



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, September 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: 869 4437 3392

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 July 19, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon minutes from the August 16, 2022, Planning & Zoning Commission Regular meeting.
- 3c.** Consider and act upon a Final Plat for Prosper Center, Lot 9, Block D, on 1.8± acres, located on the north side of University Drive and west of Mahard Parkway. The property is zoned Planned Development-101 (PD-101). (D22-0064).
- 3d.** Consider and act upon a Revised Conveyance Plat for Crossland Phase 4 & 5 of the Prosper Business Park Addition, Block B, Lots 4, 5 and 9, on 15.67 acres, located on the south side of Industry Way, east of Cook Lane. The property is zoned Planned Development (PD-26). (D22-0072).
- 3e.** Consider and act upon a Site Plan for a Star Trails West Amenity Center, on 1.85 acres, located on the north side of Starwood Drive, west of Savanna Ridge Trail. The property is zoned Planned Development-66 (PD-66). (D22-0075).

### **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.** Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5.** 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, September 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, July 19, 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, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris, Damon Jackson and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the July 5, 2022, Planning & Zoning Commission Regular meeting.
- 3b. Consider and act upon a Site Plan for a House of Worship, on 5.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0111).
- 3c. Consider and act upon a Conveyance Plat/Final Plat for North Texas Conference of the United Methodist Church Addition, Block A, Lots 1 and 2, on 9.9± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D21-0112).
- 3d. Consider and act upon a Final Plat for Prosper Center, Block B, Lot 3, on 5.6± acres, located on the north side of Prairie Drive, west of Mahard Parkway. The property is zoned Office (O). (D21-0132).
- 3e. Consider and act upon a Preliminary Site Plan for a House of Worship, on 10.4± acres, located on the south side of Denton Way, east of FM 1385. The property is zoned Agricultural (A). (D22-0034).
- 3f. Consider and act upon a Preliminary Plat OM Prosper Estates, for 10 single family residential lots and three (3) HOA/Open space lots, on 21.5± acres, located on the south side Frontier Parkway, between Coit Road and Custer Road. The property is located within our Extra-Territorial Jurisdiction (ETJ). (D22-0050).
- 3g. Consider and act upon a Site Plan for a multi-tenant building, on 1.5± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0052).
- 3h. Consider and act upon a Final Plat for Mav Addition Block A, Lot 3R, on 1.5± acres, located on the north side of Fishtrap Road, west of Legacy Drive. The property is zoned Planned Development-113 (PD-113). (D22-0053).



Motioned by Pettis, seconded by Jackson, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

**REGULAR AGENDA**

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

*Soto:* Provided a summary of recent action taken by Town Council. Provided information for next Town Council work session on the topic of Drive-Throughs.

- 5. Adjourn.**

Motioned by Harris, seconded by Van Wolfe to adjourn. Motion approved 7-0 at 6:08 p.m..

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Doug Braches, Planning Technician

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Michael Pettis, Secretary



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 16, 2022, 6:00 p.m.

**1. Call to Order / Roll Call**

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

Commissioners Present: Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris 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 July 19, 2022, Planning & Zoning Commission Regular meeting.
- 3b. Consider and act upon a Preliminary Site Plan for a House of Worship, on 11.8± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-90 (PD-90). (D22-0059).
- 3c. Consider and act upon a Conveyance Plat for Teel 380 Addition, Block A, Lots 1-8, on 21.9± acres, located on the northwest corner of US 380 and Teel Parkway. The property is zoned Planned Development-40 (PD-40) (D22-0070).
- 3d. Consider and act upon a Site Plan for an existing Temporary Building at First Baptist Prosper, on 8.5± acres, located on the east side of Church Street, south of First Street. The property is zoned Single Family-15 (SF-15). (D19-0031).
- 3e. Consider and act upon a Site Plan for three (3) Temporary Buildings at Bryant Elementary School, on 10.0± acres, located on the north side of Freeman Way, west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (D20-0034).

Motioned by Harris, Seconded by Van Wolfe, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

**REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development, on 16.4± acres, located on the south side of First Street, east of Coit Road (S22-0008).

Soto: Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

*Matt Moore (Applicant):* Provided information regarding the proposed request.

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing

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

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 7.9± acres from Office (O) to Planned Development-Office (PD-O), generally to modify the development standards to facilitate an office/retail development, including drive-through coffee shop as a permitted use, located on the northwest corner of Preston Road and Coleman Road. (Z21-0013).**

*Soto:* Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

*Patrick Filson (Applicant):* Provided information regarding the proposed request.

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing.

Commissioners generally expressed concerns regarding hotel location.

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

6. **Conduct a Public Hearing, and consider and act upon a request to rezone 11.3± acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking, located on the west side of Coleman Street, south of Prosper Trail. (Z22-0008).**

*Soto:* Summarized the request and presented exhibits.

Vice-Chair Peterson opened the Public Hearing.

*Matt Moore (Applicant):* Provided information regarding the proposed request.

There being no additional speakers, Vice-Chair Peterson closed the Public Hearing.

Commissioners generally expressed concerns regarding developments interaction with the middle school, evolution of uses into causing potential disturbances, auction allowance standards and disallowing retail sales.

Chair Daniel arrived at the meeting at 6:30pm.

Vice-Chair Peterson departed the meeting at 6:40pm.

Motion by Van Wolfe, seconded by Charles, to approve Item 6, subject to staff recommendations.

Motion approved 4-0, voted on by Chair Daniel, Charles, Harris and Van Wolfe.

**7. Conduct a Public Hearing, and consider and act upon a request to rezone 5.6± acres from PD-21 and Single Family-15 (SF-15) to a new Planned Development-Office/Retail (PD-O/R) for office and retail uses, located on the west side of Preston Road north of Broadway Street. (Z22-0014).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*David Bond (Applicant):* Provided information regarding the proposed request.

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

Commissioners expressed general support for the request.

Motion by Van Wolfe, seconded by Harris to approve Item 7.  
Motion approved 4-0.

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

*Soto:* Presented drive through work session information.

Commissioners expressed concerns regarding drive through escape lanes, timeline on zone ordinance kickoff, renaming of Fishtrap Road to 1<sup>st</sup> Street and P&Z comments making it to Town Council.

**9. Adjourn.**

Motion by Harris, seconded by Van Wolfe to adjourn. Motion approved 4-0 at 7:22pm.

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Doug Braches, Planning Technician

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Michael Pettis, Secretary



## Development Services Department

*Prosper is a place where everyone matters.*

**To: Planning & Zoning Commission**

**Item No. 3c**

**From: David Soto, Planning Manager**

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

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**Agenda Item:**

Consider and act upon a Final Plat for Prosper Center, Lot 9, Block D, on 1.8± acres, located on the north side of University Drive and west of Mahard Parkway. The property is zoned Planned Development-101 (PD-101). (D22-0064).

**Description of Agenda Item:**

The purpose of the Final Plat for Prosper Center, Lot 9, Block D, is to dedicate easements necessary for development of Lot 9. The plat conforms to Planned Development-101 (PD-101) development standards.

Town Council has approved a site plan for a limited-service hotel on July 26, 2022. (D22-0021).

**Attachments:**

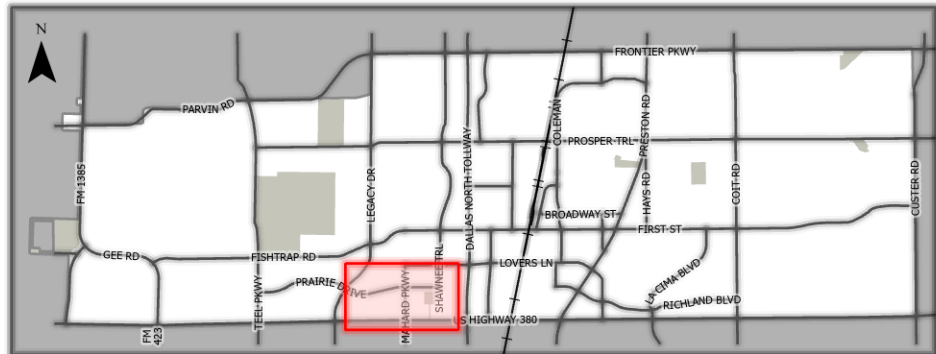
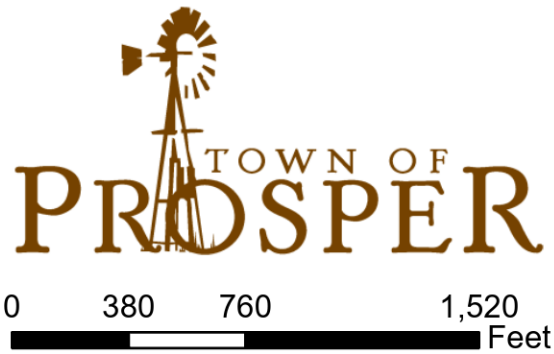
1. Location Map
2. Final Plat

**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.



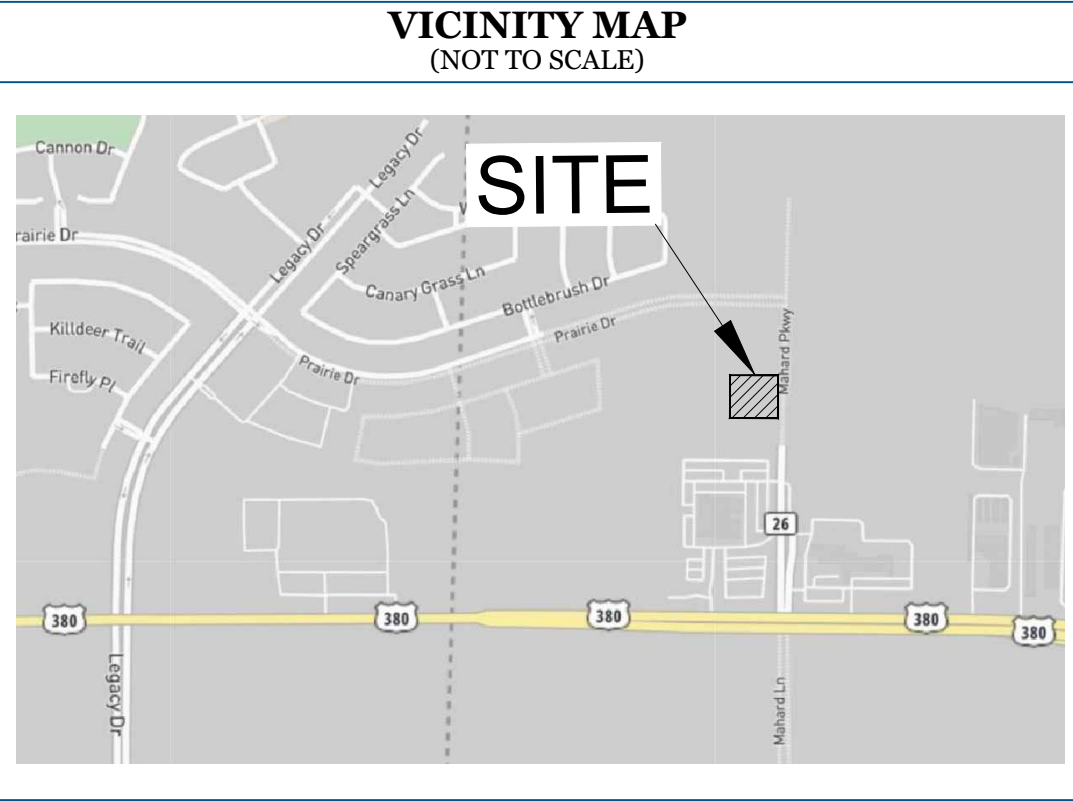


This map for illustration purposes only

D22-0064  
Prosper Center

Final Plat



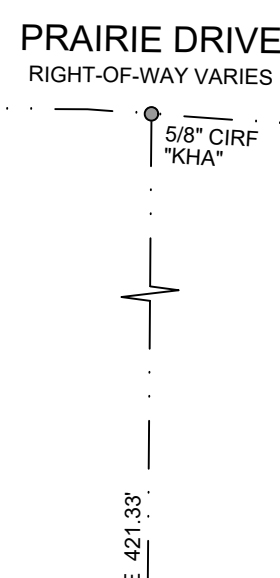


- GENERAL NOTES**
- The purpose of this plat is to dedicate easements on an existing lot of record for site development.
  - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480074 as shown on Map Number 48085C0235J.
  - 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.
  - 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.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum. (Texas North Central Zone - 4202).
  - There are no existing trees on the site.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°26'47" E	18.96'
L2	S 89°33'13" E	28.25'
L3	S 00°26'47" W	6.95'
L4	N 89°33'13" W	10.00'
L5	N 00°26'47" E	10.16'
L6	S 89°40'36" E	123.64'
L7	N 00°26'47" E	99.41'
L8	S 00°26'47" W	6.04'
L9	N 89°33'13" W	10.00'
L10	N 00°26'47" E	7.76'
L11	N 89°33'13" W	199.57'
L12	S 89°33'13" E	210.34'
L13	S 00°26'47" W	99.41'
L14	S 00°26'47" W	7.10'
L15	N 89°33'13" W	10.00'
L16	N 00°26'47" E	10.00'
L17	S 89°33'13" E	10.00'
L18	S 00°26'47" W	10.00'
L19	S 89°33'13" E	6.59'
L20	S 00°26'47" W	10.00'
L21	N 89°33'13" W	6.59'
L22	N 89°33'13" W	214.45'
L23	N 47°27'03" E	4.74'
L24	S 42°32'57" E	18.96'
L25	S 47°27'03" W	15.12'
L26	N 42°32'57" W	18.96'
L27	N 47°27'03" E	15.12'
L28	N 42°32'57" W	15.00'
L29	N 47°27'03" E	15.47'
L30	S 89°33'13" E	228.10'
L31	N 00°26'47" E	25.28'
L32	S 89°33'13" E	15.00'
L33	N 89°33'13" W	10.00'
L34	N 00°26'47" E	209.17'

LOT 5  
BLOCK D  
PROSPER CENTER  
BLOCK D, LOTS 5, 6, 7 AND 9  
VOL. 2021, PG. 609  
P.R.C.C.T.

N 00°26'47" E 268.00'  
248.71'



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.40'	54.00'	22°42'34"	S 78°55'19" E	21.26'
C2	11.58'	30.00'	22°06'34"	N 78°37'19" W	11.50'
C3	45.45'	30.00'	86°47'57"	S 46°55'25" W	41.22'
C4	31.46'	56.52'	31°53'32"	N 19°28'13" E	31.06'
C5	16.44'	30.00'	31°23'54"	S 16°08'44" W	16.24'
C6	47.12'	30.00'	90°00'00"	S 44°33'13" E	42.43'
C7	39.09'	30.00'	74°39'54"	N 53°06'50" E	36.39'
C8	19.50'	30.15'	37°03'17"	N 70°54'37" W	19.16'
C9	87.96'	56.00'	90°00'00"	S 44°33'13" E	79.20'
C10	33.10'	56.00'	33°52'09"	S 17°22'51" W	32.62'
C11	15.77'	30.00'	30°07'06"	N 19°15'23" E	15.59'
C12	45.22'	30.00'	86°21'57"	N 46°29'38" W	41.06'

LOT 6  
BLOCK D  
PROSPER CENTER  
BLOCK D, LOTS 5, 6, 7 AND 9  
VOL. 2021, PG. 609  
P.R.C.C.T.

WATER EASEMENT  
DOC. NO.  
O.P.R.C.C.T.

26' FIRE LANE, ACCESS, UTILITY,  
& DRAINAGE EASEMENT  
DOC. NO.  
O.P.R.C.C.T.

S 89°33'13" E 300.00'

26' FIRE LANE, ACCESS, UTILITY,  
& DRAINAGE EASEMENT

WATER EASEMENT

WATER EASEMENT

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LOT 9  
BLOCK D  
80,303 SQ.FT.

LOT 9, BLOCK D  
PROSPER CENTER,  
BLOCK D, LOTS 5, 6, 7 AND 9  
VOL. 2021, PG. 609  
P.R.C.C.T.

COLLIN COUNTY SCHOOL LAND SURVEY,  
SECTION 12, ABSTRACT NO. 147

26' FIRE LANE, ACCESS, UTILITY,  
& DRAINAGE EASEMENT

5' WOOD 2 LLC WALL  
MAINTENANCE EASEMENT  
DOC. NO. 20191001001223540  
O.P.R.C.C.T.

LOT 7  
BLOCK D  
PROSPER CENTER  
BLOCK D, LOTS 5, 6, 7 AND 9  
VOL. 2021, PG. 609  
P.R.C.C.T.

STREET EASEMENT  
DOC. NO.  
O.P.R.C.C.T.

FIRELANE, ACCESS &  
UTILITY EASEMENT  
VOL. 2021, PG. 609  
P.R.C.C.T.

DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT  
VOL. 2021, PG. 609  
P.R.C.C.T.

10' STREET EASEMENT

25' LANDSCAPE &  
ACCESS EASEMENT

WATER EASEMENT

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## Development Services Department

*Prosper is a place where everyone matters.*

**To: Planning & Zoning Commission**

**Item No. 3d**

**From: David Soto, Planning Manager**

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

---

**Agenda Item:**

Consider and act upon a Revised Conveyance Plat for Crossland Phase 4 & 5 of the Prosper Business Park Addition, Block B, Lots 4, 5 and 9, on 15.67 acres, located on the south side of Industry Way, east of Cook Lane. The property is zoned Planned Development (PD-26). (D22-0072).

**Description of Agenda Item:**

The purpose of this Revised Conveyance Plat is to subdivide and create three lots. The plat conforms to Planned Development (PD-26) development standards.

On January 5, 2021, Planning and Zoning Commission approved a preliminary site plan for five office/warehouse buildings. (D20-0095).

**Attachments:**

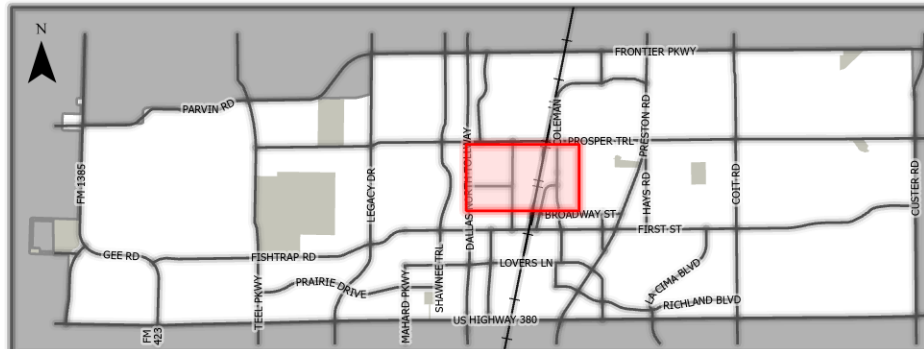
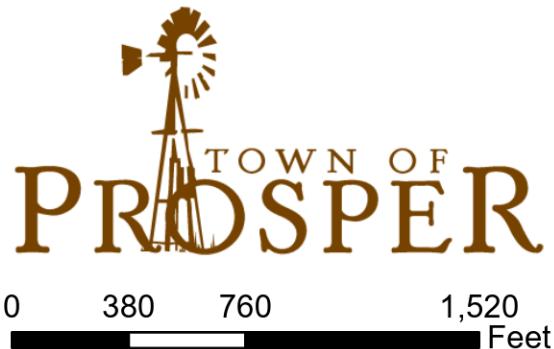
1. Location Map
2. Revised Conveyance Plat

**Town Staff Recommendation:**

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

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



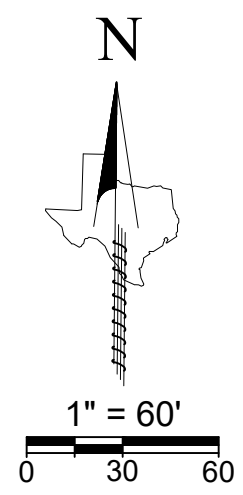


D22-0072  
Crossland Phase 5

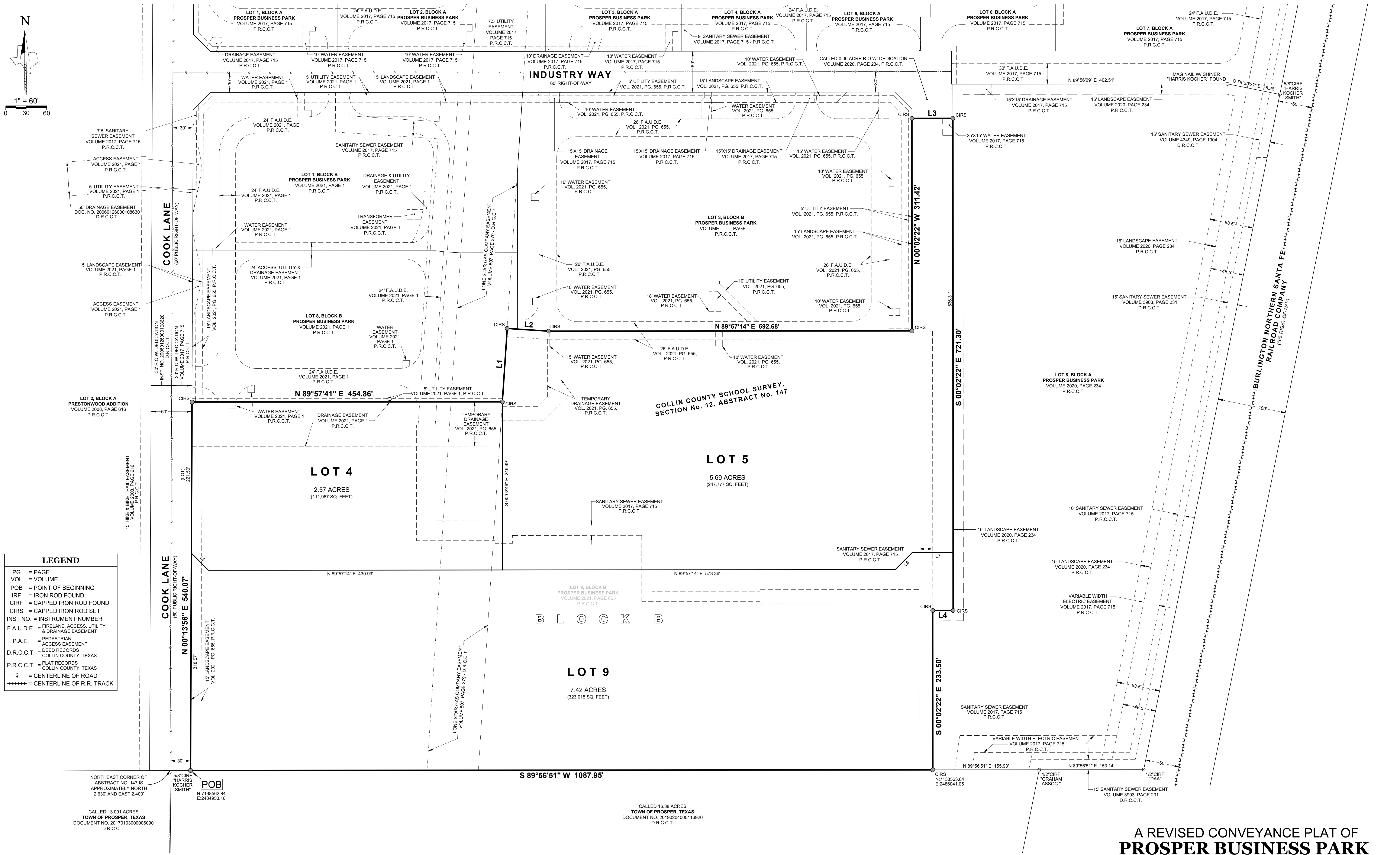
Conveyance Plat

This map for illustration purposes only





LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
INST NO.	= INSTRUMENT NUMBER
F.A.U.D.E.	= FIRELANE, ACCESS, UTILITY & DRAINAGE EASEMENT
P.A.E.	= PEDESTRIAN ACCESS EASEMENT
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY, TEXAS
—+—	= CENTERLINE OF ROAD
+++++	= CENTERLINE OF R.R. TRACK



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°47'41" E	107.74'
L2	S 86°16'48" E	60.77'
L3	N 89°57'38" E	60.00'
L4	S 89°56'57" W	30.00'
L5	N 44°54'33" W	35.36'
L6	N 44°57'18" E	35.36'
L7	N 89°57'38" E	60.00'

A REVISED CONVEYANCE PLAT OF  
**PROSPER BUSINESS PARK**  
LOTS 4, 5 & 9, BLOCK B

BEING 15.67 ACRES  
SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY,  
SECTION No. 12, ABSTRACT No. 147,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
CASE# D22-0072

Project  
1809.012-04

Date  
09/01/2022

Drafter  
TAR/CHM/TMR



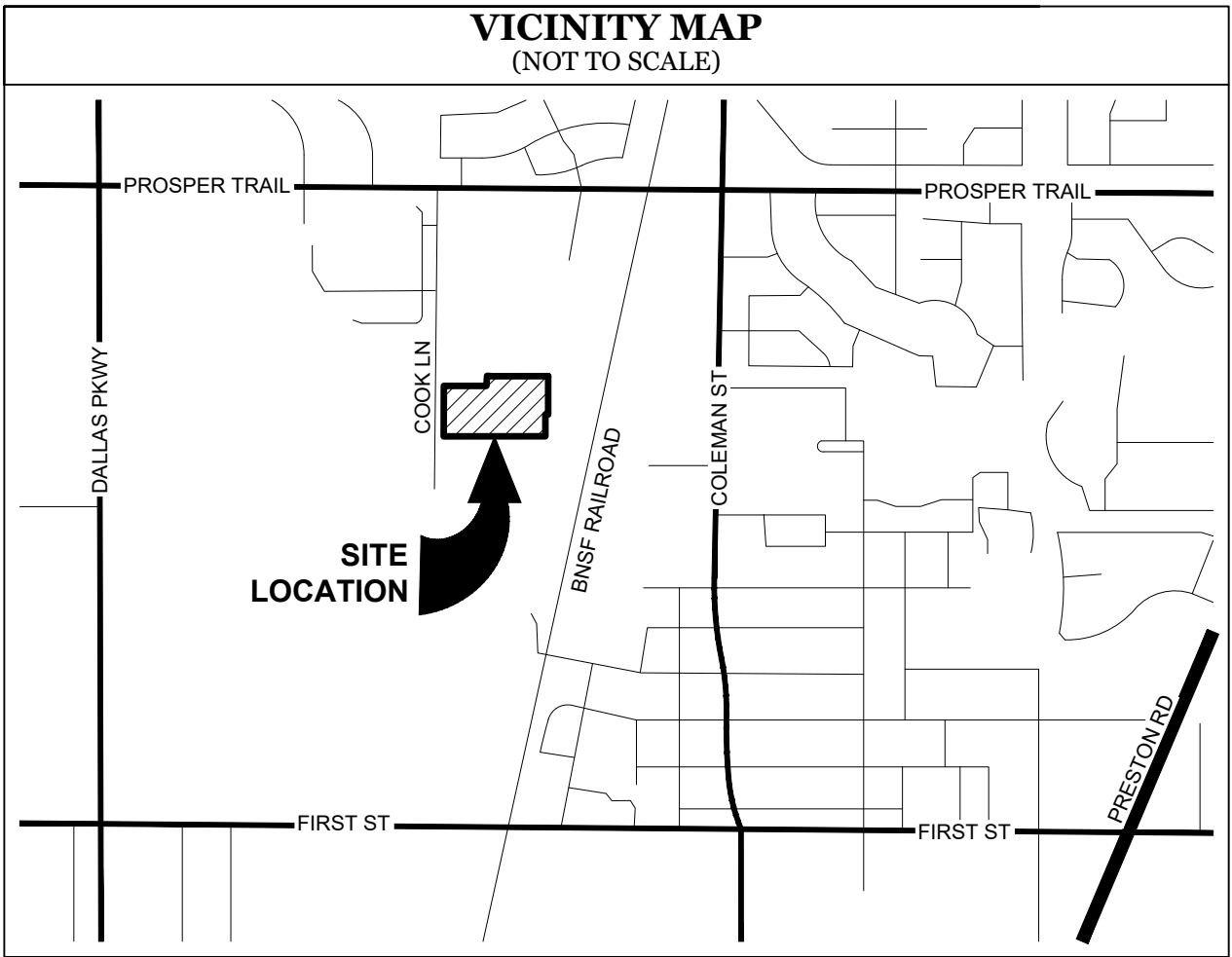
**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
210 S. Elm Street, Suite: 104  
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**  
Crossland Texas Industrial, LLC  
Contact: Ivan Crossland, Jr.  
861 N. Coleman, Suite: 100  
Prosper, TX 75078  
(972) 347-5659





- GENERAL NOTES**
- 1.) The purpose of this plat is to create two lots for conveyance purposes.
  - 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No 100-year floodplain exists on this site.
  - 3.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
  - 4.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
  - 5.) 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.
  - 6.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **CROSSLAND TEXAS INDUSTRIAL, LLC**, is the owner of a 15.67 acre tract of land situated in the Collin County School Survey, Section No. 12, Abstract No. 147, in the Town of Prosper, Collin County, Texas, being all of Lot 9, Block B, Prosper Business Park, a subdivision of record in Volume 2021, Page 655 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8" iron rod with cap stamped "HARRIS KOCHER SMITH" found in the North line of a called 16.38 acre tract of land described to the Town of Prosper, Texas, by deed of record in Document Number 20190204000116920 of the Deed Records of Collin County, Texas, being at the Southeast corner of a 30 foot wide Right-of-Way (R.O.W.) dedication for Cook Lane (a 60' wide R.O.W.), recorded in Volume 2017, Page 715 of said Plat Records, also being the Southwest corner of said Lot 9, Block B and hereof;

**THENCE**, N 00°13'56" E, along the East R.O.W. line of said Cook Lane, being the common West line of said Lot 9, a distance of 540.07 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 8, Block B of said Prosper Business Park, being the most Westerly Northwest corner of said Lot 9, Block B and hereof;

**THENCE**, N 89°57'41" E, along the South line of said Lot 8, Block B, being the common North line of said Lot 9, a distance of 454.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 8, Block B, being at an interior ell corner of said Lot 9, Block B and hereof;

**THENCE**, N 03°47'41" E, along the East line of said Lot 8, Block B, being the common West line of said Lot 9, Block B, a distance of 107.74 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of said Lot 8, Block B, being the most Northerly Northwest corner of said Lot 9, Block B and hereof;

**THENCE**, S 86°16'48" E, in part along the North line of said Lot 9, Block B, being in part the common South line of said Lot 8, Block B, also being in part the South line of Lot 3, Block B of said Prosper Business Park, a distance of 60.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for corner;

**THENCE**, N 89°57'14"E, along the South line of said Lot 3, being the common North line of said Lot 9, a distance of 592.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 3;

**THENCE**, N 00°02'22" W, along the East line of said Lot 3, being the common North line of said Lot 9, a distance of 311.42 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of a called 0.06 acre right-of-way dedication of record in Volume 2020, Page 234 of said Plat Records;

**THENCE**, N 89°57'38" E, along the South line of said right-of-way dedication, being the common North line of said Lot 9, a distance of 60.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 8, Block A of Prosper Business Park, a subdivision of record in Volume 2020, Page 234 of said Plat Records, being the Southeast corner of said right-of-way dedication, also being the Northeast corner of said Lot 9;

**THENCE**, along the West line of said Lot 8, Block A, being the common East line of said Lot 9, Block B, the following three courses and distances:

1. S00°02'22"E, a distance of 721.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°56'57"W, a distance of 30.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S00°02'22"E, a distance of 233.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of said 16.38 acre tract, being the Southwest corner of said Lot 8, Block A, also being the Southeast corner of said Lot 9, Block B and hereof, from which a 1/2" iron rod with plastic cap stamped "GRAHAM ASSOC." found for the Northeast corner of said 16.38 acre tract bears N89°56'51"E, a distance of 155.93 feet;

**THENCE**, S89°56'51"W, along the North line of said 16.38 acre tract, being the common South line of said Lot 9, Block B, a distance of 1087.95 feet to the **POINT OF BEGINNING** and containing 15.67 acres of land, more or less.

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

THAT, **CROSSLAND TEXAS INDUSTRIAL, LLC**, acting herein by and through it's duly authorized officer, does hereby adopt this plat, designating herein described property as **PROSPER BUSINESS PARK, LOTS 4, 5 & 9, BLOCK B**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **CROSSLAND TEXAS INDUSTRIAL, LLC**, 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 tight 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 of plat 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 \_\_\_\_\_, 20\_\_.

OWNER: **CROSSLAND TEXAS INDUSTRIAL, LLC**

BY: \_\_\_\_\_  
Ivan Crossland, Jr. (Manager)

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

BEFORE ME, the undersigned authority, on this day personally appeared **IVAN CROSSLAND, JR.**, Manager of CROSSLAND TEXAS INDUSTRIAL, LLC, 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 \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

**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 rod with green plastic cap stamped "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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

**APPROVED** on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the Planning and Zoning Commission of the Town of Prosper, Texas.

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

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

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

A REVISED CONVEYANCE PLAT OF  
**PROSPER BUSINESS PARK**  
**LOTS 4, 5 & 9, BLOCK B**

BEING 15.67 ACRES  
SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY,  
SECTION No. 12, ABSTRACT No. 147,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CASE# D22-0072

Project 1809.012-04	 <b>EAGLE SURVEYING, LLC</b> 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 09/01/2022	
Drafter TAR/CHM/TMR	

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Tyler Rank  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009

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

**OWNER**  
Crossland Texas Industrial, LLC  
Contact: Ivan Crossland, Jr.  
861 N. Coleman, Suite: 100  
Prosper, TX 75078  
(972) 347-5659



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3e**

**From: David Soto, Planning Manager**

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

---

**Agenda Item:**

Consider and act upon a Site Plan for a Star Trails West Amenity Center, on 1.85 acres, located on the north side of Starwood Drive, west of Savanna Ridge Trail. The property is zoned Planned Development-66 (PD-66). (D22-0075).

**Description of Agenda Item:**

The Site Plan is for an Amenity Center consisting of 1.85 acres. Access will be provided from Cool River Trail. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-66 (PD-66) development standards.

**Attached Documents:**

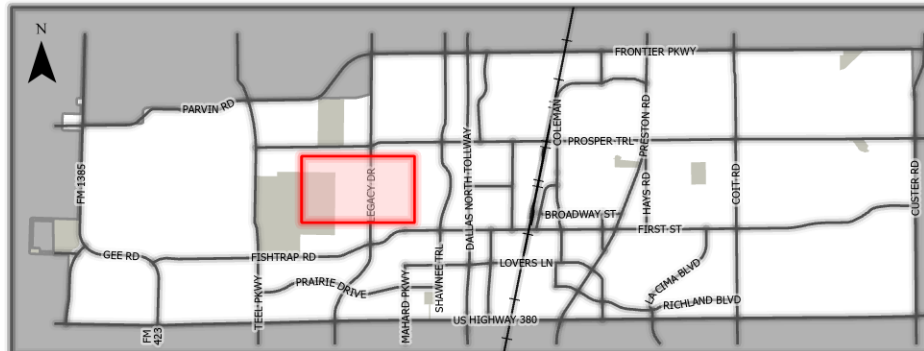
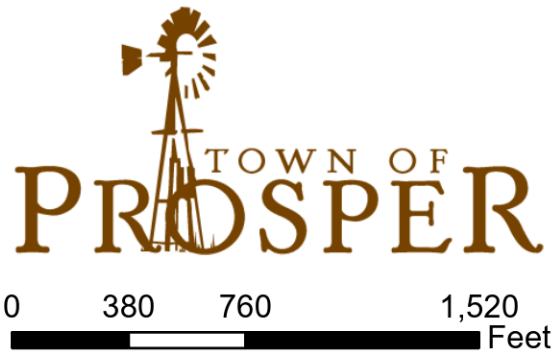
1. Location Map
2. Site Plan

**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.





This map for illustration purposes only

D22-0075

Star Trail West Amenity  
Center

Site Plan



SITE PLAN NOTES:

- \* DUMPSTERS NOT REQUIRED FOR THIS SITE. TRASH TO BE CARTED OFF-SITE BY OPERATIONS.  
- NO DUMPSTERS ARE REQUIRED TO BE SCREENED.  
\* NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.  
\* NO EXISTING TREES EXIST ON THIS SITE.

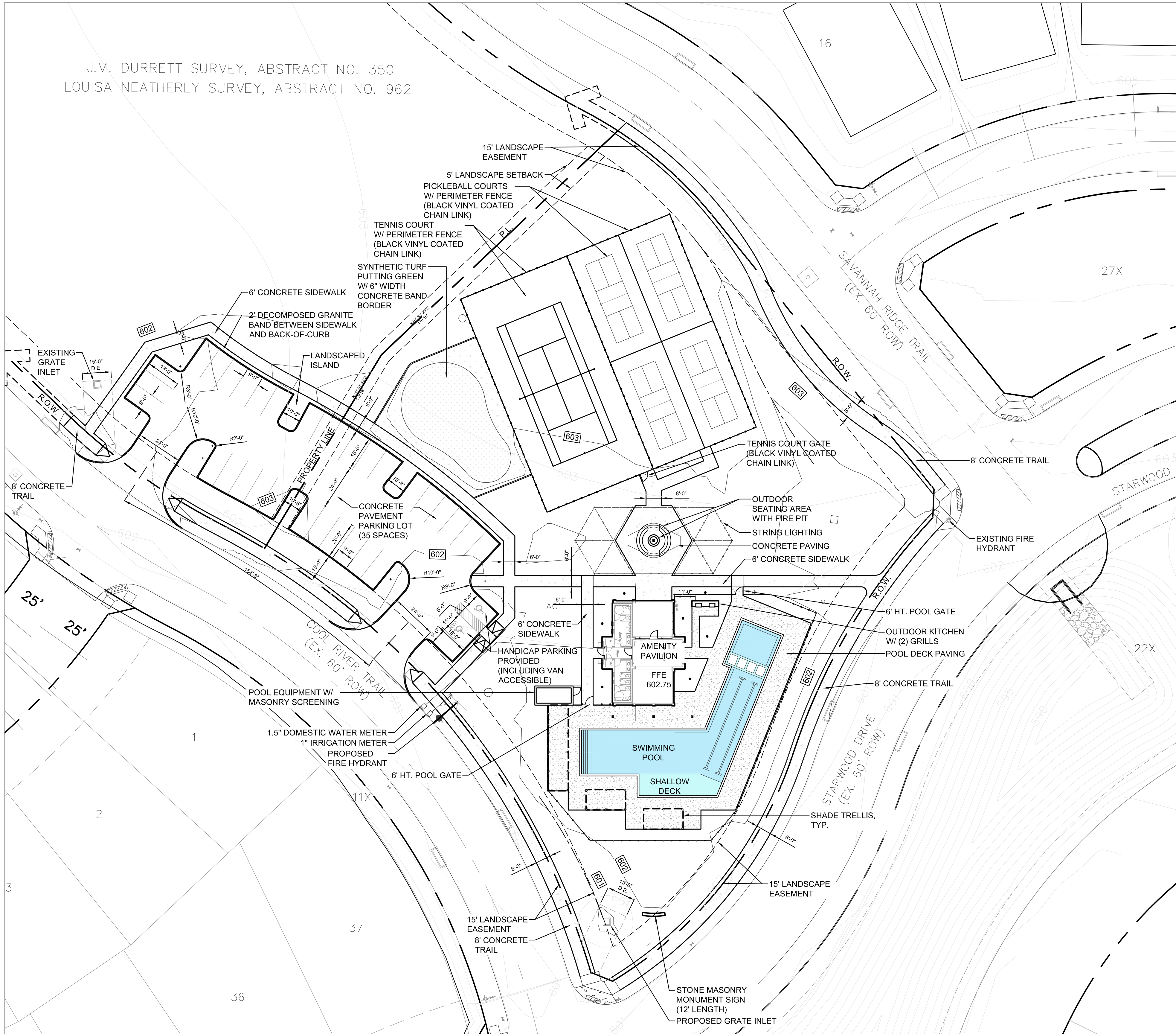
TOWN OF PROSPER NOTES:

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, TENANTSPACES, 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 ALWAYS MAINTAINED FOR THE PROPERTY.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHT 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.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

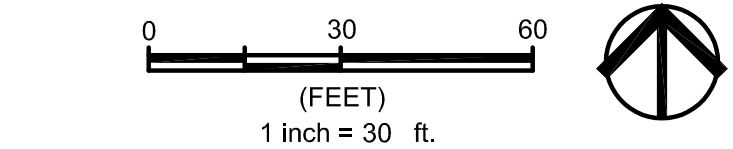
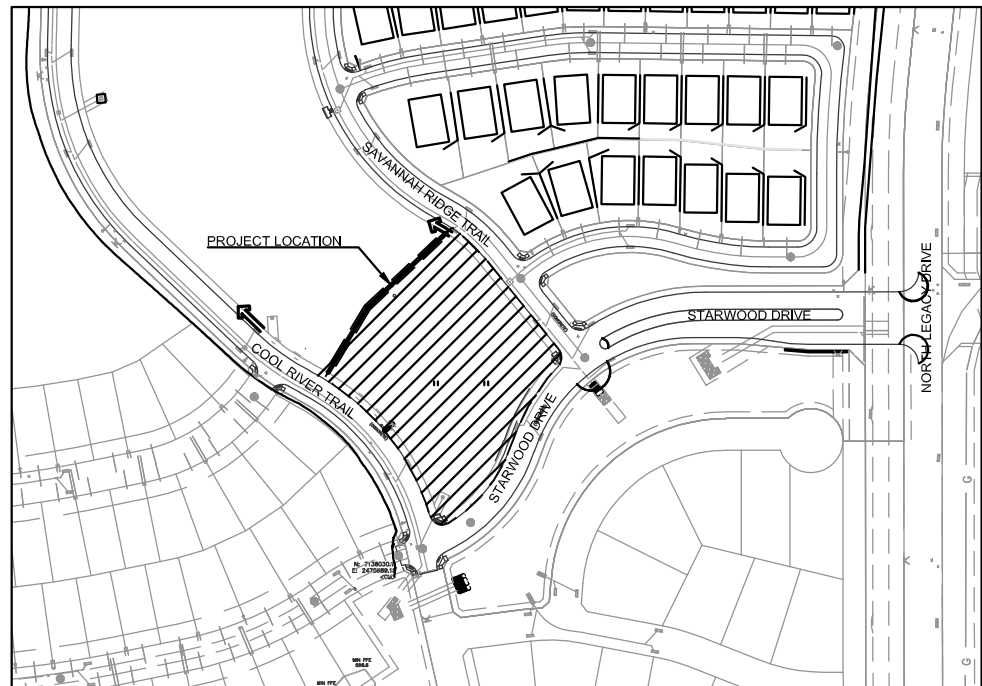
SITE DATA SUMMARY TABLE

ZONING	SINGLE-FAMILY
PROPOSED USE	AMENITY CENTER
LOT AREA	80,644 SF (1.85 ACRES)
BUILDING AREA	1956 SF
BUILDING HEIGHT	27' HT.
LOT COVERAGE	2.4%
TOTAL PARKING REQUIRED (WITH RATIO)	N/A
TOTAL PARKING PROVIDED	19
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
INTERIOR PARKING LANDSCAPING REQUIRED	320 SF
INTERIOR PARKING LANDSCAPING PROVIDED	498 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	36,820 SF
OPEN SPACE REQUIRED	20,000 SF
OPEN SPACE PROVIDED	29,213 SF



**A** SITE PLAN  
SCALE: 1"= 30'-0" PLAN

CONTOURS LEGEND	
ABBREVIATION	DESCRIPTION
	PROPOSED CONTOUR
	EXISTING CONTOURS



1 AMENITY LOT  
1.85 ACRES  
PD-66 ;SINGLE FAMILY-ZONING ORDINANCE #14-31 D21-0060  
PRELIMINARY SITE PLAN

STAR TRAIL WEST AMENITY CENTER

OWNER/DEVELOPER:  
**BLUE STAR ALLEN LAND, L.P.**  
1 COWBOYS WAY  
FRISCO, TX 75034  
CONTACT: SCOTT SHIPP  
PHONE: 972-543-2412

DESIGN TEAM



PLANNING | LANDSCAPE ARCHITECTURE  
2150 South Central Expressway | Suite 380 | McKinney, Texas 75070  
Phone 214.620.2800 FRN - F-1386

CIVIL ENGINEER

LJA Engineering, Inc.

2150 S Central Expressway  
Suite 100  
McKinney 75070

SURVEY BENCHMARKS

BENCHMARKS:

SQUARE WITH "X" CUT ON SOUTHWEST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT. APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.

ELEVATION=628.88'

"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.

ELEVATION=627.92'

CLIENT

BLUE STAR

8000 Warren Parkway, Suite 100  
Frisco, TX 75034  
Phone: 972.543.2414

PROJECT

STAR TRAIL WEST  
AMENITY CENTER  
D22-0075  
PROSPER, TX

PROJECT NUMBER  
NTX0092

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EVAN M. HUNT, TEXAS REGISTERED LANDSCAPE ARCHITECT #3307 ON 09/01/2022. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

September 01, 2022

REVISIONS

ISSUE TITLE: SITE PLAN SUBMITTAL  
ISSUE DATE: 09/01/2022

PROJECT MANAGER: RM  
DRAWN BY: EH  
PROJECT DESIGNER: RM/HCH  
SHEET TITLE

SITE PLAN

SHEET NO.

SP-01