



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 21, 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 April 5, 2022, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon minutes from the April 19, 2022, Planning & Zoning Commission Regular meeting.
- 3c.** Consider and act upon minutes from the June 7, 2022, Planning & Zoning Commission Regular meeting.
- 3d.** Consider and act upon a Final Plat for Windsong Ranch Office Addition, Block A, Lot 1, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0045).
- 3e.** Consider and act upon a Replat for Prosper Business Park, Block A, Lot 8R, on 8.9± acres, located on the east side of Technology Lane, south of Industry Way. The property is zoned Planned Development-26 (PD-26). (D22-0048).
- 3f.** Consider and act upon a Site Plan, for an amenity center, in the Ladera development, on 0.8± acres, located on south of First Street and west of Custer Road. The property is zoned Planned Development-107 (PD-107). (D22-0051).

### **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.** Consider and act upon a request for a Site Plan including Solid Living Screening, for Denton ISD Middle School, No. 9, on 49.9± acres, generally located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D20-0102).
- 5.** Consider and act upon a Site Plan, for a veterinary office, in the Windsong Ranch development, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0044).
- 6.** Consider and act upon a Site Plan for a restaurant, on 0.6± acres, located on the southeast corner of Coleman Street and Broadway Street. The property is zoned Commercial. (D22-0046).



7. Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance, Chapter 3, Section 1.3 Schedule of Uses, Chapter 3, Section 1.4 Conditional Development Standards, and Chapter 3, Section 2.2 Definitions, to include "Food Pantry", in the Agricultural, "A," zoning district. (MD22-0005).
8. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, on 1.2± acres, in the Victory at Frontier development. The property is zoned Planned Development-10 & Specific Use Permit 38 (PD-10 & S-38). (S22-0004).
9. Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002) **(REQUEST TO TABLE)**
10. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8 ± acres, located on the on the south side of East Broadway Street, west of North Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006) **(REQUEST TO TABLE)**
11. Conduct a Public Hearing, and consider and act upon a request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004).
12. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
13. 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, June 17, 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, April 5, 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, Doug Charles, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioners absent: Secretary Mike Pettis.

Staff present: David Soto, Senior Planner; and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the March 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Hope Fellowship Addition, Block A, Lot 1, on 18.2± acres, located on the north side of Prosper Trail, west of Armstrong Lane. The property is zoned Agriculture (A). (D22-0001).**
- 3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 6E, for 73 single family residential lots, and five (5) HOA/open space lots, on 29.2± acres, located west of Teel Parkway, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D22-0019).**
- 3d. Consider and act upon a Conveyance Plat for SEC Teel – Prosper Addition, Block A, Lot 1, on 1.4± acres, located on the southeast corner of Prosper Trail, Teel Parkway. The property is zoned Agricultural (A). (D22-0022).**
- 3e. Consider and act upon a Conveyance Plat for Windsong Ranch Office Addition, Block A, Lots 1 and 2, on 5.4± acres, located on the east side of Teel Parkway, south of Parvin Road. The property is zoned Planned Development-103 (PD-103). (D22-0023).**
- 3f. Consider and act upon a Site Plan for an office development (CHC Prosper Trail), on 4.0± acres, located on the north side of Prosper Trail, west of Shawnee Trail. The property is zoned Office (O). (D22-0025).**

Motion by Charles, second by Jackson, to approve the Consent Agenda., subject to staff recommendations. Motion approved 6-0.



## **REGULAR AGENDA**

- 4. Consider and act upon a Site Plan for an office development, on 7.5± acres, located on the north side of Prosper Trail, west of Dallas Parkway. The property is zoned Planned Development-75 (PD-75). (D21-0124).**

*Mendez:* Provided information regarding the project and the request for a solid living screen.

*Brian Umberger (Applicant):* Provided additional information regarding the phasing of the development and living screen.

Motion by Peterson, second by Harris, to approve the Item 4, subject to staff recommendations. Motion approved 6-0.

- 5. Consider and act upon a Site Plan for Temporary Buildings for Prestonwood Christian Academy North, on 35.2± acres, located on the south side of Prosper Trail, east of Dallas Parkway. The property is zoned Planned Development-33 (PD-33). (D22-0026).**

*Soto:* Provided information regarding the proposal for temporary buildings.

*Mike Peterson (Graham Associates):* Provided an overview of the proposed temporary buildings and future expansion.

*Jill Styron-Smith:* Provided additional information regarding the proposal and future operations.

Motion by Charles, second by Harris, to approve the Item 5, subject to staff recommendations. Motion approved 6-0.

- 6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service, on 1.6± acres, in Victory at Frontier, located on the south side of Frontier Parkway, west of Preston Road. (S22-0001).**

*Soto:* Summarized the request and presented exhibits.

Motion by Jackson, second by Charles, to table the Item 6 indefinitely, subject to staff recommendations. Motion approved 6-0.

- 7. Conduct a Public Hearing and consider and act upon a request for a Planned Development-Mixed Use (PD-MU), located on the south side of First Street, on the east and west sides of Mahard Parkway, to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003).**

*Soto:* Summarized the request and presented exhibits.

Motion by Charles, second by Jackson, to table the Item 7 indefinitely. Motion approved 6-0.

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



*Glushko:* Provided a summary of recent action taken by Town Council.

**9. Adjourn.**

Motion by Charles, second by Harris, to adjourn. Motion approved 6-0 at 6:40 p.m.

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**Evelyn Mendez, 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, April 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, Secretary Mike Pettis, Sekou Harris, and Chris Kern.

Commissioners absent: Vice-Chair Sarah Peterson, Damon Jackson, and Doug Charles.

Staff present: Khara Dodds, Director of Development Services; David Soto, Senior Planning Manager; and Evelyn Mendez, Planning Technician.

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the March 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Plat Wandering Creek, for 150 single family residential lots and eight (8) HOA/Open space lots, on 74.6± acres, located on the south side First Street, between Coit Road and Custer Road. The property is zoned Planned Development-90 (PD-90). (D21-0127).**
- 3c. Consider and act upon a Final Plat for Brookhollow West, for 149 single family residential lots, and four (4) HOA/open space lots, on 43.2± acres, located on the northwest corner of Richland Boulevard and Lakewood Drive. The property is zoned Planned Development-111 (PD-111). (D22-0024).**
- 3d. Consider and act upon a Final Plat for Legacy Gardens, Phase 2, for 100 single family residential lots and seven (7) HOA/open space lots, on 45.6± acres, located north of Prosper Trail, west of Dallas Parkway. The property is zoned Planned Development-36 (PD-36). (D22-0027).**
- 3e. Consider and act upon a Final Plat for Star Trail, Phase 13, for 43 single family residential lots and two (2) HOA/Open space lots, on 18.0± acres, located west of Legacy Drive, north of Fishtrap Road. The property is zoned Planned Development-66 (PD-66). (D21-0121).**

Motion by Pettis, second by Harris, 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 for a Restaurant with Drive-Through Service on 1.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Commercial (C). (S22-0002). [REQUEST TO BE TABLED]**

*Soto:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the May 3, 2022, Planning & Zoning Commission meeting.

Motion by Harris, second by Pettis, to table Item 4, and continue the Public Hearing to the May 3, 2022, Planning & Zoning Commission meeting. Motion approved 4-0.

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit, on 0.7± acre, for a Wireless Communication and Support Structure, to allow for additional antennas on an existing tower, located in the Bradford Farms subdivision, located east of Hays Road, north of First Street. (S22-0003).**

*Dodds:* Summarized the request, presented exhibits, and recommended approval.

Chair Daniel Opened the Public Hearing.

*Doug Henderson (Applicant):* Provided an overview of the proposed wireless antenna.

*Ron Corley (Dish Wireless LLC):* Provided additional information regarding operations and service.

There being no additional speakers, the Public Hearing was closed.

Motion by Kern, second by Pettis, to approve the Item 5, subject to staff recommendations. Motion approved 4-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 110.9± acres from Agriculture (A) and Planned Development-71 (PD-71) to Planned Development-Mixed Use (PD-MU), located on the south side of First Street, west of Dallas Parkway, in order to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003).**

*Dodds:* Summarized the request, presented exhibits, and recommended denial.

Chair Daniel opened the Public Hearing.

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

*Stacy Standridge (Standridge Co.):* Provided additional information regarding the development concept and vision.

*Doug Mousel (Land Plan Development):* Spoke in support of the request.

Commissioner Harris spoke in opposition to the request.



Commissioners Kern, Pettis and Daniel generally expressed support for the request.

*Matt Moore (Applicant):* Requested Agenda Item 6 be tabled to the May 3, 2022 Planning & Zoning Commission meeting.

Motion by Pettis, second by Harris, to table Item 6, and continue the Public Hearing to the May 3, 2022, Planning & Zoning Commission meeting. Motion approved 4-0.

- 7. Conduct a Public Hearing, and consider and act upon a request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*Doug Mousel (Applicant):* Provided a presentation regarding the proposed development.

*Jim Williams (Land Plan Development):* Provided information regarding the proposed zoning request.

There being no additional speakers, the Public Hearing was closed.

Commissioners spoke in support of the request.

Motion by Kern, second by Pettis, to approve the Item 7, as presented by the applicant. 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:* Provided a summary of recent action taken by Town Council.

- 9. Adjourn.**

Motion by Harris, second by Pettis, to adjourn. Motion approved 4-0 at 8:05 p.m.

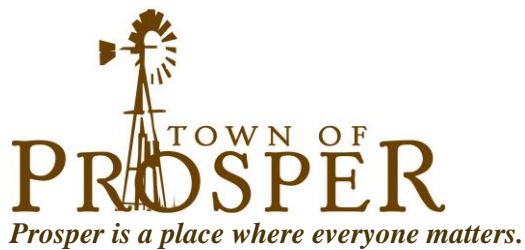
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**Evelyn Mendez, Planning Technician**

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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, June 7, 2022, 6:00 p.m.

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

The meeting was called to order at 6:01 p.m.

Commissioners present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Damon Jackson, Sekou Harris, and Tommy Van Wolfe

Staff Present: David Soto, Planning Manager, and Pamela Clark, Business Systems Specialist

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the May 17, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Offices at Legacy, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. The property is zoned Office (O). (D22-0038).**
- 3c. Consider and act upon a Preliminary Site Plan for a commercial development for Lots 10, 11, and 12X consisting of retail and restaurant, on 82.0± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D22-0039).**
- 3d. Consider and act upon a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 10, 11 and 12x, on 83± acres, located on the north side of US 380, west of Gee Road. The property is zoned Commercial (C). (D22-0040).**
- 3e. Consider and act upon a Site Plan, for a multi-tenant retail/ restaurant building, in the Westfork Crossing development, on 2.9± acres, located on the north side of US 380, West of Gee Road. The property is zoned Commercial (C). (D22-0041).**
- 3f. Consider and act upon a Conveyance Plat for Frontier Retail Center, Block A, Lots 1-5, on 26.9± acres, located on the southeast corner of Frontier Parkway and Dallas Parkway. The property is zoned Planned Development-69 (PD-69). (D22-0042).**

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

**REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Day Care Center (Grace Chapel), on 5.4± acres, located on the southeast corner of FM 1385 and Denton Way. The property is zoned Agricultural (A). (S22-0005).**



Soto: Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

Matt Moore (Applicant Representative): Provided information regarding proposed child care use.

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

Motioned by Charles, second by Van Wolfe, to approve Item 4, subject to staff recommendations. Motions approved 7-0.

5. **Conduct a Public Hearing, and consider and act upon a request to rezone 41.6± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004). [REQUEST TO BE TABLED]**

Motioned by Harris, second by Jackson, to table Item 6 and continue the Public Hearing to June 21, 2022. Motion approved 7-0

6. **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.

7. **Adjourn.**

Motion by Van Wolfe, second by Pettis, to adjourn. Motion approved 7-0 at 6:15 p.m.

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Pamela Clark, Business Systems Specialist

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Michael Pettis, Secretary





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3d**

**From:** Pamela Clark, Business Systems Specialist

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

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**Agenda Item:**

Consider and act upon a Final Plat for Windsong Ranch Office Addition, Block A, Lot 1, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0045).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The Final Plat conforms to the Planned Development-103 development standards.

As a companion item, the Site Plan (D22-0044), for veterinary office, on 0.9± acres, is on the June 21, 2022, agenda.

**Attached Documents:**

1. Location Map
2. Final Plat

**Staff Recommendation:**

Staff recommends approval of the Final Plat, subject to:

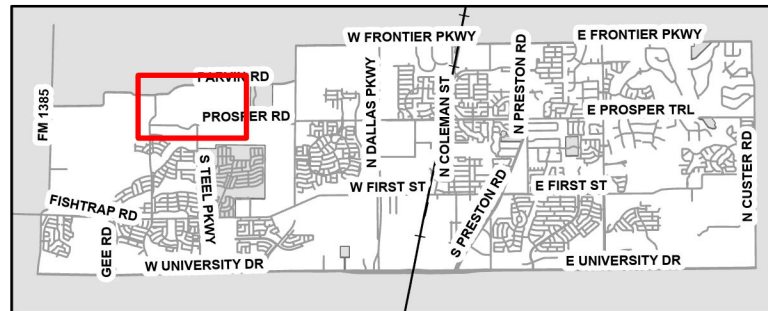
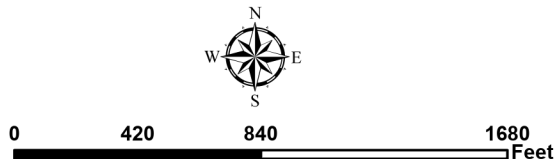
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



# D22-0045 - Windsong Ranch Office Addition, Block A, Lot 1



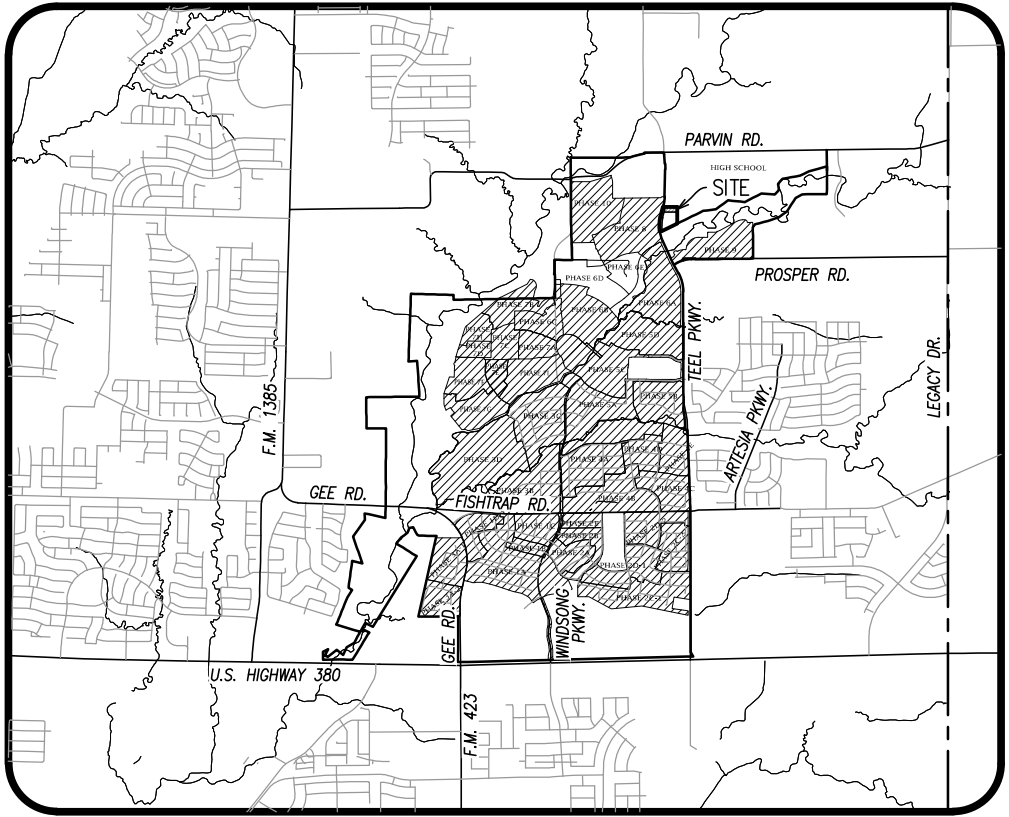
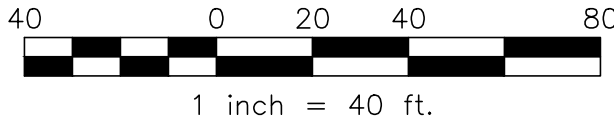
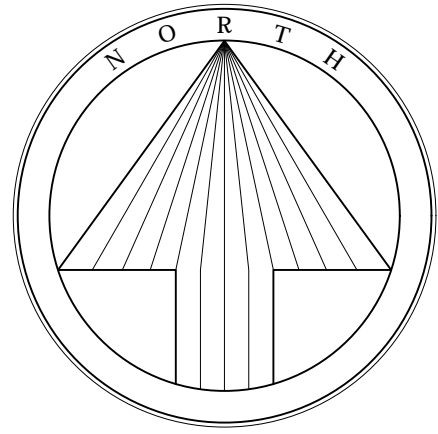
This map is for illustration purposes only.





Plotted by: DBent10 Plot Date: 6/7/2022 8:47 PM

Drawing: 6/2022 JOB522-089 WSR Ver: C:\src\ADMIN - SURVEY\DWG\22-089 Final Plat.dwg Saved By: DBent10 Save Time: 5/31/2022 11:42:46 PM



LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UTL	UTILITY
(BTIP)	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
PROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

#### NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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.

#### TO N APPROVA

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
by the Planning and Zoning Commission of the Town of Prosper,  
Texas.

Town Secretary

Engineering Department

Development Services Department

#### SURVEYOR'S CERTIFICATE

That 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas



darren.brown@  
spiarsengineering.com

#### STATE OF TEXAS COUNTY OF DENTON

WHEREAS VP Windsong Investments LLC is the Owner of a tract of land situated in the A, Roberts Survey, Abstract No. 1115, Town of Prosper, Denton County, Texas, being part of a tract conveyed to them by deed recorded in Document No. 2018-142926 of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.), with the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch capped iron rod found stamped "SPIARSENG" at the southwest corner of a tract of land conveyed to Prosper I.S.D., by deed recorded in Document No. 2017-34540, Official Public Records of Denton County, Texas;

THENCE, NORTH, 310.80 feet, along the most southern west line of said Prosper I.S.D. tract to the POINT OF BEGINNING;

THENCE, WEST, 340.43 feet;

THENCE, N 13°43'13" E, 123.52 feet;

THENCE, EAST, 311.13 feet, to a 1/2 inch capped iron rod found stamped "SPIARSENG" for the inset southwest corner of said Prosper I.S.D. tract;

THENCE, SOUTH, 120.00 feet to the POINT OF BEGINNING with the subject tract containing 39,094 square feet or 0.897 acres of land.

#### ACCESS EASEMENT

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

#### FIRE LANE EASEMENT

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

#### LANDSCAPE EASEMENT

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

#### STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements in, upon, and across certain real property owned by the Grantor. Appurtenances and incidental improvements include, but are not limited to curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

#### NO THEREFORE IN NO A MEN B THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this final plat designating the herein above described property as WINDSONG RANCH OFFICE ADDITION an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations 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 for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements 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 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.

Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

VP Windsong Operations LLC  
A Delaware Limited Liability Company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

#### STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Fannin, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

Final Plat  
D22-0045

## WINDSONG RANCH OFFICE ADDITION

LOT 1, BLOCK A  
BEING FINAL PLAT OF LOT 1, BLOCK A  
WINDSONG RANCH OFFICE ADDITION  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
A. ROBERTS SURVEY, ABSTRACT NO. 1115  
39,094 SQ.FT./0.897 ACRES  
Current Zoning: PD-103

OWNER  
VP WINDSONG OPERATIONS, LLC  
130 N. Preston Road, Ste. 130  
Prosper, Texas 75078  
Telephone (469) 532-0681  
Contact: David Blom

DEVELOPER  
TLK Realty Holdings, LLC  
2250 Lewis Canyon Drive  
Prosper, Texas 75075  
Telephone (817) 800-7679  
Contact: Trey Kline

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Matt Dorsett





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3e**

**From:** Pamela Clark, Business Systems Specialist

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

---

**Agenda Item:**

Consider and act upon a Replat for Prosper Business Park, Block A, Lot 8R, on 8.9± acres, located on the east side of Technology Lane, south of Industry Way. The property is zoned Planned Development-26 (PD-26). (D22-0048).

**Description of Agenda Item:**

The purpose of this Replat is to dedicate all easements necessary for development. The Replat conforms to the PD-26 development standards.

**Attached Documents:**

1. Location Map
2. Replat

**Staff Recommendation:**

Staff recommends approval of the Replat, subject to:

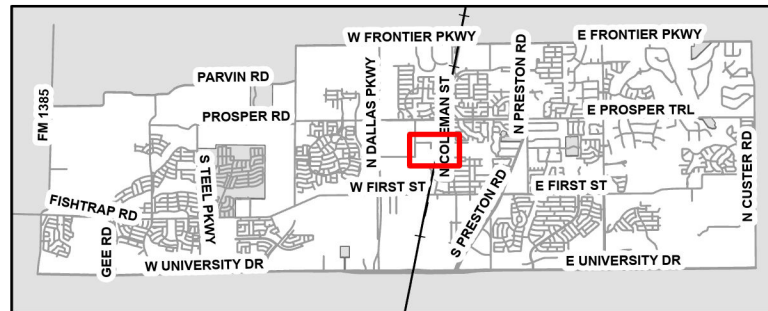
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.



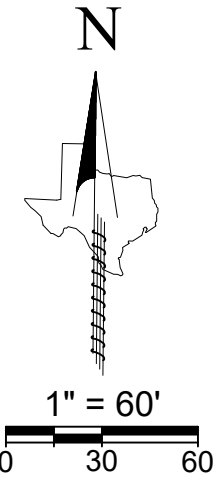
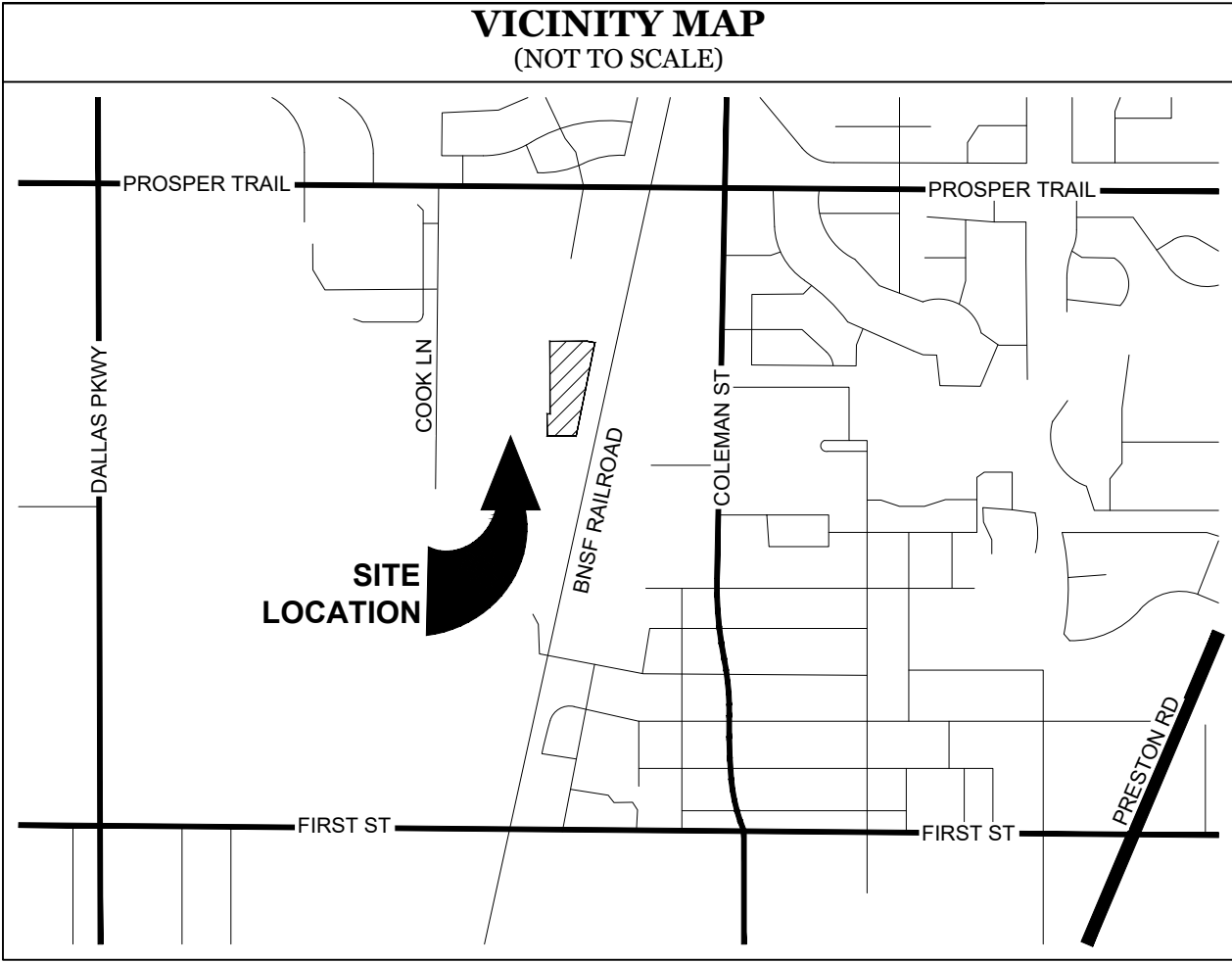
# D22-0048 - Prosper Business Park, Lot 8



This map is for illustration purposes only.







GENERAL NOTES

- 1.) The purpose of this plat is to dedicate easements necessary for site development.
- 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) Texas North Central Zone (4202).
- 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.

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 §

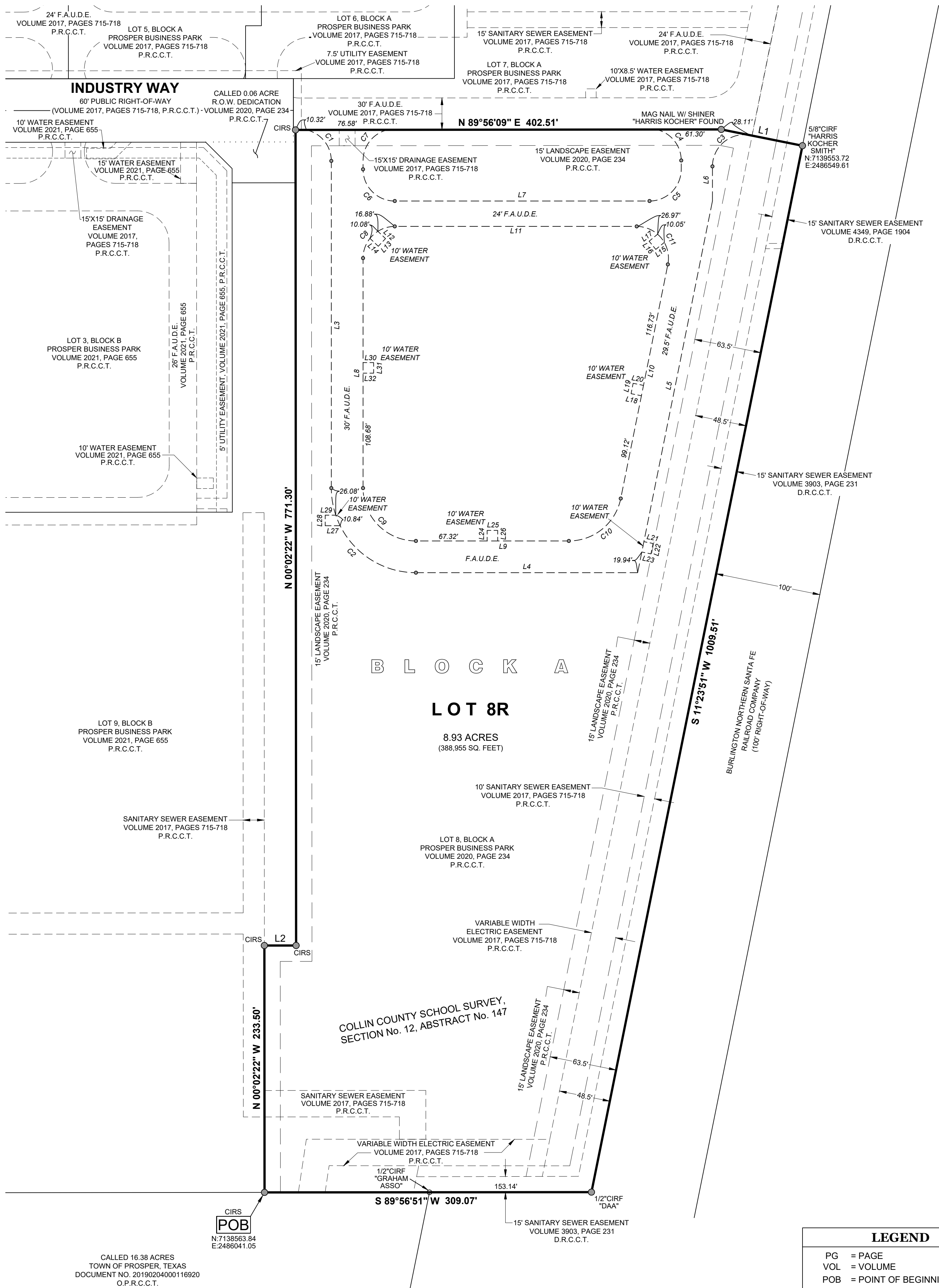
BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein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

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

Notary Public in and for the State of Texas

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.57'	30.00'	77°29'22"	S 38°44'41" E	37.55'
C2	125.66'	80.00'	90°00'00"	N 45°00'00" W	113.14'
C3	53.06'	30.00'	101°20'33"	S 50°49'16" W	46.41'
C4	40.51'	30.00'	77°22'30"	N 38°42'26" W	37.50'
C5	47.12'	30.00'	90°00'00"	N 45°00'00" E	42.43'
C6	47.12'	30.00'	90°00'00"	N 45°00'00" W	42.43'
C7	40.16'	30.00'	76°42'19"	S 38°19'01" W	37.23'
C8	47.12'	30.00'	90°00'00"	N 45°00'00" E	42.43'
C9	78.54'	50.00'	90°00'00"	S 45°00'00" E	70.71'
C10	68.61'	50.00'	78°37'30"	N 50°41'15" E	63.36'
C11	53.08'	30.00'	101°22'30"	N 39°18'45" W	46.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°39'27" E	76.28'
L2	S 89°56'51" W	30.00'
L3	N 00°00'00" W	309.43'
L4	N 90°00'00" W	209.63'
L5	S 11°22'30" W	358.55'
L6	S 00°00'00" E	32.71'
L7	N 90°00'00" E	240.85'
L8	N 00°00'00" W	217.46'
L9	N 90°00'00" W	144.63'
L10	N 11°22'30" E	225.84'
L11	N 90°00'00" W	229.78'
L12	S 46°43'30" E	10.00'
L13	S 43°16'30" W	10.00'
L14	N 46°43'30" W	10.85'
L15	S 50°41'15" W	10.38'
L16	N 39°18'45" W	10.00'
L17	N 50°41'15" E	10.38'
L18	N 78°37'30" W	10.00'
L19	N 11°22'30" E	10.00'
L20	S 78°37'30" E	10.00'
L21	N 78°37'30" W	8.82'
L22	S 11°22'30" W	10.00'
L23	N 78°37'30" W	8.82'
L24	NORTH	10.00'
L25	EAST	10.00'
L26	SOUTH	10.00'
L27	EAST	14.15'
L28	NORTH	10.00'
L29	EAST	10.00'
L30	EAST	10.00'
L31	SOUTH	10.00'
L32	WEST	10.00'



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.D.U.E. = FIRE, ACCESS, DRAINAGE & UTILITY EASEMENT  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS  
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS  
—&— = CENTERLINE OF ROAD

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **CROSSLAND TEXAS INDUSTRIAL LLC** is the owner of an 8.93 acre tract out of the Collin County School Land Survey, Abstract Number 147, situated in the City of Prosper, Collin County, Texas, being all of Lot 8, Block A of Prosper Business Park, a subdivision of record in Volume 2020, Page 234 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 16.38 acre tract conveyed to Town of Prosper, Texas by deed of record in Document Number 20190204000116920 of the Official Public Records of Collin County, Texas, being the Southeast corner of Lot 9, Block B of Prosper Business Park, a subdivision of record in Volume 2021, Page 655 of said Plat Records, being the Southwest corner of said Lot 8;

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

1. N00°02'22"W, a distance of 233.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N89°56'57"E, a distance of 30.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, N00°02'22"W, along the West line of said Lot 8, being in part the common East line of said Lot 9, and also being in part the common East right-of-way line of Industry Way, a distance of 771.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 7, Block A of Prosper Business Park, a subdivision of record in Volume 2017, Page 715-718 of said Plat Records, being the Northwest corner of said Lot 8;

**THENCE**, along the South line of said Lot 7, being the common North line of said Lot 8, the following two courses and distances:

1. N89°56'09"E, a distance of 402.51 feet to a MAG nail with shiner stamped "HARRIS KOCHER" found;

2. S78°39'27"E, a distance of 78.28 feet to a 5/8" iron rod with cap stamped "HARRIS KOCHER SMITH" found in the West right-of-way line of the Burlington North Santa Fe Railroad, being the Southeast corner of said Lot 7, and also being the Northeast corner of said Lot 8;

**THENCE**, S11°23'51"W, along the West right-of-way line of said Railroad, being the common East line of said Lot 8, a distance of 1009.51 feet to a 1/2" iron rod found with cap stamped "DAA" found at an angle point in the West right-of-way line of said Railroad, being the Southeast corner of said Lot 8;

**THENCE**, S89°56'51"W, along the South line of said Lot 8, being in part along the common West right-of-way line of said Railroad, also being in part the common North line of said 16.38 acre tract, a distance of 309.07 feet to the **POINT OF BEGINNING** and containing an area of 8.93 Acres, or (388,955 Square Feet) 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, LOT 8R, BLOCK A**, 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 APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

A REPLAT OF  
**PROSPER BUSINESS PARK**  
**LOT 8R, BLOCK A**  
CASE# D22-0048

BEING 8.93 ACRES OF LAND SITUATED IN THE  
COLLIN COUNTY SCHOOL SURVEY,  
SECTION No. 12, ABSTRACT No. 147,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Project  
1809.012-09  
Date  
06/14/2022  
Drafter  
TAR



**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**  
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. 3f**

**From:** Pamela Clark, Business Systems Specialist

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

---

**Agenda Item:**

Consider and act upon a Site Plan, for an amenity center, in the Ladera development, on 0.8± acres, located on south of First Street and west of Custer Road. The property is zoned Planned Development-107 (PD-107). (D22-0051).

**Description of Agenda Item:**

The Site Plan shows an amenity center, totaling 4,703 square feet. Access is provided from Florence Drive. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conform to the PD-107 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.



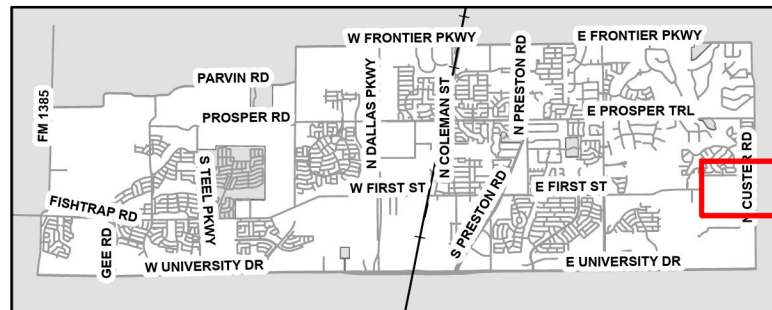
# D22-0051 - Ladera Prosper Amenity Center



This map is for illustration purposes only.



0 350 700 1400 Feet





**C2**





## PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Pamela Clark, Business Systems Specialist

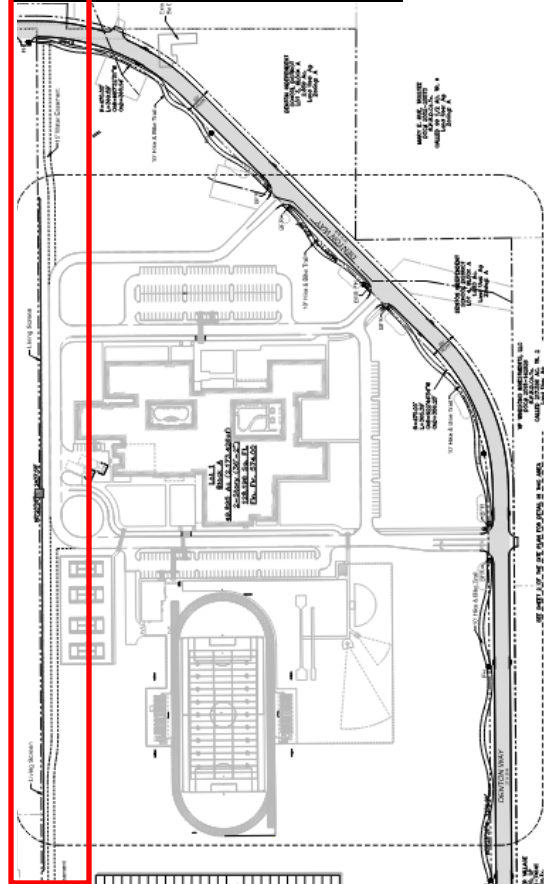
Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – June 21, 2022

### Agenda Item:

Consider and act upon a request for a Site Plan including Solid Living Screening, for Denton ISD Middle School, No. 9, on 49.9± acres, generally located east of FM 1385, north of Fishtrap Road. The property is zoned Agricultural (A). (D20-0102).

### Description of Agenda Item:



The Site Plan was originally approved on March 2, 2021, and has been revised to rotate the football field, add stadium bleachers and extend the living screen the full length of the football field.

The Site Plan shows the 128,196 square-foot Denton ISD middle school building, and 500 square-foot metal storage building, totaling 128,696 square feet. The development also includes a football field, tennis courts, and practice fields. Access will be provided from future Denton Way. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Agricultural (A) development standards.

This item is on the Regular Agenda as the applicant is requesting approval of solid living screening in lieu of a masonry screening wall along the western property line, which is designated as Low Density Residential on the Future Land Use Plan.

The solid living screen consists of one (1) large tree, three-inch (3") caliper minimum, thirty-foot (30') on center, in addition to minimum eight-foot (8') tall, minimum 45-gallon, evergreen shrubs, six-foot (6') on center, within the fifteen (15) foot landscape area.



**Attached Documents:**

1. Location Map
2. Site Plan

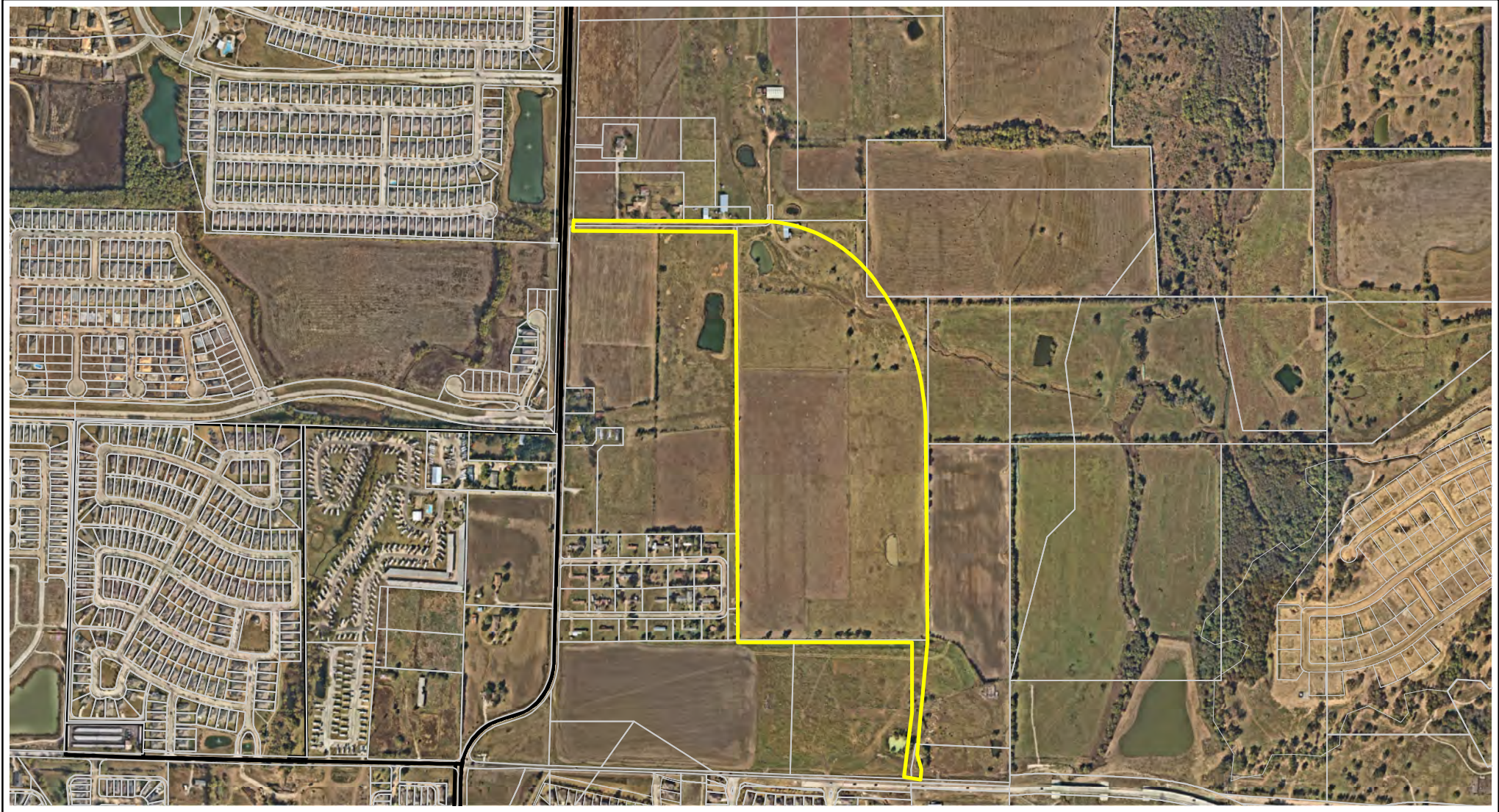
**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of a living screen along the western property line.
2. Town staff approval of civil engineering, façade, open space, landscaping, irrigation, and address plans.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



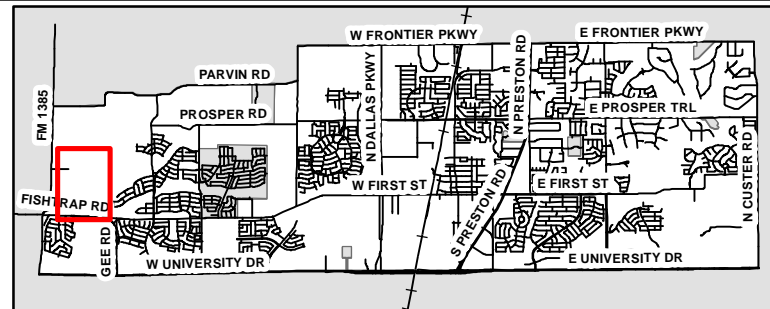
# D20-0102 - Denton ISD Middle School No. 9



This map is for illustration purposes only.



0 750 1,500 Feet











## PLANNING

**To: Planning & Zoning Commission**

**Item No. 5**

**From: Pamela Clark, Business Systems Analyst**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 21, 2022**

---

**Agenda Item:**

Consider and act upon a Site Plan, for a veterinary office, in the Windsong Ranch development, on 0.9± acres, located north of Prosper Trail, on the east side of North Teel Parkway. The property is zoned Planned Development-103 (PD-103). (D22-0044).

**Description of Agenda Item:**

The Site Plan shows a 4,040 square foot veterinary office. Access is provided from Teel Parkway. The Zoning Ordinance states that parking space requirements for a use not specifically identified shall be the same as a use for a similar nature. The Planning and Zoning Commission may approve alternate parking space requirements and/or ratios, subject to consideration of detailed comparable data in conjunction with a site plan. The applicant has provided data for Planning & Zoning Commission consideration and is proposing a parking ratio of 1 space per 300 square feet of floor area. The Site Plan conforms to the Planned Development-103 development standards.

As a companion item, the Final Plat (D22-0045), for Windsong Ranch Office Addition, Block A, Lot 1, on 0.9± acres, is on the June 21, 2022, agenda.

**Attached Documents:**

1. Location Map
2. Site Plan
3. Parking Comparison Table
4. Architect Parking Evaluation Letter

**Town Staff Recommendation:**

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

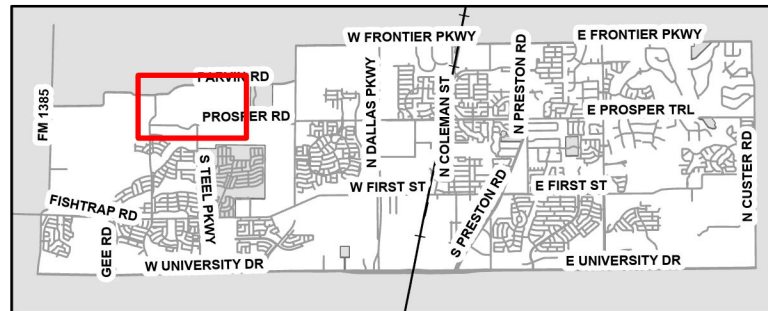
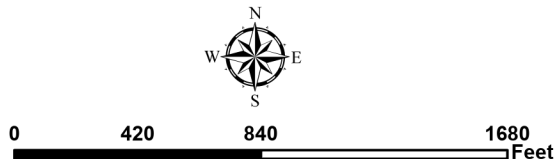
1. Planning & Zoning Commission consideration of the requested parking space requirements.
2. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



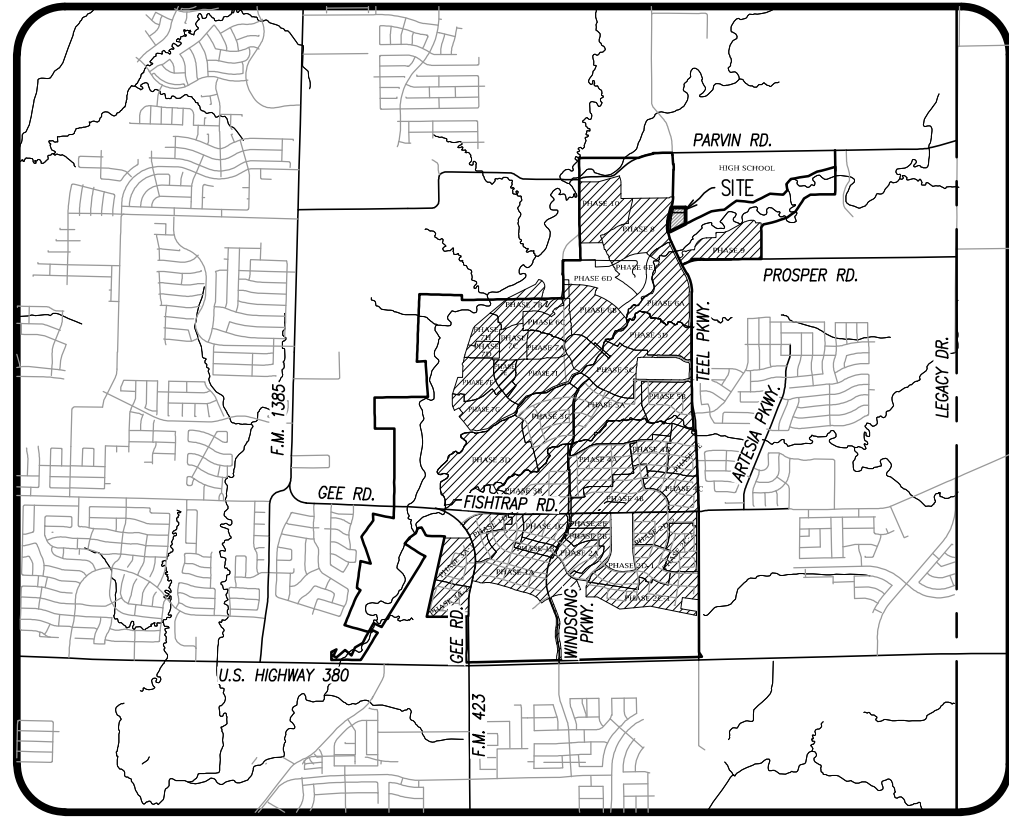
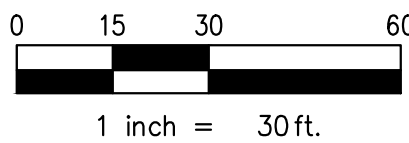
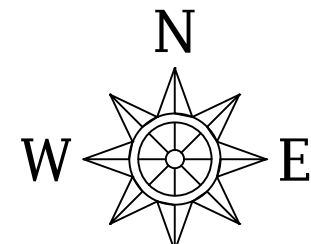
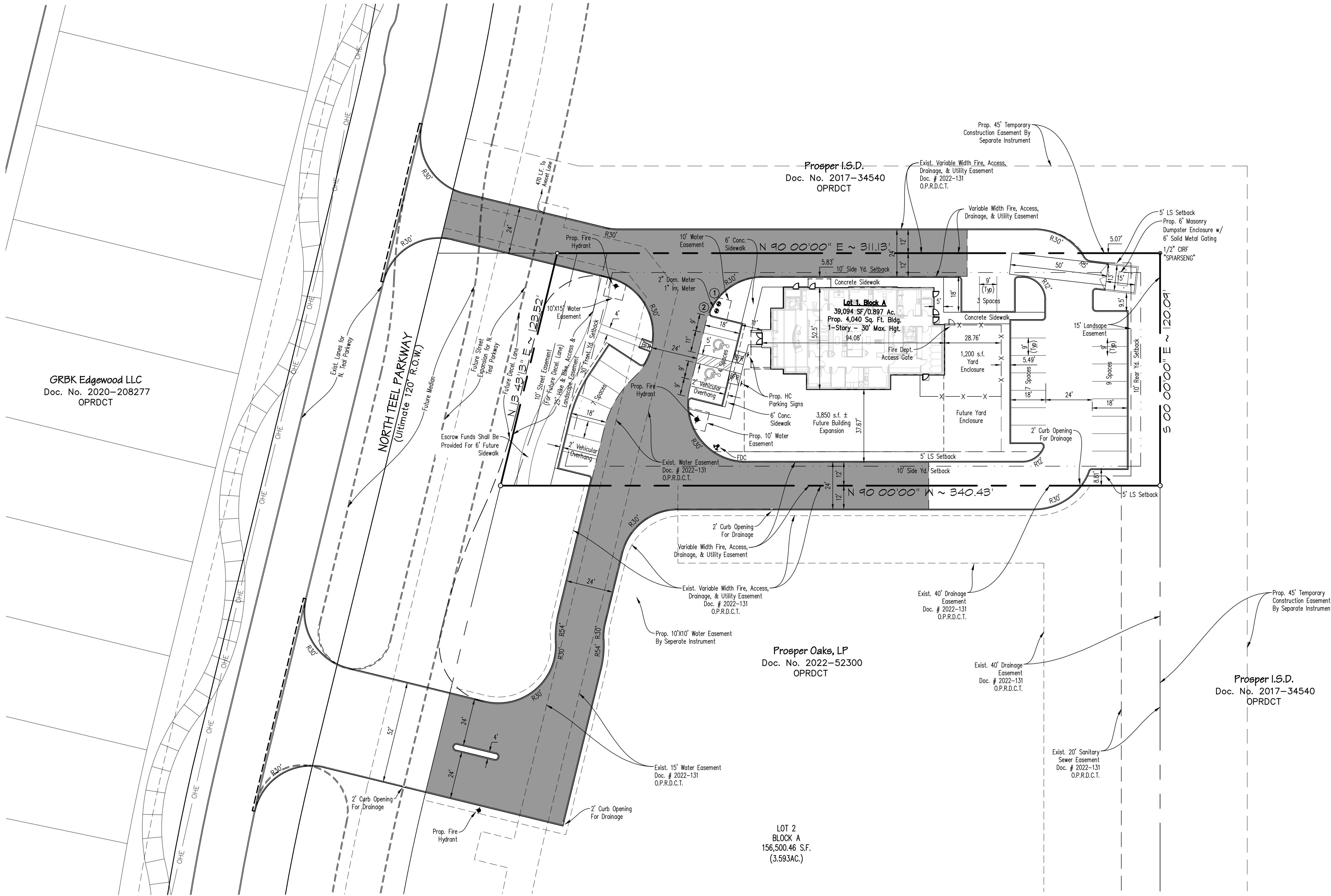
# D22-0044 - Windsong Ranch Veterinarian Clinic



This map is for illustration purposes only.







LOCATION MAP  
1" = 5000'

#### LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

#### Note:

All dimensions are to face of curb or edge of building unless otherwise noted.  
All curb radii are 2' unless otherwise noted.

#### 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 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 heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
- Site Plan Approval is required before the grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use 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.

Town Case No. D22-0044

#### SITE PLAN

## WSR VET CLINIC

IN THE City of Carrollton, Dallas County, TEXAS  
A. ROBERTS SURVEY ABSTRACT NO. 1115  
39,094 Sq. Ft./0.897 Acres

OWNER  
VP WINDSONG OPERATIONS, LLC  
130 N. Preston Road, Ste. 130  
Prosper, Texas 75078  
Telephone: (469) 532-0681  
Contact: David Blom

DEVELOPER  
TLK Realty Holdings, LLC  
2250 Lewis Canyon Drive  
Prosper, Texas 75078  
Telephone: (817) 800-7679  
Contact: Trey Kline

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Matt Dorsett

#### SITE DATA

Zoning: PD-0 (PD-103)  
Proposed Use: Veterinary Clinic

Lot Area: 0.897 Ac. (39,094 Sq. Ft.)  
Building Area: 4,040 Sq. Ft.  
Building Height: 1 Story, 30' Max.  
Lot Coverage: 10.3%  
Floor Area Ratio: 0.10:1  
HC Parking Required: 2 Spaces  
Total HC Parking Provided: 2 Spaces  
Parking Required: 1:300 Sq. Ft. = 12 Spaces (Phase 1)  
1:300 Sq. Ft. = 27 Spaces (Ultimate)  
30 Spaces Incl. 2 HC  
Total Parking Provided: 465 Sq Ft  
Landscape Required: 1,620 Sq Ft  
Landscape Provided: 2,737 Sq Ft  
Open Space Required: 12,031 Sq Ft  
Open Space Provided: 24,206 Sq Ft  
Impervious Surface:

#### LOT 1, BLOCK A

PD-0 (PD-103)  
Veterinary Clinic

#### Water Meter Schedule

I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	1"	1	N/A	Proposed

#### Note:

No outdoor kenneling or dog runs are permitted on this site. Dogs will be leashed and accompanied by staff at all times when outdoors.



# Windsong Veterinary Clinic Parking Ratio

	Parking Required @1:250	Parking Required @ 1:300	Parking Required Per Applicant's Study	Parking Provided
Initial Buildout	16.2 Spaces	14 Spaces	13 Spaces: 6 staff; 7 customers	30 Spaces
Ultimate Buildout	31.6 Spaces	27 Spaces	25 Spaces: 14 staff; 11 customers	30 Spaces



**From:** [Paul Gladysz](#)  
**To:** [David Bond](#); [Trey Kline](#); [David Soto](#)  
**Cc:** [Becky Gasser](#)  
**Subject:** RE: Windsong Ranch Vet Office - Follow up re normal parking needs for a GP veterinary clinic  
**Date:** Tuesday, May 3, 2022 1:05:21 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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David,

Thank you for your time today in discussing site review comments.

Following up on normal parking needs for a general practice veterinary facility:

To preface I'd like to note my comments are based on our experience designing and building animal care facilities. BDA has been dedicated to animal care exclusively for over 30 years having completed over a thousand projects across 48 states and 15 countries. While there is no empirical parking study of which I know we have seen first hand how our clients use and need parking across a variety of veterinary practice types. As we discussed, boarding has a very different traffic characteristic from veterinary. Boarding has very busy morning drop-offs and late afternoon pick-ups so a larger number of front door accessible spots are ideal. Actual staff count is relatively small compared to building size.

In contrast a general medicine veterinary practice has lower intensity traffic distributed across the work day. We base the parking need on the number of FTE (full time equivalent) veterinarians, the caseload and scheduling interval. For this project those numbers after the future addition are: 2 FTE's with a 20 to 30 minute scheduling interval. At capacity there would be approximately eight occupied client spaces (2 vets seeing 2.5 cases/hour with a 50% overlap). Current site design shows 11 primary client spaces at the front of the building including the two accessible spots. To support 2 full time active veterinarians staff would need to be between 10 and 15 persons meaning there could be as many as 17 total employees at one time. The calculated parking need is therefore 25 spaces. We feel the 31 provided spaces allows for sufficient overflow to exceed actual need.

In our experience with many similar projects actual parking need runs between 300 and 400 sf per space where this proposed design would be approximately 258 sf per space.

Please let me know if there are any questions or concerns.

Sincerely,

Paul

Paul Gladysz, AIA, NCARB, CSI  
Partner  
BDA Architecture, PC / CMP, Inc.  
**B**uilding **D**esign for **A**nimals



901 Lambertson Pl NE  
Albuquerque, NM 87107  
505.858.0180  
[paul.gladysz@bdaarc.com](mailto:paul.gladysz@bdaarc.com)



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## PLANNING

**To: Planning & Zoning Commission**

**Item No. 6**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 21, 2022**

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**Agenda Item:**

Consider and act upon a Site Plan for a restaurant, on 0.6± acres, located on the southeast corner of Coleman Street and Broadway Street. The property is zoned Commercial. (D22-0046).

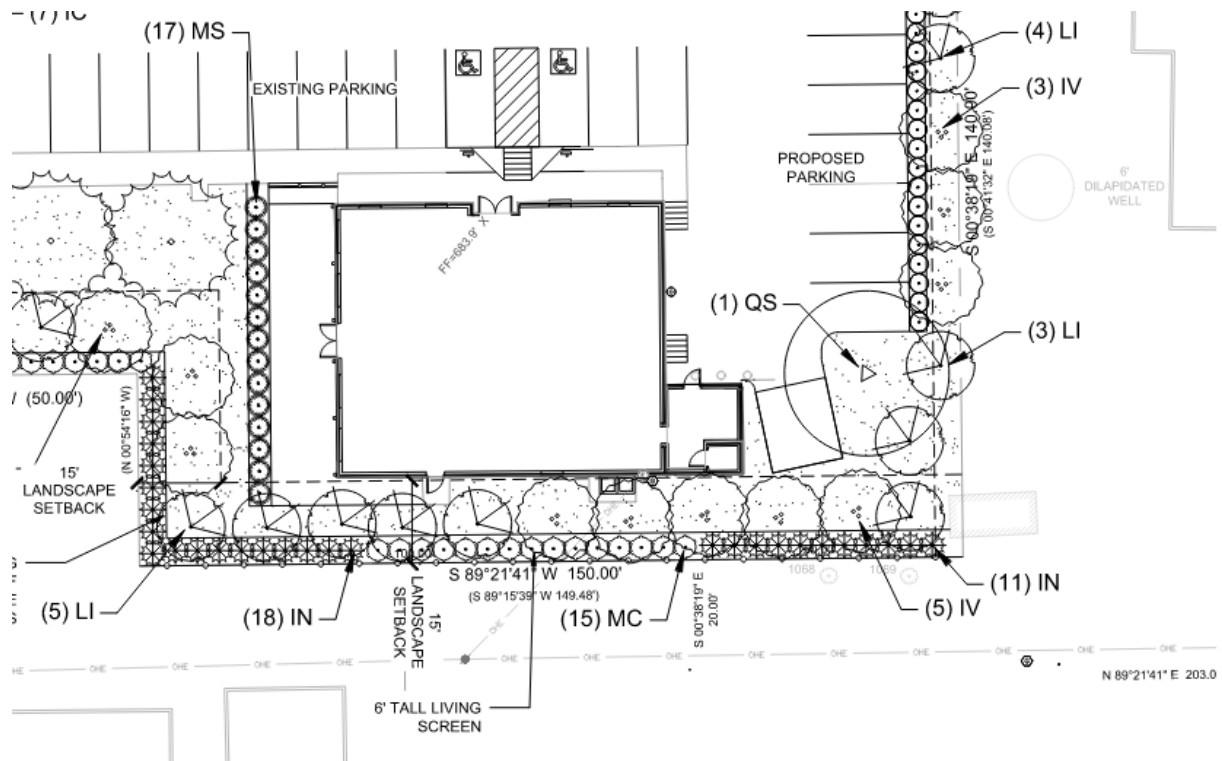
**Description of Agenda Item:**

The Site Plan shows an existing 3,225 square-foot building which use to be the old post office . The applicant has revised the use to develop a restaurant. In 2020, the Zoning Ordinance was amended allowing the Planning & Zoning Commission to approve alternative parking space requirements at the time of Site Plan. Due to the availability of public parking across Coleman and limited opportunity in a downtown setting to provide off-street, staff is recommending approval of the Site Plan with the number parking spaces as presented on the site plan. Access is provided from Coleman Street & Broadway Street. The Site Plan conforms to the Commercial Standards.

This item is on the Regular Agenda as the applicant is requesting approval of solid living screening in lieu of a masonry screening wall along a portion of the southern property line, which is designated as Old Town Single Family on the Future Land Use Plan.

The solid living screen consists of one (1) large tree, three-inch (3 ) caliper minimum, thirty-foot (30 ) on center, in addition to minimum six-foot (6 ) tall, minimum 45-gallon, evergreen shrubs, four (4 ) on center, within the fifteen (15) foot landscape area.





In addition, the applicant has proposed to construct 9 temporary parking spaces consisting of Decomposed Granite. The Director of Development Services has approved the material as outlined in Section “4, R” of the Town of Prosper Zoning Ordinance. The parking area will operate for a period not to exceed five (5) years, with the option to receive a maximum of two (2), one-year extensions.

Access is provided from Coleman Street & Broadway Street. The Site Plan conforms to the Commercial Standards.

#### **Attached Documents:**

1. Location Map
2. Site Plan

#### **Staff Recommendation:**

Staff recommends approval of the Site Plan subject to:

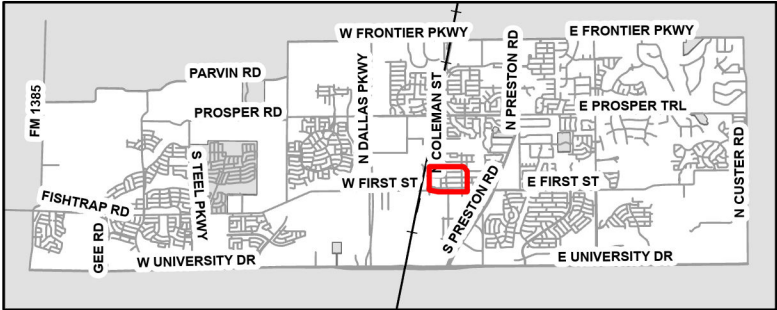
1. Planning & Zoning Commission approval of living screen and alternative parking spaces requirements.
2. Town staff approval of civil engineering, irrigation plans, open space plans, landscape plans, façade plans, and address plans.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0046 - 102 E. Broadway Street

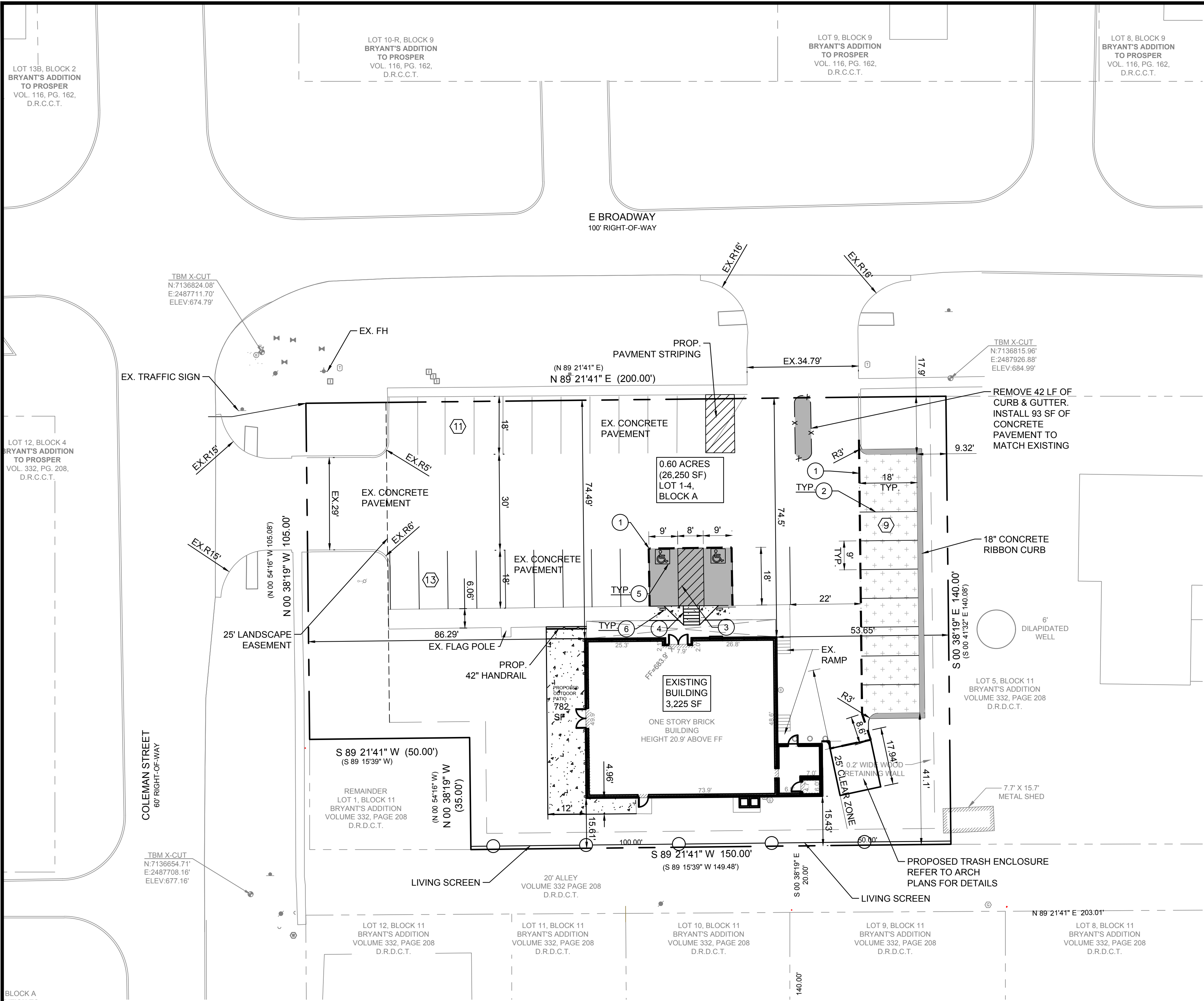


This map is for illustration purposes only.





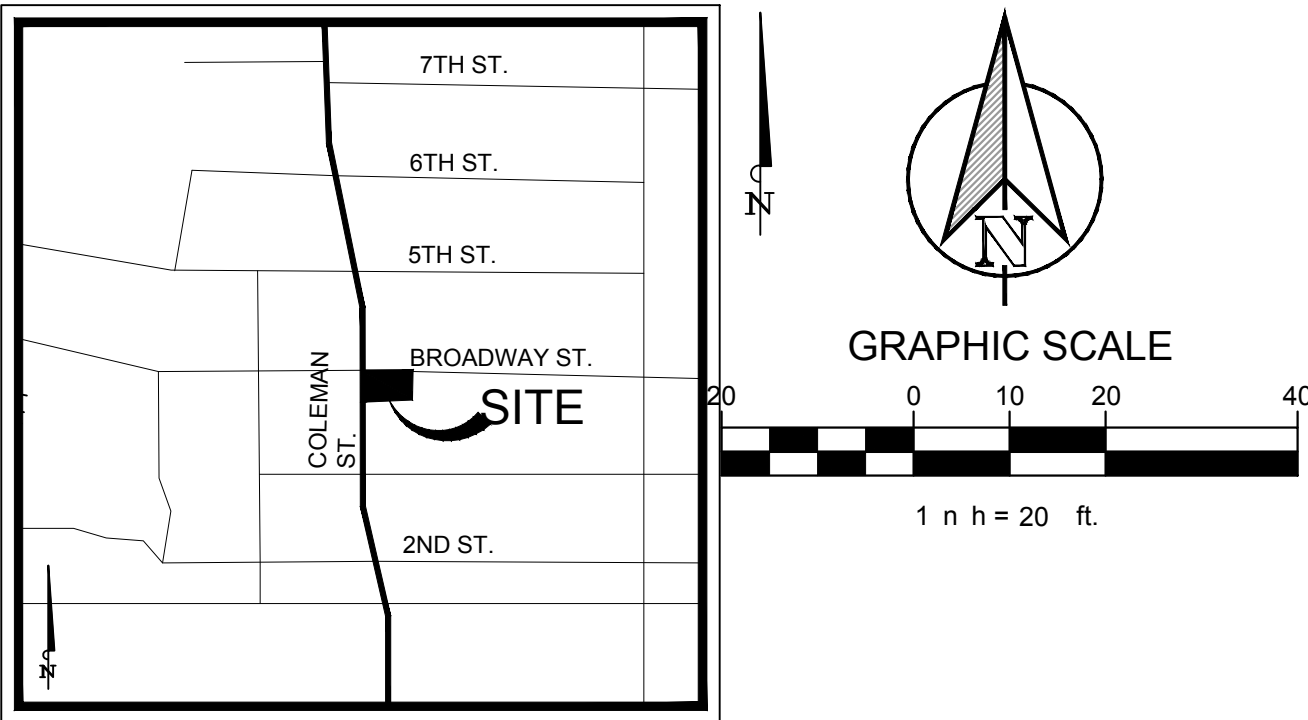
PLOTTED BY: LYNN ROWLAND  
 PLOT DATE: 6/15/2022 4:06 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-068 METTICA PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 6/15/2022 3:32 PM



### FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE



### VICINITY MAP

N.T.S.

### 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 FADE 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.

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PAVEMENT STRIPING
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	HANDICAP SIGN

NOTE:  
SUPPLEMENTAL PARKING WILL BE  
PROVIDED IN DOWNTOWN AREA

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET
	PROPOSED DE-COMPOSED GRANITE
	PROPOSED CONCRETE SIDEWALK.
	PROPOSED CONCRETE CURB AND GUTTER.
	PARKING COUNT
	SAWCUT FULL DEPTH SAWCUT

### 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.

### BENCHMARKS:

NO. 1  
"X"-CUT AT 15.9' NORTH AND 13.7' EAST OF THE NORTH WEST PROPERTY CORNER.  
ELEV: 674.79'

NO. 2  
"X"-CUT AT 48.6' SOUTH AND 18.4' WEST OF THE SOUTH WEST PROPERTY CORNER  
ELEV: 677.16'

NO. 2  
"X"-CUT AT 5.6' NORTH AND 1.5' EAST OF THE NORTH EAST PROPERTY CORNER.  
ELEV: 684.99'

### SITE DATA SUMMARY

SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PATIO (SQ. FT)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO		REQ.	PROV.	REQ.	PROV.		REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	
1 - 4	C	RESTAURANT	0.60	26,250	782	3,225	20'-9"	40% MAX	12.3%	0.4:1 MAX	0.12	1/100 SF (PATIO + BUILDING = 4,007 SF)		40	33	2	2	18,356	70%	495	1,121	1838	8,392

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406  
BEDFORD, TX 76021

PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer  
P.E. No. 125651  
Date 5/15/2022

METTICA PROSPER  
102 E BROADWAY ST.  
PROSPER, TX

BY	DATE	REVISION

SITE PLAN

METTICA PROSPER

CASE #:D22-0046

OWNER:  
DMJAT INVESTMENTS LLC  
3067 FALCON RD.  
PROSPER, TX 75078

CONTACT NAME: DONALD METTICA

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

CONTACT NAME: MATT MOORE

LEGAL DESCRIPTION:  
BEING PORTION OF LOT 1 AND ALL OF LOT 2, LOT 3 AND LOT 4, BLOCK A, OF BRYANT ADDITION AND ADDITION TO THE CITY OF PROSPER, COLLIN COUNTY, TEXAS  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 332, PAGE 208, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING THE ALL OF THE CALLED 0.602 ACRE TRACT CONVEYED TO DMJAT INVESTMENTS, LLC.

CITY: TOWN OF PROSPER  
STATE: TEXAS

COUNTY: COLLIN  
SURVEY: COLLIN COUNTY SCHOOL  
ABSTRACT NO. ----

DESIGN: LRR  
DRAWN: LRR  
CHECKED: ASD  
DATE: 6/15/2022

SHEET  
SP-1

File No. 2021-184



File No





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 7**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance, Chapter 3, Section 1.3 Schedule of Uses, Chapter 3, Section 1.4 Conditional Development Standards, and Chapter 3, Section 2.2 Definitions, to include “Food Pantry”, in the Agricultural, “A,” zoning district. (MD22-0005).

**Description of Agenda Item:**

The purpose of this request is to amend the zoning ordinance to include a new use and definition “Food Pantry”, in the Agricultural, “A,” zoning district with conditional development standards as shown below.

### Chapter 3 Permitted Uses and Definition

#### 1.3 – Schedule of Uses.

SECTION 1.3(C) EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	Residential Districts							Non-Residential Districts								
	A - Agricultural	SF – Single Family (E – 10)	DTSF – Downtown SF	TH - Townhome	2F – Two Family	MF – Multifamily	MH – Mobile Home	O – Office	DTO – Downtown Office	NS – Neighborhood Service	DTR – Downtown Retail	R – Retail	DTC – Downtown Commercial	C – Commercial	CC – Commercial Corridor	I – Industrial
Food Pantry	48															

#### “1.4 Conditional Development Standards

\* \* \*

##### 48. Food Pantry

A food pantry shall be subject to the following development standards:



- a) All food in storage must meet Town public health regulations.
- b) Food must be distributed in its original packaging, except fresh produce may be distributed unpackaged.
- c) Hours of operation must be clearly displayed on or near its entrance.
- d) It is not allowed for money or services to be required as a condition of receiving food.
- e) No outside storage of food shall be permitted.
- f) Except for fresh produce, food distribution shall occur no more than two (2) days per calendar week for no more than five (5) hours each day.
- g) Distribution of fresh produce shall be authorized once per week when available, and fresh produce distribution may occur no more than once per calendar week."

## Section 2, 2.2 – Definitions

**Food Pantry** – A non-profit organization authorized pursuant to § 501(c)(3) of the Internal Revenue Code, not affiliated with a religious land use, that provides food directly to individuals and families in need at no cost to those individuals and families. Food pantries may receive, buy, store and/or distribute food; however, on-site preparation of food is not permitted.

### **Legal Obligations and Review:**

Notice of the Planning & Zoning Commission Public Hearing was provided in the newspaper as required by the Zoning Ordinance and state law. To date, Town staff has not received any correspondence.

### **Town Staff Recommendation:**

Town staff recommends that the Planning & Zoning Commission approve the request.

### **Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on June 28, 2022.





## PLANNING

**To: Planning & Zoning Commission**

**Item No. 8**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 21, 2022**

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**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service, on 1.2± acres, in the Victory at Frontier development. The property is zoned Planned Development-10 & Specific Use Permit 38 (PD-10 & S-38). (S22-0004).

**History:**

The Planning & Zoning Commission approved a Specific Use Permit (SUP) for a Restaurant with Drive-Through Service on November 2, 2021. The request originally had a drive-through restaurant use within a 4,845 square-foot restaurant building. The applicant is now requesting to amend the SUP to expand the square-footage of the building to 6,050 square-foot for a retail and restaurant with drive through service. Per our zoning ordinance, any increase in building square footage from its size on the approved SUP should be no more than 10%. Any other enlargements shall require the re-approval of the SUP.

**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-10 & Specific Use Permit 38	Undeveloped	Retail & Neighborhood Services District
<b>North</b>	Planned Development-10 & Specific Use Permit	Convenience Store with Gas Pumps (7-Eleven)	Retail & Neighborhood Services District
<b>East</b>	Planned Development-10	Undeveloped	Retail & Neighborhood Services District
<b>South</b>	Planned Development-10	Victory at Frontier	Retail & Neighborhood Services District
<b>West</b>	Planned Development-10	Undeveloped	Retail & Neighborhood Services District

**Requested Zoning** The purpose of this request is to allow for a drive-through restaurant use within a 6,050 square-foot retail and restaurant with drive through service. As shown on Exhibit



B, the site provides adequate parking and stacking, as well as an outdoor dining area. Exhibit C is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance. Exhibit D shows a conceptual rendering of the architectural look and style of the building.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

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 noted criteria and recommends approval of the request.

**Future Land Use Plan** – The Future Land Use Plan recommends Retail & Neighborhood Services uses for the property. This request conforms to the Future Land Use Plan.

#### **Retail and Neighborhood Services**

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.



**Conformance to the Thoroughfare Plan** – The property has direct access to Preston Road, a six-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

**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 the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

**Attached Documents:**

1. Location and Zoning Maps
2. Revised SUP Exhibits B, C, and D

**Staff Recommendation:**

Town staff recommends that the Planning & Zoning Commission approve the request, subject to the following:

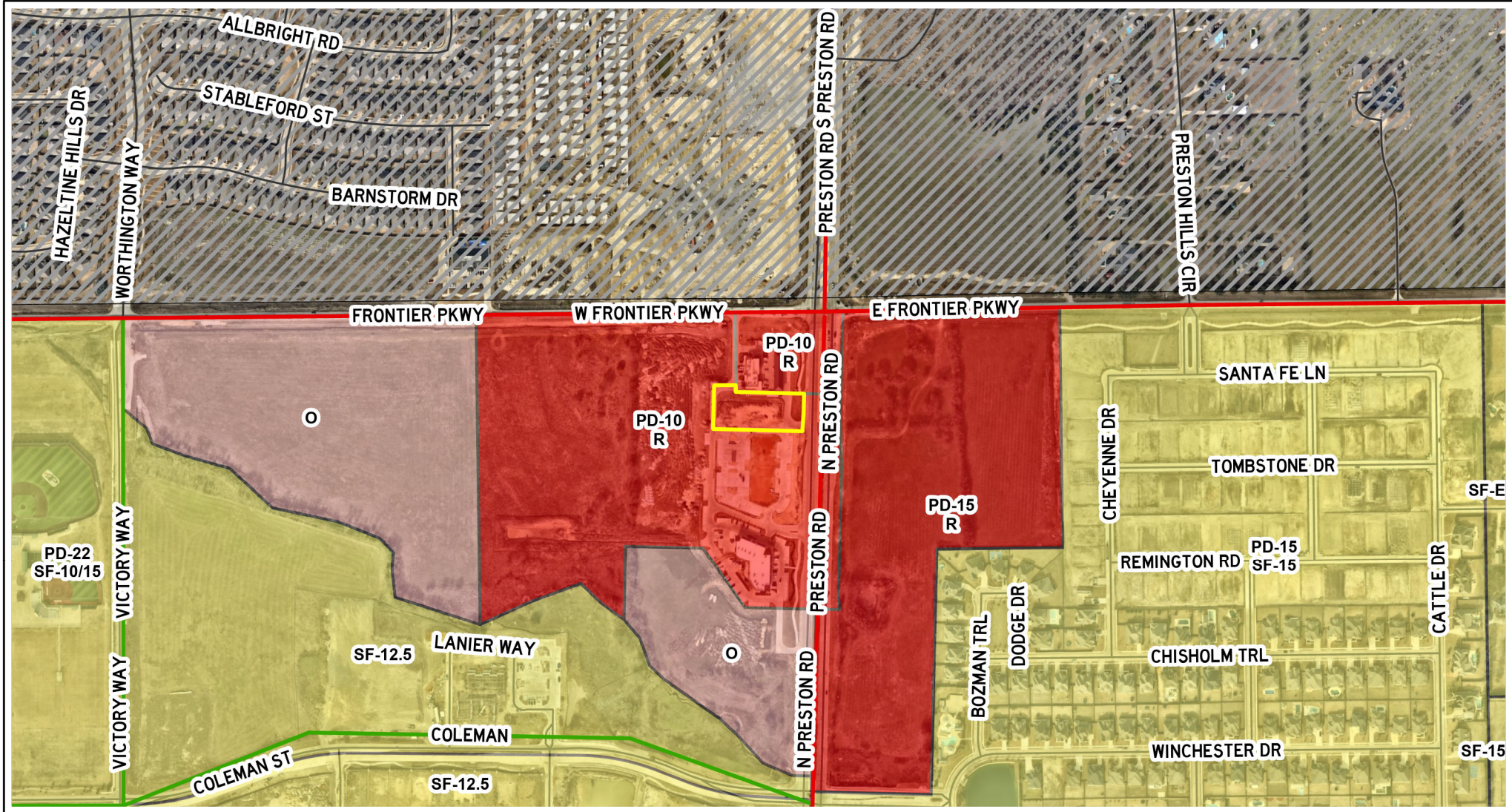
1. Town Council approval of a Development Agreement, including architectural building materials.

**Town Council Public Hearing:**

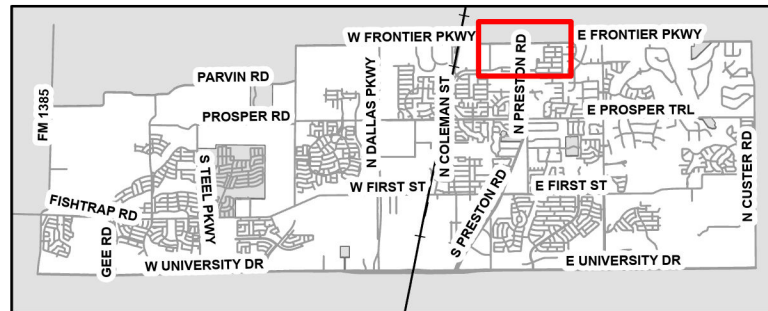
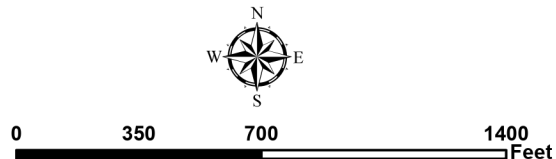
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on July 26, 2022.



# S22-0006 - Victory at Frontier Tract D



This map is for illustration purposes only.

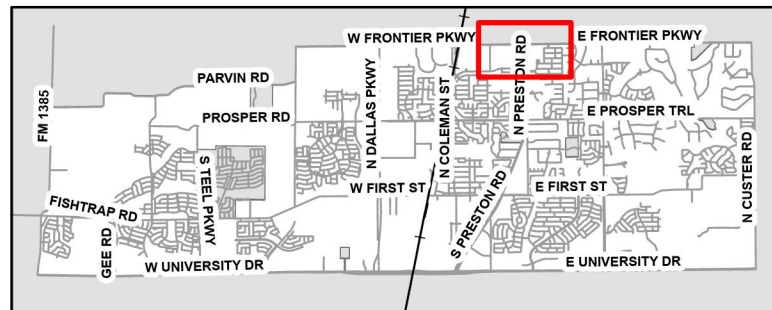
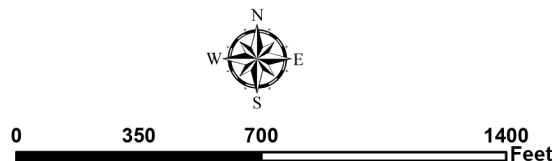




# S22-0006 - Victory at Frontier Tract D



This map is for illustration purposes only.







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

### LEGEND

- 
- Diagram illustrating the proposed fire hydrant and curb inlet layout. The layout includes a proposed fire hydrant (FH) and a proposed curb inlet. An accessible route is shown as a dashed line. A parking count of 10 is indicated. The property boundary is shown as a solid line. The proposed pavement area is shaded gray.

## KE SITE PLAN DATA TABLE

EXISTING ZONING	PD-10
LOT AREA (SF) / (ACRES)	52,186 SF / 1.198 AC.
TOTAL BUILDING AREA (SF)	RESTAURANT: 6,050 SF
BUILDING HEIGHT	20'-0" (1 STORY)
MAXIMUM FAR (4:1)	9.28% / 0.0928:1

## KE PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
RETAIL PARKING REQUIREMENT	1 SPACE PER 250 SF
BUILDING AREA / PATIO AREA	6,050 SF
RESTAURANT PARKING SPACES REQUIRED	(3,400SF) 34 SPACES
RETAIL PARKING SPACES REQUIRED	(2,650SF) 11 SPACES
TOTAL PARKING SPACES PROVIDED	45 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)
IMPERVIOUS AREA (SF)	42,956 SF
REQUIRED LANDSCAPING (10% OF LOT AREA)	5,218 SF
PROVIDED LANDSCAPING	8,069 SF

**LAYOUT & DIMENSIONAL CONTROL NOTES:**

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

### NOTE TO CONTRACTOR

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



GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

## SITE PLAN

**CASE NO. S22- 0006**  
**VICTORY AT FRONTIER LOT 5**  
 1.198 ACRES  
 LOT 5, BLOCK A  
 VICTORY AT FRONTIER, LLC  
 (VOL. 2018, PAGE 699)  
 P.R.R.C.T.  
 TOWN OF PROSPER, COLLIN, TEXAS  
 PREPARATION DATE: 10/25/2021

**OWNER/APPLICANT**  
VICTORY AT FRONTIER, LLC  
6125 LUTHER LANE STE 583  
DALLAS, TX 75225-6202  
PH: 214-934-2566  
CONTACT: BOBBY MENDOZA

**ENGINEER**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-488-4960  
CONTACT: PATRICK FILSON, P

**LANDSCAPE ARCHITECT**  
LONDON LANDSCAPES  
P.O. BOX 28  
COLLINSVILLE, TS 76233  
CONTACT: AMY LONDON, RLA

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

P R E I M I N A R  
O R R E V I E W O N  
T H E S E D O C U M E N T S A R E O R  
D E S I G N R E V I E W O N A N D  
N O T I N T E N D E D O R T H E  
P U R P O S E S O F C O N S T R U C T I O N  
B I D D I N G O R P E R M I T T H E  
E R E P R E P A R E D B Y O R  
U N D E R T H E S U P E R V I S I O N O F :  
P A T R I C C I S O N  
P E 10  
DATE: 6/ /2022

**VICTORY | GROUP**  
Victory Real Estate Group

6125 LUTHER LANE SUITE 583  
DALLAS, TX 75225-6202  
214-934-2566

VICTORY AT  
FRONTIER - LOT 5  
LOT 5, BLOCK A  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:
------	-------	--------------



KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21019

ISSUE DATE: 0 /09/2022

## EXHIBIT B

### SITE PLAN

SHEET:

## C3.0









**n o r t h   e l e v a t i o n**



**e a s t   e l e v a t i o n**



**s o u t h   e l e v a t i o n**



**w e s t   e l e v a t i o n**



20023-01 tws 09/29/21

**PAD 6   V I C T O R Y   a t   F R O N T I E R**

**Prosper, Texas**





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 9**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

---

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002)

**Description of Agenda Item:**

The application was submitted on January 18, 2022 and has been requested to be tabled to the July 5, 2022 meeting to allow additional time to finalize the request.

**Staff Recommendation:**

Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to the July 5, 2022, meeting.





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 10**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 21, 2022

---

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8 ± acres, located on the south side of East Broadway Street, west of North Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006)

**Description of Agenda Item:**

The application was submitted on March 7, 2022 and has been requested to be tabled to the July 5, 2022 meeting to allow additional time to finalize the request.

**Staff Recommendation:**

Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to the July 5, 2022, meeting.





## PLANNING

**To: Planning & Zoning Commission**

**Item No. 11**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 21, 2022**

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 42.3± acres from Planned Development-38 (PD-38) to Planned Development-Mixed Use, located on the north side of 380, west of Lakewood Drive, in order to allow for a mixed-use development, including multifamily, hotel, office, retail and related uses. (Z22-0004)

**History:**

The item was considered and tabled at the May 17<sup>th</sup> meeting. In response to Planning & Zoning Commission comments received at the May 17<sup>th</sup> meeting, the applicant has updated the development standards such as reduction of density, alternative parking ratio, masonry requirements, and layout.

**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-38-Retail	Undeveloped	U.S. 380 District
<b>North</b>	Planned Development-111-Single Family	Undeveloped	U.S. 380 District and Medium Density Residential
<b>East</b>	Planned Development-111-Mixed Use	Undeveloped	U.S. 380 District
<b>South</b>	City of McKinney	City of McKinney	City of McKinney
<b>West</b>	PD 38-Retail	Undeveloped	U.S. 380 District



### **Requested Zoning**

The purpose of this request is to rezone 42 acres of PD 38 to create a planned mixed-use development which will include commercial, retail, professional and medical office uses on Lots 1, 2 and 3 and multi-family residential on Lots 4 and 5x.

### **Thoroughfare Plan**

The property is bounded to the south by US 380 which is a Limited Access Roadway/Freeway with 330 feet of Right-of-Way. In addition, the future Right of way that is shown for US 380 is not a true representation of what TXDOT is planning. TxDOT has shared their future right-of-way needs for this area with the Town, and subsequently, staff has shared with the applicant. The applicant is aware of TXDOT's recently modified US 380 plan which currently shows requiring 40 feet +/- additional right-of-way from what is shown on the applicant's conceptual plan. The applicant has also been informed that all applicable standards of the Planned Development Standards as well as the Town requirements will still be applicable.

Of the total 42.3± acres, the applicant plans to build a 4-story, 16,250 sq ft hotel, 61,674 sq ft of retail, and 70,135 sq ft of office. The commercial uses will be approximately 23.51± acres. Originally, the, the applicant plans to build 297 units of multi-family on Lot 4 and 5X which will be approximately 18.18± acres. Of the 297 proposed multifamily units, 186 units (63 percent) will be one-bedroom and 111 units (37 percent) will be two-bedrooms.





### **P&Z Work Session**

The applicant presented the project during a work session with the P&Z Commission on January 18, 2022 where the Commission expressed concerns regarding the multi-family use.

### **Technical Review of major standards.**

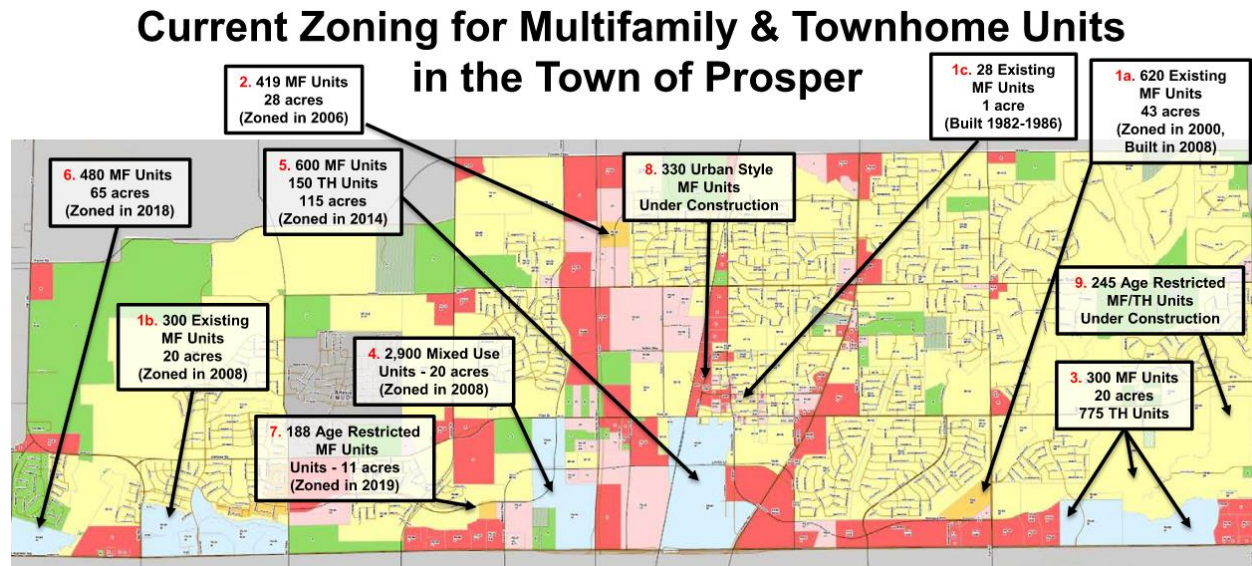
#### ***Multi-family Units***

Staff has concerns about the proposed density and use. The proposed maximum density, as described on Exhibit C, is greater than what the Zoning Ordinance permits in the multifamily zoning district. The Town's Zoning Ordinance permits up to 15 units per acre. Originally, the applicant proposed a maximum density of 21 units per acre or 327 units per Exhibit D. The applicant has made a recent modification to allow maximum density of 16.5 units per acre. Refer to comparison table below at the end of this section.



## ***Town-wide Multi-family Units***

In addition, there are currently 6,227 multifamily units entitled through zoning approvals in the Town (please see map below). In light of the town-wide entitled units, staff has concerns with allowing an increase in density for another multifamily project. Please see map of entitled units below.



## ***Parking***

The parking requirement for multifamily units is two parking spaces for every one- and two-bedroom units. Originally, the applicant proposed 1.5 spaces for every one bedroom and two spaces for every two bedrooms, which was 549 spaces. The applicant has made recent modifications to include 1.65 parking spaces per one-bedroom units and 2 parking spaces per two-bedroom units. Refer to comparison table below at the end of this section.

## ***Shared parking***

Originally, staff was concerned as the parking spaces for the multifamily use will not all be contained on the multifamily lot. Lot 4 will contain the multi-family use. Thirty-eight (38) of the parking spaces to meet the 559 spaces proposed will be on Lot 1. With exception of the 38 spaces for the multifamily use, Lot 1 will still be able to meet the parking requirements for the uses proposed on that lot.

However, the applicant has removed the shared parking. Therefore, staff does not have any concerns regarding the shared parking.

## ***Multifamily Design and Development Standards***

In light of the proposed density increase and the parking decrease, staff advised the applicant to follow the design and development standards for building materials. However, the proposed design of the building is not consistent with the Town's design and development standards. The project does not meet the 100 percent masonry requirement. Originally, the applicant proposed



38 percent masonry (brick at 35 percent and stone at 3 percent). The remainder of the building will be 41 percent board and batten (vertical wood style) and 21 percent lap siding (horizontal wood siding, although it can also be made of vinyl or fiber cement).

The applicant recently made modifications to increase the masonry percentage. The overall percentage is now 50 percent minimum masonry.



### Comparison Table regarding Major development standards.

Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance.

	<b>Zoning Ordinance</b>	<b>PD request</b>
<b>Density</b>	15 units per acre	16.5 units per acre
<b>Number of units allowed</b>	272 units	299 units (297 units proposed on Exhibit D)
<b>Parking requirements</b>	2 parking spaces bedrooms per 1 bedroom and 2 bedrooms	1.65 parking spaces per one-bedroom units and 2 parking spaces per two-bedroom units
<b>Number of parking spaces required for 186 (1 bedrooms) and 111 (2 bedrooms).</b>	544 parking spaces required	529 parking spaces required
<b>Masonry requirements</b>	100 % masonry	50% minimum masonry

Future Land Use Plan The Future Land Use Plan recommends U.S. 380 District.



### **Highway 380 District**

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.



Thoroughfare Plan – The property is bounded to the south by US 380 which is a Limited Access Roadway/Freeway with 330 feet of Right-of-Way.

Parks Master Plan – The Parks Master Plan does not identify a park on the subject property, at this time.

### **Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff has not received any letters in response to the proposed zoning request.

### **Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits A-E
3. Examples of projects and architectural renderings

### **Staff Recommendation:**

For reasons stated above in the Technical Review Section of this staff report, staff does not recommend approval of the request to rezone Planned Development-38 (PD-38).

Staff still has concerns with the proposal. However, if the Commission chooses to recommend approval, it is recommended that a developer's agreement be instigated for the project to consist of park dedication and park improvement fees, development guidelines consistent with the Non-residential and Multifamily Design and Development Standards, and requires the applicant to honor the current TxDOT's conceptual right-of-way needs when next stage of



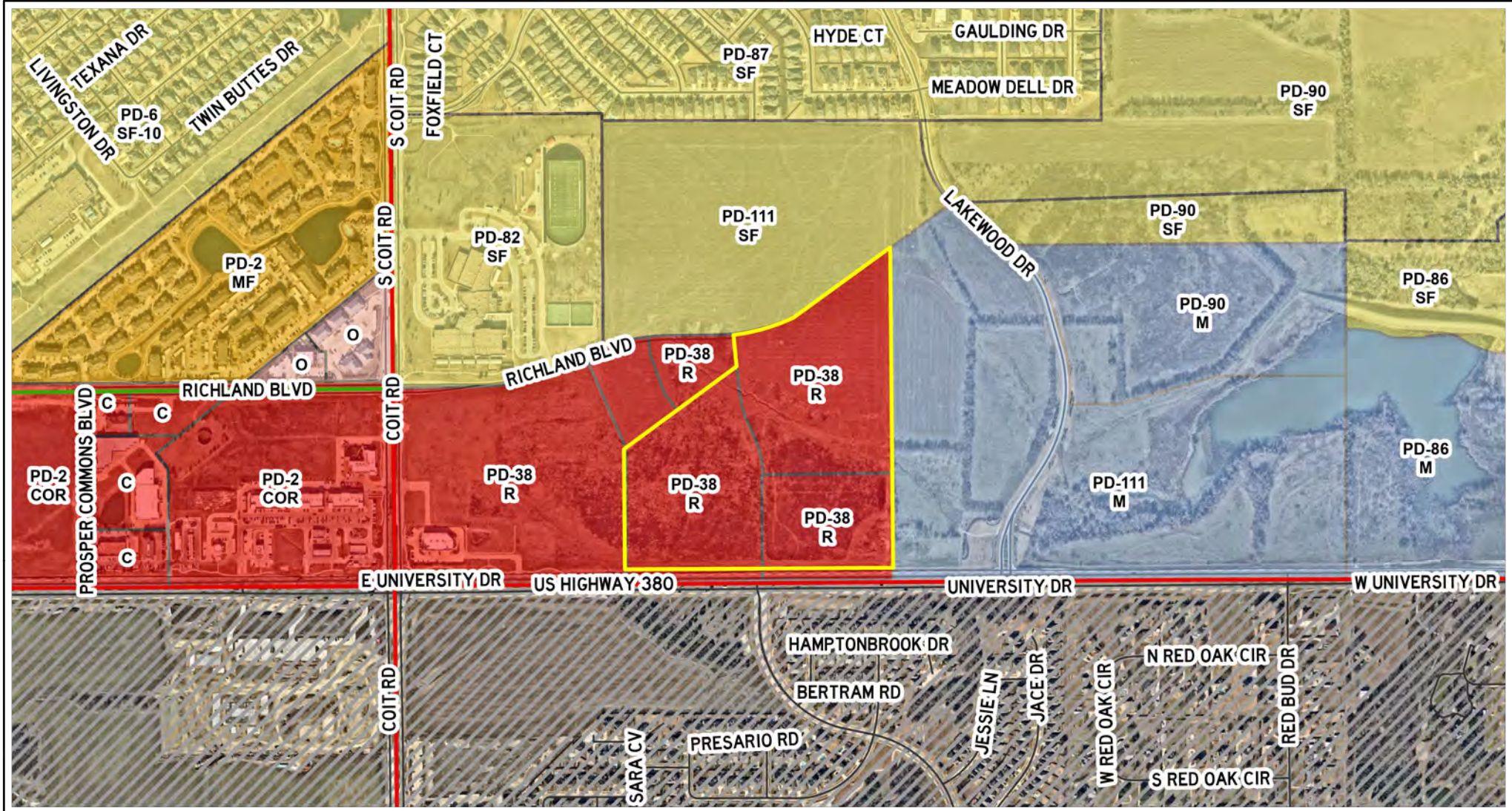
development plans are submitted to the Town which include Preliminary Site Plans, Site Plans and Plats.

**Town Council Public Hearing:**

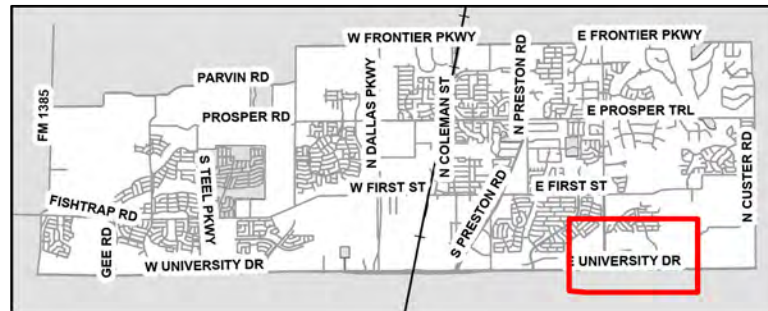
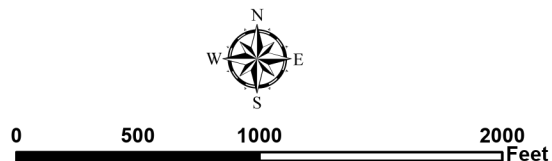
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on July 26, 2022.



# Z22-0004 - Prosper Flats

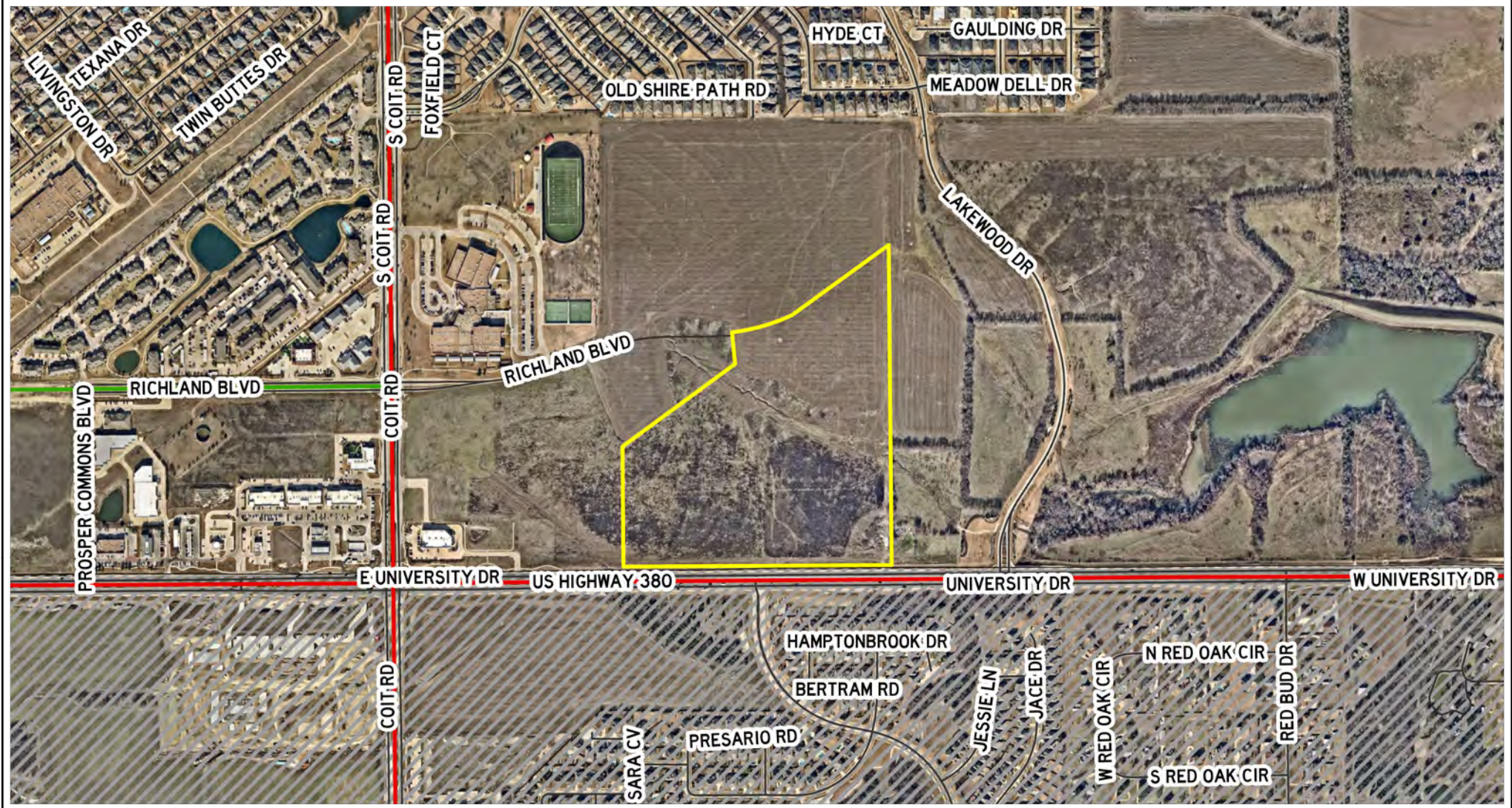


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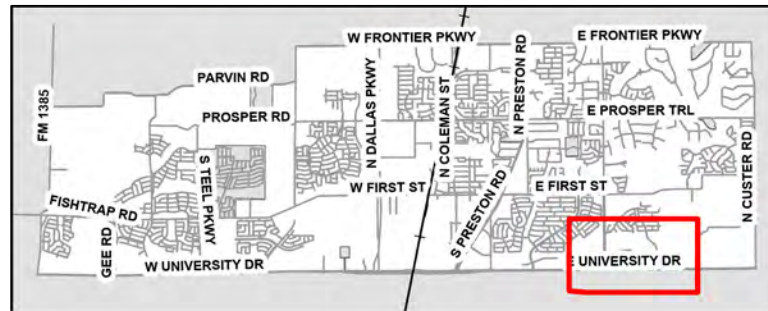
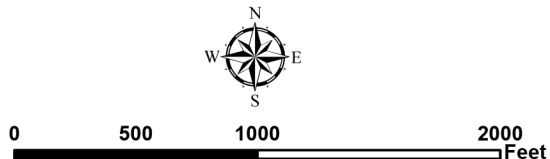




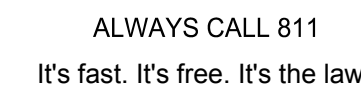
# Z22-0004 - Prosper Flats



This map is for illustration purposes only.





[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

— FOR —

NORTHEAST CORNER OF  
PRESTONWICK HOLLOW DR  
AND US 380

TBPE No. 18065 | TBPLS No. 1019441

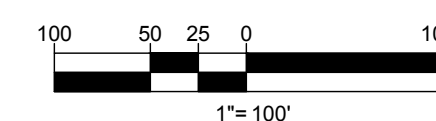


SHEET NUMBER

ORG. DATE - 1/31/2022

1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT

APPLICANT:  
BOHLER  
6017 MAIN STREET  
FRISCO, TX 76107  
PHONE: (469) 458-7300  
CONTACT: MATHIAS  
HAUBERT





## **Exhibit A2 - Legal Description**

**BEING** of a tract of land situated in the Town of Prosper, Collin County, Texas, a part of the I. C. Williamson Survey, Abstract Number 948, being part of a called 22.125 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Reliable TEP Partners LLC, as recorded in Document Number 20141210001340920, Official Public Records Collin County, Texas (O.P.R.C.C.T.), being all of a called 18.180 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Prosper Four Friends Group LLC, as recorded in Document Number 20151208001532990 (O.P.R.C.C.T.), and being further described as follows:

**BEGINNING** at a one-half inch iron rod found at the southeast corner of said 22.125 acre tract of land, said iron rod being at the southwest corner of a called 8.306 acre tract of land described in a Special Warranty Deed to Cothran Malibu Investments, Inc., as recorded in Document Number 20150402000365680, (O.P.R.C.C.T.) and said iron rod being in the north line of U.S. Highway 380 (a variable width right-of-way), from which a five-eighths inch iron rod found at the southeast corner of said 8.306 acre tract of land bears South 89 degrees 30 minutes 08 seconds East, 711.90 feet;

**THENCE** South 89 degrees 29 minutes 25 seconds West, 754.06 feet along the south line of said 22.125 acre tract of land and along the north line of U.S. Highway 380 to a five-eighths inch iron rod with cap stamped "GC OWEN 5560 SURVEYING" found at the southwest corner of said 22.125 acre tract of land, said iron rod being at the southeast corner of a Lot 5, Block A of Lot 2 – 12, Block A Prosper Crossing, an addition to the Town of Prosper, as recorded in Document Number 20170221010000800 (O.P.R.C.C.T.);

**THENCE** North 00 degrees 16 minutes 29 seconds West, 670.28 feet along the west line of said 22.125 acre tract of land to a one-half inch iron rod found in the east line of Lot 4, said Block A;

**THENCE** North 23 degrees 56 minutes 19 seconds West, 7.99 feet along the west line of said 22.125 acre tract of land and along the east line of said Lot 4 to a one-half inch iron rod found at the southwest corner of a called 6.98 acre tract of land described in a General Warranty Deed with Vendor's Lien to Sanskriti Uno, LLC, as recorded in Document Number 20161117001560400 (O.P.R.C.C.T.), from which a one-half inch iron rod with cap that is illegible found at the northwest corner of said 6.98 acre tract of land bears North 23 degrees 56 minutes 19 seconds West, 554.97 feet;

**THENCE** North 53 degrees 45 minutes 36 seconds East, 751.44 feet along the south line of said 6.98 acre tract of land to a one-half inch iron rod found in the east line of said 22.125 acre tract of land, said iron rod being in the west line of said 18.180 acre tract of land and said iron rod being at the southeast corner of said 6.98 acre tract of land, from which a one-half inch iron rod with cap that is illegible found in the east line of said 22.125 acre tract of land and the west line of said 18.180 acre tract of land bears South 06 degrees 48 minutes 28 seconds East, 150.62 feet;

**THENCE** North 06 degrees 48 minutes 28 seconds West, 182.18 feet along the east line of said 6.98 acre tract of land and along the west line of said 18.180 acre tract of land to a one-half inch iron rod with cap stamped "BOHLER ENG" set at the northwest corner of said 18.180 acre tract of land, said iron rod being at the northeast corner of said 6.98 acre tract of land, from which a one-half inch iron rod with cap stamped "PIERCE MURRAY" found in the north line of said 6.98 acre tract of land bears Southwesterly, 87.04 feet along a non-tangent curve to the right having a central angle of 04 degrees 32 minutes 02 seconds, a radius of 1,100.00 feet, a tangent of 43.54 feet, and whose chord bears South 87 degrees 05 minutes 34 seconds West, 87.02 feet;



**THENCE** Northeasterly, 380.97 feet along the north line of said 18.180 acre tract of land and along a curve to the left having a central angle of 19 degrees 50 minutes 38 seconds, a radius of 1,100.00 feet, a tangent of 192.41 feet, and whose chord bears North 74 degrees 54 minutes 15 seconds East, 379.07 feet to a one-half inch iron rod found for corner;

**THENCE** North 54 degrees 04 minutes 38 seconds East, 625.13 feet along the north line of said 18.180 acre tract of land to a one-half inch iron rod found at the northeast corner of said 18.180 acre tract of land, said iron rod being in the west line of a called 330.801 acre tract of land described in a Special Warranty Deed with Vendor's Lien to 330 Prosper L.P., as recorded in Document Number 20060811001152020 (O.P.R.C.C.T.);

**THENCE** South 00 degrees 30 minutes 47 seconds East, 1,247.06 feet along the east line of said 18.180 acre tract of land and along the west line of said 330.801 acre tract of land to a one-half inch iron rod with cap stamped "SPIARS" found at the southeast corner of said 18.180 acre tract of land, said iron rod being at the northeast corner of said 8.306 acre tract of land, from which a five-eighths inch iron rod found at the southeast corner of said 8.306 acre tract of land bears South 00 degrees 30 minutes 22 seconds East, 508.30 feet;

**THENCE** South 89 degrees 29 minutes 14 seconds West, 712.45 feet along the south line of said 18.180 acre tract of land and along the north line of said 8.306 acre tract of land to a one-half inch iron rod with cap that is illegible found at the southwest corner of said 18.180 acre tract of land, said iron rod being at the northwest corner of said 8.306 acre tract of land and said iron rod being in the east line of said 22.125 acre tract of land;

**THENCE** Southeasterly, 21.01 feet along the east line of said 22.125 acre tract of land, along the west line of said 8.306 acre tract of land and along a curve to the right having a central angle of 02 degrees 00 minutes 24 seconds, a radius of 600.00 feet, a tangent of 10.51 feet, and whose chord bears South 01 degrees 31 minutes 55 seconds East, 21.01 feet to a one-half inch iron rod found for corner;

**THENCE** South 00 degrees 30 minutes 28 seconds East, 487.11 feet along the east line of said 22.125 acre tract of land and along the west line of said 8.306 acre tract of land to the **POINT OF BEGINNING** and containing 1,451,474 square feet or 33.321 acres of land.

#### **BASIS OF BEARING:**

The basis of bearing is derived from the GPS observations using the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83 and referenced to the City of Frisco geodetic monuments.



**Z22-0004**

**Exhibit B**

Statement of Intent

**STATEMENT OF INTENT:** Remove total acreage from PD 38 and create an individual planned mixed-use development including Commercial, Retail, Professional and Medical Office (Lots 1, 2, and 3), and Residential Multi-family (Lot 4 and 5x). Exhibit A further depicts the approximate areas of each component.

**STATEMENT OF PURPOSE:** The purpose of this Planned Development District is to create development within the district that encourages a mixed-use urban environment with entertainment and hospitality uses along with all retail and office uses supported by a residential component.



**Z22-0004****Exhibit C****Planned Development Standards**

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

**A. BASE ZONING DISTRICT:**

- 1) The portion of the Property shown as Lot 1, Lot 2, and Lot 3 on Exhibit A1 – Zoning Exhibit and Exhibit D – Zoning Site Plan, shall be developed and used in accordance with “C” – Commercial District zoning regulations except as provided herein.
- 2) The portion of the Property shown as Lot 4 on Exhibit A1 – Zoning Exhibit and Exhibit D – Zoning Site Plan shall be developed and used in accordance with the “MF” Multifamily District zoning regulations except as provided herein.
- 3) The portion of the Property shown on Exhibit A1 – Zoning Exhibit and Exhibit D - Zoning Site Plan as Lot 5x shall be an open space lot.
- 4) Lot 5x shall be owned and maintained by the owner of Lot 4.

**B. SCREENING AND FENCING:**

- 1) All screening and fencing in the Planned Development area shall conform to the specifications as follows:
  - i. Fencing shall be generally installed as shown on Exhibit D – Zoning Site Plan.
  - ii. All fencing shall be rod iron or masonry (brick, stone, stucco). Solid wood fencing is prohibited.

**C. LANDSCAPING:**

- 1) All external property lines of the Planned Development area shall have landscaped screening as follows:
  - i. US 380 Landscape
    - a. The landscape easement shall be thirty (30) feet in width.
    - b. Tree plantings shall be provided at minimum rate of a four (4) inch Caliper shade tree (at the time of planting) per twenty-five (25) lineal feet. Shrub plantings shall be provided at a lineal rate of 40 five (5) gallon shrubs (at the time of planting) per a minimum thirty (30) lineal feet.



- c. Berms within Landscape Easement ranging in height from 3' to 6' and have an overall average height of 4.5' or more.
  - ii. Richland Blvd Landscape
    - a. The landscape easement shall be twenty-five (25) feet in width.
    - b. Tree plantings shall be provided at a minimum rate of a four (4) inch caliper shade tree per twenty (20) linear feet. Shrub plantings shall be provided at a minimum rate of 20 ten (10) gallon shrubs per thirty (30) linear feet.
    - c. Berms along the north side of Richland Boulevard, as permitted by gas easement holder of average 4' height.
    - d. Berms along south side of Richland Boulevard within Landscape Easement with minimum height of 3'.
  - iii. East Buffer
    - a. The landscape easement shall be twenty-five (25) feet in width.
    - b. Tree plantings shall be provided at minimum rate of a four (4) inch Caliper shade tree (at the time of planting) per twenty (20) lineal feet. Shrub plantings shall be provided at a lineal rate of 40 five (5) gallon shrubs (at the time of planting) per a minimum thirty (30) lineal feet.
  - iv. West Buffer
    - a. The landscape buffer shall be five (5) feet in width.
    - b. One small (ornamental) tree and one five (5) gallon shrub shall be plated every 15 linear feet. Clustering of trees and shrubs shall be permitted.
  - v. Parking Buffer
    - a. Parking abutting perimeter landscape areas shall be screened from the adjacent roadway by shrubs or berms.
- 2) Multifamily screening along the west boundary of Lot 4 will not be required.

**D. PARKING:**

- 1) Parking shall be incorporated for Lot 4 as follows:
  - i. All parking must be provided on-site
- 2) Parking ratios shall be incorporated for Lot 4 as follows:
  - i. 1.65 spaces per one-bedroom unit.
  - ii. 2.0 spaces per two-bedroom unit.

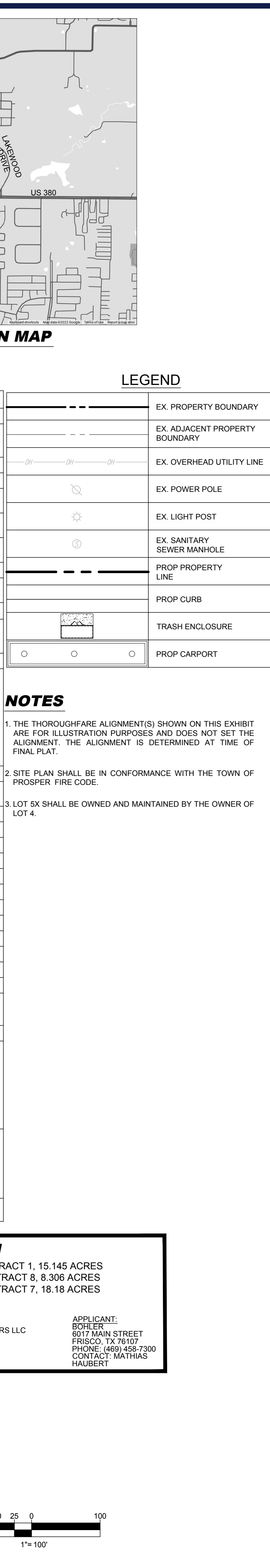
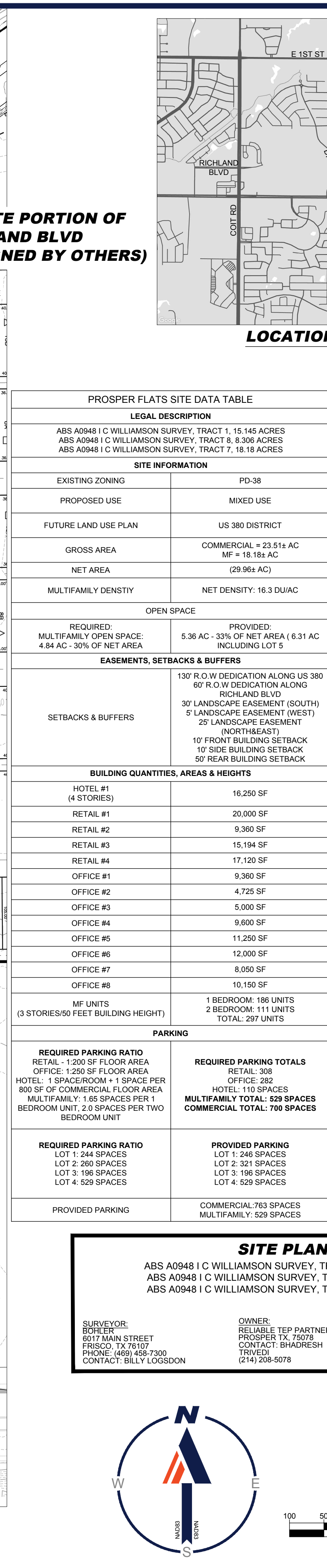


## **E. LOT USE REGULATIONS AND RESTRICTIONS:**

Use regulations shall be in accordance with “C” – Commercial District for Lot 1, Lot 2, and Lot 3 and “MF” – Multifamily District for Lot 4, subject to the following conditions:

- 1) Lot 1, Lot 2, and Lot 3:
  - i. Permitted Uses:
    - a. Inline (end cap) Drive-through restaurants
      - a. A maximum of two end cap drive-thru’s shall be permissible
      - b. End cap drive-thru shall only be permissible on Lot 2 and Lot 3
- 2) Lot 4:
  - i. Minimum Building Setbacks:
    - a. Front Yard Setback: Ten feet (10’)
    - b. Side Yard Setback: Ten feet (10’)
    - c. Rear Yard Setback: Fifty feet (50’)
  - ii. Minimum Unit Dwelling Area:
    - a. One (1) Bedroom Unit: Six Hundred Fifty square feet (650 SF)
    - b. Two (2) Bedroom Unit: One Thousand Fifty square feet (1050 SF)
    - c. Three (3) Bedroom and larger units are prohibited.
  - iii. Maximum Permitted Density:
    - a. Density shall not exceed (16.5) units per net acre. This includes ROW dedication for Richland Blvd and Lot 5x Open Space.



[illegible]



## DEVELOPMENT SCHEDULE

HOTEL BREAKING GROUND	Q1 2023
COMMERCIAL BREAKING GROUND	Q1 2023
MULTIFAMILY BREAKING GROUND	Q1 2023
OFFICE BREAKING GROUND	Q3 2023



# Exhibit F1



Z22-0004

## Sample Retail Elevations



# Exhibit F1



## Sample Office Elevations

Z22-0004



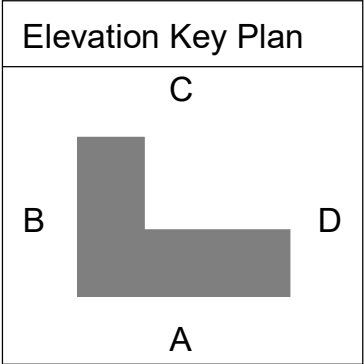
EXHIBIT F2 - MULTIFAMILY ELEVATIONS



MASONRY - 68%  
BOARD & BATTEN - 33%

1 Building Type A - Elevation A  
1" = 20'-0"

TOTAL FOR ENTIRE BUILDING:  
MASONRY - 50%  
BOARD & BATTEN - 34%  
LAP - 16%



MATERIAL LEGEND

BRICK	BOARD & BATTEN
STONE ASHLAR PATTERN	LAP SIDING



MASONRY - 65%  
BOARD & BATTEN - 13%  
LAP - 22%

2 Building Type A - Elevation B  
1" = 20'-0"



PRESTON WICK MIXED USE

Owner:

- Bhadresh Trivedi
- 2504 Loftsmoor Ln., Plano, TX 75025
- 214-208-5078

Applicant:

- Jon Kendall
- Bohler Engineering
- 6017 Main Street, Frisco, TX 75034
- 469-458-7300

Surveyor:

- Billy M Logsdon, JR.
- Bohler
- 6017 Main Street, Frisco, TX 75034
- 469-458-7300

Building A - Elevations

1

NRP

05-26-2022

Scale As indicated



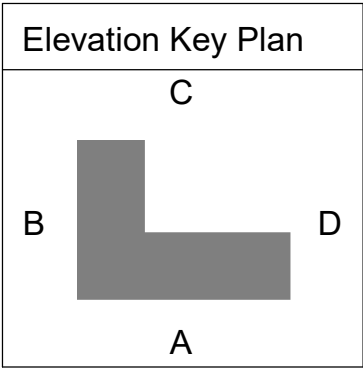
EXHIBIT F2 - MULTIFAMILY ELEVATIONS



MASONRY - 36%  
BOARD & BATTEN - 40%  
LAP SIDING - 25%

1 Building Type A - Elevation C  
1" = 20'-0"

TOTAL FOR ENTIRE BUILDING:  
  
MASONRY - 50%  
BOARD & BATTEN - 34%  
LAP - 16%



MATERIAL LEGEND

BRICK	BOARD & BATTEN
STONE ASHLAR PATTERN	LAP SIDING



MASONRY - 32%  
BOARD & BATTEN - 51%  
LAP - 17%

2 Building Type A - Elevation D  
1" = 20'-0"



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Building A - Elevations

2

NRP

05-26-2022

Scale As indicated



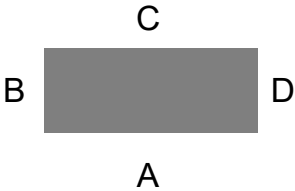
EXHIBIT F2 - MULTIFAMILY ELEVATIONS



TOTAL FOR ENTIRE BUILDING:  
MASONRY - 54%  
BOARD & BATTEN - 36%  
LAP - 10%

MASONRY - 54%  
BOARD & BATTEN - 43%  
LAP - 3%

Elevation Key Plan



1 Building Type B - Elevation A  
1" = 20'-0"



MASONRY - 72%  
BOARD & BATTEN - 28%  
LAP - 0%

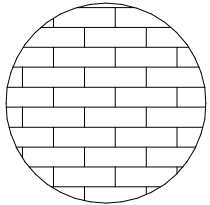
2 Building Type B - Elevation B  
1" = 20'-0"



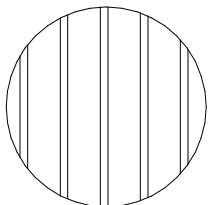
MASONRY - 75%  
BOARD & BATTEN - 25%  
LAP - 0%

4 Building Type B - Elevation D  
1" = 20'-0"

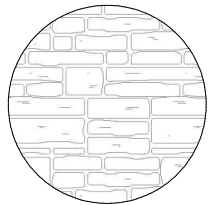
MATERIAL LEGEND



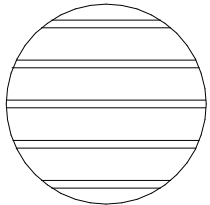
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING



MASONRY - 34%  
BOARD & BATTEN - 38%  
LAP - 28%

3 Building Type B - Elevation C  
1" = 20'-0"

GRAPHIC SCALE 1"=20'



0 20 40 60 80

PRESTON WICK MIXED USE

Owner:  
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• Bohler  
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• 469-458-7300

Building B - Elevations

3

NRP

05-26-2022

Scale As indicated



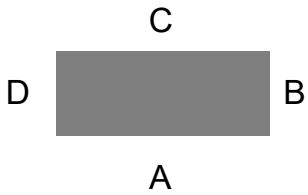
EXHIBIT F2 - MULTIFAMILY ELEVATIONS



TOTAL FOR ENTIRE BUILDING:  
MASONRY - 52%  
BOARD & BATTEN - 41%  
LAP - 6%

MASONRY - 43%  
BOARD & BATTEN - 43%  
LAP - 13%

Elevation Key Plan



3 Building Type C - Elevation C  
1" = 20'-0"

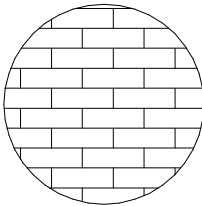


MASONRY - 62%  
BOARD & BATTEN - 38%

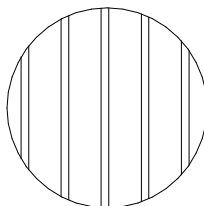


MASONRY - 63%  
BOARD & BATTEN - 37%

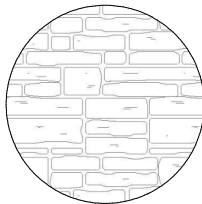
MATERIAL LEGEND



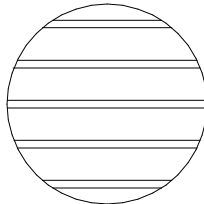
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING

2 Building Type C - Elevation B  
1" = 20'-0"

4 Building Type C - Elevation D  
1" = 20'-0"



MASONRY - 50%  
BOARD & BATTEN - 44%  
LAP - 6%

1 Building Type C - Elevation A  
1" = 20'-0"

GRAPHIC SCALE 1"=20'



0 20 40 60 80

PRESTON WICK MIXED USE

Owner:  
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• 214-208-5078

Applicant:  
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• Bohler Engineering  
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• 469-458-7300

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• Bohler  
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• 469-458-7300

Building C - Elevations

4

NRP

05-26-2022

Scale As indicated

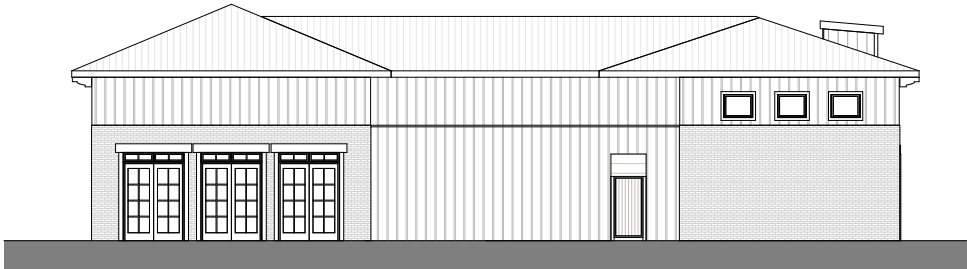


EXHIBIT F2 - MULTIFAMILY ELEVATIONS



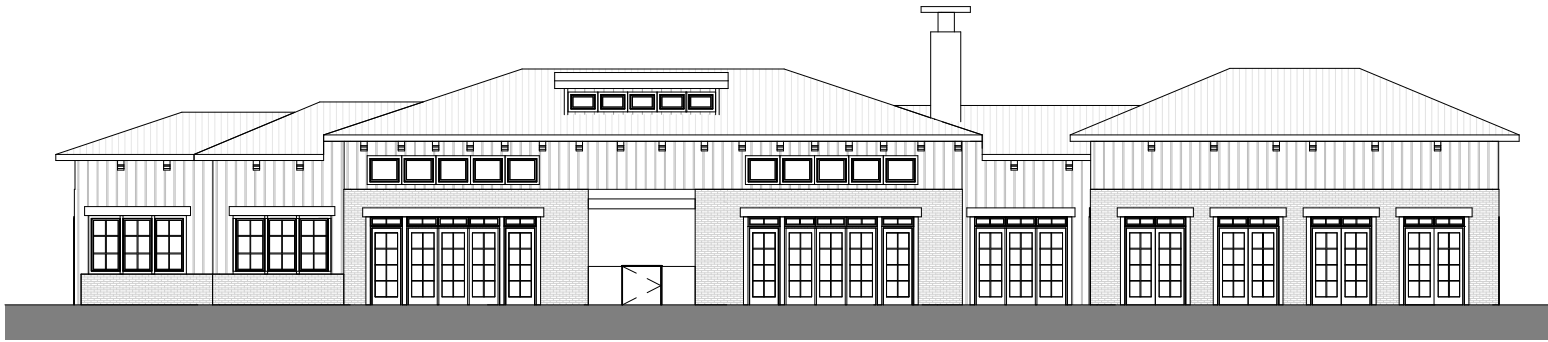
1 Club House - Elevation A  
1" = 20'-0"

MASONRY - 47%  
BOARD & BATTEN - 53%



2 Club House - Elevation B  
1" = 20'-0"

MASONRY - 37%  
BOARD & BATTEN - 63%



3 Club House - Elevation C  
1" = 20'-0"

MASONRY - 44%  
BOARD & BATTEN - 56%



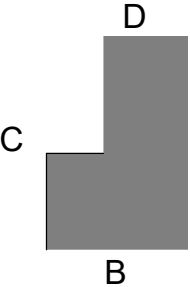
4 Club House - Elevation D  
1" = 20'-0"

MASONRY - 58%  
BOARD & BATTEN - 42%

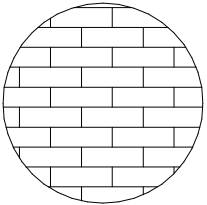
TOTAL FOR ENTIRE BUILDING:

MASONRY - 46%  
BOARD & BATTEN - 54%

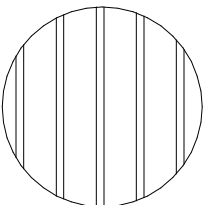
Elevation Key Plan



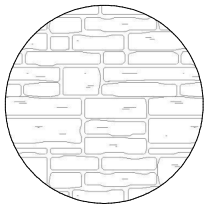
MATERIAL LEGEND



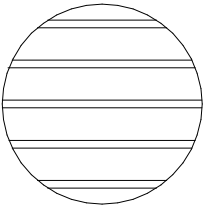
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING

PRESTON WICK MIXED USE

Owner:  
• Bhadresh Trivedi  
• 2504 Loftsmoor Ln, Plano, TX 75025  
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• Bohler Engineering  
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• 469-458-7300

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• Bohler  
• 6017 Main Street, Frisco, TX 75034  
• 469-458-7300

Clubhouse - Elevations

5

NRP

05-26-2022

Scale As indicated

GRAPHIC SCALE 1"=20'



0 20 40 60 80





PLANT SCHEDULE

LARGE TREES  
EVERGREEN      DECIDUOUS



SMALL TREES



SHRUBS



SOD



PLANT SUGGESTIONS

LARGE TREES

Quercus muehlenbergii/Chinkapin Oak  
Taxodium distichum/Bald Cypress  
Ulmus crassifolia/Cedar Elm  
Quercus virginiana/Southern Live Oak

SMALL TREES

Aesculus glabra "Arguta"/Texas Buckeye  
Cercis canadensis var. texensis/Texas Redbud  
Ilex vomitoria/Yaupon Holly

SHRUBS

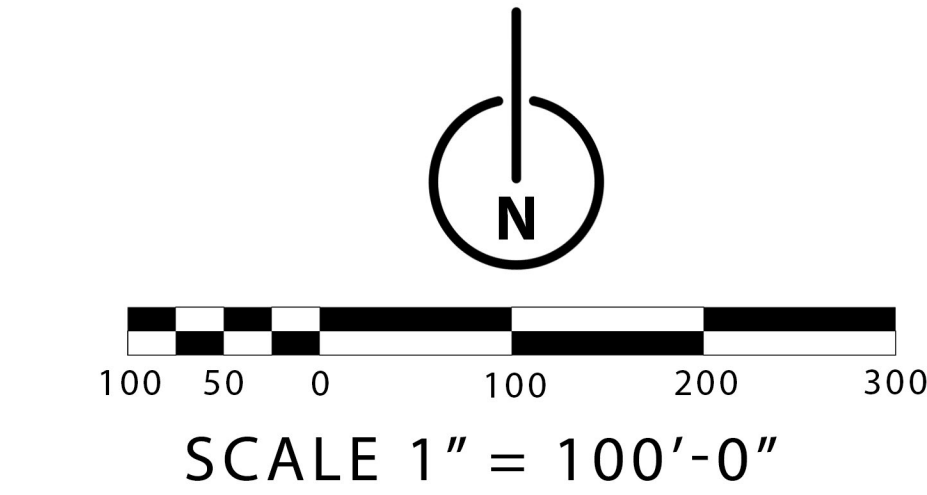
Abelia x grandiflora/Glossy Abelia  
Ilex cornuta/Burford Holly  
Symphoricarpos orbiculatus/Coral Berry  
Leucophyllum frutescens/Texas Sage  
Nandina domestica/Standard Nandina  
Ilex vomitoria 'Nana'/Dwarf Yaupon Holly  
Hesperaloe parviflora/Red Yucca

LANDSCAPE CALCULATIONS

US-380	
Property Line Length (LF)	1465
# of Shade Trees	1
per LF	25
# of Shrubs	40
per LF	30
TOTAL SHADE TREES	59 (4) inch trees
TOTAL SHRUBS	1953 5g shrubs
Richland	
Property Line Length (LF)	980
# of Shade Trees	1
per LF	20
# of Shrubs	20
per LF	30
TOTAL SHADE TREES	49 (4) inch trees
TOTAL SHRUBS	653 10g shrubs
East Buffer	
Property Line Length (LF)	1500
# of Shade Trees	1
per LF	20
# of Shrubs	40
per LF	30
TOTAL SHADE TREES	75 (4) inch trees
TOTAL SHRUBS	2000 5g shrubs
West Buffer	
Property Line Length (LF)	550
# of Ornamental Trees	1
per LF	15
# of Shrubs	1
per LF	15
TOTAL ORNAMENTAL TREES	37 (3) inch trees
TOTAL SHRUBS	37 5g shrubs

LANDSCAPE NOTES

- Trees shall have an average spread of crown of greater than fifteen (15) feet at maturity. Trees having a lesser average mature crown of fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of fifteen (15) feet crown of spread. Unless otherwise specified herein, trees shall be of a minimum of three (3) inches in caliper as measured twelve (12) inches above natural soil level and seven (7) feet in height at time of planting.
- Shrubs other than dwarf variety shall be a minimum of two (2) feet in height when measured immediately after planting. A screening hedge, where required, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three (3) feet in height within one (1) year after planting. Any parking area abutting the landscape perimeter will be screened from the adjacent street as approved by the Town. Parking areas that are beyond sixty (60) feet from the property line do not require screening unless adjacent to a residential zoning district or a residential development.
- Evergreen trees such as conifers intended for screening will have a minimum height of six (7) feet at the time of planting. Evergreen shrubs intended for required screening shall be a minimum of seven (7) gallons and be capable of attaining six (6) feet in height in two growing seasons.
- Ornamental (Small) trees will have a minimum size of three (3) inch caliper and minimum seven (7) feet in height at time of planting.
- Foundation plantings of a single row of shrubs are required along the front facade of all multifamily buildings adjacent to a public street planting.
- No trees are permitted within the gas easement. Said trees will need to located elsewhere on the site.



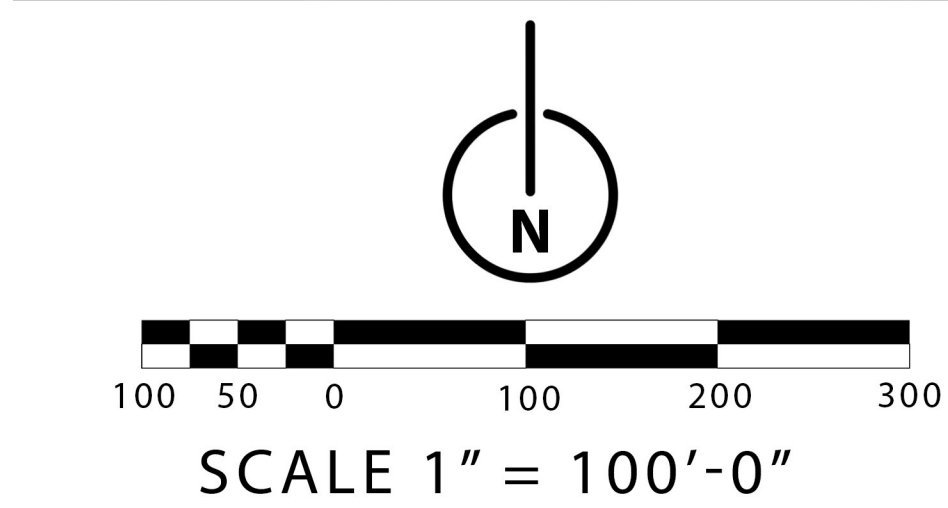
PROSPER FLATS  
Prosper, Texas  
Illustrative Landscape Plan



www.leeandassociates.net

THIS ILLUSTRATIVE PLAN/ RENDERING IS CONCEPTUAL IN NATURE AND IS NOT ACCEPTABLE AS A LANDSCAPE PLAN. THE LANDSCAPE PLAN WILL BE SUBMITTED WITH SITE PLAN / FINAL PLAT SUBMITTALS AND WILL MEET ALL THE ORDINANCE AND PD REQUIREMENTS.





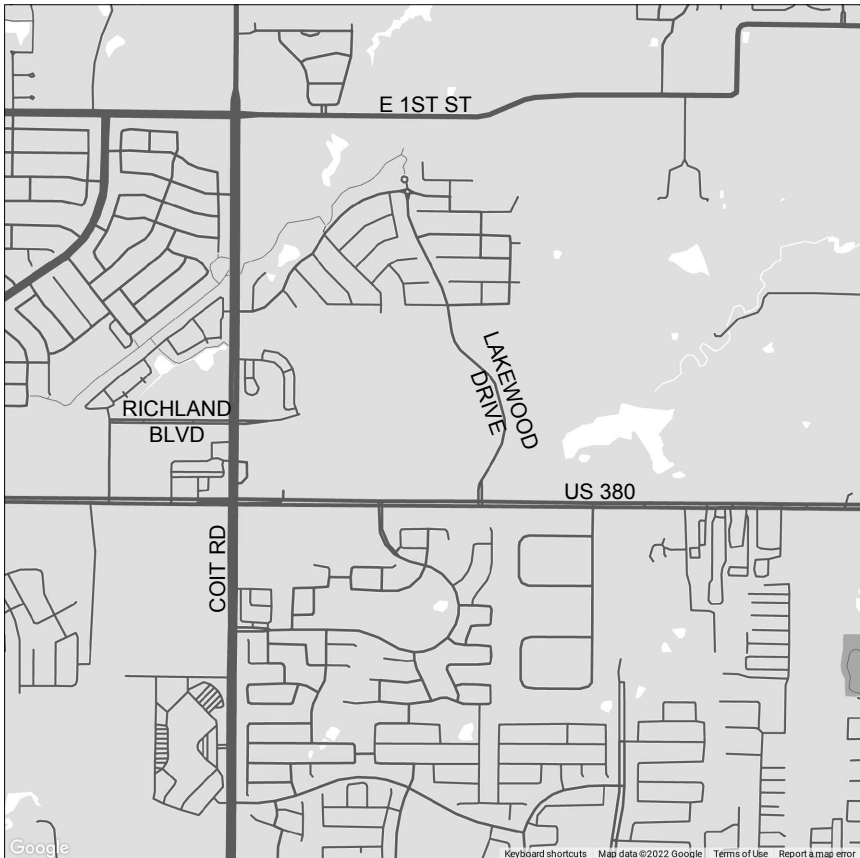
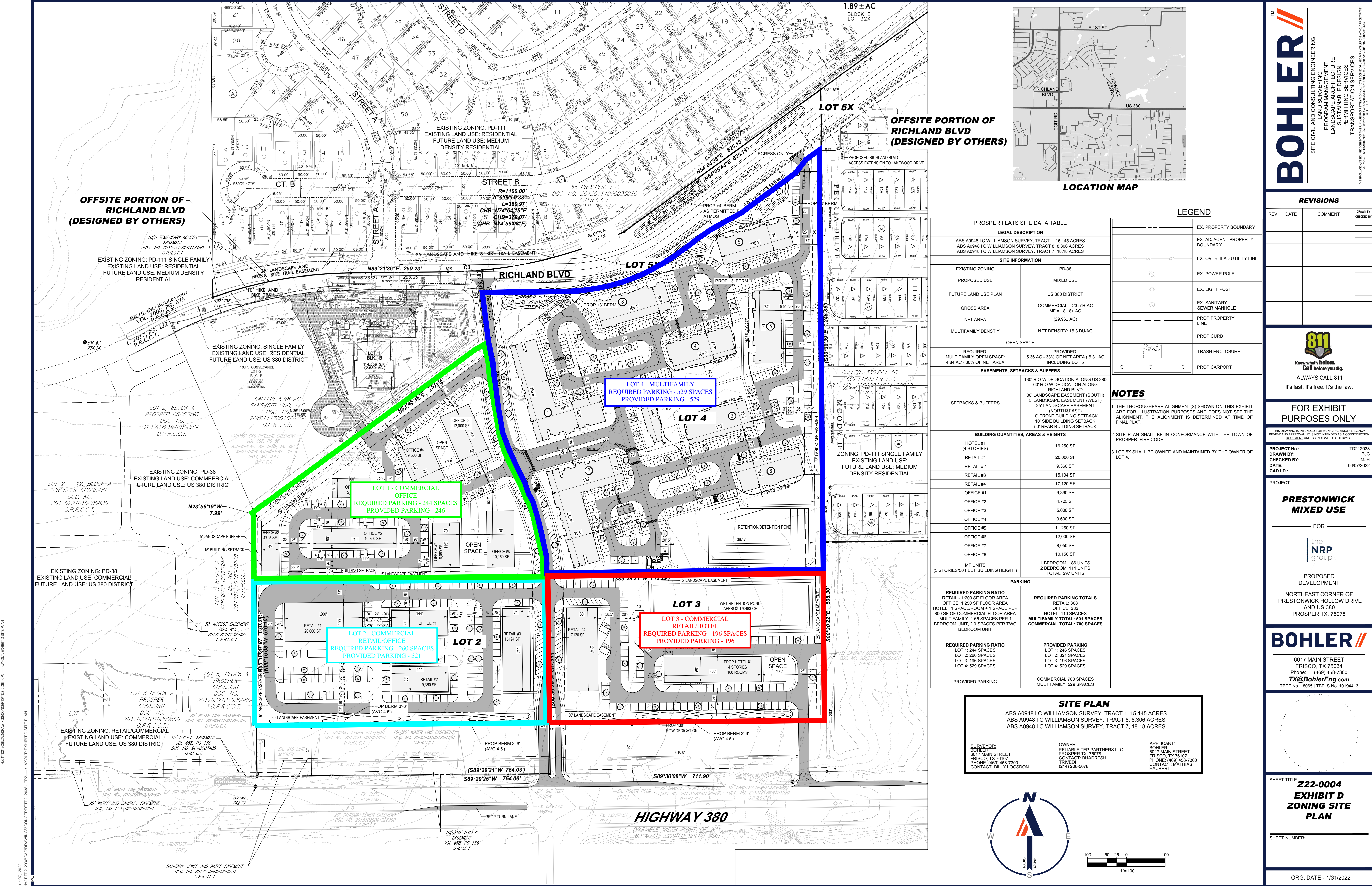
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# PROSPER FLATS

Prosper, Texas

## Illustrative Site Plan





LOCATION MAP

OFFSITE PORTION OF  
RICHLAND BLVD  
(DESIGNED BY OTHERS)

OFFSITE PORTION OF  
RICHLAND BLVD  
(DESIGNED BY OTHERS)

LEGEND

---	EX. PROPERTY BOUNDARY
---	EX. ADJACENT PROPERTY BOUNDARY
---	EX. OVERHEAD UTILITY LINE
---	EX. POWER POLE
---	EX. LIGHT POST
---	EX. SANITARY SEWER MANHOLE
---	PROP. PROPERTY LINE
---	PROP. CURB
---	TRASH ENCLOSURE
---	PROP. CARPORT

NOTES

- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- SITE PLAN SHALL BE IN CONFORMANCE WITH THE TOWN OF PROSPER FIRE CODE.
- LOT 5X SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 4.

PROSPER FLATS SITE DATA TABLE	
LEGAL DESCRIPTION	
ABS A0948 I C WILLIAMSON SURVEY, TRACT 1, 15.145 ACRES ABS A0948 I C WILLIAMSON SURVEY, TRACT 8, 8.306 ACRES ABS A0948 I C WILLIAMSON SURVEY, TRACT 7, 18.18 ACRES	
SITE INFORMATION	
EXISTING ZONING	PD-38
PROPOSED USE	MIXED USE
FUTURE LAND USE PLAN	US 380 DISTRICT
GROSS AREA	COMMERCIAL = 23.51 AC MF = 18.18 AC
NET AREA	(29.96 AC)
MULTIFAMILY DENSITY	NET DENSITY: 16.3 DU/AC
OPEN SPACE	
REQUIRED: MULTIFAMILY OPEN SPACE: 4.84 AC - 30% OF NET AREA	PROVIDED: 5.36 AC - 30% OF NET AREA (6.31 AC INCLUDING LOT 5)
EASEMENTS, SETBACKS & BUFFERS	
130' R.O.W DEDICATION ALONG US 380 60' R.O.W DEDICATION ALONG RICHLAND BLVD 30' LANDSCAPE EASEMENT (SOUTH) 5' LANDSCAPE EASEMENT (WEST) 25' LANDSCAPE EASEMENT (NORTHEAST) 10' FRONT BUILDING SETBACK 10' SIDE BUILDING SETBACK 50' REAR BUILDING SETBACK	
SETBACKS & BUFFERS	
BUILDING QUANTITIES, AREAS & HEIGHTS	
HOTEL #1 (4 STORIES)	16,250 SF
RETAIL #1	20,000 SF
RETAIL #2	9,360 SF
RETAIL #3	15,194 SF
RETAIL #4	17,120 SF
OFFICE #1	9,360 SF
OFFICE #2	4,725 SF
OFFICE #3	5,000 SF
OFFICE #4	9,600 SF
OFFICE #5	11,250 SF
OFFICE #6	12,000 SF
OFFICE #7	8,050 SF
OFFICE #8	10,150 SF
MF UNITS (3 STORIES/50 FEET BUILDING HEIGHT)	1 BEDROOM: 186 UNITS 2 BEDROOM: 111 UNITS TOTAL: 297 UNITS
PARKING	
REQUIRED PARKING RATIO RETAIL - 1:200 SF FLOOR AREA OFFICE: 1:250 SF FLOOR AREA HOTEL: 1 SPACE/ROOM + 1 SPACE PER 800 SF OF COMMERCIAL FLOOR AREA MULTIFAMILY: 1.65 SPACES PER 1 BEDROOM UNIT, 2.0 SPACES PER TWO BEDROOM UNIT	REQUIRED PARKING TOTALS RETAIL: 308 OFFICE: 282 HOTEL: 110 SPACES MULTIFAMILY TOTAL: 501 SPACES COMMERCIAL TOTAL: 700 SPACES
REQUIRED PARKING RATIO LOT 1: 244 SPACES LOT 2: 321 SPACES LOT 3: 196 SPACES LOT 4: 529 SPACES	PROVIDED PARKING LOT 1: 244 SPACES LOT 2: 321 SPACES LOT 3: 196 SPACES LOT 4: 529 SPACES
PROVIDED PARKING	COMMERCIAL: 763 SPACES MULTIFAMILY: 529 SPACES

SITE PLAN

ABS A0948 I C WILLIAMSON SURVEY, TRACT 1, 15.145 ACRES  
ABS A0948 I C WILLIAMSON SURVEY, TRACT 8, 8.306 ACRES  
ABS A0948 I C WILLIAMSON SURVEY, TRACT 7, 18.18 ACRES

SURVEYOR:  
BOHLER  
6017 MAIN STREET  
FRISCO, TX 75034  
PHONE: (469) 458-7300  
CONTACT: BILLY LOGSDON

OWNER:  
RELIABLE TEP PARTNERS LLC  
PROSPER, TX 75078  
CONTACT: BHADRESH  
TRIVED  
(214) 208-5078

APPLICANT:  
BOHLER  
6017 MAIN STREET  
FRISCO, TX 75034  
CONTACT: BHADRESH  
TRIVED  
(214) 208-5078



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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FOR EXHIBIT  
PURPOSES ONLY

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PROJECT No.: TD212038  
DRAWN BY: PJC  
CHECKED BY: MUH  
DATE: 06/07/2022  
CAD FILE:

PRESTONWICK  
MIXED USE

FOR



PROPOSED  
DEVELOPMENT

NORTHEAST CORNER OF  
PRESTONWICK HOLLOW DRIVE  
AND US 380  
PROSPER TX, 75078

**BOHLER**

6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 180651 | TBPLS No. 10194413

SHEET TITLE  
**Z22-0004  
EXHIBIT D  
ZONING SITE  
PLAN**

SHEET NUMBER:

ORG. DATE - 1/31/2022