

**AGENDA**  
**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.

**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 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).

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

- 4.** Conduct a Public Hearing, and consider and act upon a request 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).
- 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]**
- 6.** Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7.** Adjourn.

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



### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, June 3, 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.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> 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.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 3, 2022, 6:00 p.m.

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

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

Commissioners present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Damon Jackson, and Chris Kern.

Commissioners Absent: Sekou Harris.

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

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

**3. Public Comments**

*Maria Millen (Neighbors Nourishing Neighbors):* Spoke in regard to recognizing "Food Pantry" as an allowed use in the Agricultural zoning designation.

**4. CONSENT AGENDA**

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

**3b. Consider and act upon a Preliminary Site Plan for a commercial development consisting of medical offices, retail, restaurant, and convenience store with fuel pump uses, on 21.9± acres, located on the northwest corner of US 380 & Teel Parkway. The property is zoned Planned Development-40 (PD40). (D22-0021).**

**3c. Consider and act upon a Final Plat for Westside Addition, Block A, Lot 8, on 1.8± acres, located on the north side of US 380, east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0030).**

**3d. Consider and act upon a Conveyance Plat for Prosper West, Block A, Lots 1 and 2, on 54.3± acres, located on the west side of Dallas Parkway, north of US 380. The property is zoned Planned Development-41 (PD-41). (D22-0032).**

**3e. Consider and act upon a Revised Conveyance Plat for Children's Prosper, Block A, Lot 1, on 50.3± acres, located on the northwest corner of Dallas Parkway and US 380. The property is zoned Planned Development-41 (PD-41). (D22-0033).**

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



## **REGULAR AGENDA**

4. **Consider and act upon a Site Plan and Façade Plan, for a multi-tenant retail building, in the Westside development, on 1.8± acres, located on the north side of US 380, east of FM 1385. The property is zoned Planned Development-94 (PD-94). (D22-0029).**

*Soto:* Summarized the request and presented exhibits.

Motion by Peterson, second by Charles, to table Item 4 indefinitely. Motion approved 6-0.

5. **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). [REQUEST TO BE TABLED]**

*Dodds:* Indicated that the item be tabled indefinitely.

Motion by Charles, second by Jackson, to table Item 5, indefinitely. Motion approved 6-0.

6. **Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD), located on the north side of Third Street, east of Coleman Road. (Z22-0009).**

*Mendez:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

*Jeanna Montgomery (Applicant):* Provided information regarding the proposed zoning request.

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

Commissioners generally spoke in support of the request.

Motion by Peterson, second by Pettis, to approve Item 6, subject to staff recommendation. Motion approved 6-0.

7. **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).**

*Soto:* Summarized the request and presented exhibits.

*William Kalkman (Applicant):* Provided information regarding the proposed request.

Chair Daniel opened the Public Hearing.

Motion by Peterson, second by Jackson, to approve Item 7, subject to staff recommendation. Motion approved 5-1. Commissioner Kern voted in opposition to the request.



- 8. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-69 (PD-69), on 71.0± acres, generally to modify the allowed uses and landscape standards, located on the southeast corner of Dallas Parkway and Frontier Parkway. (Z22-0007).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

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

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

Commissioners generally spoke in support of the request.

Motion by Pettis, second by Charles, to approve Item 8, subject to staff recommendation. Motion approved 6-0.

- 9. 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).**

*Dodds:* Summarized the request and presented exhibits noting staff concerns.

Chair Daniel opened the Public Hearing.

*John Kendall (Applicant), Amir Saveri (Applicant), and Alena Saveri (Applicant):* Provided a presentation regarding the proposed development.

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

Commissioners generally expressed concerns with the proposal.

Motion by Kern, second by Jackson, to deny Item 9, subject to staff recommendation. Motion approved 3-3. Motion failed.

Motion by Charles, second by Preston, to approve Item 9, subject to staff recommendation. Motion approved 2-3. Commissioner Pettis abstained. Motion failed.

Motion by Peterson, second by Jackson, to table Item 9 and continue the Public Hearing to the June 7, 2022 Planning & Zoning Commission Meeting. Motion approved 4-2. Commissioners Kern and Charles voted in opposition.

- 10. 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.

- 11. Adjourn.**



Motion by Pettis, second by Jackson, to adjourn. Motion approved 6-0 at 8:08 p.m.

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**Evelyn Mendez, Planning Technician**

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**Michael Pettis, Secretary**





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3b**

**From:** Evelyn Mendez, Planning Technician

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 7, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The Final Plat conforms to the Office development standards.

**Attached Documents:**

1. Location Map
2. Final Plat

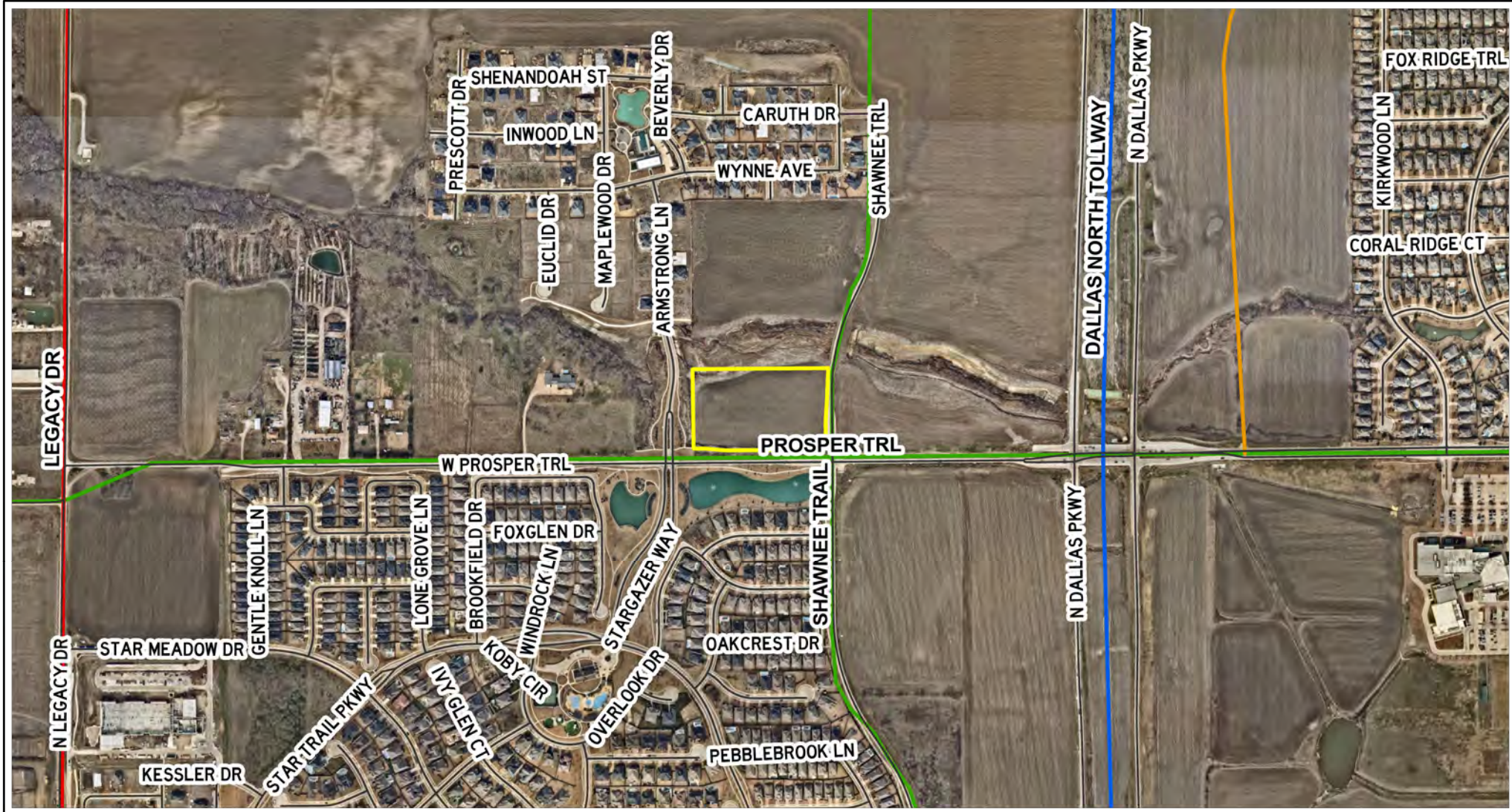
**Staff Recommendation:**

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.



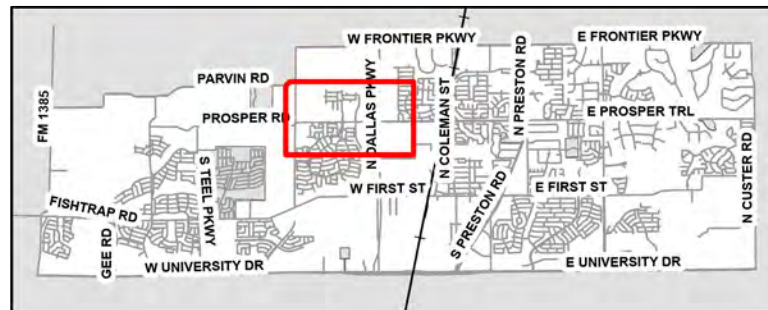
# D22-0038 - Office at Prosper Trail



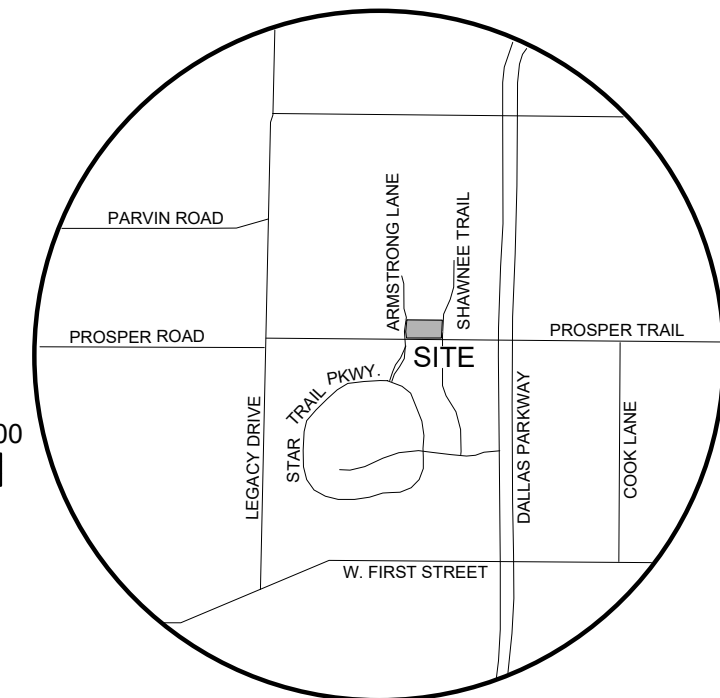
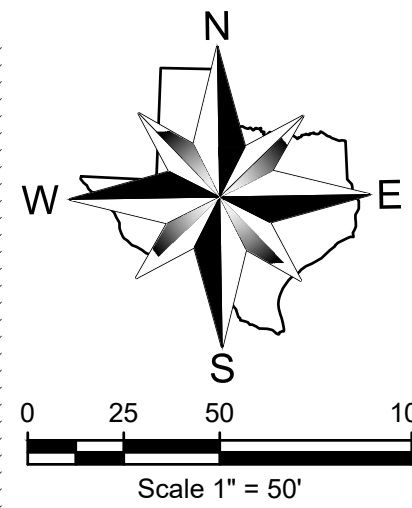
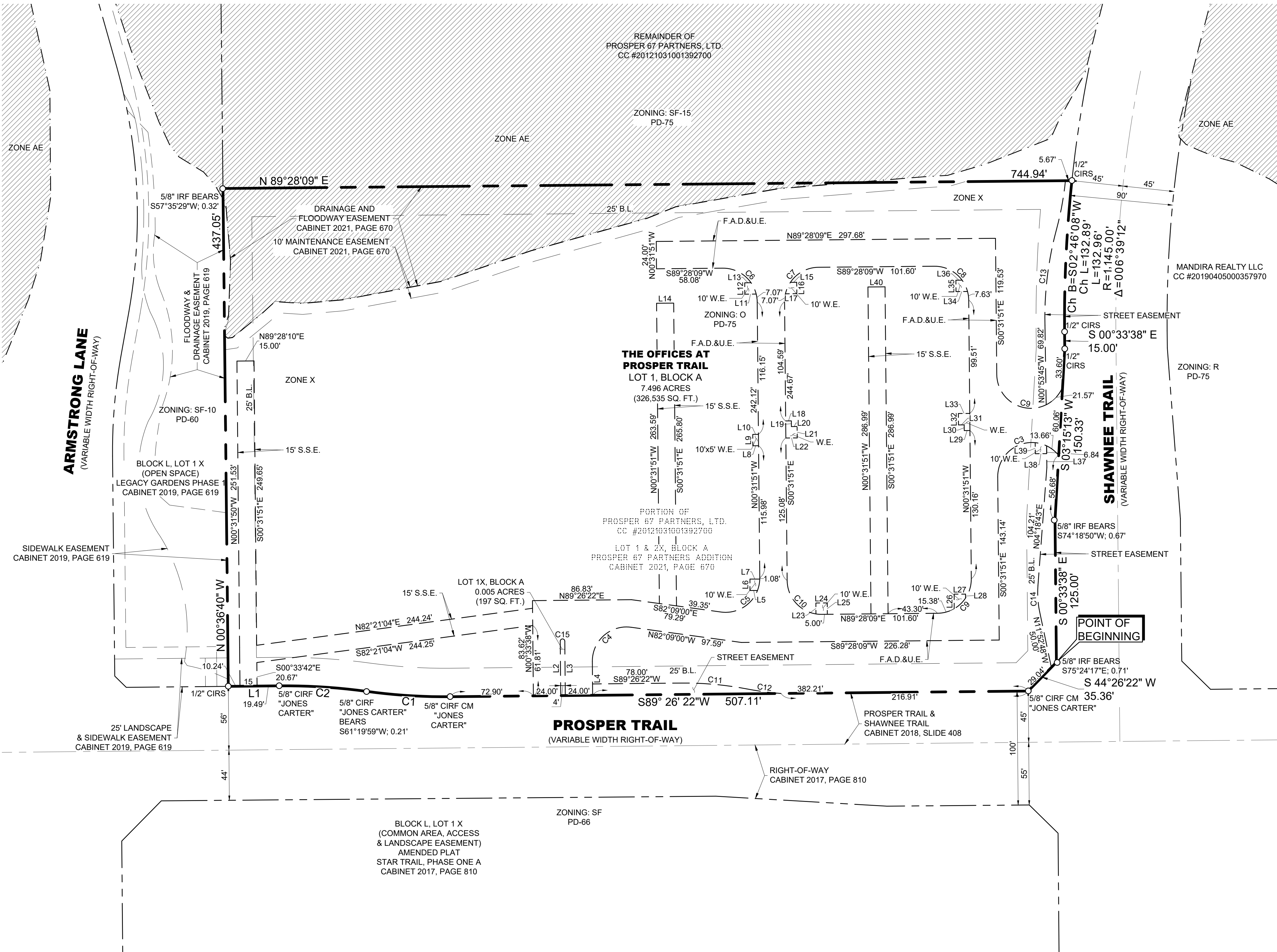
This map is for illustration purposes only.



0 500 1000 2000 Feet







VICINITY MAP  
NOT TO SCALE

ABBREVIATION LEGEND	
ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (as noted)
CIRS	1/2" Iron rod w/cap red plastic cap stamped "W.A.I. 5714" set
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag-nail set with washer stamped "W.A.I. 5714"
PKF	PK nail found
PKS	PK nail set
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set
F.A.D.&U.E.	Firelane, Access, Drainage, & Utility Easement
S.S.E.	Sanitary Sewer Easement
W.E.	Water Easement
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	8°22'24"	503.00'	73.51'	73.44'	N86°21'32"W
C2	8°22'24"	527.02'	77.02'	76.95'	N86°22'24"W
C3	142°07'17"	30.00'	74.42'	56.75'	S70°31'49"W
C4	98°22'51"	30.00'	51.51'	45.41'	S48°39'35"W
C5	98°22'51"	30.00'	51.51'	45.41'	N48°39'35"E
C6	90°00'00"	30.00'	47.12'	42.43'	N45°31'51"W
C7	90°00'00"	30.00'	47.12'	42.43'	S44°28'09"W
C8	90°00'00"	30.00'	47.12'	42.43'	N45°31'51"W
C9	157°08'17"	30.00'	82.28'	58.81'	S79°06'01"E
C9	90°00'00"	30.00'	47.12'	42.43'	N44°28'09"E
C10	90°00'00"	30.00'	47.12'	42.43'	S45°31'51"E
C11	11°22'30"	290.89'	57.75'	57.66'	N84°52'27"W
C12	6°26'20"	269.11'	30.24'	30.23'	S82°24'22"E
C13	16°28'01"	296.96'	85.17'	84.88'	S06°52'53"W
C14	16°10'01"	81.00'	22.86'	22.78'	S03°46'18"E
C15	180°00'12"	2.00'	6.28'	4.00'	S89°28'11"W

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0245K, dated June 7, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- GENERAL NOTES:**
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All easements are to be dedicated with the filing of this plat unless noted with Collin County Clerk's recording information.

**OWNER**  
CLA-Prosper Tollway 1, LLC  
8072 Preston Road, Suite 205  
Frisco, Texas 75034  
Ph. (214) 533-2800  
C. Stewart Slack

**SURVEYOR/ENGINEER**  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
Ph. (972) 490-7090  
Surveyor: Leonard Lueker  
Engineer: Will Winkelmann

FINAL PLAT  
**THE OFFICES AT PROSPER TRAIL**  
LOT 1, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A, THE OFFICES AT PROSPER TRAIL AS RECORDED IN CABINET 2021, PAGE 670  
BEING 7.496 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
DATE OF PREPARATION: FEBRUARY, 2022  
CITY PROJECT NO. D22-0038

<b>Winkelmann &amp; Associates, Inc.</b> CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA, SUITE 215 DALLAS, TEXAS 75230 TELEPHONE: (972) 490-7090 FAX: (972) 490-7090 COPYRIGHT © 2018, Winkelmann & Associates, Inc.	APPROV.			
	REVISION			
	No.	DATE		
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS CLA-PROSPER TOLLWAY 1, LLC 8072 PRESTON ROAD, SUITE 205 FRISCO, TEXAS 75034				
FINAL PLAT <b>THE OFFICES AT PROSPER TRAIL</b> BLOCK A, LOT 1 & 2X				
Date : 02.16.22	Scale : 1" = 50'	File : 64208-PPLT	Project No. : 64208	<b>SHEET</b> <b>1</b> <b>OF</b> <b>2</b>



OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, We, CLA-Prosper Tollway 1, LLC, are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147, in the Town of Prosper, Collin County, Texas, and being a portion of a tract of land described in deed to Prosper 67 Partners, Ltd., as recorded in County Clerk's Instrument No. 20121031001392700, Official Public Records, Collin County, Texas, also being all of Lot 1, Block A, Prosper 67 Partners Addition, an addition to the Town of Prosper, Collin County, Texas, according to the Conveyance Plat there of recorded in Cabinet 2021, Page 670, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner from which a 5/8-inch iron rod found bears South 75 degrees 24 minutes 17 seconds East, a distance of 0.71 feet, said point being the Northeast end of a corner clip at the intersection of the West right-of-way of Shawnee Trail, a variable width right-of-way, with the North right-of-way of Prosper Trail, a variable width right-of-way;

THENCE South 44 degrees 26 minutes 22 seconds West, along said corner clip, a distance of 35.36 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for the Southwest end of said corner clip on the North right-of-way of said Prosper Trail;

THENCE along the North right-of-way of said Prosper Trail, the following courses and distances:

South 89 degrees 26 minutes 22 seconds West, a distance of 507.11 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for corner, said point being the beginning of a curve to the right having a radius of 503.00 feet, a central angle of 08 degrees 22 minutes 24 seconds, a chord bearing of North 86 degrees 21 minutes 32 seconds West, and a chord length of 73.44 feet;

Along said curve to the right, an arc distance of 73.51 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found bears South 61 degrees 19 minutes 59 seconds West, a distance of 0.21 feet, said point being the beginning of a curve to the left having a radius of 527.02 feet, a central angle of 08 degrees 22 minutes 24 seconds, a chord bearing of North 86 degrees 22 minutes 24 seconds West, and a chord length of 76.95 feet;

Along said curve to the left, an arc distance of 77.02 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found for corner;

South 89 degrees 26 minutes 22 seconds West, a distance of 44.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of Block L, Lot 1X (Open Space), Legacy Gardens Phase 1, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2019, Page 619, Official Public Records, Collin County, Texas;

THENCE North 00 seconds 36 minutes 40 seconds West, along the West line of said Prosper 67 Partners, Ltd. Tract and the East line of said Block L, Lot 1X, a distance of 437.05 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 degrees 28 minutes 09 seconds East, departing the East line of said Block L, Lot 1X, over and across said Prosper 67 Partners, Ltd. tract, a distance of 744.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said Shawnee Trail, said point being the beginning of a non-tangent curve to the left having a radius of 1,145.00 feet, a central angle of 06 degrees 39 minutes 12 seconds, a chord bearing of South 02 degrees 46 minutes 08 seconds West, and a chord length of 132.89 feet;

THENCE along the West right-of-way of said Shawnee Trail, the East line of said Prosper 67 Partners, Ltd. tract, and along said non-tangent curve to the left, an arc distance of 132.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 33 minutes 38 seconds East, continuing the West right-of-way of said Shawnee Trail and the East line of said Prosper 67 Partners, Ltd. tract, a distance of 15.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 03 degrees 15 minutes 13 seconds West, continuing the West right-of-way of said Shawnee Trail and the East line of said Prosper 67 Partners, Ltd. tract, a distance of 150.33 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "JONES CARTER" found bears South 74 degrees 18 minutes 50 seconds West, a distance of 0.67 feet;

THENCE South 00 degrees 33 minutes 38 seconds East, continuing the West right-of-way of said Shawnee Trail and the East line of said Prosper 67 Partners, Ltd. tract, a distance of 125.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.496 acres or 326.535 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2021, utilizing a G.P.S. bearing related to the Town of Prosper, Texas Geodetic Control Monuments No. 3 and No. 4, North Texas Central Zone (4202), NAD 83, grid values.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CLA-Prosper Tollway 1, LLC, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **THE OFFICES AT PROSPER TRAIL**, Lot 1 & 2X, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The CLA-Prosper Tollway 1, LLC does hereby 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 building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any was 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.
- For lots adjacent to a Floodplain Only:
  - 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the

case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY:

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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.

\_\_\_\_\_  
Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration # 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
(972) 490-7090

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

My Commission Expires On: \_\_\_\_\_

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

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 owner 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block \_\_\_\_\_, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block \_\_\_\_\_, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement, The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 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.

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

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CLA-PROSPER TOLLWAY 1, LLC

8072 PRESTON ROAD, SUITE 205

FRISCO, TEXAS 75034

FINAL PLAT

THE OFFICES AT PROSPER TRAIL

BLOCK A, LOT 1 & 2X

DATE : 02.16.22

SCALE : N/A

FILE : 64208-PPLT

PROJECT NO. : 64208

DATE : 02.16.22

SCALE : N/A

FILE : 64208-PPLT

PROJECT NO. : 64208

DATE : 02.16.22

SCALE : N/A

FILE : 64208-PPLT

PROJECT NO. : 64208

APPROVED

REVISION

DATE

NO.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA, SUITE 215

FRISCO, TEXAS 75034

TELEPHONE: (972) 490-7090

FAX: (972) 490-7090

TXS: Texas Engineer Registration No. 89

TXS: Texas Surveyor Registration No. 10006

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CERTIFICATE OF APPROVAL

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

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

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

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

FINAL PLAT

THE OFFICES AT PROSPER TRAIL

LOT 1, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A, THE OFFICES AT PROSPER TRAIL AS RECORDED IN CABINET 2021, PAGE 670

BEING 7.496 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147

IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DATE OF PREPARATION: FEBRUARY, 2022

CITY PROJECT NO. D22-0038

OWNER

CLA-Prosper Tollway 1, LLC

8072 Preston Road, Suite 205

Frisco, Texas 75034

Ph. (214) 533-2800

C. Stewart Slack

SURVEYOR/ENGINEER

Winkelmann & Associates, Inc.

6750 Hillcrest Plaza Drive, Suite 215

Dallas, Texas 75230

Ph. (972) 490-7090

Surveyor: Leonard Lueker

Engineer: Will Winkelmann

2 of 2

SHEET

DATE : 02.16.22

SCALE : N/A

FILE : 64208-PPLT

PROJECT NO. : 64208

G:\64208\SURVEY\Plats\64208-PPLT.dwg





## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3c**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 7, 2022**

---

**Agenda Item:**

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).

**Description of Agenda Item:**

The Preliminary Site Plan is for a commercial development consisting of two (2) single-story, retail and restaurant, totaling 150,000 square feet. Access will be provided from existing drive aisles to Gee Road and U.S. Highway 380. The Preliminary Site Plan conforms to the Commercial development standards.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

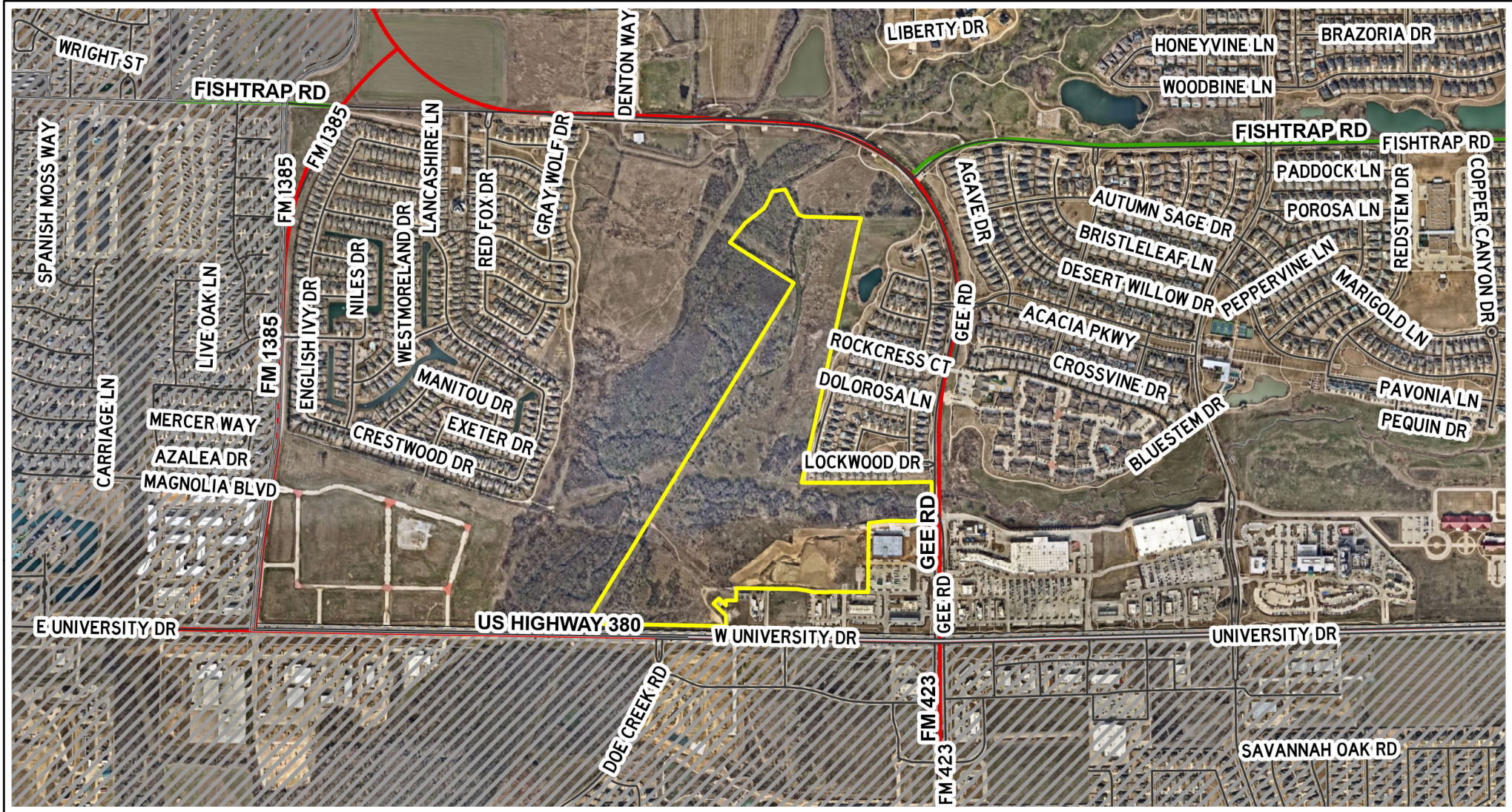
**Staff Recommendation:**

Staff recommends approval of the Preliminary Site Plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



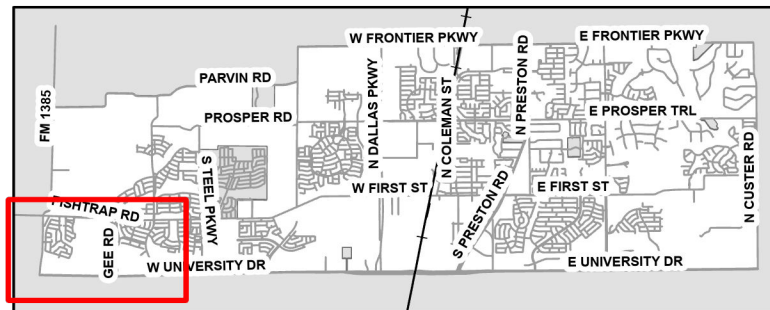
# D22-0039 - Westfork Crossing



This map is for illustration purposes only.

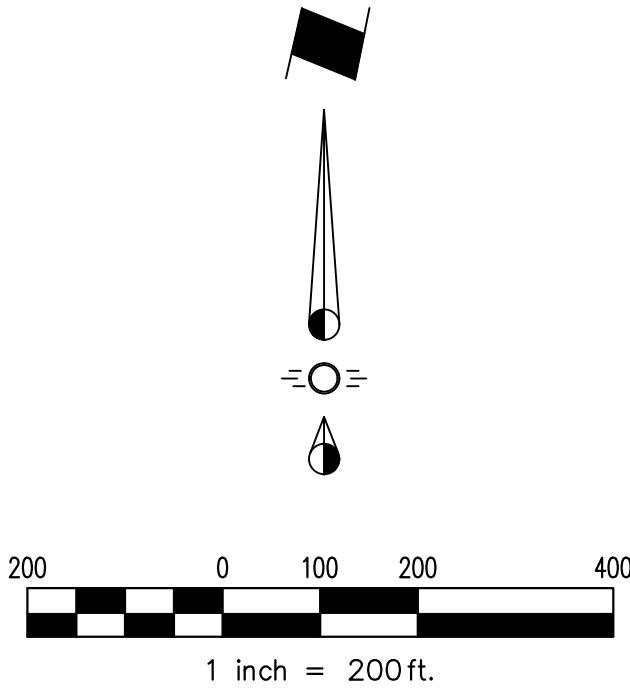
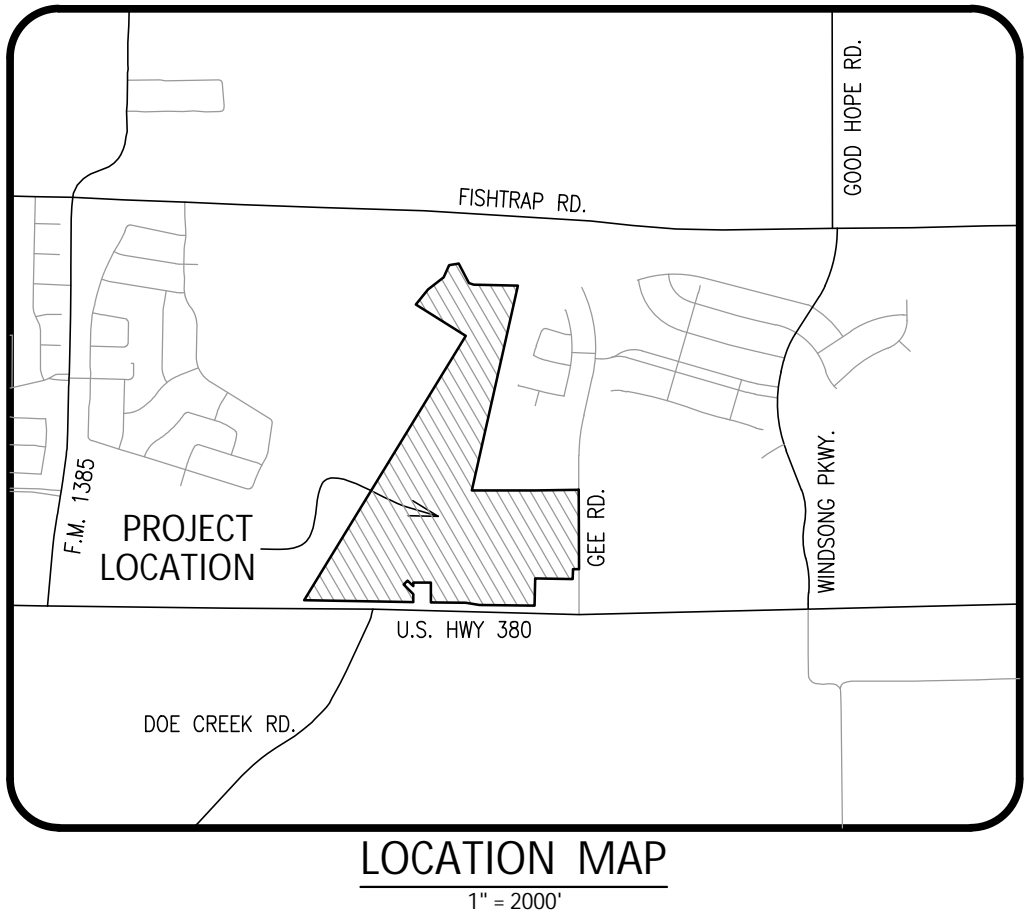
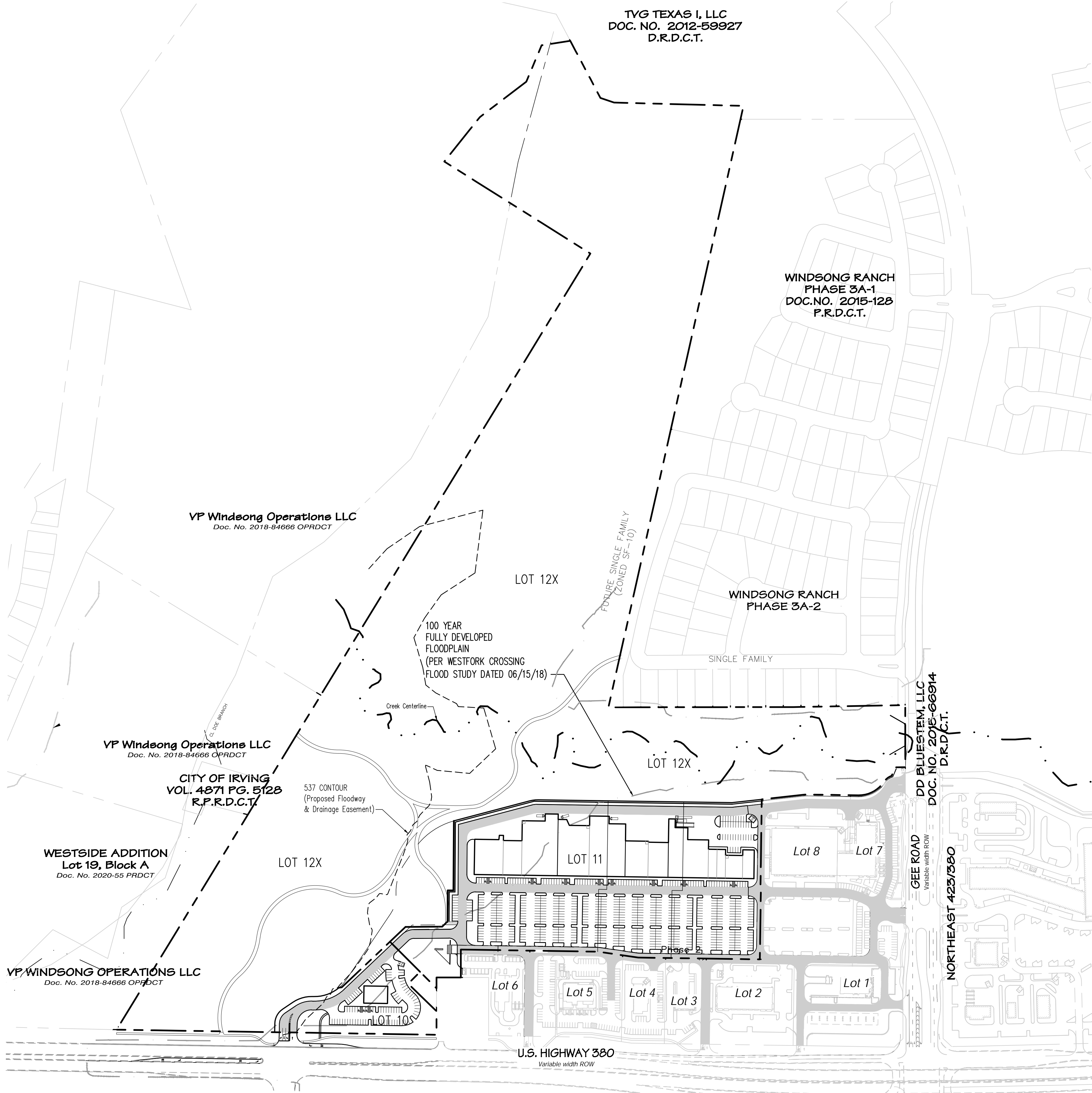


0 500 1000 2000 Feet





Drawing: G:\2021\0405\UT-211 Westfork Crossing Revised.dwg & Topograph\CAD\Preliminary Site Plan.dwg Saved By: Jlsbott Save Time: 6/7/2022 10:42:30 AM  
Printed by: Jlsbott Plot Date: 6/7/2022 10:42 AM



**Town of Prosper Site Plan Notes:**

1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Speedbumps/humps are not permitted within a fire lane.
10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
19. Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
20. All Retaining walls along creek to be stone.
21. All landscape easements must be exclusive of any other type of easement.
22. Impact fees will be assessed in accordance with 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.
23. Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
24. All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
25. The approval of a preliminary site plan shall be effective for a period of two (2) years from the date that the preliminary site plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such (2) year period the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void.
26. Prior to the submission of a site plan for either Lot 7, 8, 9, 10 or 11, the owner of Lot 12X shall execute a right-of-way dedication and escrow agreement, subject to the approval of the Town Council, not to be unreasonably withheld, dedicating a 30-foot wide public right-of-way in fee simple for a hike and bike trail and establishing an escrow of funds to offset the Town's construction, maintenance and ownership obligations for the hike and bike trail and the right-of-way, and the owner shall have no liability relating to the construction, maintenance or use of the hike and bike trail and right-of-way.
27. Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 12X, subject to appropriate federal approvals to the extent required by law.
28. Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.

CASE No. - D22-0039

Sheet 1 of 3

REVISED PRELIMINARY SITE PLAN

## WESTFORK CROSSING

BLOCK A, LOTS 10, 11 & 12X

82.596 Acres

SITUATED IN THE

M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476

P. BARNES SURVEY, ABSTRACT NO. 79

A. JAMISON SURVEY, ABSTRACT NO. 672

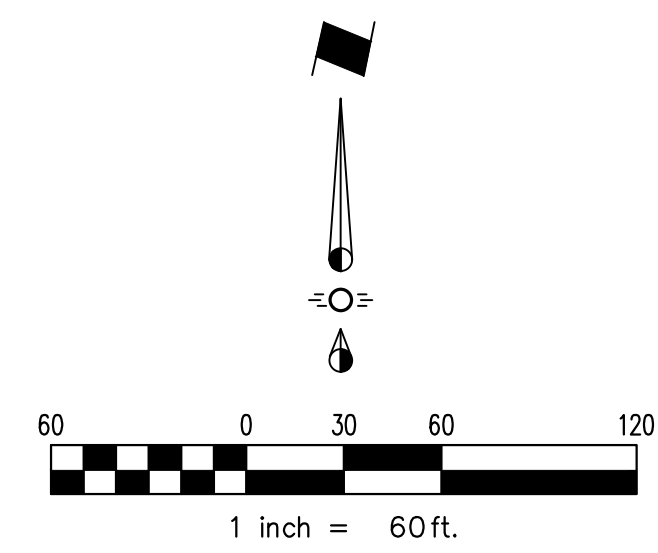
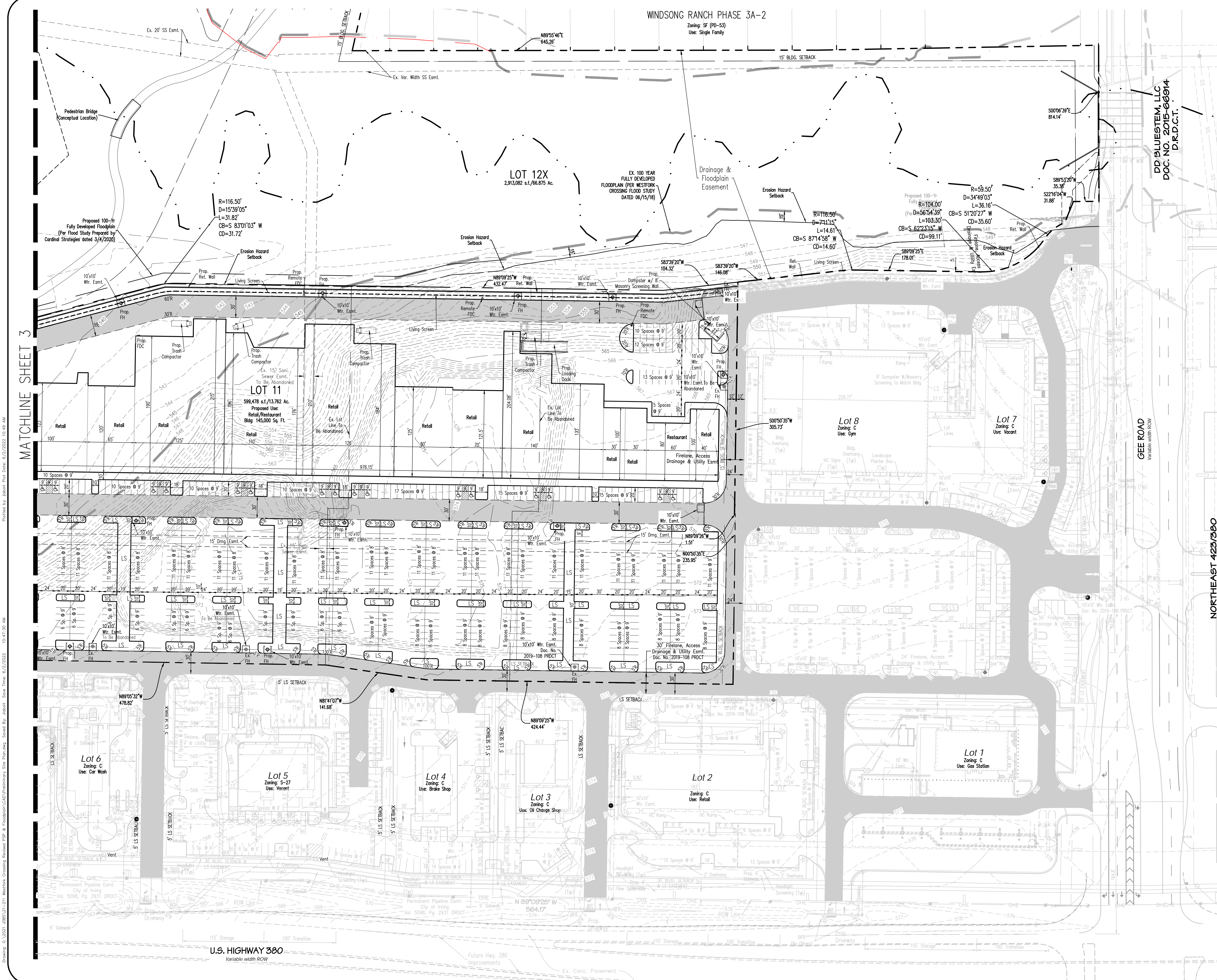
TOWN OF PROSPER, DENTON COUNTY, TEXAS

SITE DATA SUMMARY TABLE																	
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)
			SF	AC													OPEN SPACE PROVIDED (SF)
10	C	RETAIL	101,010	2.32	5,000	2 Story - Max. 40'	5.0%	0.0495:1	1/250	20	88	4	4	1,320	4,820	47,301	7,071
11	C	RETAIL/RESTAURANT	599,478	13.76	145,000	1 Story - Max. 40'	24.2%	0.2419:1	1/250(RETAIL) 1/100(RESTAURANT)	561	649	14	16	9,960	36,480	344,057	41,963
12X	C	OPEN SPACE	2,913,082	66.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	203,916

OWNER / APPLICANT  
Northwest 423/380 LP  
7001 Preston Road, Suite 410  
Dallas, Texas 75205  
Telephone (214) 224-4600  
Contact: Robert Dorazil

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



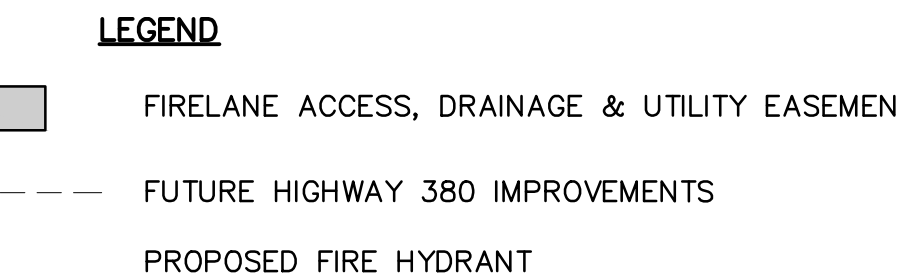


- LEGEND**
- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
  - PROPOSED FIRE HYDRANT

CASE No. - D22-0039  
Sheet 2 of 3  
REVISED PRELIMINARY SITE PLAN  
**WESTFORK CROSSING**  
BLOCK A, LOTS 10, 11 & 12X  
82.596 Acres  
SITUATED IN THE  
M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476  
P. BARNES SURVEY, ABSTRACT NO. 79  
A. JAMISON SURVEY, ABSTRACT NO. 672  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

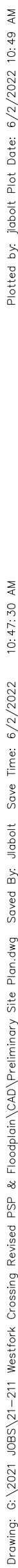
OWNER / APPLICANT Northwest 423/380 LP 7001 Preston Road, Suite 410 Dallas, Texas 75205 Telephone (214) 224-4600 Contact: Robert Dorazil	ENGINEER / SURVEYOR Spiars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: Kevin Wier
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OWNER / APPLICANT	ENGINEER / SURVEYOR
Northwest 423/380 LP	Spiars Engineering, Inc.
7001 Preston Road, Suite 410	TBPE No. F-2121
Dallas, Texas 75205	765 Custer Road, Suite 100
Telephone (214) 224-4600	Plano, TX 75075
Contact: Robert Dorazil	Telephone: (972) 422-0077
	Contact: Kevin Wier

Scale: 1" = 60'      April, 2022      SEI Job No. 21-211







**To: Planning & Zoning Commission**

**Item No. 3c**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 7, 2022**

---

**Agenda Item:**

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. (D22-0040).

**Description of Agenda Item:**

The purpose of the Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 10, 11 and 12x, is to create three lots from four lots and dedicate and abandon easements. The plat conforms to Commercial development standards.

**Attached Documents:**

1. Location Map
2. Revised Conveyance Plat

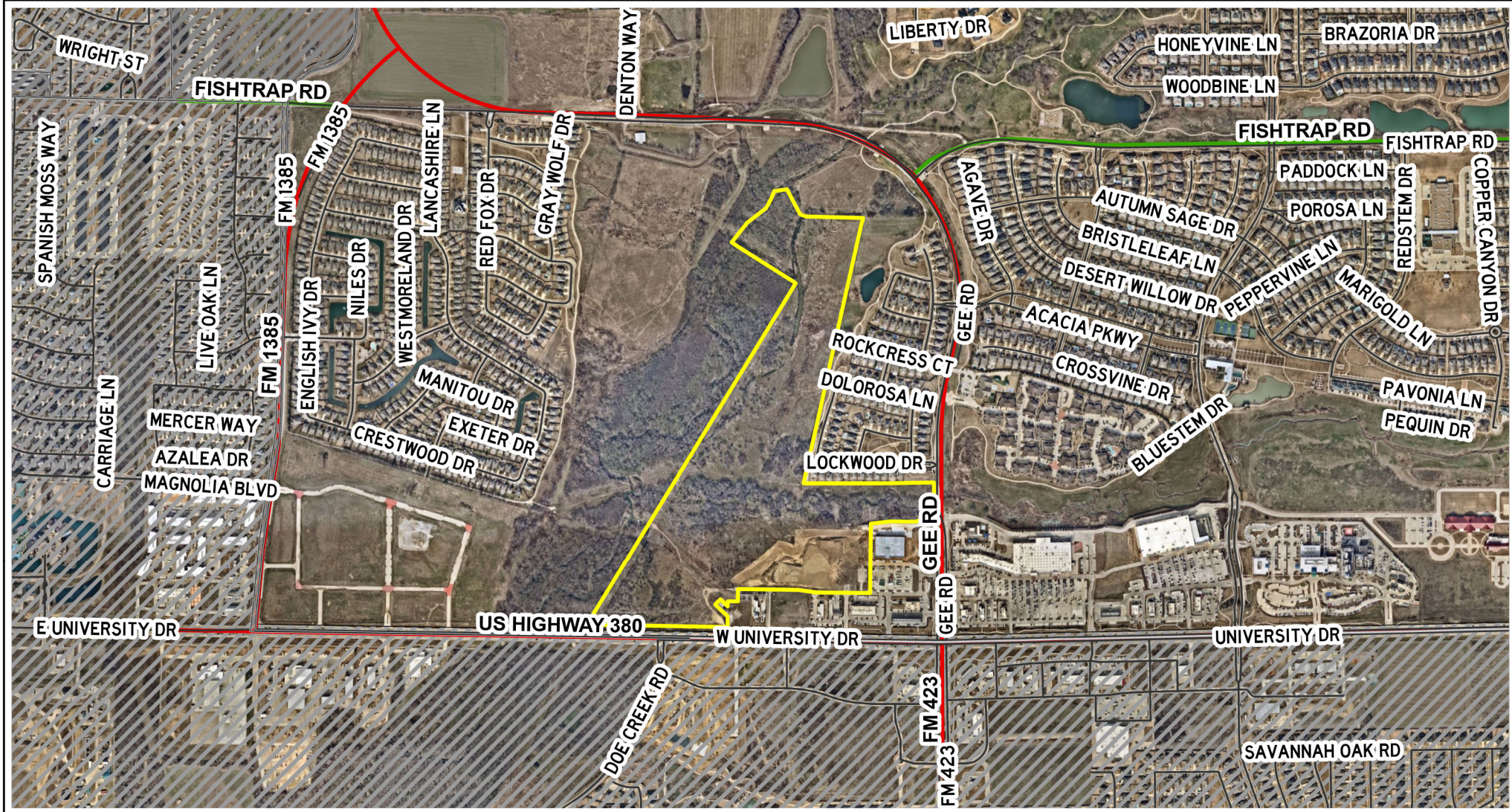
**Staff Recommendation:**

Staff recommends approval of Revised Conveyance Plat, subject to:

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



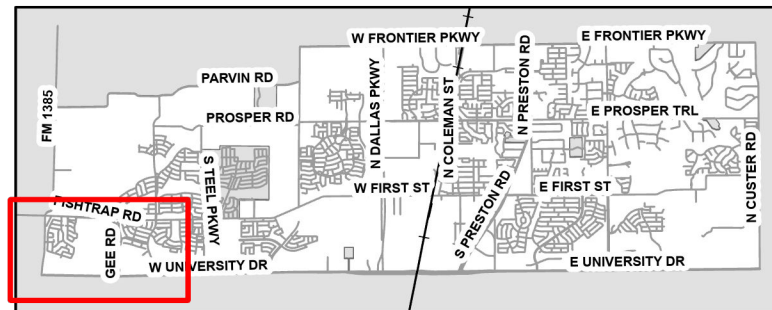
# D22-0040 - Westfork Crossing, Block A, Lot 9, 10, 12X



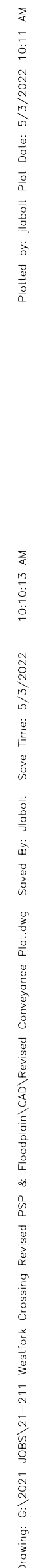
**This map is for illustration purposes only.**



A horizontal scale bar with markings at 0, 500, 1000, and 2000. The word "Feet" is at the right end.







1. A Conveyance Plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be obtained for any building or structure on property shown on a Conveyance Plat is approved, filed or record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
2. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. The purpose of this Revised Conveyance Plat is to create 3 lots from 4 lots and dedicate/abandon easements.

Line Table			Line Table			Curve Table						
Line	Bearing	Distance	Line	Bearing	Distance	Curve	Length	Radius	Delta	Chord Bearing	Chord Dist.	
B/L1	S 89°53'28" E	35.38'	B/L5	S 00°01'38" E	82.34'	B/C1	36.16'	59.50'	54°49'03"	S 51°20'27" E	35.60'	
B/L2	S 22°16'04" N	31.88'	B/L6	N 00°34'28" E	30.48'	B/C2	103.30'	104.00'	56°54'30"	S 62°23'15" E	99.11'	
B/L3	N 89°09'35" E	178.01'	B/L7	N 55°54'28" E	43.35'	B/C3	116.61'	116.50'	71°11'55"	S 87°14'58" E	14.60'	
B/L4	S 87°39'28" E	168.58'	B/L8	S 89°05'52" E	6.86'	C4	58.74'	61.50'	54°43'34"	N 28°30'41" E	56.53'	
B/L5	S 07°41'16" E	558.31'	B/L9	N 87°07'12" E	8.94'	B/C4	71.17'	116.50'	30°00'00"	N 72°24'38" E	70.06'	
B/L6	N 89°10'05" E	424.44'	B/L10	N 46°34'05" E	396.50'	B/C5	95.49'	103.50'	40°58'53"	N 70°25'32" E	93.46'	
B/L7	N 81°41'00" E	141.88'	B/L11	S 28°31'32" E	128.25'	C7	2.36'	246.50'	07°03'33"	N 75°50'33" E	2.36'	
B/L8	N 89°05'32" E	476.82'	B/L12	N 44°57'05" E	27.85'	C8	31.82'	116.50'	15°39'18"	N 83°01'03" E	31.72'	
B/L9	S 00°01'38" E	87.46'	B/L13	N 02°21'46" E	108.50'							
B/L10	S 89°58'32" E	95.00'	B/L14	S 89°58'14" E	20.00'							
B/L11	S 07°01'38" E	31.63'	B/L15	N 02°21'46" E	242.45'							
B/L12	N 45°02'22" E	87.04'	B/L16	N 75°11'30" E	270.46'							
B/L13	S 44°59'38" E	58.50'	B/L17	S 89°09'25" E	675.56'							
B/L14	S 45°50'21" E	137.59'	B/L18	S 89°39'25" E	104.32'							

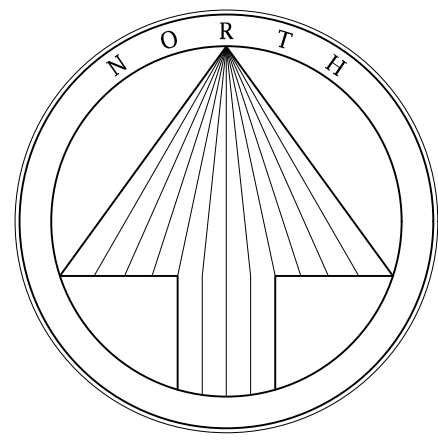
TVG Texas I, LLC  
Doc. No. 2012-59927 OPRDC

BLOCK A, LOTS 10, 11 and 12X  
BEING A REVISED CONVEYANCE PLAT  
OF BLOCK A, LOTS 9, 10, 11 and 12X  
WESTFORK CROSSING ADDITION  
BEING 82.958 ACRES OF LAND  
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476  
A. JAMISON SURVEY, ABSTRACT NO. 672  
& P. BARNES SURVEY, ABSTRACT NO. 79  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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



Drawing: 0-2024-1085121-211 Westfork Crossing Revised PS& & Floodplain/CAD/Revised Conveyance Plat.dwg Saved By: jacobk Save Time: 5/3/2022 10:50 AM  
10-1013 AM  
Printed By: jacobk Plot Date: 5/3/2022 10:50 AM



100 0 50 100 200  
1 inch = 100 ft.

80' San. Sewer Esmt.  
Vol. 5423, Pg. 5985  
PRDCT

TVG Texas I, LLC  
Doc. No. 2012-59927 OPRDCT

A. JAMISON SURVEY  
ABSTRACT NO. 672

M.E.P. & P.R.R. SURVEY  
ABSTRACT NO. 1476

P. BARNES SURVEY  
ABSTRACT NO. 79

VP Windsong Operations LLC  
Doc. No. 2018-84666 OPRDCT

WINDSONG RANCH  
PHASE 3A-1  
Doc. No. 2015-128 PRDCT

#### TOWN APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

STATE OF TEXAS §  
COUNTY OF DENTON §

#### OWNER'S CERTIFICATE

WHEREAS Northwest 423/380 LP is the owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, the A. Jamison Survey, Abstract No. 672, and the P. Barnes Survey, Abstract No. 79, Town of Prosper, Denton County, Texas, the subject tract being all of Lots 9 and 10, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2022-\_\_\_\_ of the Plat Records, Denton County, Texas (PRDCT) and all of Lots 11 and 12X, Block A, Westfork Crossing Addition, according to the plats recorded in Document No. 2019-108 of the Plat Records, Denton County, Texas (PRDCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the north line of U.S. Highway 380, a variable width public right-of-way, for the southwest corner of a tract conveyed to the City of Irving, Texas, recorded in Volume 5098, Page 2931, Deed Records, Denton County, Texas;

THENCE N 89°05'32" W, 1116.47 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for a southeasterly corner of a tract conveyed to VP Windsong Operations LLC, recorded in Document No. 2018-84666 OPRDCT;

THENCE N 31°24'24" E, along an east line of said VP Windsong Operations tract, and of a tract conveyed to the City of Irving, Texas, recorded in Document No. 2001-66260 OPRDCT, a total distance of 3172.65 feet to a point for corner;

THENCE continuing along the common line of said VP Windsong Operations tract, the following:

N 57°48'00" W, 602.40 feet to a point for corner;

N 38°38'25" E, 198.71 feet to a point for corner;

N 52°42'40" E, 203.71 feet to a point for corner;

N 22°47'20" E, 137.89 feet to a point for corner;

N 81°13'54" E, 101.01 feet to a point for corner;

S 27°58'48" E, 148.81 feet to a point for corner;

S 27°38'44" E, 76.59 feet to a point for corner;

S 71°12'09" E, 50.19 feet to a point for corner;

And S 88°32'40" E, 451.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 12°39'45" W, passing at 47.81 feet the northwest corner of Windsong Ranch Phase 3A-1, an addition recorded in Document No. 2015-128 PRDCT, continuing along the west line thereof, passing at 1155.95 feet the southwest corner of said addition, and being the northwest corner of Windsong Ranch Phase 3A-2, and addition recorded in Document No. 2016-2058 PRDCT, and continuing along the west line thereof a total distance of 2150.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 89°55'46" E, 645.26 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 89°00'26" E, 390.31 feet to the northwest corner of a right-of-way dedication for Gee Road according to the plat recorded in Document No. 2017-333 PRDCT, and from which a 5/8" iron rod with plastic cap found bears N 89°00'26" E, 40.96 feet;

THENCE S 00°06'40" E, 216.73 feet along Gee Road to a point for the northwest corner of Lot 7, Block A, Westfork Crossing Addition;

THENCE along the north line of Lot 7, the following:

S 89°53'20" W, 35.38 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 22°16'04" W, 31.88 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

Around a non-tangent curve to the left having a central angle of 34°49'03", a radius of 59.50 feet, a chord of S 51°20'27" W - 35.60 feet, an arc length of 36.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

Around a reverse curve to the right having a central angle of 56°54'39", a radius of 104.00 feet, a chord of S 62°23'15" W - 99.11 feet, an arc length of 103.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And N 89°09'25" W, passing at 28.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northwest corner of Lot 7, also being the northeast corner of Lot 8, Block A, Westfork Crossing Addition, and continuing for a total distance of 178.01 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE continuing along the common line of Lot 8, the following:

S 89°53'20" W, 146.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And S 00°41'16" W, 558.31 feet to an "X" found in concrete on the north line of Lot 2, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2019-434 PRDCT;

THENCE N 89°09'25" W, 424.44 feet to an "X" found in concrete on the north line of Lot 4, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2019-428 PRDCT;

THENCE N 81°41'07" W, 141.68 feet to an "X" found in concrete on the north line of Lot 5, Block A, Westfork Crossing Addition;

THENCE N 89°05'32" W, 478.82 feet to an "X" found in concrete for the northwest corner of Lot 6, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2020-327 PRDCT;

THENCE S 00°01'38" E, 97.46 feet along the west line of Lot 6 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the north line of said City of Irving tract;

THENCE along the common line thereof, the following:

S 89°58'22" W, 85.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And S 00°01'38" E, 37.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner of a tract conveyed to the Upper Trinity Regional Water District, recorded in Document No. 2006-5932, Official Public Records, Denton County, Texas (OPRDCT);

THENCE along the common line thereof, the following:

N 45°00'22" W, 81.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 44°59'38" W, 58.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And S 45°50'23" E, 137.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the west line of said City of Irving tract;

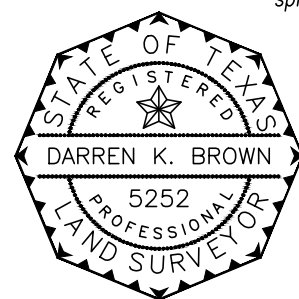
THENCE S 00°01'38" E, 82.34 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 3,613,635 square feet or 82.958 acres of land.

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

darren.brown@spiarsengineering.com



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

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

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

THAT Northwest 423/380 LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as **WESTFORK CROSSING ADDITION**, Block A, Lots 9, 10, and 11X in addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

Northwest 423/380 LP does herein certify the following:

- The streets and alleys are dedicated for street 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 upon, over or across the 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 utility entities 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 said easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to and 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.

#### 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.

#### DRAINAGE EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A as shown on the plat is called "Drainage Easement". The Drainage Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage Easement clear and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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

NORTHWEST 423/380, LP  
a Texas limited partnership

By: NORTHWEST CORNER, LLC  
a Texas limited liability company  
General Partner

By: Robert V. Dorazil, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert V. Dorazil, known to me to be the Manager of Northwest Corner, LLC, a Texas limited liability company, General Partner of NORTHWEST 423/380, LP, a Texas limited partnership, whose name is subscribed to the foregoing instrument, and acknowledged to me that it was executed for the purposes and considerations mentioned in the capacity expressed therein.

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

Notary Public, State of Texas

TOWN OF PROSPER CASE NO. D22-0040  
REVISED CONVEYANCE PLAT

## WESTFORK CROSSING ADDITION

BLOCK A, LOTS 10, 11, and 12X  
BEING A REVISED CONVEYANCE PLAT  
OF BLOCK A, LOTS 9, 10, 11 and 12X  
WESTFORK CROSSING ADDITION  
BEING 82.958 ACRES OF LAND

IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476  
A. JAMISON SURVEY, ABSTRACT NO. 672  
& P. BARNES SURVEY, ABSTRACT NO. 79  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northwest 423/380, Ltd.  
7001 Preston Rd., Ste. 410  
Dallas, Texas 75205  
Telephone (214) 224-4644  
Contact: Robert V. Dorazil

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





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3e**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 7, 2022

---

**Agenda Item:**

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).

**Description of Agenda Item:**

The Site Plan shows a multi-tenant retail / restaurant building, totaling 16,956 square feet. Access is provided from Gee Road. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conform to the Commercial development standards.

As a companion item, the Conveyance Plat (D22-0040), for Westfork Crossing Addition, Block A, Lot 7, on 83.0± acres, is on the June 7, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

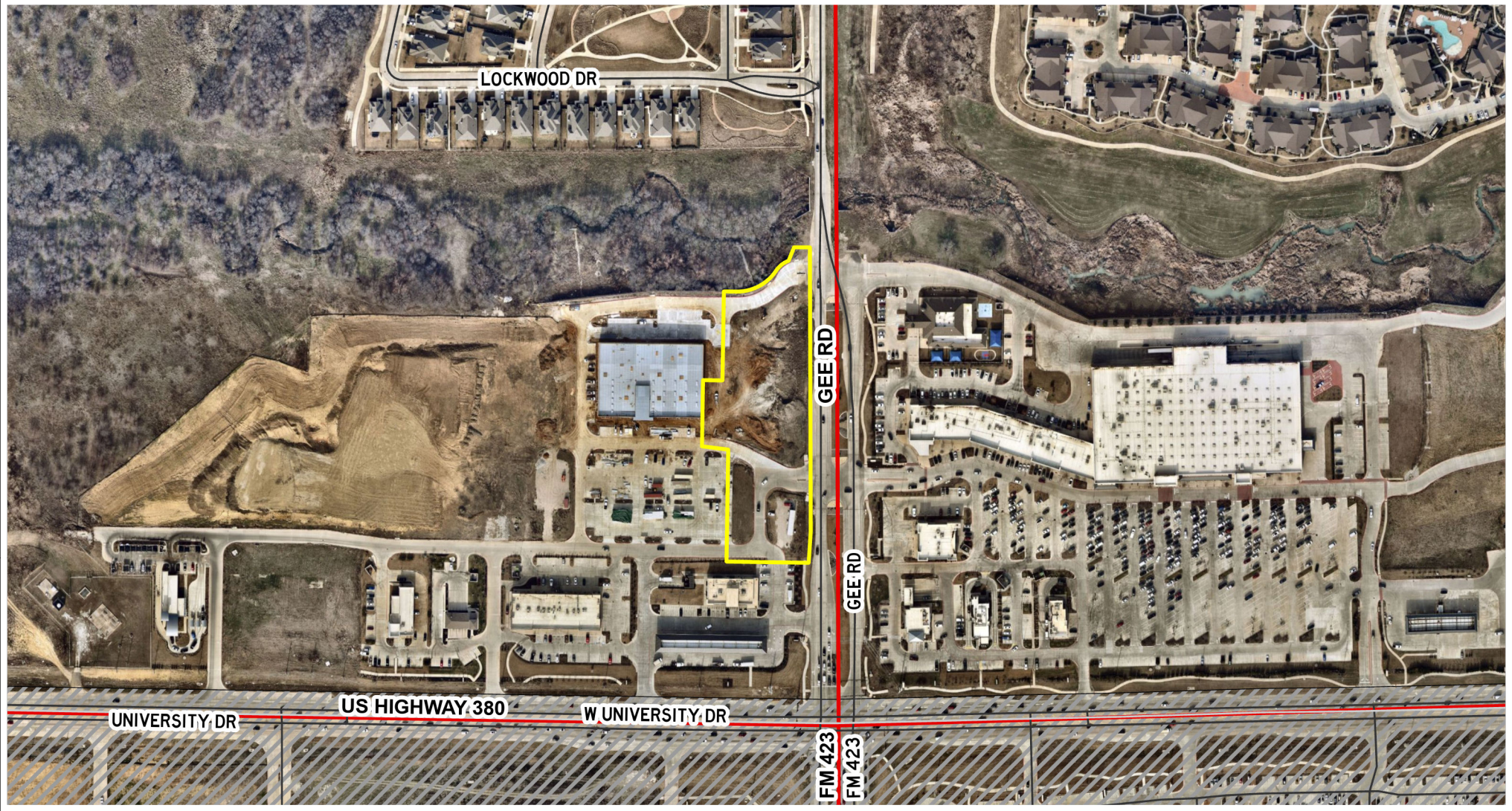
**Town Staff Recommendation:**

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

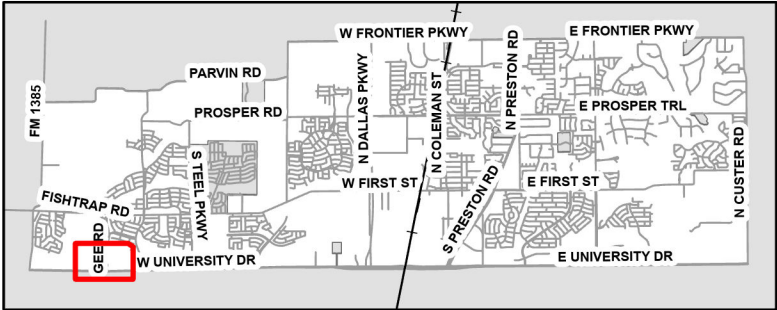
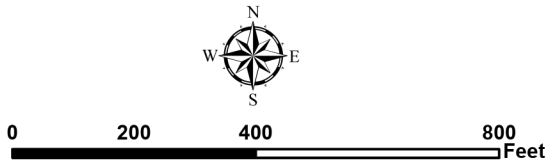
1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



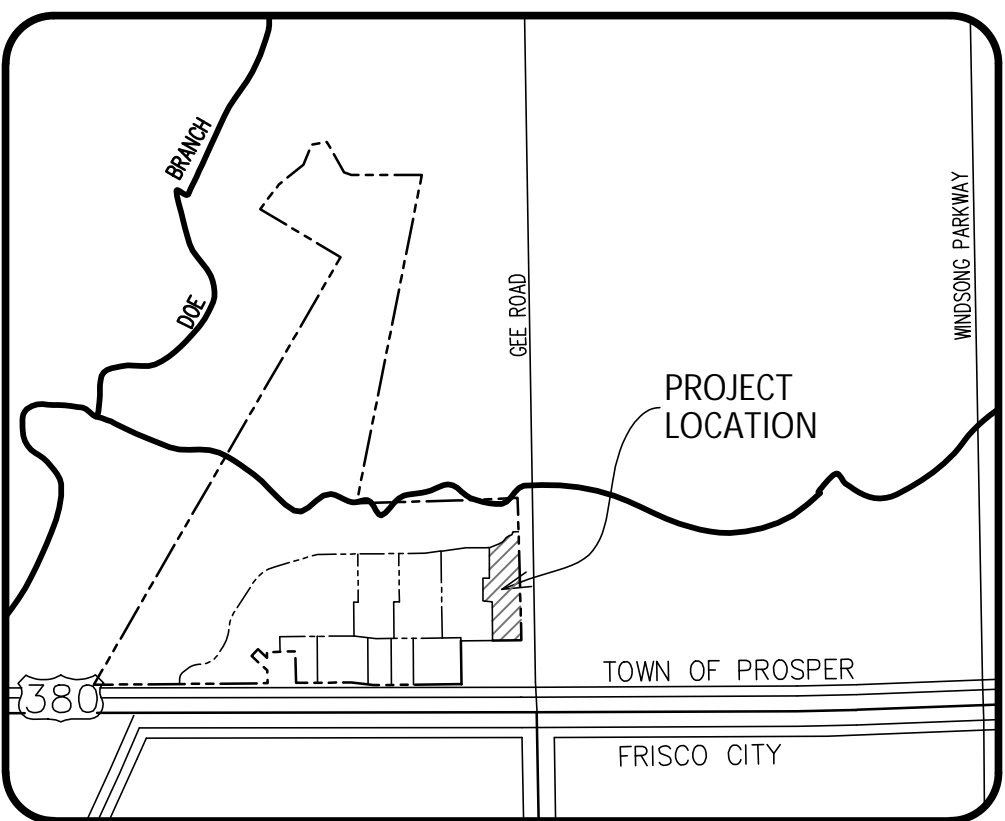
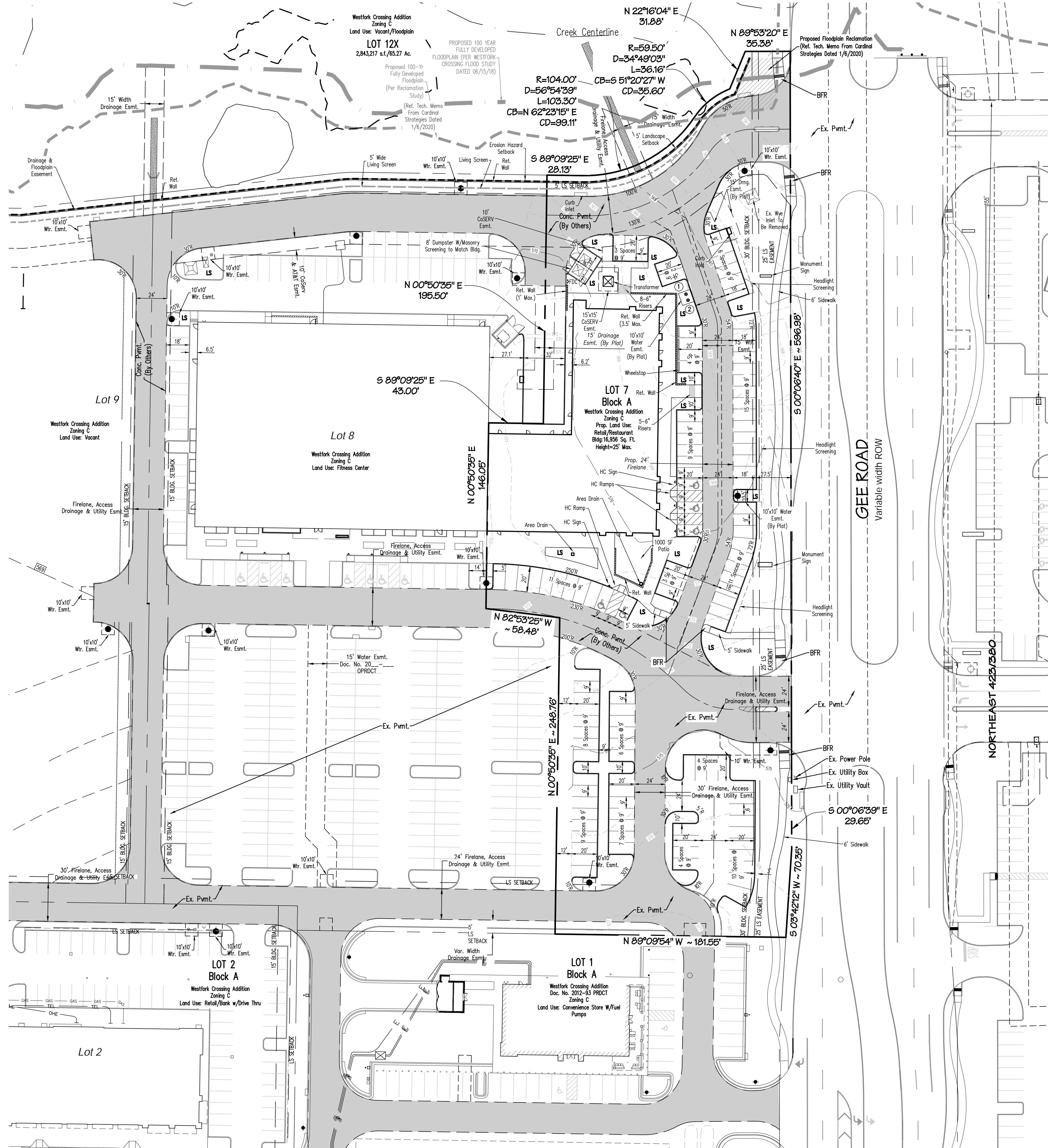
# D22-0041 - Westfork Crossing, Lot 7



This map is for illustration purposes only.







LOCATION MAP  
NTS

Site Data Summary Table

SITE DATA	
Zoning	C - Commercial
Proposed Use	Restaurant/Retail
Lot Area	2,918 Ac. (127,117 Sq. Ft.)
Building Area	5,500 Sq. Ft. (Restaurant)
	11,456 Sq. Ft. (Retail)
	16,956 Sq. Ft. Total
Patio Area	1,000 Sq. Ft.
Building Height:	1 Story, 25' Max.
Lot Coverage	13.34%
Floor Area Ratio	0.1334:1
Parking Ratio:	1 Sp./250 Sq. Ft. (Retail)
	1 Sp./100 Sq. Ft. (Restaurant)
	1 Sp./100 Sq. Ft. (Patio)
Total Parking Required	111 Sp.
Total Parking Provided	112 Sp. (Incl. 5 HC)
Total Impervious Surface	68,818 Sq. Ft.
Required Landscape Area	15 Sq. Ft Per Pkg Sp=1,515 Sq. Ft.
Provided Landscape Area	6,442 Sq. Ft.

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform 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 fire (5') in width along collectors and 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 Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
- The approval of a site plan shall be effective for a period of eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with an preliminary site plan for the property, is null and void.

Note:

- All curb radii are 3' unless otherwise noted.
- All dimensions are to the face of curb, or the edge of building.

Water Meter Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	2"	1	6"
②	Irrigation	1"	1	N/A

OWNER / APPLICANT  
Northwest 423/380 LP  
7001 Preston Road, Suite 410  
Dallas, Texas 75205  
Telephone (214) 224-4600  
Contact: Robert Dorazil

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

**LEGEND**

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- LANDSCAPE AREA

CASE No. - D22-0041  
SITE PLAN  
**WESTFORK CROSSING**  
BLOCK A, LOT 7  
2.918 Acres  
SITUATED IN THE  
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476  
TOWN OF PROSPER, DENTON COUNTY, TEXAS





**To: Planning & Zoning Commission**

**Item No. 3f**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 7, 2022**

---

**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of the Conveyance Plat for Frontier Retail Center, Block A, Lots 1-5, is to create five (5) lots and to dedicate right of way. The plat conforms to the Planned Development-69 development standards.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

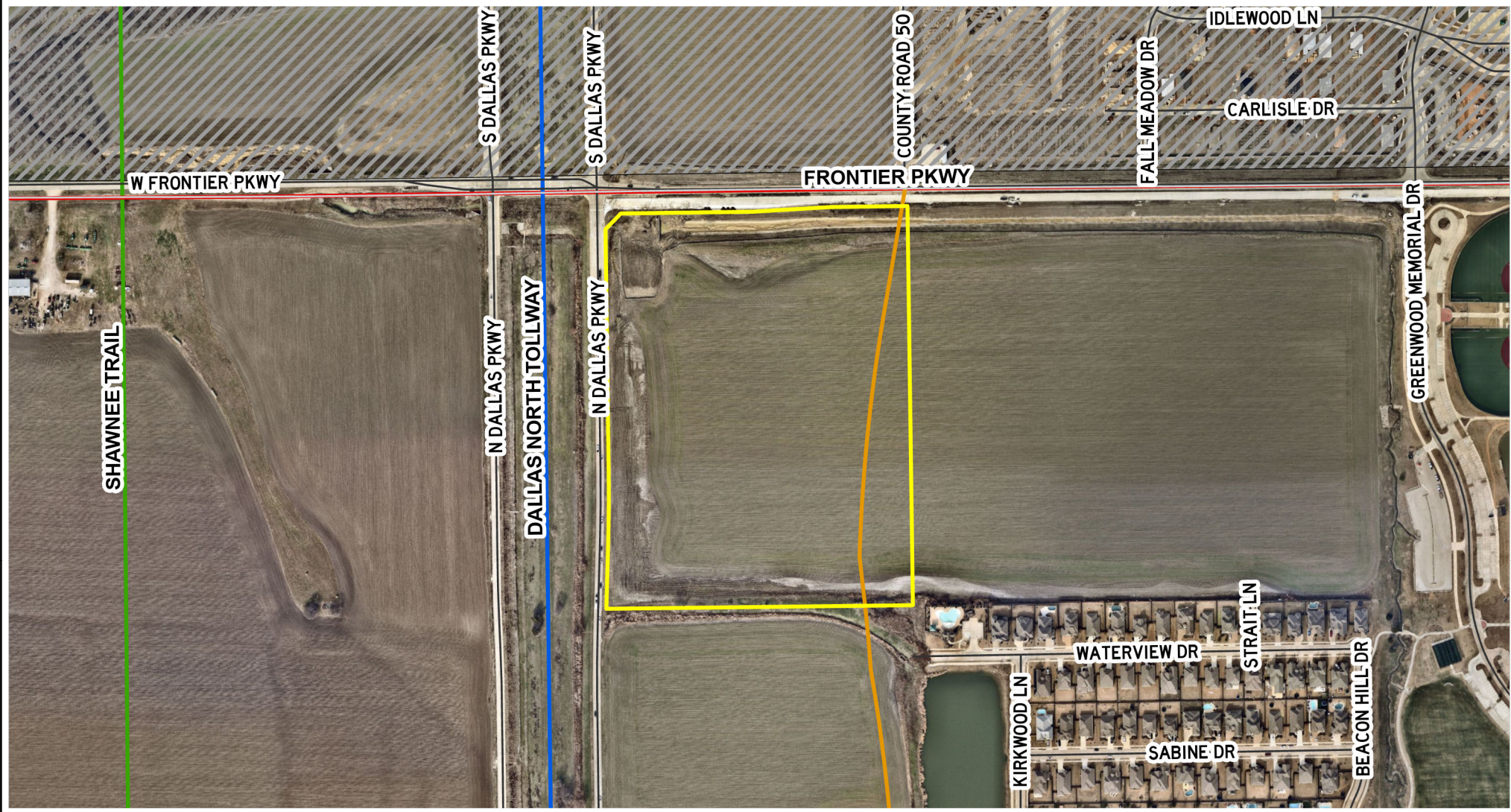
**Staff Recommendation:**

Staff recommends approval of Conveyance Plat, subject to:

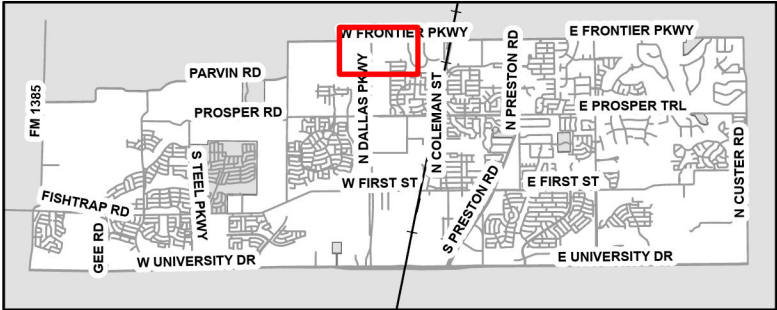
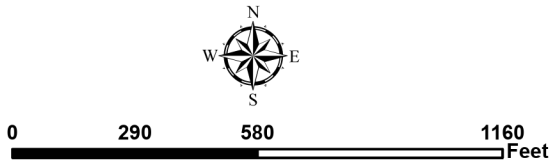
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



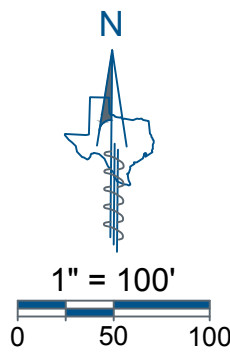
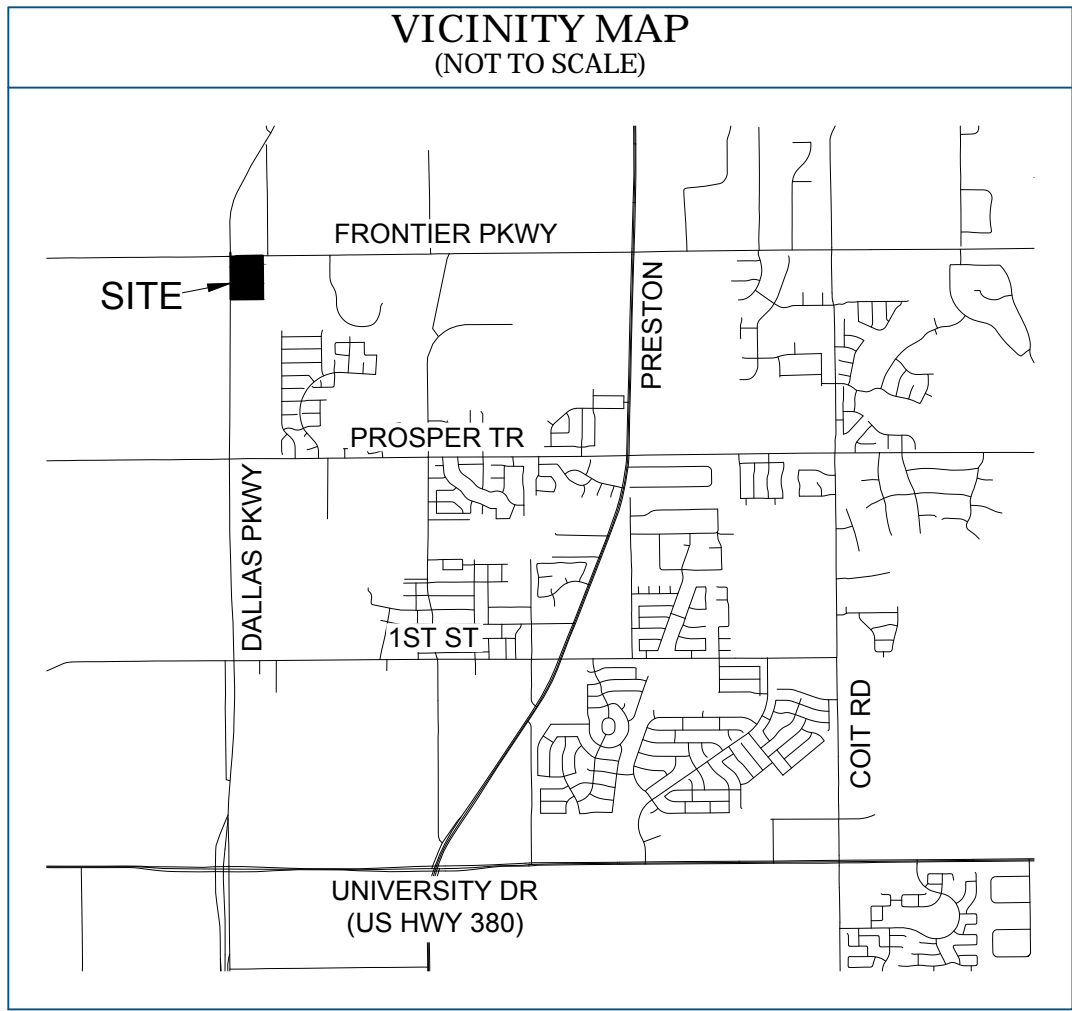
# D22-0042 - Frontier Retail Center, Block A, Lots 1-5



This map is for illustration purposes only.







LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 44°25'23" E	71.45'	
L2	S 00°14'00" E	94.41'	
L3	S 05°20'37" E	152.57'	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	68.65'	770.00'	S 02°47'18" E	68.65'
C2	72.43'	830.00'	S 02°50'37" E	72.41'
C3	229.67'	5744.58'	N 00°24'01" E	229.65'
C4	74.03'	830.00'	S 02°47'18" E	74.00'
C5	67.20'	770.00'	S 00°00'00" W	67.17'

**GENERAL NOTES**

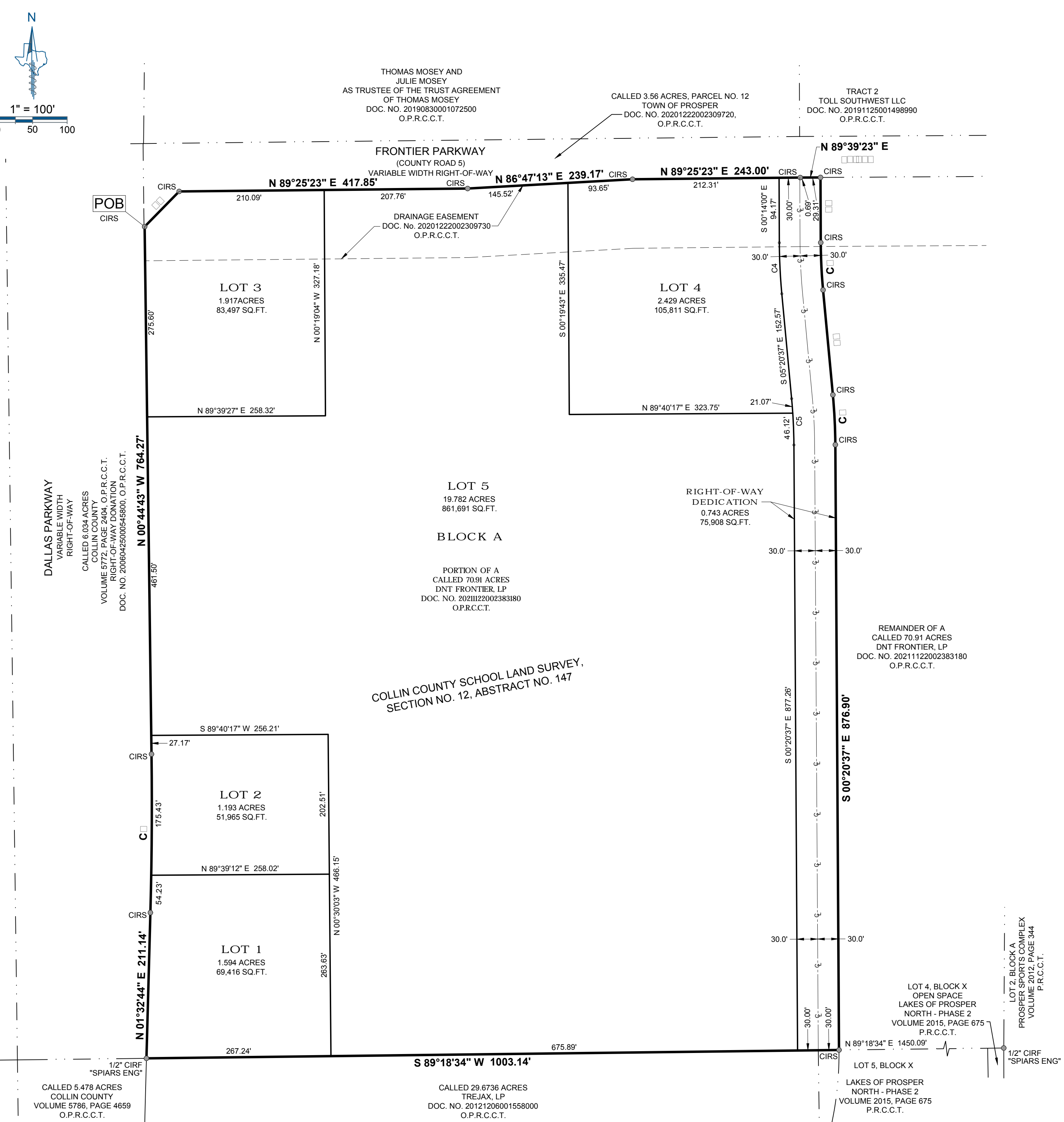
- FLOOD NOTE:** This project is located in the **Special Flood Hazard Area** as shown on the Flood Insurance Rate Map dated June 2, 2009 and is located in **Collin County** under **480130** as shown on **Map No. 48085C0115J**. The location of the Flood Zone is indicated on the map. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- Selling a portion of this addition and the boundary line of the addition and the State Line, and is subject to the line and/or the boundary of the addition and the boundary line.
- All interior corner corners are marked with 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Notice: A conveyance of this record of project is recorded in the Town of Prosper, Texas, for the purpose of the entire or interest thereon defined. No building or other structure shall be erected or placed on the property until the final plat is recorded and the project is recorded in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- The purpose of this plat is to create 5 lots from an undivided tract of land for conveyance purposes.
- The bearing shown on this plat are based on GPS observation using the AllTerra RTK Network North American Datum of 1983 (Adopted Revision 2011). The Town of Prosper is in Zone 4202.

**LEGEND**

POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CIRF = CAPPED IRON ROD FOUND  
DOC. NO. = DOCUMENT NUMBER  
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
— SUBJECT BOUNDARY LINE  
EASEMENT

<b>SURVEYOR</b>	<b>ENGINEER</b>	<b>OWNER</b>
Eagle Surveying, LLC Contact: Brad Eichenlaub 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009	Collins Engineering Contact: Matt Moore, PE 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572	DNT Frontier, LP 4303 W. Loberg Lane, Suite 200 Denton, TX 76209

<b>JOB NUMBER</b> 2103.017-06		<b>Eagle Surveying, LLC</b> <b>222 South Elm Street</b> <b>Suite 200</b> <b>Denton, TX 76201</b> <b>940.222.3009</b> <b>www.eaglesurveying.com</b> <b>TX Fax # 10194177</b>
<b>DATE</b> 05-04-2022		
<b>REVISION</b> -		
<b>DRAWN BY</b> BE		



**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 and based upon the field and the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under the direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinance of the Town of Prosper, Collin County, Texas.

**REIMBURSEMENT**  
This document shall not be recorded for recording and shall not be paid or charged or relied upon by any person or entity.  
Matthew Raabe, R.P.L.S. # 6402

**STATE OF TEXAS §**  
**COUNTY OF DENTON §**

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

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

Not a Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

**APPROVED** on this day of May, 2022,  
the **PLANNING & ZONING COMMISSION** of the Town of Prosper, Texas.

To the Secretary:

Engineering Department

Deputy Assistant Secretary

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

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 consideration therein expressed and in the capacity therein stated.

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 consideration therein expressed and in the capacity therein stated.

**THE CE**, along the South right-of-way line of said Frontier Parkway, being the corner on North line of said 70.91 acre tract, the following (5) corners and distances:

- N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°25'23"E, a distance of 417.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N86°47'13"E, a distance of 239.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°25'23"E, a distance of 243.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°39'23"E, a distance of 29.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THE CE**, corner and corner of said 70.91 acre tract, the following (5) corners and distances:

- S00°14'00"E, a distance of 94.41 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 830.00 feet, a chord bearing of S02°47'18"E, a chord length of 68.65 feet, a delta angle of 05°06'37", an arc length of 68.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the left;
- S05°20'37"E, a distance of 152.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°50'37"E, a chord length of 72.41 feet, a delta angle of 05°00'00", an arc length of 72.43 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the right;
- S00°20'37"E, a distance of 876.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a public right-of-way as shown on the plat for Lakes of Prosper North Phase 2, a portion of record in Volume 2015, Page 675, of the Plat Record of Collin County, Texas, from which 1/2 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of said Lakes of Prosper North Phase 2 and the Southeast corner of said 70.91 acre tract bears N89°18'34"E, a distance of 1,450.09 feet;

**THE CE**, S89°18'34"W, along South line of said 70.91 acre tract, being in part the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP, by deed of record in Document No. 20121206001558000 of said Official Public Records, a distance of 973.14 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of said Dallas Parkway, at the Northeast corner of said 29.6736 acre tract, the Northeast corner of called 5.478 acre tract of land conveyed to Collin County, Texas, by deed of record in Volume 5786, Page 4659, of said Official Public Records, the Southeast corner of called 6.034 acre tract of land conveyed to Collin County, Texas, by deed of record in Volume 5772, Page 2404, of said Official Public Records, and the Southwest corner of said 70.91 acre tract;

**THE CE**, along the East right-of-way line of said Dallas Parkway, being the corner on West line of said 70.91 acre tract, the following three (3) corners and distances:

- N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 5744.58 feet, a chord bearing of N00°24'01"E, a chord length of 229.65 feet, a delta angle of 02°17'26", an arc length of 229.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the left;
- N00°44'43"W, a distance of 764.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the left;

**NOTICE OF RECORDS**

THAT THE **PROSPER** does hereby certify and do not discontinue the herein declared project **PROSPER RETAIL CENTER** **LOTS 1-5, BLOCK A**, in addition to the Town of Prosper, and does hereby dedicate to the public use forever, the street and alleys shown hereon, **PROSPER TIER** does hereby certify the following:

- The street and alleys are dedicated for street and alleys purposes.
- All public easements and dedications shall be free and clear of all debt, lien and/or encumbrance.
- The easements and public use are, and shall be, dedicated for the public use forever for the purposes indicated on this plat.
- No building, fence, trees, shrubs, or other improvements or structures shall be constructed or placed upon, over or across the easements shown, except that the landowner may place improvements on the land to be dedicated in accordance with the provisions of the Town of Prosper.
- The Town of Prosper is not responsible for reclamation and easements, under, or over the easements shown, or for the maintenance or repair.
- Utilities easements shall be used for the purpose and location of all public utilities described in the plat and the public use of the easements shall be the right to public utilities, and the public use shall be subordinate to the public use of the Town of Prosper.
- The Town of Prosper and public utilities shall have the right to remove and be removed all or part of any building, fence, trees, shrubs, or other improvements or structures which may be constructed or interfere with the construction, maintenance, or efficiency of their respective utilities 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 construction, reconstruction, inspection, controlling, maintaining, repairing, etc., and adding or removing all or part of their respective utilities without the necessity of obtaining a permit from the owner.
- All modification to this document shall be made and approved by the Town of Prosper.

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

WITNESS AT MY HAND, this day of May, 2022.

OWNER: **DNT FRONTIER**

BY: \_\_\_\_\_  
Authorized Signature

BY: \_\_\_\_\_  
Printed Name / Title

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

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

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

Not a Public in and for the State of Texas

**CONVEYANCE PLAT**  
**FRONTIER RETAIL CENTER**  
**LOTS 1-5, BLOCK A**  
27.786 ACRES  
BEING A PORTION OF A CALLED 70.91 ACRE TRACT OF LAND  
RECORDED IN 2021122002383, O.P.R.C.C.T.  
SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY,  
SECTION NO. 12, ABSTRACT NO. 147,  
AN ADDITION TO THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS





## PLANNING

**To: Planning & Zoning Commission**

**Item No. 5**

**From: Evelyn Mendez, Planning Technician**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 7, 2022**

---

**Agenda Item:**

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).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	Undeveloped	Low Density Residential
<b>North</b>	Agricultural	Undeveloped	Low Density Residential
<b>East</b>	Agricultural	Undeveloped	Low Density Residential
<b>South</b>	Agricultural	Undeveloped	Low Density Residential
<b>West</b>	City of Aubrey	City of Aubrey	City of Aubrey

**Requested Zoning** – The purpose of this request is to allow for a day care for Grace Chapel. The church is requesting a SUP to allow for the use upon development of the subject tract. Exhibit B shows the proposed layout, which consists of a one-story, 19,403 square-foot building. The depicted number of off-street parking spaces and outdoor play area meet the minimum standards of the Zoning Ordinance.

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 depicting the architectural look and style of the building. The conceptual design meets the non-residential design and development standards of the Zoning Ordinance.

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 Low Density Residential. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Denton Way, a 60-foot, 2-lane divided thoroughfare. This request conforms to 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. SUP Exhibits A, B, C, and D

**Staff Recommendation:**

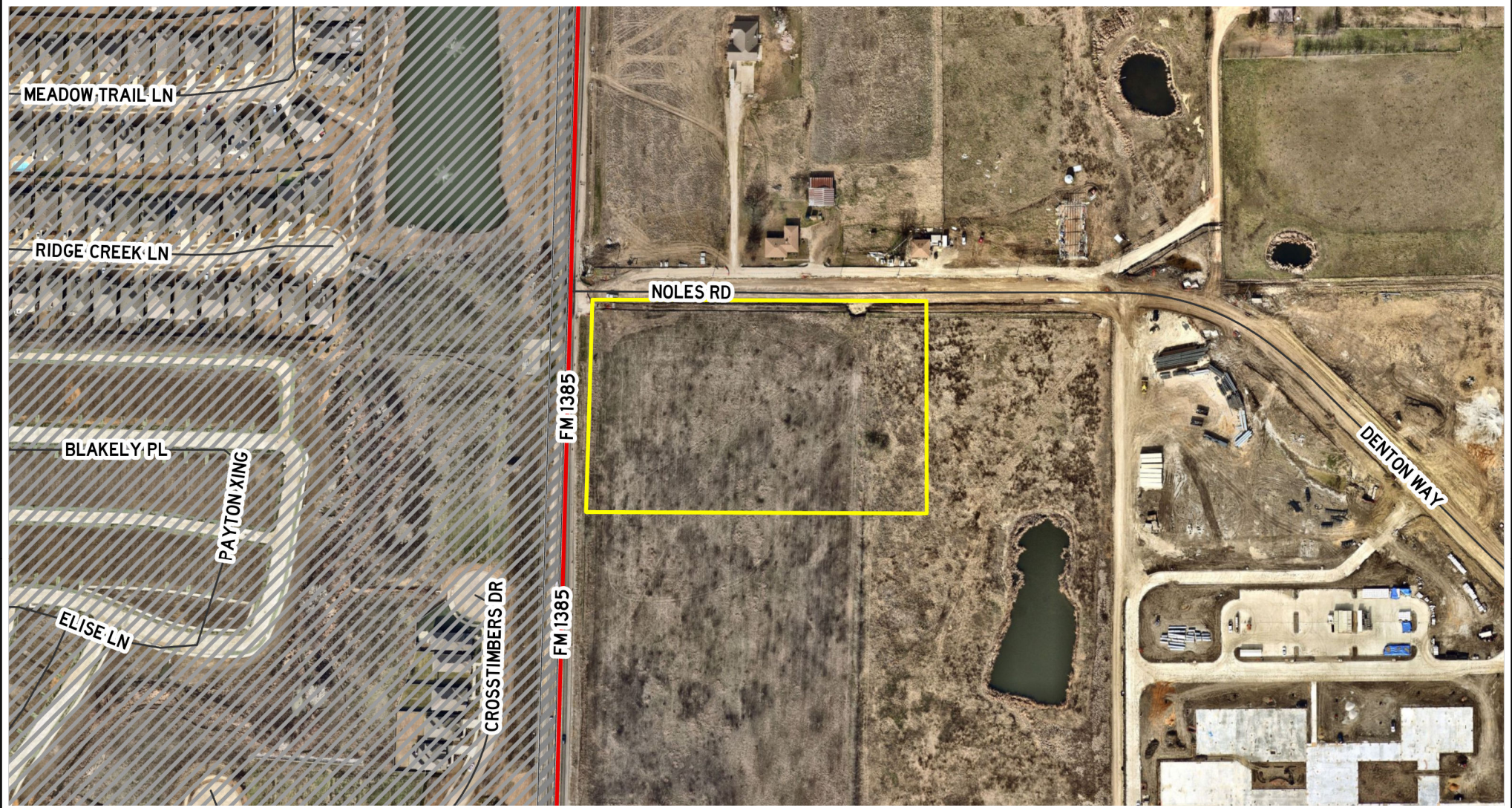
Staff recommends that the Planning & Zoning Commission approve the request.

**Town Council Public Hearing:**

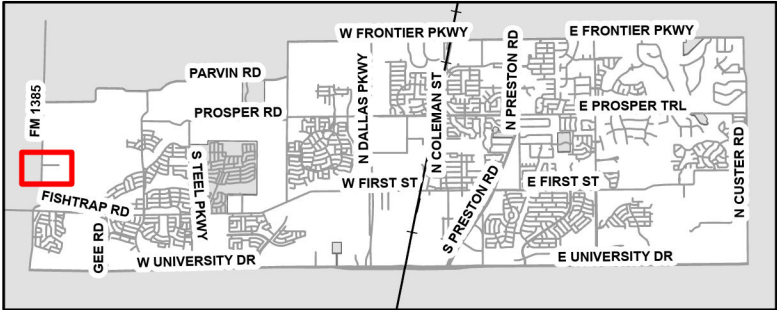
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on June 28, 2022.



# S22-0005 - Grace Chapel Day Care

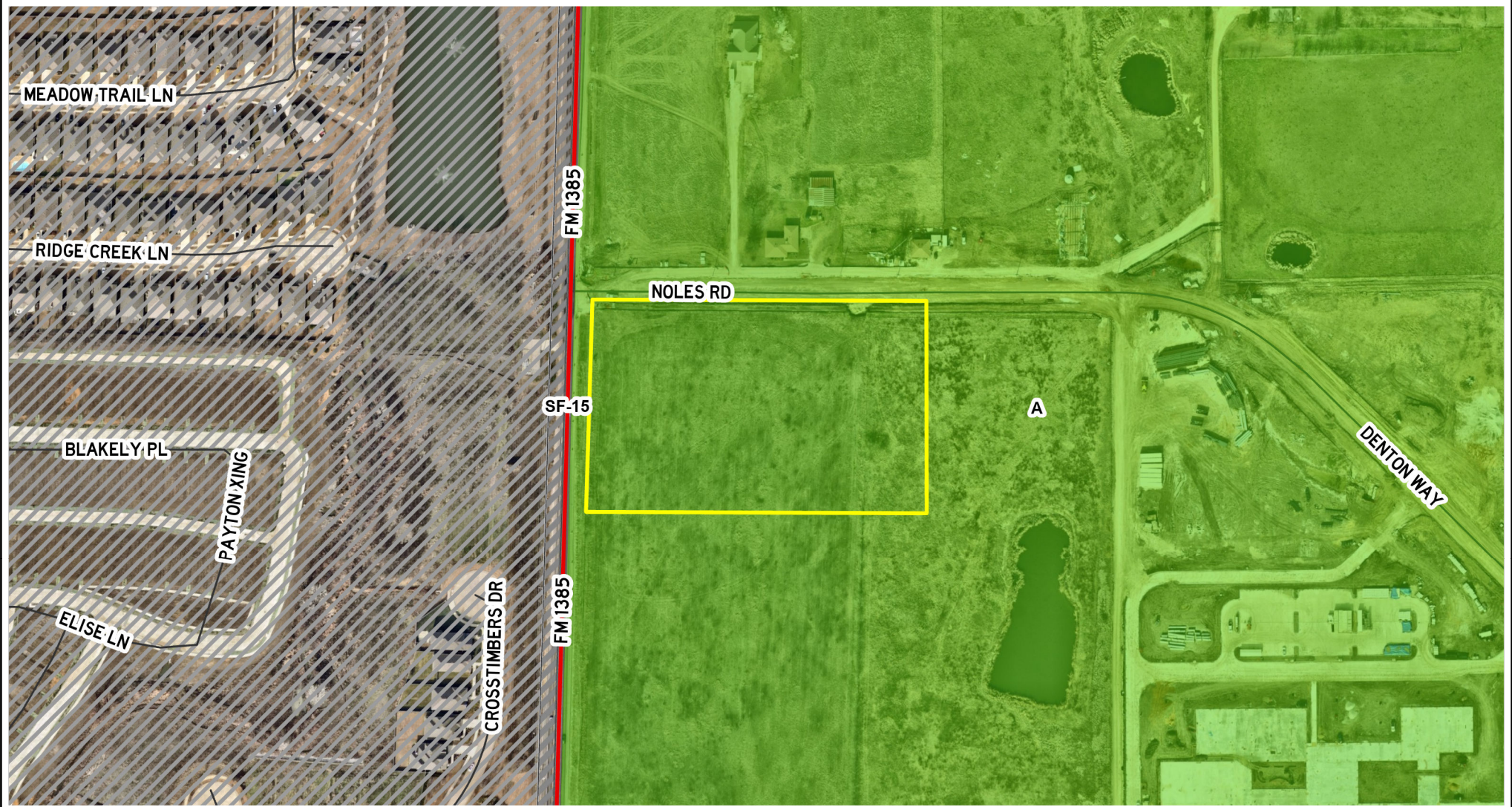


This map is for illustration purposes only.

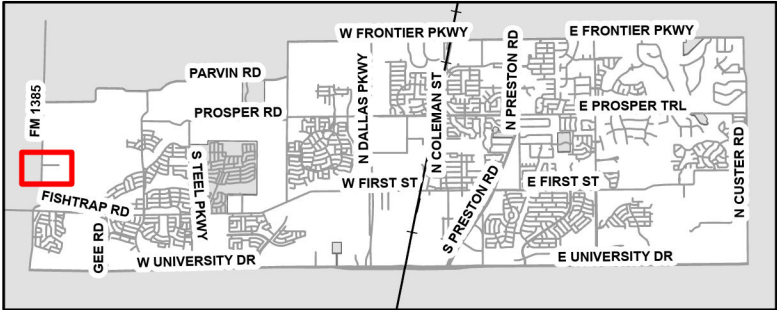
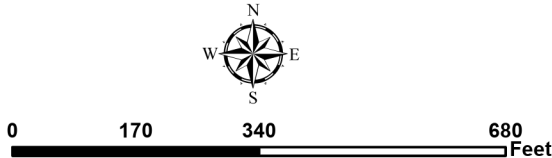




# S22-0005 - Grace Chapel Day Care



This map is for illustration purposes only.





PLOTTED BY: MARK TORRES



BLOCK A  
N PARK PHASE 3A-1  
OC. NO. 2018-367  
P.R.D.C.T.

ERS DRIVE  
DE-WAY

LOT 15X

LOT 16X

F.M. HIGHWAY 1385  
ASPHALT ROADWAY  
80' RIGHT-OF-WAY

CALLED 65.133 ACRES  
 DENTON INDEPENDENT SCHOOL DISTRICT  
 DOC. NO. 2017-65208  
 O.R.D.C.T.

CALLED 65.133 ACRES  
 DENTON INDEPENDENT SCHOOL DISTRICT  
 DOC. NO. 2017-65208  
 O.R.D.C.T

DENTON WAY

CALLED 65.133 ACRES  
 INDEPENDENT SCHOOL DISTRICT  
 DOC. NO. 2017-65208  
 O.R.D.C.T.

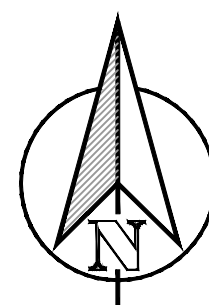
CALLED 65.133 ACRES  
 DENTON INDEPENDENT SCHOOL DISTRICT  
 DOC. NO. 2017-65208  
 O.R.D.C.T

TRACT 2  
CALLED 39.4269 ACRES  
LEIDECKER PROPERTIES LTD.  
DOC. NO. 2006-42667  
O.R.D.C.T.  
432,459 SQ. FEET  
9.928 ACRES

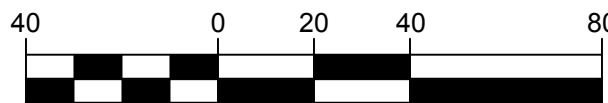
ZONING: AGRICULTURE  
USE: AGRICULTURE  
FUTURE USE: CHURH/ ADMIN/ CLASSROOM

TRACT 2  
CALLED 39.4269 ACRES  
DECKER PROPERTIES LTD.  
DOC. NO. 2006-42667  
O.R.D.C.T.

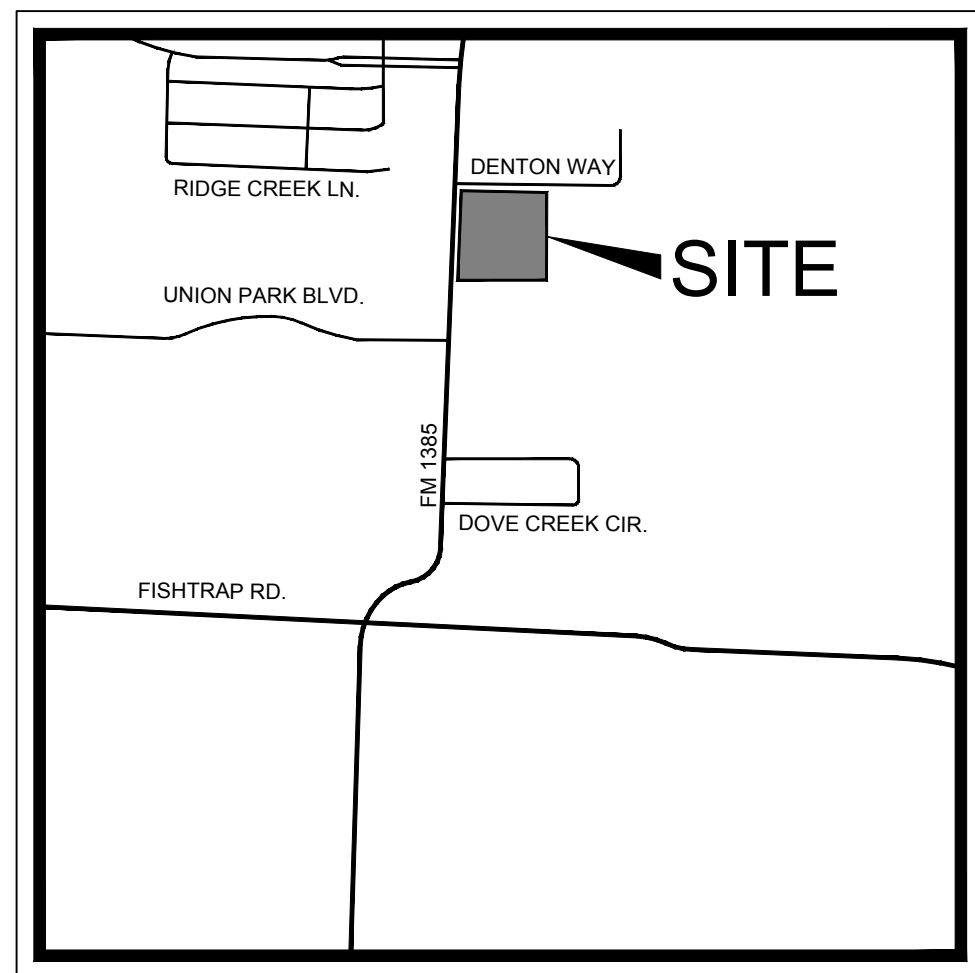
TRACT 2  
CALLED 39.4269 ACRES  
LEIDECKER PROPERTIES LTD  
DOC. NO. 2006-42667  
O.R.D.C.T.



### GRAPHIC SCALE



1 inch = 40 ft.



VICINITY MAP  
N.T.S.


GRACE CHAPEL PROSPER		
EXHIBIT A		
<u>OWNER/DEVELOPER:</u>		
NORTH TEXAS CONFERENCE OF THE UNITED METHODIST CHURCH PO BOX 866128 PLANO, TEXAS 75086		
		<u>CONTACT NAME:</u> KENNETH WOLVERTON
<u>APPLICANT:</u>		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
		<u>CONTACT NAME:</u> DREW DONOSKY
<u>SURVEYOR:</u>		
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, SUITE 104 , TX 75057 PH: 940.222.3009		
		<u>CONTACT NAME:</u> MASON DECKER
<u>LEGAL DESCRIPTION:</u> LOTS 1 , BLOCK A NORTH TEXAS CONFERENCE OF THE METHODIST CHURCH ADDITION GROSS AREA: 5.422 OR 236,172 SF		
<u>CITY:</u>		<u>STATE:</u>
TOWN OF PROSPER		TEXAS
<u>COUNTY:</u>	<u>SURVEY:</u>	<u>ABSTRACT NO.</u>
DENTON	JOHN MORTON SURVEY	793

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	ASD
DATE:	4/12/2022

EXH-A

File No. 2020-064

TEXAS REGISTRATION #14196

The logo for Clay Moore Engineering, featuring the company name in a stylized, bold, sans-serif font. The text is arranged in two lines: "CLAY MOORE" on the top line and "ENGINEERING" on the bottom line, separated by a thin horizontal line. The logo is positioned in the bottom right corner of the page.

**GRACE CHAPEL PROSPER  
FM 1385 & DENTON WAY  
PROSPER, TX**

# EXHIBIT A



MARK TORRES  
5/23/2022 5:18 PM  
Z:\PROJECTS\2020-064 GRACE CHAPEL PROSPER\CADD\SHEETS\SUP - SITE PLANDWG  
LAST SAVED: 5/16/2022 2:02 PM

PLANNING  
06-27086  
C.T.

F.M. HIGHWAY 1385  
ASPHALT ROADWAY  
80' RIGHT-OF-WAY

#### TOWN OF PROSPER SITE PLAN GENERAL NOTES:

##### DEVELOPMENT PLAN REVIEW GUIDELINES

1. THE BUILDING HEIGHT, WIDTH, LENGTH, AND SQUARE FOOTAGE SHALL BE PROVIDED FOR ALL STRUCTURES ON THE DRAWING.
2. THE CLASSIFICATION OF EACH BUILDING SHALL BE IDENTIFIED IN THE DRAWING.
3. A MINIMUM OF TWO POINTS OF ACCESS TO THE PROPERTY SPACED NO LESS THAN 140 FEET APART, AMENDMENT 503.1.4
4. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
5. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
6. 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
7. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
8. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
9. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
10. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
11. 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, R3-3 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 A HYDRANT TO A HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
12. 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
13. 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
14. 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
15. 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

WHILE THERE IS AN ARRAY OF BENEFITS TO EMERGENCY RESCUE AND FIREFIGHTING TACTICS, THE FOLLOWING ARE A FEW BASIC SCENARIOS TO EXPLAIN THE RATIONALE:

- 1.) LADDER ANGLE IN THE EVENT OF EMERGENCY RESCUE.
- 2.) LADDER ANGLE IN THE EVENT OF ROOF VENTILATION.
- 3.) 360° SIZE-UP IS A BASIC PROTOCOL AND PROCEDURE OF THE FIRST ARRIVING OFFICER. THIS ALLOWS FIREFIGHTERS TO SIZE UP THE DANGER(S) TO DETERMINE IF ADDITIONAL APPARATUS AND AID WILL BE NEEDED.
- 4.) HOSE LAY MANEUVERABILITY IN THE EVENT OF A HOSE ATTACK. FIREFIGHTERS MUST PULL HOSE(S). IT IS COMMON PRACTICE THROUGHOUT THE INDUSTRY. UNFORTUNATELY, THERE IS NO ORDERLY OR SINGLE APPROACH TO STRETCHING HOSE OUT WHEN A BUILDING IS ON FIRE.
- 5.) STAGING RESCUE EQUIPMENT AND VENTILATION FANS, TOOLS, THE MANEUVERABILITY OF EMS EQUIPMENT, AND SO FORTH.

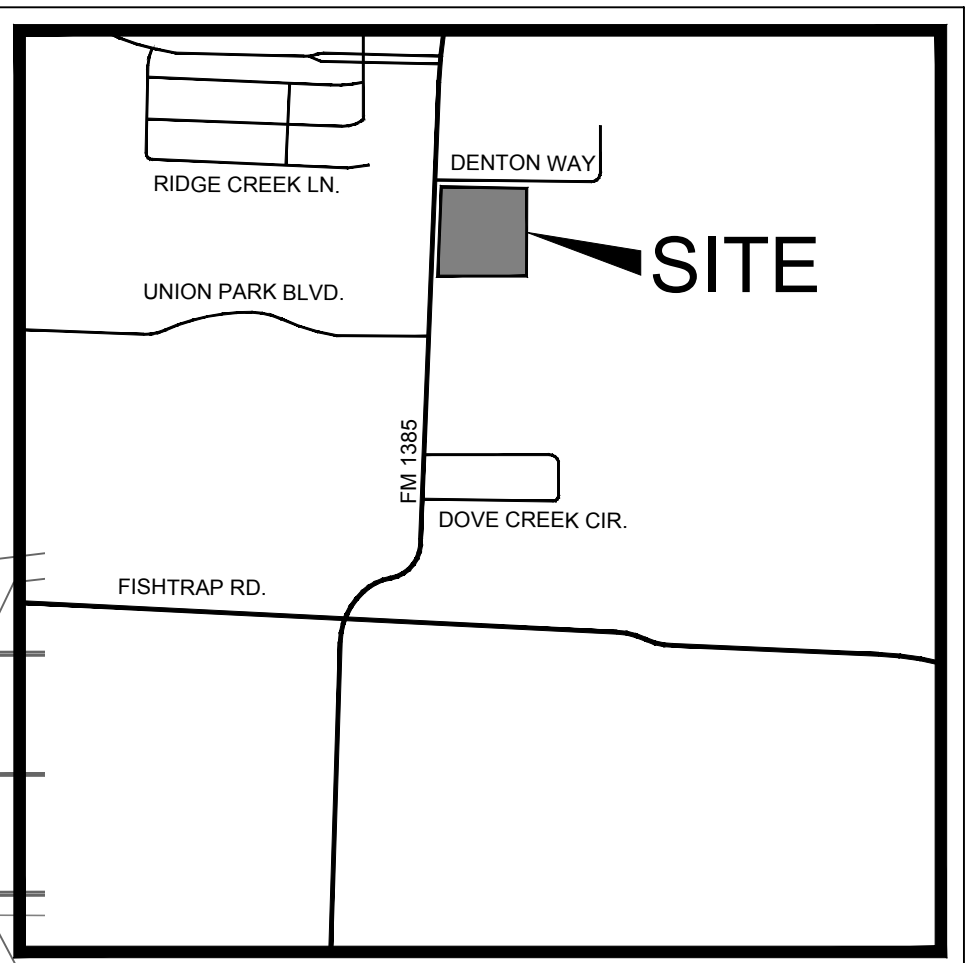
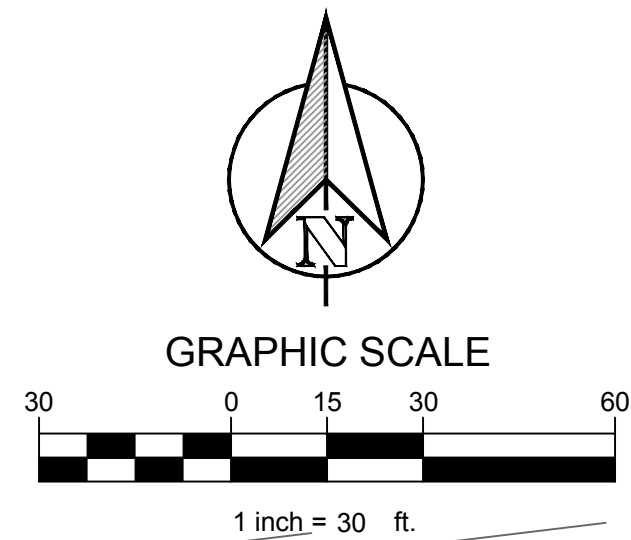
16. AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE PROPOSED BUILDINGS IF THE SQUARE FOOTAGE EXCEEDS 5,000 SQUARE FEET TO THE DRIP LINE ON EACH LOT OR THE OCCUPANT LOAD WITHIN THE ASSEMBLY OCCUPANCY EXCEEDS 100 PEOPLE. AMENDMENT 903.2.11.9.

#### SITE SUMMARY TABLE:

BLOCK	LOT	ZONING	PROPOSED USED	LOT AREA		BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED (7%)	OPEN SPACE PROVIDED
A	1	A - AGRICULTURE	CHURCH/ADMIN /CLASSROOM	(SF)	(AC)	(SF)	1 STORY - 25'11"	(%)						(SF)	(SF)	(SF)	(SF)	(SF)
Total				236,172	5,422	19,403		8.22	12.16:1	130	137	5	5	(15 SF PER SPACE) 2,145	3,490	120,409	(7% OF LOT AREA) 16,532	115,763

PARKING SUMMARY	
PARKING REQUIRED CHURCH = 300 / 3 SEATS = 100 CLASSROOM = 6"1.5 = 9 ADMIN/DAYCARE = 21 CHILDREN = 142	130 SPACES
PARKING PROVIDED	137 SPACES
ADA REQUIRED	5 SPACES
ADA PROVIDED	5 SPACES

PLAYGROUND SUMMARY	
PLAYGROUND AREA REQUIRED = 65 SF / KID = 142 KIDS * 65 SF	9,230 SF
PLAYGROUND AREA PROVIDED	9,430 SF



LEGEND	
	FIRE LANE CONCRETE PAVEMENT PER TOWN OF PROSPER STANDARDS
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT



#### WATER METER SCHEDULE

ID	TYP.	SIZE	NO.	SAN. SEWER
	DOM.	2"	2	6"
	IRR.	1"	2	N/A

#### FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C0410G, DATED APRIL 18, 2011 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.

TEXAS REGISTRATION #14199



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 125651, Date: 5/23/2022

**GRACE CHAPEL PROSPER  
FM 1385 & DENTON WAY  
PROSPER, TX**

No.	DATE	REVISION	BY

**EXHIBIT B**

GRACE CHAPEL PROSPER

SUP SITE PLAN

OWNER/DEVELOPER:  
NORTH TEXAS CONFERENCE OF THE  
UNITED METHODIST CHURCH  
PO BOX 866128  
PLANO, TEXAS 75086 CONTACT NAME: KENNETH WOLVERTON

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:  
EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET, SUITE 104,  
TX 75057  
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:  
LOTS 1, BLOCK A  
NORTH TEXAS CONFERENCE OF THE  
METHODIST CHURCH ADDITION  
GROSS AREA: 5,422 OR 236,172 SF

CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: DENTON SURVEY: JOHN MORTON SURVEY ABSTRACT NO. 793

DESIGN: MKT  
DRAWN: MKT  
CHECKED: ASD  
DATE: 4/12/2022

SHEET

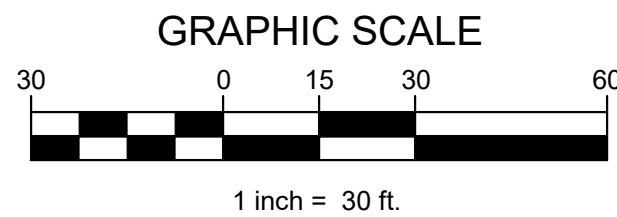
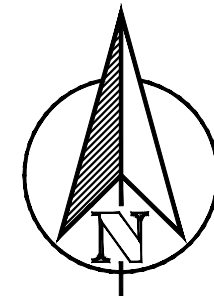
SUP

File No. 2020-064



ASPHALT ROADWAY  
80' RIGHT-OF-WAY

NOLES ROAD



TRACT 2  
CALLED 39.4269 ACRES  
LEIDECKER PROPERTIES LTD.  
DOC. NO. 2006-42667  
O.R.D.C.T.

#### PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain reference TD sheets	existing	existing	2
	DW2	Desert Willow / <i>Chilopsis linearis</i> min. 12' ht; buffer tree	CONT.	3"Cal	23
	BRO	Burr Oak / <i>Quercus macrocarpa</i> min. 12' ht; parking lot tree	CONT.	3"Cal	12
	QM	Texas Red Oak / <i>Quercus texana</i> min. 12' ht; street tree	CONT.	3"Cal	15
	LO	Live Oak / <i>Quercus virginiana</i> min. 12' ht; street Tree	CONT.	3"Cal	16
	CE	Cedar Elm / <i>Ulmus crassifolia</i> min. 12' ht; parking lot tree	CONT.	3"Cal	10
	VC	Chaste Tree / <i>Vitex agnus-castus</i> Purple; Multi-trunk	CONT.	3"Cal	40
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	GA	Glossy Abelia / <i>Abelia grandiflora</i> 36" o.c.; min. 24" ht.	5 gal		206
	IB	Burford Holly / <i>Ilex cornuta</i> 'Burfordii' min. 36" ht; 30" o.c.	10 gal.		462
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	BG	Bermuda Grass / <i>Cynodon dactylon</i>	hydro		62,888 sf
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 'tbf 419'	sod		54,282 sf

#### GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWitt "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE CONTRACTOR SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

#### PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

#### MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

#### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

TRACT 2  
CALLED 39.4269 ACRES  
LEIDECKER PROPERTIES LTD.  
DOC. NO. 2006-42667  
O.R.D.C.T.

#### LANDSCAPE CALCULATIONS

##### STREET FRONTAGE:

FM 1385 346 LF	11 TREES REQUIRED
TREES @ 1 / 30 LF:	11 TREES PROVIDED
SHRUBS @ 15 / 30 LF:	165 SHRUBS REQUIRED
	165 SHRUBS PROVIDED
NOLES ROAD 600 LF	20 TREES REQUIRED
1 / 30 LF:	20 TREES PROVIDED
SHRUBS @ 15 / 30 LF:	300 SHRUBS REQUIRED
	300 SHRUBS PROVIDED

##### PARKING LOT

TOTAL PARKING SPACES:	144
REQUIRED INTERIOR LANDSCAPE AREA:	2,160 SF (15 SF / PARKING SPACE)
PROVIDED INTERIOR LANDSCAPE AREA:	3,225 SF
1 TREE PROVIDED AT THE TERMINUS OF EACH PARKING BAY	
ADDITIONAL SHRUBS PROVIDED AS A SOLID LIVING SCREEN	

##### PERIMETER LANDSCAPE

EAST PROPERTY LINE 346 LF	
TREES REQUIRED	
(1 ORNAMENTAL TREE / 15 LF):	23
TREES PROVIDED:	23
SHRUBS REQUIRED (1 SHRUBS/15 LF):	23
SHRUBS PROVIDED:	23
SOUTH PROPERTY LINE 600 LF	
TREES REQUIRED	
(1 ORNAMENTAL TREE / 15 LF):	40
TREES PROVIDED:	40
SHRUBS REQUIRED (1 SHRUBS/15 LF):	40
SHRUBS PROVIDED:	40



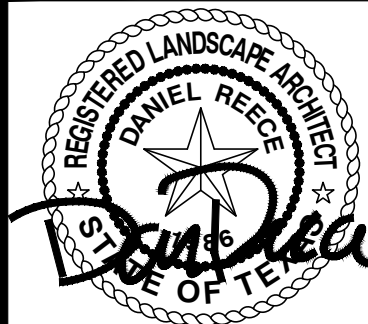
LANDSCAPE PLANTING

DESIGN:  
DRAWN:  
CHECKED:  
DATE:

SHEET

LP-1

File No:

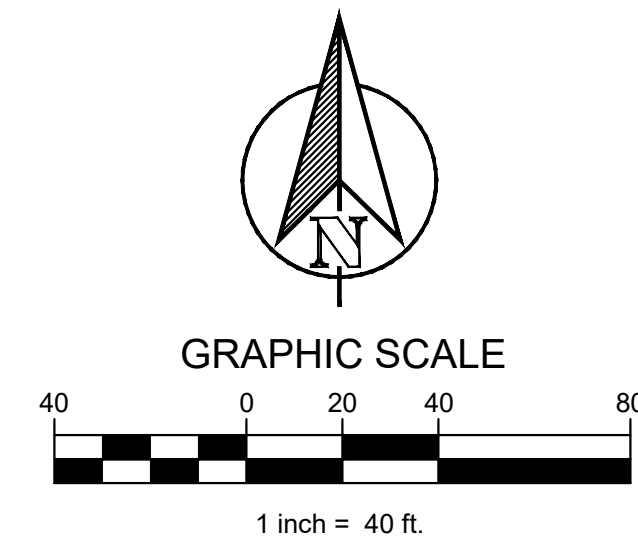


GRACE CHAPEL PROSPER  
FM 1385 & DENTON WAY  
PROSPER, TX










EXISTING TREE  
TO BE RETAINED



EXISTING TREE  
TO BE REMOVED

- TREE PROTECTION FENCING

TREE TABLE			STATUS	LOCATION	FLOODPLAIN	%	MITIGATION
ID NO.	SPECIES	DBH (INCHES)					
734	BOIS D'ARC	12	RETAIN	OFF-SITE	NO	-	-
4680	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4681	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4682	HACKBERRY	6	RETAIN	OFF-SITE	NO	-	-
4683	HACKBERRY	10	RETAIN	OFF-SITE	NO	-	-
4685	BOIS D'ARC	12	RETAIN	ON-SITE	NO	-	-
4686	BOIS D'ARC	12	REMOVE	ON-SITE	NO	-	-
4687	BOIS D'ARC	36	RETAIN	ON-SITE	NO	-	-

NOTE:  
NO MITIGATION REQUIRED DUE TO SPECIES OF REMOVED TREE.

"I Daniel Reece, being a Texas landscape architect attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown.

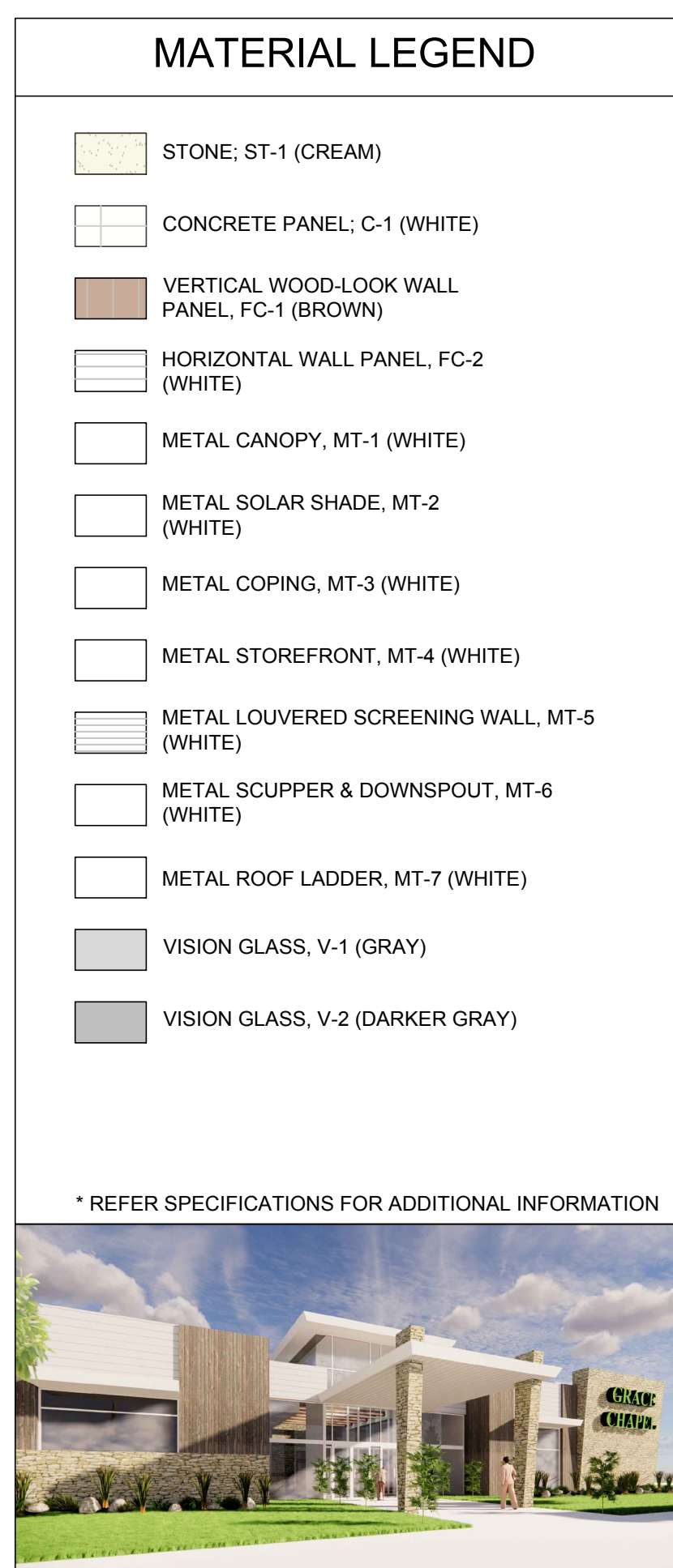
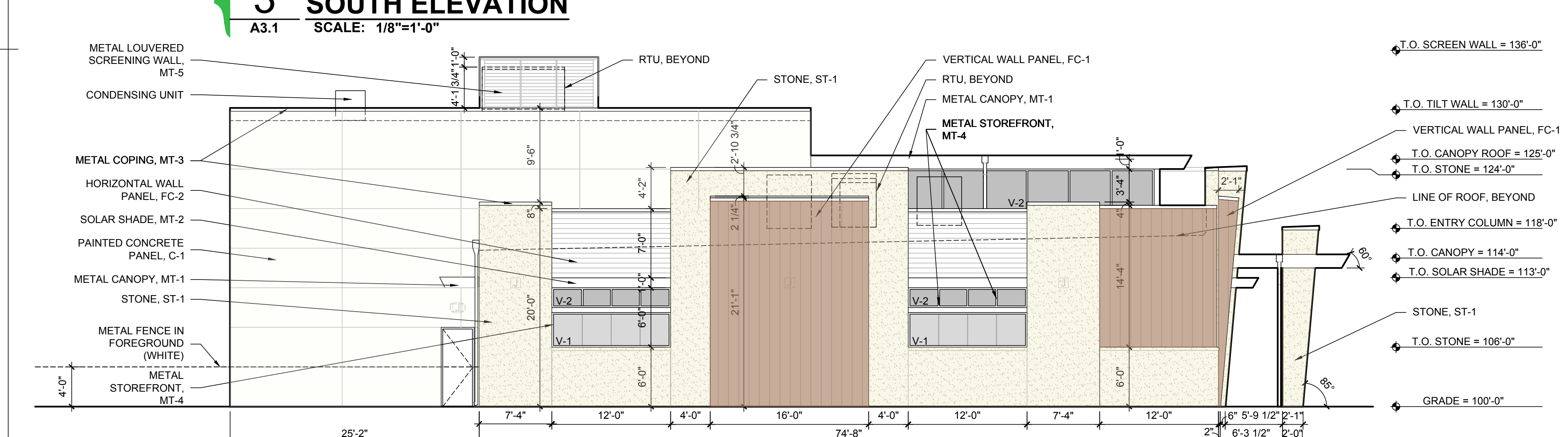
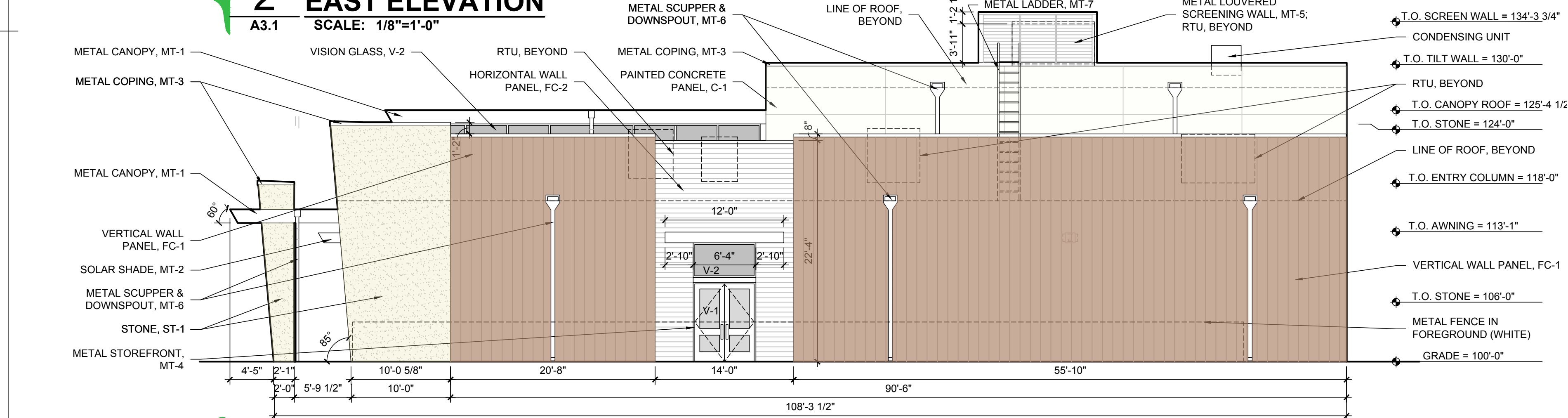
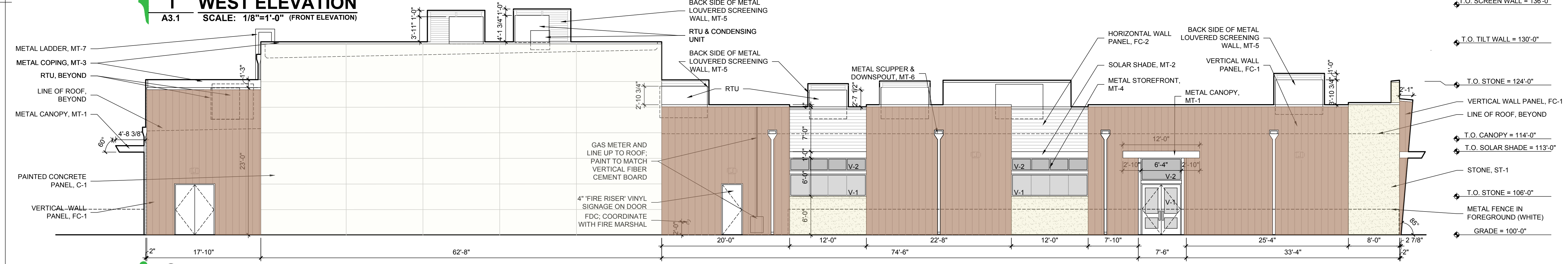
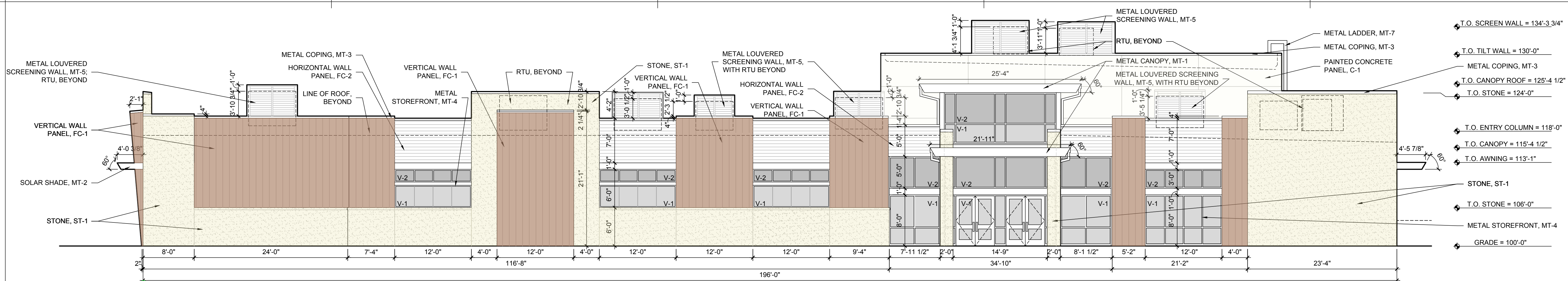
Signature: Don Duka Date: 3-1-22



















## PLANNING

**To:** Planning & Zoning Commission

**Item No. 6**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 7, 2022

---

**Agenda Item:**

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)

**Description of Agenda Item:**

The application was submitted on January 18, 2022 and has been requested to be tabled to the June 21, 2022 meeting to allow additional time to finalize the request.

**Attached Documents:**

1. Tabling Request Letter

**Staff Recommendation:**

Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing June 21, 2022, meeting.



June 3, 2022

Prestonwick Mixed-Use Planned Development  
Zoning Case ZZ22-0004

RE: Planning and Zoning Commission Continuance Request

Dear Town of Prosper Planning and Zoning Commission,

We would like to request a continuance of zoning case ZZ22-0004 (Prestonwick Mixed-Use Planned Development) from the commission to facilitate revisions to the planned development based on feedback provided by the commission during the May 17<sup>th</sup>, 2022 hearing. We would like to continue the zoning case until the June 21<sup>st</sup>, 2022 Planning and Zoning Commission hearing.

Thank you for your consideration of this request and please let us know if you need anything from us.



Kyle Kattner  
The NRP Group  
Design and Entitlements Manager