



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, May 17, 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/86944373392>

Enter Meeting ID: 869 4437 3392

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

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

Enter Meeting ID: 869 4437 3392

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 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).

### **REGULAR AGENDA**

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

- 4.** Consider and act upon a 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).
- 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]**
- 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).
- 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).



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).
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).
10. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
11. 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, May 13, 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, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioners absent: Doug Charles.

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. CONSENT AGENDA**

**3a. Consider and act upon minutes from the March 15, 2022, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Final Plat for Star Trail, Phase 13, for 127 single family residential lots and five (5) HOA/Open space lots, on 40.0± acres, located on the south side of Berylline Lane, south of Parvin Road. The property is zoned Planned Development-40 (PD-40). (D22-0035).**

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

**REGULAR AGENDA**

**4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service on 1.2± acres, located on the north side of US 380, west of Custer Road. The property is zoned Commercial (C). (S22-0002). [REQUEST TO BE TABLED]**

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

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

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

*Soto:* Indicated the applicant has requested that the item be tabled, and the Public Hearing continued to the May 17, 2022, Planning & Zoning Commission meeting.

Motion by Jackson, second by Pettis, to table Item 5, and continue the Public Hearing to the May 17, 2022, Planning & Zoning Commission meeting. Motion approved 6-0.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-36, and a portion of Planned Development-63, to Planned Development (PD) for Legacy Gardens, on 121.4± acres, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes. (Z20-0019).**

*Soto:* Summarized the request and presented exhibits.

Chair Daniel opened the Public Hearing.

Michael Hanson (*Applicant*): Provided information regarding the proposed zoning request.

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

Commissioners inquired on topics such as minimum lot sizes, minimum dwellings sizes, and how they compare to standards already existing in the Town.

Commissioners generally spoke in support of the request.

Motion by Peterson, second by Pettis, to approve Item 6, in order to modify the residential development standards, including but not limited to reducing permitted lot sizes, subject to the following stipulations:

- Limiting 8F Type Lots to a maximum of 75, 9F Type Lots to a maximum of 57, 10F Type Lots to a maximum of 148, and
- Increasing the minimum dwelling size to 1,800 square feet for all proposed lot types.

Motion approved 6-0.

- 7. 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.

- 8. Adjourn.**

Motion by Jackson, second by Harris, to adjourn. Motion approved 6-0 at 6:52 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:** David Soto, Planning Manager

**Through:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – June 17, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The Preliminary Site Plan is for a commercial development consisting of three (3) single-story, and four (4) two story medical office buildings totaling 81,600 square feet, six (6) single-story, retail / restaurant buildings totaling 69,160 square feet, and a convenience store (5,674 square feet) with 20 gas pumps. Access will be provided from Teel Parkway and U.S. Highway 380. The Preliminary Site Plan conforms to the PD-40 development standards.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

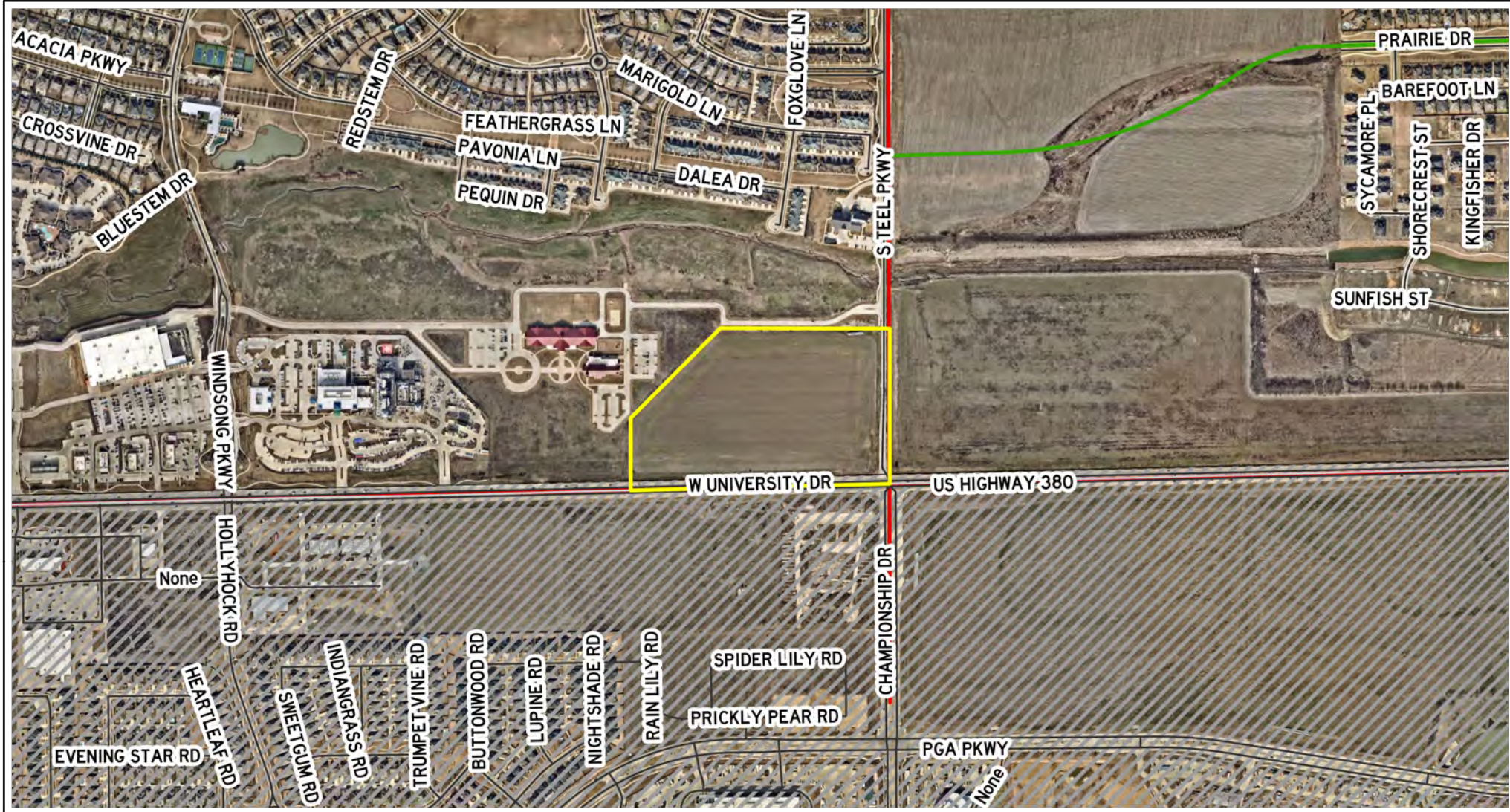
**Staff Recommendation:**

Staff recommends approval of the Preliminary Site Plan subject to:

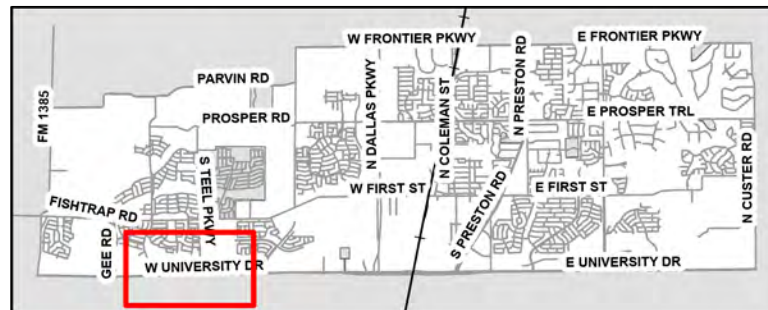
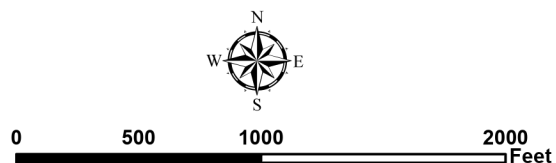
1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0021 - US 380 and Teel Parkway

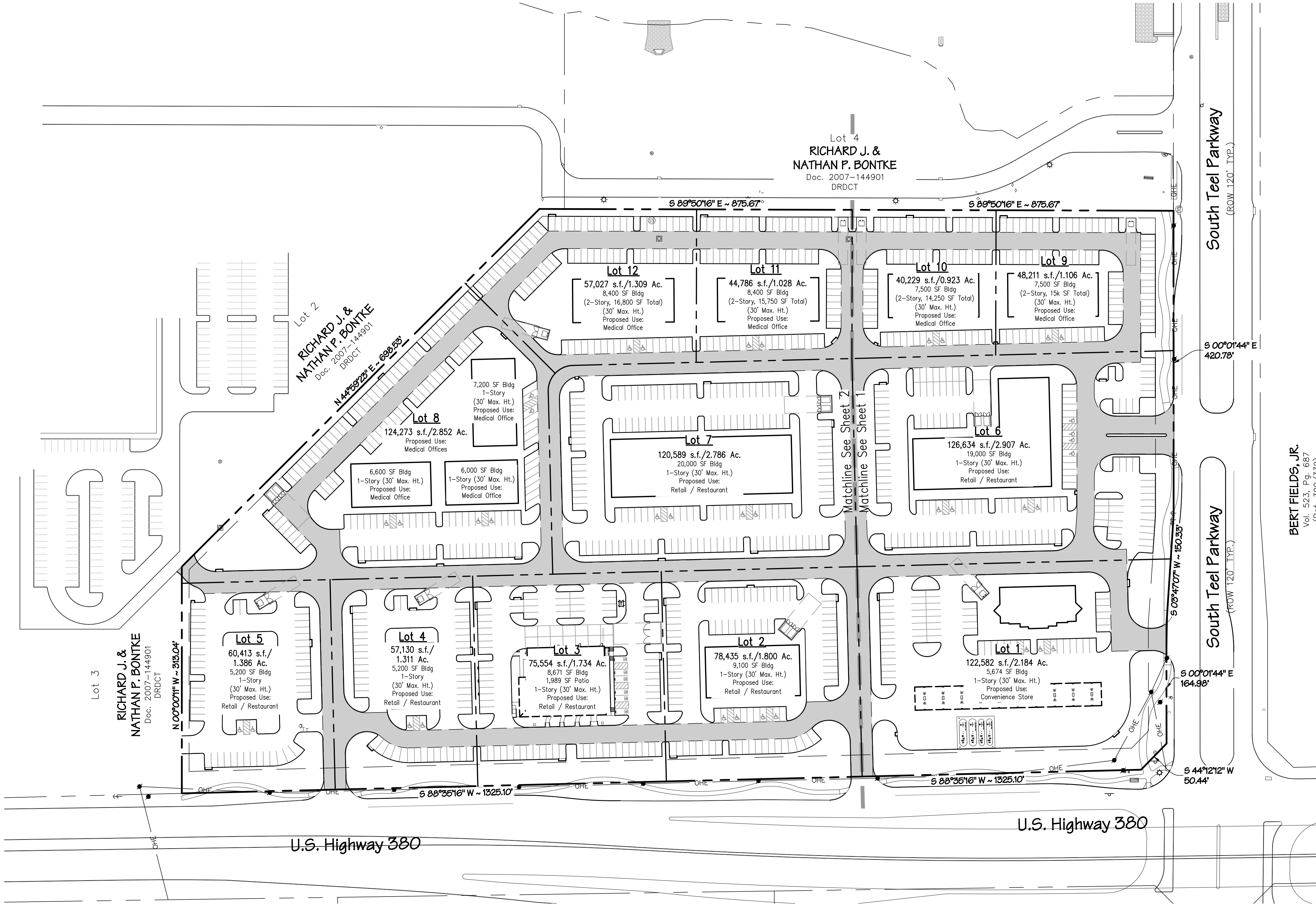


This map is for illustration purposes only.





Drawn: 6/2/2021 08:51:152 380-Teel Due Diligence\CAD\Site Plan.dwg Saved By: Abcador Save Time: 6/2/2022 2:54:39 PM Plotted By: Abcador Plot Date: 6/2/2022 2:55:01 PM



Note:  
All proposed driveways, deceleration lanes and median openings along 380 are subject to TxDOT approval.

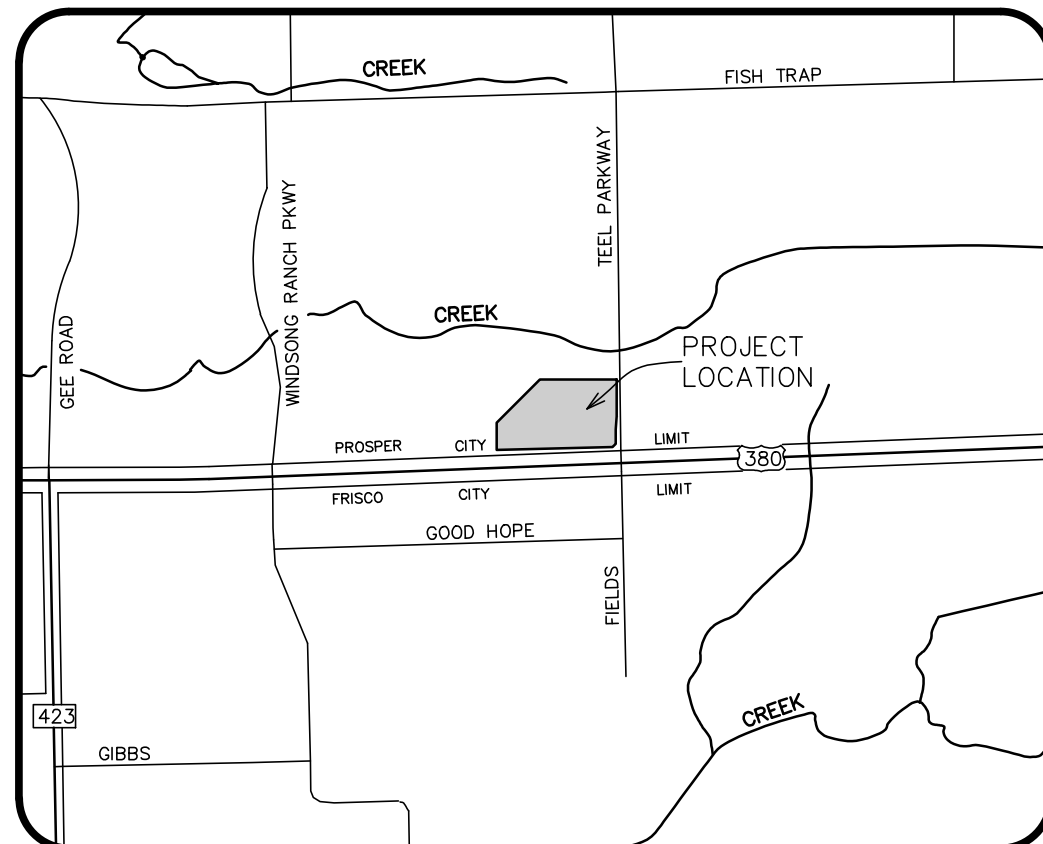
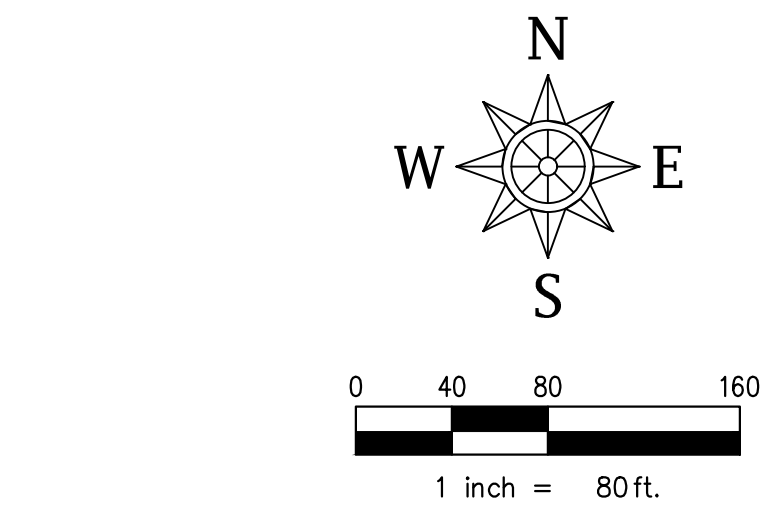
#### LEGEND

- Firelane
- Match Line

BERT FIELDS, JR.  
Vol. 523, Pg. 687  
(Part 1 of 1)

#### Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings shall be every 500 feet (500'). Automatic fire protection systems per NFPA 130 or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for 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 the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (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.



#### Vicinity Map

NTS

#### SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (story)	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)	OPEN SPACE PROVIDED (SF)
			SF	AC																
1	PD	CONVENIENCE STORE	122,582	2.81	5,674	5,674	N/A	1	4.6%	0.0463:1	1:250	23	56	3	4	840	2,106	32,956	8,581	9,953
2	PD	RETAIL & RESTAURANT	78,436	1.80	9,100	9,100	N/A	1	11.6%	0.116:1	1:100; 1:250	65	85	4	4	1,275	5,490	27,702	5,490	4,616
3	PD	RETAIL & RESTAURANT	75,554	1.73	8,671	10,660	N/A	1	11.5%	0.1411:1	1:100; 1:250	76	77	4	6	1,155	972	24,769	5,289	2,103
4	PD	RETAIL & RESTAURANT	57,130	1.31	5,200	5,200	N/A	1	9.1%	0.091:1	1:100; 1:250	37	49	2	2	735	1,296	53,972	3,999	4,144
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	37	49	2	2	735	1,296	31,555	4,229	3,867
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	133	138	5	8	2,070	2,106	48,228	8,864	4,000
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	140	142	5	4	2,130	1,944	45,213	8,441	8,484
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	135	5	6	2,025	2,916	47,054	8,699	18,681
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	60	69	3	2	1,035	1,620	30,091	3,375	3,024
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	57	57	3	2	855	1,944	16,285	2,816	4,050
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	63	63	3	2	945	1,944	26,002	3,135	4,100
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	68	80	4	2	1,200	10,692	229,398	3,992	7,760
Total			955,868	21.944	124,445	156,434						839	1,000	43	44	15,000	29,646	613,225	66,911	74,782

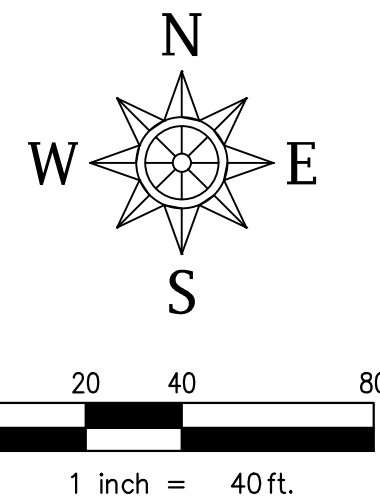
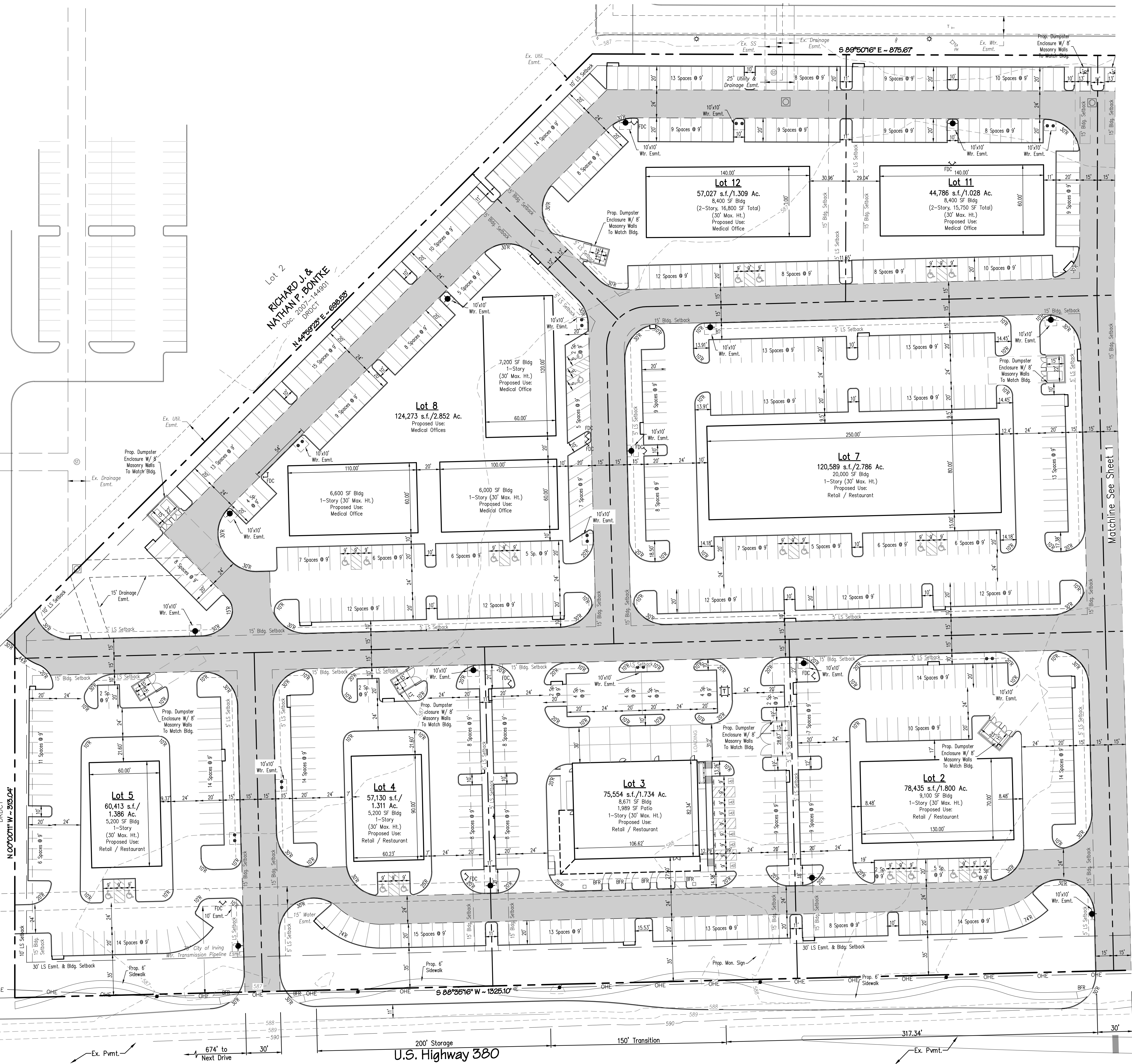
CASE No. - D 22-0021  
PRELIMINARY SITE PLAN  
**US 380 & TEEL PARKWAY**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
955,868 Sq. Ft./21.944 Acres

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

OWNER/DEVELOPER  
Teel 380, LP  
8668 John Hickman Parkway  
Frisco, TX 75034  
Telephone: (972) 679-1918  
Contact: Shiva Kondru



NATHAN J. &  
NATHAN P. BONITKE  
Doc. 2007-144901  
DRDCT



**Town of Prosper Site Plan Notes:**

- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 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) Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- 9) Two points of access shall be maintained for the property at all times.
- 10) Speed bumps/humps are not permitted within a fire lane.
- 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- 13) 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
- 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- 16) Dead-end fire lanes are only permitted with approved hammerheads.
- 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- 18) As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3. R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
- 19) 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" Starz, 30-degree downward turn with locking cap. Amendment 507.5.1
- 20) 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
- 21) 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
- 22) 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
- 23) The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- 24) One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 25) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 26) All signage is subject to Building Official approval.
- 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 29) Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- 30) All new electrical lines shall be installed and/or relocated underground.
- 31) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- 32) All landscape easements must be exclusive of any other type of easement.
- 33) Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 34) The approval of a Preliminary Site Plan shall be effective for 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 the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (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.


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

All curb radii are 2' unless otherwise noted.

**Notes:**

1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

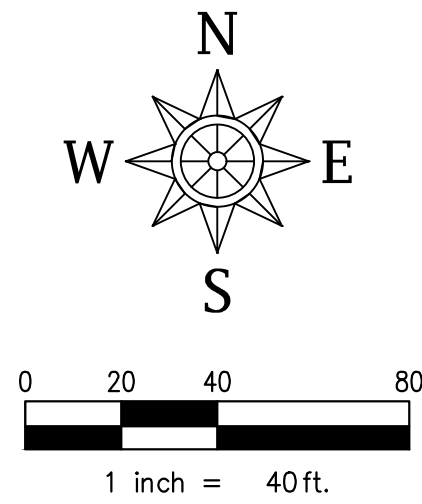
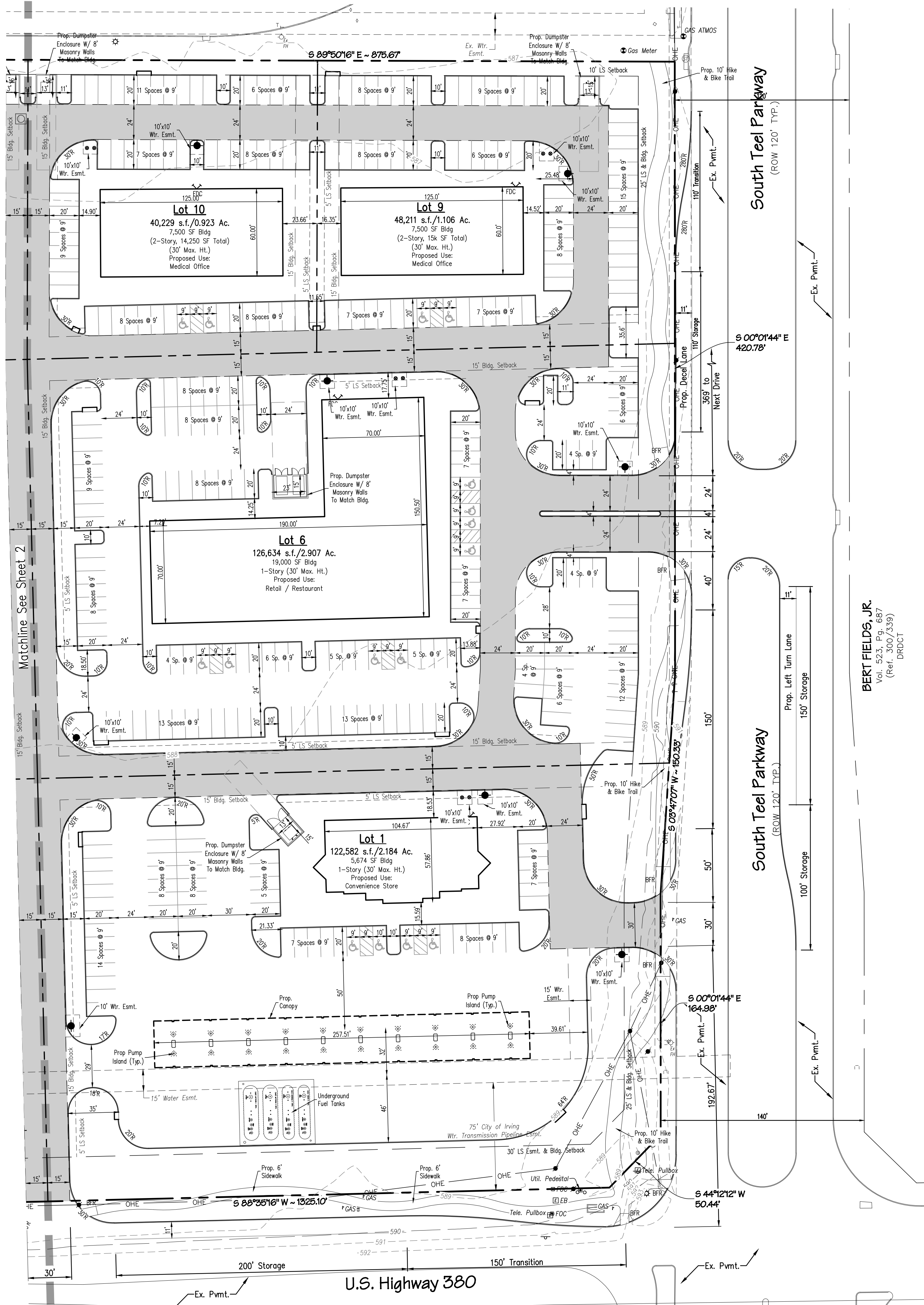
2. Headlight screening will be provided in accordance with Town Standards.

<u>LEGEND</u>	
	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIRSEN" SET, UNLESS OTHERWISE NOTED.
■	POWER POLE
☆	LIGHT POLE/STANDARD
⊥	GUY WIRE ANCHOR
●	BOLLARD
~	SIGNPOST
———	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
⊙	PROPOSED FIRE HYDRANT
⊖	EXISTING FIRE HYDRANT

CASE No. - D 22-0021  
PRELIMINARY SITE PLAN  
**US 380 & TEEL PARKWAY**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
955,868 Sq. Ft./21.944 Acres

ENGINEER / SURVEYOR / APPLICANT Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Teel 380, LP 8668 John Hickman Parkway Frisco, TX 75034 Telephone: (972) 679-1918 Contact: Shiva Kondru
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**Town of Prosper Site Plan Notes:**

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3. R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One-and-two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and-two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for 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 the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (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.

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

All curb radii are 2' unless otherwise noted.

**Notes:**

1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

2. Headlight screening will be provided in accordance with Town Standards.

**LEGEND**

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

CASE No. - D 22-0021  
PRELIMINARY SITE PLAN  
**US 380 & TEEL PARKWAY**  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
955,868 Sq. Ft./21.944 Acres

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

OWNER/DEVELOPER  
Teel 380, LP  
8668 John Hickman Parkway  
Frisco, TX 75034  
Telephone: (972) 679-1918  
Contact: Shiva Kondru





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3c**

**From:** David Soto, Planning Manager

**Through:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The Final Plat conforms to the PD-94 development standards.

As a companion item, the Site Plan (D22-0029), for a multi-tenant retail building, is on the May 17, 2022 agenda.

**Attached Documents:**

1. Location Map
2. Final Plat

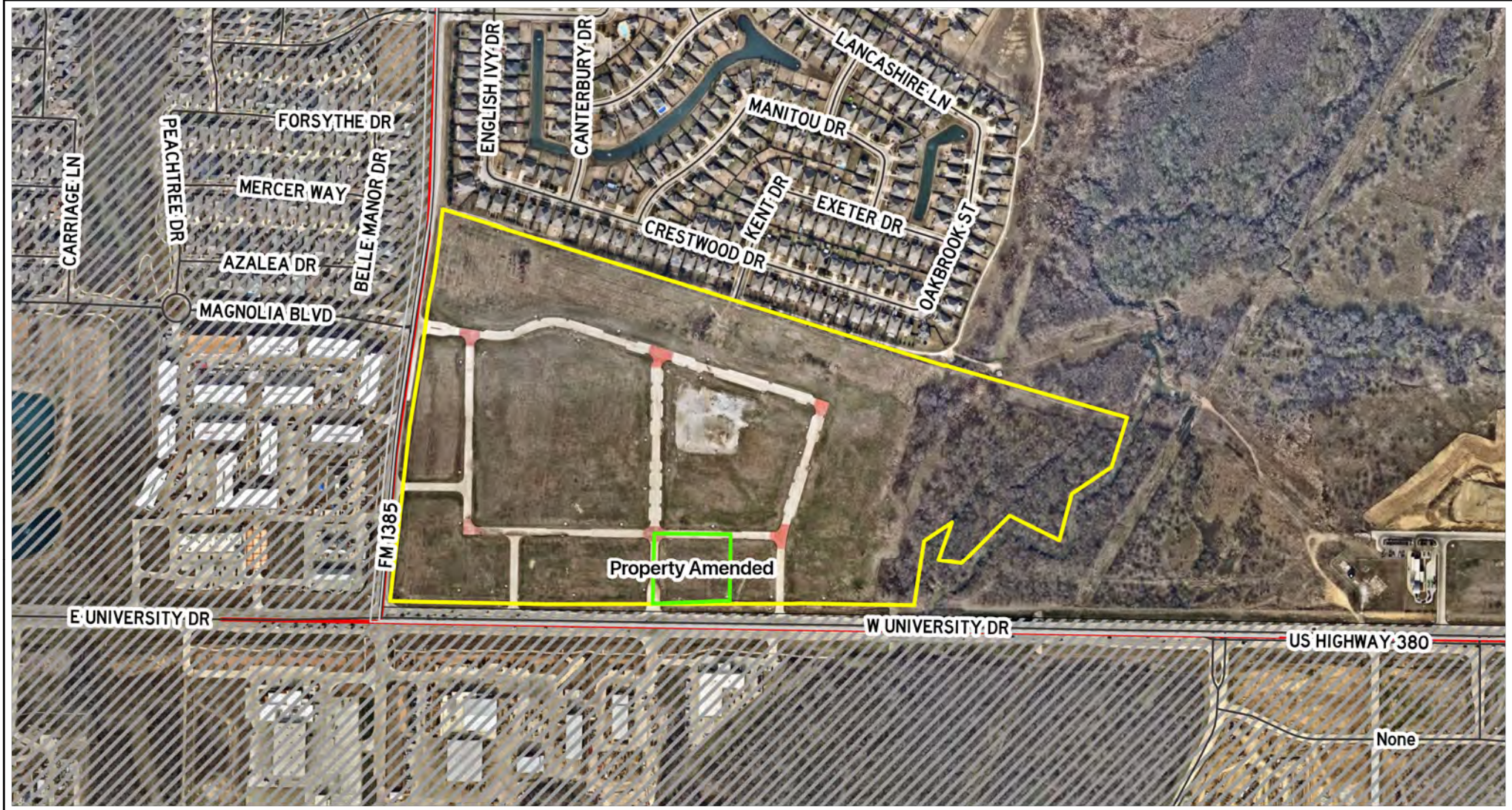
**Staff Recommendation:**

Staff recommends approval of the Final Plat, subject to:

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



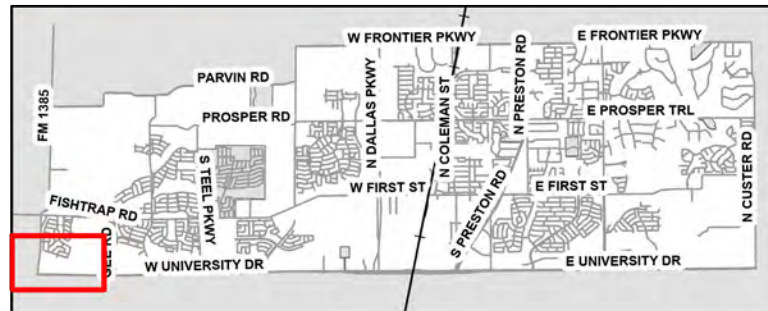
# D22-0030 - WestSide Lot 8



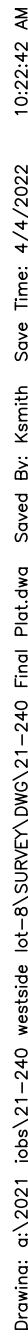
This map is for illustration purposes only.



0 350 700 1400 Feet







Scale: 1" = 30'      March, 2022      SEI Job No. 21-240



**To: Planning & Zoning Commission**

**Item No. 3d**

**From: David Soto, Planning Manager**

**Through: Khara Dodds, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – May 17, 2022**

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of the Conveyance Plat for Prosper West, Block A, Lots 1 and 2 is to create two lots of record and to provide ROW dedication. The plat conforms to Planned Development-41 (PD-41) development standards.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

**Staff Recommendation:**

Staff recommends approval of Conveyance Plat, subject to:

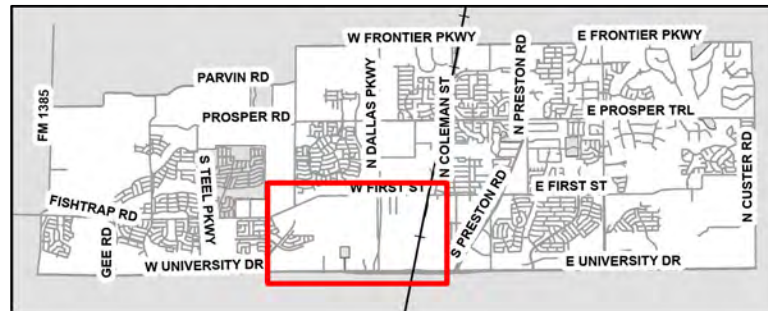
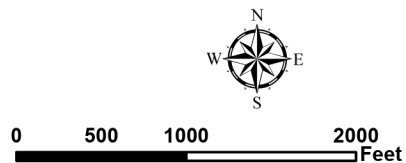
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



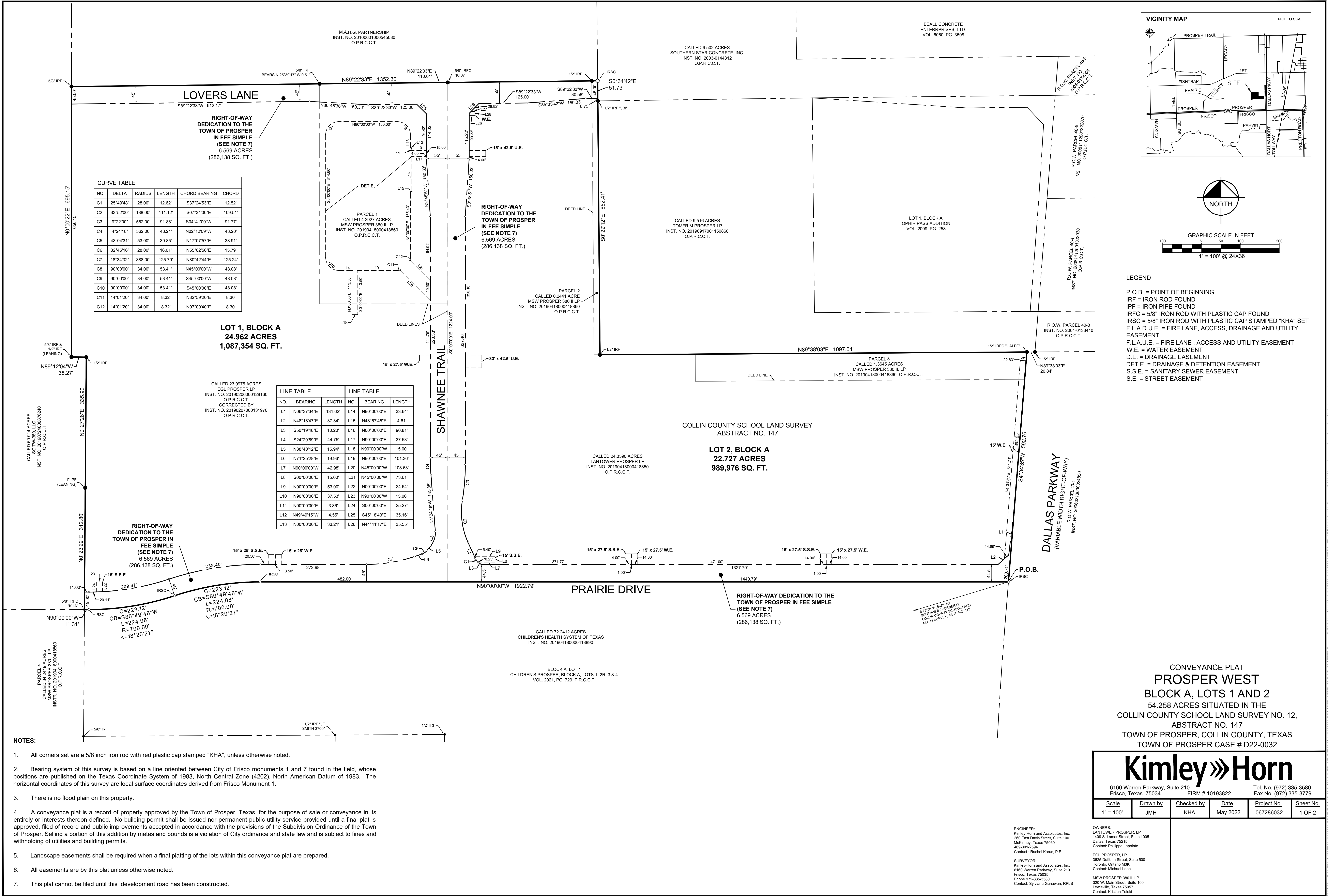
# D22-0032 - Prosper West North



This map is for illustration purposes only.







OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, LANTOWER PROSPER, LP and EGL PROSPER, LP and MSW PROSPER 380 II, LP are the owners of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of a called 23.9975-acre tract of land described in a deed to EGL Prosper, LP, recorded in Instrument No. 20190206000128160, Official Public Records, Collin County, Texas, and being all of a called 4.2927-acre tract described as Parcel 1 and all of a called 0.2441-acre tract of land described as Parcel 2 and all of a called 1.3645-acre tract of land described as Parcel 3, all three to MSW Prosper 380 II, LP, recorded in Instrument No. 20190418000418860, said Official Public Records, and being all of a called 24.3590-acre tract of land described in a deed to Lantower Prosper, LP, recorded in Instrument No. 20190418000418850, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lantower tract, common to the northeast corner of Lot 1, Block A, Children's Prosper, Block A, Lots 1, 2R, 3 & 4, an Addition to the Town of Prosper, Texas, according to the plat thereof recorded in Volume 2021, Page 729, Plat Records, Collin County, Texas, same being on the westerly right-of-way line of Dallas Parkway (variable width right-of-way);

THENCE North 90°00'00" West, along the southerly line of said Lantower tract and the northerly line of said Lot 1 and the southerly line of said EGL tract, passing at a distance of 1440.79 feet the south common corner of said Lantower tract and the aforementioned EGL tract, and continuing along the same course for a total distance of 1922.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 700.00 feet, a central angle of 18°20'27", and a chord bearing and distance of South 80°49'46" West, 223.12 feet;

THENCE continuing along the northerly line of said Lot 1 and the southerly line of said EGL tract the following courses and distances:

In a westerly direction, with said curve to the left, an arc distance of 224.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 700.00 feet, a central angle of 18°20'27", and a chord bearing and distance of South 80°49'46" West, 223.12 feet;

In a westerly direction, with said curve to the right, an arc distance of 224.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 90°00'00" West, a distance of 11.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said EGL tract, common to the northwest corner of said Lot1, same being the northeast corner of a called 34.2419-acre tract of land described as Parcel 4 in a deed to MSW Prosper 380 II, LP, recorded in Instrument No. 20190418000418860, said Official Public Records, same also being the southeast corner of a called 60.914-acre tract of land described in a deed to SC TW-380, LLC, recorded in Instrument No. 20190724000876240, said Official Public Records;

THENCE along the westerly line of said EGL tract and the easterly line of said SC TW-380 tract the following courses and distances:

North 00°23'29" East, a distance of 312.80 feet to a 1-inch iron pipe (leaning) found for corner;

North 00°27'28" East, a distance of 335.90 feet to a 1-inch iron rod found for corner;

North 89°12'04" West, a distance of 38.27 feet to a 5/8-inch iron rod found for corner;

North 00°00'22" East, a distance of 695.15 feet to a 5/8-inch iron rod found for the northwest corner of said EGL tract, common to the southwest corner of a tract of land described to M.A.H.G. Partnership, recorded in Instrument No. 20100601000545080, said Official Public Records;

THENCE North 89°22'33" East, along the southerly line of said M.A.H.G. tract and along the northerly lines of said EGL tract, the aforementioned Parcel 1, the aforementioned Lantower tract, and the aforementioned Parcel 2, passing at a distance of 637.76 feet the north common corner of said EGL tract and said Parcel 1, from which a 5/8-inch iron rod found for witness bears North 25°39'17" West, 0.51 feet, continuing along the same course and passing at a distance of 967.27 feet a 5/8-inch iron with plastic cap stamped "KHA" found for the north common corner of said Parcel 1 and said Lantower tract, and continuing along the same course and passing at a distance of 1337.27 feet a 1/2-inch iron rod found for the north common corner of said Lantower tract and said Parcel 2, and continuing along the same course for a total distance of 1352.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Parcel 2, common to the southeast corner of said M.A.H.G. tract, same being on the westerly line of a called 9.502-acre tract of land described in a deed to Southern Star Concrete, Inc., recorded in Instrument No. 2003-0144312, said Official Public Records;

THENCE South 00°34'42" East, along an easterly line of said Parcel 2 and the westerly line of said 9.502-acre tract, a distance of 51.73 feet to a 1/2-inch iron rod with plastic cap stamped "JB1" found for the southwest corner of said 9.502-acre tract, common to the northwest corner of a called 9.516-acre tract of land described in a deed to Tomfrim Prosper, LP, recorded in Instrument No. 20190917001150860, said Official Public Records;

THENCE South 00°29'12" East, continuing along an easterly line of said Parcel 2 and along the westerly line of said Tomfrim tract, a distance of 652.41 feet to a 1/2-inch iron rod found for the south common corner of said Parcel 2 and said Tomfrim tract, same being on a northerly line of said Lantower tract;

THENCE North 89°38'03" East, along the northerly line of said Lantower tract and the southerly line of said Tomfrim tract, passing at a distance of 244.89 feet the northwest corner of the aforementioned Parcel 3, and continuing along the same course and along the northerly line of said Parcel 3 for a total distance of 1097.04 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner the northeast corner of said Parcel 3, same being on the westerly right-of-way line of the aforementioned Dallas Parkway;

THENCE South 04°34'35" West, along the easterly line of said Parcel 3 and the westerly right-of-way line of said Dallas Parkway, passing at a distance of 70.26 feet the southeast corner of Parcel 3, common to the easternmost northeast corner of said Lantower tract, and continuing along the same course and along the easterly line of said Lantower tract for a total distance of 592.76 feet to the POINT OF BEGINNING and containing 54.258 acres (2,363,468 sq. ft.) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LANTOWER PROSPER, LP and EGL PROSPER, LP and MSW PROSPER 380 II, LP acting herein by and through their duly authorized officers, do hereby certify and adopt this Conveyance Plat designating the herein above described property as PROSPER WEST, BLOCK A, LOTS 1 AND 2, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

LANTOWER PROSPER, LP and EGL PROSPER, LP and MSW PROSPER 380 II, LP do herein certify the following:

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

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 Block A, 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 of 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.

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: LANTOWER PROSPER, LP, a Texas limited partnership

By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS §

COUNTY OF DENTON §

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

\_\_\_\_\_  
Print name

BY: EGL PROSPER, LP, a Delaware limited partnership

By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS §

COUNTY OF DENTON §

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

\_\_\_\_\_  
Print name

BY: MSW PROSPER 380 II, LP, a Texas limited partnership

By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS §

COUNTY OF DENTON §

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

\_\_\_\_\_  
Print name

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Sylviana Gunawan, 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.

\_\_\_\_\_  
Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75035  
Phone 972-335-3580  
sylviana.gunawan@kimley-horn.com

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 Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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

\_\_\_\_\_  
Print name

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

CONVEYANCE PLAT  
PROSPER WEST  
BLOCK A, LOTS 1 AND 2  
54.258 ACRES SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
TOWN OF PROSPER CASE # D22-0032

Kimley»Horn		6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	JMH	KHA	May 2022	067286032	2 OF 2		

ENGINEER:  
Kimley-Horn and Associates, Inc.  
260 East Davis Street, Suite 100  
McKinney, Texas 75069  
469-301-2594  
Contact : Rachel Korus, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75035  
Phone 972-335-3580  
Contact: Sylviana Gunawan, RPLS

OWNERS:  
LANTOWER PROSPER, LP  
1409 S. Lamar Street, Suite 1005  
Dallas, Texas 75215  
Contact: Philippe Lapointe

EGL PROSPER, LP  
3625 Dufferin Street, Suite 500  
Toronto, Ontario M9K  
Contact: Michael Loeb

MSW PROSPER 380 II, LP  
320 W. Main Street, Suite 100  
Lewisville, Texas 75057  
Contact: Kristian Teleki



**To: Planning & Zoning Commission**

**Item No. 3e**

**From: David Soto, Planning Manager**

**Through: Khara Dodds, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – May 17, 2022**

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of the Revised Conveyance Plat for Children's Prosper, Block A, Lot 1 is to create a lot of record and to provide ROW dedication. The plat conforms to Planned Development-41 (PD-41) development standards.

**Attached Documents:**

1. Location Map
2. Revised Conveyance Plat

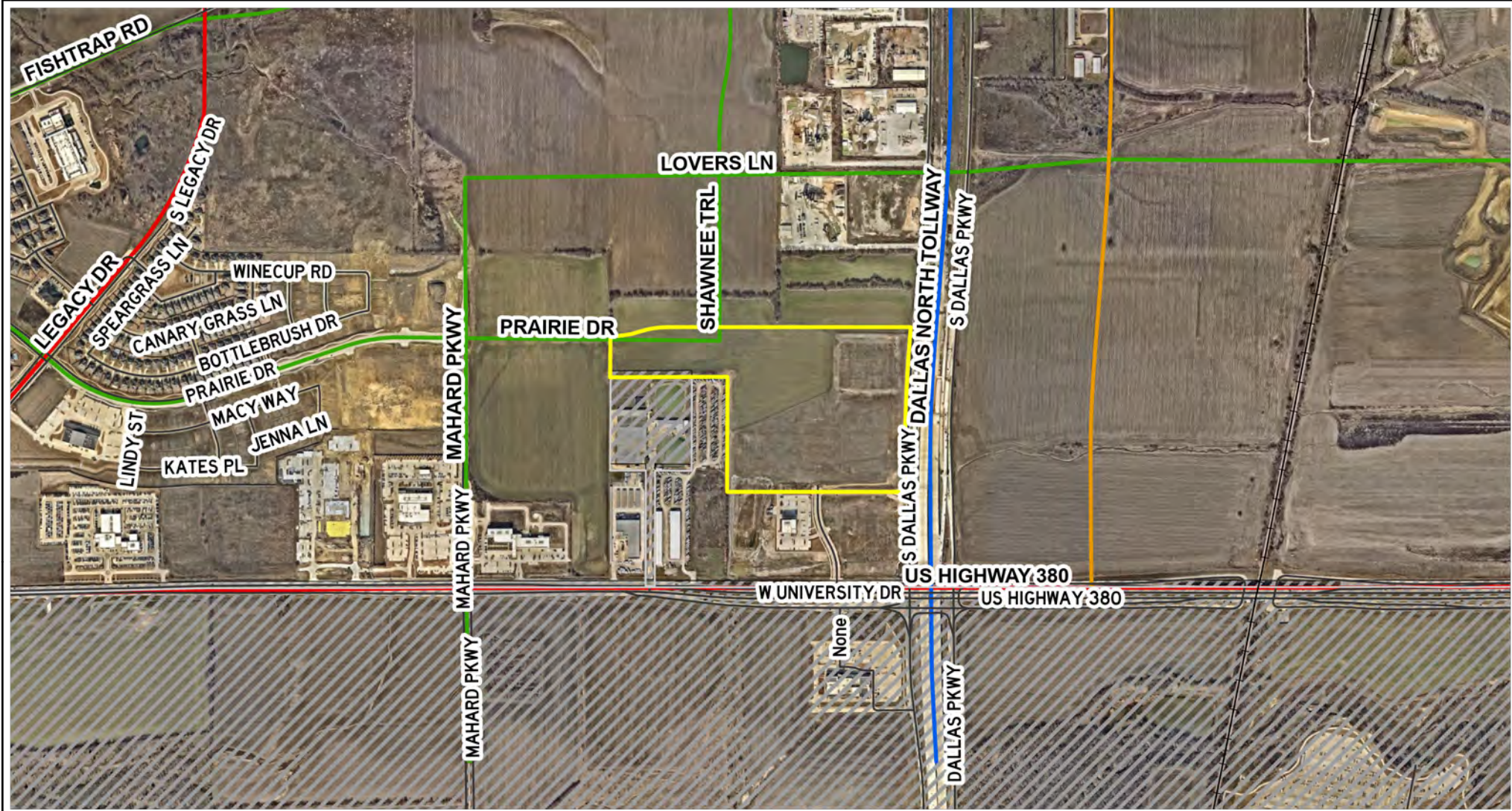
**Staff Recommendation:**

Staff recommends approval of Revised Conveyance Plat, subject to:

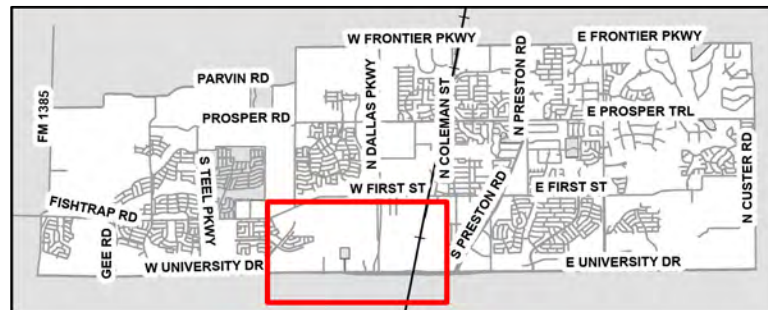
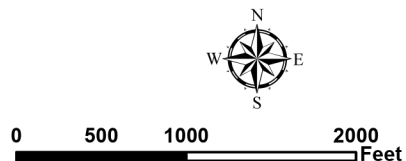
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Revised Conveyance Plat.



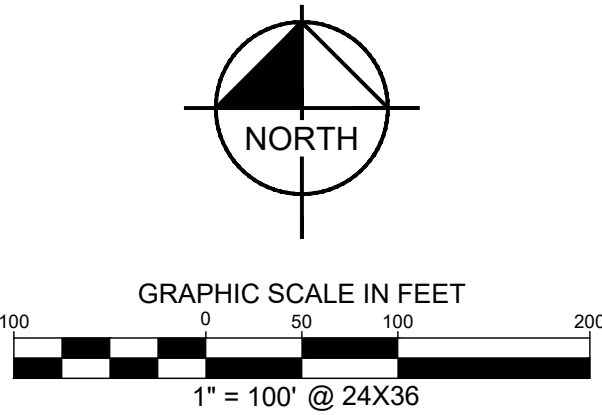
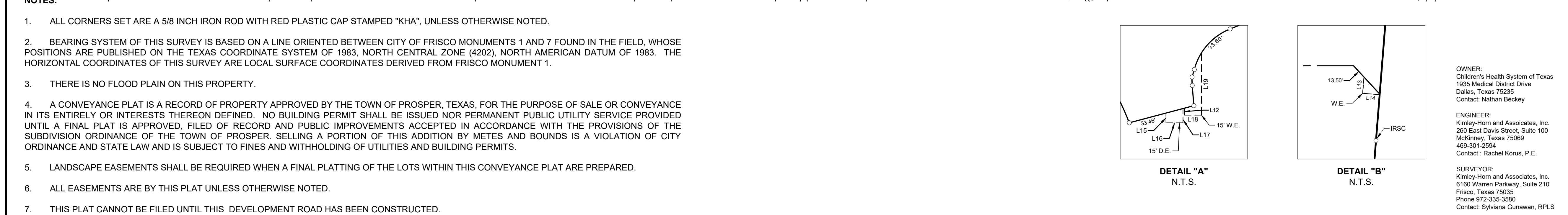
# D22-0033 - Prosper West South



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







P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND  
IRFC = 5/8" IRON ROD WITH PLASTIC CAP FOUND  
IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET  
F.L.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE AND UTILITY  
EASEMENT  
F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT  
W.E. = WATER EASEMENT  
D.E. = DRAINAGE EASEMENT  
DET.E. = DRAINAGE & DETENTION EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
S.E. = STREET EASEMENT

REVISED CONVEYANCE PLAT  
**CHILDREN'S PROSPER**  
**BLOCK A, LOT 1**  
 50.3356 ACRES SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 12,  
 ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 TOWN OF PROSPER CASE # D22-0033

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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet</u>
1" = 100'	SG	KHA	MAY, 2022	067286032	1 OF 1

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75035  
Phone 972-335-3580  
Contact: Sylviana Gunawan, RPLS



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, CHILDREN'S HEALTH SYSTEM OF TEXAS is the owner of a tract of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas and being all of Lot 1, Block A, Children's Prosper, an addition to the Town of Prosper, Texas according to the plat thereof recorded in Volume 2021, Page 729, Official Public Records of Collin County, Texas, and being part of a 72.241 acre tract described in deed to Children's Health System of Texas recorded in Instrument No. 20190418000418890, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" set in the north right-of-way line of U.S. Highway No. 380 (a variable width right-of-way) recorded in Document No. 96-0021224 of the Deed Records of Collin County, Texas, and the northeast corner of said Lot 1, and for the southwest corner of a called 24.359-acre tract of land recorded in Instrument No. 20190418000418850, of said Official Public Records;

**THENCE** crossing said south right-of-way line of U.S. Highway No. 380, along the westerly line of the right-of-way line of Dallas Parkway (a variable width right-of-way, recorded in Instrument No. 20060313000324850, in the Official Public Records of Collin County, Texas), and along the easterly line of said Lot 1, South 04°34'35" West, passing at a distance of 110.81 feet to a 5/8" iron rod with a plastic cap stamped "KHA" found for a northeast corner of said Lot 1;

**THENCE** at the beginning of a tangent curve to the right with a radius of 11659.15 feet, a central angle of 04°59'59", and a chord bearing and distance of South 02°04'35" West, 1017.09 feet;

**THENCE** in a southerly direction, continuing along the westerly line of said right-of-way line of Dallas Parkway, and along the easterly line of said Lot 1, with said tangent curve to the right, 1017.41 feet, to a 5/8" iron rod with a plastic cap stamped "KHA" found for a southwest corner of said Lot 1;

**THENCE** South 0°25'25" East, continuing along the westerly line of said right-of-way line of Dallas Parkway, and along the easterly line of said Lot 1, a distance of 174.51 feet, to a 5/8" iron rod with cap stamped "KHA" set for the southeast corner of said Lot 1, and the southwest corner of said right-of-way line of Dallas Parkway;

**THENCE** North 90°00'00" West, departing the southerly line of said Lot 1, and continuing along the northerly line of Lots 4, 2R, and 3, Block A of said Children's Prosper, and the southerly line of said Lot 1, a distance of 1407.55 feet, to a 5/8" iron rod with cap stamped "KHA" set for the southwest corner of said Lot 1, the northwest corner of said Lot 3, Block A of a tract of land, and the southerly southwest corner of a called 10.20-acre tract of land described in a deed to 380 Business Center Ltd et al., as recorded in Instrument No. 20210527001067520, of said Official Public Records;

**THENCE** North 00°10'50" East, departing the northerly line of Lots 4, 2R, and 3, Block A of said tract of land belonging to Children's Prosper, and the southerly line of said Lot 1, and continuing along the easterly line of said Lot 1, and the westerly line of said 10.20-acre tract of land, a distance of 909.13 feet to a 1/2-inch iron rod found for the northwest corner of said 10.20-acre tract of land, and the ell corner of said Lot 1;

**THENCE** South 89°42'50" West, departing the easterly line of said Lot 1, and the westerly line of said 10.20-acre tract of land, and continuing along the northernmost southerly line of said Lot 1, and the northerly line of said 10.20-acre tract of land, a distance of 927.79 feet to a 5/8-inch iron rod found for the northerly southwest corner of Lot 1, the northwest corner of Lot 1, Block A, an addition to Y-C Nurseries according to the plat thereof recorded in Volume 2021, Page 171, in said Official Public Records, and the southerly northwest corner of a called 34.242-acre tract of land, belonging to MSW Prosper 380 II LP, as described in a deed thereof recorded in Instrument No. 20190418000418860, in said Official Public Records;

**THENCE** North 00°23'29" East, departing the northernmost southerly line of said Lot 1, and the northerly line of said 10.20-acre tract of land, and continuing along the westerly line of said Lot 1, and the easterly line of said 34.242-acre tract of land, a distance of 325.78 feet, to a 5/8" iron rod with a plastic cap stamped "KHA" found for the northwest corner of said Lot 1, the northeast corner of said 34.242-acre tract of land, the southeast corner of a called 60.914-acre tract of land, belonging to SC TW-380, LLC, as described in a deed thereof recorded in Instrument No. 20190724000876240, and the southwest corner of a called 23.998-acre tract of land, belonging to EGL Prosper LP, as described Instrument No. 20190724000876240 and thereafter corrected by Instrument No. 20190207000131970, in Official Public Records;

**THENCE** North 90°00'00" East, departing the westerly line of said Lot 1, and the easterly line of said 34.242-acre tract of land, and continuing along the northerly line of said Lot 1, and the southerly line of said 23.998-acre tract of land, and a called 24.359-acre tract of land, belonging to Lantower Prosper LP, as described in a deed thereof recorded in Instrument No. 20190418000418850, in said Official Public Records, the following courses and distances:

At the beginning of a non-tangent curve to the left with a radius of 700.00 feet, a central angle of 18°20'27", and a chord bearing and distance of North 80°49'46" East, 223.12 feet;

In a northerly direction, continuing along the northerly line of said Lot 1, and along the southerly line of said 23.998-acre tract of land, with said tangent curve to the right, 224.08 feet, to a 5/8" iron rod with a plastic cap stamped "KHA";

At the beginning of a non-tangent curve to the right with a radius of 700.00 feet, a central angle of 18°20'27", and a chord bearing and distance of North 80°49'46" East, 223.12 feet;

In a northerly direction, continuing along the northerly line of said Lot 1, and along the southerly line of said 23.998-acre tract of land, with said tangent curve to the right, 224.08 feet, to a 5/8" iron rod with a plastic cap stamped "KHA";

North 90°00'00" East, a distance of 1922.79 feet to the **POINT OF BEGINNING** and containing 50.336 acres (2,192,636.16 sq. ft.), more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CHILDREN'S HEALTH SYSTEM OF TEXAS** acting herein by and through its duly authorized officers, does hereby certify and adopt this Conveyance Plat designating the herein above described property as **CHILDREN'S PROSPER, BLOCK A, LOT 1**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

**CHILDREN'S HEALTH SYSTEM OF TEXAS** does herein certify the following:

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

ACCESS EASEMENT

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

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or 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.

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 Block A, 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 of 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.

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: CHILDREN'S HEALTH SYSTEM OF TEXAS**, a Texas limited partnership

By: \_\_\_\_\_  
Authorized Agent

STATE OF TEXAS §

COUNTY OF DENTON §

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

Print name

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Sylviana Gunawan, 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.

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75035  
Phone 972-335-3580  
sylviana.gunawan@kimley-horn.com

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 Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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

Print name

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

REVISED CONVEYANCE PLAT  
**CHILDREN'S PROSPER**  
**BLOCK A, LOT 1**  
50.3356 ACRES SITUATED IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12,  
ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
TOWN OF PROSPER CASE # D22-0033

**Kimley»Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	MAY. 2022	067286032	2 OF 2

OWNER:  
Children's Health System of Texas  
1935 Medical District Drive  
Dallas, Texas 75235  
Contact: Nathan Beckey

ENGINEER:  
Kimley-Horn and Associates, Inc.  
280 East Davis Street, Suite 100  
McKinney, Texas 75069  
469-301-2594  
Contact : Rachel Korus, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75035  
Phone 972-335-3580  
Contact: Sylviana Gunawan, RPLS



## PLANNING

**To:** Planning & Zoning Commission **Item No. 4**

**From:** David Soto, Planning Manager

**Through:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The Site Plan shows a multi-tenant retail building, totaling 14,000 square feet. Access is provided from U.S Highway 380. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan and Façade Plan conform to the PD-94 development standards.

As a companion item, the Final Plat (D22-0030), for Westside Addition, Block A, Lot 8, on 1.8± acres, is on the May 17, 2022 agenda.

**Attached Documents:**

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

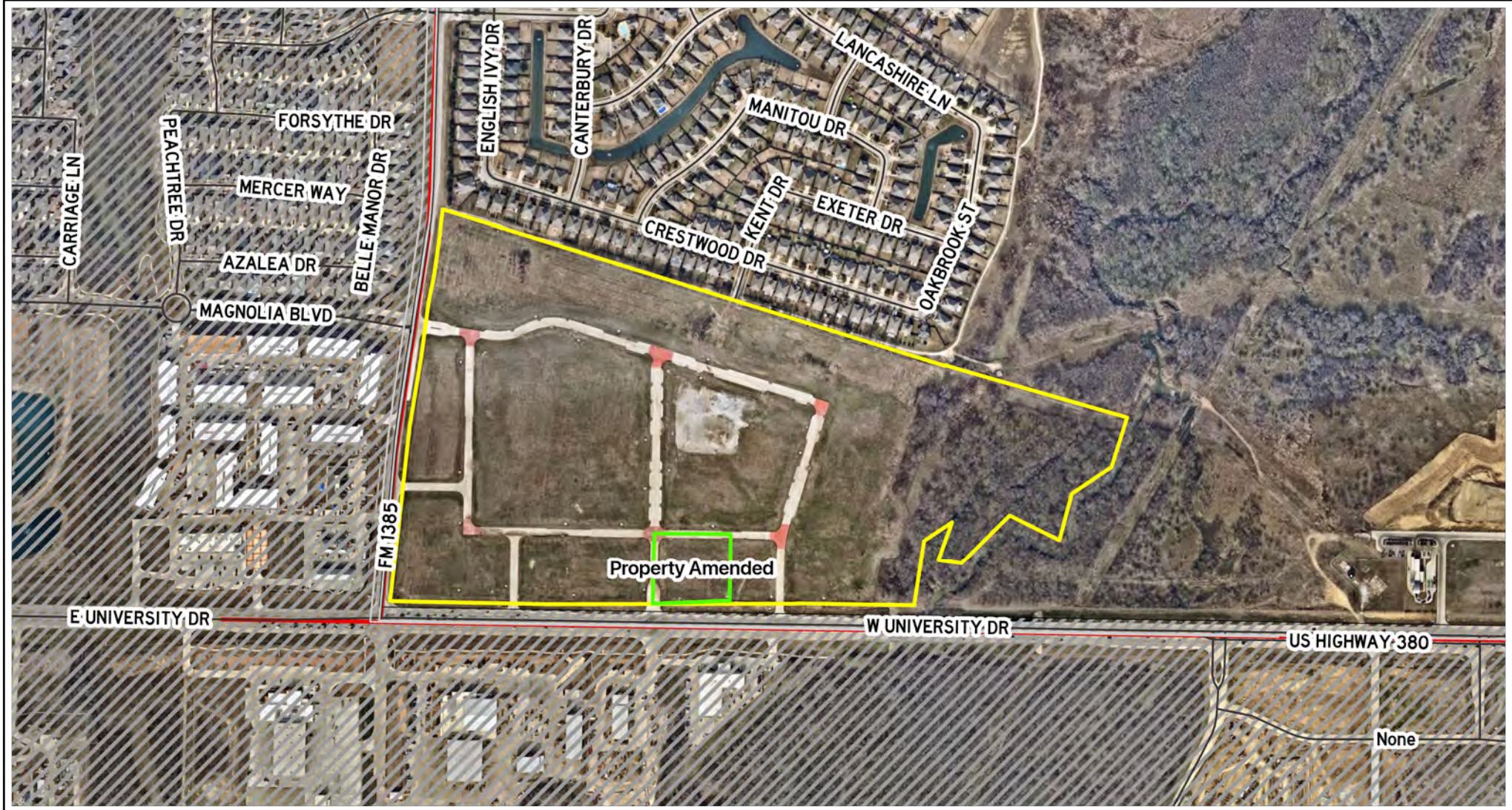
**Town Staff Recommendation:**

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

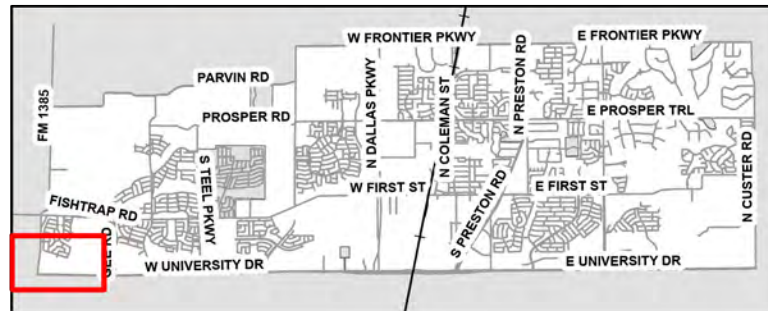
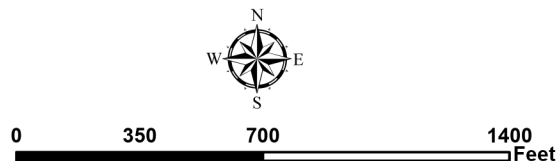
1. Town staff approval of civil engineering, irrigation, open space, and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0029 - WestSide Lot 8

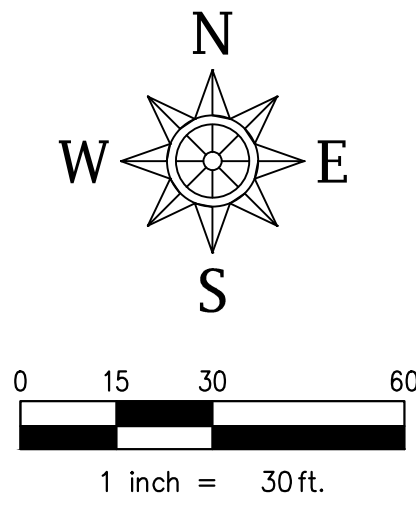
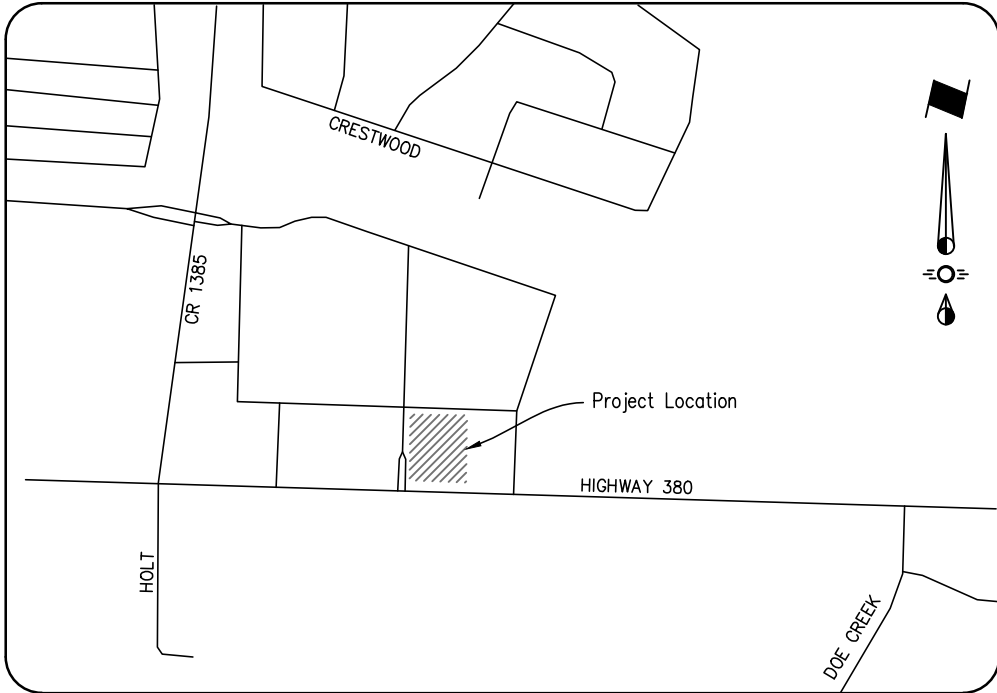
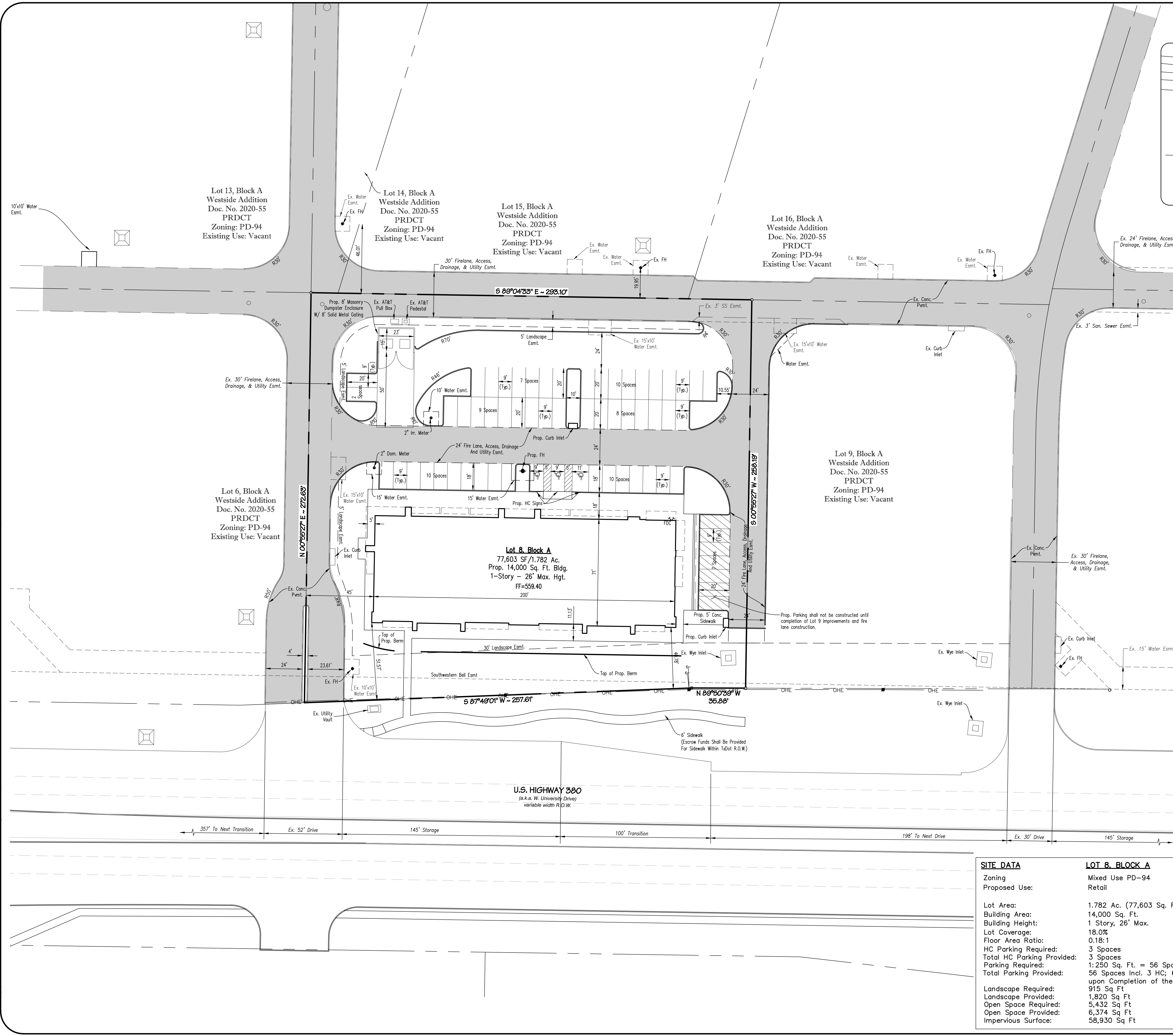


This map is for illustration purposes only.





Drawing: C:\2021\DRS\21-240 Westside Lot-8\CAD\Site Plan.dwg Saved By: Kenneth Save Time: 5/1/2022 2:29:16 PM Plotted By: Kenneth Plot Date: 5/1/2022 2:29:29 PM



- Town of Prosper Site Plan Notes:**
- 1) Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
  - 2) Open storage, where permitted, shall be screened per the Zoning Ordinance.
  - 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision 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) Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
  - 8) Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
  - 9) Two points of access shall be maintained for the property at all times.
  - 10) Speed bumps/humps are not permitted within a fire lane.
  - 11) Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
  - 12) The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
  - 13) 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
  - 14) The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - 15) The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - 16) Dead-end fire lanes are only permitted with approved hammerheads.
  - 17) Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
  - 18) As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
  - 19) 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" Sizer, 30-degree downward turn with locking cap. Amendment 507.5.1
  - 20) 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
  - 21) 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
  - 22) 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
  - 23) The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
  - 24) One-and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one-and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
  - 25) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - 26) All signage is subject to Building Official approval.
  - 27) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
  - 28) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - 29) Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
  - 30) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
  - 31) Site Plan Approval is required before the grading release.
  - 32) All new electrical lines shall be installed and/or relocated underground.
  - 33) All mechanical equipment shall be screened from public view per the Zoning Ordinance.
  - 34) All landscape easements must be exclusive of any other type of easement.
  - 35) Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - 36) The approval of a Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the Site Plan approval, together with any preliminary Site Plan for the property, is null and void.

**LEGEND**

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

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

All curb radii are 2' unless otherwise noted.

SITE DATA	
Zoning	Mixed Use PD-94
Proposed Use:	Retail
Lot Area:	1.782 Ac. (77,603 Sq. Ft.)
Building Area:	14,000 Sq. Ft.
Building Height:	1 Story, 26' Max.
Lot Coverage:	18.0%
Floor Area Ratio:	0.18:1
HC Parking Required:	3 Spaces
Total HC Parking Provided:	3 Spaces
Parking Required:	1,250 Sq. Ft. = 56 Spaces
Total Parking Provided:	56 Spaces Incl. 3 HC; 63 Spaces Total upon Completion of the Adjacent Lot.
Landscape Required:	915 Sq Ft
Landscape Provided:	1,820 Sq Ft
Open Space Required:	5,432 Sq Ft
Open Space Provided:	6,374 Sq Ft
Impervious Surface:	58,930 Sq Ft

**LOT 8, BLOCK A**

Mixed Use PD-94  
Retail

1.782 Ac. (77,603 Sq. Ft.)  
14,000 Sq. Ft.  
1 Story, 26' Max.  
18.0%  
0.18:1  
3 Spaces  
3 Spaces  
1,250 Sq. Ft. = 56 Spaces  
56 Spaces Incl. 3 HC; 63 Spaces Total upon Completion of the Adjacent Lot.  
915 Sq Ft  
1,820 Sq Ft  
5,432 Sq Ft  
6,374 Sq Ft  
58,930 Sq Ft

**SITE PLAN - D22-0029**

**WESTSIDE LOT 8**

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
J. HAYNES SURVEY ABSTRACT NO. 573  
77,603 Sq. Ft./1.782 Acres

<b>ENGINEER / SURVEYOR</b> Sparks Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	<b>OWNER/DEVELOPER</b> Rise Commercial 8668 John Hickman Parkway Frisco, TX 75034 Telephone: (972) 679-1918 Contact: Shiva Kondru
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------

Sheet 1 of 1    Scale: 1"=30'    Apr-22    SEI Job No. 21-240



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 5**

**From:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The application was submitted on January 18, 2022, and has been requested to be tabled to the June 7, 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 to June 7, 2022, meeting.



May 10, 2022

Mrs. Khara Dodds  
Town of Prosper  
200 S. Main Street  
Prosper, TX 75078

Re: Z22-0003 – Table Request

Dear Khara,

As the owner, applicant and/or representative of the *Zoning Case Z22-0003*, I hereby request that the case be tabled indefinitely from Planning and Zoning Commission. Our team will continue to work with your team on the project and establishing a new date for that meeting.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 6**

**From:** Evelyn Mendez, Planning Technician

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

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**Agenda Item:**

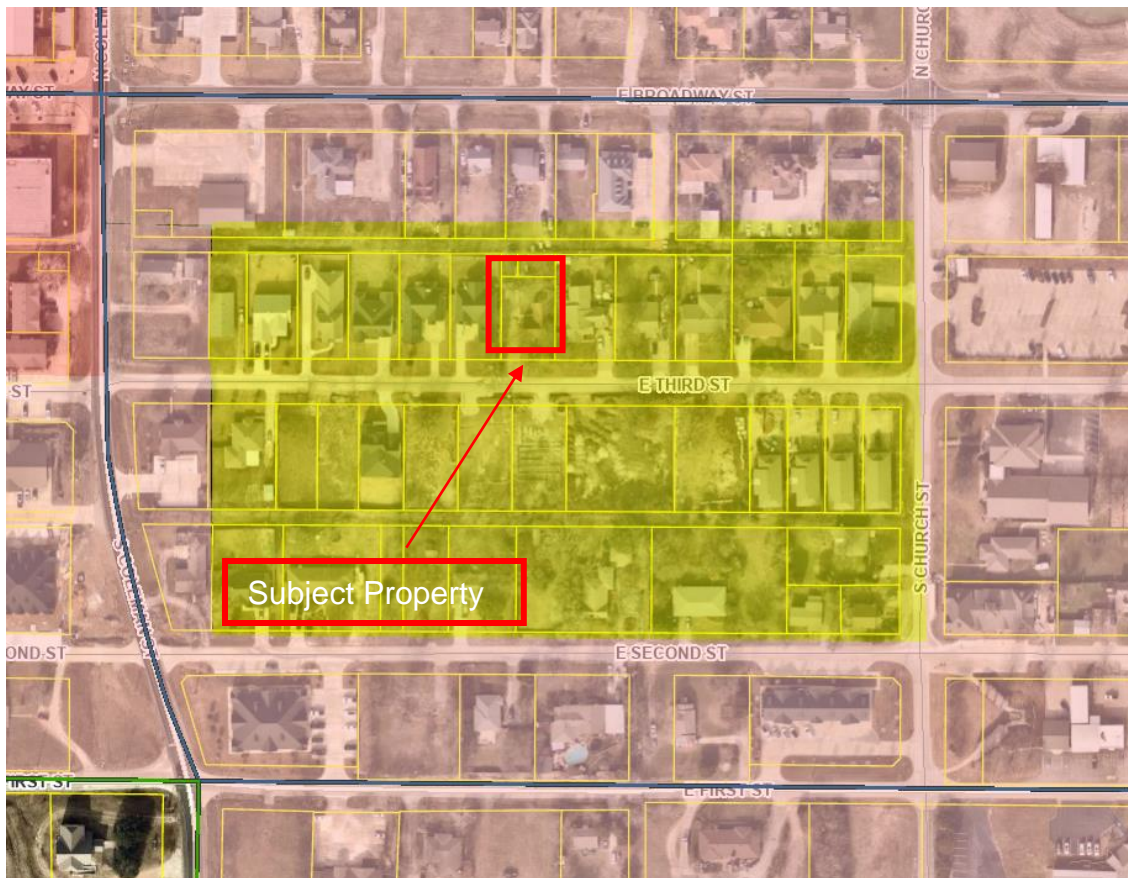
Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD), located on the north side of Third Street, east of Coleman Road. (Z22-0009).

**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>	Single Family-15	Single Family Residential	Old Town Single Family
<b>North</b>	Single Family-15	Single Family Residential	Old Town Single Family
<b>East</b>	Single Family-15	Single Family Residential	Old Town Single Family
<b>South</b>	Downtown Single Family	Single Family Residential	Old Town Single Family
<b>West</b>	Downtown Single Family	Single Family Residential	Old Town Single Family

**Requested Zoning** – The purpose of this request is to rezone the property to Planned Development-Downtown Single Family to allow for deviation from the required lot depth, from 120 feet to 100 feet, for the purpose of developing a single family downtown residence in the future. The existing house will be demolished. Prior to development, the developer will be required to submit a plat for review and approval. The applicant has been advised of the standards necessary for development.



**Future Land Use Plan** – The Future Land Use Plan recommends Old Town Single Family. The proposed zoning request conforms to the Future Land Use Plan.

**Legal Obligations and Review:**

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

**Attached Documents:**

1. Aerial and Zoning Maps
2. Exhibits A-F

**Staff Recommendation:**

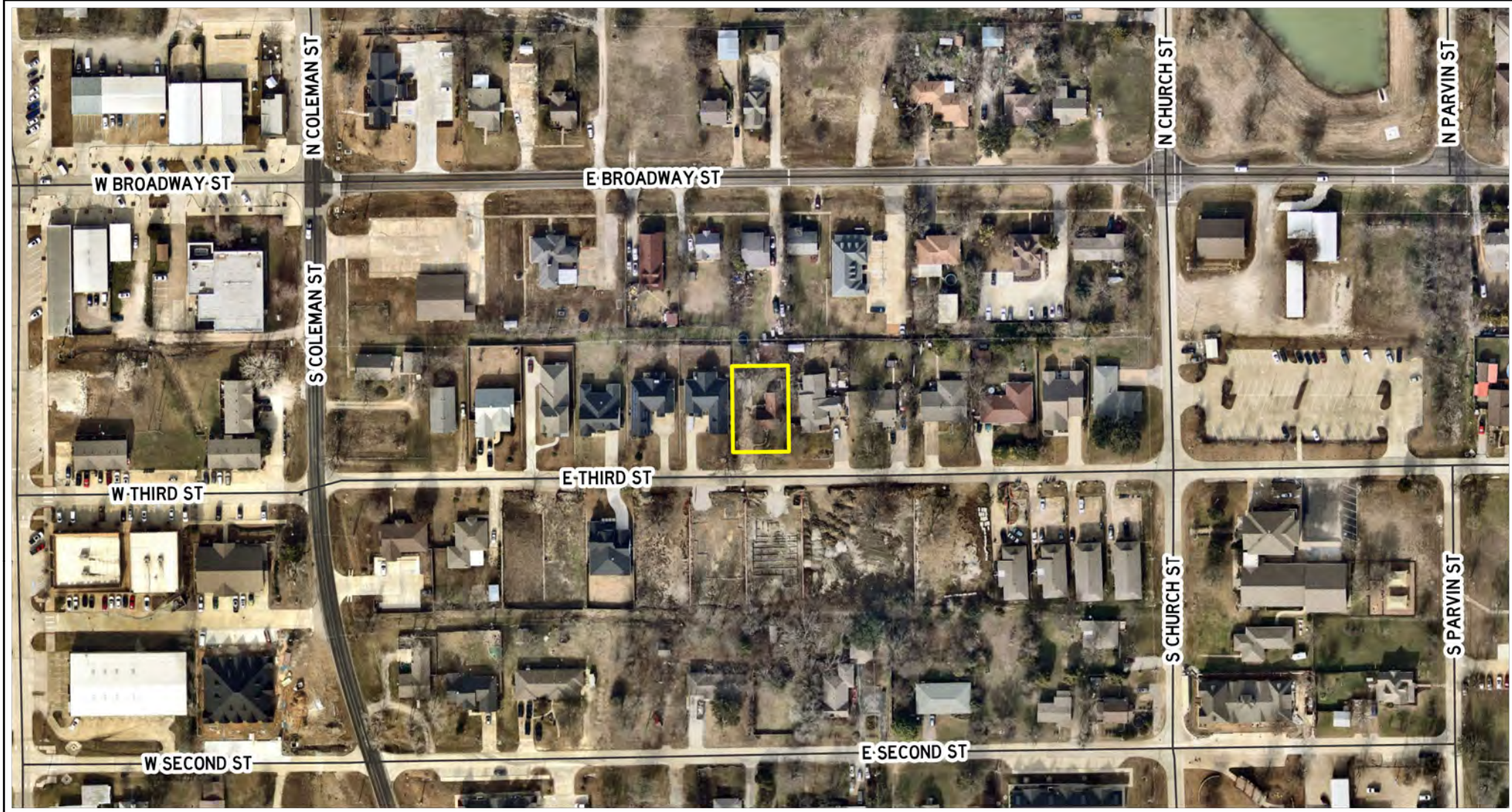
Staff recommends approval of the request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD-DTSF), located on the north side of Third Street, east of Coleman Road.

**Town Council Public Hearing:**

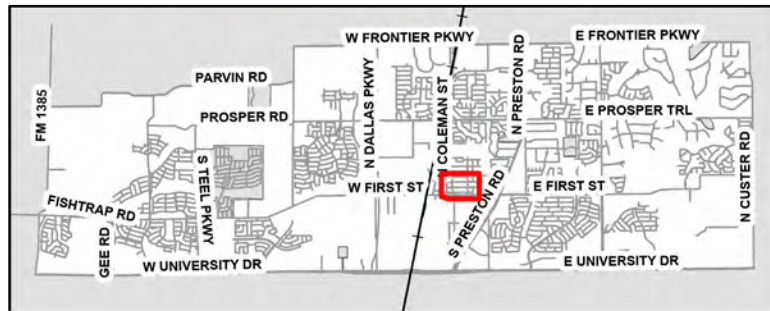
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 14, 2022.



# Z22-0009 - 207 E. Third Street

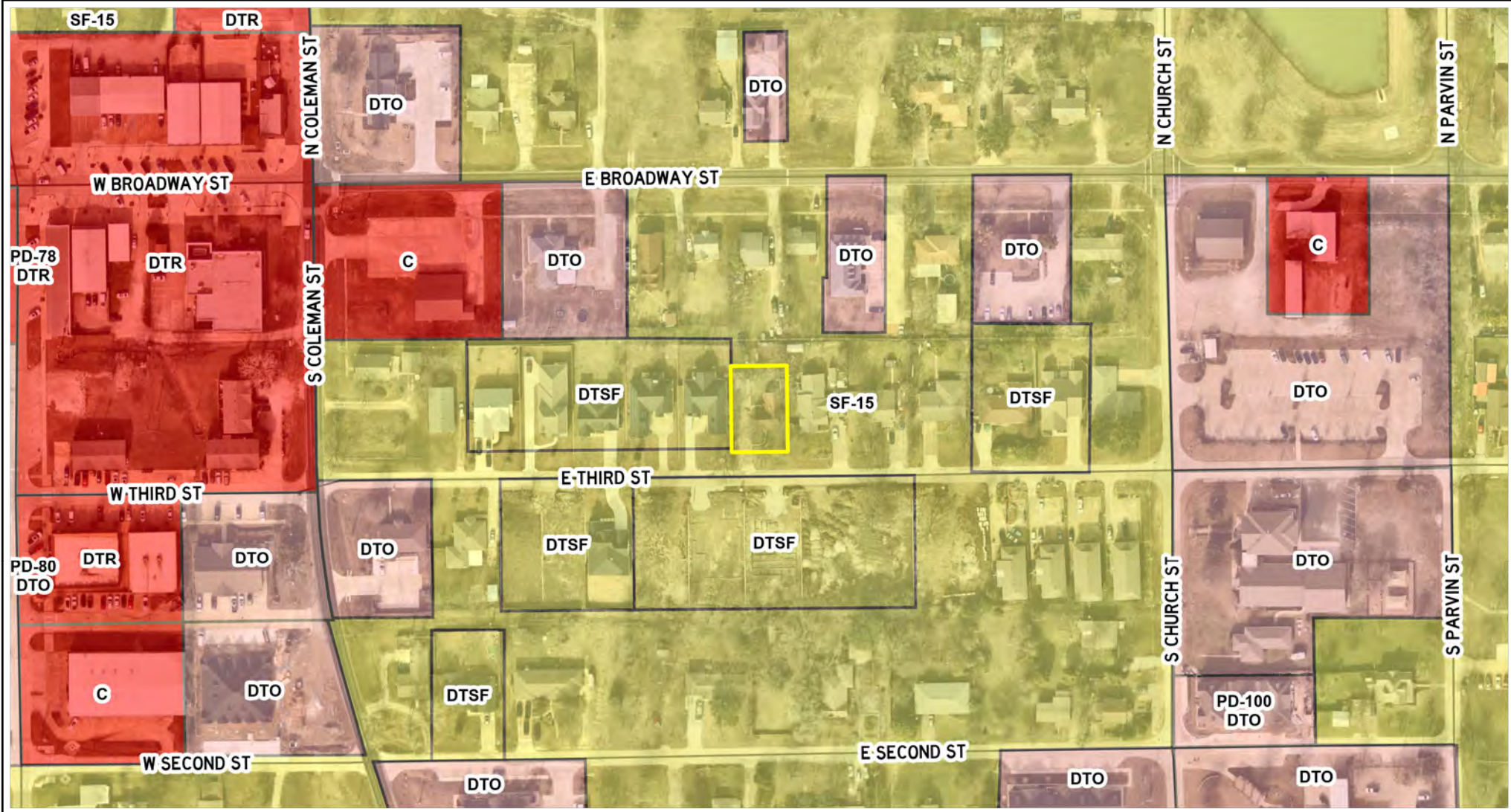


This map is for illustration purposes only.





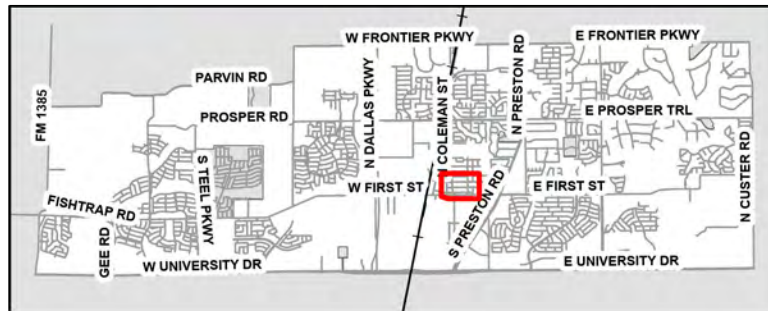
**Z22-0009 - 207 E. Third Street**



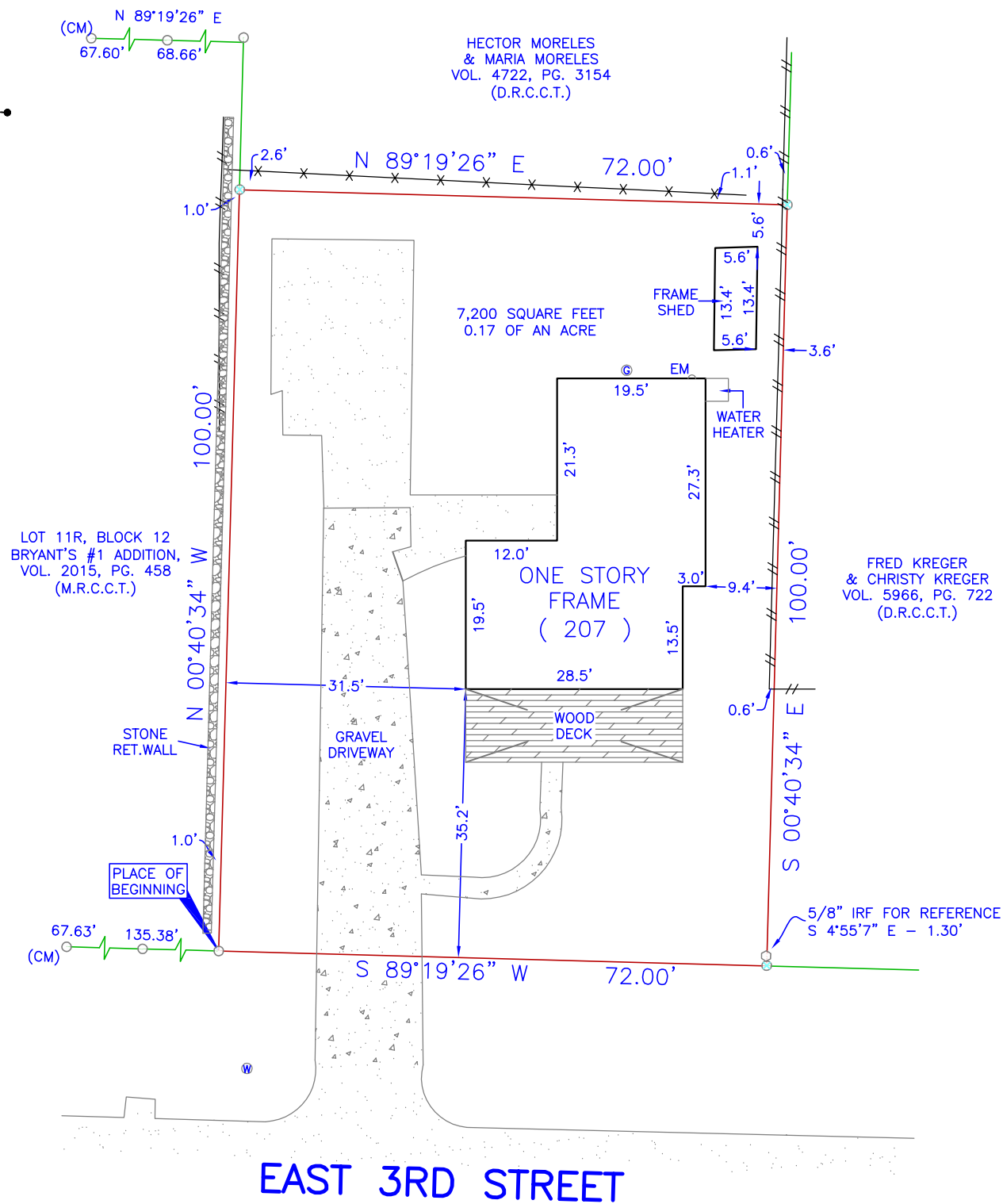
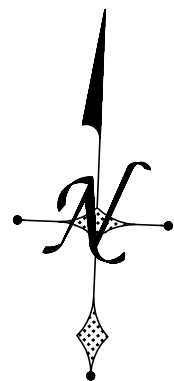
**This map is for illustration purposes only.**



0                      115                      230                      460  
 Feet







7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 207 EAST 3RD STREET, in the city of PROSPER Texas.

BEING a parcel of land situated in Block 12, Bryant's Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, Public Records, Collin County, Texas (P.R.C.C.T.), and being a parcel of land described in deed to Jesus (A.K.A. Jesse) Martinez and Lupe Martinez, recorded under Instrument File No. 20180724000918500 (D.R.C.C.T.), and being more particularly described by the following metes and bound description:

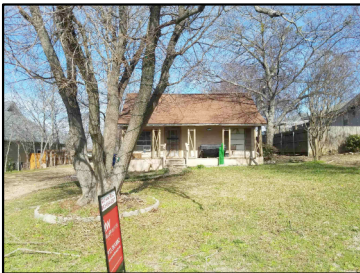
Beginning at a 1/2 inch iron rod found in the North line of East 3rd Street, at the Southeast corner of Lot 11R, Block 12, Bryant's #1 Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 2015, Page 458 (P.R.C.C.T.), and at the Southwest corner of said Martinez parcel;

THENCE North 00 deg. 40 min. 34 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod set in the East line of said Lot 11R, at the Southwest corner of a tract of land described in deed to Hector Moreles and Maria Moreles, recorded in Volume 4722, Page 3154 (D.R.C.C.T.);

THENCE North 89 deg. 19 min. 26 sec. East, a distance of 72.00 feet to a 1/2 inch iron rod set in the West line of a tract of land described in deed to Fred Kreger and Christy Kreger, recorded in Volume 5966, Page 722 (D.R.C.C.T), at the Southeast corner of said Moreles tract;

THENCE South 00 deg. 40 min. 34 sec. East, a distance of 100.00 feet to the 1/2 inch iron rod set for corner in the said North line of East 3rd Street, at the Southwest corner of said Kreger tract;

THENCE South 89 deg. 19 min. 26 sec. West, a distance of 72.00 feet to the PLACE OF BEGINNING and containing 7,200 sq. ft. or 0.17 of an acre of land.



THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

ACCEPTED BY: \_\_\_\_\_

BEARINGS ARE BASED ON NAD  
83 DATUM, TEXAS STATE PLANE  
COORDINATE SYSTEM. NORTH  
CENTRAL ZONE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY n/a

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 02-07-2020

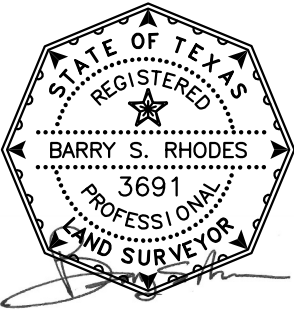
G. F. No.: N/A

Job no.: 202000845

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
GEORGINA HENNEN

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
1/2"	IRON ROD FOUND
1/2"	YELLOW-CAPPED IRON ROD SET
SET 'X'	
FOUND 'X'	
5/8"	IRON ROD FOUND
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
( UNLESS OTHERWISE NOTED )	



## **Exhibit B Statement of Intent of Purpose**

The purpose of the request is to rezone a single family lot from Single family 15 to Planned Development – Downtown Single Family to facilitate setbacks to accommodate a new build structure of approximately 1900sq ft. The current setbacks would not allow an updated and useful new structure to be built. The current lot is 20ft short on the required 120 ft depth. The developer will incorporate craftsman style architecture into the exterior design and follow guidelines for the downtown residential revitalization program. Due to lot constraints the developer is requesting to decrease the lot depth from 120ft to 100ft.

## **Exhibit E – Development Schedule**

April 2022 – Submit for Planned Development – Downtown Single Family Zoning

May 2022 – Planning & Zoning Commission Approval

June 2022 - Town Council Approval and Ordinance Adoption

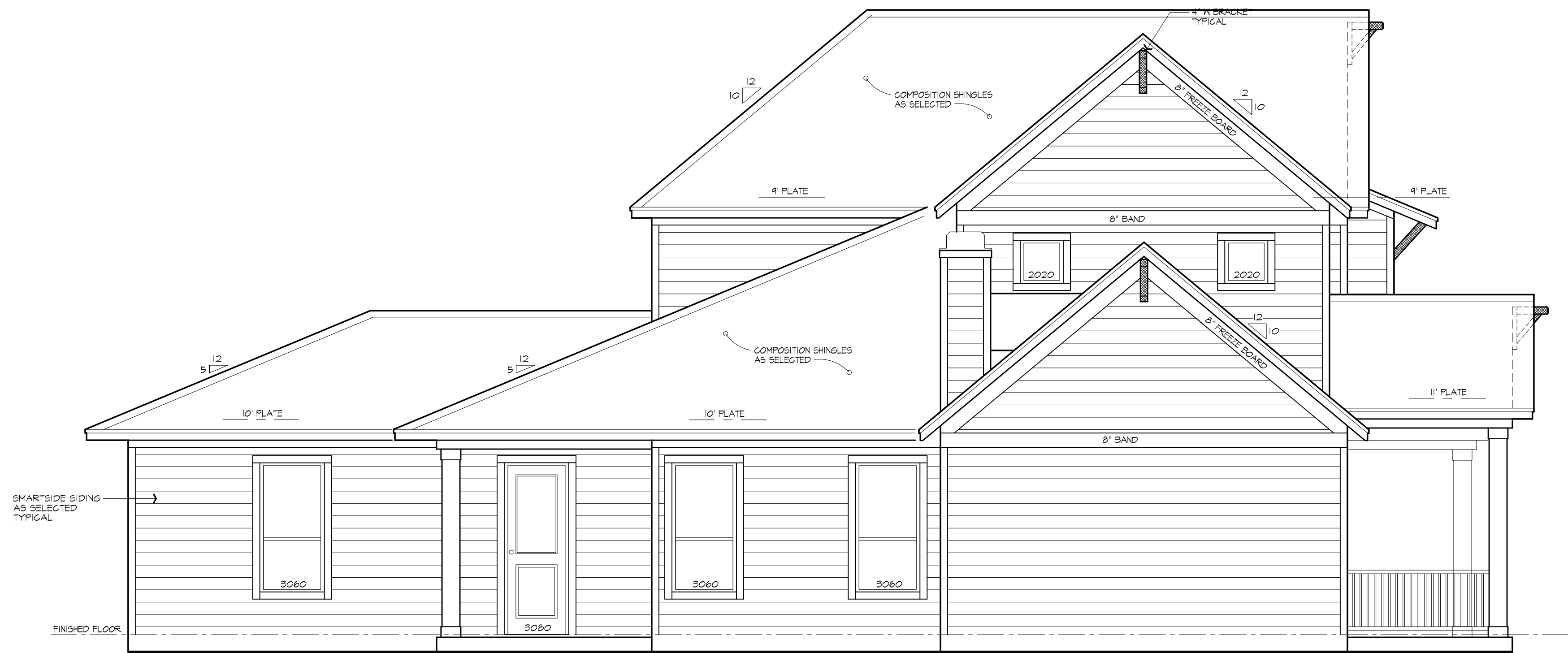
July 2022 – Submit Building permits

August- December 2022 - Complete construction



front elevation

SCALE: 1/4" = 1'-0"



left side elevation

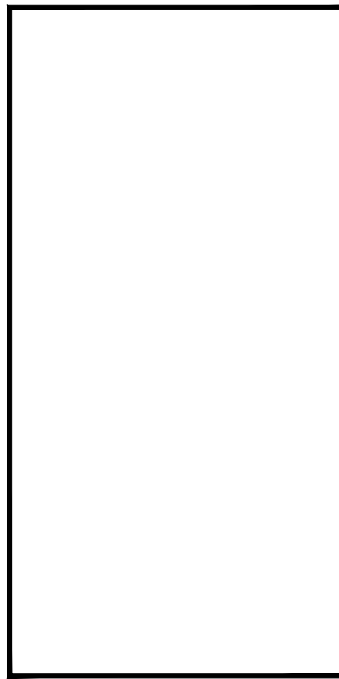
SCALE: 1/4" = 1'-0"

DESIGNER ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR CONSTRUCTION METHODS AND/OR MATERIALS USED OR FOR THE QUALITY OF WORK TO EXCEED THE PRICE PAID FOR THESE PLANS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND BEFORE BEGINNING OR FABRICATING ANY WORK. THESE PLANS MAY HAVE TO BE MODIFIED TO MEET ENGINEERING AND/OR BUILDING CODE REQUIREMENTS. DO NOT SCALE THESE PLANS.

**R E S I D E N T I A L  
D E S I G N**  
700 S. Central Expwy. - Suite 400  
Allen, Texas 75013  
Office: 469-235-1819  
www.asfordesign.com

REVISIONS		DESCRIPTION
NO.	DATE	

A NEW RESIDENCE FOR:  
**207 East 3rd Street  
PROSPER, TEXAS**



DATE DRAWN  
04-17-22

SHEET NO.  
**2**

SCALE 1/4"=1'-0" IF PRINTED ON 24x36  
SCALE 1/8"=1'-0" IF PRINTED ON 11x17



**PLANNED DEVELOPMENT STANDARDS**  
**207 E. Third St Prosper TX 75078**

The proposed development will conform to the development standards of the DTSF ( Downtown Single Family) District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the DTSF District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.

2. Development Plans

- a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits B
- b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits C

3. Uses. Uses shall be permitted in accordance with the DTSF.

4. Exceptions

The lot will conform to the DTSF standards with the exception of-

- a. Minimum lot depth of 100ft.



## PLANNING

**To:** Planning & Zoning Commission **Item No. 7**

**From:** David Soto, Planning Manager

**Through:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

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

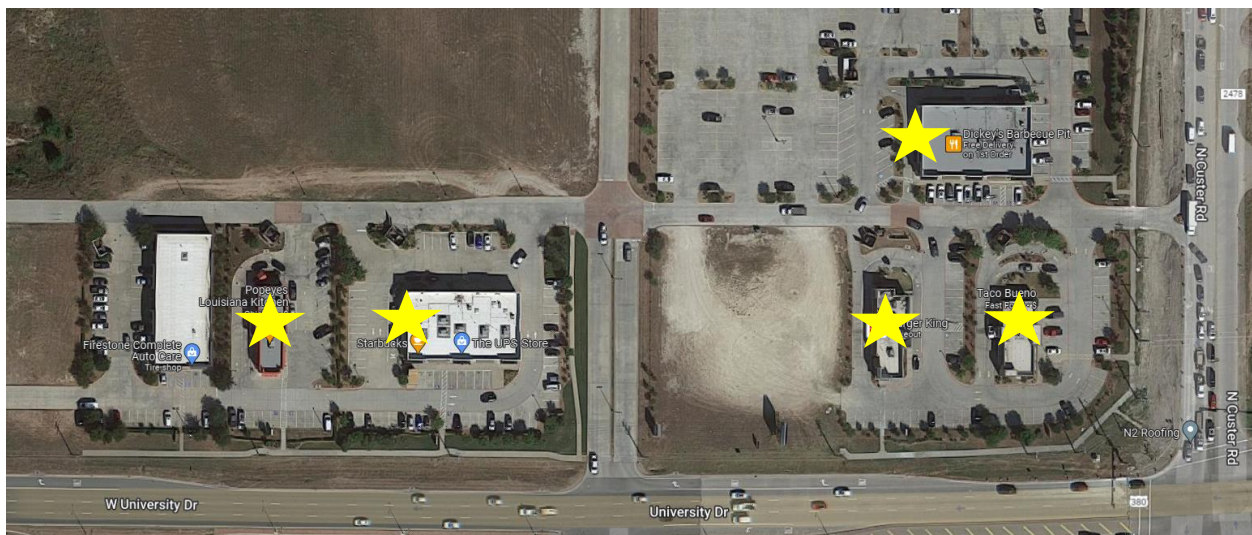
	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Commercial	Undeveloped	US 380 District
<b>North</b>	Planned Development-76	Big Box Retail	US 380 District
<b>East</b>	Commercial	Restaurant with drive through	US 380 District
<b>South</b>	City of Frisco	City of Frisco	City of Frisco
<b>West</b>	Commercial	Retail/ Restaurant with drive through	US 380 District

**Requested Zoning** – The purpose of this request is to allow for a drive-through restaurant use within a 2,400 square-foot standalone building. As shown on Exhibit B, the site includes adequate parking and stacking. Exhibit C is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance. Exhibit D shows a conceptual rendering of the architectural look and style of the building, which compares to other buildings within the development. The proposed building is primarily constructed of brick and stone.

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; however, staff is concerned with the number of total drive through restaurants within the area. Currently, there are three (3) drive-through restaurants east of the subject property and two (2) west of the subject property. The yellow stars below indicate where drive-throughs are located.



Future Land Use Plan – The Future Land Use Plan recommends US 380 District uses for the property. This request conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has direct access to US 380, a six-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

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

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

**Attached Documents:**

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



**Staff Recommendation:**

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

1. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.

**Town Council Public Hearing:**

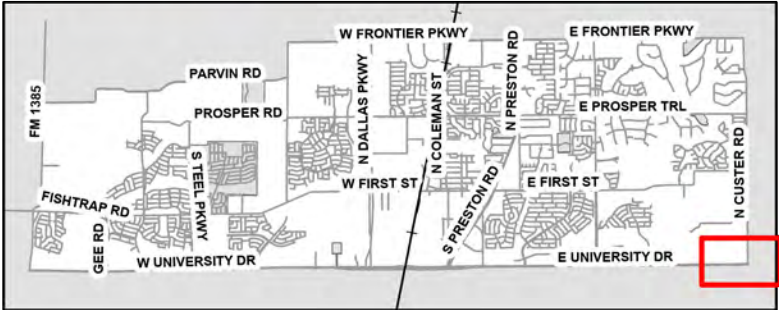
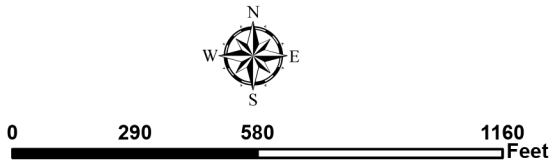
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on June 14, 2022.



# S22-0002 - Prosper Plaza

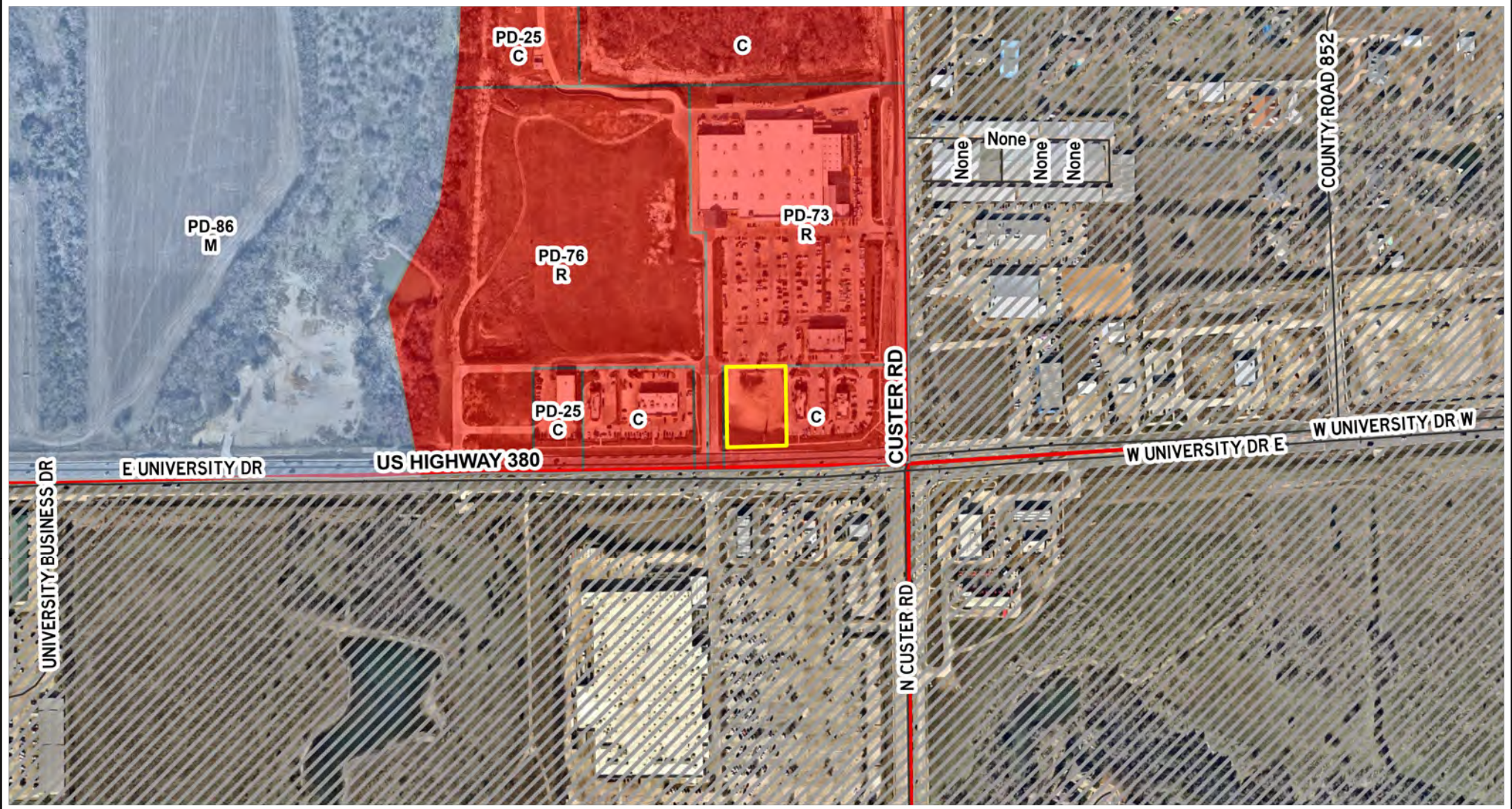


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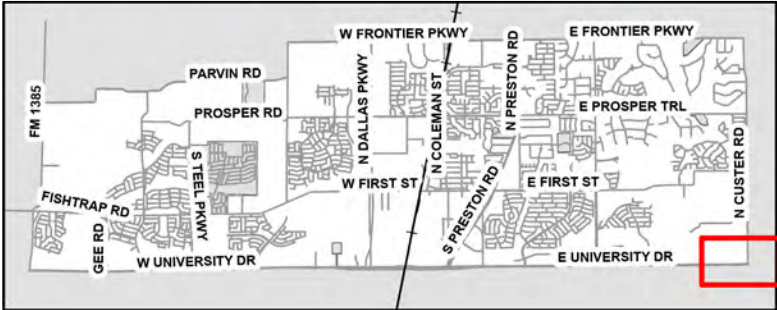
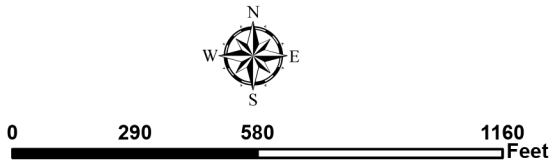




# S22-0002 - Prosper Plaza



This map is for illustration purposes only.

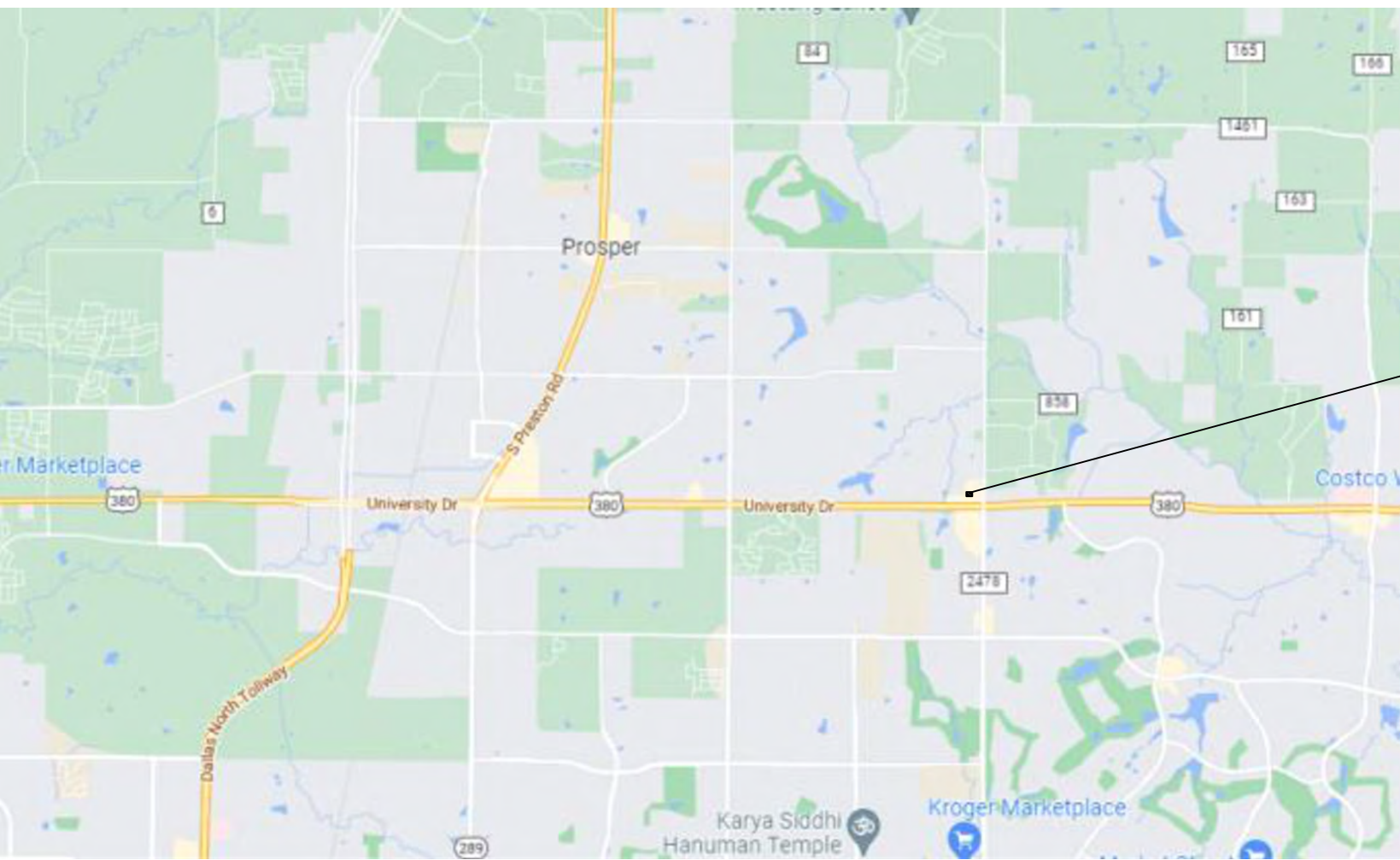
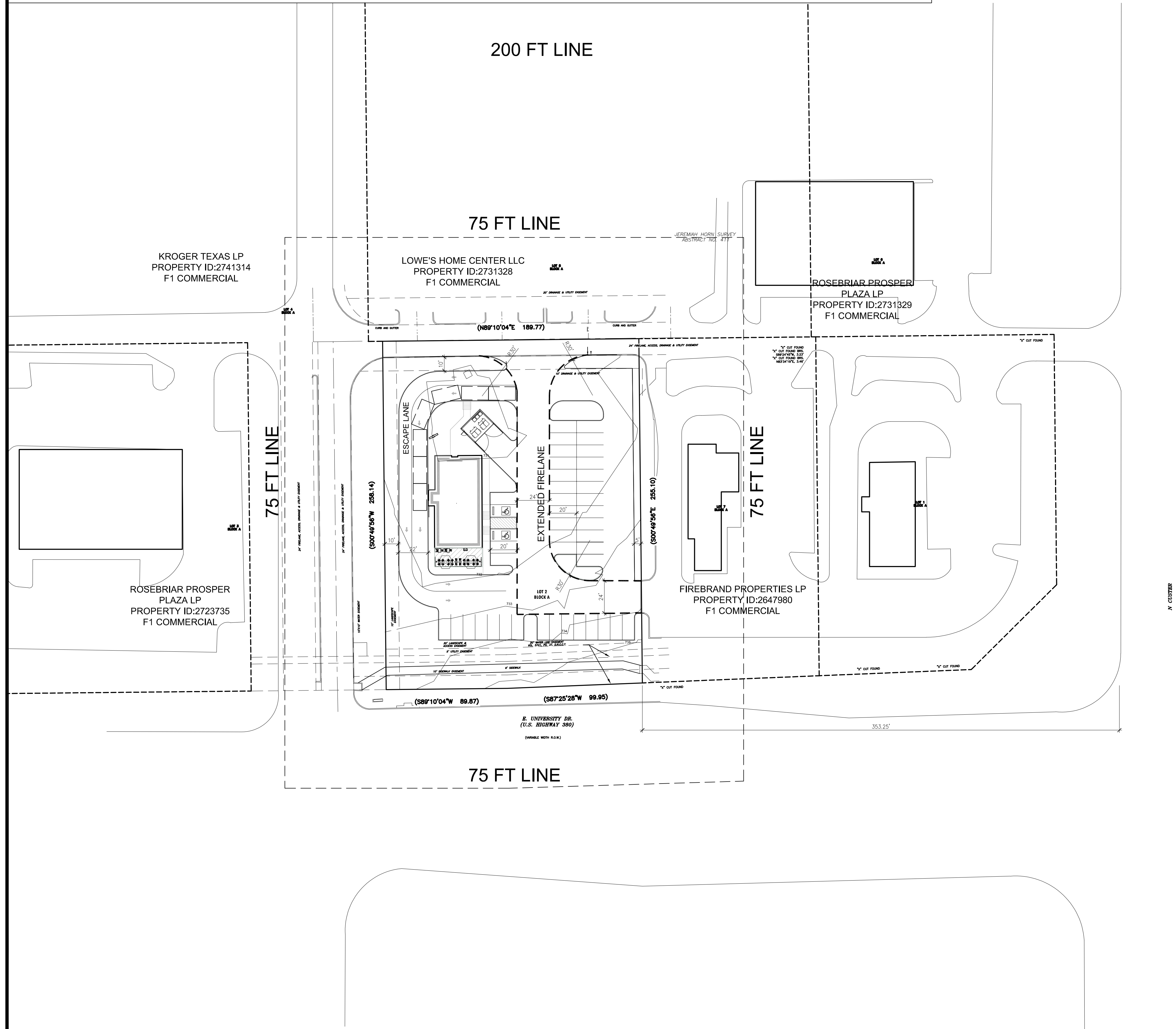








S22-0002 SPECIFIC USE PERMIT (SITE PLAN)



VICINITY MAP

Scale: NTS

STANDARD NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH 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 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 GRATER 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. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSABILITY SHALL CONFORM TO THE AMERICANS WIT HDISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT T BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL E 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 THE THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIC (6") FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDERDS.
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. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
20. 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
21. 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 ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

ZONING:	COMMERCIAL
PROPOSED USE:	RESTAURANT
LOT AREA:	48,835 SF 1.121 ACRES
BUILDING AREA (GROSS):	2,400 SF
BUILDING HEIGHT:	19 FT 4 IN
LOT COVERAGE:(%):	4.9%
FLOOR AREA RATIO:	0.05:1
TOTAL PARKING REQUIRED (W/RATIO):	29 PS
PATIO 1PS/100SF	5 PS
RESTAURANT 1 PS/100 SF	24 PS
TOTAL PARKING PROVIDED:	42 PS
NUMBER OF HANDICAPPED SPACES REQUIRED:	2 PS
NUMBER OF HANDICAP SPACES PROVIDED:	2 PS
PERCENTAGE OF LANDSCAPE REQUIRED (% AND SF):	10% 4,884 SF
PERCENTAGE OF LANDSCAPE PROVIDED (% AND SF):	27% 13,207 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	35,628 SF

**OWNER:**  
WS Residential Investments LLC  
170 Westcott  
Houston, TX 77007  
Phone (281) 616-6550  
Eric Walker

**APPLICANT:**  
Identity Architects  
111 Travis St  
Houston, TX 77002  
Phone (713) 595-2191  
William Kalkman

**SURVEYOR:**  
Landpoint  
6410 Southwest Blvd Ste 127  
Fort Worth, TX 76109  
Phone (817) 554-1805  
Robert Maloy

SITE PLAN

Scale: 1" = 40'-0"

identityARCHITECTS

111 Travis Street, Houston, Texas 77002  
www.identityarchitects.com 713.595.2150

EXHIBIT B



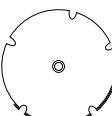








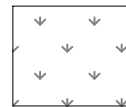
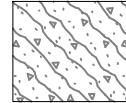
PROSPER PLAZA  
TRACT 1 LOT 2 BLOCK A  
VOLUME 2009, PAGE 140 O.P.R.C.C.T  
JEREMIAH HORN SURVEY, ABSTRACT NO. 411  
1.121 ACRES

May 10, 2022



C:\Users\QWELA\OneDrive\Identity Architects\124-22-157 Landscape Base 4.dwg plotted by QWELA on 2022-05-10 at 12:21 PM

PLANT SCHEDULE

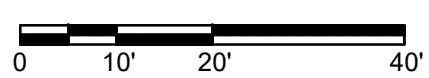
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	19	Ilex vomitoria Yaupon Holly	30 gal.	
	21	Lagerstroemia indica x fauriei 'Tuscarora' Tuscarora Crape Myrtle	30 gal.	
	7	Quercus virginiana Live Oak	3" Cal.	
	10	Taxodium distichum Bald Cypress	3" Cal.	
	12	Vitex agnus-castus Chaste Tree	30 gal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	19	Cleyera japonica Cleyera	3 gal.	
	48	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 gal.	
	15	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 gal.	
	198	Miscanthus sinensis 'Little Kitten' Dwarf Maiden Grass	5 gal.	
	51	Myrica pusilla Dwarf Wax Myrtle	5 gal.	
	50	Plumbago auriculata Plumbago	3 gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	17,523 sf	Cynodon dactylon '419 Hybrid' Bermuda Grass	sod	
	281	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal.	18" o.c.

Town of Prosper landscape general notes

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other healthy root growth.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of three (3) inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of fourteen (14) feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
- Trees planted on a slope shall have the tree well at the average grad of slope.
- No shrubs shall be permitted within areas less than three (3) feet in width. All beds less than three (3) feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within thirty (30) days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the Building Inspection Division is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grad of the berm prior to acceptance.
- All walkways shall meet ADA and TAS requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 569-1160 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, the contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

identityARCHITECTS

111 Travis Street, Houston, Texas 77002  
www.identityarchitects.com 713.595.2150



Scale: 1" = 20'-0"

KROGER TEXAS LP  
PROPERTY ID:2741314  
F1 COMMERCIAL

ROSEBRIAR PROSPER  
PLAZA LP  
PROPERTY ID:2723735  
F1 COMMERCIAL

LOWE'S HOME CENTER LLC  
PROPERTY ID:2731328  
F1 COMMERCIAL

JEREMIAH HORN SURVEY  
ABSTRACT NO. 41

FIREBRAND PROPERTIES LP  
PROPERTY ID:2647980  
F1 COMMERCIAL

EXHIBIT C LANDSCAPE PLAN

May 10, 2022

US-380 & CUSTER RD.  
PROSPER, TX  
124-22-157 Landscape Base 4

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.

TOTAL PARKING REQUIRED (W/RATIO):	29 PS
PATIO 1PS/100SF	5 PS
RESTAURANT 1 PS/100 SF	24 PS
TOTAL PARKING PROVIDED:	42 PS
NUMBER OF HANDICAPPED SPACES REQUIRED:	2 PS
NUMBER OF HANDICAP SPACES PROVIDED:	2 PS
PARKING LANDSCAPE AREA REQUIRED 45 X15 = 630 SF	
PARKING LANDSCAPE PROVIDED = 1341 SF	
PERCENTAGE OF LANDSCAPE REQUIRED (% AND SF):	10% 4,884 SF
PERCENTAGE OF LANDSCAPE PROVIDED (% AND SF):	27% 13,207 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	35,628 SF

ONE 3" CAL TREE / 30 LF ROADWAY = UNIVERSITY 190 / 30 = 7 TREES REQUIRED  
7 3" LIVE OAK PROVIDED  
15 5 GAL SHRUBS FOR EVERY STREET TREE REQUIRED 7 X 15 = 95 SHRUBS REQUIRED  
95 SHRUBS PROVIDED  
ONE SMALL TREE, ONE 5 GAL SHRUB EVERY 15 LF PERIMETER LANDSCAPING  
EAST PROPERTY LINE 255'/15 = 17 TREES & 17 SHRUBS REQUIRED  
17 TREES & 49 SHRUBS PROVIDED  
WEST PROPERTY LINE 258'/15 = 17 TREES & 17 SHRUBS REQUIRED  
17 TREES & 49 SHRUBS PROVIDED  
NORTH PROPERTY LINE 190'/15 = 13 TREES & 13 SHRUBS REQUIRED  
15 TREES & 31 SHRUBS PROVIDED



FPR





## PLANNING

**To:** Planning & Zoning Commission

**Item No. 8**

**From:** David Soto, Planning Manager

**Through:** Khara Dodds, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 17, 2022

---

**Agenda Item:**

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).

**History:**

The property was amended in 2021 to rezone the eastern half (Tract 2) from residential to retail. It was approved by Town Council on April 27, 2021 (Z20-0025).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-69	Undeveloped	Tollway District
<b>North</b>	City of Celina	Undeveloped and Single Family Residential	City of Celina
<b>East</b>	Agricultural	Town of Prosper Frontier Park	Medium Density Residential
<b>South</b>	Commercial Corridor and Planned Development-8	Undeveloped and Lakes of Prosper North	Medium Density Residential
<b>West</b>	Commercial	Undeveloped	Tollway District

**Requested Zoning** – The purpose of this request is to amend Planned Development-69 (PD-69) generally to modify the allowed uses and landscape standards. PD-69 currently consists of two tracts in accordance with the Retail (R) District.



With this request the applicant is proposing to allow the following uses within Tract 1 more specifically on Lot 5 as shown on Exhibit D:

1. Big Box
2. Restaurant with drive-through to be incorporated with the big box
3. Convenience Store with Gas Pumps and or Gas Pumps
4. Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps)
5. Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

There is no amendment for the uses on Tract 2.

The applicant is also requesting modifications on the landscape regulations of the following:

1. 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway. *Staff has no objection to this request due to the existing 100' drainage easement.*
2. Earthen berms are not required along Frontier Parkway. *Staff has no objection to this request due to the existing 100' drainage easement.*
3. Required foundation plantings for Big Box to be placed elsewhere on the site. *Staff has no objection to this request as the trees will still be required and placed elsewhere on the site.*
4. No trees to be located within 150' of the front doors of the proposed big box building. The required trees within 150' of the front door to be place somewhere else on the site. *Staff has no objection to this request as the trees will still be required and placed elsewhere on the site.*
5. The required trees may be planted in groups with appropriate spacing for species. *Staff has no objection to this request as the number of trees will still be required, but may be grouped on the site.*
6. Earthen berms are not required along Frontier Parkway for both Tract 1 & 2. *Staff has no objection to this request due to the existing 100' drainage easement.*

Given that the property is within the Dallas North Tollway District which was recently approved in 2022. The applicant has included the following design standards:

1. *Restaurant, Drive-Through Service*

Where site conditions permit, drive-through queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public right-of-way.

There shall be a maximum of two drive-through restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

2. Big Box with Gas Pumps

- a. The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
- b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
- c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
- d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.

#### 4. Service Equipment Areas

- a. Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.
- b. Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall ensure mechanical equipment cannot be seen from the public right-of-way.

Future Land Use Plan – The Future Land Use Plan recommends Tollway District for the subject property. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to the Dallas Parkway and Frontier Parkway, 6-lane divided major thoroughfares. The property also has direct access to a 2-lane undivided north/south Commercial Collector along the west side of the property as shown on Exhibit D. 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; however, a hike and bike trail along Frontier Parkway will be required at the time of development.

#### **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. Aerial and Zoning Maps
2. Proposed Exhibits
3. Exhibit C (Redlined)

**Staff Recommendation:**

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

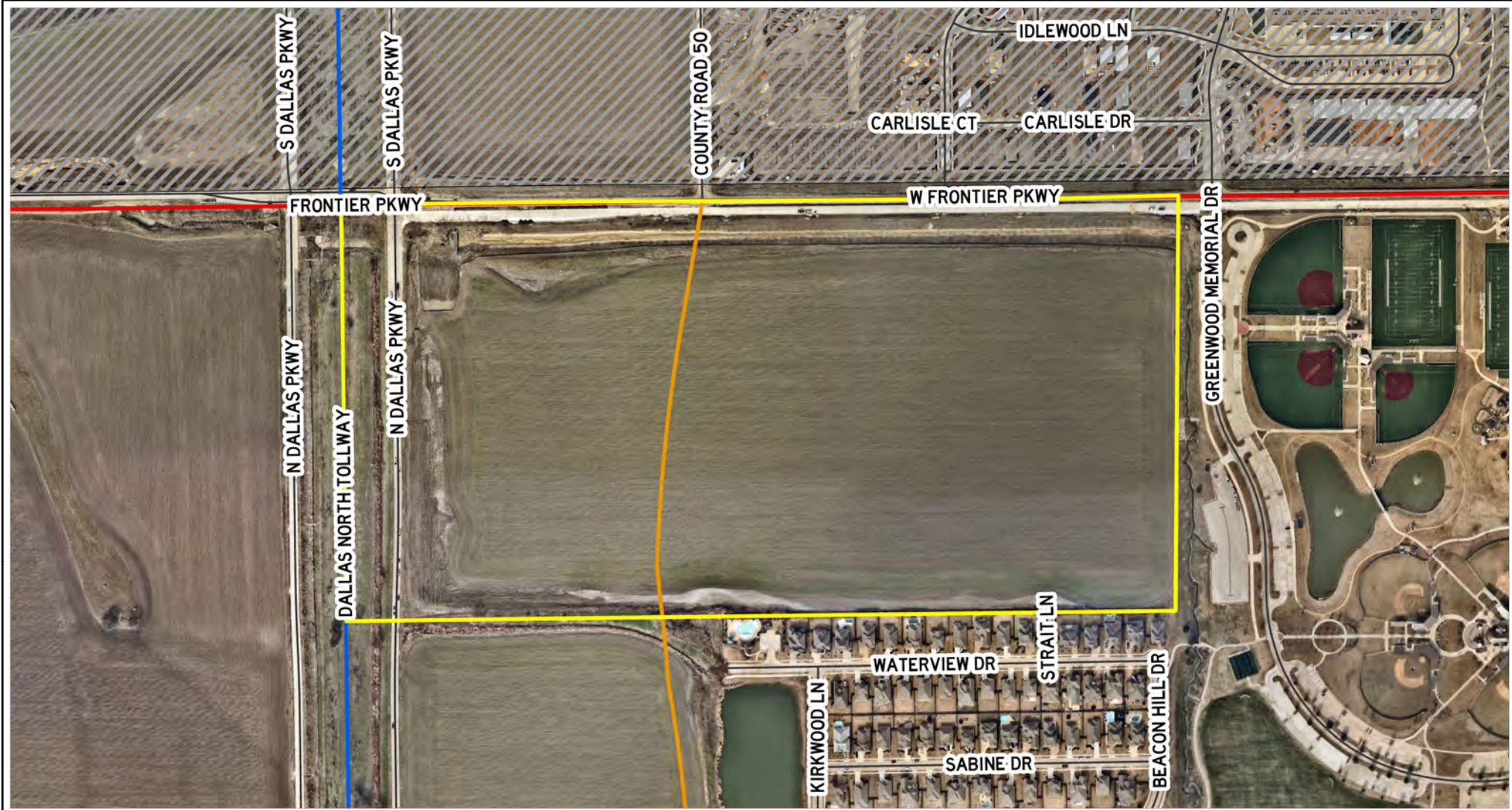
1. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.

**Town Council Public Hearing:**

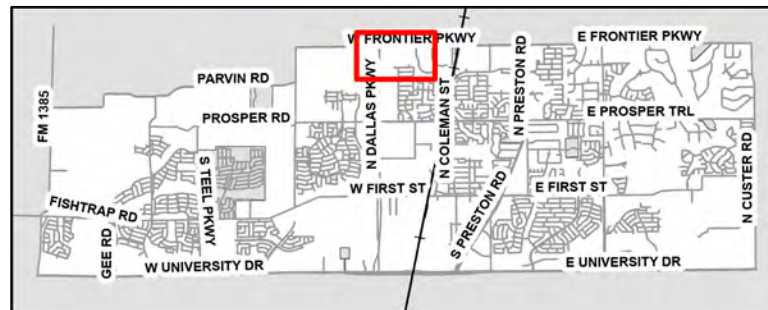
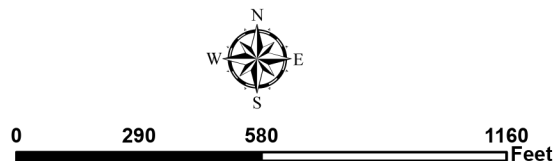
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on June 14, 2022.



# Z22-0007 - SEC Frontier Parkway and Dallas Parkway

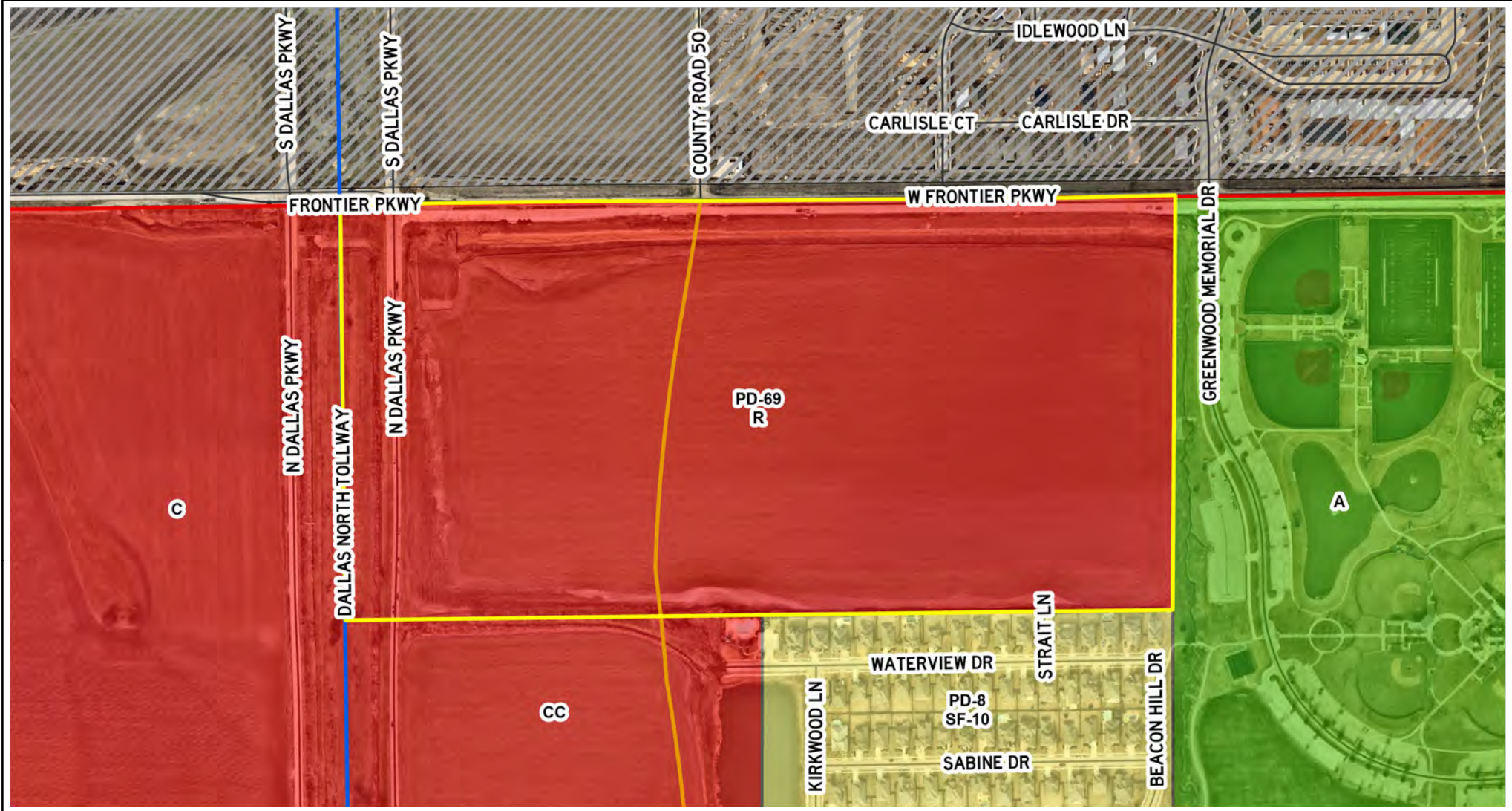


This map is for illustration purposes only.

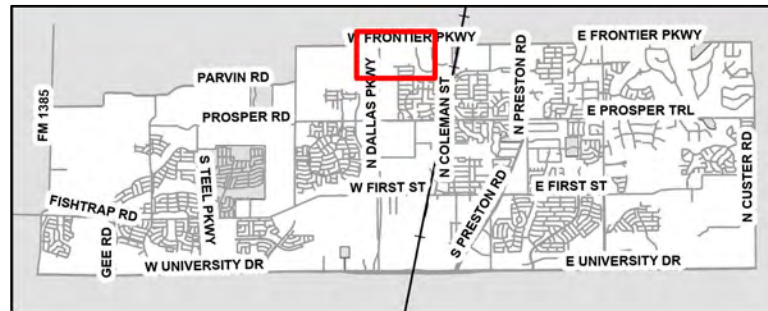
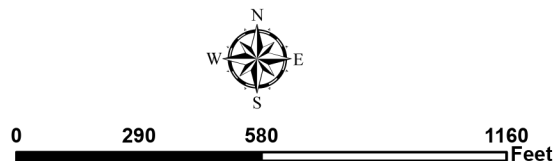




# Z22-0007 - SEC Frontier Parkway and Dallas Parkway



This map is for illustration purposes only.











**EXHIBIT B – STATEMENT OF INTENT AND PURPOSE**

March 18, 2022

Planning Dept.  
Town of Prosper  
250 W. First Street  
Prosper, Texas 75078

Re: Zoning Request – DSF Capital (Metten Tract)  
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the PD Zoning amendment associated with the proposed development located at the SE corner of Frontier Parkway and Dallas Parkway. The subject tract is currently zoned PD-69-Retail. The purpose of the planned development amendment is to request a specific use permit for a proposed retail development and modification to a few landscape requirements associated with the project. It is intended to utilize the Town's base standards and incorporate some additional uses and criteria which will better position the proposed development due to proximity to the future Tollway.

Should you have any questions, please feel free to contact me.

Sincerely,  
Matt Moore, P.E.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Claymoore Engineering, Inc.  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
817-281-0572



**Case Z22-0007**

**Exhibit C – Planned Development Standards**

The proposed development will conform to the development standards of the Retail District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Retail District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.

**2. Development Plans**

- a) Concept Plan: Tract 1 shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
- b) Landscape Plan: Tract 1 shall be developed in general accordance with the attached landscape plan, set forth in Exhibit F.

**Tract 1 & Tract 2 Retail**

~~A. General Description: The areas identified as Retail will provide the ability to encourage and to accommodate the development of office and retail service centers within growth corridors located along the North Dallas Tollway extension. The property within these areas shall develop under the standards for the Retail District as contained within the Town of Prosper Zoning Ordinance, as it exists or may be amended, subject to the specific provisions contained herein below.~~

B-A. Permitted Uses: In addition to those permitted uses as allowed per the Retail District of the Town of Prosper Zoning Ordinance, the following use shall be permitted in the retail areas indicated on Exhibit "D". Uses followed by an S are only permitted by Specific Use Permit. Uses followed by a C are permitted subject to the conditional standards in the Town's Zoning Ordinance:

**Tract 1**

- a) Big Box on Lot 5 as shown on Exhibit D.
- b) Restaurant with drive-through to be incorporated with the big box on Lot 5 as shown on Exhibit D.
- c) Convenience Store with Gas Pumps and or Gas Pumps – In addition to conditional standards, shall only be allowed on Lot 5 as shown on Exhibit D.
- d) Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps) on Lot 5 as shown on Exhibit D.
- e) Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

**Tract 2**

- a. Hotels - C
- b. Theater, Regional
- c. Research & Development Center —S
- d. Automobile Repair, Minor — In addition to conditional standards, shall not be located within 230 feet of residentially zoned property
- e. Automobile Parts Sales — Shall not be located within 230 feet of residentially zoned property
- f. Restaurant — In addition to conditional standards, shall not be located



- within 230 feet of residentially zoned property.
- g. Retail Shops and Stores — In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.
- ~~h. Convenience Store with Gas Pumps — Shall be prohibited within Tract 2. Tract 1 shall be governed by the Conditional Standards of the Zoning Ordinance as they exist or may be amended.~~

C. Max. FAR: Max. FAR for buildings taller than two (2) stories shall be 1.5:1. Max. FAR for all other buildings shall be 0.4:1.

D. Building Heights: The permitted height of all buildings within the retail areas of the Planned Development District shall be as follows:

- a. The allowed height for Hotels, Office buildings, and Hospitals located within the retail tract shall be eight (8) stories, not greater than one hundred (100) feet. All other uses shall be limited to two (2) stories, not greater than forty (40) feet.
- b. Non-residential buildings located within one hundred fifty feet (150') of a single-family zoned area shall be limited to a maximum height of two (2) stories.
- c. Non-residential buildings, which exceed two (2) stories in height, shall be required to have additional setbacks from single-family zoned areas. These additional setbacks will require one foot (1') of setback, beyond the aforementioned one hundred fifty feet (150'), for each additional foot of building height above two (2) stories.
- d. Only one-story structures are allowed within 84 feet of the south property line of Tract 2.

~~E. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.~~

~~F. Lot Width: The minimum width of any lot shall be one hundred feet (100').~~

~~G. Lot Depth: The minimum depth of any lot shall be one hundred (100').~~

~~H. Lot Coverage: In no case shall more than sixty percent (60%) of the total lot area be covered by the combined area of the main buildings exceeding 2-stories. Parking structures and surface parking facilities shall be excluded from the coverage computations. Lot coverage is limited to forty percent (40%) excluding parking and parking structures for all structures 2-stories and less.~~

~~i. All required detention areas shall be developed as an amenity with upgrades such as landscaping, trees, trails, benches, etc., and constructed as a wet detention pond (constant water level) with a fountain and/ or bubblers. The wet pond requirement may be waived if in conflict with TCEQ regulations, other applicable City/Town downstream water rights and/ or other applicable regulatory requirements. Underground detention may be utilized within nonresidential components of the Planned Development.~~

J. Landscaping:

- a. 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway. Landscaping Proposed will comply with the Town of Prosper's Zoning Ordinance.
- b. Required Foundation Plantings trees to be placed elsewhere on the site on Lot 5 as shown on Exhibit D.
- c. No Trees to be located within 150' of the front doors of the proposed big



box building on Lot 5. The required trees within 150' of the front door to be place somewhere else on the site.

d. The required trees may be planted in groups with appropriate spacing for species both Tract 1 & 2.

e. Earthen berms are not required along Frontier Parkway for both Tract 1 & 2.

a.f. In Tract 2, a 30-foot landscape buffer shall be provided adjacent to residentially zoned property.

b.g. In Tract 2, Perimeter landscaping adjacent to residentially zoned property shall consist of a double row of Nellie R Stevens Holly or Eastern Red Cedar trees, or similar as approved by the Parks Department, planted on 15-foot- centers, minimum of eight feet (8') in height at the time of planting, in addition to canopy trees as require by the Zoning Ordinance.

i. The landscape buffer and associated planting shall be provided in conjunction with the first development that occurs within Tract 2.

K. Screening:

a. Dumpster enclosures shall not be permitted within 100 feet of a residentially zoned property for retail/restaurant uses.

b. An eight-foot (8') ornamental metal fence shall be required along the east property line for a minimum distance of 200 feet and commencing at the southeast corner of the subject property.

i. The ornamental metal fence shall be provided in conjunction with the first development that occurs within Tract 2.

c. In Tract 1 - Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.

e.d. In Tract 1 - Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall insure mechanical equipment cannot be seen from the public right of way

L. Access:

a. Cross-access from Tract 2 shall not be required to the southern adjacent property.

**Additional Regulations:**

1. Restaurant, Drive-Thru Service

Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way.

In additional to the condition standards, there shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

2. Big Box with Gas Pumps

- a. The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
- b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
- c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
- d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.

4. Site Plan and Elevations for Lot 5 set forth in Exhibit D shall be submitted and approved by the Planning & Zoning Commission and City Council.



## ~~Exhibit D~~

### ~~Conceptual Development Plan~~

~~Conceptual Development Plan: Prior to application for a Preliminary Site Plan or a Preliminary Plat, a Conceptual Development Plan shall be submitted, receive a recommendation from the Planning & Zoning Commission and be approved by the Town Council. This Conceptual Development Plan shall only be required for the general area within which development is to occur. This general area shall be bounded by thoroughfares, ownership lines, creek ways or other physical barriers that define a geographic boundary that separates the area of interest from other parcels.~~

~~Site Plans and and/or Plats submitted for the development within the PD District shall conform to the data presented and approved on the Conceptual Development Plan. Changes of detail on these final development plan(s) that differ from the Conceptual Development Plan may be authorized by the Planning & Zoning Commission, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:~~

- ~~1) alter the basic relationship of the proposed development to adjacent property,~~
- ~~2) alter the uses permitted,~~
- ~~3) increase the density,~~
- ~~4) increase the building height,~~
- ~~5) increase the coverage of the site,~~
- ~~6) reduce the off-street parking ratio,~~
- ~~7) reduce the building lines provided at the boundary of the site, or~~
- ~~8) significantly alter any open space plans~~

~~If the Planning & Zoning Commission determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held to adequately amend the PD District's granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s)~~



## **Case Z22-0007**

### **Exhibit C – Planned Development Standards**

The proposed development will conform to the development standards of the Retail District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Retail District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
2. **Development Plans**
  - a) Concept Plan: Tract 1 shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
  - b) Landscape Plan: Tract 1 shall be developed in general accordance with the attached landscape plan, set forth in Exhibit F.
3. **TRACT 1 & 2 Retail**

#### **A. Permitted Uses:**

In addition to those permitted uses as allowed per the Retail District of the Town of Prosper Zoning Ordinance, the following use shall be permitted in the retail areas indicated on Exhibit "D". Uses followed by an S are only permitted by Specific Use Permit. Uses followed by a C are permitted subject to the conditional standards in the Town's Zoning Ordinance:

#### **Tract 1**

- a) Big Box on Lot 5 as shown on Exhibit D.
- b) Restaurant with drive-through to be incorporated with the big box on Lot 5 as shown on Exhibit D.
- c) Convenience Store with Gas Pumps and or Gas Pumps – In addition to conditional standards, shall only be allowed on Lot 5 as shown on Exhibit D.
- d) Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps) on Lot 5 as shown on Exhibit D.
- e) Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

#### **Tract 2**

- a) Hotels – C
- b) Theater, Regional
- c) Research & Development Center – S
- d) Automobile Repair, Minor – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property
- e) Automobile Parts Sales – Shall not be located within 230 feet of residentially zoned property
- f) Restaurant – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.
- g) Retail Shops and Stores – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.



B. **Max. FAR:** Max. FAR for buildings taller than two (2) stories shall be 1.5:1. Max. FAR for all other buildings shall be 0.4:1.

C. **Building Heights:** The permitted height of all buildings within the retail areas of the Planned Development District shall be as follows:

- a) The allowed height for Hotels, Office buildings, and Hospitals located within the retail tract shall be eight (8) stories, not greater than one hundred (100) feet. All other uses shall be limited to two (2) stories, not greater than forty (40) feet.
- b) Non-residential buildings located within one hundred fifty feet (150') of a single- family zoned area shall be limited to a maximum height of two (2) stories, not greater than forty (40) feet.
- c) Non-residential buildings, which exceed two (2) stories in height, shall be required to have additional setbacks from single- family zoned areas. These additional setbacks will require one foot (1') of setback, beyond the aforementioned one hundred fifty feet (150'), for each additional foot of building height above two (2) stories.
- d) Only one-story structures are allowed within 84 feet of the south property line of Tract 2.

D. **Landscape Standards:**

- a) 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway. Landscaping Proposed will comply with the Town of Prosper's Zoning Ordinance.
- b) Required Foundation Plantings trees to be placed elsewhere on the site on Lot 5 as shown on Exhibit D.
- c) No Trees to be located within 150' of the front doors of the proposed big box building on Lot 5. The required trees within 150' of the front door to be place somewhere else on the site.
- d) The required trees may be planted in groups with appropriate spacing for species both Tract 1 & 2.
- e) Earthen berms are not required along Frontier Parkway for both Tract 1 & 2.
- f) In Tract 2, a 30-foot landscape buffer shall be provided adjacent to residentially zoned property.
- g) In Tract 2, Perimeter landscaping adjacent to residentially zoned property shall consist of a double row of Nellie R Stevens Holly or Eastern Red Cedar trees, or similar as approved by the Parks Department, planted on 15-foot-centers, minimum of eight feet (8') in height at the time of planting, in addition to canopy tees as require by the Zoning Ordinance.
  1. The landscape buffer and associated planting shall be provided in conjunction with the first development that occurs within Tract 2.

E. **Screening:**

- a) Dumpster enclosures shall not be permitted within 100 feet of a residentially zoned property for retail/restaurant uses.
- b) An eight- foot (8') ornamental metal fence shall be required along the east property line for a minimum distance of 200 feet and commencing at the southeast corner of the subject property.
  1. The ornamental metal fence shall be provided in conjunction with the first development that occurs within Tract 2.
- c) In Tract 1 - Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.
- d) In Tract 1 - Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall insure mechanical equipment cannot be seen from the public right of way

## **Additional Regulations:**

### *1. Restaurant, Drive-Thru Service*

Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way.

In addition to the condition standards, there shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

### *2. Big Box with Gas Pumps*

- a. The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

### *3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.*

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
  - b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
  - c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
  - d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.
- ### *4. Site Plan and Elevations for Lot 5 set forth in Exhibit D shall be submitted and approved by the Planning & Zoning Commission and City Council.*





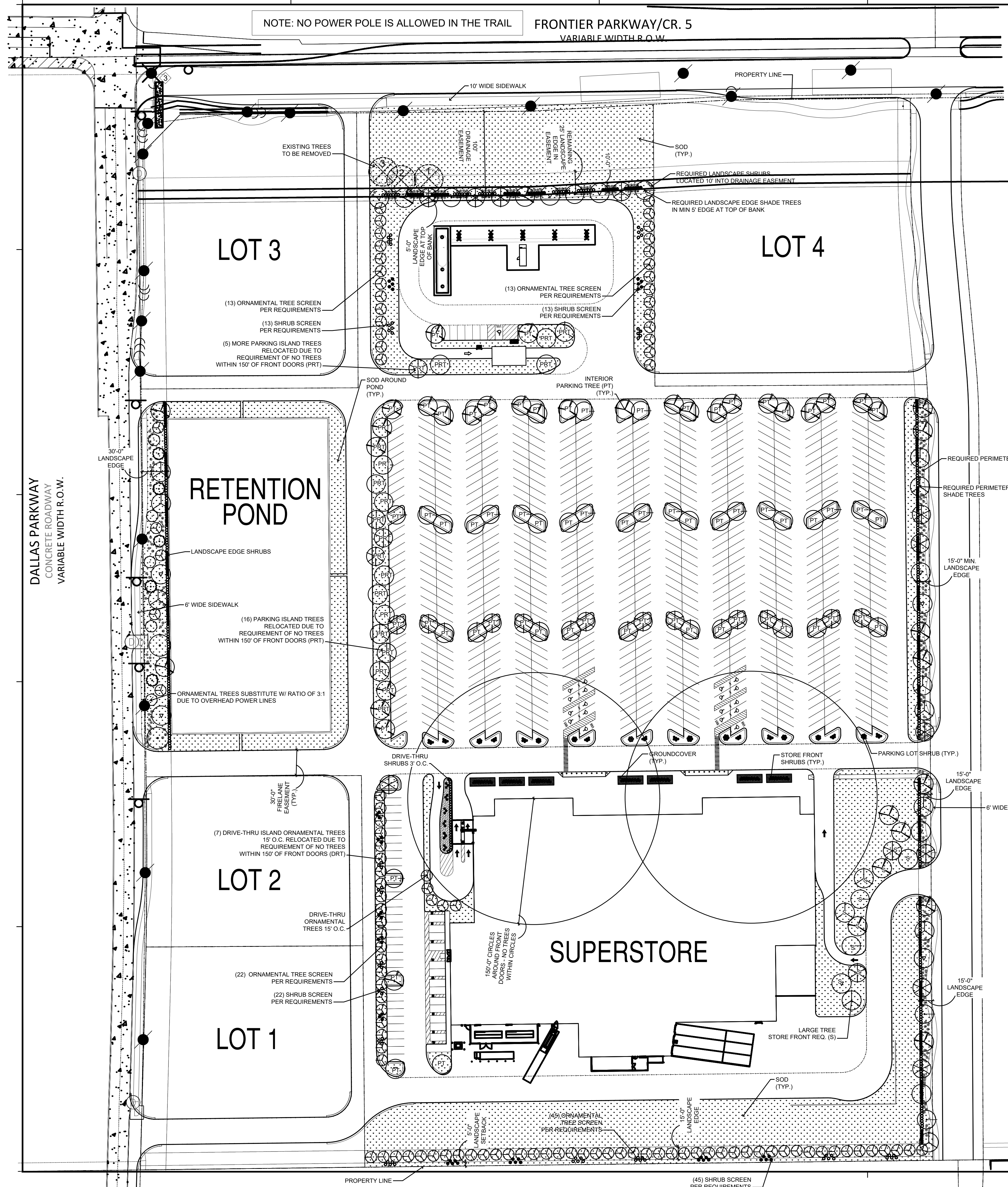




### **Exhibit E – DSF Retail Development Schedule**

It is anticipated that the sanitary sewer line needed to serve this property will be installed by March 2024. Currently, it is anticipated that design of the retail building will occur in 2023 and construction will commence in 2024.





NOTE: NO POWER POLE IS ALLOWED IN THE TRAIL

FRONTIER PARKWAY/CR. 5  
VARIABLE WIDTH R.O.W.

NOTE: INSTALLING THE TREE ON TOP OF BANKS MUST MEET TOWN PLANTING REQUIREMENTS. THE DETAILS FOR THE PLANTING MUST BE PROVIDED WITH THE SITE PLAN AND NEED TO BE APPROVED BY PARKS AND REC.

WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SEWER SIZE
③	2"		1	

NOTE: THIS IS CONCEPTUAL IN NATURE AND THE DETAILS PER THE PD AND TOWN ORDINANCES WILL BE PROVIDED WITH THE SP / PSP

LANDSCAPE HYDROZONE SCHEDULE (LWR):

SHRUBS/GROUNDCOVER: 1.25 X [(55.85 X 0.5) - 8.7] x 17,845 / 1,604 = 267,355.14 GAL.  
WARM SEASON TURFGRASS: 1.33 X [(55.85 X 0.6) - 8.7] x 258,522.6 / 1,604 = 5,318,296.5 GAL.

LANDSCAPE CALCULATIONS TABLE

TOTAL SITE AREA: 3,088,839.6 SF  
SPECIFIC AREA: 862,923.6 SF  
DALLAS PARKWAY FRONTAGE: 416 LF  
FRONTIER PARKWAY FRONTAGE: 338 LF  
# OF PARKING SPACES: 778

PERIMETER REQUIREMENTS

DALLAS PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE (OR 3 ORNAMENTALS) AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
416 LF / 30 = (13.9) 3" CAL. SHADE AND X 15 = (207.9) 5 GAL. SHRUBS

PROVIDED: (9) 3" SHADE TREES, (15) ORNAMENTAL TREES SUBSTITUTING FOR 5 SHADE TREES, AND (210) 5 GAL. SHRUBS ALONG DALLAS PARKWAY

FRONTIER PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
338 LF / 30 = (11.3) 3" CAL. SHADE AND X 15 = (169.9) 5 GAL. SHRUBS

PROVIDED: (12) 3" SHADE TREES AND (169) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

EASTERN PERIMETER:

REQUIREMENT: 15' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
821 LF / 30 = (27.36) 3" CAL. SHADE AND X 15 = (410.49) 5 GAL. SHRUBS

PROVIDED: (27) 3" SHADE TREES AND (411) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

SOUTHERN AND LOTS 1,2,3,4 PERIMETER:

REQUIREMENT: 5' SET BACK WITH 15' LANDSCAPE EDGE  
SMALL TREE AND (1) 5 GAL. SHRUBS PER 15 LF

PROVIDED: (1) SMALL TREES AND (1) 5 GAL. SHRUBS CLUSTERED IN GROUPS TO MEET PERIMETER REQUIREMENTS

DRIVE-THRU REQUIREMENTS

REQUIREMENT: MIN. 10' WIDE LANDSCAPE ISLAND  
PROVIDED: 10' WIDE LANDSCAPE ISLAND

REQUIREMENT: 3" CAL ORNAMENTAL TREE PLANTED 15' O.C. WITH MIN. 5 GAL. SHRUBS PLANTED 3' O.C.  
PROVIDED: DRIVE-THRU REQUIREMENTS MET WITH THE EXCEPTION OF TREES WITHIN 150' OF FRONT DOORS.. PER APPROVAL, TREES WERE RELOCATED TO ANOTHER LOCATION TO SCREEN DRIVE-THRU

INTERIOR PARKING LOT LANDSCAPING

REQUIREMENT: (15) SF. OF PERMEABLE LANDSCAPE FOR EACH PARKING SPACE  
778 SPACES X 8 SF = 11,670 SF OF PERMEABLE LANDSCAPE  
PROVIDED: 48,824.88 SF

REQUIREMENT: (1) SHADE TREE PER EVERY LANDSCAPE ISLAND AND WITHIN 150 FT. OF EVERY PARKING SPACE  
PROVIDED: (1) SHADE TREE IN EVERY ISLAND (EXCEPT THOSE WITHIN 150 FT. OF BUILDING FACE) AND ALL PARKING SPACES WITHIN 150 FT. OF A SHADE TREE

OPEN SPACE REQUIREMENT

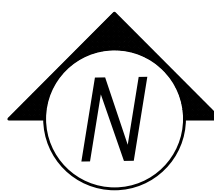
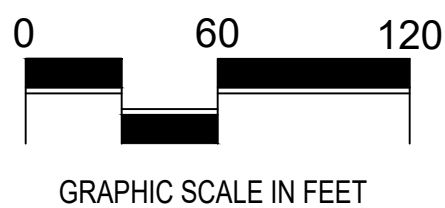
REQUIREMENT: 7% OF LOT AREA IS REQUIRED TO BE OPEN SPACE. THIS SPACE SHALL NOT CONSIST OF VEHICULAR PAVING, PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, LANDSCAPE EDGE, OR SIDEWALKS  
PROVIDED: MORE THAN 7% OF OPEN SPACE PROVIDED

BUILDING LANDSCAPING

REQUIREMENT: (1) LARGE 3" CAL. TREE FOR EVERY 10,000 SQ. FT. OF BUILDING AREA  
108,418.67 / 10,000 = 10.8 TREES  
PROVIDED: 11 TREES

OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"



OWNER/APPLICANT  
HEB GROCERY CO  
3890 NORTHWEST HWY., STE 300  
DALLAS, TEXAS 75075  
PH: (214) 680-7600  
CONTACT: JOHN E. ROSE III, P.E.  
rose.john@heb.com

LANDSCAPE ARCHITECT  
MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., STE 300  
RICHARDSON, TEXAS 75080  
PH: (972) 680-7474  
CONTACT: HERB MECKS  
hmecks@mdgdl.com

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## PLANNING

**To: Planning & Zoning Commission**

**Item No. 9**

**From: Khara C. Dodds, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – May 17, 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 zoning and land use of the surrounding properties are as follows:

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

**Requested Zoning**

The purpose of this request is to rezone 41 acres of PD 38 to create a planned mixed-use development which will include commercial, retail, professional and medical office uses on Lots 1, 2 and 3 and multi-family residential on Lots 4 and 5x.

**Thoroughfare Plan**



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

Of the total 41.7± acres, the applicant plans to build a 4-story, 16,250 sq ft hotel, 61,674 sq ft of retail, and 60,660 sq ft of office. The commercial uses will be approximately 23.51± acres. In addition, the applicant plans to build 327 units of multi-family on Lot 4 and 5X which will be approximately 18.18± acres. Of the 327 proposed multifamily units, 210 units (64 percent) will be one-bedroom and 117 units (35 percent) will be two-bedrooms.



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

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

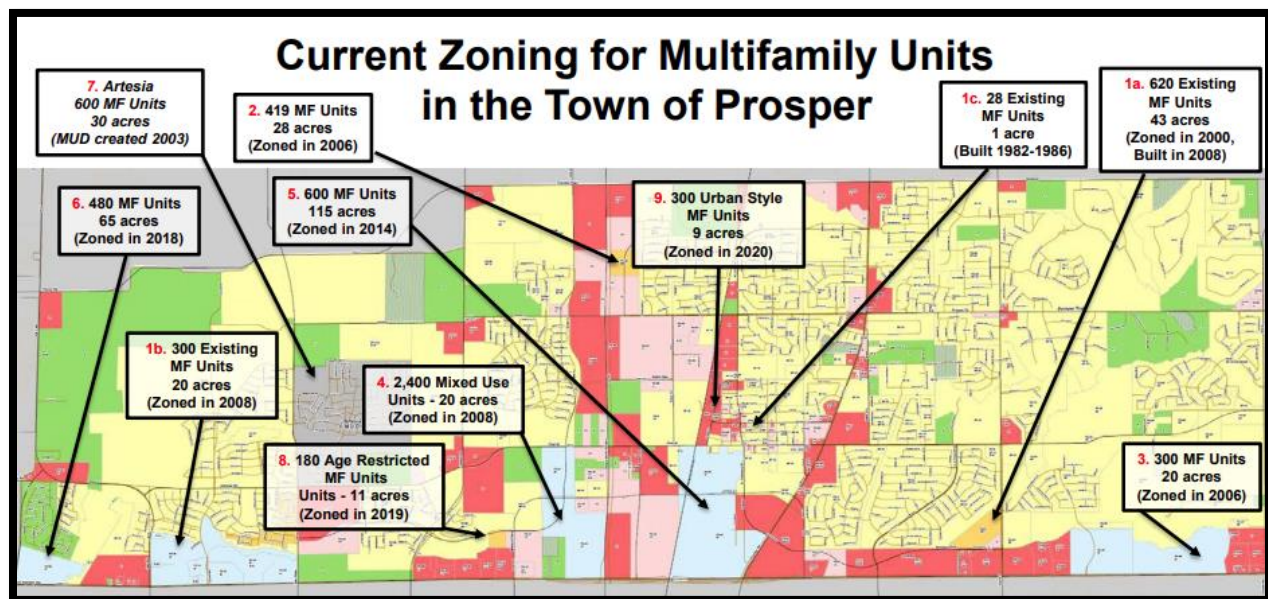
### **Technical Review**

#### *Multi-family Units*

Staff has concerns about the proposed density and use. The proposed maximum density, as described on Exhibit C, is greater than what the Zoning Ordinance permits in the multifamily zoning district. The Town's Zoning Ordinance permits up to 15 units per acre. In Exhibit C, the applicant is proposing a maximum density of 21 units per acre. At 21 units/ac, that could yield 381 units. The applicant is currently showing 327 units of their plans, which is approximately 18 units per acre. However, the standards in Exhibit C allow up to 21 units per acre.

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

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



### *Parking*

Furthermore, staff has concerns regarding the parking ratios proposed by the applicant. The parking requirement for multifamily units is two parking spaces for every one and two bedroom units. The applicant is proposing 1.5 spaces for every one bedroom and two spaces for every two bedrooms, which will be 549 spaces. The applicant will be providing 559 spaces total for the multifamily units. If parking spaces were provided in accordance to zoning requirements, 654 spaces would be provided as opposed to the 559 spaces proposed by the applicant. In addition, staff also has concerns as the parking spaces for the multifamily use will not all be contained on the multifamily lot. Lot 4 will contain the multi-family use. Thirty-eight (38) of the parking spaces to meet the 559 spaces proposed will be on Lot 1. With exception of the 38 spaces for the multifamily use, Lot 1 will still be able to meet the parking requirements for the uses proposed on that lot.

### *Multifamily Design and Development Standards*



In light of the proposed density increase and the parking decrease, staff advised the applicant to follow the design and development standards for building materials. However, the proposed design of the building is not consistent with the Town's design and development standards. The project does not meet the 100 percent masonry requirement. The applicant is proposing 38 percent masonry (brick at 35 percent and stone at 3 percent). The remainder of the building will be 41 percent board and batten (vertical wood style) and 21 percent lap siding (horizontal wood siding), although it can also be made of vinyl or fiber cement).



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

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

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

**Legal Obligations and Review:**

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

**Attached Documents:**

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

**Staff Recommendation:**

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

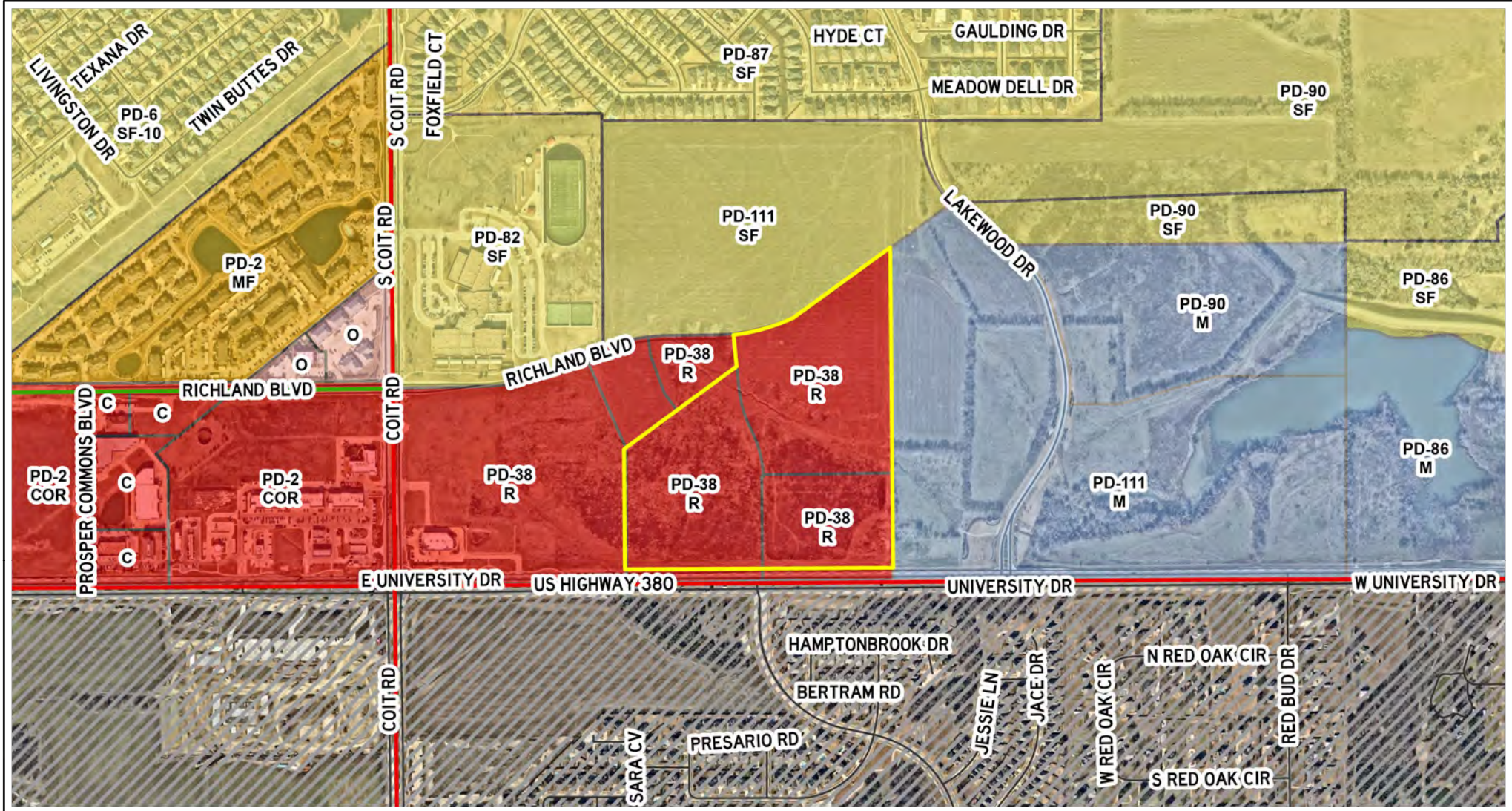
Staff still has concerns with the proposal. However, if the Commission chooses to recommend approval, it is recommended that a developer's agreement be instigated for the project to consist of park dedication and park improvement fees, and development guidelines consistent with the Non-residential and Multifamily Design and Development Standards.

**Town Council Public Hearing:**

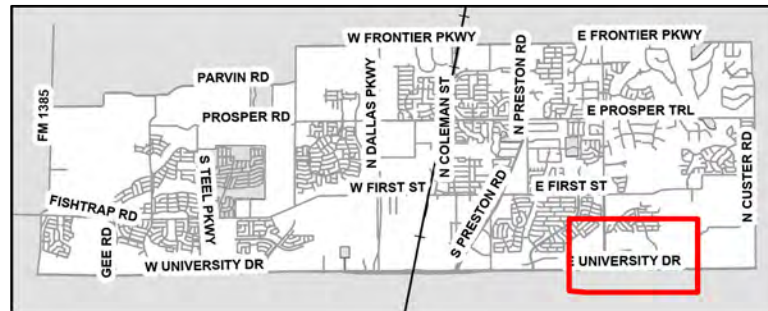
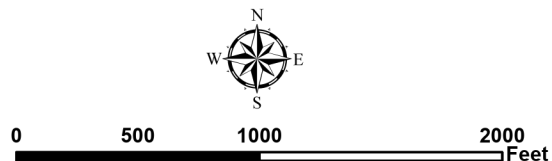
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 14, 2022.



# Z22-0004 - Prosper Flats

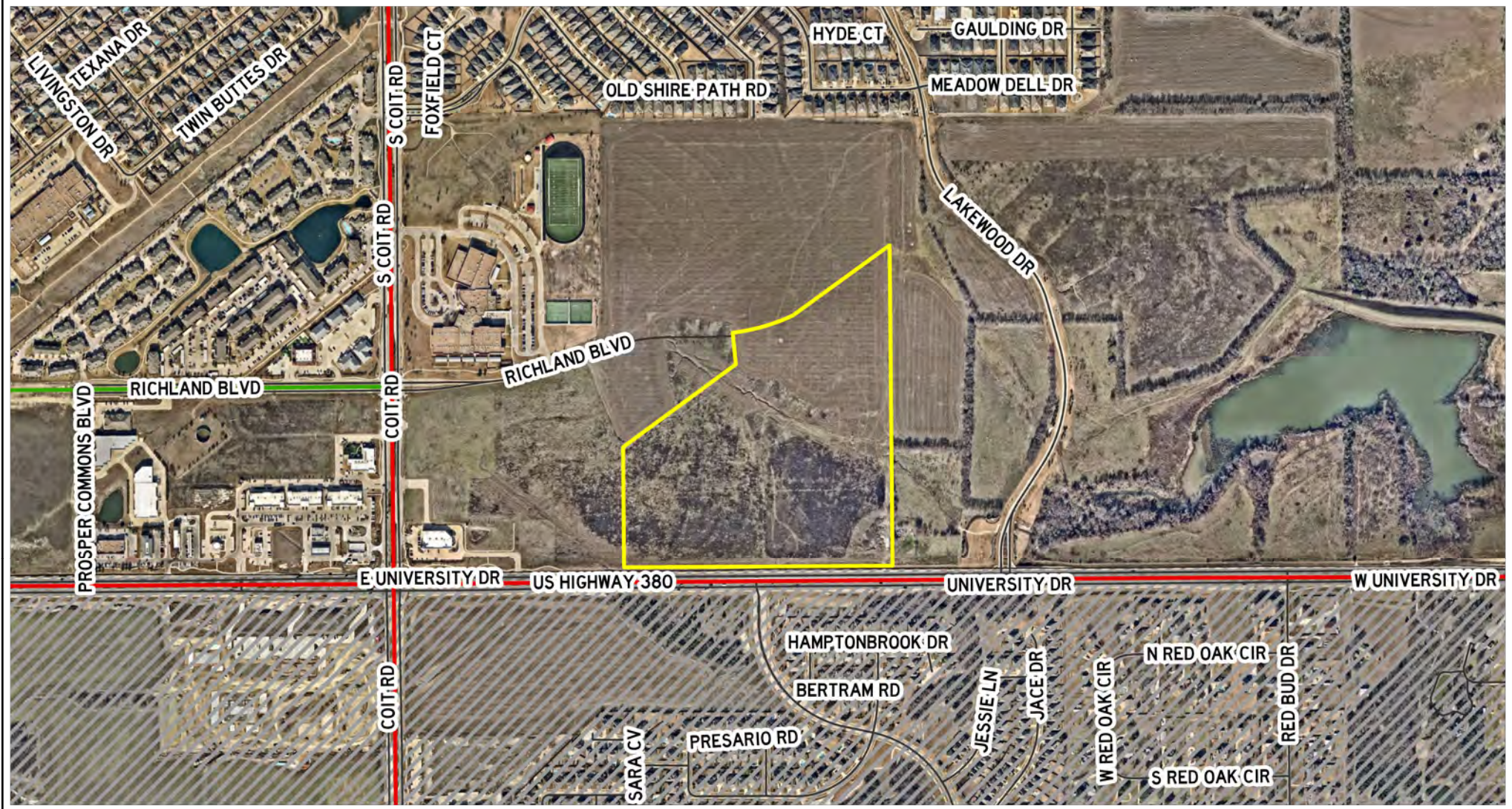


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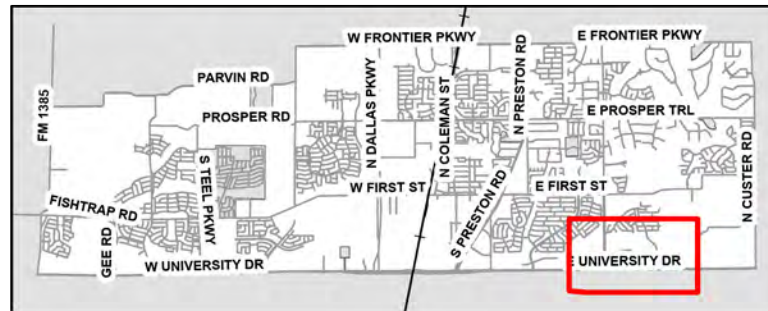
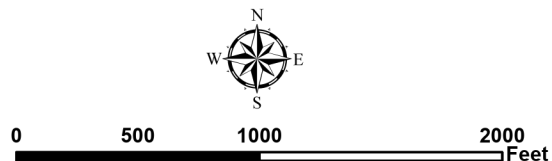




# Z22-0004 - Prosper Flats



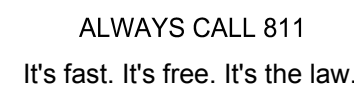
This map is for illustration purposes only.







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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
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PROJECT:

— FOR —

NORTHEAST CORNER OF  
PRESTONWICK HOLLOW DR  
AND US 380

TBPE No. 18065 | TBPLS No. 10194413

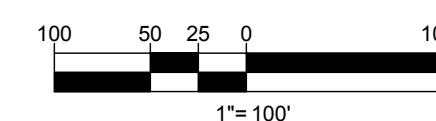


## SHEET NUMBER:

ORG. DATE - 1/31/2022

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

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





## **Exhibit A2 - Legal Description**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Z22-0004**

**Exhibit B**

Statement of Intent

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

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

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

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

**A. BASE ZONING DISTRICT:**

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

**B. SCREENING AND FENCING:**

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

**C. LANDSCAPING:**

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



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

**D. PARKING:**

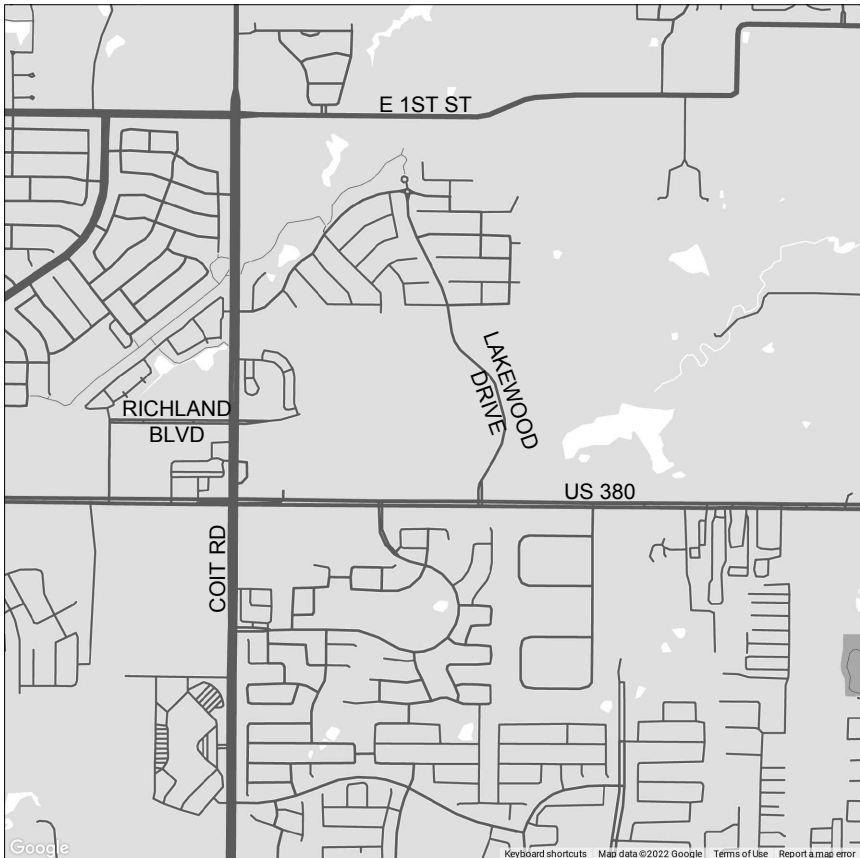
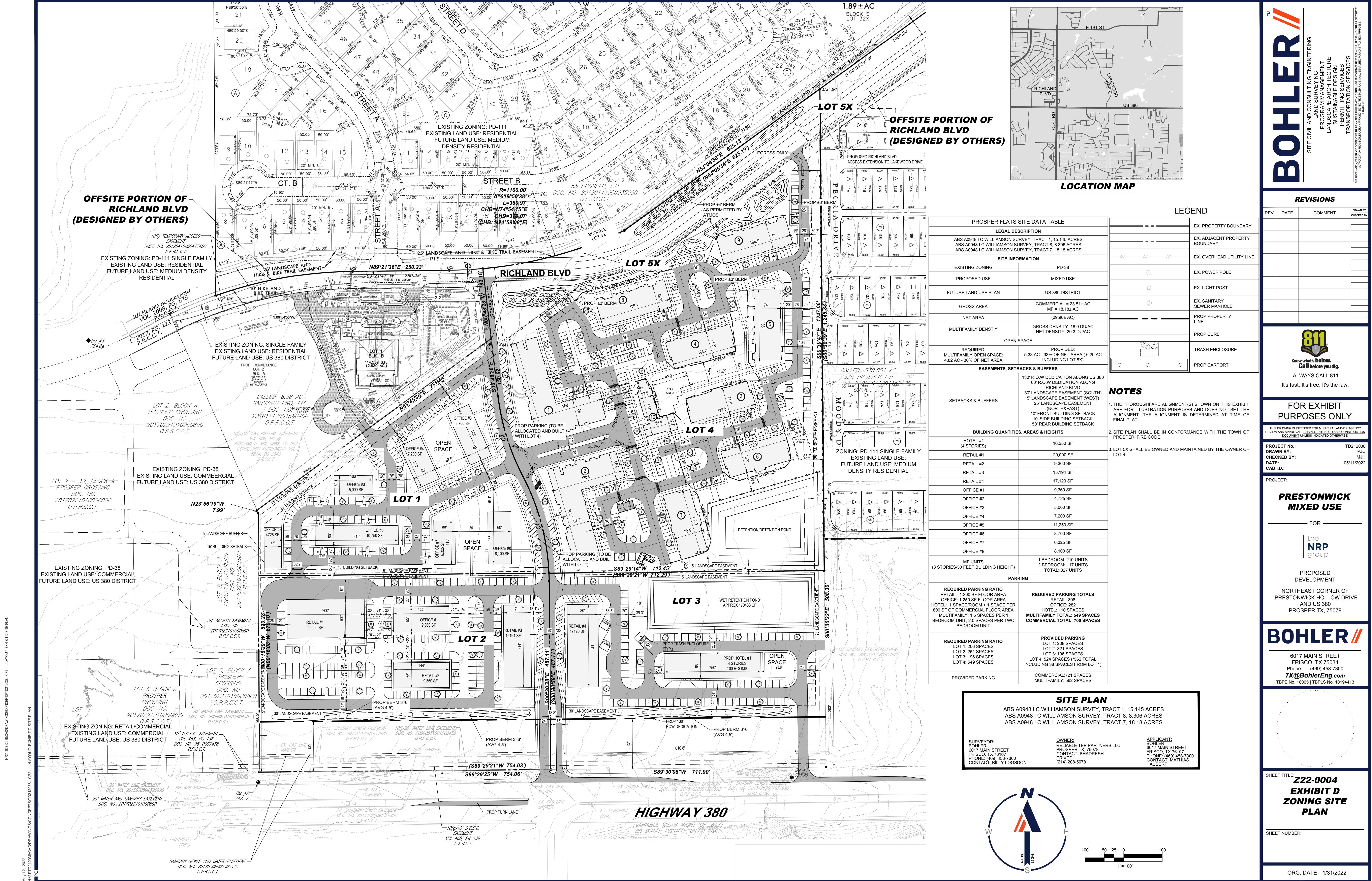
- 1) Parking shall be incorporated for Lot 4 as follows:
  - i. All parking must be provided on-site except for the off-site spaces shown on Exhibit D – Zoning Site Plan.
- 2) Parking ratios shall be incorporated for Lot 4 as follows:
  - i. 1.5 spaces per one-bedroom unit.
  - ii. 2.0 spaces per two-bedroom unit.

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

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

- 1) Lot 1, Lot 2, and Lot 3:
  - i. Permitted Uses:
    - a. Inline (end cap) Drive-through restaurants
      - a. A maximum of two end cap drive-thru’s shall be permissible
      - b. End cap drive-thru shall only be permissible on Lot 2 and Lot 3
- 2) Lot 4:
  - i. Minimum Building Setbacks:
    - a. Front Yard Setback: Ten feet (10’)
    - b. Side Yard Setback: Ten feet (10’)
    - c. Rear Yard Setback: Fifty feet (50’)
  - ii. Minimum Unit Dwelling Area:
    - a. One (1) Bedroom Unit: Six Hundred Fifty square feet (650 SF)
    - b. Two (2) Bedroom Unit: One Thousand Fifty square feet (1050 SF)
    - c. Three (3) Bedroom and larger units are prohibited.
  - iii. Maximum Permitted Density:
    - a. Density shall not exceed twenty-one (21) units per net acre.





LOCATION MAP

OFFSITE PORTION OF RICHLAND BLVD (DESIGNED BY OTHERS)

OFFSITE PORTION OF RICHLAND BLVD (DESIGNED BY OTHERS)

LEGEND

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

NOTES

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

PROSPER FLATS SITE DATA TABLE	
LEGAL DESCRIPTION	
ABS A0948 I C WILLIAMSON SURVEY, TRACT 1, 15.145 ACRES ABS A0948 I C WILLIAMSON SURVEY, TRACT 8, 8.306 ACRES ABS A0948 I C WILLIAMSON SURVEY, TRACT 7, 18.18 ACRES	
SITE INFORMATION	
EXISTING ZONING	PD-38
PROPOSED USE	MIXED USE
FUTURE LAND USE PLAN	US 380 DISTRICT
GROSS AREA	COMMERCIAL = 23.51± AC MF = 18.18± AC
NET AREA	(29.96± AC)
MULTIFAMILY DENSITY	GROSS DENSITY: 18.0 DU/AC NET DENSITY: 20.3 DU/AC
OPEN SPACE	
REQUIRED: MULTIFAMILY OPEN SPACE: 4.82 AC - 30% OF NET AREA	PROVIDED: 5.33 AC - 33% OF NET AREA (6.29 AC INCLUDING LOT 5X)
EASEMENTS, SETBACKS & BUFFERS	
130' R.O.W DEDICATION ALONG US 380 60' R.O.W DEDICATION ALONG RICHLAND BLVD 30' LANDSCAPE EASEMENT (SOUTH) 5' LANDSCAPE EASEMENT (WEST) 25' LANDSCAPE EASEMENT (NORTH/EAST) 10' FRONT BUILDING SETBACK 10' SIDE BUILDING SETBACK 50' REAR BUILDING SETBACK	
SETBACKS & BUFFERS	
BUILDING QUANTITIES, AREAS & HEIGHTS	
HOTEL #1 (4 STORIES)	16,250 SF
RETAIL #1	20,000 SF
RETAIL #2	9,360 SF
RETAIL #3	15,194 SF
RETAIL #4	17,120 SF
OFFICE #1	9,360 SF
OFFICE #2	4,725 SF
OFFICE #3	5,000 SF
OFFICE #4	7,200 SF
OFFICE #5	11,250 SF
OFFICE #6	8,700 SF
OFFICE #7	6,325 SF
OFFICE #8	8,100 SF
MF UNITS (3 STORIES/50 FEET BUILDING HEIGHT)	1 BEDROOM: 210 UNITS 2 BEDROOM: 117 UNITS TOTAL: 327 UNITS
PARKING	
REQUIRED PARKING RATIO RETAIL: 1:200 SF FLOOR AREA OFFICE: 1:250 SF FLOOR AREA HOTEL: 1 SPACE/ROOM + 1 SPACE PER 800 SF OF COMMERCIAL FLOOR AREA MULTIFAMILY: 1.5 SPACES PER 1 BEDROOM UNIT, 2.0 SPACES PER TWO BEDROOM UNIT	REQUIRED PARKING TOTALS RETAIL: 300 OFFICE: 282 HOTEL: 110 SPACES MULTIFAMILY TOTAL: 549 SPACES COMMERCIAL TOTAL: 700 SPACES
REQUIRED PARKING RATIO LOT 1: 208 SPACES LOT 2: 251 SPACES LOT 3: 196 SPACES LOT 4: 549 SPACES	PROVIDED PARKING LOT 1: 208 SPACES LOT 2: 321 SPACES LOT 3: 196 SPACES LOT 4: 524 SPACES (562 TOTAL INCLUDING 38 SPACES FROM LOT 1)
PROVIDED PARKING	COMMERCIAL: 721 SPACES MULTIFAMILY: 562 SPACES

SITE PLAN

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

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

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

APPLICANT:  
BOHLER  
6017 MAIN STREET  
FRISCO, TX 75034  
PHONE: (469) 458-7300  
CONTACT: MATTHIAS HAUBERT



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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

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

PROJECT No.: TD212038  
DRAWN BY: PJC  
CHECKED BY: MUH  
DATE: 05/11/2022  
CAD ID:

PRESTONWICK MIXED USE

FOR

the nrp group

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

6017 MAIN STREET  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065 | TBPLS No. 10194413

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

SHEET NUMBER:

ORG. DATE - 1/31/2022

May 12, 2022  
H:\11\1021038\CADDRAWINGS\CONCEPTS\1021038 - CP2 - LAYOUT EXHIBIT D SITE PLAN  
H:\11\1021038\CADDRAWINGS\CONCEPTS\1021038 - CP2 - LAYOUT EXHIBIT D SITE PLAN



## DEVELOPMENT SCHEDULE

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



# Exhibit F1



Z22-0004

## Sample Retail Elevations



# Exhibit F1



## Sample Office Elevations

Z22-0004



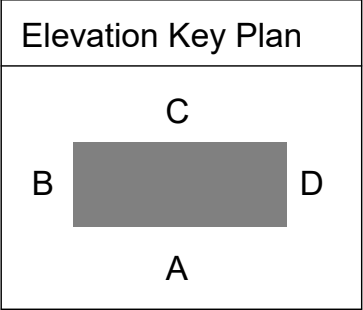
EXHIBIT F2 - MULTIFAMILY ELEVATIONS



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

BRICK - 35%  
STONE - 3%  
B&B - 41%  
LAP - 21%

TOTAL FOR ENTIRE BUILDING:  
  
BRICK - 36%  
STONE - 2%  
B&B - 44%  
LAP - 18%



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

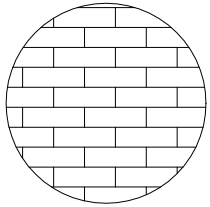
BRICK - 50%  
STONE - 0%  
B&B - 50%



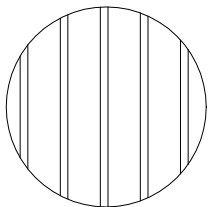
4 Building Type A - Elevation D  
1" = 20'-0"

BRICK - 47%  
STONE - 3%  
B&B - 40%  
LAP - 10%

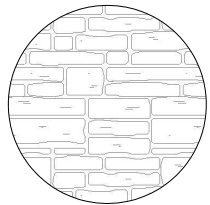
MATERIAL LEGEND



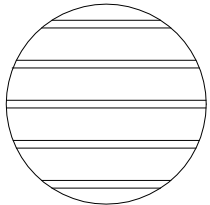
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



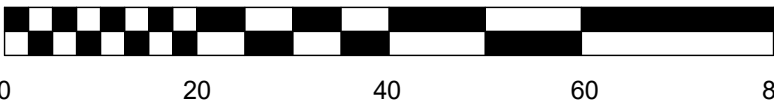
LAP SIDING



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

BRICK - 24%  
B&B - 46%  
LAP - 30%

GRAPHIC SCALE 1"=20'



PRESTON WICK MIXED USE

- Owner:
- Bhadresh Trivedi
  - 2504 Loftsmoor Ln., Plano, TX 75025
  - 214-208-5078
- Applicant:
- Jon Kendall
  - Bohler Engineering
  - 6017 Main Street, Frisco, TX 75034
  - 469-458-7300
- Surveyor:
- Billy M Logsdon, JR.
  - Bohler
  - 6017 Main Street, Frisco, TX 75034
  - 469-458-7300

Building A - Elevations

1

NRP

01-31-2022

Scale As indicated

EXHIBIT F2 - MULTIFAMILY ELEVATIONS



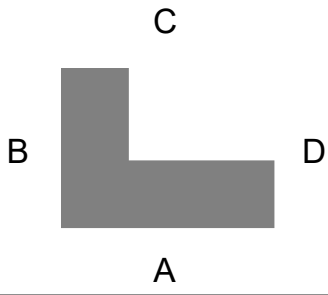
BRICK - 45%  
STONE - 23%  
B&B - 32%

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

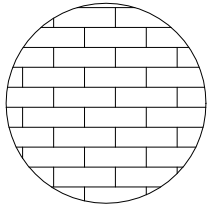
TOTAL FOR ENTIRE BUILDING:

BRICK - 40%  
STONE - 6%  
B&B - 34%  
LAP - 20%

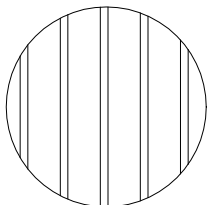
Elevation Key Plan



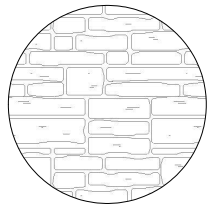
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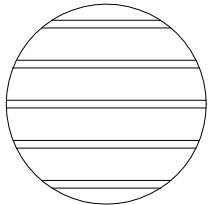
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING



BRICK - 46%  
B&B - 12%  
LAP - 42%

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

GRAPHIC SCALE 1"=20'



0 20 40 60 80

PRESTON WICK MIXED USE

Owner:  
• Bhadresh Trivedi  
• 2504 Loftsmoor Ln, Plano, TX 75025  
• 214-208-5078

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

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

Building B - Elevations

2

NRP

01-31-2022

Scale As indicated



EXHIBIT F2 - MULTIFAMILY ELEVATIONS

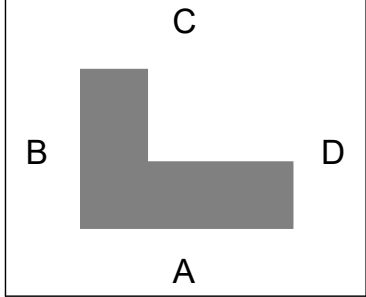


1 Building Type B - Elevation C  
1" = 20'-0"

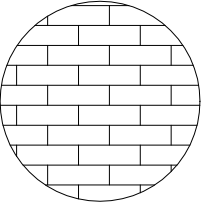
TOTAL FOR ENTIRE BUILDING:

BRICK - 40%  
STONE - 6%  
B&B - 34%  
LAP - 20%

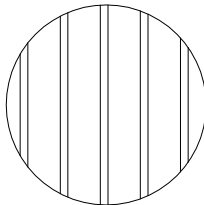
Elevation Key Plan



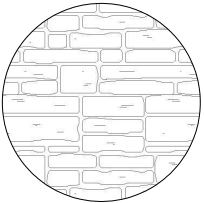
MATERIAL LEGEND



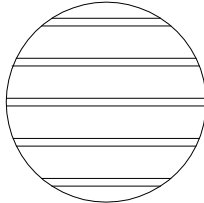
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING



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

BRICK - 31%  
B&B - 51%  
LAP - 18%

GRAPHIC SCALE 1"=20'



0 20 40 60 80

PRESTON WICK MIXED USE

- Owner:
- Bhadresh Trivedi
  - 2504 Loftsmoor Ln., Plano, TX 75025
  - 214-208-5078
- Applicant:
- Jon Kendall
  - Bohler Engineering
  - 6017 Main Street, Frisco, TX 75034
  - 469-458-7300
- Surveyor:
- Billy M Logsdon, JR.
  - Bohler
  - 6017 Main Street, Frisco, TX 75034
  - 469-458-7300

Building B - Elevations

3

NRP

01-31-2022

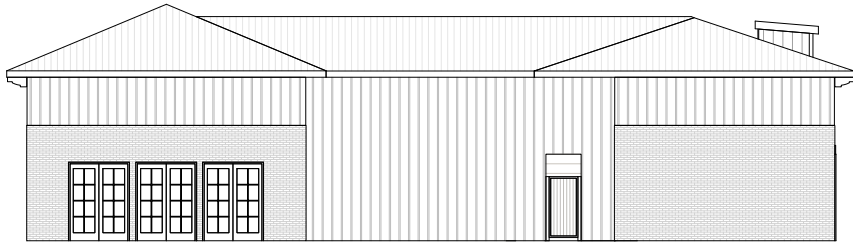
Scale As indicated

EXHIBIT F2 - MULTIFAMILY ELEVATIONS



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

BRICK - 47%  
B&B - 53%



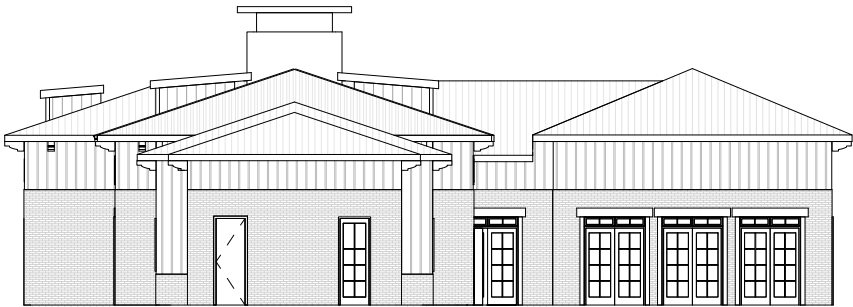
2 Club House - Elevation B  
1" = 20'-0"

BRICK - 37%  
B&B - 63%



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

BRICK - 44%  
B&B - 56%



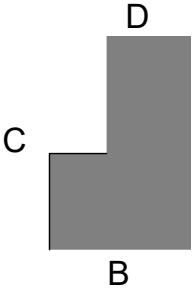
4 Club House - Elevation D  
1" = 20'-0"

BRICK - 58%  
B&B - 42%

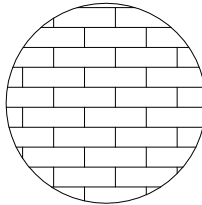
TOTAL FOR ENTIRE BUILDING:

BRICK - 46%  
B&B - 54%

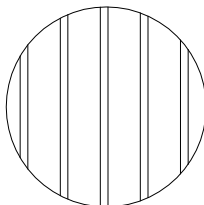
Elevation Key Plan



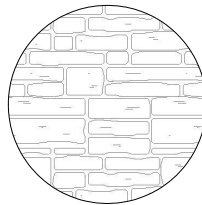
MATERIAL LEGEND



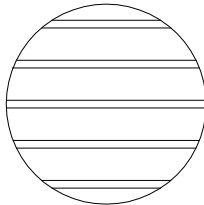
BRICK



BOARD & BATTEN



STONE ASHLAR  
PATTERN



LAP SIDING

PRESTON WICK MIXED USE

Owner:  
• Bhadresh Trivedi  
• 2504 Loftsmoor Ln, Plano, TX 75025  
• 214-208-5078

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

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

Clubhouse - Elevations

4

NRP

01-31-2022

Scale As indicated

GRAPHIC SCALE 1"=20'



0 20 40 60 80





PLANT SCHEDULE

**LARGE TREES**

EVERGREEN DECIDUOUS

**SMALL TREES**

**SHRUBS** SOD

PLANT SUGGESTIONS

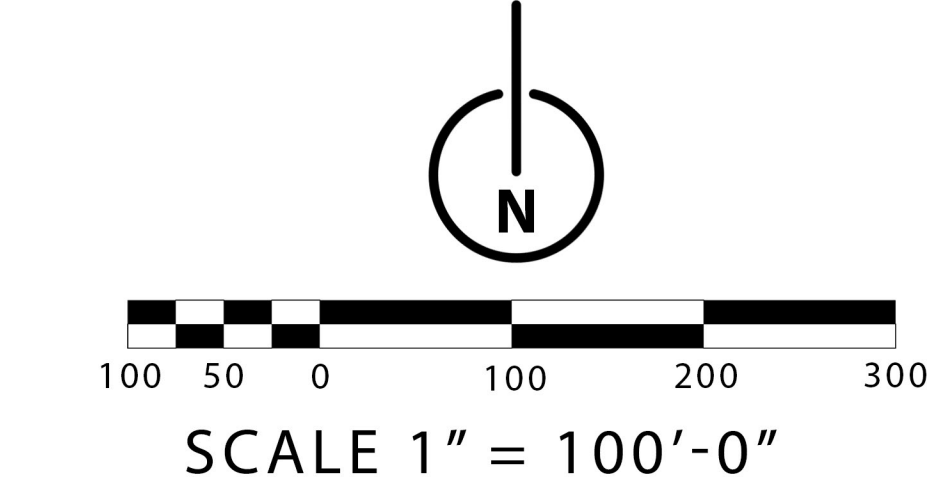
- LARGE TREES**
- Quercus muehlenbergii/Chinkapin Oak
  - Taxodium distichum/Bald Cypress
  - Ulmus crassifolia/Cedar Elm
  - Quercus virginiana/Southern Live Oak
- SMALL TREES**
- Aesculus glabra "Arguta"/Texas Buckeye
  - Cercis canadensis var. texensis/Texas Redbud
  - Ilex vomitoria/Yaupon Holly
- SHRUBS**
- Abelia x grandiflora/Glossy Abelia
  - Ilex cornuta/Burford Holly
  - Symphoricarpos orbiculatus/Coral Berry
  - Leucophyllum frutescens/Texas Sage
  - Nandina domestica/Standard Nandina
  - Ilex vomitoria 'Nana'/Dwarf Yaupon Holly
  - Hesperaloe parviflora/Red Yucca

LANDSCAPE CALCULATIONS

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

LANDSCAPE NOTES

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



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

PROSPER FLATS  
Prosper, Texas  
Illustrative Landscape Plan

**BOHLER**

the **NRP** group

LEE AND ASSOCIATES





*Prosper is a place where everyone matters.*

## RESULTS

### Agenda

**Prosper Town Council Meeting**  
Council Chambers  
Prosper Town Hall  
250 W. First Street, Prosper, Texas  
Tuesday, May 10, 2022  
**5:45 PM**

### Notice Regarding Public Participation

Welcome to the Prosper Town Council. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/87189889684>

To join the meeting by phone, dial (346) 248-7799

Enter Meeting ID: 871 8988 9684

### Addressing the Town Council:

Those wishing to address the Town Council 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 Town Secretary 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 to the Town Secretary 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.**

### Call to Order/ Roll Call.

### Invocation, Pledge of Allegiance and Pledge to the Texas Flag.

### Announcements of recent and upcoming events.

### Presentations.

1. Recognize Citizens Academy graduates. (RB)
2. Proclamation recognizing Emergency Medical Services (EMS) Week. (SB)
3. Proclamation recognizing Public Works Week. (FJ)
4. Proclamation recognizing Police Week. (DK)



5. Receive an update from the Police Department. (DK)

**CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

6. Consider and act upon the minutes from the April 26, 2022, Town Council meeting. (MLS)
7. Receive the March Financial Report. (BP)
8. Receive the Quarterly Investment Report. (BP)
9. Consider and act upon an ordinance releasing  $\pm 24.94$  acres, more or less, of the Town's extraterritorial jurisdiction (ETJ) generally located at the northwest corner of the intersection of FM 1385 and Bryan Road; and authorize the Town Manager to execute a Transaction Fee Agreement relative to said ETJ release. (TW)

**CITIZEN COMMENTS**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Town Secretary prior to the meeting.

**REGULAR AGENDA:**

If you wish to address the Council, please fill out a "Public Comment Request Form" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

**Items for Individual Consideration:**

10. Conduct a public hearing and consider and act upon a request for a Specific Use Permit, on  $0.7\pm$  acre, for a Wireless Communication and Support Structure, to allow for additional antennas on an existing tower located in the Bradford Farms subdivision located east of Hays Road, north of First Street. (S22-0003). (KD) **APPROVED 7-0**
11. Conduct a public hearing and consider and act upon a request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on  $277.6\pm$  acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005). (DS) **APPROVED 7-0**
12. Consider and act upon a resolution declaring the necessity to acquire certain property for right-of-way for the construction of the Teel Parkway / US 380 Intersection Improvements project; determining the public use and necessity of such acquisition; authorizing the acquisition of property rights for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (HW)

**Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.**

13. Discuss Town Council seating arrangements for the May 24 regular meeting. (HJ)

**EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.*

*Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.*

*Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*

**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

**Adjourn.**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, May 6, 2022, and remained so posted at least 72 hours before said meeting was convened.

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

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

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.