

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, December 6, 2022, 6:00 p.m.

**Notice Regarding Public Participation**

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/81847978852>

Enter Meeting ID: 818 4797 8852

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 818 4797 8852

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**Addressing the Planning & Zoning Commission:**

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call
2. Pledge of Allegiance

### **3. 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. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a.** Consider and act upon minutes from the November 15, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Final Plat for Legacy Garden Phase 2, for 100 single family residential lots and six (6) HOA/open space lots, 45.8± acres, located on the north side of Prosper Trail, West of Shawnee Trail. This property is zoned Planned Development-115 (PD-115).
- 3c.** Consider and act upon a Replat of Silo Park Addition, Block A, Lots 2R & 3, on 1.2± acres, located on the northeast corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR) (D22-0047).
- 3d.** Consider and act upon a Site Plan for a retail/restaurant building, on 1.2± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D21-0069).
- 3e.** Consider and act upon a Site Plan and Façade Plan for a Restaurant and a Retail Uses on Westside Block A, Lot 15 and a hotel on Lot 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0086)
- 3f.** Consider and act upon a Final Plat for Westside, Block A, Lots 15 and 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0087)
- 3g.** Consider and act upon a Site Plan for a Restaurant and a Retail Use on Block A, Lot 7, 1.63± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0093).
- 3h.** Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 7, on 1.6± acres, located on the south side of Frontier Parkway. and west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D22-0094).
- 3i.** Consider and act upon a Site Plan for a Medical Office on Block A, Lot 6, 1.3± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0096).
- 3j.** Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 6, on 1.2± acres, located on the south side of Frontier Pkwy. and west of Preston Rd. The property is zoned Planned Development-10 (PD-10). (D22-0097).
- 3k.** Consider and act upon a Site Plan for a House of Worship, on 26.2± acres, located on the north side of West First Street, east of Harper Road. The property is zoned A, (Agricultural). (D22-0100)

31. Consider and act upon a Site Plan for a new Town of Prosper municipal use building on Block A, Lot 1, 2.8± acres, located on the south side of Prosper Trails, west of Custer Road. The property is zoned A, (Agricultural). (D22-0101).

### **CITIZEN COMMENTS**

The public is invited to address the Planning & Zoning 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 the Development Services Department prior to the meeting.

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" 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 address the Commission when the item is considered by the Planning & Zoning Commission.

4. Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit-19 (S-19) for a Child Care Center, Licensed on 2.3± acres, located on the north side of Prairie Drive, west of Legacy Drive. (S22-0010)
5. Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive. (S22-0011)
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.

Note: The order in which items are heard on the agenda is subject to change.

### **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, December 2, 2022, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

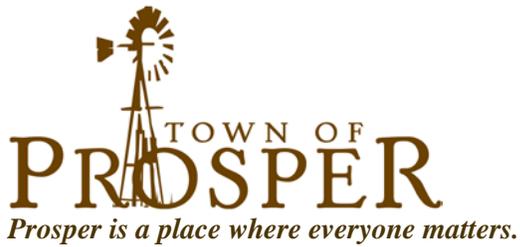
\_\_\_\_\_  
Date Notice Removed

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 Hall is 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, November 15, 2022, 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 Michael Pettis, Doug Charles, Damon Jackson and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Paul Rodriguez, Senior Planner; Doug Braches, Planning Technician

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the November 1, 2022, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Preliminary Site Plan for a House of Worship, on 26.2± acres, located on the north side of Fishtrap Rd, east of Harper Road. The property is zoned A, Agricultural.**

**3c. Consider and act upon a Site Plan for a Restaurant with Drive Through and a Retail Use on Block A, Lot 5, 1.198± acres, located on the south side of Frontier Parkway, west of Preston Rd. This property is zoned Planned Development-10 & Specific Use Permit-42 (PD-10 & S-42). (D22-0083).**

**3d. Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 5, on 1.198± acres, located on the south side of Frontier Pkwy. and west of Preston Rd. The property is zoned Planned Development-10 (PD-10) & Specific Use Permit-42 (S-42). (D22-0084).**

Motioned by Jackson, seconded by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

**REGULAR AGENDA**

**4. Conduct a Public Hearing and consider and act upon a request to rezone 0.1± acres from Single Family-15 (SF-15) to Downtown Office (DTO), on Lots 10A & 11B (Z22-0017).**

*Paul Rodriguez (Staff):* Presented exhibit information.

Chair Daniel opened the Public Hearing.

There being no additional speakers, Chair Daniel closed the Public Hearing.

Motion by VanWolfe, seconded by Charles to approve Item 4, subject to staff recommendations.  
Motion approved 5-0.

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

*David Soto (Staff):* Presented Town Council results on previous items.

Commissioners requested draft meeting agenda be sent to them prior to the Friday before regularly scheduled meetings.

## 6. **Adjourn.**

Motioned by Jackson, seconded by Harris to adjourn. Motion approved 5-0 at 6:12 p.m.

---

Doug Braches, Planning Technician

---

Michael Pettis, Secretary



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3b**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Legacy Garden Phase 2, for 100 single family residential lots and six (6) HOA/open space lots, 45.8± acres, located on the north side of Prosper Trail, West of Shawnee Trail. This property is zoned Planned Development-115 (PD-115).

**Description of Agenda Item:**

The Final Plat shows 100 single family residential lots, and six (6) HOA/open space lots. Access is provided from Prescott Drive and Beverly Drive. The Final Plat conforms to the PD-115 development standards.

On December 7, 2021, the preliminary plat (D21-0019) was approved by Planning & Zoning Commission.

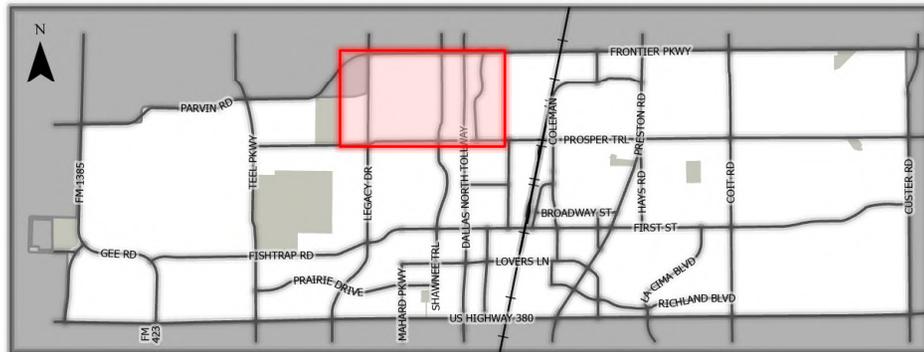
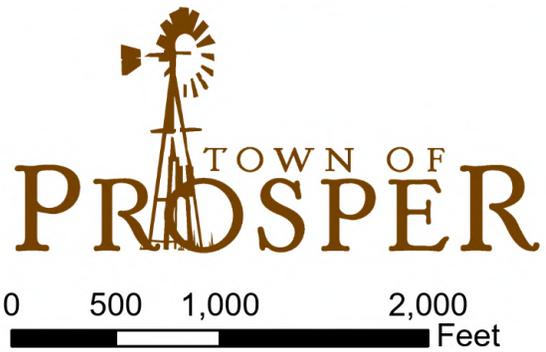
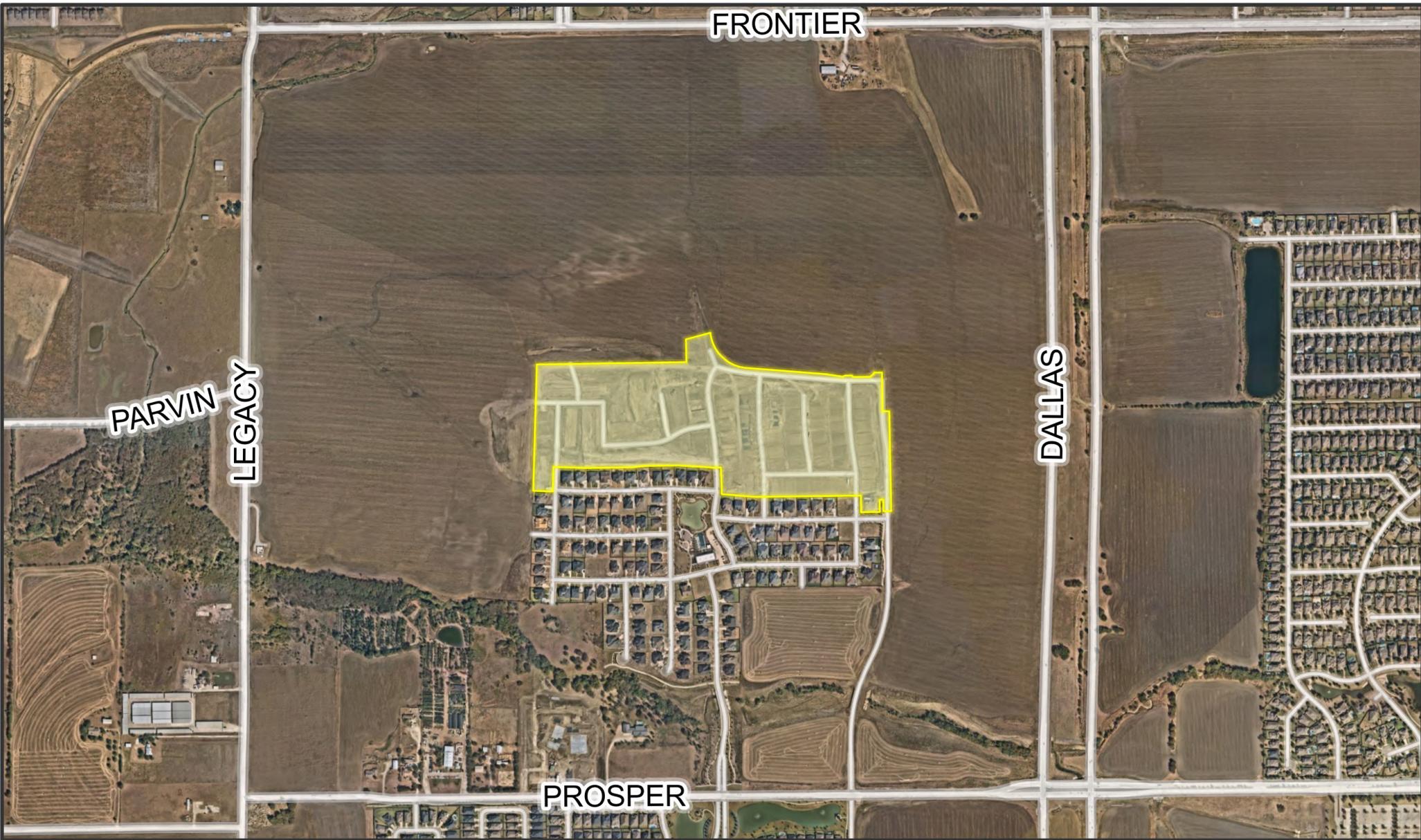
**Attachments:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat, subject to:

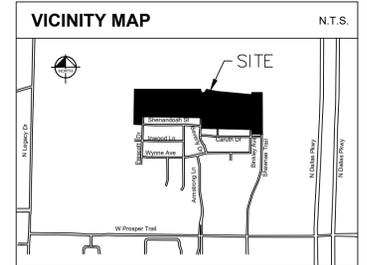
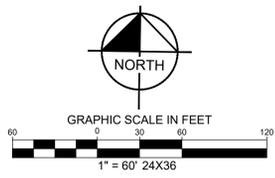
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



D22-0027  
Legacy Gardens, Phase 2

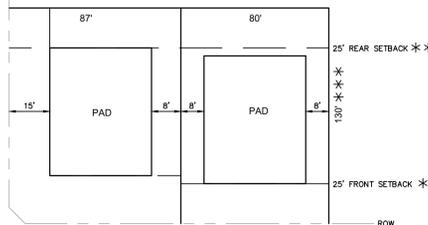
Final Plat

This map for illustration purposes only



**LEGEND**

- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- L.R.C.C.T. LAND RECORDS, DENTON COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- B.L. BUILDING LINE
- H.O.A. HOME OWNERS ASSOCIATION
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FRONT OF LOT
- STREET NAME CHANGE
- TYPE I LOTS (8 LOTS)
- TYPE II LOTS (8 LOTS)
- TYPE III LOTS (24 LOTS)
- KEY LOT



• FRONT SETBACKS PER PRELIM. PLAT VARIES +/- 5' FROM STANDARD DIMENSION.  
 • REAR SETBACKS MAY REDUCE TO 20' WHEN FRONT SETBACK MEASURES 30'.  
 • 130' MINIMUM LOT DEPTH FOR TYPE III LOTS.

TYPICAL SINGLE-FAMILY LOT TYPE SETBACK DETAIL  
 NTS

**FINAL PLAT  
 LEGACY GARDENS PHASE 2**  
 PD-36 ZONING  
 45.814 ACRES

100 RESIDENTIAL LOTS  
 BLOCK H - LOTS 4-9, BLOCK G - LOTS 1-12 & LOTS 25-31,  
 BLOCK O - LOTS 1-6, BLOCK P - LOTS 1-10, BLOCK S - LOTS  
 1-7 & LOTS 11-19, BLOCK U - LOTS 2-19, BLOCK V - LOTS  
 1-11 & LOTS 13-18, BLOCK W - LOTS 2-4

6 OPEN SPACE (HOA) LOT  
 BLOCK P - LOT 11X, BLOCK S, LOTS 20X, BLOCK U, LOT 1X,  
 BLOCK V, LOT 12X, BLOCK W, LOT 1X, BLOCK X, LOT 1X

COLLIN COUNTY SCHOOL LAND SURVEY,  
 ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 CASE NO. D22-0027

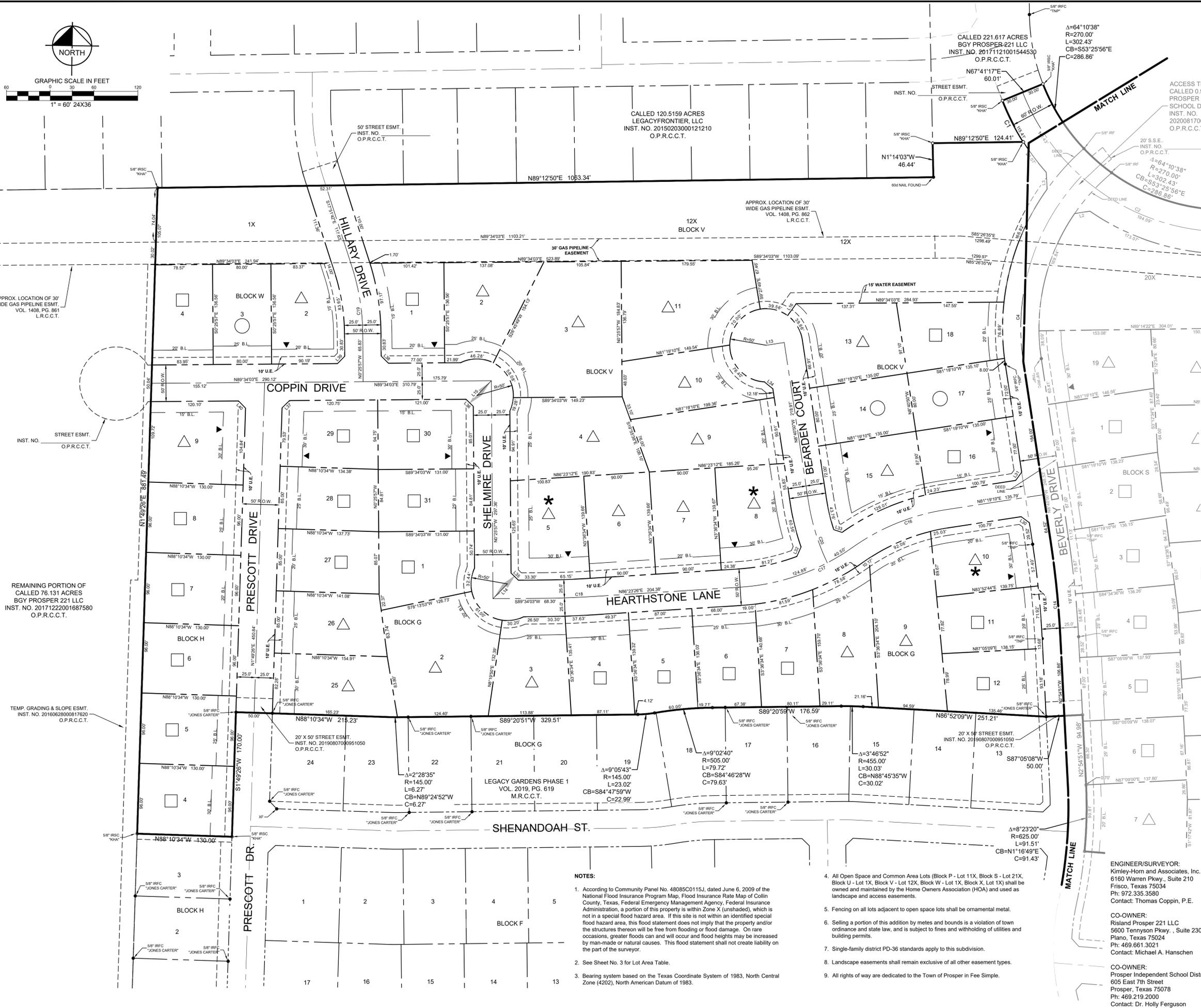
**Kimley»Horn**  
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	06/09/22	064529003	1 OF 3

ENGINEER/SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034  
 Ph: 972.335.3580  
 Contact: Thomas Coppin, P.E.

CO-OWNER:  
 Risland Prosper 221 LLC  
 5600 Tennyson Pkwy., Suite 230  
 Plano, Texas 75024  
 Ph: 469.661.3021  
 Contact: Michael A. Hanschen

CO-OWNER:  
 Prosper Independent School District  
 605 East 7th Street  
 Prosper, Texas 75078  
 Ph: 469.219.2000  
 Contact: Dr. Holly Ferguson



APPROX. LOCATION OF 30' WIDE GAS PIPELINE ESMT. VOL. 1408, PG. 861 L.R.C.C.T.

STREET ESMT. INST. NO. O.P.R.C.C.T.

REMAINING PORTION OF CALLED 76.131 ACRES BGY PROSPER 221 LLC INST. NO. 20171222001687580 O.P.R.C.C.T.

TEMP. GRADING & SLOPE ESMT. INST. NO. 20160628000817620 O.P.R.C.C.T.

CALLED 120.5159 ACRES LEGACYFRONTIER, LLC INST. NO. 20150203000121210 O.P.R.C.C.T.

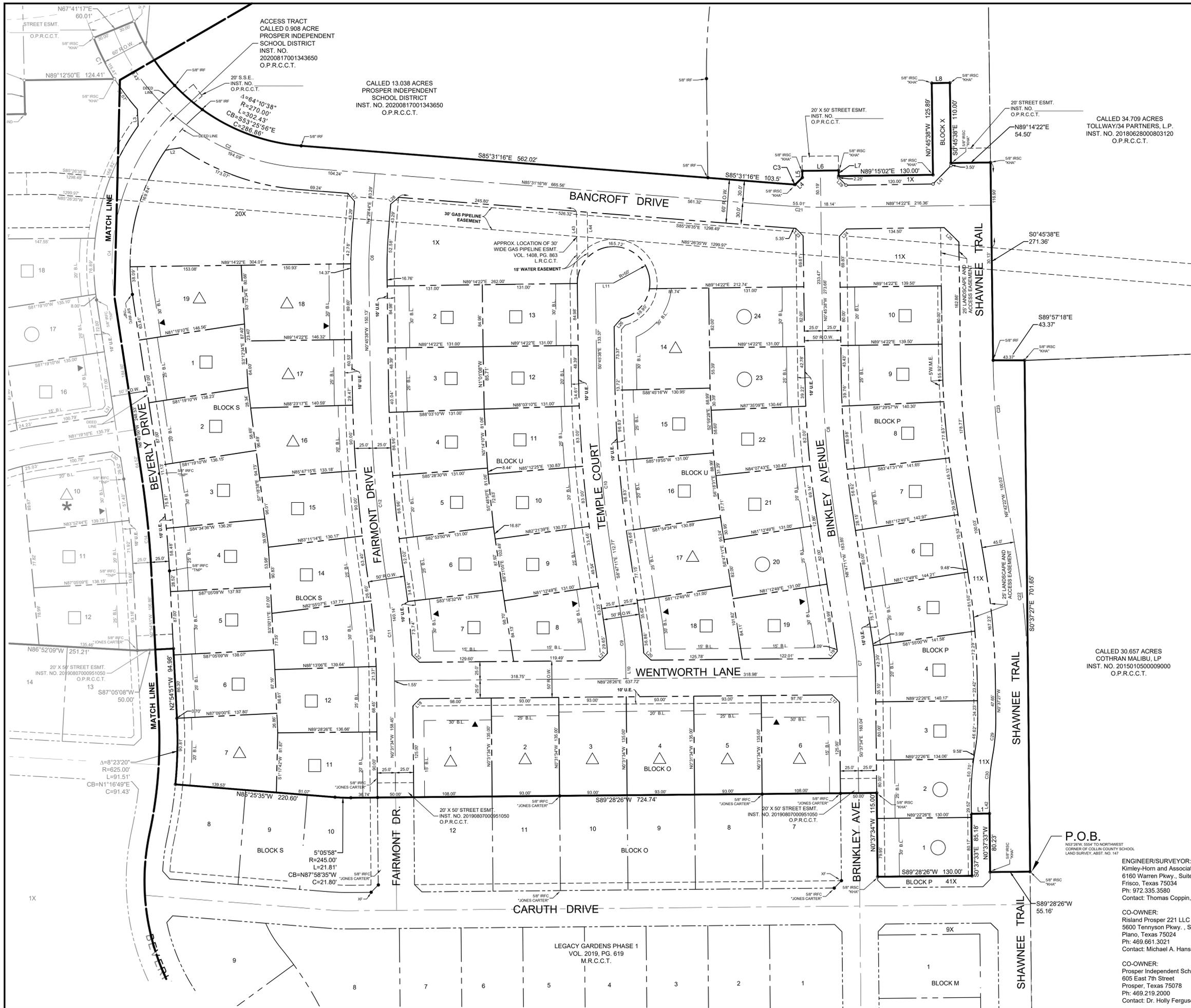
CALLLED 221.617 ACRES BGY PROSPER-221 LLC INST. NO. 2017121001544530 O.P.R.C.C.T.

ACCESS TRACT CALLED 0.908 ACRE PROSPER INDEPENDENT SCHOOL DISTRICT INST. NO. 20200817001343650 O.P.R.C.C.T.

APPROX. LOCATION OF 30' WIDE GAS PIPELINE ESMT. VOL. 1408, PG. 862 L.R.C.C.T.

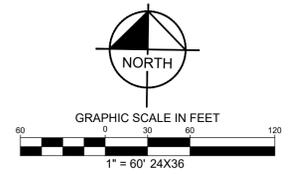
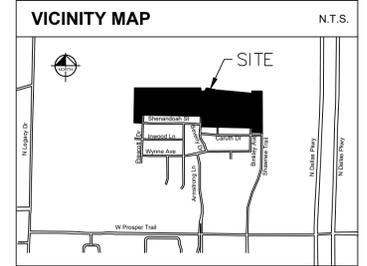
- NOTES:**
- According to Community Panel No. 48085C0115J, dated June 6, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone X (unshaded), which is not in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - See Sheet No. 3 for Lot Area Table.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All Open Space and Common Area Lots (Block P - Lot 11X, Block S - Lot 21X, Block U - Lot 1X, Block V - Lot 12X, Block W - Lot 1X, Block X, Lot 1X) shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - Fencing on all lots adjacent to open space lots shall be ornamental metal.
  - Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Single-family district PD-36 standards apply to this subdivision.
  - Landscape easements shall remain exclusive of all other easement types.
  - All rights of way are dedicated to the Town of Prosper in Fee Simple.

DRAWN: KCFM SURVEY SURVEYOR: KHA LEGACY GARDENS PHASE 2 FINAL PLAT VERIFIED: MBOC MICHAEL 10/19/2022 11:03 AM LAST SAVED: 10/19/2022 10:58 AM



**LEGEND**

IRC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
L.R.D.C.T.	LAND RECORDS, SUTTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
H.O.A.	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	FRONT OF LOT
○	STREET NAME CHANGE
□	TYPE I LOTS (8 LOTS)
△	TYPE II LOTS (58 LOTS)
◇	TYPE III LOTS (24 LOTS)
*	KEY LOT



- NOTES:**
- According to Community Panel No. 48085C0115J, dated June 6, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone X (unshaded), which is not in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - See Sheet No. 3 for Lot Area Table.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All Open Space and Common Area Lots (Block P - Lot 11X, Block S - Lot 21X, Block U - Lot 1X, Block V - Lot 12X, Block W - Lot 1X, Block X, Lot 1X) shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - Fencing on all lots adjacent to open space lots shall be ornamental metal.
  - Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Single-family district PD-36 standards apply to this subdivision.
  - Landscape easements shall remain exclusive of all other easement types.
  - All rights of way are dedicated to the Town of Prosper in Fee Simple.

**FINAL PLAT  
LEGACY GARDENS PHASE 2  
PD-36 ZONING  
45.814 ACRES**

CALLLED 30.657 ACRES  
COTHRAN MALIBU, LP  
INST. NO. 201501050009000  
O.P.R.C.C.T.

100 RESIDENTIAL LOTS  
BLOCK H - LOTS 4-9, BLOCK G - LOTS 1-12 & LOTS 25-31,  
BLOCK O - LOTS 1-6, BLOCK P - LOTS 1-10, BLOCK S - LOTS  
1-7 & LOTS 11-19, BLOCK U - LOTS 2-19, BLOCK V - LOTS  
1-11 & LOTS 13-18, BLOCK W - LOTS 2-4

6 OPEN SPACE (HOA) LOT  
BLOCK P - LOT 11X, BLOCK S, LOTS 20X, BLOCK U, LOT 1X,  
BLOCK V, LOT 12X, BLOCK W, LOT 1X, BLOCK X, LOT 1X

COLLIN COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
CASE NO. D22-0027

**Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	06/09/22	064529003	2 OF 3

**ENGINEER/SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Ph: 972.335.3580  
Contact: Thomas Coppin, P.E.

**CO-OWNER:**  
Risland Prosper 221 LLC  
5600 Tennyson Pkwy., Suite 230  
Plano, Texas 75024  
Ph: 469.661.3021  
Contact: Michael A. Hanschen

**CO-OWNER:**  
Prosper Independent School District  
605 East 7th Street  
Prosper, Texas 75078  
Ph: 469.219.2000  
Contact: Dr. Holly Ferguson

**P.O.B.**  
N03°29'W 554' TO NORTHWEST  
CORNER OF COLLIN COUNTY SCHOOL  
LAND SURVEY, ABST. NO. 147

LEGACY GARDENS PHASE 1  
VOL. 2019, PG. 619  
M.R.C.C.T.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, are the owners of a tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas and being a portion of a called 221.617-acre tract of land described in a Special Warranty Deed to BGY Prosper 221 LLC (now known as Risland Prosper 221 LLC), recorded in Instrument No. 20171121002544530 of the Official Public Records of Collin County, Texas, and a portion of a called 0.908-acre tract of land described in a Donation Deed to Prosper Independent School District, recorded in Instrument No. 20200817001343650 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-inch iron rod with a red plastic cap, stamped "KHA" set on the easterly line of said 221.617-acre tract for the easterly, northeast corner of Legacy Gardens Phase 1, an addition to the Town of Prosper, according to the final plat, recorded in Volume 2019, Page 619 of the Map Records of Collin County, Texas, same being on the westerly line of a called 30.657-acre tract of land described in a deed to Cochran Malibu, LP, recorded in Instrument No. 2015010500009000 of the Official Public Records of Collin County, Texas,

THENCE in a westerly direction, departing the easterly line of said 221.617-acre tract, the westerly line of said 30.657-acre tract, and along the northerly line of said Legacy Gardens Phase 1, the following:

South 89°28'26" West, a distance of 55.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 00°37'33" West, a distance of 80.23 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 89°22'26" West, a distance of 25.00 feet to a point for corner;

South 00°37'33" East, a distance of 85.18 feet to a point for corner;

South 89°28'26" West, a distance of 130.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 00°37'34" West, a distance of 115.00 feet to a point for corner;

South 89°28'26" West, a distance of 724.74 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 245.00 feet, a central angle of 05°05'58", and a chord bearing and distance of North 87°58'35" West, 21.80 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 21.81 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 85°25'35" West, a distance of 220.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 625.00 feet, a central angle of 08°23'20", and a chord bearing and distance of North 01°16'49" East, 91.43 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 91.51 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 02°54'51" West, a distance of 94.98 feet to a 5/8-inch iron rod with a plastic cap, stamped "JONES CARTER" found for corner;

South 87°05'08" West, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 86°52'09" West, a distance of 251.21 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 455.00 feet, a central angle of 03°46'52", and a chord bearing and distance of North 88°45'35" West, 30.02 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 30.03 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 89°20'50" West, a distance of 176.59 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 505.00 feet, a central angle of 09°02'40", and a chord bearing and distance of South 84°46'28" West, 79.63 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 79.72 feet to a point for the beginning of a reverse curve to the right with a radius of 145.00 feet, a central angle of 09°05'43", and a chord bearing and distance of South 84°47'59" West, 22.99 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 23.02 feet to a point for corner;

South 89°20'51" West, a distance of 329.51 feet to a point for the beginning of a tangent curve to the right with a radius of 145.00 feet, a central angle of 02°28'35", and a chord bearing and distance of North 89°24'52" West, 6.27 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 6.27 feet to a point for corner;

North 88°10'34" West, a distance of 215.23 feet to a 5/8-inch iron rod with a plastic cap, stamped "JONES CARTER" found for corner;

South 01°49'26" West, a distance of 170.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 88°10'34" West, a distance of 130.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, northwest corner of said Legacy Gardens Phase 1, same being on the westerly line of said 221.617-acre tract and the easterly line of a called 76.131-acre tract of land described in a Special Warranty Deed to BGY Prosper 221 LLC (now known as Risland Prosper 221 LLC), recorded in Instrument No. 20171222001687580 of the Official Public Records of Collin County, Texas;

THENCE North 01°49'26" East, along the westerly line of said 221.617-acre tract and the easterly line of said 76.131-acre tract, a distance of 881.49 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, northwest corner of said 221.617-acre tract and the northeast corner of said 76.131-acre tract, same being on the southerly line of a called 120.5159-acre tract of land described in a Special Warranty Deed to LegacyFrontier, LLC, recorded in Instrument No. 20150203000121210 of the Official Public Records of said Collin County, Texas;

THENCE North 89°12'50" East, along a northerly line of said 221.617-acre tract and the southerly line of said 120.5159-acre tract, a distance of 1,063.34 feet to a 60d nail found for the southeast corner of said 120.5159-acre tract;

THENCE North 01°14'03" West, along a westerly line of said 221.617-acre tract and the easterly line of said 120.5159-acre tract, a distance of 46.44 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°12'50" East, departing the westerly line of said 221.617-acre tract and the easterly line of said 120.5159-acre tract, crossing said 221.617-acre tract, a distance of 124.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 330.00 feet, a central angle of 10°59'47", and a chord bearing and distance of North 27°01'05" West, 63.24 feet;

THENCE in a northerly direction, continuing across said 221.617-acre tract, with said non-tangent curve to the right, an arc distance of 63.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 67°41'17" East, continuing across said 221.617-acre tract, a distance of 60.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the southerly line of a called 13.038-acre tract of land, described in a deed to the Prosper Independent School District as recorded in Instrument No. 20200817001343650 of the Official Public Records of Collin County, Texas, same being the beginning of a non-tangent curve to the left with a radius of 270.00 feet, a central angle of 64°10'38", and a chord bearing and distance of South 53°25'56" East, 286.86 feet;

THENCE in a southeasterly direction, along the southerly line of said 13.038-acre tract, with said non-tangent curve to the left, an arc distance of 302.43 feet to a 5/8-inch iron rod found for corner;

THENCE South 85°31'16" East, continuing along the southerly line of said 13.038-acre tract, a distance of 562.02 feet to a 5/8-inch iron rod found for the southeast corner of said 13.038-acre tract;

THENCE South 85°31'16" East, departing said 13.038-acre tract and crossing said 221.617-acre tract, a distance of 103.54 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 770.00 feet, a central angle of 01°12'01", and a chord bearing and distance of South 86°07'16" East, 16.13 feet;

THENCE in an easterly direction, continuing across said 221.617-acre tract, with said tangent curve to the left, an arc distance of 16.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a compound curve to the left with a radius of 770.00 feet, a central angle of 00°05'00", and a chord bearing and distance of South 86°45'46" East, 1.12 feet;

THENCE in an easterly direction, continuing across said 221.617-acre tract, with said compound curve to the left, an arc distance of 1.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 46°01'52" East, continuing across said 221.617-acre tract, a distance of 12.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 46°01'52" East, continuing across said 221.617-acre tract, a distance of 1.19 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 00°45'38" West, continuing across said 221.617-acre tract, a distance of 9.18 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°14'22" East, continuing across said 221.617-acre tract, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 00°45'38" East, continuing across said 221.617-acre tract, a distance of 7.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°15'02" East, continuing across said 221.617-acre tract, a distance of 130.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 00°45'38" West, continuing across said 221.617-acre tract, a distance of 125.89 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°14'22" East, continuing across said 221.617-acre tract, a distance of 25.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 00°45'38" East, continuing across said 221.617-acre tract, a distance of 110.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°14'22" East, continuing across said 221.617-acre tract, a distance of 54.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the easterly line of said 221.617-acre tract, same being on the westerly line of a called 34.709-acre tract of land described in a deed to Tollway/34 Partners, L.P., recorded in Instrument No. 20180628000803120 of the Official Public Records of Collin County, Texas;

THENCE South 00°45'38" East, along the easterly line of said 221.617-acre tract and the westerly line of said 34.709-acre tract, a distance of 271.36 feet to a 5/8-inch iron rod found for the southwest corner of said 34.709-acre tract;

THENCE South 89°57'18" East, continuing along the easterly line said 221.617-acre tract and the southerly line of said 34.709-acre tract, a distance of 43.37 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of aforesaid 30.657-acre tract;

THENCE South 00°37'27" East, continuing along the easterly line said 221.617-acre tract and the westerly line of said 30.657-acre tract, a distance of 701.65 feet to the POINT OF BEGINNING and containing 1,995.651 square feet or 45.814 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LEGACY GARDENS PHASE 2, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, do herein 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 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 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.
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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
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 platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: RISLAND PROSPER 221 LLC

By: \_\_\_\_\_ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public In And For The State Of Texas

Printed Name

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public In And For The State Of Texas

Printed Name

Table with 3 columns: LOT NO., ACRES, SQ. FT. containing lot data for blocks G, H, and O.

Table with 3 columns: LOT NO., ACRES, SQ. FT. containing lot data for blocks O, P, and S.

Table with 3 columns: LOT NO., ACRES, SQ. FT. containing lot data for blocks S, U, and V.

Table with 3 columns: LOT NO., ACRES, SQ. FT. containing lot data for blocks U, V, W, X, and Y.

Table with 3 columns: LINE NO., BEARING, LENGTH containing line data for blocks L1 through L24.

Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD containing curve data for curves C1 through C29.

Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD containing curve data for curves C30 through C39.

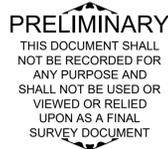
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, 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 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 \_\_\_\_\_, 2021.

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department

Town Secretary

Development Services Department

FINAL PLAT LEGACY GARDENS PHASE 2 PD-36 ZONING 45.814 ACRES

100 RESIDENTIAL LOTS BLOCK H - LOTS 4-9, BLOCK G - LOTS 1-12 & LOTS 25-31, BLOCK O - LOTS 1-6, BLOCK P - LOTS 1-10, BLOCK S - LOTS 1-7 & LOTS 11-19, BLOCK U - LOTS 2-19, BLOCK V - LOTS 1-11 & LOTS 13-18, BLOCK W - LOTS 2-4

6 OPEN SPACE (HOA) LOT BLOCK P - LOT 11X, BLOCK S, LOTS 20X, BLOCK U, LOT 1X, BLOCK V, LOT 12X, BLOCK W, LOT 1X, BLOCK X, LOT 1X

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS CASE NO. D22-0027

Kimley Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. containing project details.

ENGINEER/SURVEYOR:

Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Ph: 972.335.3580 Contact: Thomas Coppin, P.E.

CO-OWNER:

Risland Prosper 221 LLC 2600 Tennyson Pkwy., Suite 230 Plano, Texas 75024 Ph: 469.661.3021 Contact: Michael A. Hanschen

CO-OWNER:

Prosper Independent School District 605 East 7th Street Prosper, Texas 75078 Ph: 469.219.2000 Contact: Dr. Holly Ferguson



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3c**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Replat of Silo Park Addition, Block A, Lots 2R & 3, on 1.2± acres, located on the northeast corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR) (D22-0047).

**Description of Agenda Item:**

The purpose of the Replat for Silo Park Addition, Block A, Lots 2R & 3, is to subdivide and dedicate easements necessary for development of Lots 2R & 3. The plat conforms to Downtown Retail (DTR).

As a companion item, the Site Plan (D22-0069) for a Restaurant and Retail Uses is also on the December 6, 2022 agenda.

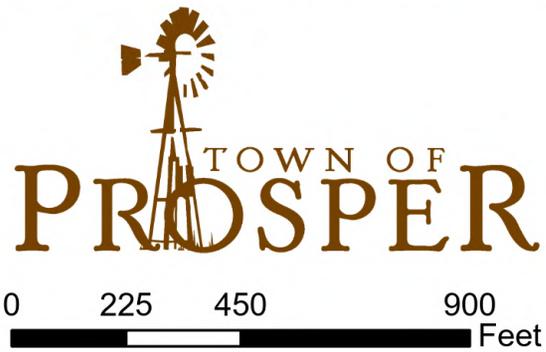
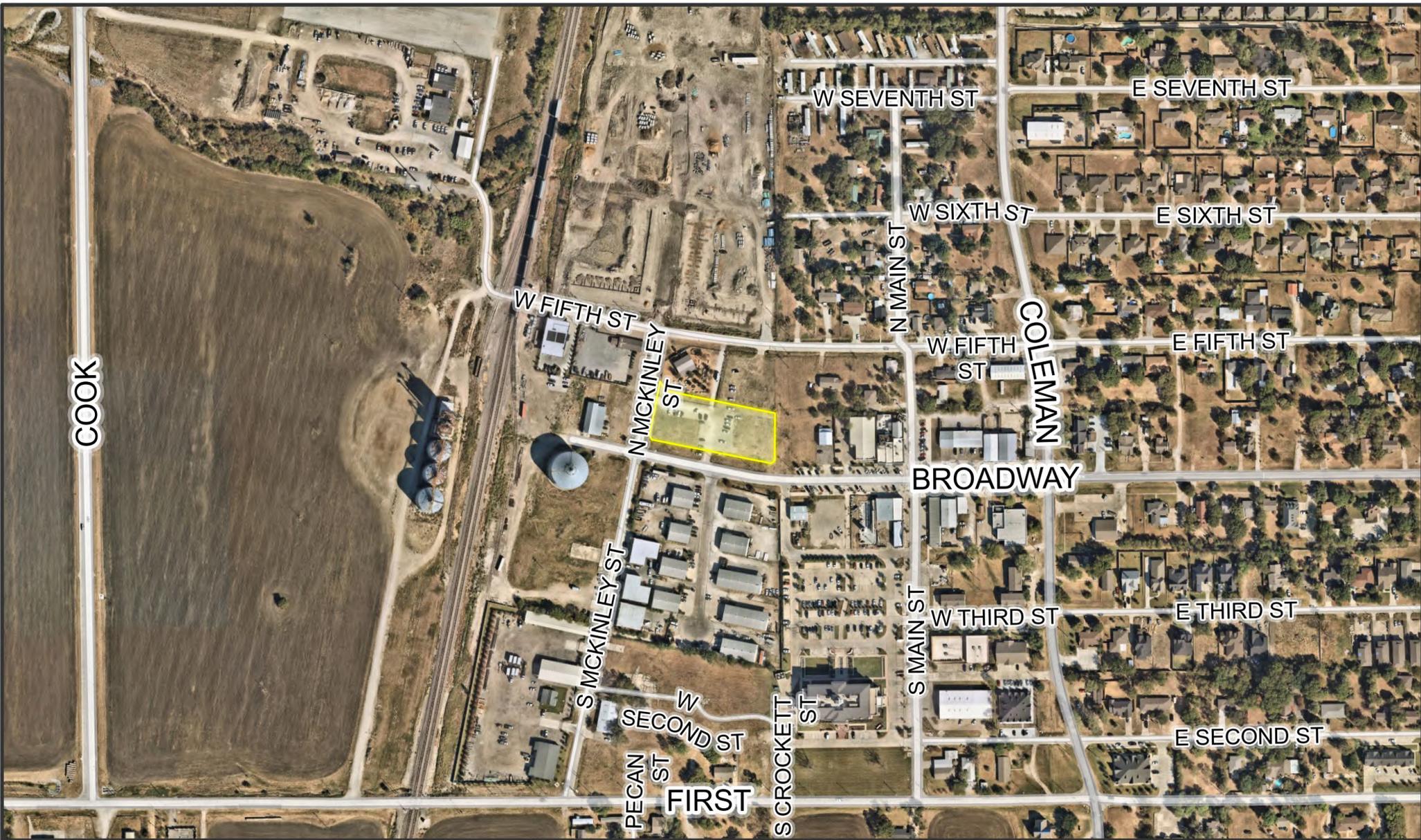
**Attachments:**

1. Location Map
2. Replat

**Town Staff Recommendation:**

Town Staff recommends approval of the Replat, subject to:

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



D22-0047

Silo Park Addition, Block A, Lot 2

Replat

This map for illustration purposes only

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **BROADWAY RETAIL PARTNERS, LP**, is the owner of a 1.16 acres situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, Town of Prosper, Collin County, Texas, being all of Lot 2, Block A of Silo Park Addition, an addition to the Town of Prosper, Texas, recorded in Volume 2020, Page 67, Plat Records of Collin County, Texas, and being conveyed by General Warranty Deed to BROADWAY RETAIL PARTNERS, LP, recorded in Document Number 2022000143761, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the most Northerly Southeast corner of said Lot 2, Block A, being in the West right-of-way line of Crockett Street (a 30-foot unimproved right-of-way) and being at the beginning of a corner clip;

THENCE South 50°44'12" West, departing the West right-of-way line of said Crockett Street, along said corner clip, a distance of 12.68 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said corner clip, being the most Southerly Southeast corner of said Lot 2, Block A, and being in the Northerly right-of-way line of W. Broadway Street (a variable width right-of-way);

THENCE North 78°36'53" West, with the South line of said Lot 2, Block A and the North right-of-way line of said W. Broadway Street, a distance of 346.18 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the beginning of a corner clip, being the most Southerly Southwest corner of said Lot 2, Block A;

THENCE North 33°35'31" West, departing the Northerly right-of-way line of said W. Broadway Street, along said corner clip, a distance of 14.91 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the most Northerly Southwest corner of said Lot 2, Block A, and being in the Easterly right-of-way line of McKinley Street (a 50-foot right-of-way);

THENCE North 11°25'47" East, with the West line of said Lot 2, Block A and the Easterly right-of-way line of said McKinley Street, a distance of 154.33 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Lot 2, Block A and the Southwest corner of Lot 1R, Block A of said Silo Park Addition;

THENCE, along the South line of said Lot 1R, Block A, being the common North line of said Lot 2, Block A, the following two (2) courses and distances:

1. South 33°35'31" East, a distance of 30.94 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
2. South 78°36'53" East, a distance of 316.17 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of said Crockett Street, being the Southeast corner of said Lot 1R, Block A and also being the Northeast corner of said Lot 2, Block A;

THENCE South 00°05'18" West, with the East line of said Lot 2, Block A and the West right-of-way line of said Crockett Street, a distance of 135.83 feet to the **POINT OF BEGINNING** and containing 1.16 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT **BROADWAY RETAIL PARTNERS, LP**, does hereby certify and adopt this plat designating the herein described property as **BLOCK A, LOTS 2R & 3 OF SILO PARK ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **DON G. BROWN** does herein 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 area, 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 in 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 user to particular 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 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.
- 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, 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.
- 9.) All modifications to this document shall be by means and approved by the Town of Prosper.

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 \_\_\_\_\_, 2022.

OWNER: **BROADWAY RETAIL PARTNERS, LP**

BY: \_\_\_\_\_  
Authorized Signator

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

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

**PRELIMINARY**

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

Matthew Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DENTON §

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

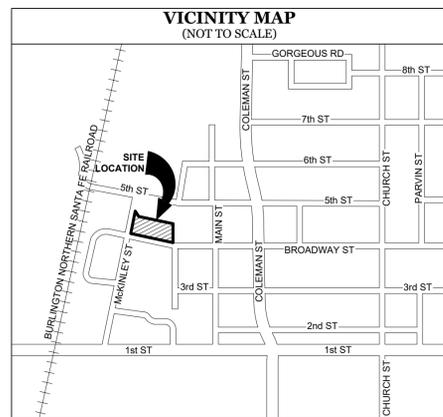
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**CASE NO. D22-0047**

**REPLAT  
SILO PARK ADDITION  
BLOCK A, LOTS 2R & 3**

A REPLAT OF LOT 2, BLOCK A OF SILO PARK ADDITION,  
RECORDED IN VOLUME 2020, PAGE 67, P.R.C.C.T.,  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147,  
AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS



- GENERAL NOTES**
- 1.) The purpose of this plat is to create two lots of record and to dedicate easements.
  - 2.) According to Flood Insurance Rate Map (FIRM) Map No. 48085C0235J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for the Town of Prosper, Texas, this property is within "Non-Shaded Zone X".
  - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - 4.) 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.
  - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
  - 7.) The property is affected by Access and Parking Easement Agreement, recorded in Document Number 20200115000065170, Official Public Records of Collin County, Texas.

**LEGEND**

PG = PAGE  
VOL = VOLUME  
POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
PLAT RECORDS = COLLIN COUNTY, TEXAS  
P.R.C.C.T. = COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Project 1707.019-12  
Date 12-01-2022  
Drafter TAR/EN

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Matt Moore  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Broadway Retail Partners, LP  
1061 N. Coleman Street  
Prosper, TX 75078

LINE	BEARING	DISTANCE
L1	S 50°44'12" W	12.68'
L2	N 33°35'31" E	14.91'
L3	S 33°35'31" E	30.94'
L4	S 11°23'07" W	80.32'
L5	S 41°23'07" W	20.87'
L6	S 11°23'07" W	18.51'
L7	S 18°36'53" E	20.87'
L8	S 11°23'07" W	8.03'
L9	N 78°36'53" W	298.41'
L10	S 11°26'07" W	5.76'
L11	S 11°26'07" W	13.53'
L12	S 78°33'53" E	10.00'
L13	N 78°36'21" W	313.39'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.65'	30.00'	35°36'57"	N 61°00'49" W	18.35'
C2	27.81'	30.00'	53°06'26"	S 74°49'54" W	26.82'
C3	17.69'	30.00'	33°46'50"	N 64°59'30" W	17.43'
C4	18.44'	30.00'	35°13'02"	S 83°46'36" W	18.15'

**CERTIFICATE OF APPROVAL**

APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary \_\_\_\_\_

Engineering Department \_\_\_\_\_

Development Services Department \_\_\_\_\_



WATCH MANAGEMENT, LLP  
DOC. NO. 20070111000056500  
O.P.R.C.C.T.

LOT 1 LOT 2 LOT 3  
BLOCK 1  
BRYANT'S ADDITION  
VOLUME 116, PAGE 162  
D.R.C.C.T.

20' ALLEY  
(VOL. 116, PG. 162 - D.R.C.C.T.)

LOT 23 LOT 22 LOT 21  
BLOCK 1  
BRYANT'S ADDITION  
VOLUME 116, PAGE 162  
D.R.C.C.T.

LOT 1 LOT 2 LOT 3  
BLOCK 3  
BRYANT'S ADDITION  
VOLUME 116, PAGE 162  
D.R.C.C.T.

BBG INVESTMENTS, INC.  
INST. NO. 20180423000483530  
O.P.R.C.C.T.

**W. FIFTH STREET**  
VARIABLE WIDTH RIGHT-OF-WAY

COLLIN COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NO. 147

LOT 1R, BLOCK A  
SILO PARK ADDITION  
VOLUME 2020, PAGE 67  
P.R.C.C.T.

**LOT 2R**  
0.33 ACRES  
14,359 SQ.FT.

**BLOCK A**

LOT 2, BLOCK A  
SILO PARK ADDITION  
VOLUME 2020, PAGE 67  
P.R.C.C.T.

**LOT 3**  
0.83 ACRES  
36,168 SQ.FT.

BROADWAY RETAIL PARTNERS, LP  
DOC. NO. 2022000143761  
O.P.R.C.C.T.

**W. BROADWAY STREET**  
VARIABLE WIDTH RIGHT-OF-WAY

LOT 1, BLOCK A  
PRECISION ADDITION  
CABINET I, PAGE 132  
P.R.C.C.T.

LOT 2, BLOCK A  
PRECISION ADDITION  
CABINET I, PAGE 132  
P.R.C.C.T.

ASSOCIATED GRAIN PRODUCERS, LLC  
VOLUME 1167, PAGE 13279  
O.P.R.C.C.T.



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3d**

**From: David Soto, Planner Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Site Plan for a retail/restaurant building, on 1.2± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D21-0069).

**Description of Agenda Item:**

The Site Plan shows two single-story, retail/restaurant building, totaling 11,045 square-feet. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access will be provided from Broadway Street and Crockett Street. The Site Plan conforms to Downtown Retail (DTR) development standards.

As a companion item, the Replat (D22-0047) for Silo Park, Block A, Lots 2R and Lot 3, is also on the December 6, 2022 agenda.

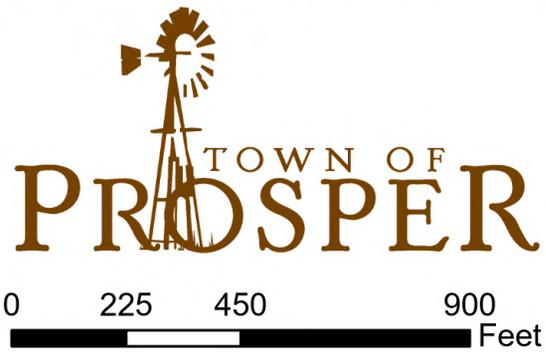
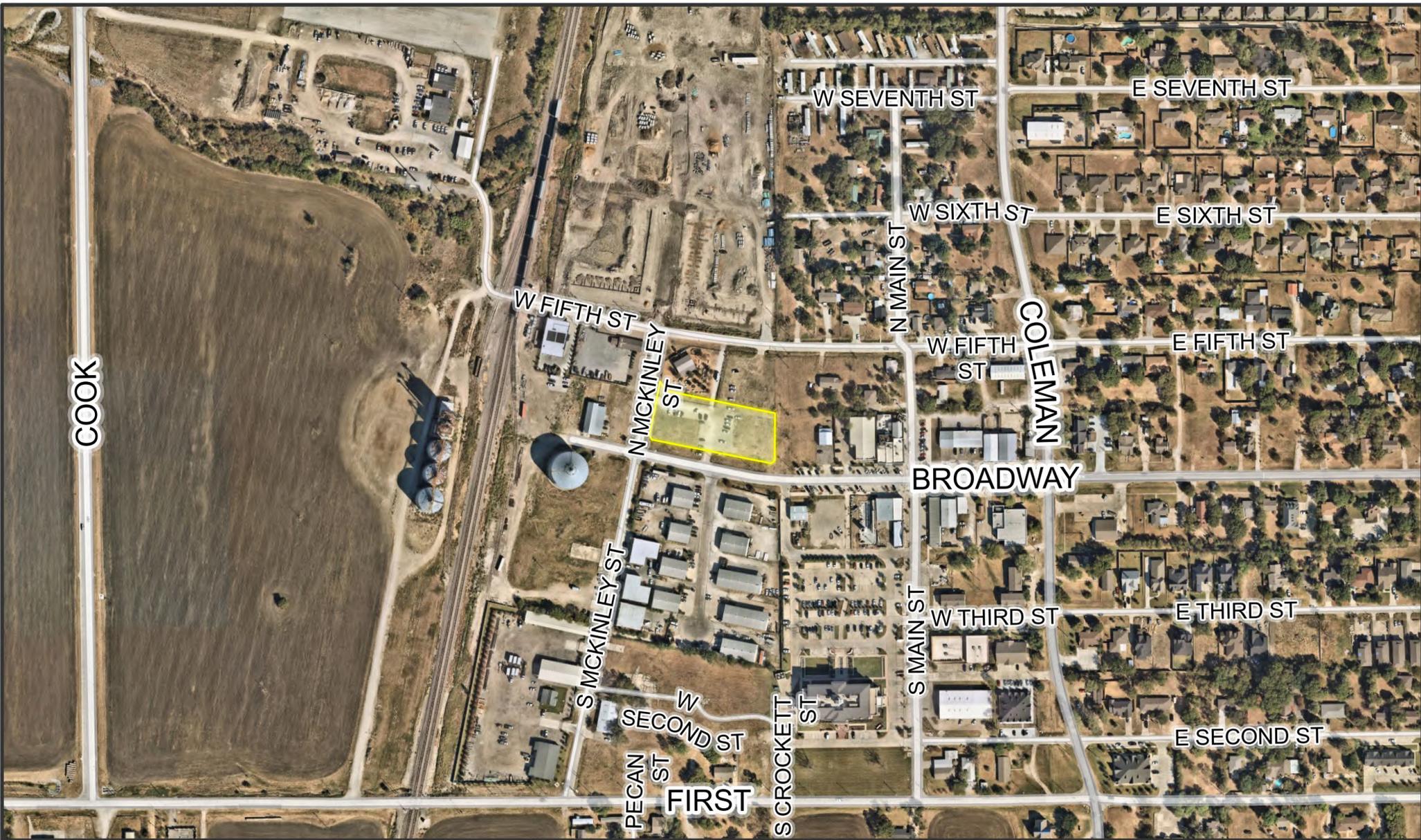
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

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

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location
3. The applicant provides a filed shared parking agreement and shared dumpster between Lots 2R and 3.

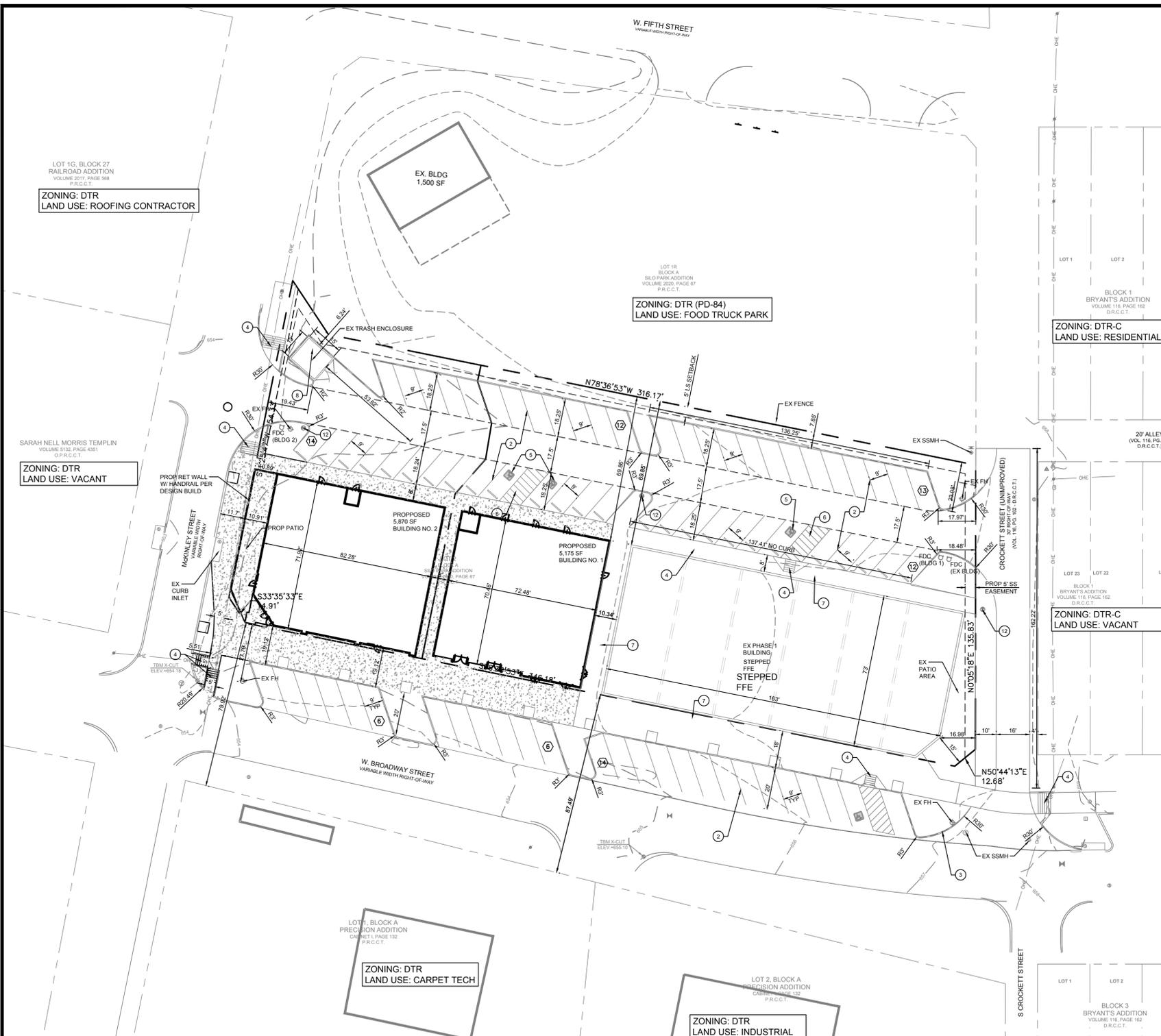


D22-0069  
Broadway Retail

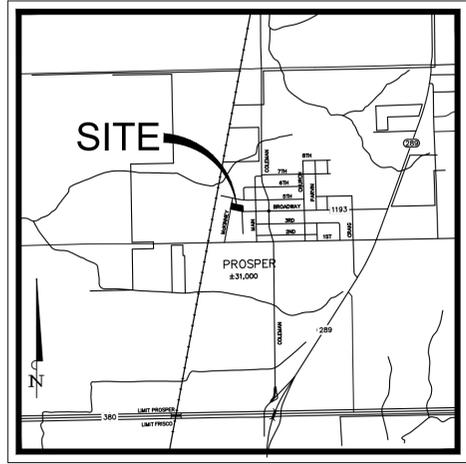
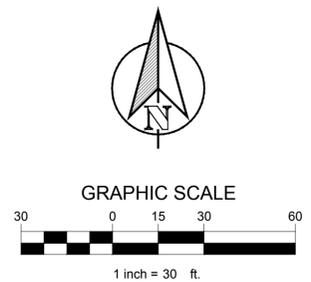
Site Plan

This map for illustration purposes only

REGGIE SMITH  
 12/17/2022 3:47 PM  
 PLOTTED BY:  
 PLOT DATE:  
 LOCATION:  
 LAST SAVED: 11/7/2022 5:29 PM



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



VICINITY MAP  
N.T.S.

LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT

**BENCHMARKS:**  
 NO. 1  
 "X-CUT" AT THE CENTER OF CURB RETURN ON THE NORTHEAST CORNER OF E BROADWAY STREET AND MCKINLEY STREET.  
 ELEV: 654.18'  
 NO. 2  
 "X-CUT" AT THE CENTER OF THE EAST CURB RETURN LOCATED ON THE SOUTH SIDE OF E BROADWAY STREET APPROXIMATELY 230' EAST OF THE INTERSECTION OF E BROADWAY STREET AND MCKINLEY STREET  
 ELEV: 655.10'

CONSTRUCTION SCHEDULE	
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	PROPOSED SIDEWALK
8	PROPOSED TRASH ENCLOSURE
9	PROPOSED SERVICE RAMP

METER TABLE	
12	DOMESTIC METER

**GENERAL SITE PLAN NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE DATA SUMMARY																					
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING		TOTAL IMPERVIOUS (SQ FT)								
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		REQ.	PROV.						
2	DTR	RESTAURANT (BLDG 1) RESTAURANT (BLDG 2)	1.16	50,527	RESTAURANT: 17,018 RESTAURANT: 5,870	1 STORY	50% MAX	45.3%	0.4:1 MAX	0.45	REQ. RATIO	68 59	77	4	4	47,143	93%	1155	3,110	3536.90	700
TOTAL: 22,888												TOTAL:	127	NOTE: DTR ZONING ALLOWS FOR 50% REDUCTION IN PARKING		64					

**CASE #: D22-0069**

**OWNER:**  
 BROWN & GRIFFIN REAL ESTATE ADVISORS, LP  
 1061 N. COLEMAN ST  
 PROSPER, TX 75078  
 PH: CONTACT NAME: LUKE BROWN

**APPLICANT/ENGINEER:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572 CONTACT NAME: MATT MOORE

**SURVEYOR:**  
 EAGLE SURVEYING, LLC  
 210 SOUTH ELM STREET, SUITE 104  
 DENTON, TX 76201  
 PH: 940.222.3009 CONTACT NAME: DAN RICK

**LEGAL DESCRIPTION:**  
 LOT 2, OF BLOCK A, LOTS 1R & 2 OF SILO PARK ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 67, PLAT RECORDS, COLLIN COUNTY, TEXAS.

**CITY:** TOWN OF PROSPER **STATE:** TEXAS  
**COUNTY:** COLLIN **SURVEY:** COLLIN COUNTY SCHOOL **ABSTRACT NO.:** 147

CLAYMOORE ENGINEERING  
 1100 CREEK SPARGER RD, SUITE #1  
 COLLEVILLE, TX 75844  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 DREW DONOVSKY  
 Engineer: 125651 Date: 12/1/2022  
 P.E. No. 125651

**BGREA BROADWAY RETAIL PHASE II**  
**360 & 370 W BROADWAY STREET**  
**PROSPER, TEXAS**

NO.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: ASD  
 DRAWN: RDS  
 CHECKED: ASD  
 DATE: 06/01/2021

**SHEET SP-1**

File No. 2021-058



# PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

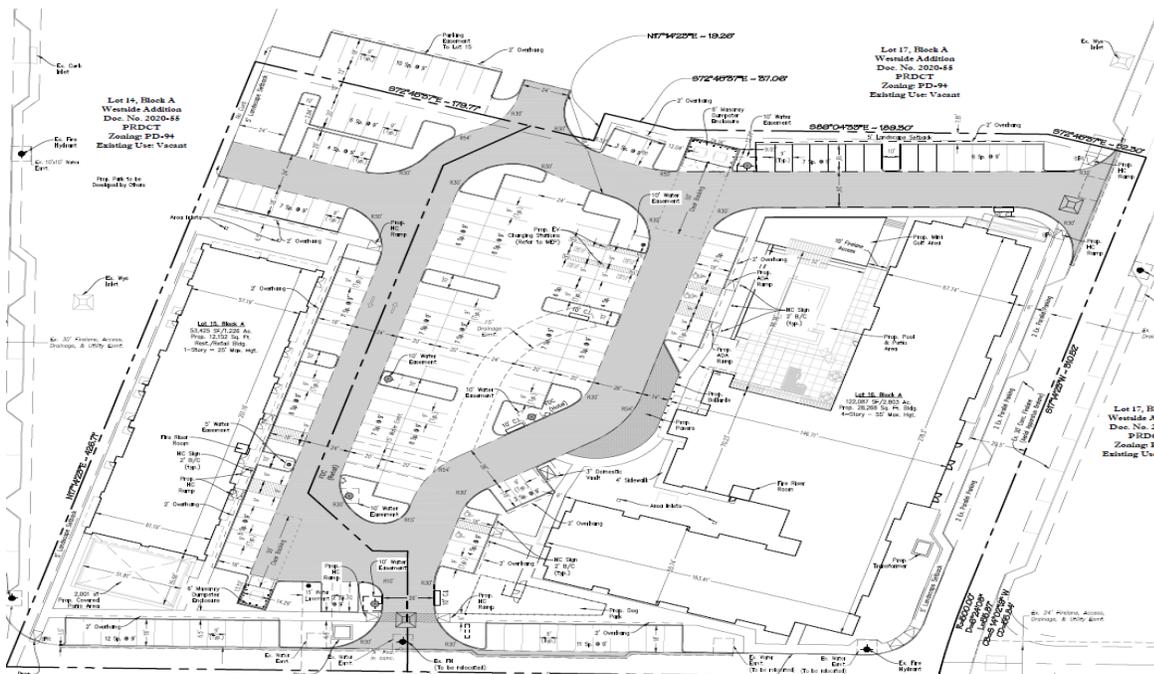
Re: Planning & Zoning Commission Meeting – December 6, 2022

### Agenda Item:

Consider and act upon a Site Plan and Façade Plan for a Restaurant and a Retail Uses on Westside Block A, Lot 15 and a hotel on Lot 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0086)

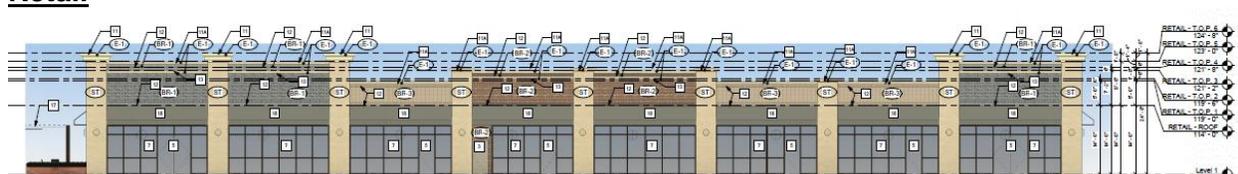
### Description of Agenda Item:

The Site Plan shows the location of the Retail and Restaurant on Lot 15 and an Extended Stay Hotel on Lot 16 that is being proposed on the subject property as shown below.



These lots are interior lots and as such there is no direct access to either U.S. Highway 380 or FM 1385. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. In addition, the Site Plan conforms to the Planned Development-94 (PD-94) standards. Per Planned Development 94, the façade plan shall be approved by the Planning and Zoning Commission. Renderings of the façade plan shall be shown below:

### **Retail**



### **Hotel, Extended Stay**



As a companion item, the Final Plat (D22-0087) for Westside, Block A Lot 15 and Lot 16, is also on the December 6, 2022 agenda.

On April 16, 2019 Planning & Zoning Commission approved a Preliminary Site Plan (D19-0014) for a commercial development (Westside, Lots 1-21).

On November 5, 2019 Planning & Zoning Commission approved a conveyance plat (D19-0015) for lots 1-19.

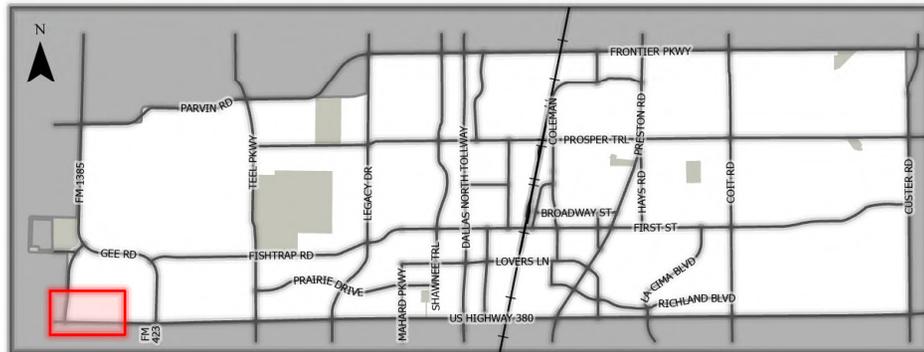
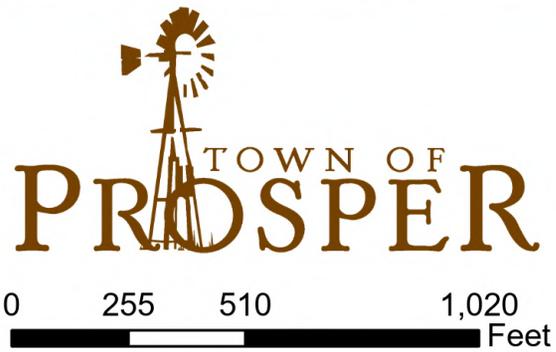
### **Attached Documents:**

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

### **Town Staff Recommendation:**

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

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



D22-0086  
 Residence Inn Marriot SP  
 Site Plan

This map for illustration purposes only



### FACADE SURFACE AREA ANALYSIS

NORTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	10,440 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,050 SF +/-	20%
WINDOWSTOREFRONT SURFACE AREA	2,650 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	8,390 SF +/-	80%

SOUTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	9,740 SF +/-	100%
TOTAL GLAZING SURFACE AREA	1,360 SF +/-	14%
WINDOWSTOREFRONT SURFACE AREA	1,360 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	8,380 SF +/-	86%

EAST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	15,135 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,635 SF +/-	17%
WINDOWSTOREFRONT SURFACE AREA	2,530 SF +/-	96%
METAL DOOR SURFACE AREA	105 SF +/-	4%
NET SURFACE AREA	12,500 SF +/-	83%

WEST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	15,280 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,620 SF +/-	17%
WINDOWSTOREFRONT SURFACE AREA	2,620 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	12,660 SF +/-	83%

### FACADE MATERIAL ANALYSIS

MATERIAL TABLE		
MATERIAL	AREA	%
STONE	1,590 SF +/-	24%
BRICK COLOR 1	2,920 SF +/-	35%
BRICK COLOR 2	1,880 SF +/-	22%
BRICK COLOR 3	590 SF +/-	7%
EIFS COLOR 1	1,050 SF +/-	12%
<b>TOTAL</b>	<b>8,390 SF +/-</b>	<b>100%</b>

NORTH ELEVATION		
MATERIAL	AREA	%
STONE	1,525 SF +/-	18%
BRICK COLOR 1	3,420 SF +/-	41%
BRICK COLOR 2	1,600 SF +/-	19%
BRICK COLOR 3	585 SF +/-	7%
EIFS COLOR 1	1,250 SF +/-	15%
<b>TOTAL</b>	<b>8,380 SF +/-</b>	<b>100%</b>

SOUTH ELEVATION		
MATERIAL	AREA	%
STONE	2,135 SF +/-	17%
BRICK COLOR 1	4,850 SF +/-	39%
BRICK COLOR 2	2,865 SF +/-	21%
BRICK COLOR 3	1,200 SF +/-	10%
EIFS COLOR 1	1,650 SF +/-	13%
<b>TOTAL</b>	<b>12,500 SF +/-</b>	<b>100%</b>

EAST ELEVATION		
MATERIAL	AREA	%
STONE	2,000 SF +/-	16%
BRICK COLOR 1	5,300 SF +/-	42%
BRICK COLOR 2	2,600 SF +/-	20%
BRICK COLOR 3	1,200 SF +/-	10%
EIFS COLOR 1	1,500 SF +/-	12%
<b>TOTAL</b>	<b>12,600 SF +/-</b>	<b>100%</b>

WEST ELEVATION		
MATERIAL	AREA	%
STONE	2,000 SF +/-	16%
BRICK COLOR 1	5,300 SF +/-	42%
BRICK COLOR 2	2,600 SF +/-	20%
BRICK COLOR 3	1,200 SF +/-	10%
EIFS COLOR 1	1,500 SF +/-	12%
<b>TOTAL</b>	<b>12,600 SF +/-</b>	<b>100%</b>

FACADE PLAN CITY NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE TO THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

EXTERIOR ELEV. KEYNOTES

- BLACKLIGHTED, THERMO-PLASTIC RESIDENCE INN SIGN MOUNTED ON BRICK FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL-COLOR FILM). WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED. SIGNAGE TO BE PERMITTED SEPERATELY.
- BRAND ACCENT LIGHT
- HOLLOW METAL DOOR & FRAME AS PER SCHEDULE
- AUTOMATIC ENTRANCE DOOR
- STORE FRONT DOOR AS SCHEDULED
- MECHANICAL EXTERIOR LOUVER, PTD TO MATCH ADJACENT WALL COLOR
- LOW E GREY TINT GLAZING, DARK BRONZE STOREFRONT AS PER SCHEDULE
- LOW E GREY TINT GLAZING, DARK BRONZE WINDOW AS PER SCHEDULE
- BRICK CONTROL JOINT, TYP
- MECHANICAL EQUIPMENT SCREENING
- EIFS CORNICE - ORNATE
- EIFS CORNICE - SIMPLE
- BRICK SOLDIER COURSE
- CAST STONE SILL
- BRICK SILL
- SLOPED METAL SEAM ROOF
- METAL TRELIS
- METAL PERGOLA
- FABRIC AWNING
- PROPOSED GAS METER
- PROPOSED TRANSFORMER



1 WEST BUILDING ELEVATION - COLOR - HOTEL FRONT/ENTRANCE

SP-3.0 3/32" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE WEST ELEVATION INCLUDED IN WEST BUILDING ELEVATION. GATE HOUSE WEST ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.



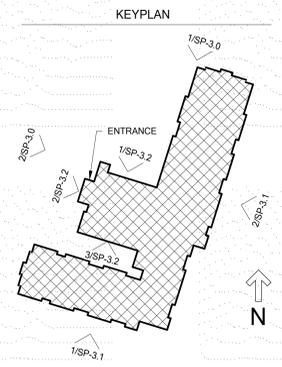
2 NORTH BUILDING ELEVATION - COLOR

SP-3.0 3/32" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE NORTH ELEVATION INCLUDED IN NORTH BUILDING ELEVATION. GATE HOUSE NORTH ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.

EXTERIOR FINISH LEGEND

- BRICK COLOR 1 (BR-1) (BR-1)
- BRICK COLOR 2 (BR-2) (BR-2)
- BRICK COLOR 3 (BR-3) (BR-3)
- STONE (ST) (ST)
- EIFS COLOR 1 (E-1) (E-1)



RESIDENCE INN BY MARRIOTT

LOTS 15&16 WESTSIDE ADDITION, US 380/FM 1385, PROSPER, TX

Residence INN BY MARRIOTT

ALPHA 3 HOTELS

1700 PACIFIC SUITE 1850 DALLAS TX 75201

Revisions:

No	Description
1	
2	

LANDOWNER:  
ALPHA 3 HOTEL  
CONTACT: PERRY MOLUBHOY  
1700 PACIFIC SUITE 1850  
DALLAS, TX 75201  
PHONE: 972.416.9900

APPLICANT FOR LANDOWNER:  
MAYSE & ASSOCIATES  
CONTACT: RON SMITH  
CONTACT: JESSICA MAREK  
14881 QUORUM DR SUITE 800  
DALLAS TX, 75254  
PHONE: 972.386.0338

SUBDIVISION/DEVELOPMENT:  
LOT 15&16, BLOCK A OF WESTSIDE ADDITION, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

TOWN PROJECT NUMBER:  
D22-0086

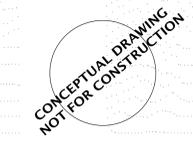
date  
10/18/2022

job no.  
21122

sheet title  
FACADE PLAN - HOTEL

sheet no.

SP-3.0



This drawing and all prints of it are the property of Mayse & Associates, Inc. Reproductions of these drawings without the written consent of Mayse & Associates, Inc. is not permitted, and Mayse & Associates, Inc. retains all common law and statutory and other reserved rights, including the copyright.

### FACADE SURFACE AREA ANALYSIS

#### NORTH ELEVATION

AREA	AREA	%
TOTAL SURFACE AREA	10,440 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,050 SF +/-	20%
WINDOWSTOREFRONT SURFACE AREA	2,050 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	8,390 SF +/-	80%

#### SOUTH ELEVATION

AREA	AREA	%
TOTAL SURFACE AREA	9,740 SF +/-	100%
TOTAL GLAZING SURFACE AREA	1,360 SF +/-	14%
WINDOWSTOREFRONT SURFACE AREA	1,360 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	8,380 SF +/-	86%

#### EAST ELEVATION

AREA	AREA	%
TOTAL SURFACE AREA	15,135 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,835 SF +/-	17%
WINDOWSTOREFRONT SURFACE AREA	2,530 SF +/-	96%
METAL DOOR SURFACE AREA	105 SF +/-	4%
NET SURFACE AREA	12,500 SF +/-	83%

#### WEST ELEVATION

AREA	AREA	%
TOTAL SURFACE AREA	15,280 SF +/-	100%
TOTAL GLAZING SURFACE AREA	2,820 SF +/-	17%
WINDOWSTOREFRONT SURFACE AREA	2,620 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	12,660 SF +/-	83%

### FACADE MATERIAL ANALYSIS

#### MATERIAL TABLE

MATERIAL	AREA	%
STONE	1,850 SF +/-	24%
BRICK COLOR 1	2,920 SF +/-	35%
BRICK COLOR 2	1,880 SF +/-	22%
BRICK COLOR 3	590 SF +/-	7%
EIFS COLOR 1	1,050 SF +/-	12%
<b>TOTAL</b>	<b>8,390 SF +/-</b>	<b>100%</b>

#### NORTH ELEVATION

MATERIAL	AREA	%
STONE	1,525 SF +/-	18%
BRICK COLOR 1	3,420 SF +/-	41%
BRICK COLOR 2	1,600 SF +/-	19%
BRICK COLOR 3	585 SF +/-	7%
EIFS COLOR 1	1,250 SF +/-	15%
<b>TOTAL</b>	<b>8,380 SF +/-</b>	<b>100%</b>

#### SOUTH ELEVATION

MATERIAL	AREA	%
STONE	2,135 SF +/-	17%
BRICK COLOR 1	4,850 SF +/-	39%
BRICK COLOR 2	2,665 SF +/-	21%
BRICK COLOR 3	1,200 SF +/-	10%
EIFS COLOR 1	1,650 SF +/-	13%
<b>TOTAL</b>	<b>12,500 SF +/-</b>	<b>100%</b>

#### EAST ELEVATION

MATERIAL	AREA	%
STONE	2,000 SF +/-	16%
BRICK COLOR 1	5,300 SF +/-	42%
BRICK COLOR 2	2,800 SF +/-	20%
BRICK COLOR 3	1,230 SF +/-	10%
EIFS COLOR 1	1,530 SF +/-	12%
<b>TOTAL</b>	<b>12,860 SF +/-</b>	<b>100%</b>

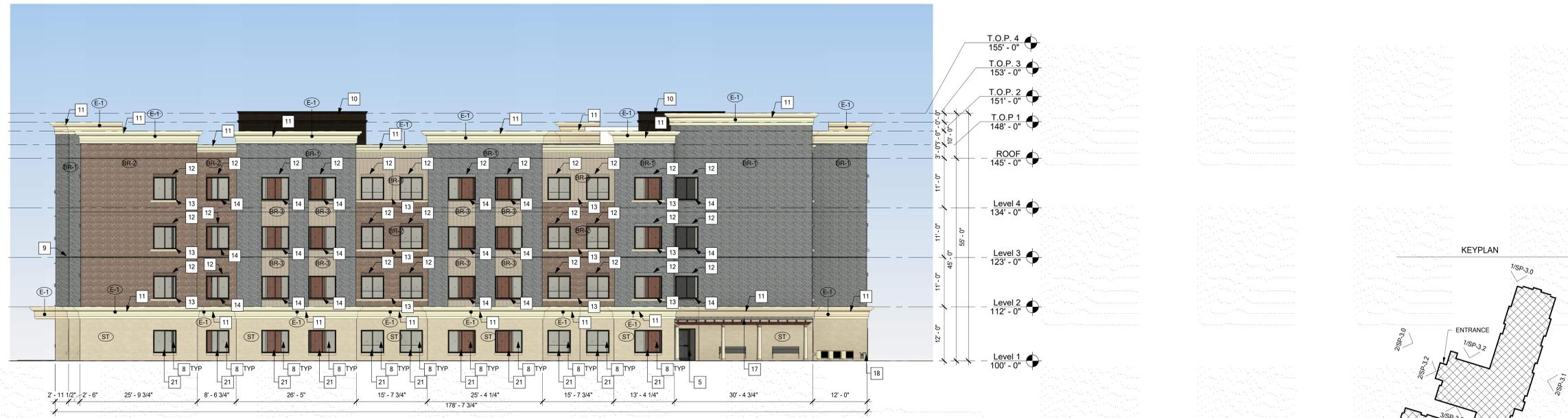
#### WEST ELEVATION

MATERIAL	AREA	%
STONE	2,000 SF +/-	16%
BRICK COLOR 1	5,300 SF +/-	42%
BRICK COLOR 2	2,800 SF +/-	20%
BRICK COLOR 3	1,230 SF +/-	10%
EIFS COLOR 1	1,530 SF +/-	12%
<b>TOTAL</b>	<b>12,860 SF +/-</b>	<b>100%</b>

- ### FACADE PLAN CITY NOTES
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM BUILDING INSPECTIONS DIVISION.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
  - ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE TO THE SPECIFICATIONS OF THE ZONING ORDINANCE.
  - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
  - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
  - ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.
- ### EXTERIOR ELEV. KEYNOTES
- 1 BLACKLIGHTED, THERMO-PLASTIC RESIDENCE INN SIGN-MOUNTED ON BRICK FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL-COLOR FILM). WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED. SIGNAGE TO BE PERMITTED SEPARATELY.
  - 2 BRAND ACCENT LIGHT
  - 3 HOLLOW METAL DOOR & FRAME AS PER SCHEDULE
  - 4 AUTOMATIC ENTRANCE DOOR
  - 5 STORE FRONT DOOR AS SCHEDULED
  - 6 MECHANICAL EXTERIOR LOUVER, PTD TO MATCH ADJACENT WALL COLOR
  - 7 LOW E GREY TINT GLAZING, DARK BRONZE STOREFRONT AS PER SCHEDULE
  - 8 LOW E GREY TINT GLAZING, DARK BRONZE WINDOW AS PER SCHEDULE
  - 9 BRICK CONTROL JOINT, TYP
  - 10 MECHANICAL EQUIPMENT SCREENING
  - 11 EIFS CORNICE - ORNATE
  - 11A EIFS CORNICE - SIMPLE
  - 12 BRICK SOLDIER COURSE
  - 13 CAST STONE SILL
  - 14 BRICK SILL
  - 15 SLOPED METAL SEAM ROOF
  - 16 METAL TRELLIS
  - 17 METAL PERGOLA
  - 18 FABRIC AWNING
  - 19 PROPOSED GAS METER
  - 20 PROPOSED TRANSFORMER



**2 EAST BUILDING ELEVATION - COLOR**  
SP-3.1 3/32" = 1'-0"



**1 SOUTH BUILDING ELEVATION - COLOR**  
SP-3.1 3/32" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE SOUTH ELEVATION INCLUDED IN SOUTH BUILDING ELEVATION. GATE HOUSE SOUTH ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.

- ### EXTERIOR FINISH LEGEND
- BRICK COLOR 1 (BR-1) (BR-1)
  - BRICK COLOR 2 (BR-2) (BR-2)
  - BRICK COLOR 3 (BR-3) (BR-3)
  - STONE (ST) (ST)
  - EIFS COLOR 1 (E-1) (E-1)

## RESIDENCE INN BY MARRIOTT

LOTS 15&16 WESTSIDE ADDITION, US 380/FM 1385, PROSPER, TX

Residence INN BY MARRIOTT



ALPHA3 HOTELS  
1700 PACIFIC SUITE 1850 DALLAS TX 75201

Revisions:

No	By	Date
1		
2		

LANDOWNER:  
ALPHA3 HOTEL  
CONTACT: PERRY MOLUBHOY  
1700 PACIFIC SUITE 1850 DALLAS, TX 75201  
PHONE: 972.416.9900

APPLICANT FOR LANDOWNER:  
MAYSE & ASSOCIATES  
CONTACT: RON SMITH  
CONTACT: JESSICA MAREK  
14881 QUORUM DR SUITE 800 DALLAS TX, 75254  
PHONE: 972.386.0338

SUBDIVISION/DEVELOPMENT:  
LOT 15&16, BLOCK A OF WESTSIDE ADDITION, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

TOWN PROJECT NUMBER:  
D22-0086

date  
**10/18/2022**

job no.  
21122

sheet title  
**FACADE PLAN - HOTEL**

sheet no.

# SP-3.1

**RESIDENCE INN BY MARRIOTT**

LOTS 15&16 WESTSIDE ADDITION, US 380/FM 1385, PROSPER, TX

**Residence INN BY MARRIOTT**

**ALPHA3 HOTELS**

ALPHA3 HOTELS  
1700 PACIFIC SUITE 1850 DALLAS TX 75201

Revisions:

No	Description
1	
2	

LANDOWNER:  
ALPHA3 HOTEL  
CONTACT: PERRY MOLUBHOY  
1700 PACIFIC SUITE 1850 DALLAS, TX 75201  
PHONE: 972.416.9900

APPLICANT FOR LANDOWNER:  
MAYSE & ASSOCIATES  
CONTACT: RON SMITH  
CONTACT: JESSICA MAREK  
14881 QUORUM DR SUITE 800 DALLAS TX, 75254  
PHONE: 972.386.0338

SUBDIVISION/DEVELOPMENT:  
LOT 15&16, BLOCK A OF WESTSIDE ADDITION, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
TOWN PROJECT NUMBER: D22-0086

date **10/18/2022**  
job no. **21122**  
sheet title **FACADE PLAN - HOTEL**  
sheet no.

**SP-3.2**

FACADE PLAN CITY NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE TO THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

EXTERIOR ELEV. KEYNOTES

- BLACKLIGHTED, THERMO-PLASTIC RESIDENCE INN SIGN MOUNTED ON BRICK FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL-COLOR FILM). WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED. SIGNAGE TO BE PERMITTED SEPARATELY.
- BRAND ACCENT LIGHT
- HOLLOW METAL DOOR & FRAME AS PER SCHEDULE
- AUTOMATIC ENTRANCE DOOR
- STORE FRONT DOOR AS SCHEDULED
- MECHANICAL EXTERIOR LOUVER, PTD TO MATCH ADJACENT WALL COLOR
- LOW E GREY TINT GLAZING, DARK BRONZE STOREFRONT AS PER SCHEDULE
- LOW E GREY TINT GLAZING, DARK BRONZE WINDOW AS PER SCHEDULE
- BRICK CONTROL JOINT, TYP
- MECHANICAL EQUIPMENT SCREENING
- EIFS CORNICE - ORNATE
- EIFS CORNICE - SIMPLE
- BRICK SOLDIER COURSE
- CAST STONE SILL
- BRICK SILL
- SLOPED METAL SEAM ROOF
- METAL TRELLIS
- METAL PERGOLA
- FABRIC AWNING
- PROPOSED GAS METER
- PROPOSED TRANSFORMER

FACADE SURFACE AREA ANALYSIS

NORTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	- SF +/-	100%
TOTAL GLAZING SURFACE AREA	- SF +/-	-%
WINDOWSTOREFRONT SURFACE AREA	- SF +/-	-%
METAL DOOR SURFACE AREA	- SF +/-	-%
NET SURFACE AREA	10,310 SF +/-	-%

SOUTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	- SF +/-	100%
TOTAL GLAZING SURFACE AREA	- SF +/-	-%
WINDOWSTOREFRONT SURFACE AREA	- SF +/-	-%
METAL DOOR SURFACE AREA	- SF +/-	-%
NET SURFACE AREA	8,840 SF +/-	-%

EAST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	- SF +/-	100%
TOTAL GLAZING SURFACE AREA	- SF +/-	-%
WINDOWSTOREFRONT SURFACE AREA	- SF +/-	-%
METAL DOOR SURFACE AREA	- SF +/-	-%
NET SURFACE AREA	16,545 SF +/-	-%

WEST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	- SF +/-	100%
TOTAL GLAZING SURFACE AREA	- SF +/-	-%
WINDOWSTOREFRONT SURFACE AREA	- SF +/-	-%
METAL DOOR SURFACE AREA	- SF +/-	-%
NET SURFACE AREA	14,130 SF +/-	-%

FACADE MATERIAL ANALYSIS

MATERIAL TABLE		
	<b>BRICK COLOR 1</b> MANGANESE IRON SPOT - VILOR (BR-1)	
	<b>STONE</b> COTTON WOOD HONEY (ST)	
	<b>BRICK COLOR 2</b> AUTUMN SAND (BR-2)	
	<b>EIFS APPLIQUE</b> SAND BEACH (E-1)	
	<b>BRICK COLOR 3</b> ARCTIC WHITE (BR-3)	

NORTH ELEVATION		
MATERIAL	AREA	%
STONE	2,580 SF +/-	25%
BRICK COLOR 1	3,560 SF +/-	34.5%
BRICK COLOR 2	1,735 SF +/-	16.8%
BRICK COLOR 3	1,220 SF +/-	11.9%
EIFS COLOR 1	1,215 SF +/-	11.8%
<b>TOTAL</b>	<b>10,310 SF +/-</b>	<b>100%</b>

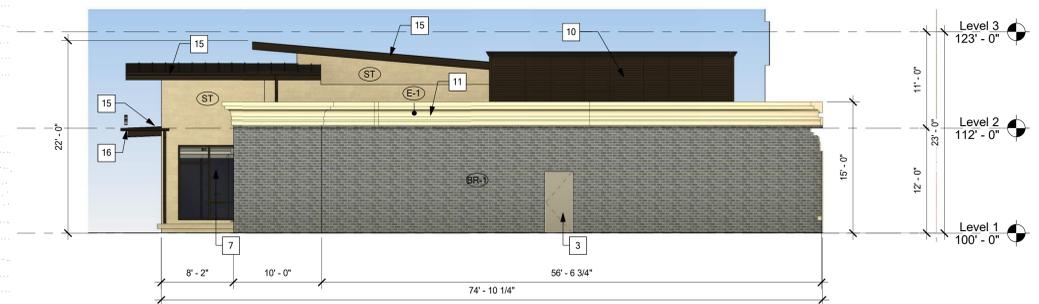
SOUTH ELEVATION		
MATERIAL	AREA	%
STONE	1,490 SF +/-	16.9%
BRICK COLOR 1	3,710 SF +/-	42%
BRICK COLOR 2	1,915 SF +/-	21.7%
BRICK COLOR 3	560 SF +/-	6.3%
EIFS COLOR 1	1,165 SF +/-	13.1%
<b>TOTAL</b>	<b>8,840 SF +/-</b>	<b>100%</b>

EAST ELEVATION		
MATERIAL	AREA	%
STONE	4,140 SF +/-	25%
BRICK COLOR 1	6,530 SF +/-	39.5%
BRICK COLOR 2	2,400 SF +/-	14.5%
BRICK COLOR 3	1,450 SF +/-	8.8%
EIFS COLOR 1	2,025 SF +/-	12.2%
<b>TOTAL</b>	<b>16,545 SF +/-</b>	<b>100%</b>

WEST ELEVATION		
MATERIAL	AREA	%
STONE	2,455 SF +/-	17.4%
BRICK COLOR 1	5,895 SF +/-	41.8%
BRICK COLOR 2	2,255 SF +/-	16%
BRICK COLOR 3	1,490 SF +/-	10.6%
EIFS COLOR 1	2,035 SF +/-	14.2%
<b>TOTAL</b>	<b>14,130 SF +/-</b>	<b>100%</b>



**3 GATE HOUSE - SOUTH ELEVATION**  
SP-3.2 1/8" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE SOUTH ELEVATION INCLUDED IN SOUTH BUILDING ELEVATION.  
GATE HOUSE SOUTH ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.



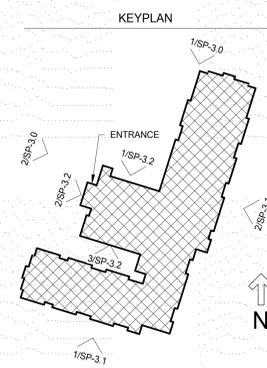
**2 GATE HOUSE - WEST ELEVATION**  
SP-3.2 1/8" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE WEST ELEVATION INCLUDED IN WEST BUILDING ELEVATION.  
GATE HOUSE WEST ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.



**1 GATE HOUSE - NORTH ELEVATION - ENTRANCE**  
SP-3.2 1/8" = 1'-0"

FACADE MATERIAL ANALYSIS FOR GATE HOUSE NORTH ELEVATION INCLUDED IN NORTH BUILDING ELEVATION.  
GATE HOUSE NORTH ELEVATION PROVIDED FOR CLARITY OF DESIGN INTENT.



EXTERIOR FINISH LEGEND

	BRICK COLOR 1 (BR-1) (BR-1)		STONE (ST)
	BRICK COLOR 2 (BR-2) (BR-2)		EIFS COLOR 1 (E-1) (E-1)
	BRICK COLOR 3 (BR-3) (BR-3)		

### FACADE SURFACE AREA ANALYSIS

NORTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	1,560 SF +/-	100%
TOTAL GLAZING SURFACE AREA	520 SF +/-	33%
WINDOWSTOREFRONT SURFACE AREA	520 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	1,040 SF +/-	67%

SOUTH ELEVATION		
	AREA	%
TOTAL SURFACE AREA	1,560 SF +/-	100%
TOTAL GLAZING SURFACE AREA	520 SF +/-	33%
WINDOWSTOREFRONT SURFACE AREA	520 SF +/-	100%
METAL DOOR SURFACE AREA	0 SF +/-	0%
NET SURFACE AREA	1,040 SF +/-	67%

EAST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	4,540 SF +/-	100%
TOTAL GLAZING SURFACE AREA	1655 SF +/-	36%
WINDOWSTOREFRONT SURFACE AREA	1634 SF +/-	98%
METAL DOOR SURFACE AREA	21 SF +/-	2%
NET SURFACE AREA	2,885 SF +/-	64%

WEST ELEVATION		
	AREA	%
TOTAL SURFACE AREA	4,540 SF +/-	100%
TOTAL GLAZING SURFACE AREA	988 SF +/-	13%
WINDOWSTOREFRONT SURFACE AREA	420 SF +/-	71%
METAL DOOR SURFACE AREA	168 SF +/-	29%
NET SURFACE AREA	3,932 SF +/-	87%

### FACADE MATERIAL ANALYSIS

NORTH ELEVATION		
MATERIAL	AREA	%
STONE	290 SF +/-	28%
BRICK COLOR 1	670 SF +/-	64%
BRICK COLOR 2	0 SF +/-	0%
BRICK COLOR 3	0 SF +/-	0%
EFIS COLOR 1	80 SF +/-	8%
<b>TOTAL</b>	<b>1,040 SF +/-</b>	<b>100%</b>

SOUTH ELEVATION		
MATERIAL	AREA	%
STONE	290 SF +/-	28%
BRICK COLOR 1	670 SF +/-	64%
BRICK COLOR 2	0 SF +/-	0%
BRICK COLOR 3	0 SF +/-	0%
EFIS COLOR 1	80 SF +/-	8%
<b>TOTAL</b>	<b>1,040 SF +/-</b>	<b>100%</b>

EAST ELEVATION		
MATERIAL	AREA	%
STONE	830 SF +/-	29%
BRICK COLOR 1	810 SF +/-	28%
BRICK COLOR 2	485 SF +/-	16%
BRICK COLOR 3	560 SF +/-	20%
EFIS COLOR 1	200 SF +/-	7%
<b>TOTAL</b>	<b>2,885 SF +/-</b>	<b>100%</b>

WEST ELEVATION		
MATERIAL	AREA	%
STONE	830 SF +/-	21%
BRICK COLOR 1	1,107 SF +/-	28%
BRICK COLOR 2	1,010 SF +/-	26%
BRICK COLOR 3	720 SF +/-	18%
EFIS COLOR 1	285 SF +/-	7%
<b>TOTAL</b>	<b>3,952 SF +/-</b>	<b>100%</b>

#### FACADE PLAN CITY NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE TO THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

#### EXTERIOR ELEV. KEYNOTES

- BLACKLIGHTED, THERMO-PLASTIC RESIDENCE INN SIGN MOUNTED ON BRICK FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY. WHITE AT NIGHT (DUAL-COLOR FILM). WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED. SIGNAGE TO BE PERMITTED SEPARATELY.
- BRAND ACCENT LIGHT
- HOLLOW METAL DOOR & FRAME AS PER SCHEDULE
- AUTOMATIC ENTRANCE DOOR
- STORE FRONT DOOR AS SCHEDULED
- MECHANICAL EXTERIOR LOUVER, PTD TO MATCH ADJACENT WALL COLOR
- LOW E GREY TINT GLAZING, DARK BRONZE STOREFRONT AS PER SCHEDULE
- LOW E GREY TINT GLAZING, DARK BRONZE WINDOW AS PER SCHEDULE
- BRICK CONTROL JOINT, TYP
- MECHANICAL EQUIPMENT SCREENING
- EFIS CORNICE - ORNATE
- EFIS CORNICE - SIMPLE
- BRICK SOLDIER COURSE
- CAST STONE SILL
- BRICK SILL
- SLOPED METAL SEAM ROOF
- METAL TRELLIS
- METAL PERGOLA
- FABRIC AWNING
- PROPOSED GAS METER
- PROPOSED TRANSFORMER

### RESIDENCE INN BY MARRIOTT

LOTS 15&16 WESTSIDE ADDITION, US 380/FM 1385, PROSPER, TX

### Residence INN BY MARRIOTT

### ALPHA 3 HOTELS

ALPHA 3 HOTELS  
1700 PACIFIC SUITE 1850  
DALLAS, TX 75201

Revisions:  
1 No  
2

LANDOWNER:  
ALPHA 3 HOTEL  
CONTACT: PERRY MOLUBHOY  
1700 PACIFIC SUITE 1850  
DALLAS, TX 75201  
PHONE: 972.416.9900

APPLICANT FOR LANDOWNER:  
MAYSE & ASSOCIATES  
CONTACT: RON SMITH  
CONTACT: JESSICA MAREK  
14881 QUORUM DR SUITE 800  
DALLAS, TX, 75254  
PHONE: 972.386.0338

SUBDIVISION/DEVELOPMENT:  
LOT 15&16, BLOCK A OF WESTSIDE ADDITION, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

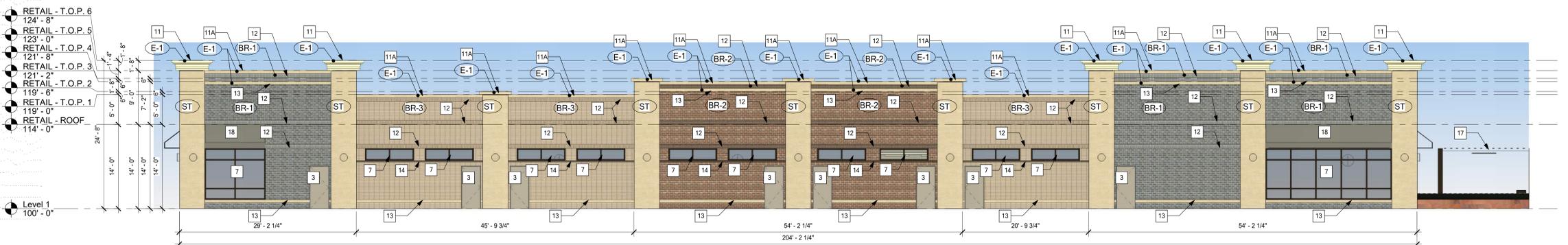
TOWN PROJECT NUMBER:  
D22-0086

date  
**10/18/2022**  
job no. **21122**  
sheet title  
**FACADE PLAN - RETAIL**  
sheet no.

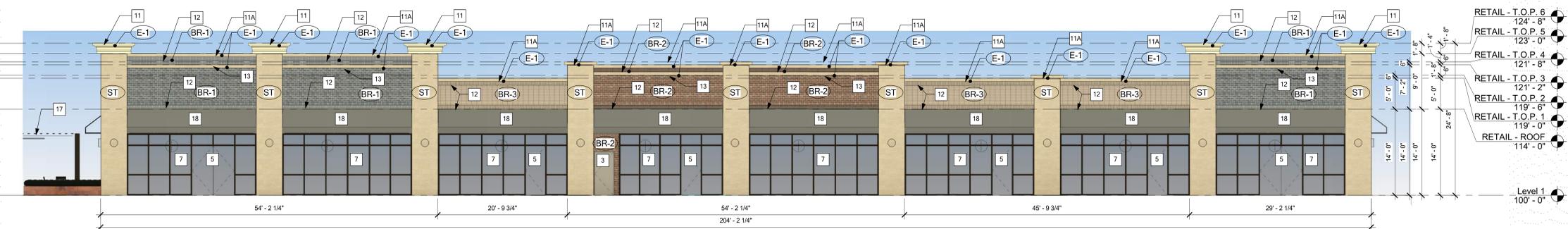
### SP-3.3

#### EXTERIOR FINISH LEGEND

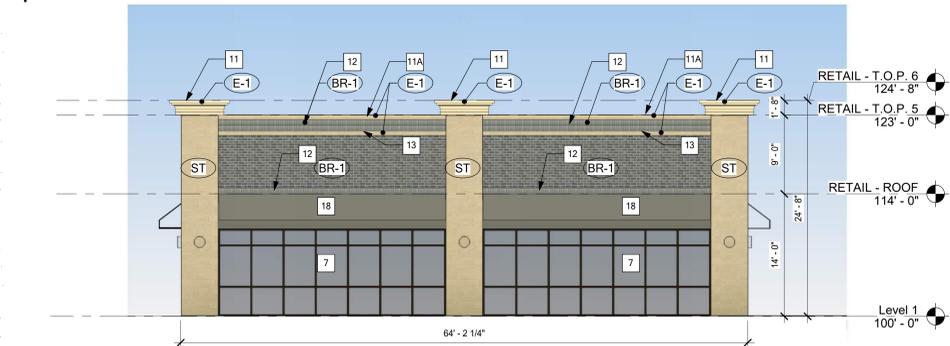
- BRICK COLOR 1 (BR-1) (BR-1)
- BRICK COLOR 2 (BR-2) (BR-2)
- BRICK COLOR 3 (BR-3) (BR-3)
- STONE (ST) (ST)
- EFIS COLOR 1 (E-1) (E-1)



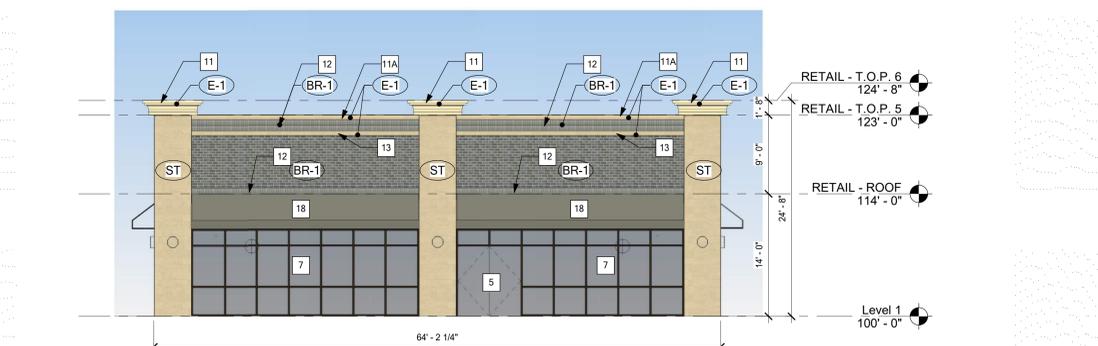
4 RETAIL EXTERIOR ELEVATIONS - WEST  
SP-3.3 1/8" = 1'-0"



3 RETAIL EXTERIOR ELEVATIONS - EAST - ENTRANCES  
SP-3.3 1/8" = 1'-0"



2 RETAIL EXTERIOR ELEVATIONS - NORTH  
SP-3.3 1/8" = 1'-0"



1 RETAIL EXTERIOR ELEVATIONS - SOUTH  
SP-3.3 1/8" = 1'-0"



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3f**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Westside, Block A, Lots 15 and 16, 4.0± acres, located on the north side of U.S Highway 380, east of FM 1385. This property is zoned Planned Development-94 (PD-94). (D22-0087)

**Description of Agenda Item:**

The purpose of the Final Plat for Westside, Block A, Lots 15 and 16, is to dedicate easements necessary for development of Lots 15 and 16. The plat conforms to Planned Development-94 (PD-94).

As a companion item, the Site Plan (D22-0086) for a Restaurant with Retail Uses and a Hotel is also on the December 6, 2022 agenda.

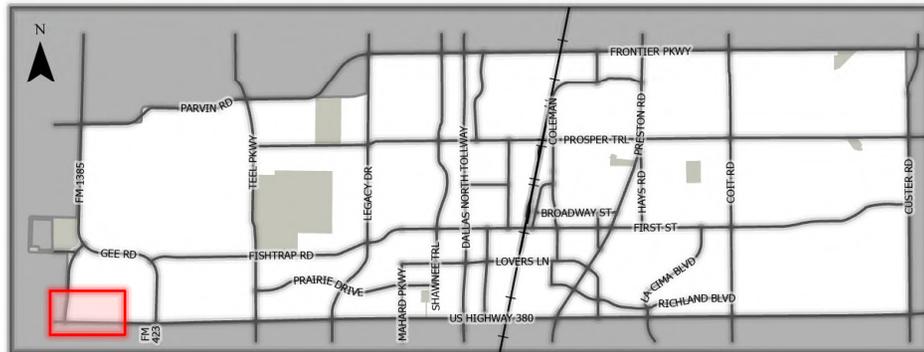
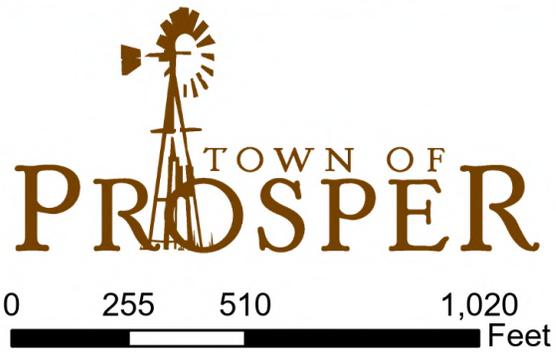
**Attachments:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat, subject to:

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



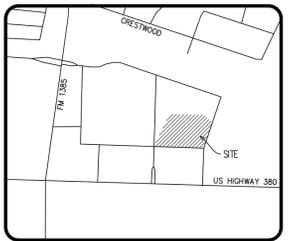
D22-0087  
Residence Inn Marriot FP

Final Plat

This map for illustration purposes only



0 15 30 60  
1 inch = 30 ft.



LOCATION MAP  
NTS

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UTL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

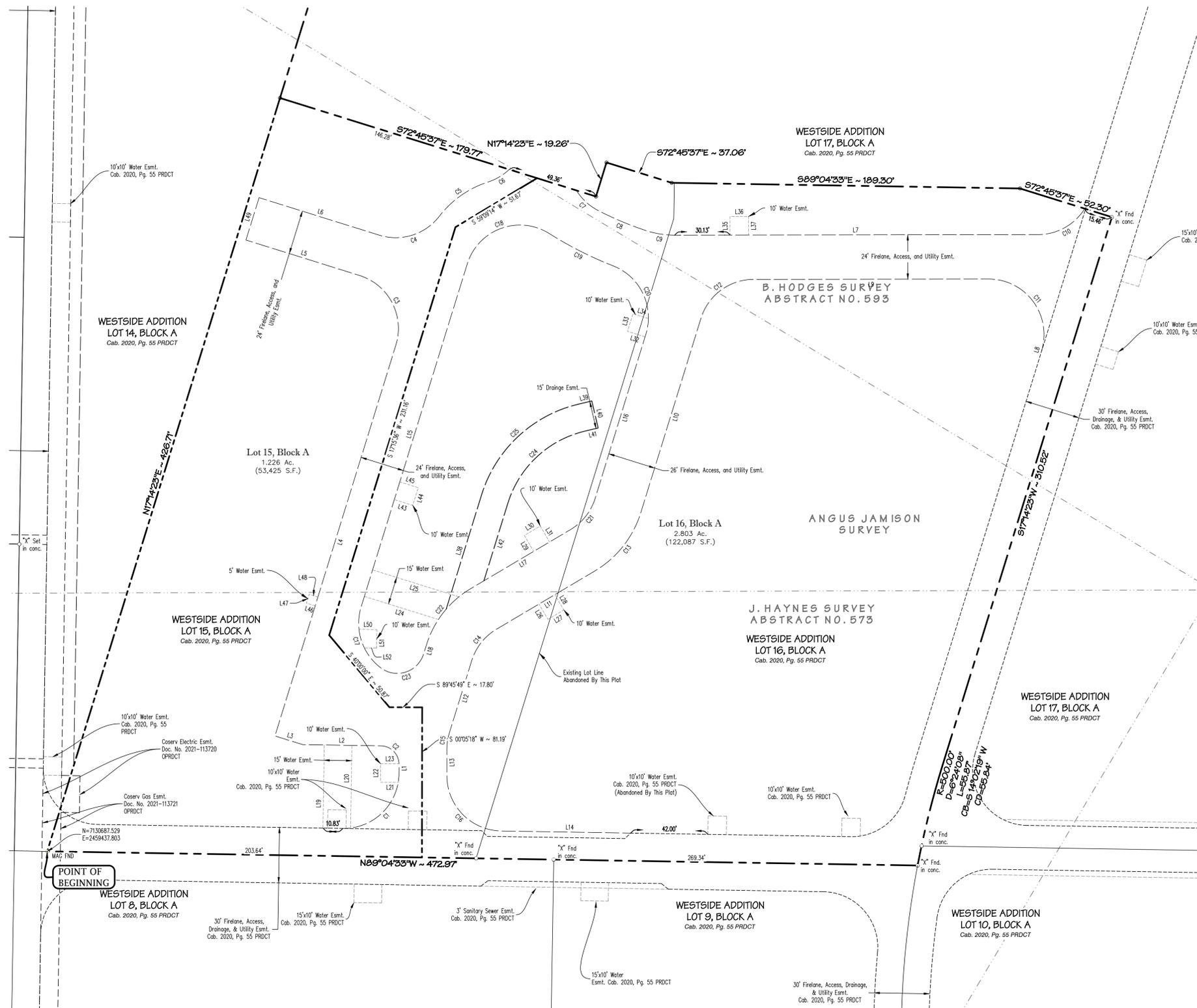
D22-0087

FINAL PLAT

# WESTSIDE ADDITION

LOTS 15&16, BLOCK A  
175,511 SF/4.029 Acres

in the  
J. HAYNES SURVEY ~ ABSTRACT NO. 573  
B. HODGES SURVEY ~ ABSTRACT NO. 593  
ANGUS JAMESON SURVEY  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
Current Zoning: PD-94



### NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

### TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, by the Planning and Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

**OWNER / APPLICANT**  
Alpha3 Prosper RI, LLC  
1601 Bryan Street, Suite M210  
Dallas, Texas 75201  
Telephone (469) 886-8602  
Contact: Perry Molubhoy

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: David Bond

Line #	Bearing	Distance
L1	S00°00'00"E	4.68'
L2	S89°04'33"E	42.55'
L3	S72°44'24"E	15.74'
L4	S17°15'36"W	221.54'
L5	S72°44'24"E	64.63'
L6	S72°44'24"E	68.44'
L7	N89°54'56"E	196.71'
L8	N17°05'26"E	0.36'
L9	S89°54'56"W	127.77'
L10	S17°15'36"W	109.99'
L11	S59°29'00"W	62.01'
L12	S17°15'36"W	40.98'
L13	S00°00'00"E	14.18'
L14	S89°04'33"E	70.33'
L15	N17°15'36"E	194.31'
L16	S17°14'33"W	93.03'
L17	S59°30'16"W	62.77'
L18	S17°15'36"W	5.10'
L19	N00°55'27"E	45.00'
L20	N00°55'27"E	45.00'
L21	N90°00'00"W	10.00'
L22	N00°00'00"E	10.00'
L23	N90°00'00"E	10.00'
L24	N72°44'24"W	42.13'
L25	N72°44'24"W	49.12'
L26	S30°29'55"E	9.60'
L27	N59°30'16"E	10.00'
L28	N30°29'55"W	9.60'
L29	S30°29'44"E	10.00'
L30	S59°30'16"W	10.00'
L31	N30°29'44"W	10.00'
L32	N72°45'27"W	9.99'
L33	N17°14'33"E	10.00'
L34	S72°45'27"E	8.78'
L35	N00°05'04"W	10.00'
L36	N89°54'56"E	10.00'
L37	S00°05'04"E	10.00'
L38	N17°15'36"E	64.76'
L39	N76°44'40"E	7.50'
L40	S13°15'20"E	15.00'
L41	S76°44'40"W	7.50'
L42	S17°15'36"W	44.03'
L43	N72°44'24"W	10.00'
L44	S17°15'36"W	10.00'
L45	S72°44'24"E	10.50'
L46	S72°56'58"E	4.98'
L47	S17°15'36"W	5.02'
L48	N72°44'23"W	5.01'
L49	N17°15'36"E	24.00'
L50	S89°04'33"E	9.74'
L51	S00°55'27"W	10.00'
L52	N89°04'33"W	6.66'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	47.61'	30.00'	90°55'20"	S45°27'40"W	42.77'
C2	15.55'	10.00'	89°04'33"	S44°32'17"E	14.03'
C3	47.12'	30.00'	90°00'00"	S27°44'24"E	42.43'
C4	36.43'	30.00'	69°34'18"	N72°28'27"E	34.23'
C5	32.69'	54.00'	34°41'08"	N55°01'52"E	32.19'
C6	13.49'	30.00'	25°45'21"	N59°29'46"E	13.37'
C7	16.19'	30.00'	30°54'58"	S47°21'03"E	15.99'
C8	28.14'	179.52'	8°58'46"	S67°17'55"E	28.11'
C9	15.97'	50.00'	181°7'46"	S80°56'11"E	15.90'
C10	30.99'	30.02'	59°08'32"	N61°43'23"E	29.63'
C11	56.12'	30.00'	107°10'30"	N36°29'49"W	48.29'
C12	38.04'	30.00'	72°39'20"	S53°35'16"W	35.54'
C13	41.29'	56.00'	42°14'40"	S38°22'56"W	40.36'
C14	22.11'	30.00'	42°13'24"	S38°22'18"W	21.61'
C15	9.04'	30.00'	171°5'36"	S08°37'48"W	9.00'
C16	46.64'	30.00'	89°04'33"	S44°32'17"E	42.08'
C17	35.88'	30.05'	68°25'28"	N17°07'36"W	33.79'
C18	54.95'	30.00'	104°57'21"	N69°44'17"E	47.59'
C19	38.93'	203.52'	10°57'29"	S63°15'47"E	38.87'
C20	45.02'	30.00'	85°59'05"	S25°44'59"E	40.91'
C21	22.13'	30.00'	42°15'43"	S38°22'25"W	21.63'
C22	39.82'	53.85'	42°22'19"	S38°22'56"W	38.92'
C23	29.64'	15.00'	113°13'49"	S73°52'31"W	25.05'
C24	59.70'	57.50'	59°29'04"	S47°00'08"W	57.05'
C25	75.27'	72.50'	59°29'04"	N47°00'08"E	71.93'

**SURVEYOR'S CERTIFICATE**

I, Darren K. Brown, of Spiars Engineering, 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 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 \_\_\_\_\_, 2022.



**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the J. Haynes Survey, Abstract No. 573, the B. Hodges Survey, Abstract No. 593, and the Angus Jameson Survey, Town of Prosper, Denton County, Texas, being all of Lots 15 and 16, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a Mag Nail found for the southwest corner of said Lot 15, and also being the south east corner of Lot 14, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, PRDCT, and being in the north line of Lot 8, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, PRDCT;

THENCE N 17°14'23" E, 426.71 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set for the northwest corner of the subject tract, and also being a southwest corner of Lot 17, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, PRDCT;

THENCE S 72°45'37" E, 179.77 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set;

THENCE N 17°14'23" E, 19.26 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set;

THENCE S 72°45'37" E, 37.06 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set;

THENCE S 89°04'33" E, 189.30 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set;

THENCE S 72°45'37" E, 52.30 feet to an x found in concrete for the northwest corner of said Lot 16;

THENCE S 17°14'23" W, 310.52 feet;

THENCE around a tangent curve to the left having a central angle of 06°24'08", a radius of 500.00 feet, a chord of S 14°02'19" W, = 55.84 feet, an arc length of 55.87 feet to an x found in concrete for the southeast corner of said Lot 16, and also being in the west line of Lot 10, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, PRDCT, and also being the northwest corner of Lot 9, Block A, Westside Addition, according to the plat recorded in Cabinet 2022, Page 55, PRDCT;

THENCE N 89°04'33" W, 472.97 feet to the POINT OF BEGINNING with the subject tract containing 175,511 square feet or 4.029 acres of land.

**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 obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**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.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That We, Alpha3 Prosper RI, LLC, do hereby adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, LOTS 15 AND 16, BLOCK A, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ALPHA3 PROSPER RI, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

D22-0087

FINAL PLAT

**WESTSIDE ADDITION**

LOTS 15&16, BLOCK A  
175,511 SF/4.029 Acres

in the

J. HAYNES SURVEY ~ ABSTRACT NO. 573  
B. HODGES SURVEY ~ ABSTRACT NO. 593  
ANGUS JAMESON SURVEY  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
Current Zoning: PD-94

OWNER / APPLICANT  
Alpha3 Prosper RI, LLC  
1601 Bryan Street, Suite M210  
Dallas, Texas 75201  
Telephone (469) 886-8602  
Contact: Perry Molubhoy

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

A 4'X4' BUILDING MATERIAL MOCK UP BOARD WILL BE CONSTRUCTED AT WORK SITE FOR INSPECTION BY PLANNING DIVISION PRIOR TO VERTICAL CONSTRUCTION.

## RENDERS



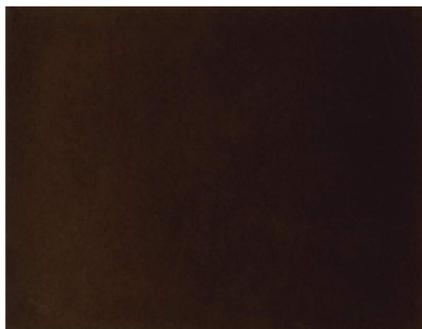
## EFIS FORMS

- (E-1) EFIS BANDS (FANCY/REGULAR)  
COLOR: SW 7529 SAND BEACH  
SIZE: REFER TO DETAILS  
MANF: PAREX SYSTEM INC



## METAL

- (MT) METAL PERGOLA, METAL TRELLIS, METAL SEAM ROOF, HVAC SCREENS, METAL FENCES, ETC



COLOR: DARK BRONZE  
MANF: REFER TO SPECIFIC MANUFACTURER FOR EACH ITEM

## PAINT

- (PT1) PAINT - MATCH TO ST/E-1  
COLOR: SW 7529 SAND BEACH  
MANF: SHERWIN WILLIAMS



- (PT2) PAINT - MATCH TO BR-1  
COLOR: SW 7602 INDIGO BATIK  
MANF: SHERWIN WILLIAMS



- (PT3) PAINT - MATCH TO BR-2  
COLOR: SW 6048 TERRA BRUN  
MANF: SHERWIN WILLIAMS



- (PT4) PAINT - MATCH TO BR-3  
COLOR: SW 7104 COTTON WHITE  
MANF: SHERWIN WILLIAMS



- (PT5) PAINT - MATCH TO BR-3  
COLOR: SW 7048 URBANE BRONZE  
MANF: SHERWIN WILLIAMS

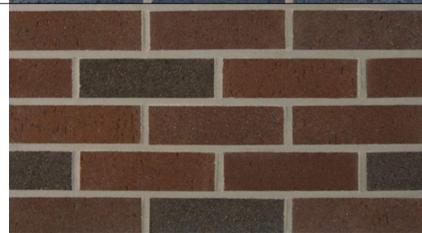


## THIN BRICK

- (BR-1) THIN BRICK VENEER  
PATTERN: RUNNING BOND  
COLOR: MAGANESE IRONSPOT  
SIZE: MODULAR BRICK  
MANF: BLACKSON BRICK  
CONTACT BRAE BARTON 817-874-3194



- (BR-2) THIN BRICK VENEER  
PATTERN: RUNNING BOND  
COLOR: AUTUMN SANDS  
SIZE: MODULAR BRICK  
MANF: BLACKSON BRICK  
CONTACT BRAE BARTON 817-874-3194



- (BR-3) THIN BRICK VENEER  
PATTERN: STACKED BOND  
COLOR: ARTIC WHITE  
SIZE: MODULAR BRICK  
MANF: BLACKSON BRICK  
CONTACT BRAE BARTON 817-874-3194

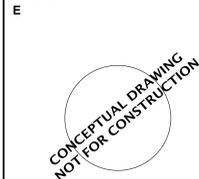


## STONE

- (ST) THIN STONE VENEER  
PATTERN: RUNNING BOND  
COLOR: COTTONWOOD HONED  
SIZE: 1'X2"  
MANF: BLACKSON BRICK  
CONTACT BRAE BARTON 817-874-3194



CAST STONE SILL  
COLOR: COTTONWOOD HONED (OR CLOSEST MATCHING)  
SIZE: 6" TALL, REFER TO DETAILS/ELEVATIONS FOR WIDTH  
MANF: ADVANCED CAST STONE



## RESIDENCE INN BY MARRIOTT

LOTS 15&16 WESTSIDE ADDITION, US 380/FM 1385, PROSPER, TX

## Residence INN BY MARRIOTT

## ALPHA 3 HOTELS

ALPHA 3 HOTELS

1700 PACIFIC SUITE 1850 DALLAS TX 75201

Revisions:

1	#	No
2		

### LANDOWNER:

ALPHA 3 HOTEL  
CONTACT: PERRY MOLUBHOY  
1700 PACIFIC SUITE 1850  
DALLAS, TX 75201  
PHONE: 972.416.9900

### APPLICANT FOR LANDOWNER:

MAYSE & ASSOCIATES  
CONTACT: RON SMITH  
CONTACT: JESSICA MAREK  
14881 QUORUM DR SUITE 800  
DALLAS TX, 75254  
PHONE: 972.386.0338

### SUBDIVISION/DEVELOPMENT:

LOT 15&16, BLOCK A OF WESTSIDE ADDITION, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

TOWN PROJECT NUMBER: D22-0086

date **10/18/2022**

job no. 21122

sheet title **DIGITAL SAMPLE BOARD**

sheet no.

## SP-3.5



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3g**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Site Plan for a Restaurant and a Retail Use on Block A, Lot 7, 1.63± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0093).

**Description of Agenda Item:**

The Site Plan shows the location of the Restaurant and a Retail Use that is being proposed on the subject property as shown below.

Access will be provided from Frontier Parkway. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-10 (PD-10) development standards.

As a companion item, the Final Plat (D22-0094) for Victory at Frontier, Block A Lot 7, is also on the December 6, 2022 agenda.

On September 21, 2021 Planning & Zoning Commission approved a revised Preliminary Site Plan (D21-0064) for a commercial development (Victory at Frontier, Lots 1-8).

Due to some recent changes to drive aisles and firelanes, an amended Preliminary Site Plan has been submitted and will be approved administratively. This affects lots 3, 6, and 7.

The site plan will be revised to address the landscape easement conflict.

**Attached Documents:**

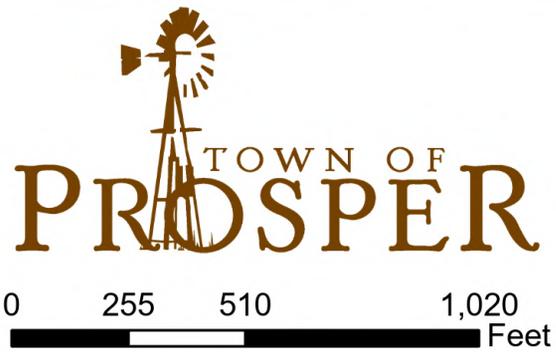
1. Location Map
2. Site Plan

**Town Staff Recommendation:**

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

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.

2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town approval of amended Preliminary Site Plan.



D22-0093

Victory at Frontier Lot 7  
Black A SP

Site Plan

This map for illustration purposes only





*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3h**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 7, on 1.6± acres, located on the south side of Frontier Parkway. and west of Preston Road. The property is zoned Planned Development-10 (PD-10). (D22-0094).

**Description of Agenda Item:**

The purpose of the Final Plat for Victory at Frontier, Block A Lot 7, is to dedicate easements necessary for development of Lot 7. The plat conforms to Planned Development-10 (PD-10) standards.

As a companion item, the Site Plan (D22-0093) for a Restaurant and Retail Uses is also on the December 6, 2022 agenda.

This plat will be revised to address the easement and landscape conflict.

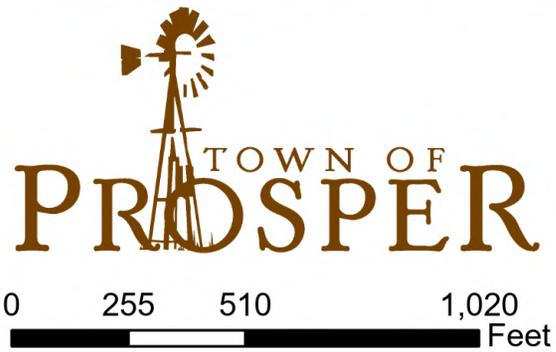
**Attachments:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat, subject to:

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

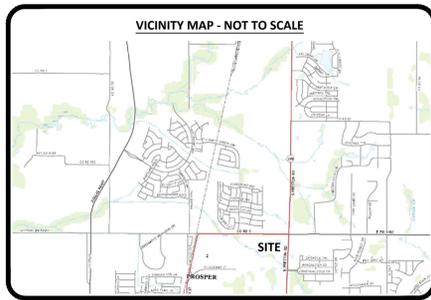


D22-0094

Victory at Frontier Lot 7  
Black A FP

Final Plat

This map for illustration purposes only



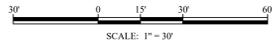
- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - DOC.# DOCUMENT NUMBER
  - C.M. CONTROLLING MONUMENT
  - SQ. FT. SQUARE FEET
  - ROW RIGHT OF WAY
  - CRS CAPPED REBAR SET

**ACCESS EASEMENT**

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

**FIRE LANE EASEMENT**

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



**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE

DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF PROSPER, TEXAS

\_\_\_\_\_ TOWN SECRETARY

\_\_\_\_\_ ENGINEERING DEPARTMENT

\_\_\_\_\_ DEVELOPMENT SERVICES DEPARTMENT

**Known All Men By These Presents:**

That I, John H. Barton III, 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 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY**

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT December 1, 2022**

John H. Barton, RPLS #6737

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- No floodplain exists on the site.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is to subdivide a portion of existing Lot 3 into a single lot and dedicate easements.

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS LUCKY 7 RETAIL, LLC, is the owner of a portion of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2021, Page 56, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

**BEGINNING** at an "X" cut in concrete set for the northeast corner of the herein described tract, same being the northwest corner of Lot 2 in Block A of Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Volume 2021, Page 74, P.R.C.C.T.;

**THENCE** South 00 degrees 15 minutes 13 seconds West, with the west line of said Lot 2, a distance of 211.13 feet to an "X" cut in concrete found;

**THENCE** through the interior of said Lot 3, the following calls:

- South 89 degrees 26 minutes 11 seconds West, a distance of 83.18 feet to an "X" cut in concrete found;
- South 01 degrees 24 minutes 24 seconds West, a distance of 73.39 feet to an "X" cut in concrete found;
- South 89 degrees 25 minutes 42 seconds West, a distance of 63.04 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found (hereinafter called "capped rebar found")
- South 89 degrees 48 minutes 44 seconds West, a distance of 114.33 feet to a capped rebar found;
- North 00 degrees 32 minutes 50 seconds West, a distance of 292.44 feet to a capped rebar found in the north line of said Lot 3;

**THENCE** North 89 degrees 25 minutes 42 seconds East, with the north line of said Lot 3, a distance of 228.71 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set;

**THENCE** South 77 degrees 20 minutes 03 seconds East, with the north line of said Lot 3, a distance of 38.30 feet to the **POINT OF BEGINNING** and enclosing 1.631 acres (71,066 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

**THAT** Lucky 7 Retail, LLC do hereby certify and adopt this plat designating the herein above described property as **LOT 7, BLOCK A, VICTORY AT FRONTIER**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LUCKY 7 RETAIL, LLC, does herein certify the following:

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

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

**Lucky 7 Retail, LLC**

By: \_\_\_\_\_

Authorized Representative, Print Name/Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

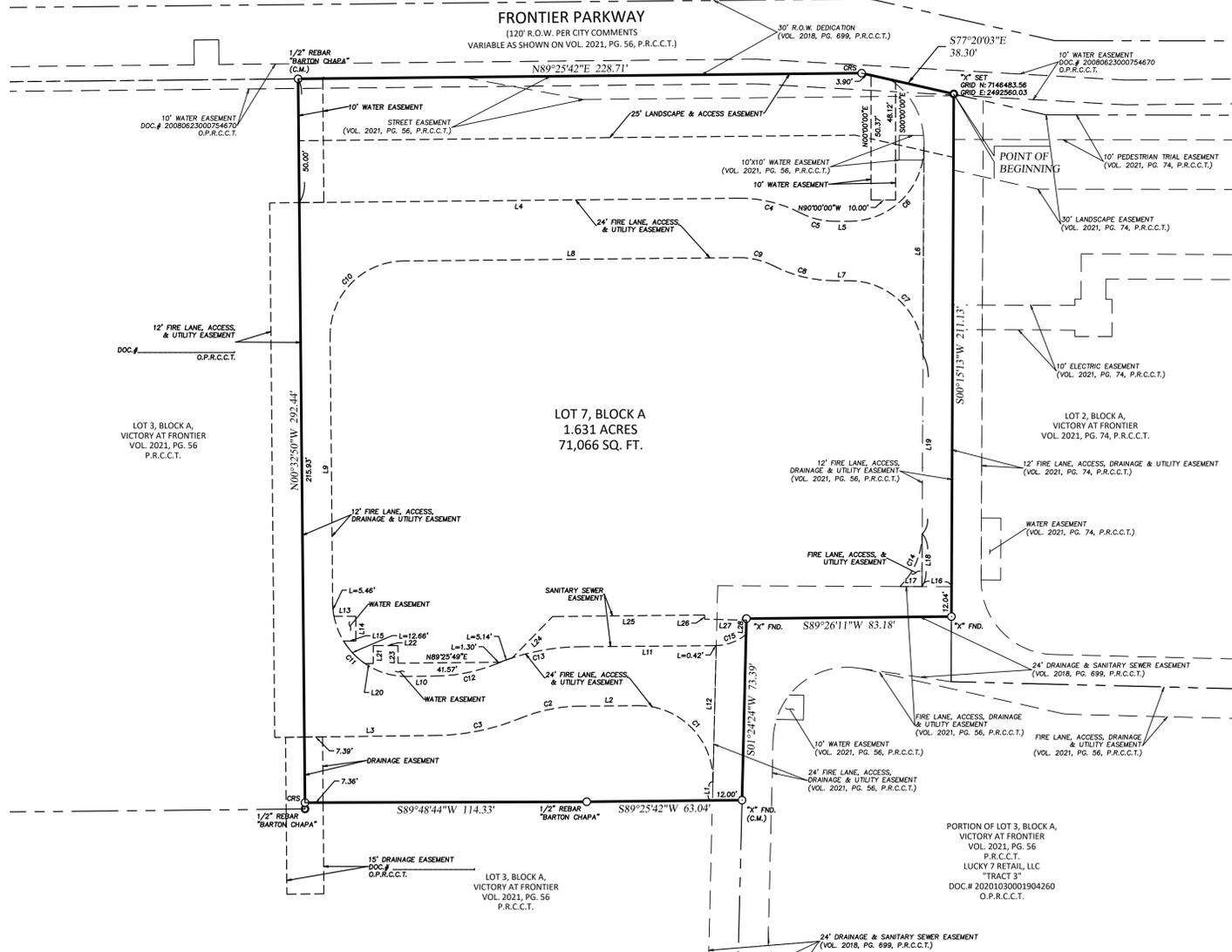
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	48.10'	30.00'	091°51'53"	N44°31'35"W	43.11'
C2	24.89'	65.35'	021°49'24"	S78°31'21"W	24.74'
C3	34.85'	92.00'	021°42'18"	S78°27'48"W	34.64'
C4	26.19'	54.00'	027°47'11"	S76°40'43"E	25.93'
C5	14.25'	30.00'	027°13'06"	S76°23'41"E	14.12'
C6	46.99'	30.00'	089°44'04"	N45°07'35"E	42.33'
C7	47.25'	30.00'	090°14'01"	N44°51'48"W	42.51'
C8	25.66'	53.68'	027°23'04"	N76°23'42"W	25.41'
C9	14.55'	30.00'	027°47'09"	N76°40'44"W	14.41'
C10	47.11'	30.00'	089°58'32"	S44°26'26"W	42.42'
C11	47.14'	30.00'	090°02'15"	S45°33'58"E	42.44'
C12	25.76'	68.00'	021°42'18"	N78°27'48"E	25.61'
C13	34.06'	89.35'	021°50'20"	N78°31'49"E	33.85'
C14	23.82'	30.00'	045°29'37"	N23°00'02"E	23.20'
C15	13.59'	20.00'	038°55'48"	S70°04'33"W	13.33'

Line Data Table				Line Data Table			
Line #	Distance	Bearing		Line #	Distance	Bearing	
L1	7.58'	N01°21'51"E		L15	4.93'	N90°00'00"W	
L2	23.81'	S89°32'27"W		L16	12.00'	N89°44'47"W	
L3	53.57'	S89°18'57"W		L17	8.97'	N89°44'47"W	
L4	178.25'	N89°25'41"E		L18	21.40'	S00°15'13"W	
L5	6.30'	N89°59'46"E		L19	72.10'	N00°15'13"E	
L6	84.00'	S00°15'13"W		L20	3.39'	N89°25'49"E	
L7	5.93'	S89°59'46"W		L21	7.22'	N00°00'28"E	
L8	136.28'	S89°25'42"W		L22	10.00'	N90°00'00"E	
L9	107.84'	S00°32'50"E		L23	7.12'	S00°03'34"E	
L10	11.49'	N89°18'57"E		L24	23.40'	N44°25'42"E	
L11	55.19'	N89°32'27"E		L25	61.64'	N89°25'42"E	
L12	55.01'	S01°24'45"W		L26	1.68'	S00°34'18"E	
L13	8.82'	N90°00'00"E		L27	16.97'	S88°35'36"E	
L14	10.00'	S00°00'00"E		L28	5.75'	S01°24'24"W	



CASE# D22-0094  
FINAL PLAT  
LOT 7, BLOCK A  
VICTORY AT FRONTIER  
1.631 ACRES  
AN ADDITION IN THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
BEING A REPLAT OF PART OF LOT 3, BLOCK A  
VICTORY AT FRONTIER

ENGINEER



5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960

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

**OWNER/DEVELOPER**  
Lucky 7 Retail, LLC  
6125 LUTHER LANE  
SUITE 583  
DALLAS, TX 75225  
CONTACT RYAN PRICE  
214.207.0944

JOB NO. 2022.001.283

DRAWN: BCS

CHECKED: JHB

**TABLE OF REVISIONS**

DATE	SUMMARY

PROSPER,  
TEXAS



SHEET:

**VO1**

FINAL PLAT



*Prosper is a place where everyone matters.*

## PLANNING

To: Planning & Zoning Commission

Item No. 3i

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

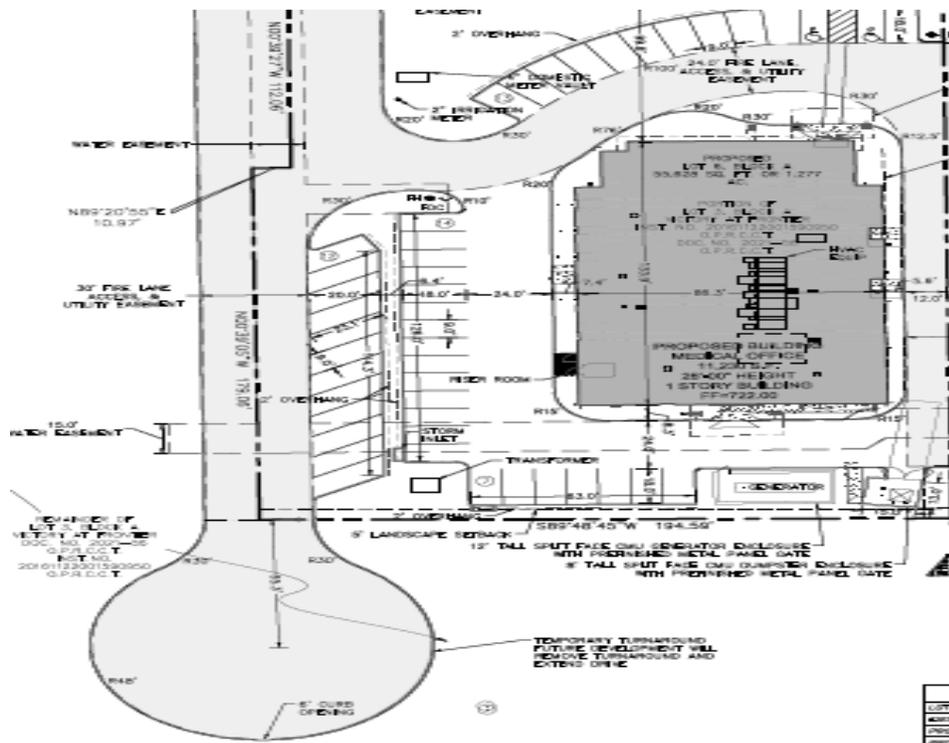
Re: Planning & Zoning Commission Meeting – December 6, 2022

### Agenda Item:

Consider and act upon a Site Plan for a Medical Office on Block A, Lot 6, 1.3± acres, located on the south side of Frontier Parkway, west of Preston Road. This property is zoned Planned Development-10 (PD-10). (D22-0096).

### Description of Agenda Item:

The Site Plan shows the location of a Medical Office Use that is being proposed on the subject property as shown below.



Access will be provided from Frontier Parkway. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-10 (PD-10) development standards.

As a companion item, the Final Plat (D22-0097) for Victory at Frontier, Block A Lot 6, is also on the December 6, 2022 agenda.

On September 21, 2021 Planning & Zoning Commission approved a revised Preliminary Site Plan (D21-0064) for a commercial development (Victory at Frontier, Lots 1-8).

Due to some recent changes to drive aisles and fire lanes, an amended Preliminary Site Plan has been submitted and will be approved administratively. This affects lots 3, 6, and 7.

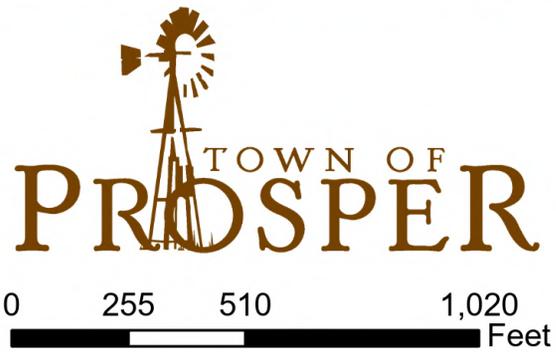
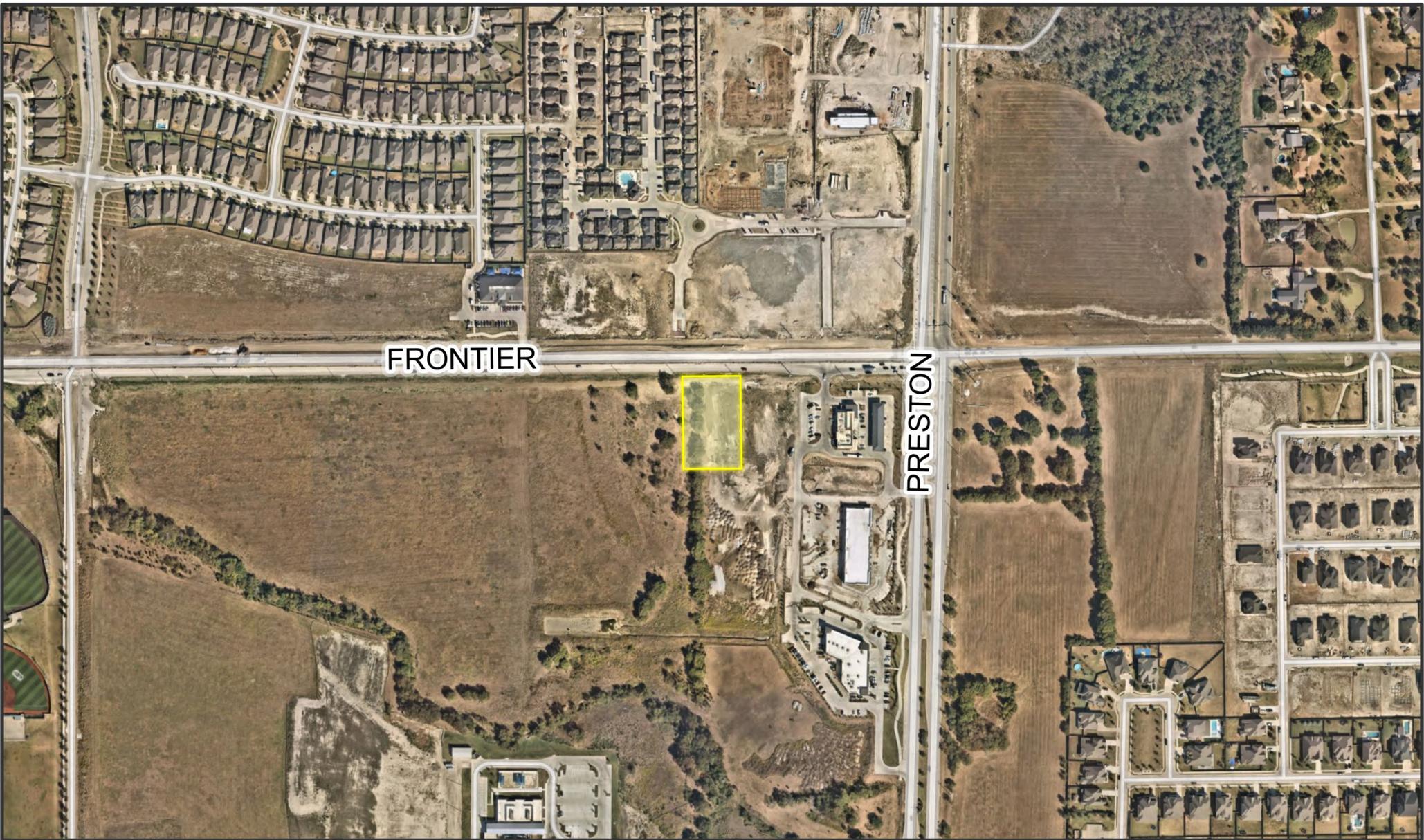
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

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

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



D22-0096  
 Legacy Intuitive Health SP  
 Site Plan

This map for illustration purposes only





*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3j**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – December 6, 2022**

---

**Agenda Item:**

Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 6, on 1.227± acres, located on the south side of Frontier Pkwy. and west of Preston Rd. The property is zoned Planned Development-10 (PD-10). (D22-0097).

**Description of Agenda Item:**

The purpose of the Final Plat for Victory at Frontier, Block A Lot 6, is to dedicate easements necessary for development of Lot 6. The plat conforms to Planned Development-10 (PD-10) standards.

As a companion item, the Site Plan (D22-0096) for a Restaurant and Retail Use is also on the December 6, 2022 agenda.

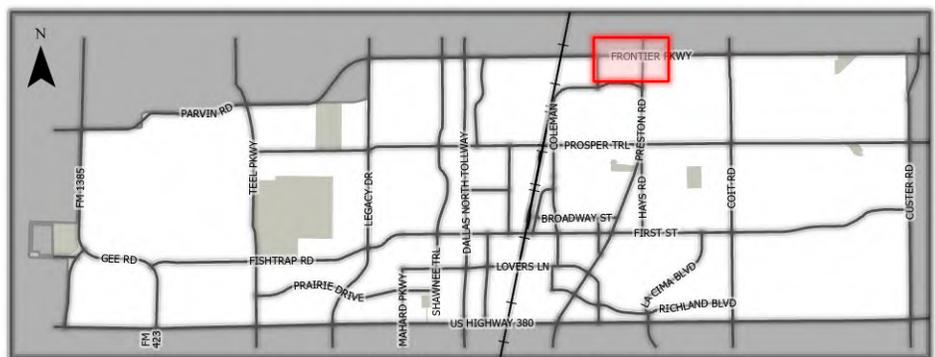
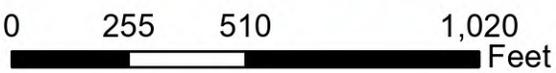
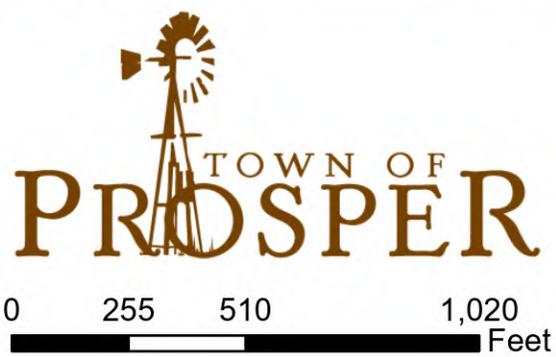
**Attachments:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat, subject to:

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

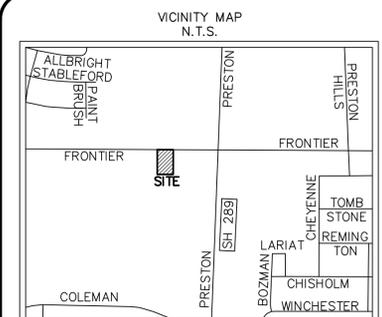


This map for illustration purposes only

**D22-0097**

Victory at Frontier Lot 6  
FP

Final Plat



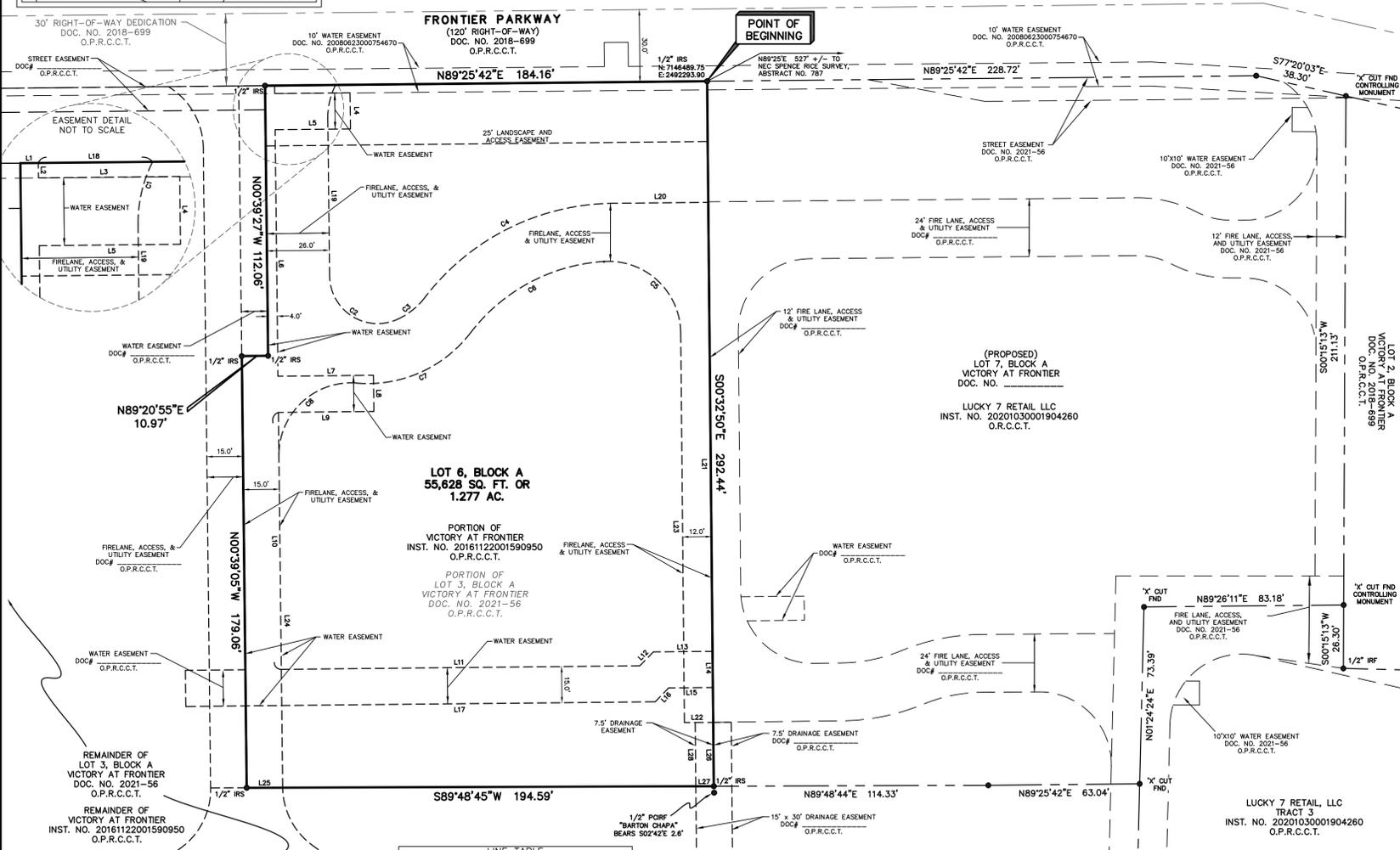
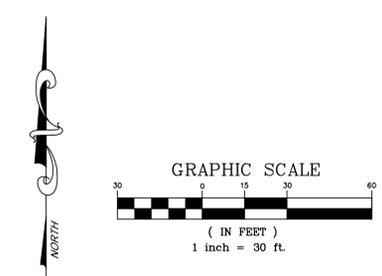
**GENERAL NOTES:**

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001483 was used to scale grid coordinates and distances to surface.
- Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No floodplain exists on the site.

**LEGEND:**  
 IRS - IRON ROD SET WITH "PEISER & MANKIN RED PLASTIC CAP"  
 IRF - IRON ROD FOUND  
 DOC - DOCUMENT  
 INST - INSTRUMENT  
 NO - NUMBER  
 PCIRF - IRON ROD WITH PINK PLASTIC CAP FOUND  
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**LINE/TYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°25'42" E	4.00
L2	S 00°39'27" E	3.30
L3	N 89°25'42" E	31.37
L4	S 00°39'27" E	15.00
L5	S 89°25'42" W	31.37
L6	S 00°39'54" E	102.28
L7	N 89°25'42" E	39.77
L8	S 00°39'27" E	15.00
L9	S 89°25'42" W	39.77
L10	S 00°39'27" E	106.59
L11	N 89°25'42" E	143.35
L12	N 44°20'23" E	8.03
L13	N 89°25'42" E	24.67
L14	S 00°34'18" E	15.00
L15	S 89°25'42" W	18.44
L16	S 44°20'23" W	9.03
L17	S 89°25'42" W	170.55
L18	N 89°25'42" E	25.39
L19	S 00°39'25" E	65.34
L20	N 89°25'42" E	39.90
L21	S 00°32'50" E	215.73
L22	N 63°05'24" W	12.00
L23	N 00°32'50" W	161.58
L24	S 00°39'05" E	155.66
L25	S 89°48'45" W	15.00
L26	N 00°32'50" W	26.49
L27	S 89°48'45" W	7.50
L28	S 00°32'50" E	26.49

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.39'	30.00'	27°29'01"	S 13°04'54" W	14.25'
C2	39.65'	20.00'	113°34'41"	S 57°28'57" E	33.47'
C3	14.78'	30.00'	28°13'32"	N 51°38'56" E	14.63'
C4	90.42'	100.00'	51°48'21"	N 63°05'24" W	87.37'
C5	48.62'	30.00'	92°51'46"	N 46°58'43" W	43.47'
C6	65.07'	76.00'	49°03'15"	S 62°03'47" W	63.10'
C7	53.97'	54.00'	57°16'00"	S 66°10'08" W	51.75'
C8	49.37'	30.00'	94°17'11"	S 47°39'42" W	43.98'

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

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

**KNOW ALL MEN BY THESE PRESENTS:**  
 That I, Timothy R Mankin, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Collin County, Texas

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**  
 Timothy R Mankin  
 Registered Professional Land Surveyor  
 Texas Registration No. 6122

STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R Mankin, 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.

Notary Public in and for the State of Texas  
 My Commission expires \_\_\_\_\_

**OWNER'S DEDICATION**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT VICTORY AT FRONTIER, LLC, does hereby certify and adopt this plat designating the herein above described property as VICTORY AT FRONTIER, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

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

WITNESS, my hand, this the \_\_\_ day of \_\_\_\_\_, 2022.  
 Victory at Frontier, LLC

By: \_\_\_\_\_  
 Authorized Signature RYAN PRICE, MANAGER

STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Price, Manager of Victory at Frontier, LLC 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.

Notary Public in and for the State of Texas  
 My Commission expires \_\_\_\_\_

**PURPOSE OF FINAL PLAT:**  
 TO CREATE 1 LOT TO DEDICATE EASEMENTS FOR DEVELOPMENT

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF COLLIN  
 WHEREAS VICTORY AT FRONTIER, LLC is the sole owner of that certain 1.277 acre tract of land situated in the Spencer Rice Survey, Abstract No. 787, Town of Prosper, Collin County, Texas, and being a portion of that certain tract of land to Victory at Frontier, LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 20161122001590950, Official Public Records, Collin County, Texas, and being a portion of Lot 3, Block A, Victory at Frontier, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2021, Page 56 (Document No. 2021-56), Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with red plastic cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of the herein described tract, same being the most northerly northeast corner of the remainder of said Lot 3, same being the northwest corner of Lot 7, Block A, Victory at Frontier, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ (Document No. \_\_\_\_\_), said Plat Records, same being in the south right-of-way line of Frontier Parkway (a variable width public right-of-way);

THENCE South 00 deg. 32 min. 50 sec. East, along the west line of said Lot 7, a distance of 292.44 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being the southwest corner of said Lot 7, from which a 1/2 inch iron rod found with pink plastic cap stamped "BARTON CHAPA" for reference bears South 02 deg. 42 min. East, 2.6 feet;

THENCE through the interior of said Lot 3 as follows:

South 89 deg. 48 min. 45 sec. West, a distance of 194.59 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

North 00 deg. 39 min. 05 sec. West, a distance of 179.06 to a 1/2 inch iron rod set for a northwest corner of the herein described tract;

North 89 deg. 20 min. 55 sec. East, a distance of 10.97 feet to a 1/2 inch iron rod set for an internal corner;

North 00 deg. 39 min. 27 sec. West, a distance of 112.06 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract, same being in the north line of said Lot 3, same being in the south right-of-way line of aforesaid Frontier Parkway;

THENCE North 89 deg. 25 min. 42 sec. East, along the common line of said Lot 3, and the south right-of-way line of said Frontier Parkway, a distance of 184.16 feet to the POINT OF BEGINNING and containing 55,628 sq. ft. or 1.277 acres of computed land, more or less.

**CERTIFICATE OF APPROVAL**  
 Approved this \_\_\_ day of \_\_\_\_\_, 2022 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
 Town Secretary

\_\_\_\_\_  
 Engineer Department

\_\_\_\_\_  
 Development Services Department

CASE NUMBER: D22-0097

FINAL PLAT  
**VICTORY AT FRONTIER**  
 LOT 6, BLOCK A  
 1.277 ACRES SITUATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787  
 BEING A PLAT OF A PORTION OF LOT 3, BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 ACCORDING TO THE REVISED CONVEYANCE PLAT THEREOF RECORDED IN VOL. 2021, PG. 56  
 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 SEPTEMBER 2022

TOWN OF PROSPER PROJECT NO.: D21-0130

REVISED: 10/17/2022  
 11/01/2022  
 11/22/2022  
 12/2/2022

JOB NO.: 22-0516	DATE: 6/27/2022		1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIELD DATE: 6/21/2022	SCALE: 1" = 30'				
DRAWN: J.B.W.	CHECKED: T.R.M.	FIRM No. 100999-00 Member Since 1977		1	OF

ENGINEER:  
 HART GAUGLER & ASSOCIATES  
 JOHN BLACKER  
 12801 N CENTRAL EXPRESSWAY  
 SUITE 1400  
 DALLAS, TEXAS 75243  
 972-239-5111 X218  
 JBLACKER@HARTGAUGLER.COM

OWNER:  
 VICTORY AT FRONTIER, LLC  
 6127 LUTHER LANE  
 SUITE 583  
 DALLAS, TEXAS 75225  
 CONTACT: RYAN PRICE  
 214-207-0944



On November 15, 2022, Planning & Zoning Commission approved a Preliminary Site Plan (D22-0081) for a House of Worship, on 26.2± acres, located on the north side of Fishtrap Rd, east of Harper Road.

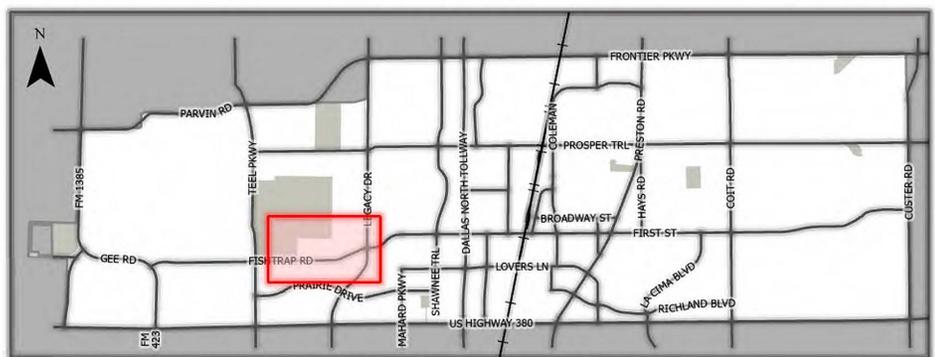
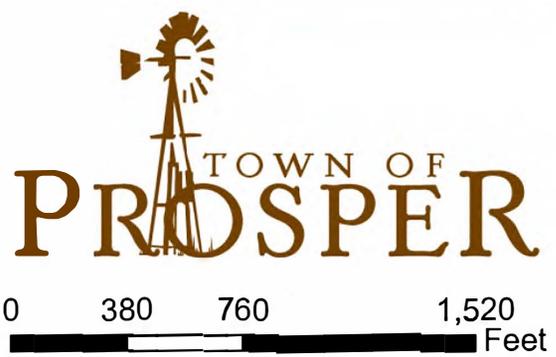
**Attached Documents:**

1. Location Map
2. Site Plan
3. Letter of intent

**Town Staff Recommendation:**

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

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



This map for illustration purposes only

**D22-00100**  
 Rock Creek Church

Site Plan Phase 2

**SITE INFORMATION**

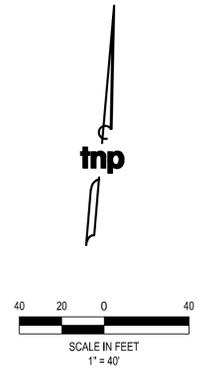
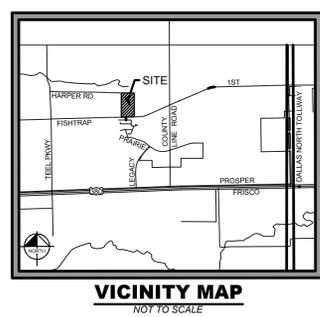
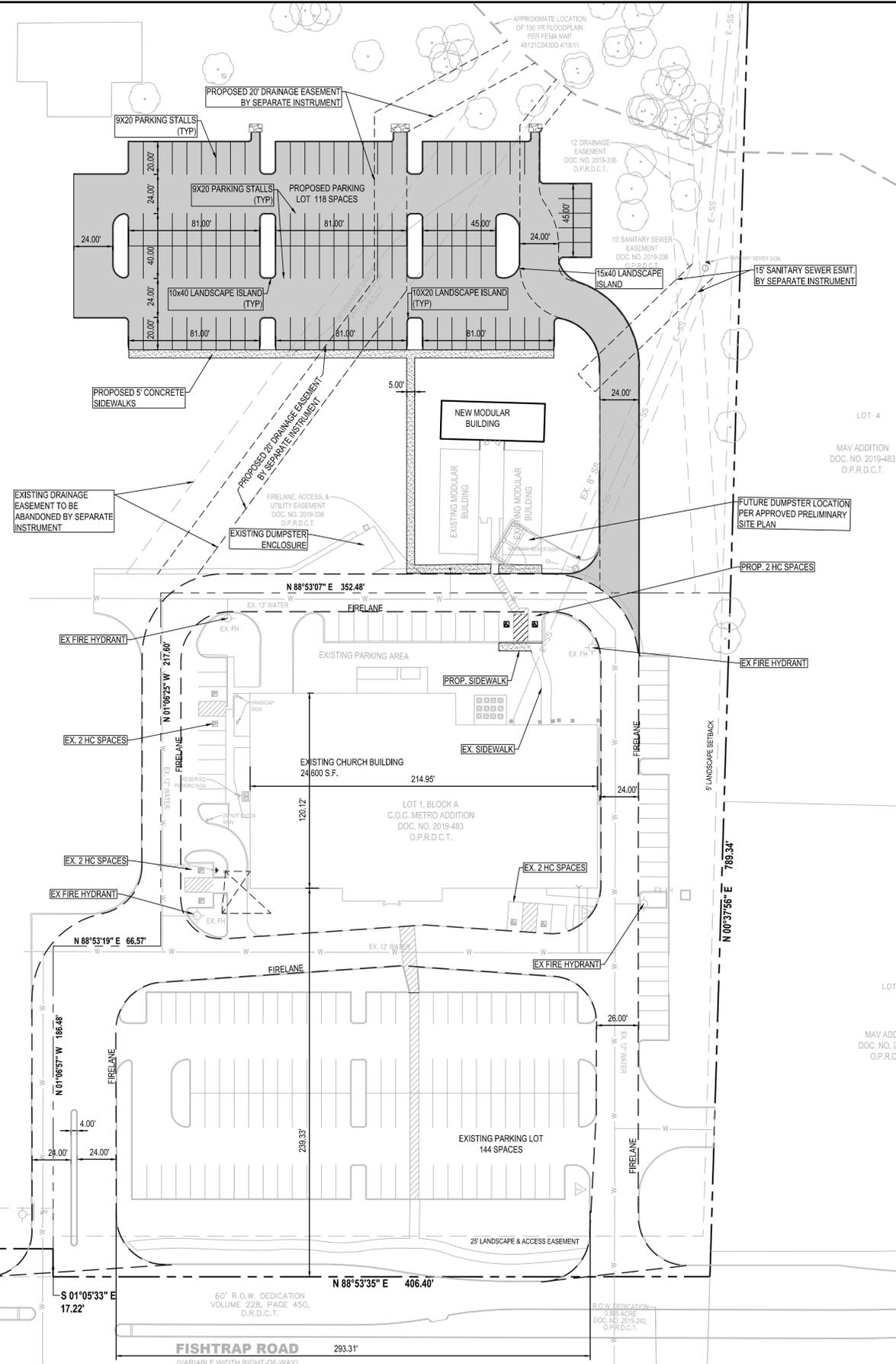
LAND AREA:	14.9 AC (850,600 S.F.)
CURRENT ZONING:	AGRICULTURAL
EXISTING USE:	CHURCH
PROPOSED USE:	CHURCH
BUILDING AREA:	± 24,600 S.F.
BUILDING HEIGHT:	24'-11"
LOT COVERAGE:	24,600 = .037 -> 4%
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE:	7
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE:	8
FLOOR AREA RATIO:	24,600 = .037 -> 4%
BUILDING REQUIRED PARKING:	1/3 AUDITORIUM SEATS = 477 SEATS/3 = 159
BUILDING PARKING PROVIDED:	262
INTERIOR LANDSCAPE AREA REQUIRED:	7% OF TOTAL SITE = 45,542 S.F. (1.05 AC.)
INTERIOR LANDSCAPE AREA PROVIDED:	91,047.17 S.F. (2.09 AC.) = 14% OF TOTAL SITE
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	152,860 S.F.
OPEN SPACE:	307,830 S.F.

**SITE PLAN NOTES**

- Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
  - Open storage, where permitted, shall be screened per the Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
  - Landscaping shall conform to landscape plans approved by the Town.
  - All elevations shall comply with the standards contained within the Zoning Ordinance.
  - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
  - Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
  - The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
  - Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
  - The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - Dead-end fire lanes are only permitted with approved hammerheads.
  - Fire hydrants shall be provided at the entrances and intersections. Landscape around the Fire Hydrant shall be no higher than 12 inches at the mature height. Amendment 507.5.1
  - As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (30') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies." Amendment 507.5.1
  - Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
  - Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
  - There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
  - A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
  - The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
  - One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
  - Handicapped parking area and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted building code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the Site Planned are subject to Building official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
  - Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Departments.
  - Site Plan Approval is required before the grading release.
  - All new electrical lines shall be installed and/or relocated underground.
  - All mechanical equipment shall be screened from public view per the Zoning ordinance.
  - All landscape easements must be exclusive of any other type of easement.
  - Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - The approval of a Site Plan shall be effective for a period of 18 months from the date that the Preliminary site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such 18 month period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void
  - The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300
  - 7% of net lot area is required to be provided as open space. The following shall not included: vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention ponds.

**LEGEND**

- PROPERTY LINE
- - - EX. PROPERTY LINE
- ◇ EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- ▨ PROP. SIDEWALK
- ▩ PROP. CONCRETE PAVEMENT



TOWN PROJECT NUMBER: D22-0100

**NOT FOR CONSTRUCTION**

Drawing: T:\Projects\GOF22305\Eng-CAD\CAD\Sheet\GOF22305 - SITE PLAN.dwg at Nov 30, 2022 2:42pm by cskwm

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnpsc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

STATE OF TEXAS  
 CAMERON A. SLOWIN  
 106317  
 LICENSED PROFESSIONAL ENGINEER  
 11/30/2022

scale when bar is 1 inch long  
 horiz 1"=40'  
 vert N/A  
 NOV 2022

**ROCK CREEK CHURCH**  
 2860 FISHTRAP RD  
 PROSPER, TX. 75078  
 (469)815-5253

**TOWN OF PROSPER, TEXAS**  
 Improvements for  
**ROCK CREEK CHURCH - PARKING LOT ADDITION**  
**PHASE 2 SITE PLAN**

tnp project GOF22305  
 sheet 06  
 of 24

Dear Douglas,

Thank you for working with us to help us meet some very urgent needs here at Rock Creek Church in Prosper. I will answer the questions you have submitted to us as best I can. But let me summarize the primary reason we are in such dire need for an extra temporary building to expand the number of children we can accommodate each weekend. Rock Creek Church, in just the past 12 months has grown from an average attendance from 1250 to over 1900 per week.

Our church has gone from providing three worship services to four worship services per weekend; one on Saturday, and three on Sundays.

In our children's area alone, we have seen growth from an average of some 250 to near 500 in attendance on some weekends.

The additional temporary building (portable), has a dimension of 25 feet X 64 feet equals 1600 square feet. According to our understanding of the Prosper Building Occupancy Codes, this would allow us space for an additional 50 children at 32 square feet per child. This additional space would relieve the overcrowded space at our peak worship service and allow for additional space to expand the number of children we can accommodate.

Within 2-3 years we plan on constructing a new building that would house the children's classrooms but the addition of a modular building at this time would help fulfill the immediate need for expansion.

*Randy Holman*  
*randy@rockcreektx.church*  
*(806) 786-8350*



Access will be provided from Prosper Trails. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Agricultural zone development standards.

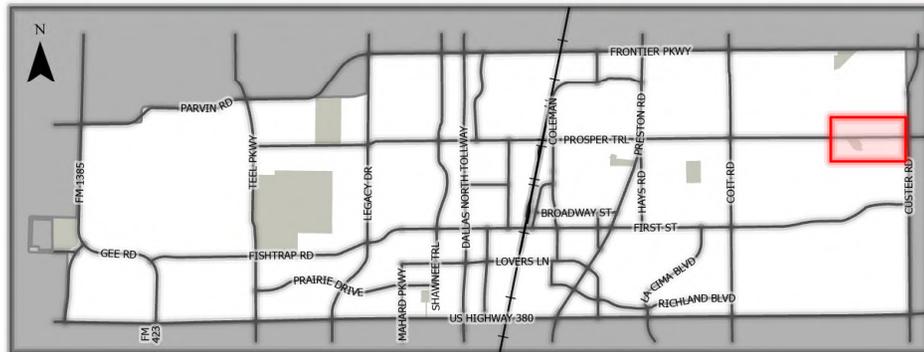
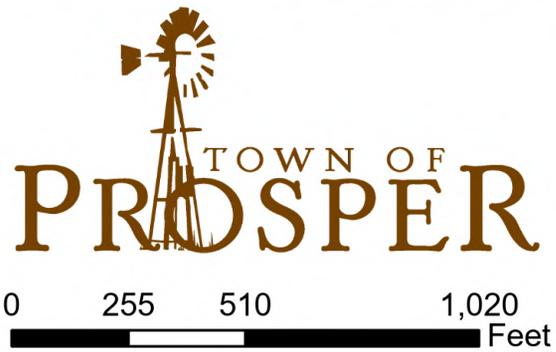
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

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

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

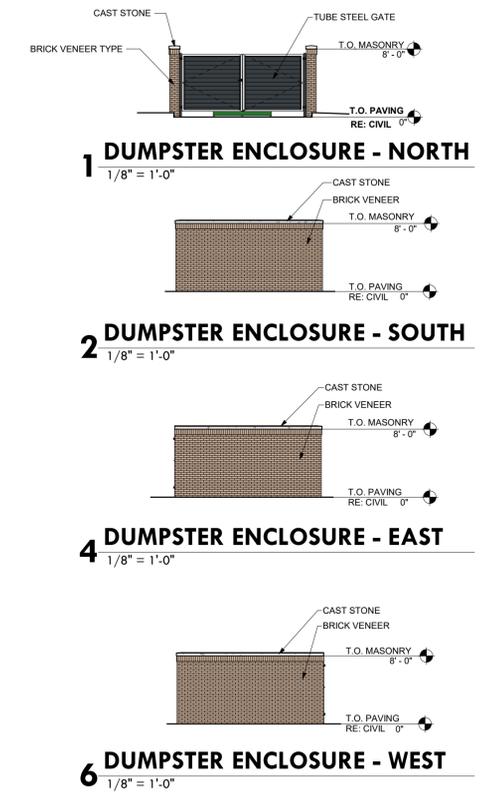
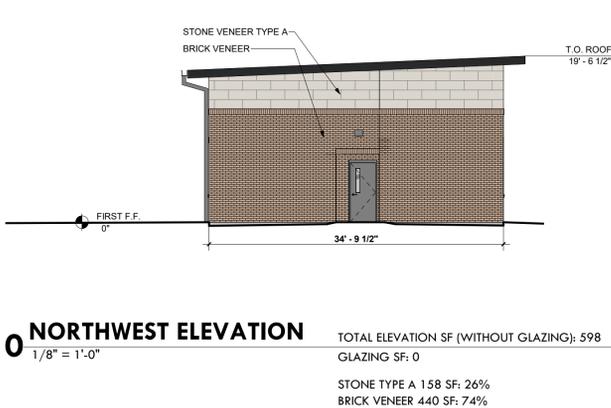
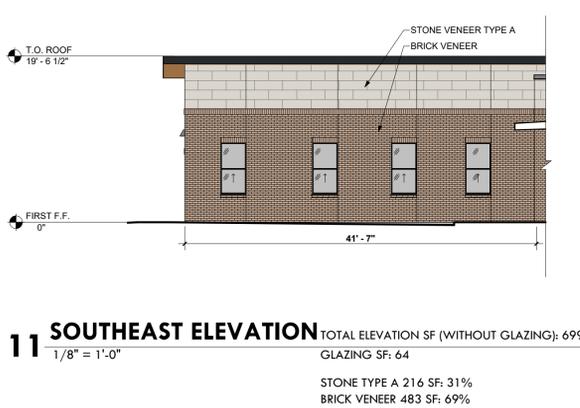
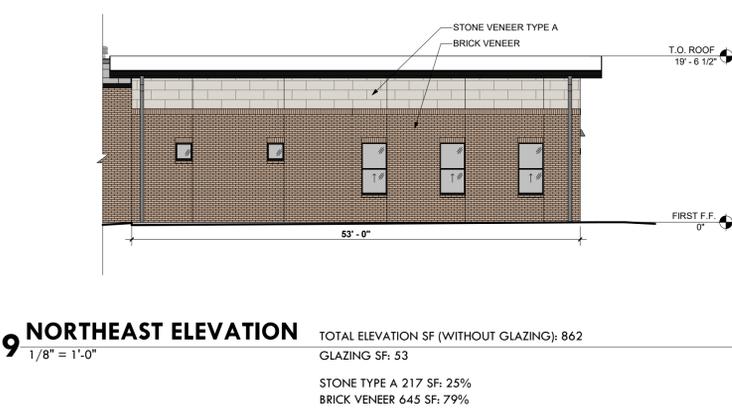
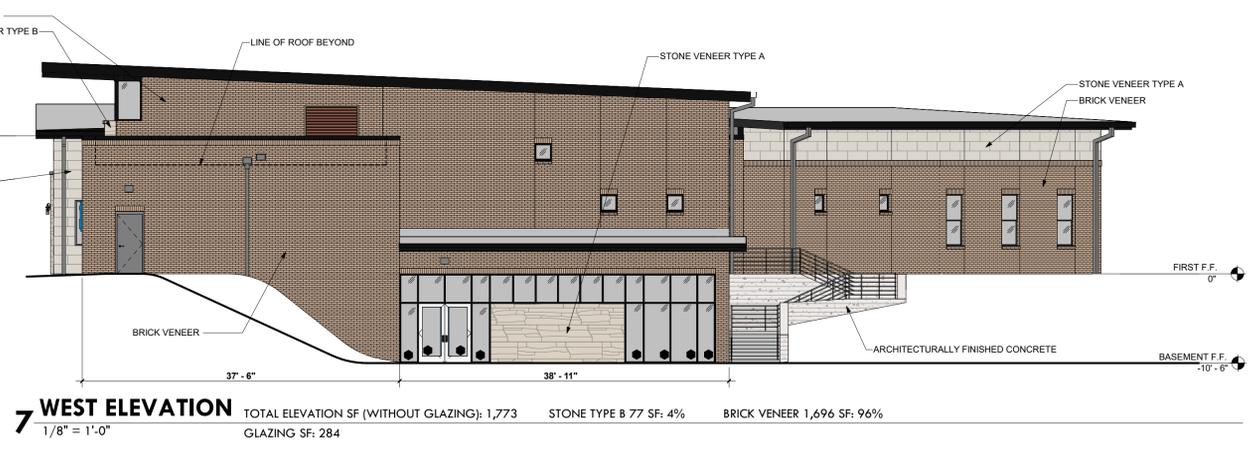
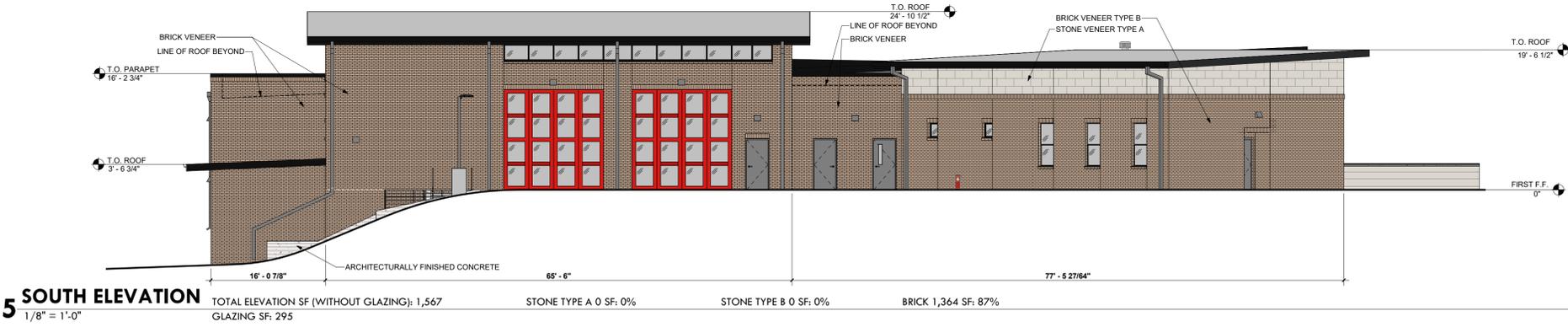
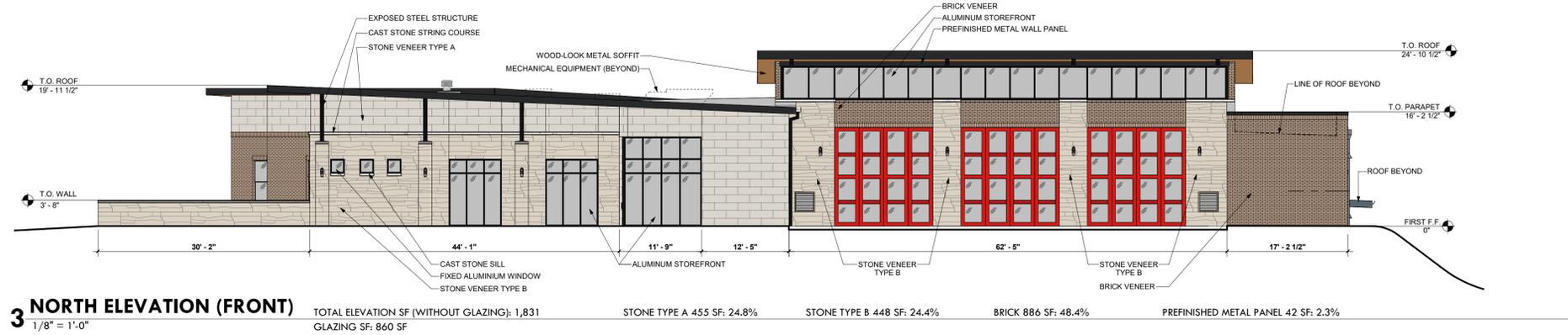


**D22-0101**  
 Prosper Fire Station #4 SP

Site Plan

This map for illustration purposes only





- This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.
- All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by the Building Inspections Division.
- Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

**MATERIAL SELECTION**  
**BRICK BLEND:**  
 50% TERRA COTTA  
 25% CIMARRON  
 25% DRIFTWOOD GREY  
**STONE:**  
 TYPE B: BUFF LEUDERS LIMESTONE CHOPPED  
 TYPE A: BUFF LEUDERS LIMESTONE HONED  
**WOOD-LOOK METAL SOFFIT:**  
 PAC-CLAD MEDIUM OAK  
**PAINT:**  
 SHERWIN WILLIAMS - 7062 ROCK BOTTOM

TOWN OF PROSPER: 250 W. 1ST ST.  
 PROSPER, TX 75078  
 (972) 346 2640  
 BRW ARCHITECTS INC.: 3535 TRAVIS ST.  
 DALLAS, TX 75204  
 (214) 528 8704  
 TRACT 2  
 TOWN OF PROSPER, TEXAS  
 DOCUMENT No. 20150115000048760  
 O.P.R.C.C.T.  
 65,630 Sq. Ft.  
 1.507 ACRES



# PLANNING

**Item No. 4**

**To: Planning and Zoning Commission**

**From: David Soto, Planning Manager**

**Re: Specific Use Permit Amendment– Legacy  
Planning and Zoning Commission Meeting – December 6, 2022**

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit-19 (S-19) for a Child Care Center, Licensed on 2.3± acres, located on the north side of Prairie Drive, west of Legacy Drive. (S22-0010)

**History:**

Specific Use Permit-19 for Alpha Montessori was approved by the Town Council on February 28, 2017. An amendment was approved by Town Council on November 13, 2018.

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-65 & Specific Use Permit-19	Vacant	Medium Density Residential
<b>North</b>	Planned Development-65	Vacant & Residential-Developed	Medium Density Residential
<b>East</b>	Planned Development-65	Vacant & Residential-Developed	Medium Density Residential
<b>South</b>	Planned Development-65	Prosper Center Offices	Medium Density Residential
<b>West</b>	Planned Development-65	Residential Developed	Medium Density Residential

**Requested Zoning** – The purpose of the amendment is to increase the number of students from 186 to 196 students. In addition, the square footage of the daycare was previously approved at 10,273sqft and the applicant is now proposing 13,268sqft. Per zoning ordinance, any increase in building square footage from its size at the time the original SUP was granted by greater than ten percent requires a new Specific



The applicant will enter a development agreement regarding the building materials.



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

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

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

**Future Land Use Plan** – The Future Land Use Plan recommends Medium Density Residential.

**Thoroughfare Plan** – This property currently has direct access to Legacy Street and Westwood Drive.

**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 to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Exhibits

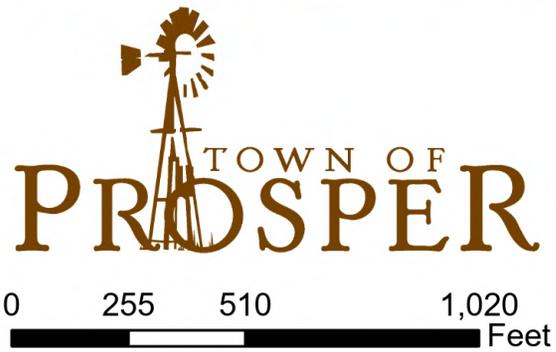
**Town Staff Recommendation:**

Town staff recommends approval of a request to amend a Specific Use Permit-19 (S-19) for a Child Care Center, Licensed on 2.3± acres, located on the north side of Prairie Drive, west of Legacy Drive.

FISHTRAP

LEGACY

PRAIRIE

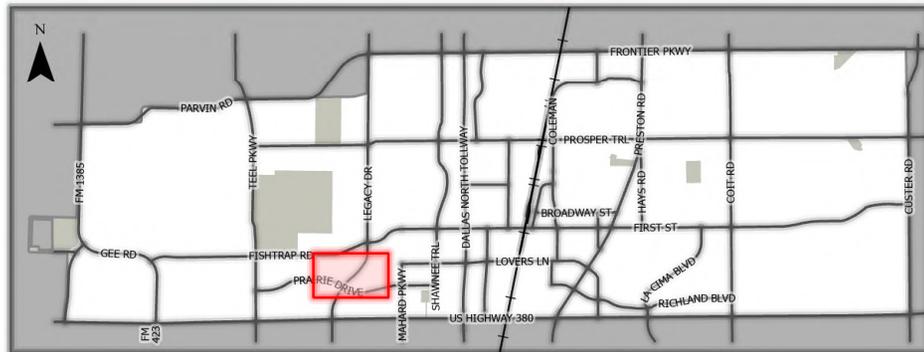
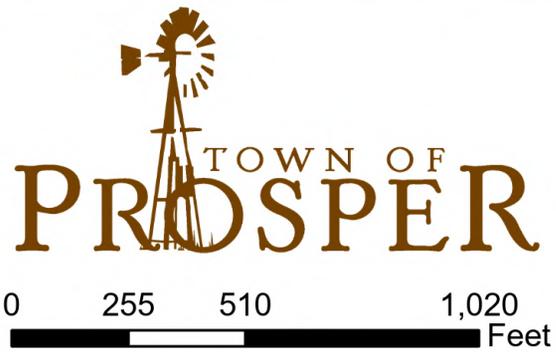
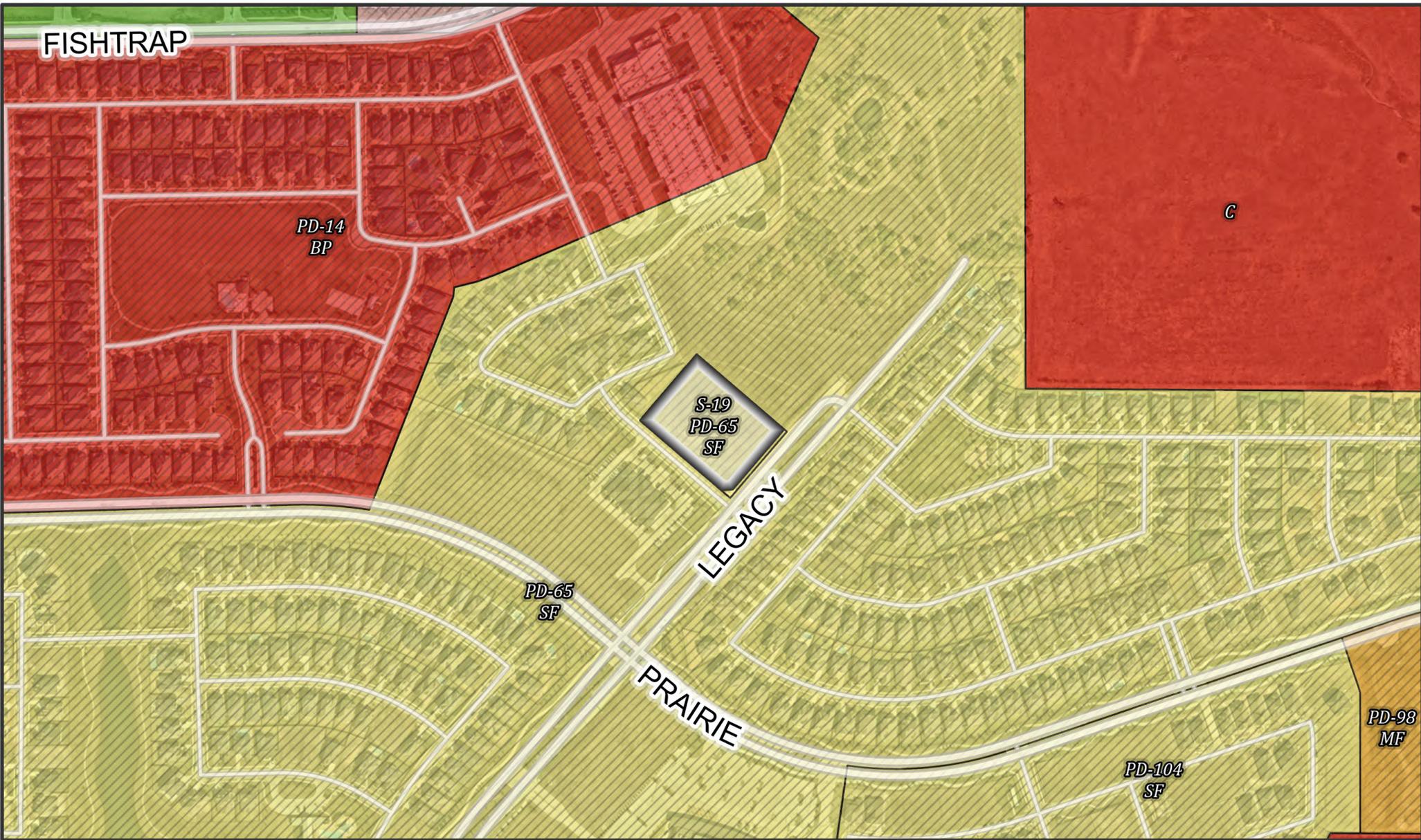


This map for illustration purposes only

S22-0010

920 S Legacy Dr

Specific Use Permit



**S22-0010**  
**920 S Legacy Dr**

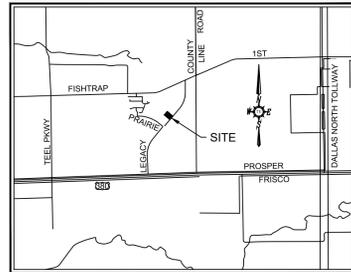
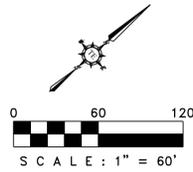
Specific Use Permit

This map for illustration purposes only

# LITTLE WONDERS MONTESSORI SITE DEVELOPMENT

2.746 ACRES IN THE L. NETHERLY SURVEY ABSTRACT NO. 962

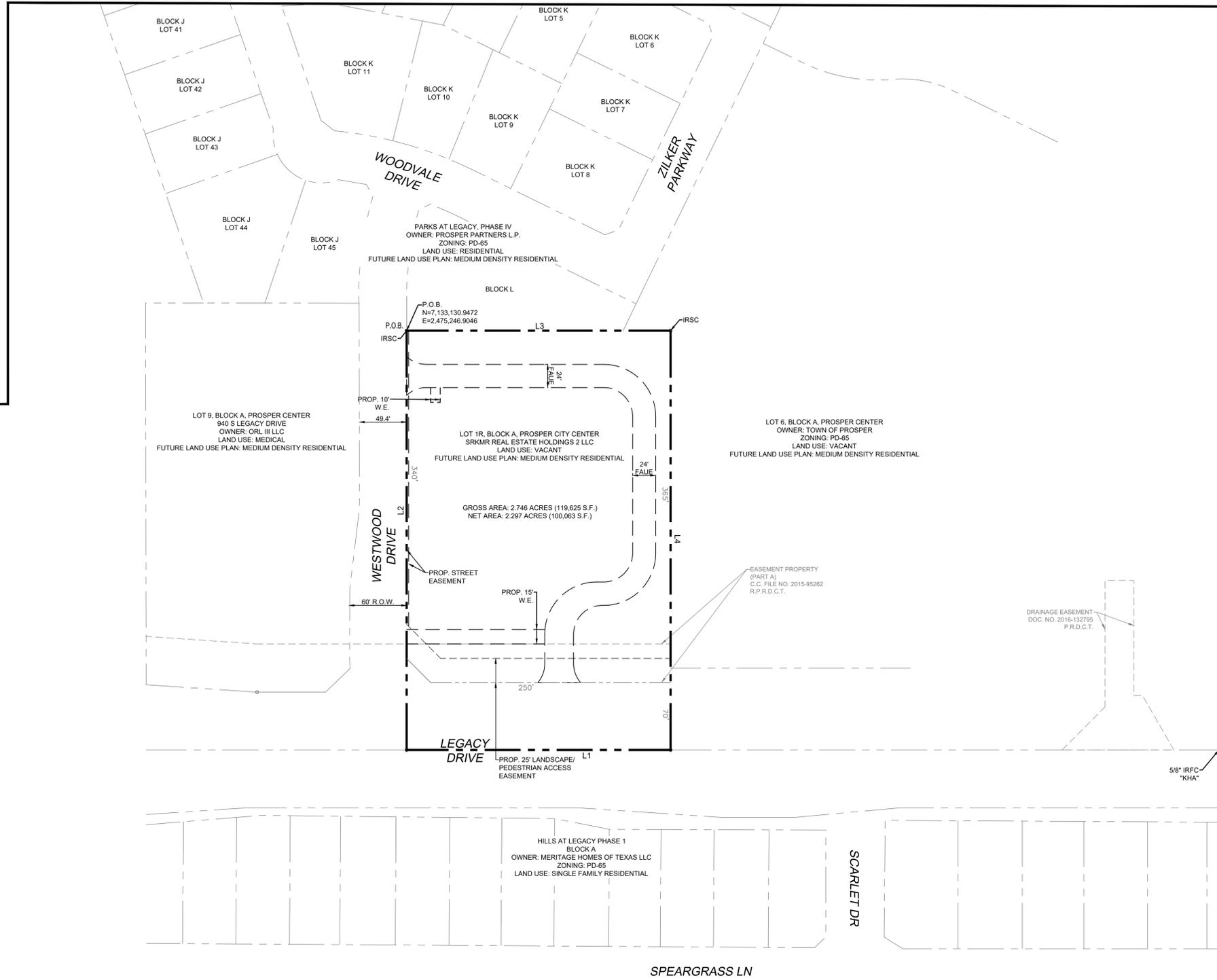
TOWN OF PROSPER, DENTON COUNTY, TEXAS



VICINITY MAP  
N.T.S.

### LEGEND

L.B	LANDSCAPE BUFFER
F.A.U.E	FIRE LANE ACCESS & UTILITY EASEMENT
W.E	WATER EASEMENT



### LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE L. NETHERLY SURVEY, ABSTRACT NO. 962, TOWN OF PROSPER, DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A OF BLOCK A, LOT 1, AND BLOCK D, LOT 1, PROSPER CENTER, ACCORDING TO THE REVISED CONVEYANCE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015-242 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND VOLUME 2015, PAGE 344 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 2.923 ACRE TRACT OF LAND DEDICATED TO THE TOWN OF PROSPER, AS RECORDED IN DOCUMENT NO. 2016-241 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, COMMON TO THE SOUTHEAST CORNER OF A CALLED 4.494 ACRE TRACT OF LAND DEDICATED TO THE TOWN OF PROSPER, AS RECORDED IN SAID REVISED CONVEYANCE PLAT, SAME BEING IN THE CENTERLINE OF LEGACY DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 49°22'13" WEST, DEPARTING THE CENTERLINE OF SAID LEGACY DRIVE, ALONG THE SOUTHWESTERLY LINE OF SAID 4.494 ACRE TRACT AND CROSSING SAID LEGACY DRIVE, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID 4.494 ACRE TRACT, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEGACY DRIVE, AND ON THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEGACY DRIVE AND THE SOUTHEASTERLY LINE OF SAID LOT 1, THE FOLLOWING COURSES:

NORTH 40°36'14" EAST, 162.89 FEET TO A POINT FOR CORNER;

NORTH 44°24'25" EAST, 150.77 FEET TO A POINT FOR CORNER;

NORTH 40°36'14" EAST, 155.89 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 49°23'46" WEST, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEGACY DRIVE AND THE SOUTHEASTERLY LINE OF SAID LOT 1, AND CROSSING SAID LOT 1, A DISTANCE OF 375.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;

THENCE NORTH 40°36'14" EAST, CONTINUING ACROSS SAID LOT 1, A DISTANCE OF 275.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;

THENCE SOUTH 49°23'46" EAST, CONTINUING ACROSS SAID LOT 1, A DISTANCE OF 375.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEGACY DRIVE AND THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE SOUTH 40°36'14" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEGACY DRIVE AND THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.367 ACRES (103,125 SQUARE FEET) OF LAND, MORE OR LESS.

### FEMA NOTE

1. ACCORDING TO MAP NO. 48085C0230J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, AND MAP NO. 48121C0430G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY

EXHIBIT "A": SUP CASE NO. S22-0010  
PROSPER CENTER ADDITION  
BLOCK A, LOT 1R  
2.746 ACRES (119,625 S.F.)  
L. NETHERLY SURVEY  
ABSTRACT NO. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS



T: 469.331.8561 F: 469.359.6709 | E: kpatel@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	10/17/22	105-22	1

TX PE FIRM #11525

### LEGEND

EXISTING BOUNDARY	---
BOUNDARY LINE	—
EXISTING CURB & GUTTER	==
EXISTING CONTOURS	- - - 620 - - -

### LEGEND

IRSC	5/8" IRON ROD W/"KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING

<b>OWNER / APPLICANT</b> SRKMR REAL ESTATE HOLDINGS 2 LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	<b>SURVEYOR</b> KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779
---	--	--

<b>BOUNDARY LINE DATA</b>
L1 S 40°36'14" W 275.00'
L2 N 49°23'46" W 435.00'
L3 N 40°36'14" E 275.00'
L4 S 49°23'46" E 435.00'

NO.	DATE	DESCRIPTION	BY
1	10/17/22	1st SUP SUBMITTAL	KP
2	10/31/22	2nd SUP SUBMITTAL	KP

# LITTLE WONDERS MONTESSORI SITE DEVELOPMENT

2.746 ACRES IN THE L. NETHERLY SURVEY ABSTRACT NO. 962

TOWN OF PROSPER, DENTON COUNTY, TEXAS

## TOWN OF PROSPER SITE PLAN GENERAL NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION; AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

EXHIBIT "B": SUP CASE NO. S22-0010  
 PROSPER CENTER ADDITION  
 BLOCK A, LOT 1R  
 2.746 ACRES (119,625 S.F.)  
 L. NETHERLY SURVEY  
 ABSTRACT NO. 962  
 TOWN OF PROSPER  
 DENTON COUNTY, TEXAS

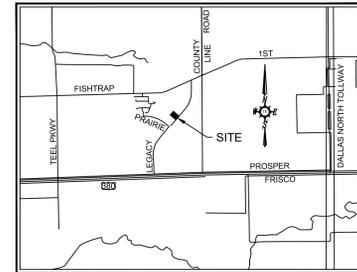


T: 469.331.8561 F: 469.359.6709 | E: kpatel@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	10/17/22	105-22	2

TX PE FIRM #11525



VICINITY MAP  
N.T.S.

### LEGEND

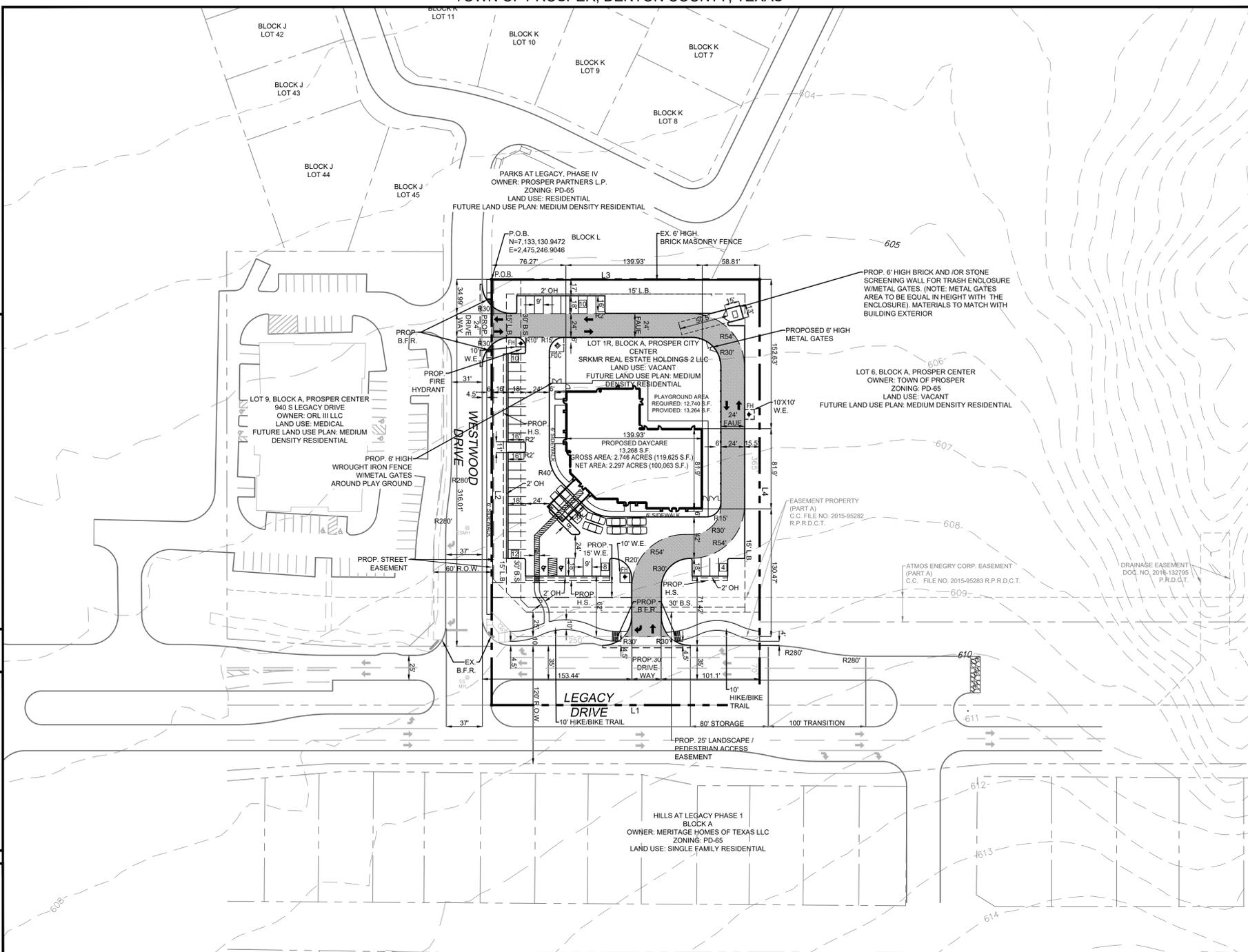
EXISTING BOUNDARY	---
EXISTING ASPHALT PAVT.EDGE	---
EXISTING WATER MAIN	W 8" WTR
EXISTING SANITARY SEWER	S 8" SEWER
EXISTING CLEANOUT	C.C.O.
EXISTING POWER POLE	---
EXISTING STORM SEWER	PP 8" ST. RCP
EXISTING FIRE HYDRANT	OH
PROP. FIRE HYDRANT	OH
BOUNDARY LINE	---
PROPOSED CURB	---
EXISTING CURB	---
PROPOSED HANDICAP SIGN	+
PROPOSED HANDICAP LOGO	+
PROPOSED WATER METER	WM
PROP. BACK FLOW PREVENTOR	WB
PROP. CONCRETE WHEEL STOP	CS
PROP. SANITARY SEWER MANHOLE	SMH
PROP. MONUMENT/POLE SIGN	---
EXISTING CONTOURS	---
PROPOSED CLEAN OUTS	C.C.O.
PROP. SEWER LINE	8"W
PROP. WATER LINE	6"SS

### LEGEND

SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
GAS RISER	GR
BUILDING SETBACK	B.S.
LANDSCAPE BUFFER	L.B.
PROPOSED 24' WIDE FIRE LANE	---
OVERHANG	O.H.
BARRIER FREE RAMPS	B.F.R.
PROPOSED HEADLIGHT SCREENING	H.S.

### SITE DATA SUMMARY TABLE

ZONING	*PD-65
PROPOSED USE	DAYCARE
GROSS LOT AREA	2,746 ACRES (119,625 S.F.)
NET LOT AREA	2,297 ACRES (100,063 S.F.)
TOTAL BUILDING AREA	13,268 S.F.
MAX. BUILDING HEIGHT (FEET/STORY)	30'-10.5" / ONE STORY
LOT COVERAGE	11.09%
FLOOR AREA RATIO	0.11:1
PARKING REQUIREMENTS	
BUILDING	PARKING REQUIRED
ALPHA MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)	40 (196 STUDENTS & 20 STAFF)
TOTAL PARKING REQUIRED	40
TOTAL PARKING PROVIDED	44
HANDICAP PARKING REQUIRED PER ADA	2
HANDICAP PARKING PROVIDED	2
LANDSCAPING REQUIRED	15 S.F. x 44 SPACES (660 S.F.)
PERCENTAGE OF OPEN SPACE PROVIDED	51,949 S.F. (43.42 %)
IMPERVIOUS COVERAGE	67,364 S.F. (56.58 %)



### FEMA NOTES

- ACCORDING TO MAP NO. 48085C0230J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, AND MAP NO. 4812C0430G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

<b>OWNER/APPLICANT</b> SRKMR REAL ESTATE HOLDINGS 2 LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL PHONE: (214) 609-9271	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: (214) 609-9271	<b>SURVEYOR</b> KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN PHONE: (972) 335-3580 FAX: (972) 335-3779
---	--	--

BOUNDARY LINE DATA		
LINE	BEARING	LENGTH
L1	S 40°36'14" W	275.00'
L2	N 49°23'46" W	435.00'
L3	N 40°36'14" E	275.00'
L4	S 49°23'46" E	435.00'

NO.	DATE	DESCRIPTION	BY
1	10/17/22	1st SUP SUBMITTAL	KP
2	10/31/22	2nd SUP SUBMITTAL	KP



## PLANNING

**Item No. 5**

**To: Planning and Zoning Commission**

**From: David Soto, Planning Manager**

**Re: Specific Use Permit – Wireless Communications and Support Structure  
Planning and Zoning Commission Meeting – December 6, 2022**

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request to amend a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive. (S22-0011)

**Description of Agenda Item:**

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

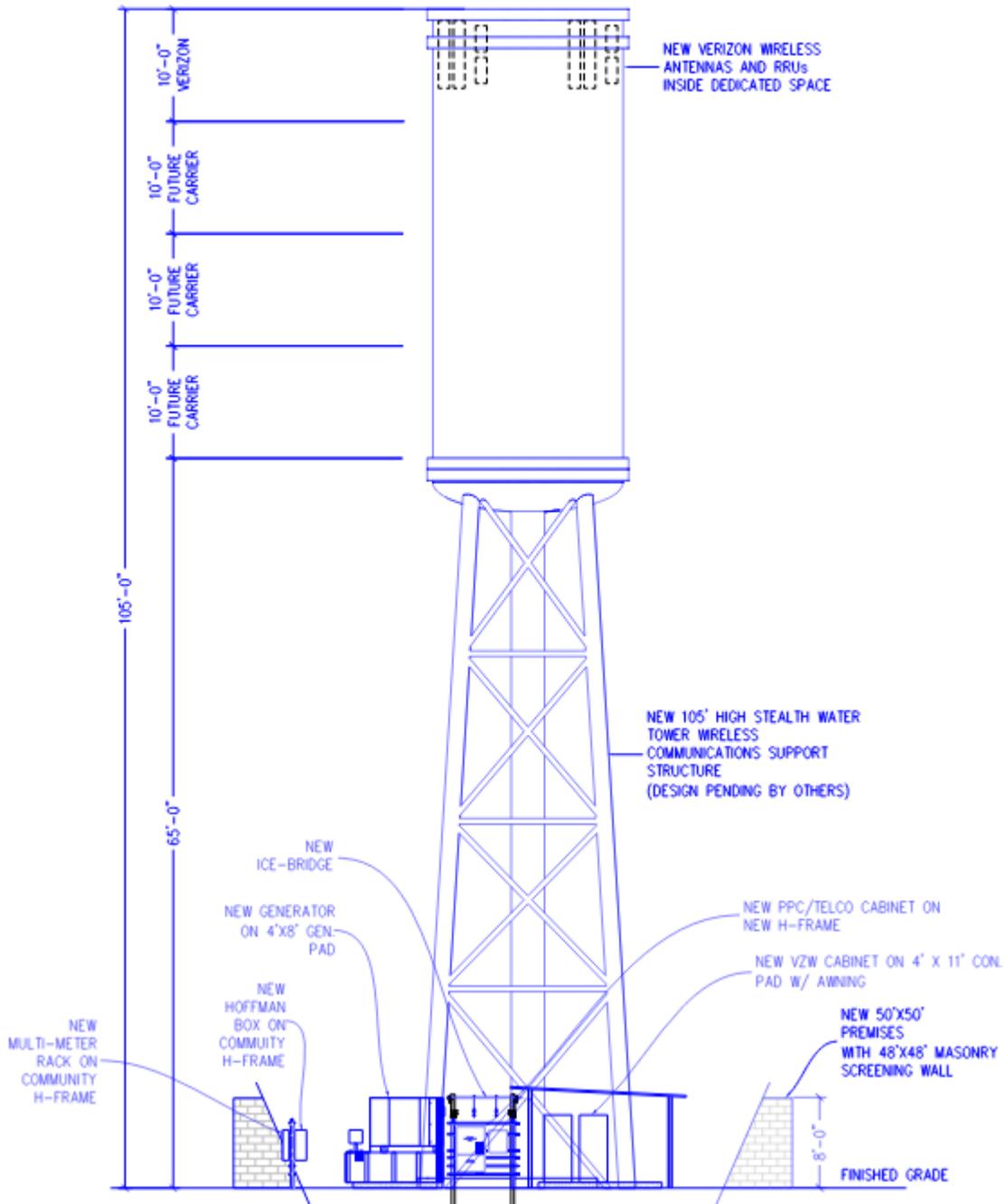
	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	Residential-Developed	Retail & Neighborhood Services
<b>North</b>	Planned Development-110	Legacy Storage Center	Retail & Neighborhood Services
<b>East</b>	Agricultural	Residential-Developed	Retail & Neighborhood Services
<b>South</b>	Agricultural	Residential-Developed	Retail & Neighborhood Services
<b>West</b>	Agricultural	Residential Developed	Medium Density Residential

**Requested Zoning** – The purpose of this request is to allow construction of a new 105' Wireless Communications and Support Structure. The Specific Use Permit shows four (4) Wireless Communication antennas that would be placed on the structured and their associated 50' by 50' ground lease area. These antennas would be screened and not visible to the surrounding area. The ground equipment is in an area currently screened with an 8' Masonry screening wall.

In 2020, The Town has completed a survey on areas of opportunities for wireless communication and support structures. The goal for this survey was to provide developers areas that were well suited for such use and was to provide a comprehensive plan of communication towers for the Town of Prosper. These areas are potentially schools sites, parks or town properties. Regarding this specific request, this

area is not one of those areas of opportunities. The applicant has provided information on why this area should be given consideration of a new Wireless Communications and Support Structure.

Below are pictures of the site.



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

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

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

**Future Land Use Plan** – The Future Land Use Plan recommends Retail & Neighborhood Services.

**Thoroughfare Plan** – This property currently has direct access to Legacy Drive.

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

**Legal Obligations and Review:**

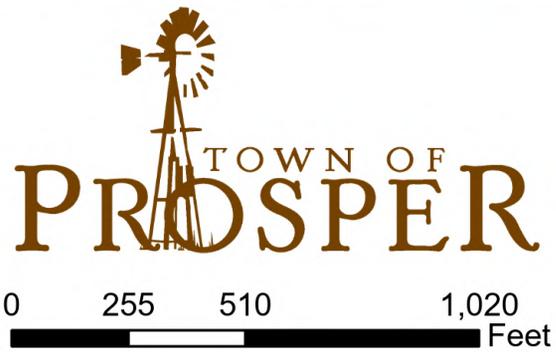
Notification was provided as required by the Zoning Ordinance and state law. To date, staff has received one letter of support.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Exhibits
3. Letter of Intent
4. Reply Form
5. Areas of opportunities Map

**Town Staff Recommendation:**

Town staff recommends approval of the Specific Use Permit request for a new Wireless Communications and Support Structure on .1± acre, located on the north side of Prosper Trail, west of Legacy Drive.

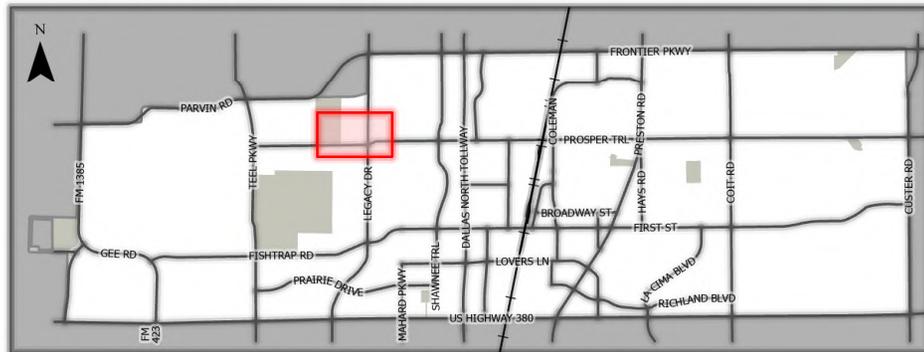
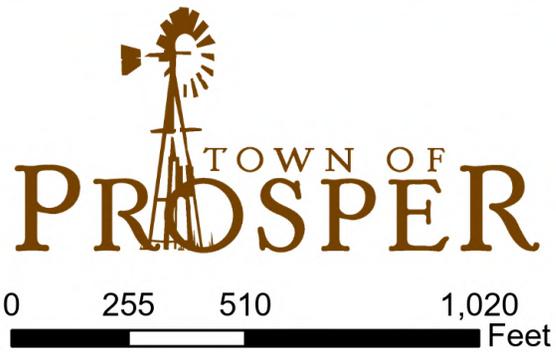


This map for illustration purposes only

S22-0011

Wireless Communications and Support Structure

Specific Use Permit



This map for illustration purposes only

**S22-0011**

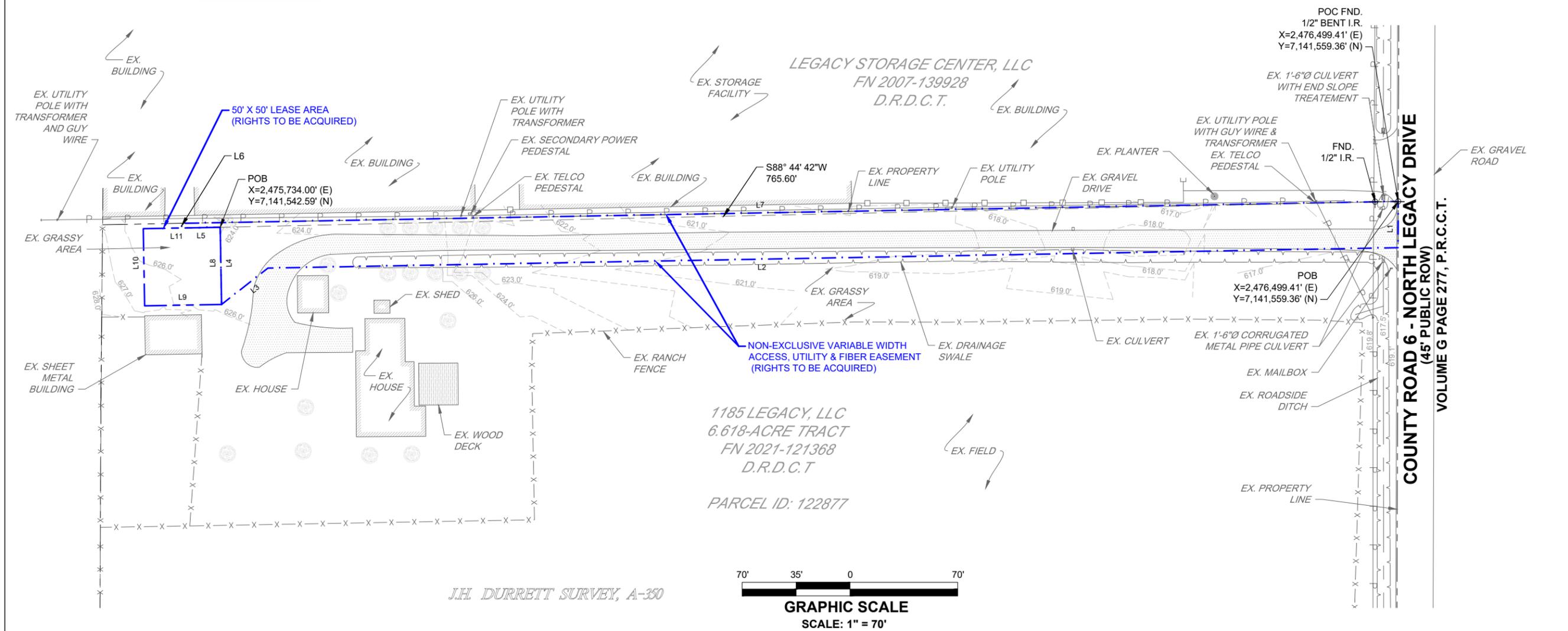
Wireless Communications  
and Support Structure

Specific Use Permit

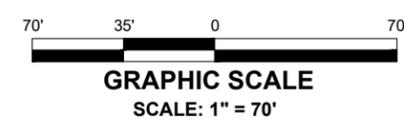
FAA 1A INFORMATION	
LATITUDE	33.249453°
LONGITUDE	-96.840765°
ELEVATION	626.0' AMSL

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	30.01'	S00° 10' 48"E
L2	734.41'	S88° 58' 10"W
L3	38.24'	S51° 59' 52"W
L4	50.00'	N01° 01' 50"W
L5	25.00'	S88° 58' 10"W
L6	3.00'	N01° 01' 50"W

LINE TABLE		
LINE #	DISTANCE	BEARING
L7	790.59'	N88° 58' 10"E
L8	50.00'	S01° 01' 50"E
L9	50.00'	S88° 58' 10"W
L10	50.00'	N01° 01' 50"W
L11	50.00'	N88° 58' 10"E



J.H. DURRETT SURVEY, A-350



SURVEY PREPARED FOR:

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

SURVEY PREPARED BY:

**3D DESIGN & ENGINEERING INC.**  
DEPARTMENT OF SURVEYING  
21502 E WINTER VIOLET CT  
CYPRESS, TX. 77433  
PHONE: 832-510-9621  
www.3ddne.com  
INFO@3DDNE.COM  
TEXAS REGISTRATION NO. 10194603

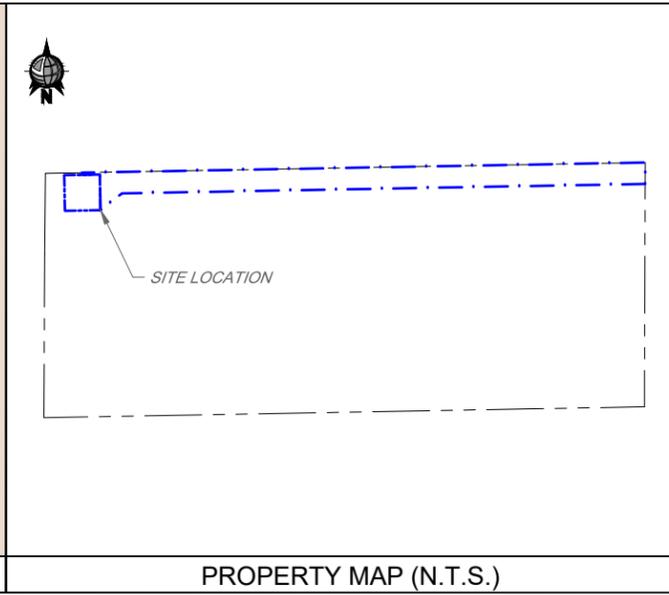
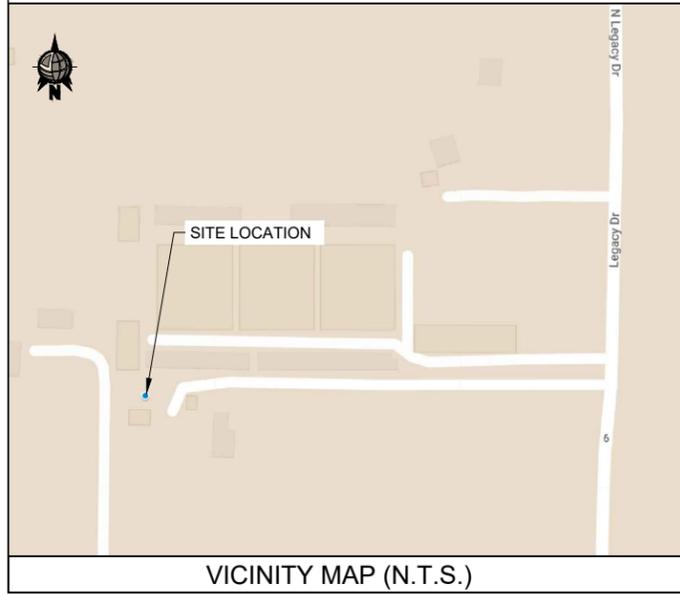
REV	DATE	DESCRIPTION	BY
1	8-24-22	NEW TITLE REPORT	PM
1	11-23-22	PERMIT REV	PM

SITE EXHIBIT AND DESCRIPTION

**ANTHEMNET - TEXAS AREA**

**PROSPER STAR**

LEGACY DR  
PROSPER, TX 75078



ABBREVIATIONS	
AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.H.	OVERHEAD
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND			
--- (dashed blue line)	LESSEE LEASE AREA	--- (dashed black line)	EX. EASEMENT
--- (dotted blue line)	LESSEE EASEMENT	--- (dashed black line)	EX. PROPERTY LINE
-x-x-	EX. RANCH FENCE	-p-p-	EX. OH POWER LINES
-o-o-	EX. WROUGHT IRON FENCE	⊗	EX. UTILITY POLE
-v-v-	EX. HIGH BANK	⊗	EX. TELCO PEDESTAL
		⊗	EX. MANHOLE
		⊗	EX. PLANTER

I HEREBY CERTIFY TO ANTHEMNET, INC. THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



HELENE F. LECOANET, RPLS  
TEXAS REGISTRATION NO. 6567

DRAWN BY: PDM  
CHECKED BY: HL  
DATE: 11/23/2022

EXHIBIT A

SHEET 1 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

**50'X50' LEASE AREA DESCRIPTION:**

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

COMMENCING AT A 1/2" BENT IRON ROD MONUMENTING THE NORTHEAST CORNER OF SAID 6.618-ACRE TRACT AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,476,499.41 (E), Y=7,141,559.36 (N);

THENCE SOUTH 88 DEGREES 44 MINUTES 42 SECONDS WEST, 765.60 FEET TO THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,475,734.00 (E), Y=7,141,542.59 (N);

THENCE SOUTH 01 DEGREES 01 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 58 MINUTES 10 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

**NON-EXCLUSIVE VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:**

BEING A NON-EXCLUSIVE VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.5368 ACRES (23,384.69 SQUARE FEET) LOCATED IN THE J.H. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 6.618-ACRE TRACT AS RECORDED IN FILE NUMBER 2021-121368 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID 0.5368-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983:

BEGINNING AT A 1/2" BENT IRON ROD MONUMENTING THE NORTHEAST CORNER OF SAID 6.618-ACRE TRACT AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,476,499.41 (E), Y=7,141,559.36 (N);

THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS EAST, 30.01 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID 6.618-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 10 SECONDS WEST, 734.41 FEET TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51 DEGREES 59 MINUTES 52 SECONDS WEST, 38.24 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 50.00 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 10 SECONDS WEST, 25.00 FEET TO A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 3.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 58 MINUTES 10 SECONDS EAST, 790.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5368 ACRES (23,384.69 SQUARE FEET) OF LAND.

**GENERAL NOTES:**

1. ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 06/17/2022).
4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
7. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A 50'X50' LEASE AREA AND A NON-EXCLUSIVE VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE LEASE AREA AND THE EASEMENTS WILL NOT BE MONUMENTED.
8. THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23049, DATED JULY 14, 2022.
9. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
10. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
11. UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 06/17/2022. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY.
12. AT THE TIME OF THE SURVEY, THE 50'X50' LEASE AREA AND THE NON-EXCLUSIVE VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48121C0430G, EFFECTIVE 04/18/2011 (DENTON COUNTY, TEXAS).

**EASEMENTS AND AGREEMENT:**

EASEMENTS AND AGREEMENT HEREON WERE LISTED IN THE ABSTRACTOR CERTIFICATE ISSUED BY TEXAS ABSTRACT SERVICES, CONTROL NO. 23049, DATED JULY 14, 2022:

- RIGHT-OF-WAY EASEMENT DATED APRIL 13, 1938 GRANTED TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 402, PAGE 318 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS. (THE EASEMENT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)
- RIGHT-OF-WAY EASEMENT DATED FEBRUARY 26, 1946 GRANTED TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 402, PAGE 374 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS. (THE EASEMENT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION)
- MEMORANDUM OF COMMUNICATIONS FACILITY SITE LEASE AGREEMENT DATED JUNE 14, 2022 BETWEEN 1185 LEGACY, LLC AND ANTHEMNET, INC. AS RECORDED IN FILE NUMBER 2022-98972 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS.



SURVEY PREPARED FOR:



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

SURVEY PREPARED BY:



**3D DESIGN & ENGINEERING INC.**  
DEPARTMENT OF SURVEYING  
21502 E WINTER VIOLET CT  
CYPRESS, TX. 77433  
PHONE: 832-510-9621  
www.3ddne.com  
INFO@3DDNE.COM  
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY
1	8-24-22	NEW TITLE REPORT	PM
1	11-23-22	PERMIT REV	PM

SITE EXHIBIT AND DESCRIPTION

**ANTHEMNET - TEXAS AREA**

**PROSPER STAR**

LEGACY DR  
PROSPER, TX 75078



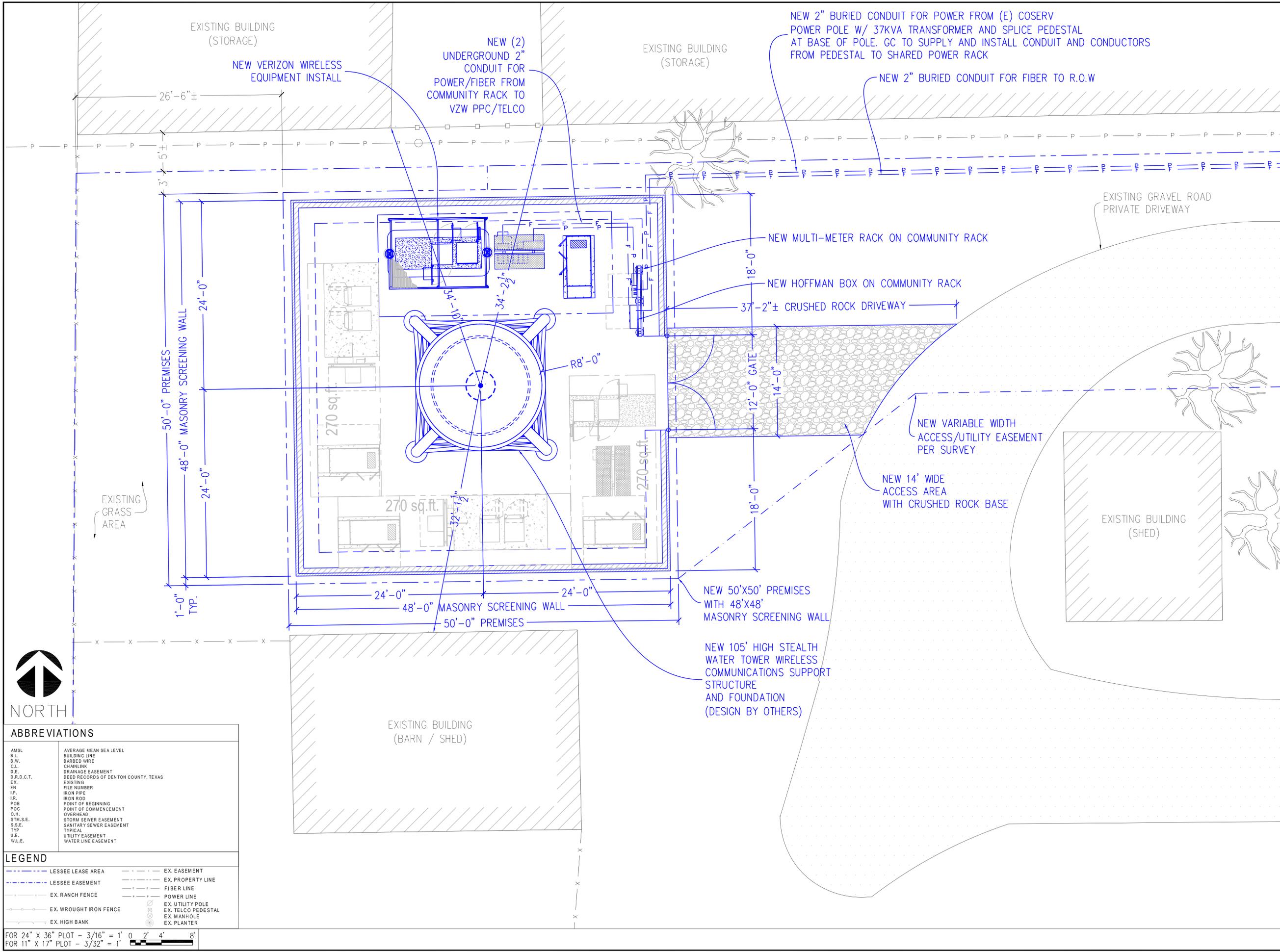
I HEREBY CERTIFY TO ANTHEMNET, INC. THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

*Helene F. Lecoanet*

HELENE F. LECOANET, RPLS  
TEXAS REGISTRATION NO. 6567

DRAWN BY:	PDM
CHECKED BY:	HL
DATE:	11/23/2022





NEW 2" BURIED CONDUIT FOR POWER FROM (E) COSERV POWER POLE W/ 37KVA TRANSFORMER AND SPLICE PEDESTAL AT BASE OF POLE. GC TO SUPPLY AND INSTALL CONDUIT AND CONDUCTORS FROM PEDESTAL TO SHARED POWER RACK

NEW 2" BURIED CONDUIT FOR FIBER TO R.O.W

NEW VERIZON WIRELESS EQUIPMENT INSTALL

NEW (2) UNDERGROUND 2" CONDUIT FOR POWER/FIBER FROM COMMUNITY RACK TO VZW PPC/TELCO

NEW MULTI-METER RACK ON COMMUNITY RACK

NEW HOFFMAN BOX ON COMMUNITY RACK

37'-2"± CRUSHED ROCK DRIVEWAY

NEW VARIABLE WIDTH ACCESS/UTILITY EASEMENT PER SURVEY

NEW 14' WIDE ACCESS AREA WITH CRUSHED ROCK BASE

NEW 50'X50' PREMISES WITH 48'X48' MASONRY SCREENING WALL

NEW 105' HIGH STEALTH WATER TOWER WIRELESS COMMUNICATIONS SUPPORT STRUCTURE AND FOUNDATION (DESIGN BY OTHERS)



ACGI# 22-2082, 22-4198,

DRAWN BY: CG/MG

CHECKED BY: CZ

2	11/2/22	REVISED TOWER TYPE
3	11/7/22	ADDED LANDSCAPE PLAN
4	11/23/22	REVISED SURVEY
5	12/02/22	REMOVED LANDSCAPE

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

12/02/22

**'PROSPER STAR'**  
**NEW CELL SITE BUILD  
STEALTH  
WATER TOWER  
WIRELESS  
COMMUNICATION  
SUPPORT STRUCTURE**

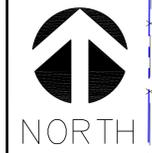
OWNER  
1185 LEGACY LLC  
3225 MCLEOD DR  
LAS VEGAS, NV 89121-2257

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

ADDRESS  
1185 N LEGACY DR  
PROSPER, TX 75078  
DENTON COUNTY

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**Z-2**



**ABBREVIATIONS**

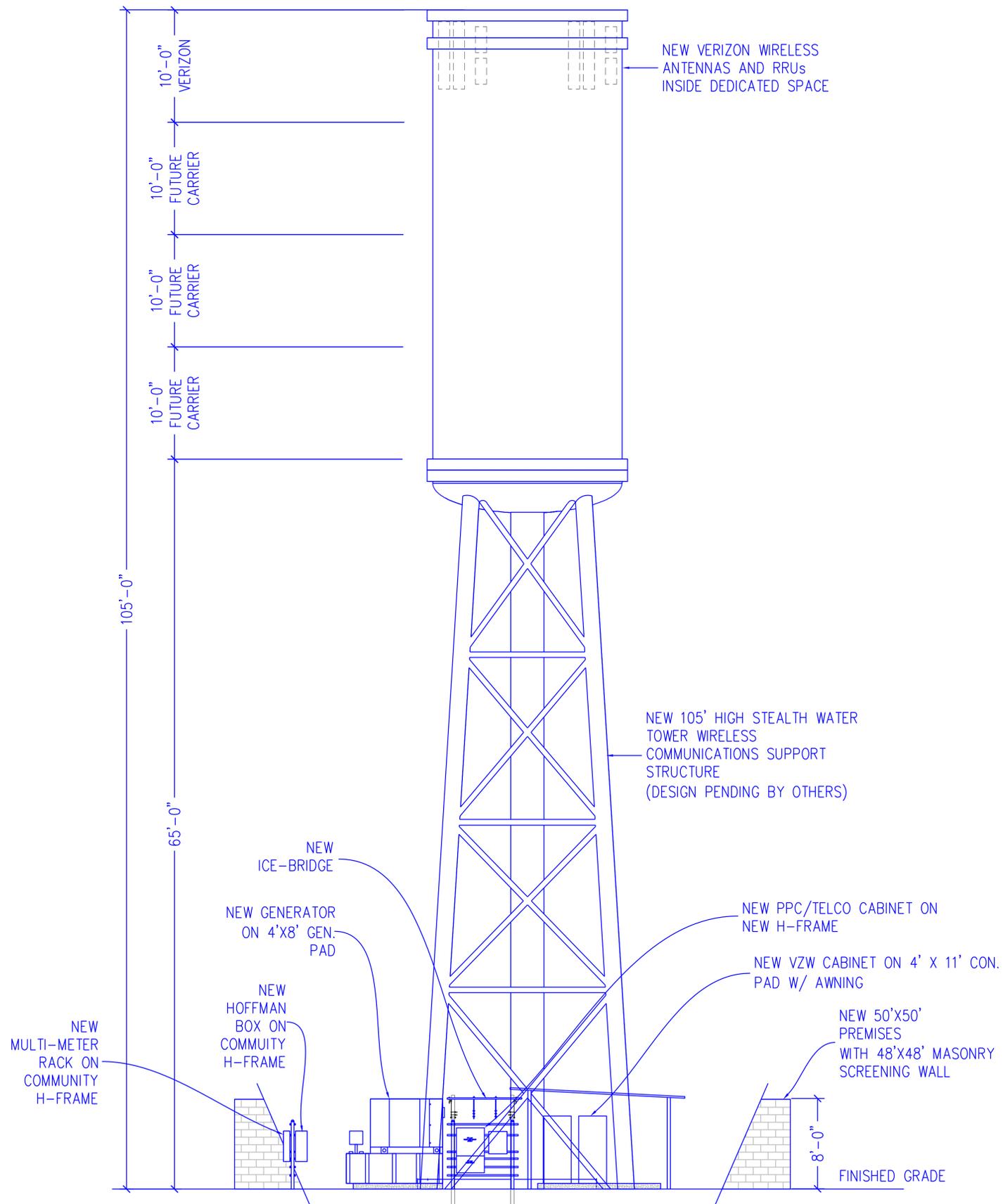
AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.H.	OVERHEAD
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

**LEGEND**

--- (dashed line)	LESSEE LEASE AREA	--- (dotted line)	EX. EASEMENT
--- (dash-dot line)	LESSEE EASEMENT	--- (long-dashed line)	EX. PROPERTY LINE
--- (dotted line)	EX. RANCH FENCE	--- (line with 'x' marks)	FIBER LINE
--- (line with 'x' marks)	EX. WROUGHT IRON FENCE	--- (line with 'P' marks)	POWER LINE
--- (line with 'x' marks)	EX. HIGH BANK	--- (line with 'F' marks)	EX. UTILITY POLE
		--- (line with 'T' marks)	EX. TELCO PEDESTAL
		--- (line with 'M' marks)	EX. MANHOLE
		--- (line with 'P' marks)	EX. PLANTER

FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'  
FOR 11" X 17" PLOT - 3/32" = 1'

FOR 24" X 36" PLOT - 3/16" = 1' 0 2' 4' 8'  
 FOR 11" X 17" PLOT - 3/32" = 1'



ACGI# 22-2082, 22-4198,

DRAWN BY: CG/MG

CHECKED BY: CZ

1	8/12/22	ISSUE FOR ZONING REVIEW
2	11/2/22	REVISED TOWER TYPE
3	11/7/22	ADDED LANDSCAPE PLAN
4	11/23/22	REVISED SURVEY



11/23/22



**'PROSPER STAR'**  
 NEW CELL SITE BUILD  
 STEALTH  
 WATER TOWER  
 WIRELESS  
 COMMUNICATION  
 SUPPORT STRUCTURE

OWNER  
 1185 LEGACY LLC  
 3225 MCLEOD DR  
 LAS VEGAS, NV 89121-2257

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

ADDRESS  
 1185 N LEGACY DR  
 PROSPER, TX 75078  
 DENTON COUNTY

SHEET TITLE  
 EQUIPMENT ELEVATION

SHEET NUMBER  
**Z-3**

EXHIBIT C



11710 FM 2661  
Tyler, Texas 75709

November 23, 2022

Site Name: **Prosper Star**  
Project: **New Site Build**  
Site Address: **1185 N Legacy Dr**  
**Prosper, Texas 75078**  
Tower Type: **Stealth Silo**  
Jurisdiction: **City of Prosper, Texas**

Re: **Specific Use Permit for a Stealth Telecommunications Tower**

### Letter of Intent

Anthemnet, Inc is requesting a Specific Use Permit (SUP) for construction of a 105' stealth water tank telecommunications tower with ground equipment located within a 50' x 50' masonry fenced compound. The proposed tower and compound will be located on property owned by 1185 Legacy, LLC off of County Road 6/Legacy Drive near the intersection of Legacy Dr. and W Prosper Trail. This property is zoned "Agriculture".

Verizon's requested antenna centerline is 100' which is essential to communicate with the other towers and antennas in the area. The 100' antenna centerline is also shown in the coverage maps provided, and, by lowering the height, the overall coverage would diminish and would not provide enough service to meet Verizon's coverage objectives. The tower will accommodate three additional future wireless carriers, for a total of four carriers.

The proposed tower will be designed to withstand high wind gusts, specific structural calculations will be provided with the Tower Design during the permitting process. With regard to the fall zone, the tower will also be designed to counteract failure by causing the top portion of the structure to break off cleanly and fall within a certain distance, leaving the lower half of the structure standing. This will ensure a smaller fall zone and therefore, minimize damage to surrounding structures.

The entire subject property on which the tower will be located is described as 6.618 acres in the J.H. Durrett Survey, Abstract No 350, Denton County, Texas. The tower and compound will be located approximately 600 ft from the nearest public roadway within a 50'x50' lease area containing 0.0574 acres.

Please feel free to contact me with any questions.

Sincerely,

*Lisa Smith*

Lisa Smith  
C.A. Bass, LLC  
(903)596-8464  
Lisa.smith@cabass.net

## David Soto

---

**From:** David Tittle <davidnnn@att.net>  
**Sent:** Tuesday, November 29, 2022 11:12 AM  
**To:** David Soto  
**Subject:** [\*EXTERNAL\*] - Zoning Case: S22-0011 Anthemnet Stealth Water Tank Telecommunications Tower

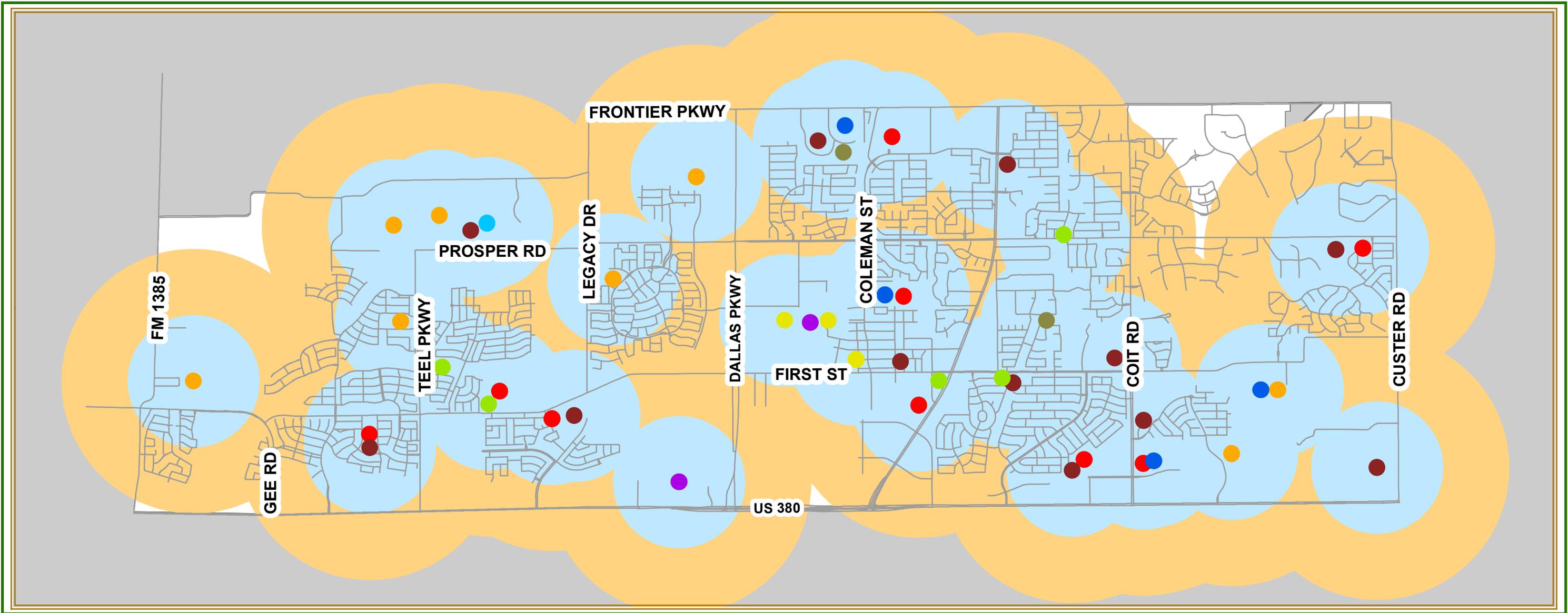
\*\*\*\*\* This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. \*\*\*\*\*

Dear Mr. Soto,

I want to formally express my support for the Zoning Case: S22-0011 -Anthemnet Stealth Water Tank Telecommunications Tower.

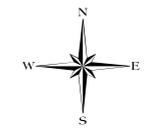
David & Charlotte Tittle  
1185 Legacy Dr.  
Prosper, Tx. 75078

# Wireless Communication Exhibit



## Legend

- |   |  |  |   |
|---|--|--|---|
| <span style="color: blue;">●</span> Existing & Proposed Stadium Lights                    | <span style="color: red;">●</span> ISD Existing School       | <span style="color: yellow-green;">●</span> Town Facility      | <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1/2 Mile Coverage |
| <span style="color: olive;">●</span> Existing Wireless Communication & Support Structure  | <span style="color: orange;">●</span> ISD Future School Site | <span style="color: lightgreen;">●</span> Existing Water Tower | <span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1 Mile Coverage |
| <span style="color: purple;">●</span> Proposed Wireless Communication & Support Structure | <span style="color: darkred;">●</span> Town Property         | <span style="color: cyan;">●</span> Proposed Water Tower       |   |



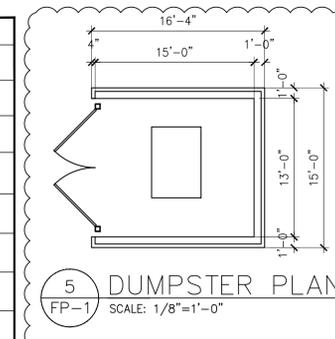
Updated March 29, 2021



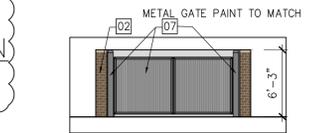
This map is produced for informational purposes only and is intended to only depict public properties that could be considered for wireless communication sites.



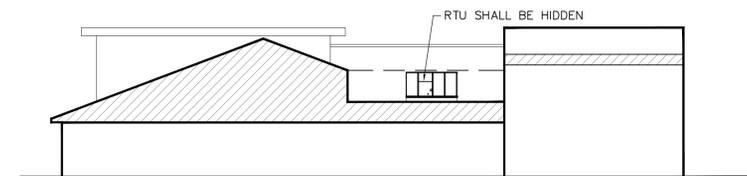
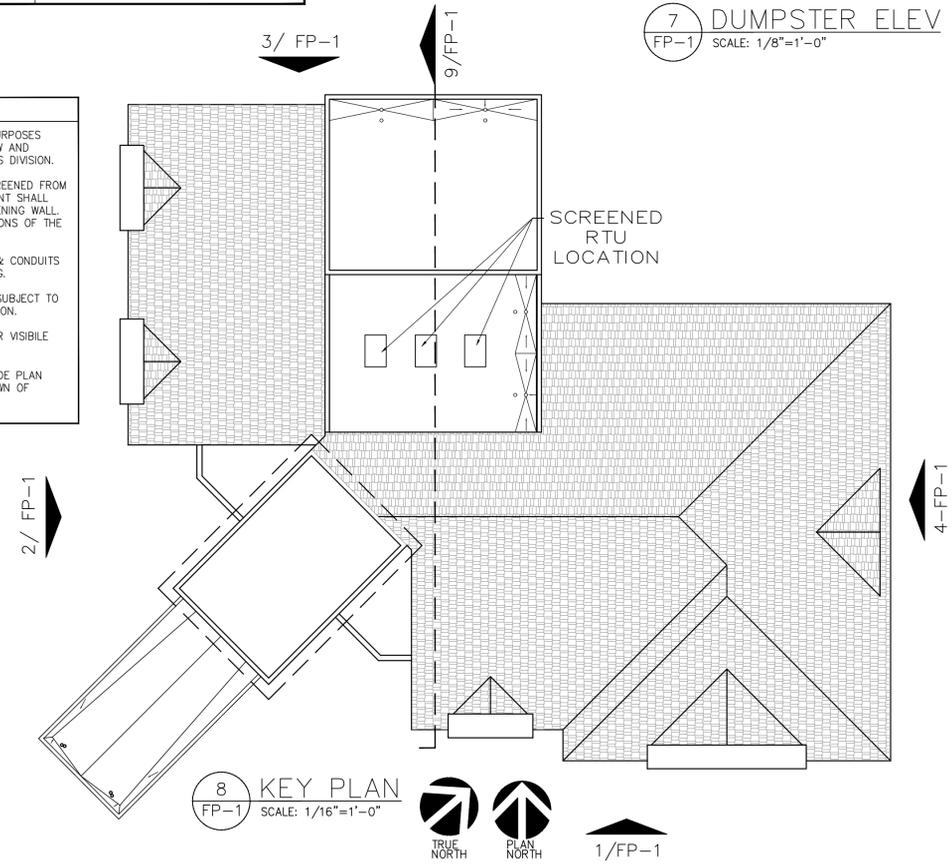
BUILDING MATERIAL LEGEND	
01	KING SIZE ACME BRICK DOVEGRAY
02	KING SIZE ACME BRICK MUSHROOM BROWN
03	CORONADO STONE VENEER TEXAS RUBBLE- TEXAS CREAM
04	NICHHA FIBER CEMENT ACCENT WALL PANEL LATURA-"V" GROOVE, WHITE, AWP-1818
05	BRONZE ALUMINUM STOREFRONT EQUAL TO KAWNEER- TRIFAB-451
06	DOUBLE PANE, LOW-E, PRE-FINISHED, VINYL FRAME WINDOWS
07	INSULATED HOLLOW METAL PAINTED DOOR SHERWIN WILLIAMS- SW-7069 IRON ORE
08	CAST STONE WATERTABLE BY CONTINENTAL COLOR: 1100 WHITE STONE
09	GAF TIMBERLINE UHD ASPHALT ROOF SHINGLES COLOR: PEWTER GRAY



**6 DUMPSTER ELEV**  
FP-1 SCALE: 1/8"=1'-0"



- STANDARD NOTES:
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALL SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
  - WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DIVISION.
  - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
  - ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF PROSPER.



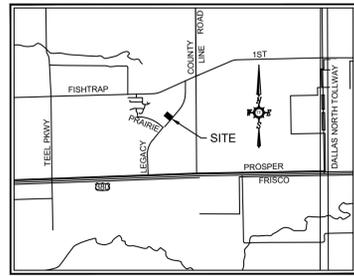
<b>OWNER/APPLICANT</b> SRKMR REAL ESTATE HOLDINGS 2 LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	<b>SURVEYOR</b> KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779
<b>ARCHITECT</b> RASHMI C INCORPORATED CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com	<b>CIVIL ENGINEER</b> TRIANGLE ENGINEERING LLC. CONTACT: KARTAVYA (KEVIN) PATEL PH. NO. (469) 213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM

REVISION DATE	REVISION DESCRIPTION
10/28/2022	CITY COMMENTS
11/14/2022	ARCH REQUESTED REV.

<b>CASE #S22-0010</b>	
LITTLE WONDERS MONTESSORI PROSPER CENTER ADDITION BLOCK A, LOT 1R1, 2.297 ACRES (100,063 S.F.) L. NETHERLY SURVEY, ABSTRACT NO. 962 TOWN OF PROSPER DENTON COUNTY, TEXAS DATE PREPARED: 10/12/2022	

REGISTERED ARCHITECT  
RASHMINDER CHANDEL  
STATE OF TEXAS  
10-12-2022

SHEET NO.  
FP-1



VICINITY MAP  
N.T.S.

**LANDSCAPE TABULATIONS**

**PERIMETER LANDSCAPE REQUIREMENTS**

Requirements: 25' landscape buffer along right-of-way. (1) large tree, 3" cal. minimum and (15) shrubs, 5 gallon minimum per 30 l.f.

Legacy Drive(250 l.f.)

Required (9) large trees (125) shrubs	Provided (9) large trees (141) shrubs
---	---

Westwood Drive (375 l.f.)

Required (13) large trees (188) shrubs	Provided (13) large trees (191) shrubs
--	--

Requirements: (1) small tree and (1) 5 gallon shrub per 15 l.f.. Trees and shrubs may be clustered.

Perimeter (645 l.f.)

Required (22) large canopy trees (43) shrubs	Provided (22) large canopy trees (43) shrubs
--	--

**INTERIOR PARKING REQUIREMENTS**

Requirements: 15 s.f. of landscape for each parking space within the parking lot area. (1) large tree, 3" cal. per parking lot island and at the terminus.

54 Parking spaces

Required 810 s.f. of landscape area (9) large tree	Provided 1,498 s.f. of landscape area (9) large trees
--	---

NO LARGE CANOPY TREES SHALL BE PLANTER CLOSER THAN 4 FEET TO ANY CURB, SIDEWALK, UTILITY LINE, SCREEN WALL OR STRUCTURE

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	AE	11	Aliso Elm	<i>Ulmus parvifolia 'Elmer II'</i>	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
	CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
	LO	33	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13' ht., 6' spread, 5' clear trunk
SHRUBS	DYH	49	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	5 gal.	container 18" ht., 18" spread
	IH	34	Indian Hawthorn 'Clara'	<i>Rhamnus indica 'Clara'</i>	5 gal.	container, 18" ht., 18" spread
	MIS	73	Adagio Miscanthus	<i>Miscanthus sinensis 'Adagio'</i>	5 gal.	container full, well rooted
	NPH	285	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 25" spread
	NRS	18	Nellie R. Stevens Holly	<i>Ilex x Nellie R. Stevens'</i>	7 gal.	container, 30" ht., 24" spread
GROUNDCOVERS	SC	200	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	selection by owner, container, 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

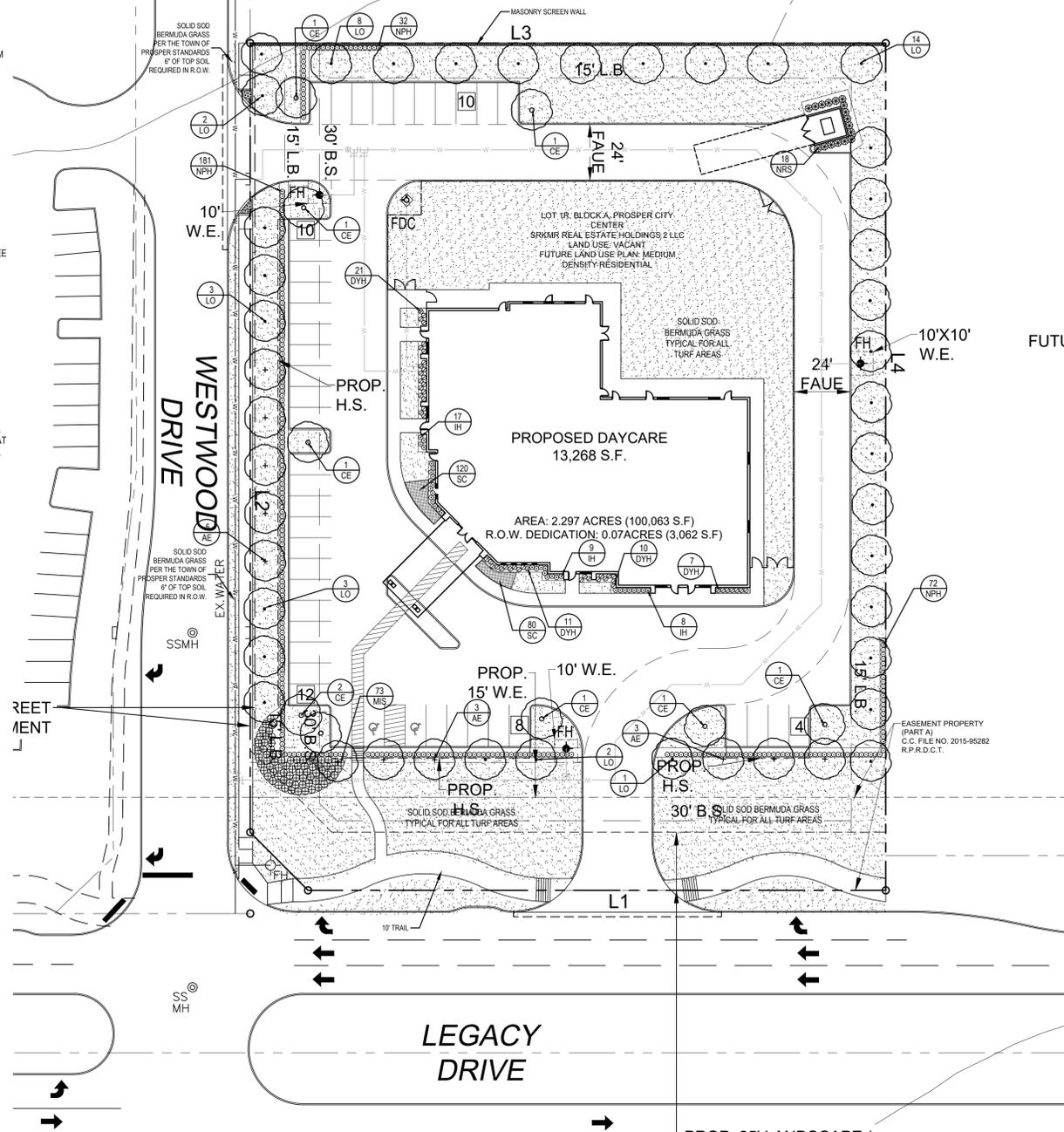
SITE DATA SUMMARY TABLE	
ZONING	*PD-65
PROPOSED USE	DAYCARE
GROSS LOT AREA	2,367 ACRES (103,125 S.F.)
NET LOT AREA	2,297 ACRES (100,063 S.F.)
TOTAL BUILDING AREA	10,273 S.F.
MAX. BUILDING HEIGHT (FEET/STORY)	30'-10.5" / ONE STORY
LOT COVERAGE	13.28%
FLOOR AREA RATIO	0.13:1
PARKING REQUIREMENTS	
BUILDING	PARKING REQUIRED
ALPHA MONTESSORI SCHOOL (1 PER 10 STUDENTS & 1 PER STAFF)	39 (186 STUDENTS & 20 STAFF)
TOTAL PARKING REQUIRED	39
TOTAL PARKING PROVIDED	55
HANDICAP PARKING REQUIRED PER ADA	3
HANDICAP PARKING PROVIDED	3
LANDSCAPING REQUIRED	15 S.F. X 55 SPACE (825 S.F.)
PERCENTAGE OF OPEN SPACE PROVIDED	42,209 S.F. (42.18 %)
IMPERVIOUS COVERAGE	57,854 S.F. (57.82 %)

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**ALPHA MONTESSORI SCHOOL SITE DEVELOPMENT**

2.367 ACRES IN THE L. NETHERLY SURVEY ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS



**TOWN OF PROSPER STANDARD NOTES**

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

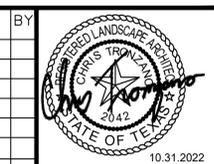
**MAINTENANCE NOTES**

THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THE TOWN OF PROSPER LANDSCAPE ORDINANCE. ALL PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED BY THE PROPERTY OWNER, TENANT OR AGENT WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN THIRTY (30) DAYS OF NOTIFICATION BY THE TOWN OR A DATE APPROVED BY THE TOWN.

<b>OWNER/APPLICANT</b> SRKMR REAL ESTATE HOLDINGS 2 LLC 1784 W McDERMOTT ROAD STE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1784 W McDERMOTT ROAD STE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	<b>SURVEYOR</b> KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779
---	--	--

LINE	BEARING	LENGTH
L1	S 40°36'14" W	275.00'
L2	N 49°23'46" W	370.00'
L3	N 40°36'14" E	275.00'
L4	N 49°23'46" E	370.00'

NO.	DATE	DESCRIPTION	BY
1	10/14/22	1ST SITE PLAN SUBMITTAL	
2	10/31/22	CITY COMMENTS	



CASE #S22-0010  
LANDSCAPE PLAN  
PROSPER CENTER ADDITION  
BLOCK A, LOT 1R  
2.367 ACRES 103,125 S.F.  
L. NETHERLY SURVEY  
ABSTRACT NO. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

**TRIANGLE ENGINEERING LLC**  
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com  
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013  
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
CT	CT	10/14/22		087-16	L.1

TX PE FIRM #11525