawn By: SJR
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS



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PROSPER, TEXAS

Revisions:

File Name: 23156 - A2.1	Project No: 23156	Date: 07/10/2023	Drawn By: DBL	Checked By: TI
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1 PERSPECTIVE
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PERSPECTIVE

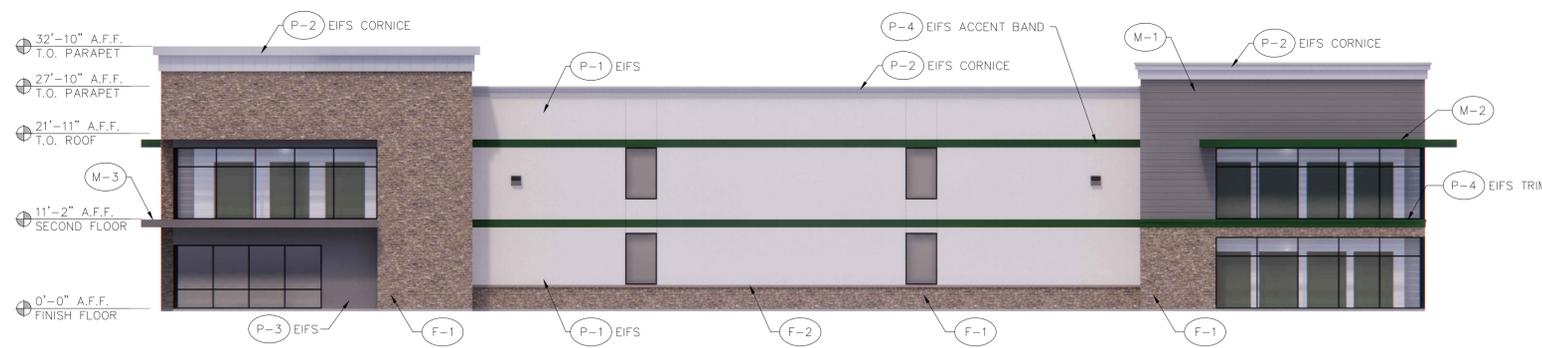
SELF STORAGE
NORTH COLEMAN STREET & PROSPER TRAIL
PROSPER, TEXAS



MATERIAL CALCULATIONS:

STONE VENEER (CYPRESS POINT):	1,577 SQ. FT. (19%)
METAL PANEL (SLATE GRAY):	1,585 SQ. FT. (19%)
E.I.F.S. (GAUNTLET GRAY SW 7019):	64 SQ. FT. (1%)
E.I.F.S. (COTTON WHITE SW 7104):	536 SQ. FT. (6%)
E.I.F.S. (PROSPER GREEN):	321 SQ. FT. (4%)
E.I.F.S. (WHITE HERON SW 7627):	3,048 SQ. FT. (37%)
STONE WATER TABLE:	44 SQ. FT. (1%)
GLAZING (STORE FRONT)	1,096 SQ. FT. (13%)
FACADE TOTAL:	8,271 SQ. FT.

1 EXTERIOR ELEVATION- SOUTH
SCALE: 3/32" = 1'-0"



MATERIAL CALCULATIONS:

STONE VENEER (CYPRESS POINT):	935 SQ. FT. (20%)
METAL PANEL (SLATE GRAY):	372 SQ. FT. (8%)
E.I.F.S. (GAUNTLET GRAY SW 7019):	138 SQ. FT. (3%)
E.I.F.S. (COTTON WHITE SW 7104):	320 SQ. FT. (7%)
E.I.F.S. (PROSPER GREEN):	168 SQ. FT. (3%)
E.I.F.S. (WHITE HERON SW 7627):	1,813 SQ. FT. (38%)
STONE WATER TABLE:	28 SQ. FT. (1%)
GLAZING (STORE FRONT)	957 SQ. FT. (20%)
FACADE TOTAL:	4,731 SQ. FT.

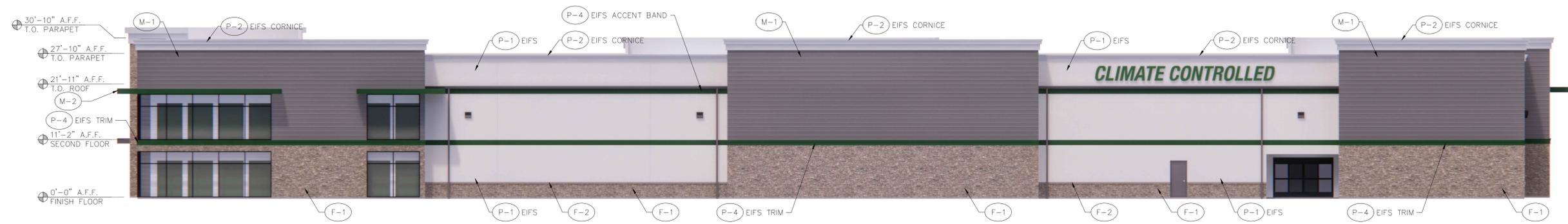
2 EXTERIOR ELEVATION- EAST
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
(F-1)	THIN STONE VENEER	MANUFACTURER: ELDORADO STYLE: ARTISAN LEDGE COLOR: CYPRESS POINT
(F-2)	4" CAST STONE WATER TABLE	COLOR: TO MATCH STACKED STONE BELOW
(P-1)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: WHITE HERON (SW 7627)
(P-2)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: COTTON WHITE (SW 7104)
(P-3)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW 7019)
(P-4)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: PAINT MATCH- PROSPER HIGH GREEN
(M-1)	HORIZONTAL METAL PANEL	MANUFACTURER: ATAS WALL PANEL SHAPE: 7.2 PANEL COLOR: SLATE GRAY
(M-2)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: MATCH- PROSPER HIGH GREEN
(M-3)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: GRAY
	DOWNSPOUT & GUTTER	MANUFACTURER: ATAS COLOR: SLATE GRAY
	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: BLACK

Revisions:

File Name: 23141-A2.0	Project No: 23141	Date: 07/11/2023	Drawn By: DBL	Checked By: TI
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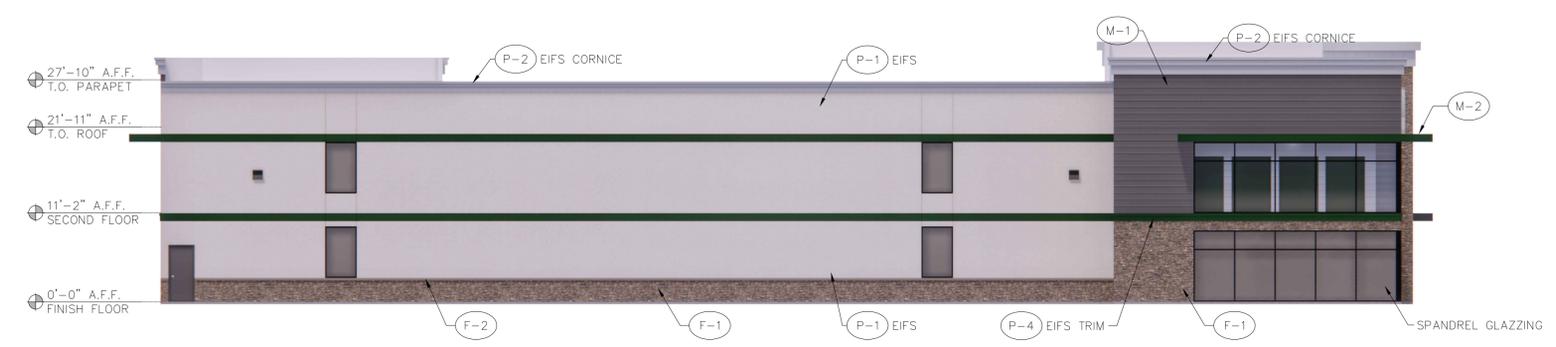


1 EXTERIOR ELEVATION- NORTH
SCALE: 3/32" = 1'-0"



MATERIAL CALCULATIONS:

STONE VENEER (CYPRESS POINT):	1,512 SQ. FT. (19%)
METAL PANEL (SLATE GRAY):	2,314 SQ. FT. (29%)
E.I.F.S. (COTTON WHITE SW 7104):	499 SQ. FT. (6%)
E.I.F.S. (PROSPER GREEN):	380 SQ. FT. (5%)
E.I.F.S. (WHITE HERON SW 7627):	2,554 SQ. FT. (32%)
STONE WATER TABLE:	35 SQ. FT. (1%)
GLAZING (STORE FRONT)	752 SQ. FT. (9%)
FACADE TOTAL:	8,046 SQ. FT.



2 EXTERIOR ELEVATION- WEST
SCALE: 3/32" = 1'-0"



MATERIAL CALCULATIONS:

STONE VENEER (CYPRESS POINT):	426 SQ. FT. (9%)
METAL PANEL (SLATE GRAY):	373 SQ. FT. (8%)
E.I.F.S. (COTTON WHITE SW 7104):	244 SQ. FT. (5%)
E.I.F.S. (PROSPER GREEN):	242 SQ. FT. (5%)
E.I.F.S. (WHITE HERON SW 7627):	2,574 SQ. FT. (57%)
STONE WATER TABLE:	37 SQ. FT. (1%)
GLAZING (STORE FRONT)	576 SQ. FT. (13%)
MISC. (DOORS)	21 SQ. FT. (1%)
FACADE TOTAL:	4,493 SQ. FT.

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
(F-1)	THIN STONE VENEER	MANUFACTURER: ELDORADO STYLE: ARTISAN LEDGE COLOR: CYPRESS POINT
(F-2)	4" CAST STONE WATER TABLE	COLOR: TO MATCH STACKED STONE BELOW
(P-1)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: WHITE HERON (SW 7627)
(P-2)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: COTTON WHITE (SW 7104)
(P-3)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW 7019)
(P-4)	PAINT FINISH	MANUFACTURER: SHERWIN WILLIAMS COLOR: PAINT MATCH- PROSPER HIGH GREEN
(M-1)	HORIZONTAL METAL PANEL	MANUFACTURER: ATAS WALL PANEL SHAPE: 7.2 PANEL COLOR: SLATE GRAY
(M-2)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: MATCH- PROSPER HIGH GREEN
(M-3)	PRE-FINISHED METAL AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: GRAY
	DOWNSPOUT & GUTTER	MANUFACTURER: ATAS COLOR: SLATE GRAY
	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: BLACK



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FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



(817) 737-9922
www.Franzarchitects.com

4656 International Plaza, Suite 100
Fort Worth, Texas 76109

SELF STORAGE
NORTH COLEMAN STREET & PROSPER TRAIL
PROSPER, TEXAS

Revisions:

File Name: 23141-A2.2
Project No: 23141
Date: 07/17/2023
Drawn By: DBL
Checked By: TI

1 PERSPECTIVE
NOT TO SCALE

SHEET
A2.2
PERSPECTIVE



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SELF STORAGE
NORTH COLEMAN STREET & PROSPER TRAIL
PROSPER, TEXAS

Revisions:

File Name:	23141-A2.3
Project No:	23141
Date:	07/17/2023
Drawn By:	DBL
Checked By:	TI

1 PERSPECTIVE
NOT TO SCALE

SHEET
A2.3
PERSPECTIVE



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

REPLY FORM

SUBJECT:

Zoning Case ZONE-23-0017: The Town of Prosper has received a request for a Planned Development to allow for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northwest corner of North Coleman Street and West Prosper Trail.

- 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):

We completely oppose storage units and restaurants right outside my backyard. We spent the last 5 years developing our backyard with the new and space - Not to mention the traffic and a whole population of traffic coming and going on Coleman. This will be extremely disruptive.

Maureen Fellows
Name (please print)
Thomas Fellows
140 Danan Dr.
Address

Maureen Fellows
Signature
12-11-2023
Date

Prosper, TX 75078
City, State, and Zip Code

cvon0907@bellsouth.net
E-mail Address

407-721-9618
Phone Number



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
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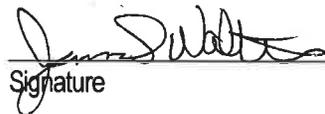
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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

THE ZONING CHANGE WOULD HAVE RETAIL & PUBLIC
STORAGE FAR TOO CLOSE TO RESIDENTIAL HOMES. IT
WILL @ DECREASE THE VALUE OF THE HOMES RIGHT ACROSS THE
STREET. (BY A LARGE SUM!) ASK YOURSELF IF YOU WOULD WANT
THAT RIGHT ACROSS THE STREET FROM YOUR HOME

JAMES WALTERS
Name (please print)


Signature

130 DARIAN DR
Address

12-12-23
Date

PROSPER, TX 75078
City, State, and Zip Code

JIM N MICHELLE2 @ GMAIL.COM
E-mail Address

515-771-6362
Phone Number