



AGENDA
Prosper Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 2, 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 & 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 & 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 March 19, 2024, Planning & Zoning Commission work session meeting.
- 3b.** Consider and act upon the minutes from the March 19, 2024, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Final Plat of Holley Addition, Block A, Lots 1 and 1X, at 2657 Greenspoint Circle, on 11.1± acres, located at the terminus of Greenspoint Circle. (DEVAPP-23-0152)
- 3d. Consider and act upon a request for a Site Plan for Restaurant with a Drive-through on Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located on the south side of Frontier Parkway and 600± feet east of Dallas Parkway. (DEVAPP-23-0202)
- 3e. Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located on the south side of Frontier Parkway and 600± feet east of Dallas Parkway. (DEVAPP-24-0001)

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 & 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 & Zoning Commission.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 29, 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
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, March 19, 2024, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson (arrived at 5:46 p.m.), Sekou Harris (arrived at 5:34 p.m.), John Hamilton, Cameron Reeves, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Jerron Hicks (Planner).

Items for Individual Consideration:

- 1. Discuss the Agenda Items on the March 19, 2024, Planning & Zoning Commission agenda.**

Mr. Hill presented the agenda items on the March 19, 2024, Planning & Zoning Commission agenda.

Regarding Agenda Item 3c, Commissioner Hamilton inquired about the classification of the dwelling units in Dominion of Brookhollow, Phase 1 and their designation as “single family lots” in the title block on the plat. There was discussion about the total number of lots for Phases 1 and 2.

Regarding Agenda Item 3d, Commissioner Blanscet asked questions regarding stacking for the elementary school site plan.

Mr. Hoover discussed the public comment received for both zoning cases, which was given to Staff after the packet was published.

Regarding Agenda Item 5, the Commission asked questions regarding the required fencing for the licensed child-care center and required tree mitigation.

Adjourn.

The meeting was adjourned at 6:00 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 19, 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, Secretary Josh Carson, Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), and Jerron Hicks (Planner).

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the March 5, 2024, Planning & Zoning Commission Work Session.**
- 3b. Consider and act upon the minutes from the March 5, 2024, Planning & Zoning Commission Regular Meeting.**
- 3c. Consider and act upon a request for a Final Plat Dominion at Brookhollow, Phase 1, Block A, Lots 1, 1A-10B, & 1X-3X, Block B, Lots 1A-21B, and Block C, Lots 1A-11B, on 14.4± acres, located on the west side of Lakewood Drive and 625± feet north of University Drive. (D22-0049)**
- 3d. Consider and act upon a request for a Site Plan for an Elementary School on Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0195)**
- 3e. Consider and act upon a request for a Final Plat of Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located on the north side of Bancroft Drive and 380± feet west of Shawnee Trail. (DEVAPP-23-0194)**

Commissioner Blanscet requested that Items 3d and 3e be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 3a, 3b, and 3c on the Consent Agenda. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 6-0.

The applicant for Items 3d and 3e, Mike Wilson, explained that a third lane had been added to the drive to address potential traffic issues.

Commissioner Carson made a motion to approve Items 3d and 3e. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 4. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)**

Town Staff answered questions from the Commission regarding similar projects within the downtown area, proposed landscaping, and parking requirements for the development.

Commissioner Reeves expressed concern regarding the proposed fencing on the eastern boundary, proposed landscaping on the eastern boundary, and parking requirements for the multifamily units.

Chair Daniel opened the public hearing.

The applicant, Mo Adepoju, answered questions from the Commission regarding the proposed fencing, the provision of parking for the development, and the proposed permitted uses.

Chair Daniel closed the public hearing.

Commissioners Reeves and Blanscet both expressed concerns regarding the fencing adjacent to residential property and the proposed multifamily units.

Commissioner Harris made a motion to approve Item 4 with the condition of the applicant providing an eight-foot wooden fence on the eastern property line adjacent to the residential property. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 4-2. Commissioners Reeves and Blanscet voted in opposition.

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit to allow a Licensed Child-Care Center use, on 2.0± acres, on Barnes Addition, Block A, Lot 1, located on the east side of Parvin Street and 190± feet south of Seventh Street. (ZONE-23-0038)**

Chair Daniel opened the public hearing.

The applicant, Bill Oelfke, gave a presentation to the Commission regarding the project.

Mr. Oelfke answered questions of the Commission regarding the proposed fencing, occupancy load, and landscape easement on the northern boundary.

Chair Daniel closed the public hearing.

Town Staff answered questions of the Commission regarding conformance of the future site plan with the Specific Use Permit, the landscape easement on the northern boundary, and the Fire Department's comments on the review.

The Commission expressed they were in favor of granting the ten-foot landscape buffer on the northern boundary; however, it was preferred to have a six-foot masonry wall on the northern, eastern, and southern boundaries.

Commissioner Hamilton made a motion to approve Item 5 with the conditions of a ten-foot landscape easement on the northern boundary and a six-foot masonry wall on the northern, eastern, and southern boundaries. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 6-0.

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

7. Adjourn.

The meeting was adjourned at 7:33 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – April 2, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat of Holley Addition, Block A, Lots 1 and 1X, at 2657 Greenspoint Circle, on 11.1± acres, located at the terminus of Greenspoint Circle. (DEVAPP-23-0152)

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential.

Zoning:

The property is zoned Planned Development-18 (Single Family).

Conformance:

The Final Plat conforms to the development standards of Planned Development-18.

Description of Agenda Item:

The purpose of this Final Plat is to create two lots. Lot 1 has access off of Greenspoint Circle and will be developed for a single-family dwelling. Lot 1X consists of floodplain and is designated as open space.

Companion Item:

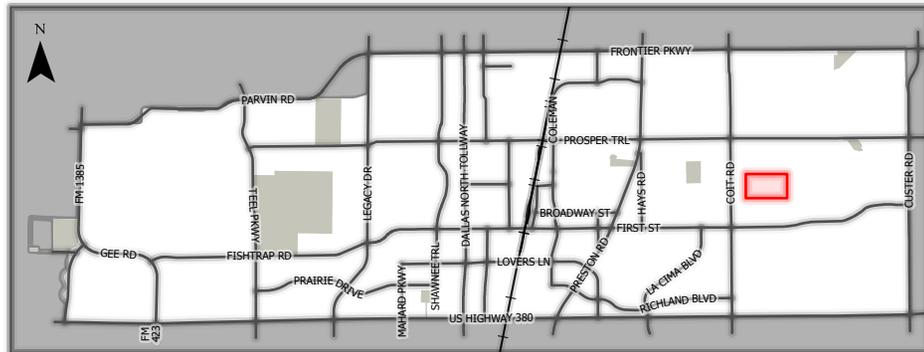
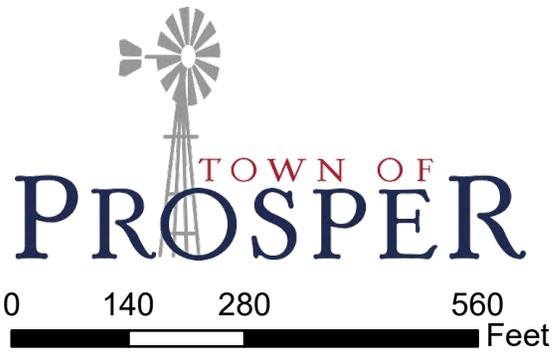
There is no companion item for this case.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



DEVAPP-23-0152

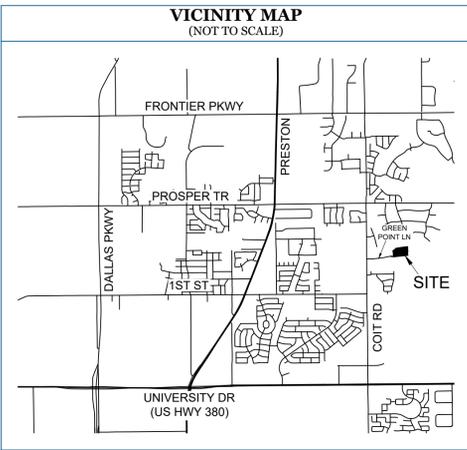
2657 Greenspoint Cir

Holley Addition
Block A, Lots 1 and 1

9

Final Plat

This map for illustration purposes only



LINE	BEARING	DISTANCE
L1	S 87°32'52" E	32.54'
L2	N 76°07'04" E	62.11'
L3	N 68°45'14" E	39.04'
L4	S 64°17'04" E	31.10'
L5	S 33°32'47" E	43.28'
L6	S 46°50'48" E	46.90'
L7	S 65°27'00" E	55.64'
L8	S 23°41'42" E	30.14'
L9	N 86°39'22" E	257.46'
L10	N 42°58'01" E	19.85'
L11	S 84°34'55" E	305.54'
L12	S 55°22'46" E	31.95'
L13	S 07°50'25" E	396.84'
L14	N 07°50'25" W	387.43'
L15	N 55°22'46" W	17.93'
L16	N 84°34'55" W	290.48'
L17	S 42°58'01" W	18.01'
L18	S 86°39'22" W	297.82'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2024.

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.

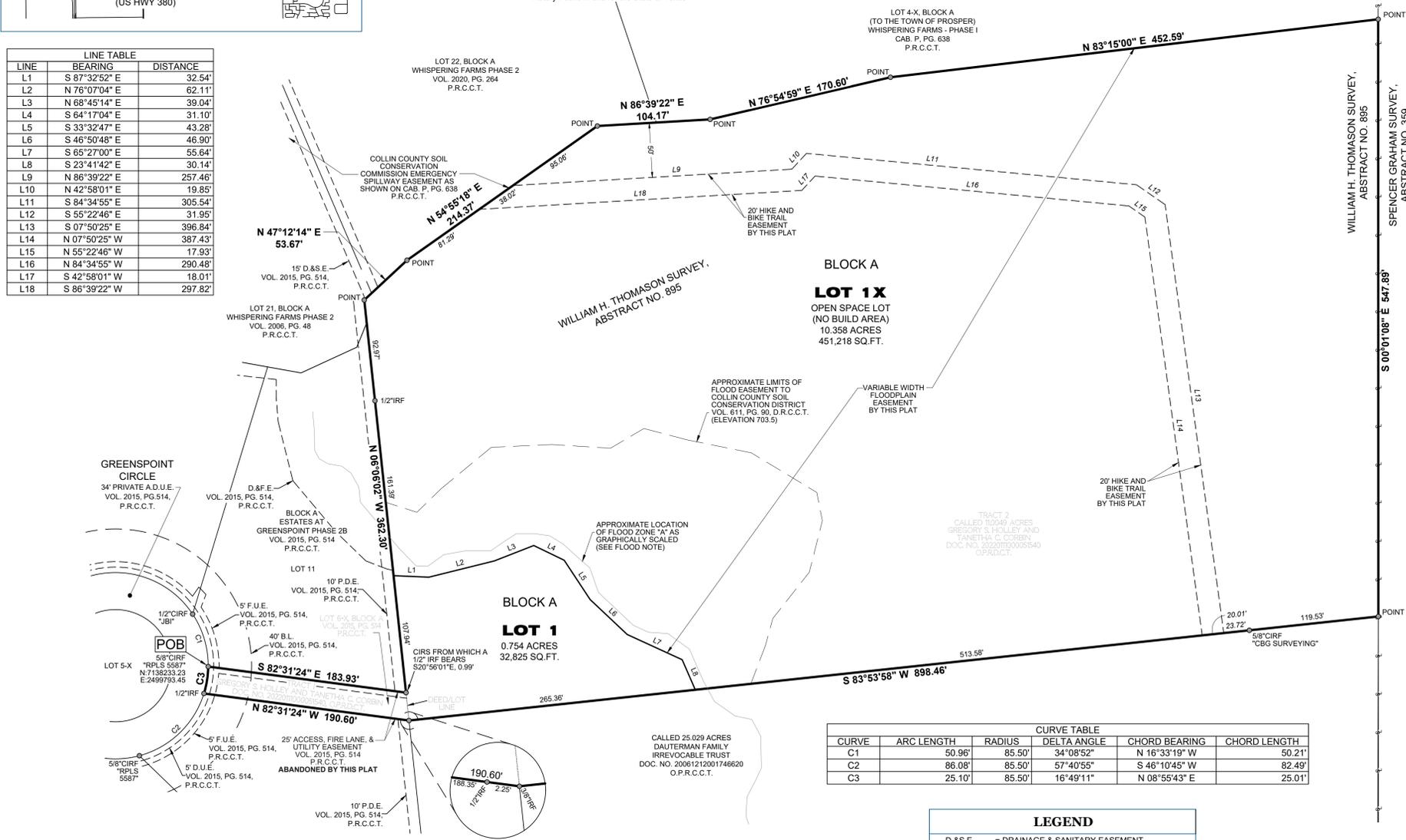
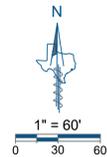
Matthew Raabe, R.P.L.S. # 6402

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.96'	85.50'	34°08'52"	N 16°33'19" W	50.21'
C2	86.08'	85.50'	57°40'55"	S 46°10'45" W	82.49'
C3	25.10'	85.50'	16°49'11"	N 08°55'43" E	25.01'

LEGEND	
D.&S.E.	= DRAINAGE & SANITARY EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
A.D.U.E.	= ACCESS, DRAINAGE, & UTILITY EASEMENT
F.U.E.	= FRANCHISE UTILITY EASEMENT
POB	= POINT OF BEGINNING
D.U.E.	= DRAINAGE & UTILITY EASEMENT
D.&F.E.	= DRAINAGE & FLOODWAY EASEMENT
IRF	= IRON ROD FOUND
L1 / 23.72'	= EASEMENT TIE (ITALICIZED ANNOTATION)
CIRF	= CAPPED IRON ROD FOUND
B.L.	= BUILDING LINE
C.B.	= CABINET
VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
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
---	= SUBJECT BOUNDARY LINE
---	= EASEMENT

GENERAL NOTES

- The purpose of this Final Plat is to combine one (1) lot of record with an unplatted tract of land and to dedicate easements for site development.
- FLOOD NOTE:** This property is located in **Non-Shaded Zone "X"** and **Zone "A"** as graphically scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141 as shown on Map Number 48085C0235J. 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.
- Owner of Lots 1 & 1X, Block A, which includes the area shown hereon as the "Variable Width Floodplain Easement, herein agrees to the following:
 - Lot 1X / Variable Width Floodplain Easement is a no-build area and otherwise restricted to the terms stated in Note 10 of the Owners Certificate.
 - Owner shall be solely responsible for the maintenance of Lot 1X and the Variable Width Floodplain Easement area contained therein. See note 10 of the Owner's Certificate for more information.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 12B).

SURVEYOR
EAGLE SURVEYING, LLC
CONTACT: BRAD EUBANKS
222 S. ELM STREET, SUITE 200
DENTON, TX 76201
(940) 222-3009

OWNER
GREGORY S. HOLLEY &
TANETHA C. CORBIN
2520 GREENSPRING LANE
PROSPER, TX 75078
(714)514-2990

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

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2024,
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, GREGORY S. HOLLEY and TANETHA C. CORBIN, are the owners of an 11.112 acre tract of land out of the WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895, situated in the Town of Prosper, Collin County, Texas, being all of Lot 6-X, Block A, Estates at Greenspoint Phase 2B, a subdivision of record in Volume 2015, Page 514 of the Plat Records of Collin County, Texas, also being all of Tract 1 - (said Lot 6-X) and all of a called Tract 2 - 11.0049 acre tract of land conveyed to Gregory S. Holley and Tanetha C. Corbin by Warranty Deed With Vendor's Lien of record in Document Number 2022011000051540 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod with plastic cap stamped "RPLS 5587" found in the curving east line of Greenspoint Circle (a 34' Private Access, Drainage, & Utility Easement), being the southwest corner of Lot 11, Block A, of said Estates at Greenspoint Phase 2B, also being the northwest corner of said Lot 6-X, from which a 1/2" iron rod with plastic cap stamped "JBI" found bears, along a curve to the left, having a radius of 85.50 feet, a chord bearing of N16°33'19"W, a chord length of 50.21 feet, a delta angle of 34°08'52", an arc length of 50.96 feet;

THENCE, S82°31'24"E, along the south line of said Lot 11, being the common north line of said Lot 6-X, a distance of 183.93 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west line of said Tract 2, being the southeast corner of said Lot 11, also being the northeast corner of said Lot 6-X, from which a 1/2" iron rod found (disturbed) bears S20°56'01"E, a distance of 0.99 feet;

THENCE, N06°06'02"W, along the east lines of said Lot 11 and Lot 21, Block A, Whispering Farms Phase 2, a subdivision of record in Volume 2006, Page 48 of said Plat Records, being the common west line of said Tract 2, passing at a distance of 269.32 feet, a 1/2" iron rod found for witness and continuing a total distance of 362.30 feet to a point in the approximate center of a drainage way, being the northwest corner of said Tract 2;

THENCE, along said drainage way, along the North line of said Tract 2, being in part, the common south line of said Lot 21, in part, the common South line of Lot 22, Block A of Whispering Farms Phase 2, a subdivision of record in Volume 2020, Page 264 of said Plat Records and in part, the common South line of Lot 4-X, Block A of Whispering Farms - Phase 1, a subdivision of record in Cabinet P, Page 638 of said Plat Records, the following five (5) courses and distances:

- N47°12'14"E, a distance of 53.67 feet to a point;
- N54°55'18"E, a distance of 214.37 feet to a point;
- N86°39'22"E, a distance of 104.17 feet to a point;
- N76°54'59"E, a distance of 170.60 feet to a point;
- N83°15'00"E, a distance of 452.59 feet to an angle point in said Lot 4-X, being the northeast corner of said Tract 2;

THENCE, S00°01'08"E, along the west line of said Lot 4-X, being the common east line of said Tract 2, a distance of 547.89 feet to the northeast corner of a called 25.029 acre tract of land conveyed to the Dauterman Family Irrevocable Trust by the General Warranty Deed of record in Document Number 20061212001746620 of said Official Public Records, being the southeast corner of said Tract 2;

THENCE, S83°53'58"W, along the north line of said 25.029 acre tract, being the common south line of said Tract 2, passing at a distance of 119.53 feet, a 5/8" iron rod with plastic cap stamped "CBG SURVEYING" found for witness and continuing a total distance of 898.46 feet to a 3/8" iron rod found at the northeast corner of Lot 12, Block A of said Estates at Greenspoint Phase 2B, being the most northerly northwest corner of said 25.029 acre tract, also being the southeast corner of said Lot 6-X, also being the southwest corner of said Tract 2;

THENCE, N82°31'24"W, along the north line of said Lot 12, being the common south line of said Lot 6-X, passing at a distance of 2.25 feet, a 1/2" iron rod found and continuing a total distance of 190.60 feet to a 1/2" iron rod found in the curving east right-of-way line of Greenspoint Circle, being the northwest corner of said Lot 12, also being the southwest corner of said Lot 6-X, being the point of curvature of a non-tangent curve to the left, from which a 5/8" iron rod with plastic cap stamped "RPLS 5587" found bears, along a non-tangent curve to the right, having a radius of 85.50 feet, a chord bearing of N46°10'45"W, a chord length of 82.49 feet, a delta angle of 57°40'55", an arc length of 86.08 feet;

THENCE, along the curving east right-of-way line of Greenspoint Circle, being the common west line of said Lot 6-X, along said non-tangent curve to the left, having a radius of 85.50 feet, a chord bearing of N08°55'43"E, a chord length of 25.01 feet, a delta angle of 16°49'11", an arc length of 25.10 feet to the **POINT OF BEGINNING** and containing an area of 11.112 Acres, or (484,043 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREGORY S. HOLLEY and TANETHA C. CORBIN do hereby certify and adopt this amending plat designating the herein described property as **HOLLEY ADDITION, BLOCK A, LOTS 1 & 1X**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **GREGORY S. HOLLEY and TANETHA C. CORBIN** 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 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.
- 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.
- 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.
- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assist with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required. This easement is subject to the following: the Town of Prosper, Texas, shall be responsible for all maintenance of all maintenance of the hike and bike trail after its construction and the Town agrees to indemnify GREGORY S. HOLLEY and TANETHA C. CORBIN to the fullest extent authorized by Texas state law for any claim made against or damages assessed against GREGORY S. HOLLEY and TANETHA C. CORBIN by any third party.

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 _____, 2024.

OWNERS: GREGORY S. HOLLEY and TANETHA C. CORBIN

BY: _____
GREGORY S. HOLLEY (owner) Date _____

BY: _____
TANETHA C. CORBIN (owner) Date _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

PROJECT NO. DEVAPP-23-0152
FINAL PLAT
HOLLEY ADDITION
BLOCK A, LOTS 1 & 1X
11.112 ACRES
BEING ALL OF LOT 6-X, BLOCK A,
ESTATES AT GREENSPRING PHASE 2B
RECORDED IN VOL. 2015, PG. 514, P.R.C.C.T.
AND ALL OF A CALLED 11.0049 ACRE TRACT OF LAND
RECORDED IN 20141113001242900, O.P.R.C.C.T.
SITUATED IN THE
WILLIAM H. THOMASON SURVEY, ABSTRACT No. 895,
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

JOB NUMBER
2202.089

DATE
03/27/2024

REVISION

DRAWN BY
BE



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – April 2, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant with a Drive-through on Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located on the south side of Frontier Parkway and 600± feet east of Dallas Parkway. (DEVAPP-23-0202)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69 (Retail) and Specific Use Permit-48 for a Restaurant with a Drive-through.

Conformance:

The Site Plan conforms to the development standards of Specific Use Permit-48.

Description of Agenda Item:

The Site Plan consists of a 4,445 square foot drive-through restaurant and all associated infrastructure.

Access:

Access is provided from a collector street to the east and cross access with another development to the south.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements as specified in the Specific Use Permit.

Companion Item:

As a companion item, a Final Plat (DEVAPP-24-0001) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

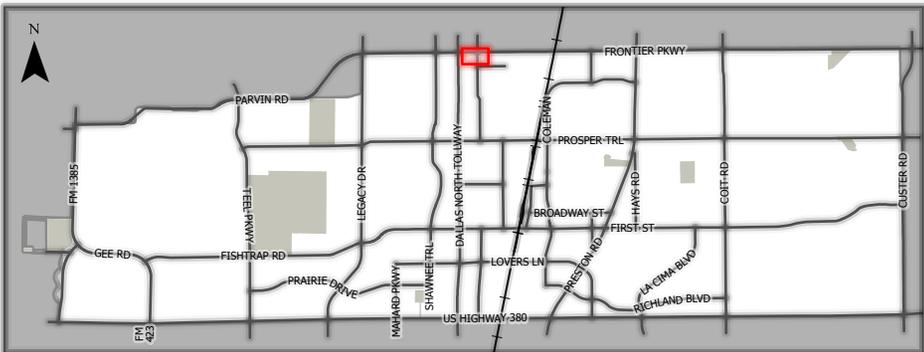
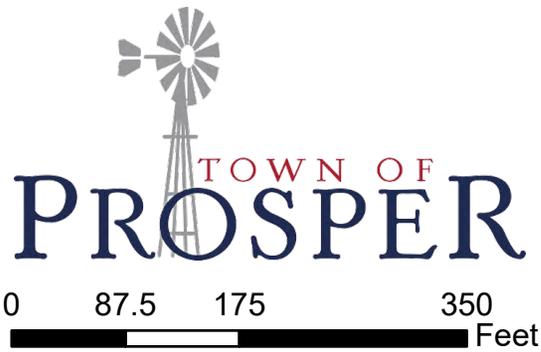
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



FRONTIER

COUNTY ROAD 50



This map for illustration purposes only

DEVAPP-23-0202

Mc Donalds

Site Plan



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – April 2, 2024

Item No. 3e

Agenda Item:

Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located on the south side of Frontier Parkway and 600± feet east of Dallas Parkway. (DEVAPP-24-0001)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69 (Retail) and Specific Use Permit-48 for a Restaurant with a Drive-through.

Conformance:

The Final Plat conforms to the development standards of Specific Use Permit-48.

Description of Agenda Item:

The purpose of this Final Plat is to allow for development on Lot 5 by platting necessary easements.

Companion Item:

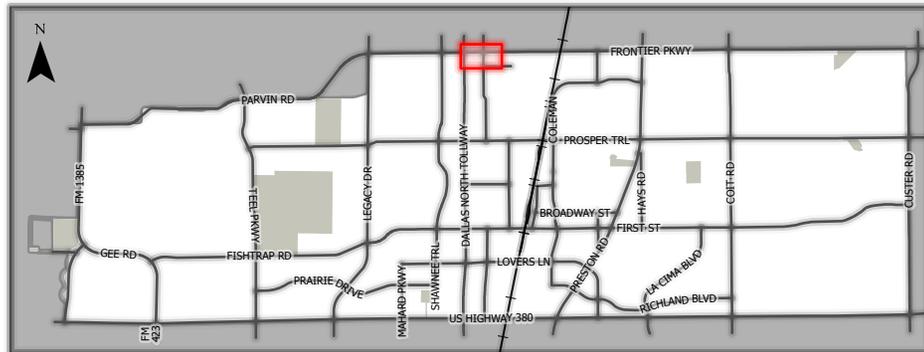
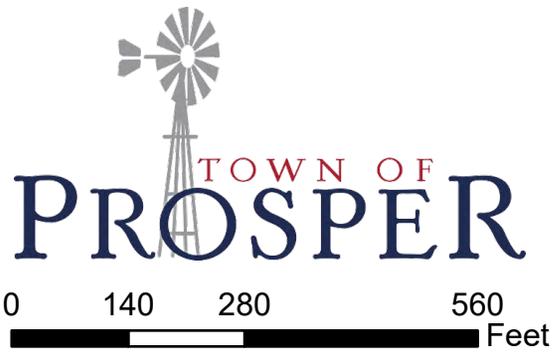
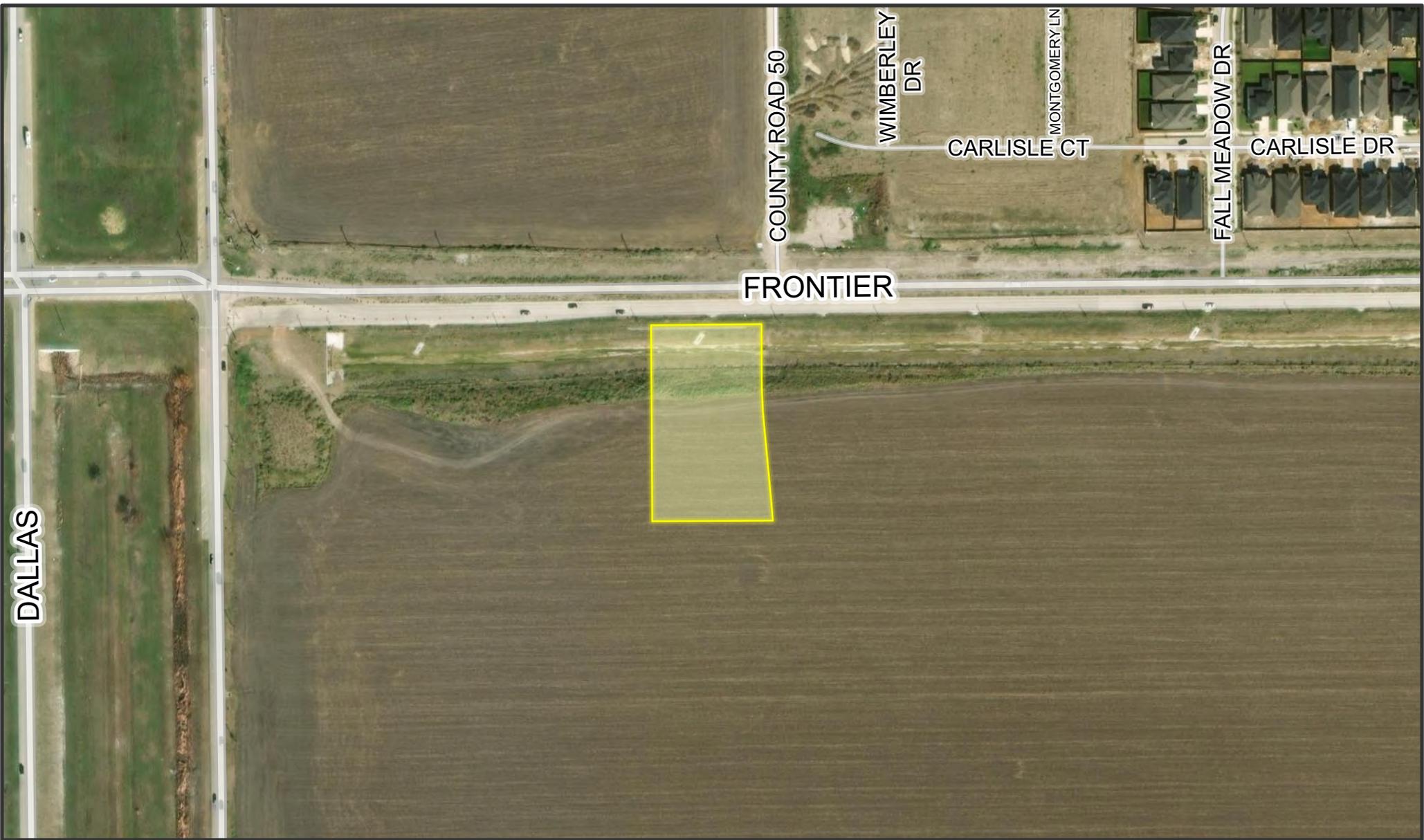
As a companion item, a Site Plan (DEVAPP-23-0202) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

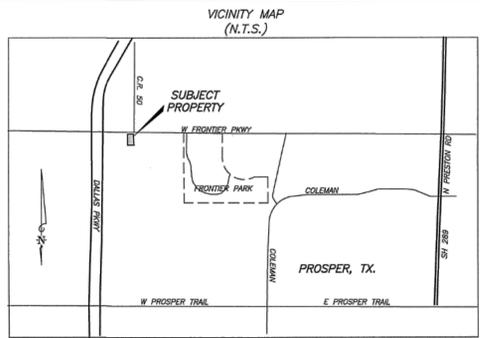


DEVAPP-24-0001

McDonald's

Final Plat

This map for illustration purposes only



LEGEND table with symbols for P.O.B., D.R.C.C.T., P.R.C.C.T., BSL, IRF, and IRS.

LOT TABLE showing Lot 5, Block A with 1,500 acres and 65,322 sq. ft.

- SURVEYOR'S NOTES: 1. Bearings are based on GPS observations... 2. According to FIRM Map Community Panels... 3. No Floodplain exist on site... 4. Selling a portion of this addition... 5. The purpose of this plat is to Final Plat Lot 5, Block A...

Easement Line Table with columns for Line #, Bearing, and Length. Lists easements L1 through L16.

Easement Curve Table with columns for Curve #, Delta, Length, Radius, Chord Bearing, and Chord Dist. Lists curves C1 through C9.

SURVEYOR'S CERTIFICATE: That I, Joe W. Clark of Summit Surveying, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land...



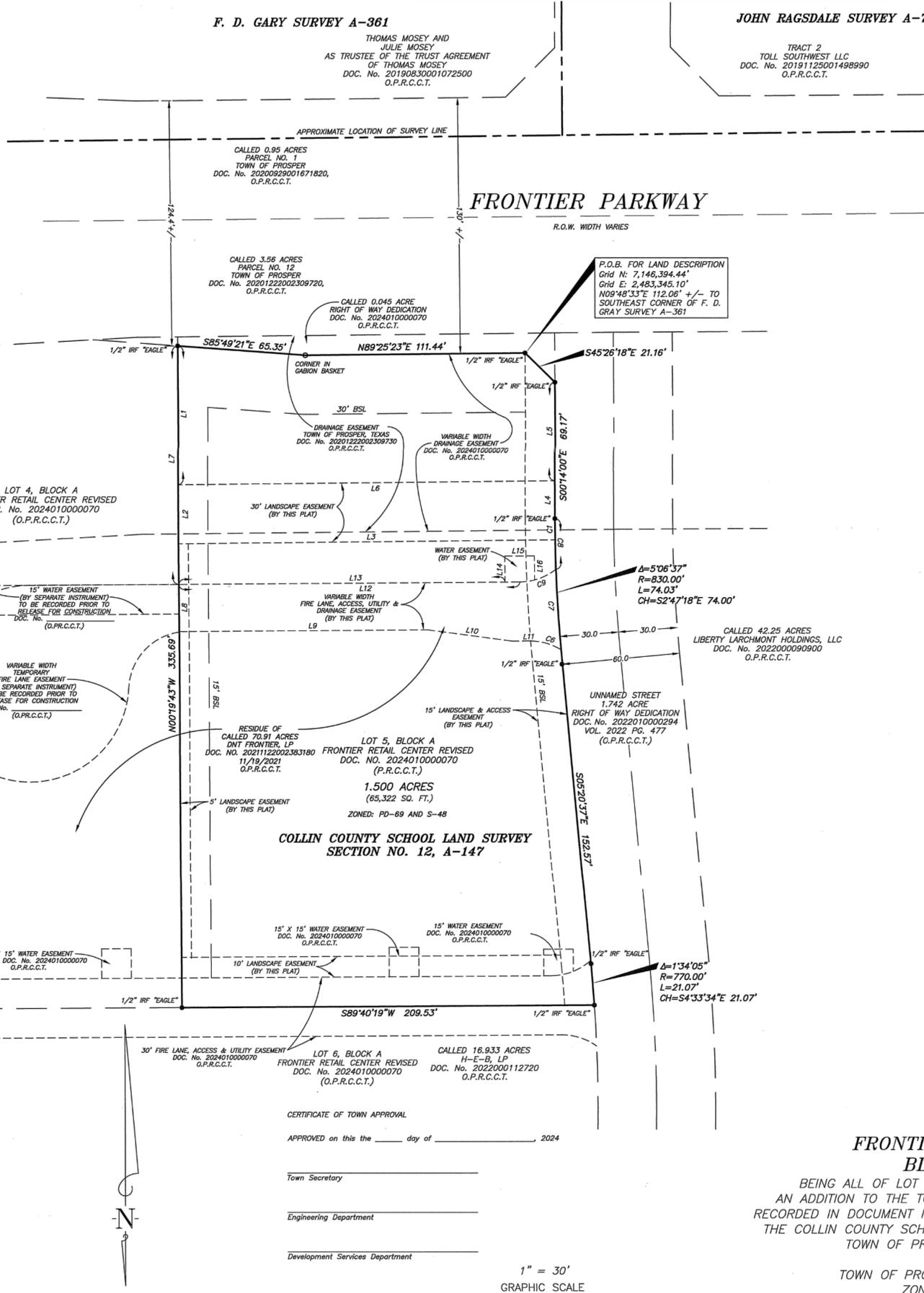
STATE OF TEXAS § COUNTY OF SMITH § BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Joe W. Clark, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

Notary Public, State of Texas

OWNER: DNT Frontier, LP 4303 W. Lovers Lane, Suite 200 Dallas, Texas 75209 ENGINEER: Claymore Engineering Contact: Drew Donsosky 1903 Central Drive, Suite 406 Bedford, Texas 76021 (817) 281-0572 SURVEYOR: Summit Surveying, Inc. Contact: Joe W. Clark 2040 Deerbrook Drive Tyler, Texas 75703 (214) 561-9544

Summit Surveying, Inc. Land Boundary • Topography • GPS • Geodetic 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544

TBPLS Firm No. 10081000 Job No. 22-087



JOHN RAGSDALE SURVEY A-734 STATE OF TEXAS § COUNTY OF COLLIN § WHEREAS, DNT FRONTIER, LP is the owner of all that certain tract or parcel of land located in the Collin County School Land Survey, Section No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a part of a called 70.91 acre tract described by deed to DNT Frontier, LP, dated November 19, and recorded in County Clerk's Document Number 2021122002383180 in the Official Public Records of Collin County, Texas, some being all of Lot 5, Block A as shown on the Conveyance Plat of Frontier Retail Center Revised recorded in Document No. 2024010000070 in said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with green 'EAGLE' cap (found) for the northernmost northeast corner of the above referenced Lot 5, Block A, same being in the south right of way line Frontier Parkway as dedicated by the above referenced Conveyance Plat... THENCE South 45 deg. 26 min. 18 sec. East with a northeast line of said Lot 5 and said south right of way line, a distance of 21.16 feet to a 1/2 inch iron rod with green 'EAGLE' cap (found) for the easternmost northeast corner of said Lot 5, same being at the intersection with the west right of way line of a called 1.742 acre right of way dedication as shown on a Conveyance Plat Frontier Retail Center recorded in Volume 2022 Page 477 (Document No. 2022010000294) in said Official Public Records...

ACCESS EASEMENT The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other 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 said premises, 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 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 good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, 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 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 the subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a report is requested on all or part of this property, the law 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 owners 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DNT FRONTIER, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lot 5, Block A, Frontier Retail Center Revised, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alley shown thereon.

- DNT FRONTIER, LP does hereby certify the following: 1. The streets and alleys are dedicated for street and alley purposes. 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. 4. 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. 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 6. 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 public utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof. 7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any building, 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. 8. 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, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. 9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

Witness, my hand, this _____ day of _____, 2024. Owner: DNT FRONTIER, LP By: David Scott Fogel, Manager

STATE OF TEXAS § COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David Scott Fogel, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2024. Notary Public, State of Texas

FINAL PLAT FRONTIER RETAIL CENTER BLOCK A, LOT 5 BEING ALL OF LOT 5, BLOCK A, FRONTIER RETAIL CENTER AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN DOCUMENT No. 2024010000070 O.P.R.C.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY SECTION NO. 12, A-147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

TOWN OF PROSPER CASE No. DEVAPP-24-0001 ZONED: PD-69 AND S-48

FEBRUARY 2024 Job No. 22-087

Bearings are based on the Texas State Plane Coordinate System, NAD83 Grid Texas North Central Zone (SPC TX4202) Units are in U.S. Survey Feet. 1" = 30' GRAPHIC SCALE

