

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 19, 2022, 6:00 p.m.

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

REGULAR AGENDA

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

- 4.** Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit 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]**
- 5.** Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit, on 0.7± acre, for a Wireless Communication and Support Structure, to allow for additional antennas on an existing tower, located in the Bradford Farms subdivision, located east of Hays Road, north of First Street. (S22-0003).
- 6.** Conduct a Public Hearing, and consider and act upon a request to rezone 110.9± acres from Agriculture (A) and Planned Development-71 (PD-71) to Planned Development-Mixed Use (PD-MU), located on the south side of First Street, west of Dallas Parkway, in order to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses. (Z22-0003).

7. Conduct a Public Hearing, and consider and act upon a request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations, located on the north side of US 380, west of Custer Road. (Z22-0005).
8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. 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 Thursday, April 14, 2022, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 5, 2022, 6:00 p.m.

1. Call to Order/ Roll Call

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

Commissioners present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris, Damon Jackson, and Chris Kern.

Commissioners absent: Secretary Mike Pettis.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

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

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

REGULAR AGENDA

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

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

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

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

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

Soto: Provided information regarding the proposal for temporary buildings.

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

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

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

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

Soto: Summarized the request and presented exhibits.

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

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

Soto: Summarized the request and presented exhibits.

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

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

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

9. Adjourn.

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

Evelyn Mendez, Planning Technician

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: David Soto, Senior Planner

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

Consider and act upon a Preliminary Plat Wandering Creek, for 150 single family residential lots and eight (8) HOA/Open space lots, on 74.6± acres, located on the south side First Street, between Coit Road and Custer Road. The property is zoned Planned Development-90 (PD-90). (D21-0127).

Description of Agenda Item:

The Preliminary Plat shows 150 single family residential lots and eight (8) HOA/Open space lots. Access is provided from First Street and Malabar Hill Drive. The Preliminary Plat conforms to Planned Development-90 (PD-90) development standards.

Attached Documents:

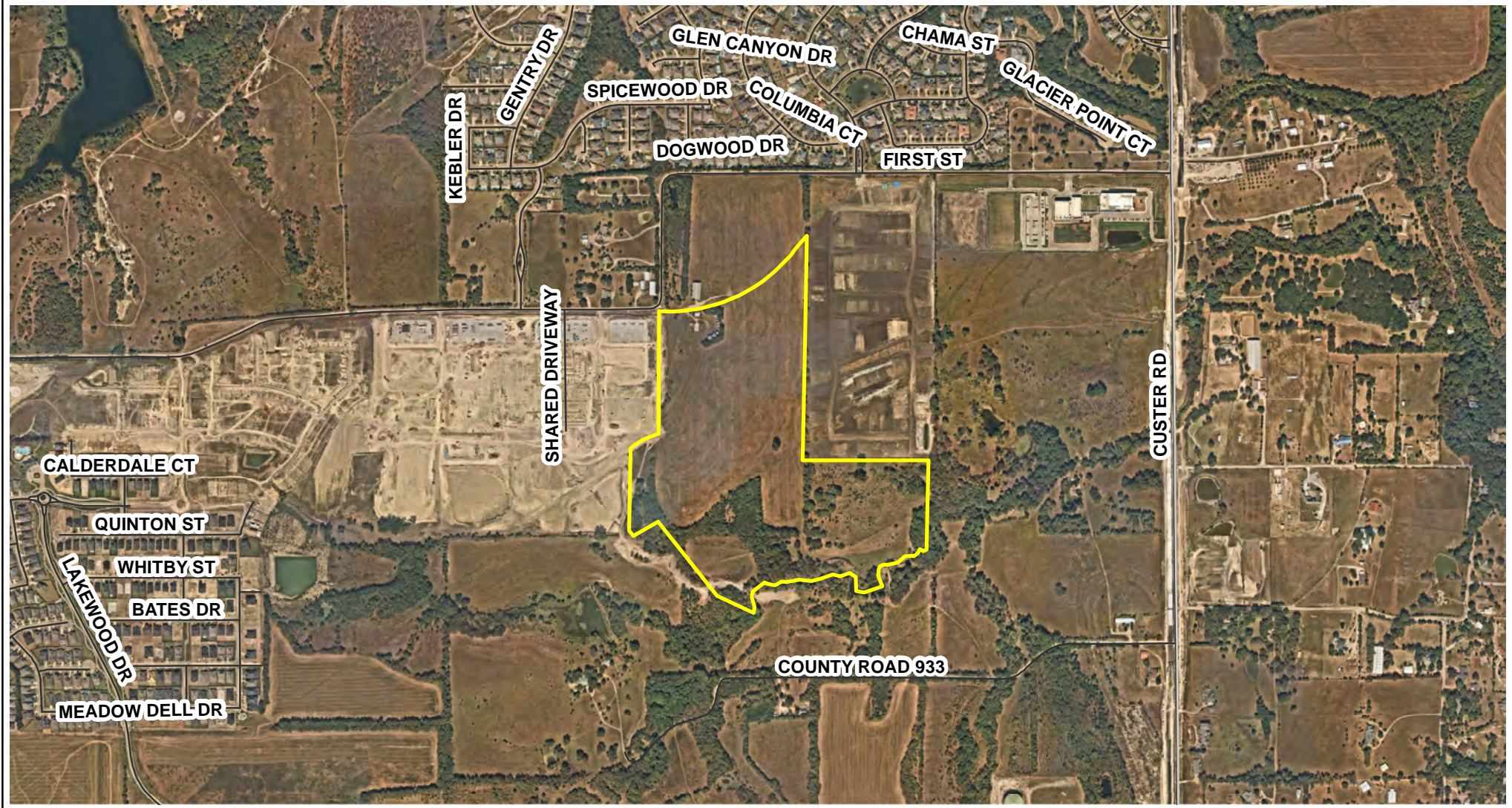
1. Location Map
2. Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
2. Staff approval of all preliminary water, sewer, and drainage plans.

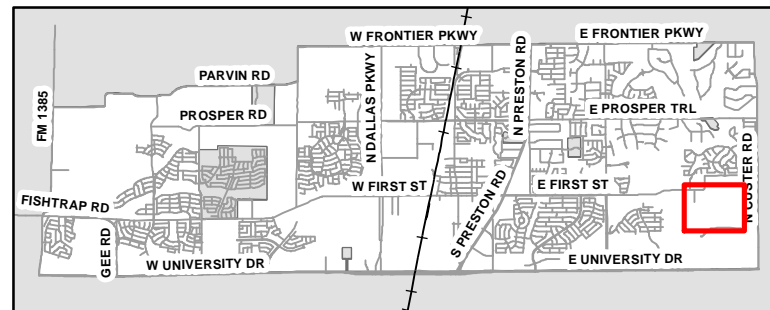
D21-0127 - Wandering Creek



This map is for illustration purposes only.

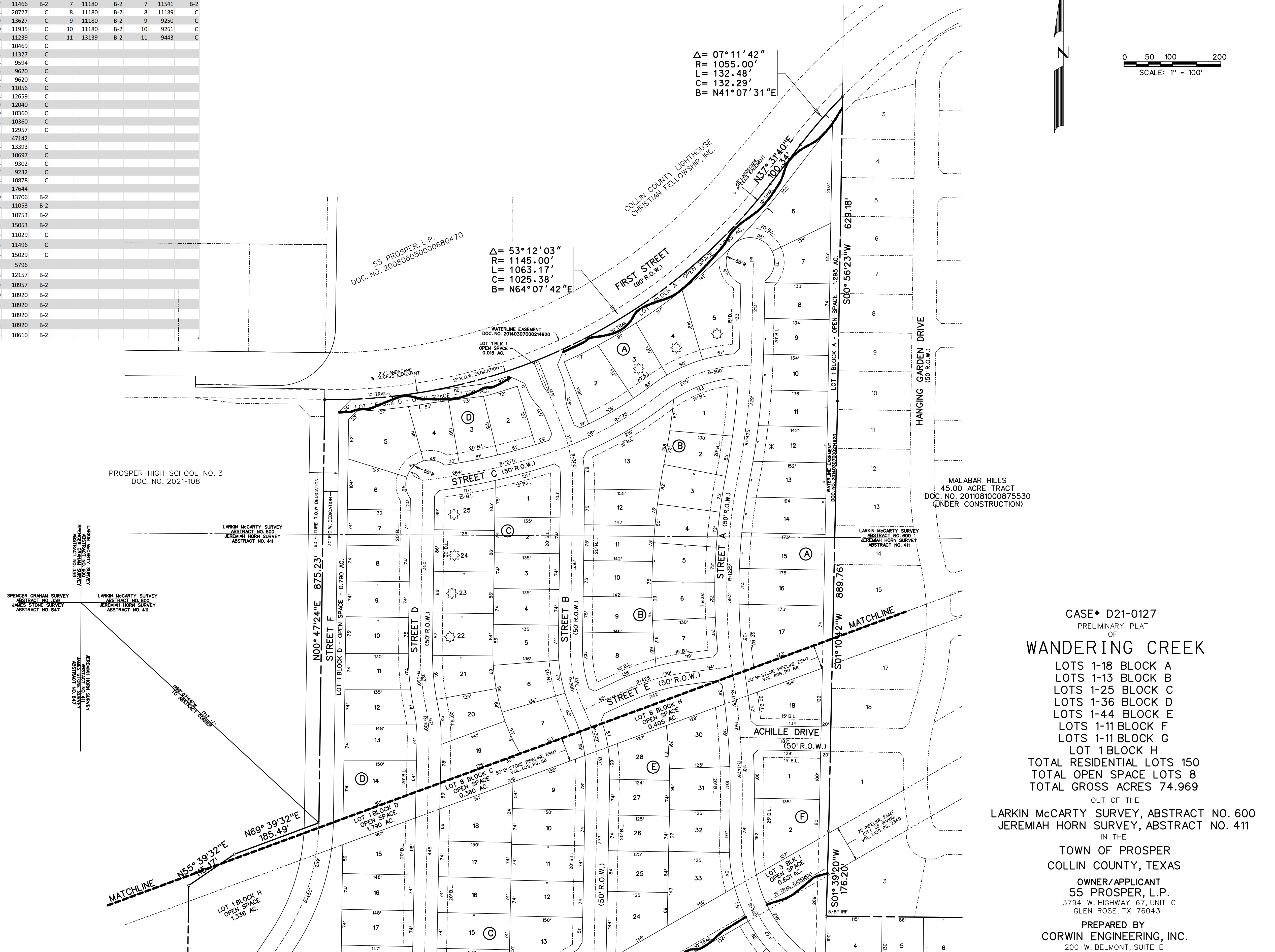


0 1,000 2,000 Feet



Block A	Block B				Block C				Block D				Block E				Block F				Block G			
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	
1*	56393		1	13267	C	1	12666	C	1*	77985		1	10610	B-2	1	13624	B-2	1	13841	B-2				
2	12450	C	2	10247	C	2	9990	C	2	9675	C	2	10920	B-2	2	16318	B-2	2	14330	B-2				
3	11194	B-2	3	9807	C	3	9990	C	3	9871	C	3	10920	B-2	3*	27519		3*	603024					
4	13025	B-2	4	9807	C	4	9990	C	4	9638	C	4	10920	B-2	4	13909	B-2	4	11180	B-2				
5	17821	B-2	5	9807	C	5	10608	C	5	16962	C	5	10920	B-2	5	11179	B-2	5	11180	B-2				
6	21656	C	6	9807	C	6	11486	C	6	10744	C	6	10920	B-2	6	11180	B-2	6	11180	B-2				
7	11442	C	7	11326	C	7	12043	C	7	9620	C	7	11466	B-2	7	11180	B-2	7	11541	B-2				
8	9923	C	8	14164	C	8*	15709	C	8	9620	C	8	20727	C	8	11180	B-2	8	11189	C				
9	9946	C	9	10632	C	9	12614	C	9	9620	C	9	13627	C	9	11180	B-2	9	9250	C				
10	10022	C	10	10501	C	10	11100	C	10	9745	C	10	11935	C	10	11180	B-2	10	9261	C				
11	10336	C	11	10664	C	11	11100	C	11	9782	C	11	11239	C	11	13139	B-2	11	9443	C				
12	10688	C	12	11123	C	12	11100	C	12	10541	C	12	10469	C										
13	11710	C	13	20824	C	13	15959	C	13	11119	C	13	11327	C										
14	12481	C				14	17126	C	14	13831	C	14	9594	C										
15	12918	C				15	11100	C	15	13232	C	15	9620	C										
16	13015	C				16	11100	C	16	10983	C	16	9620	C										
17	18274	C				17	11100	C	17	10946	C	17	11056	C										
18	13682	C				18	143300	C	18	12659	C	18	12659	C										
						19	11647	C	19	14614	C	19	12040	C										
						20	10446	C	20	14995	C	20	10360	C										
						21	10047	C	21	20192	C	21	10360	C										
						22	10876	B-2	22	11993	C	22	12957	C										
						23	10750	B-2	23	10360	C	23*	47142											
						24	10750	B-2	24	10360	C	24	13393	C										
						25	11295	B-2	25	10360	C	25	10697	C										
									26	10360	C	26	9302	C										
									27	11424	C	27	9232	C										
									28	11790	C	28	10878	C										
									29	9250	C	29*	17644											
									30	9250	C	30	13706	B-2										
									31	9250	C	31	11053	B-2										
									32	9250	C	32	10753	B-2										
									33	10401	C	33	15053	B-2										
									34	13621	C	34	11029	C										
									35	11221	C	35	11496	C										
									36	11494	C	36	15029	C										
									37*	5796														
									38	12157	B-2													
									39	10957	B-2													
									40	10920	B-2													
									41	10920	B-2													
									42	10920	B-2													
									43	10920	B-2													
									44	10610	B-2													
* Indicates open space lot																								

* Indicates open space lot



CASE* D21-0127
PRELIMINARY PLAT
OF
WANDERING CREEK
LOTS 1-18 BLOCK A
LOTS 1-13 BLOCK B
LOTS 1-25 BLOCK C
LOTS 1-36 BLOCK D
LOTS 1-44 BLOCK E
LOTS 1-11 BLOCK F
LOTS 1-11 BLOCK G
LOT 1 BLOCK H
TOTAL RESIDENTIAL LOTS 150
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 74.969

OUT OF THE
LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
55 PROSPER, L.P.
3794 W. HIGHWAY 67, UNIT C
GLEN ROSE, TX 76043
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: David Soto, Senior Planner

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

Consider and act upon a Final Plat for Brookhollow West, for 149 single family residential lots, and four (4) HOA/open space lots, on 43.2± acres, located on the northwest corner of Richland Boulevard and Lakewood Drive. The property is zoned Planned Development-111 (PD-111). (D22-0024).

Description of Agenda Item:

The Final Plat shows 149 single family residential lots, and four (4) HOA/open space lots. Access is provided from Richland Blvd and Lakewood Drive. The Final Plat conforms to the PD-111 development standards.

Attached Documents:

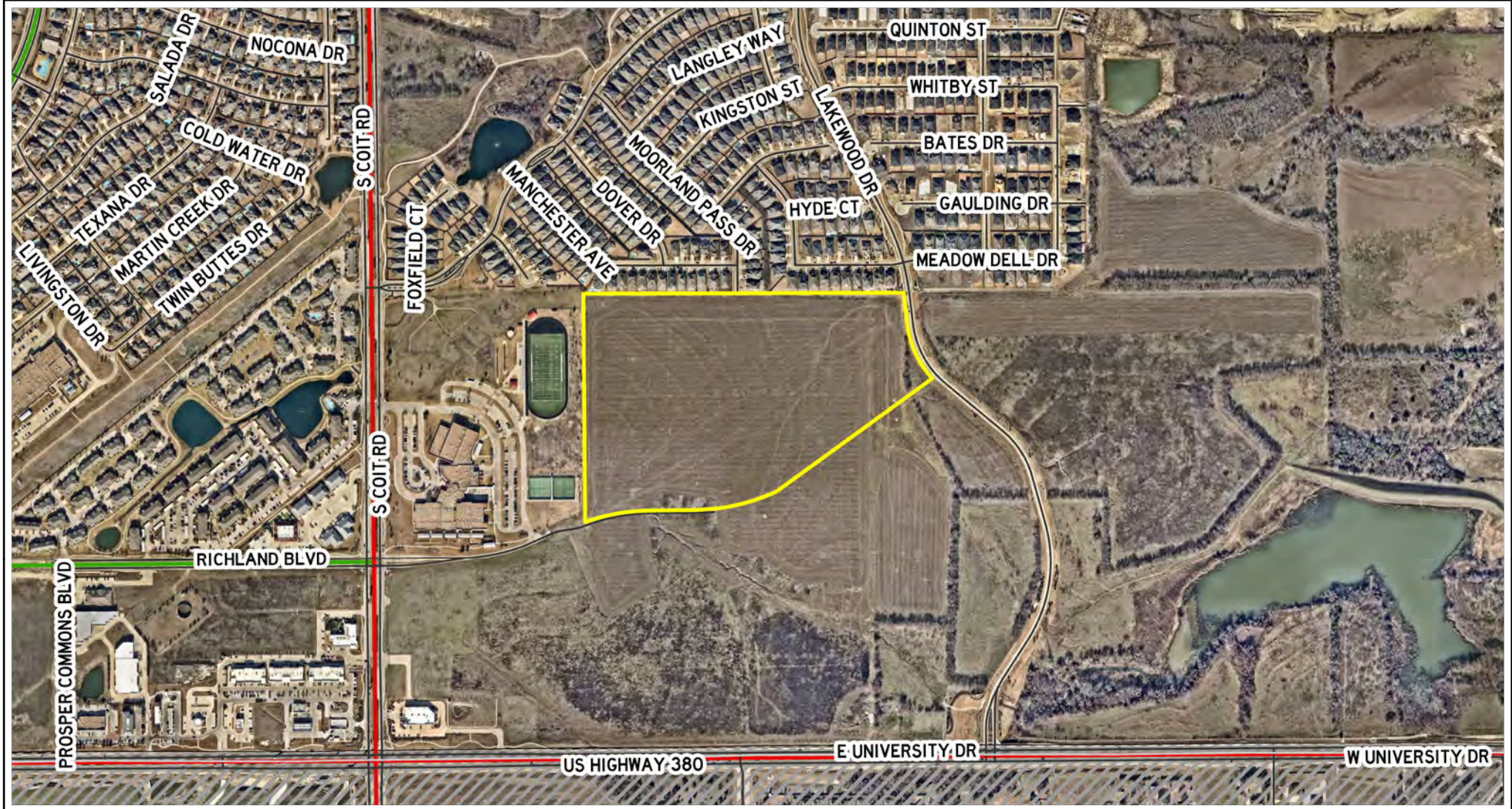
1. Location Map
2. Final Plat

Staff Recommendation:

Staff recommends approval of the Final Plat, subject to:

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

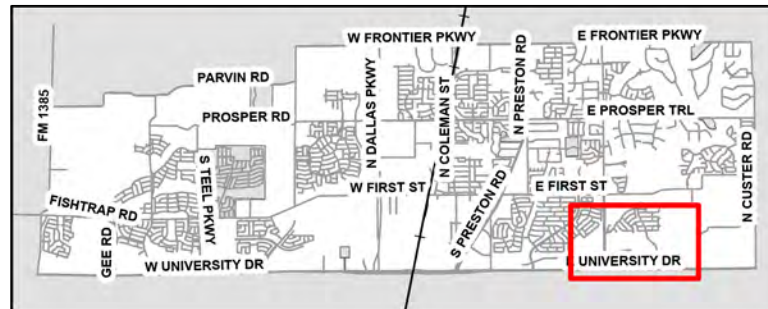
D22-0024 - Brookhollow West



This map is for illustration purposes only.



0 500 1000 2000 Feet





PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Evelyn Mendez, Planning Technician

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

Consider and act upon a Final Plat for Legacy Gardens, Phase 2, for 100 single family residential lots and seven (7) HOA/open space lots, on 45.6± acres, located north of Prosper Trail, west of Dallas Parkway. The property is zoned Planned Development-36 (PD-36). (D22-0027).

Description of Agenda Item:

The Final Plat shows 100 single family residential lots and seven (7) HOA/open space lots. Access is provided from Shawnee Trail and Armstrong Lane. The Final Plat conforms to the PD-36 development standards.

Attached Documents:

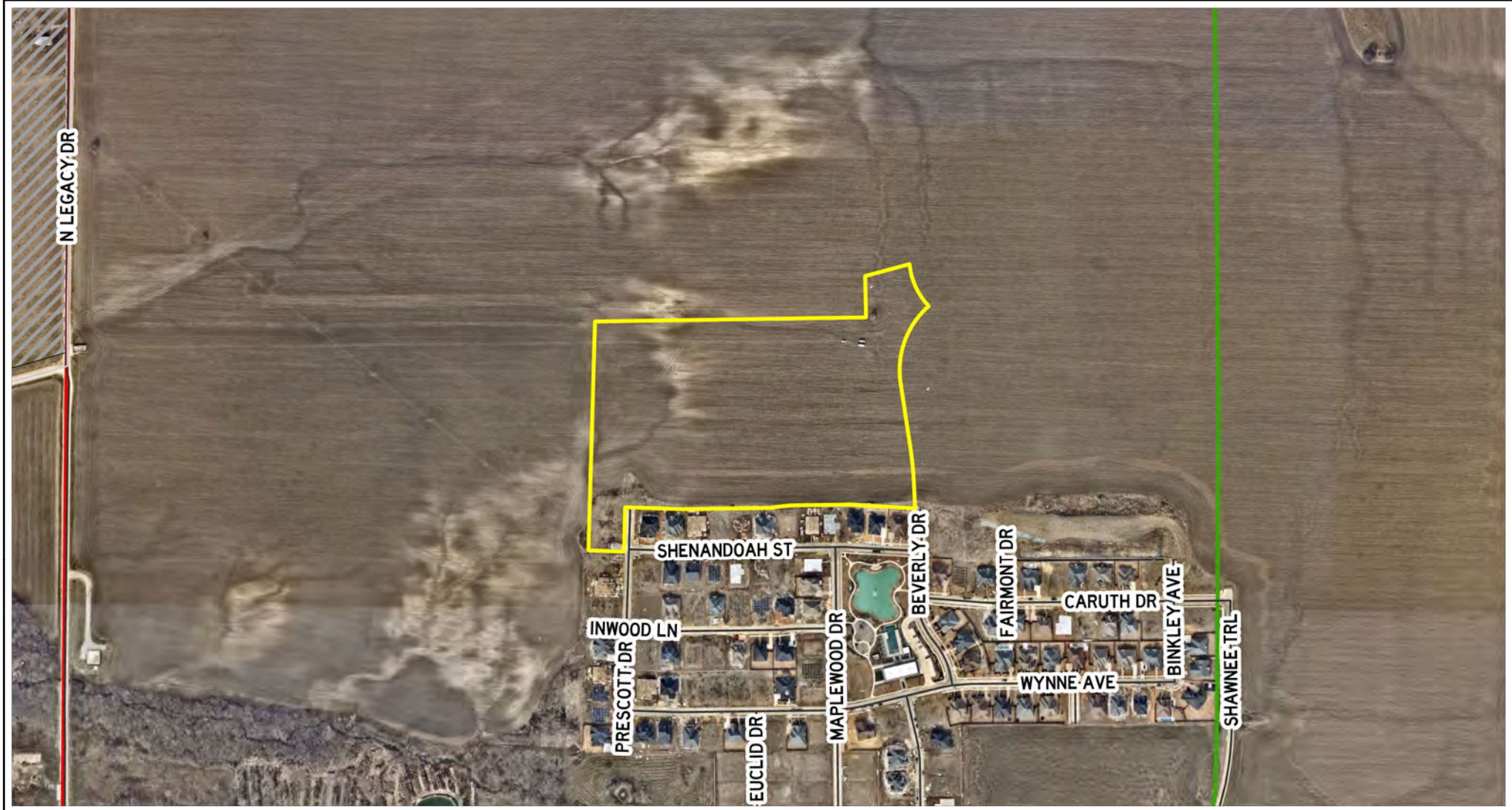
1. Location Map
2. Final Plat

Staff Recommendation:

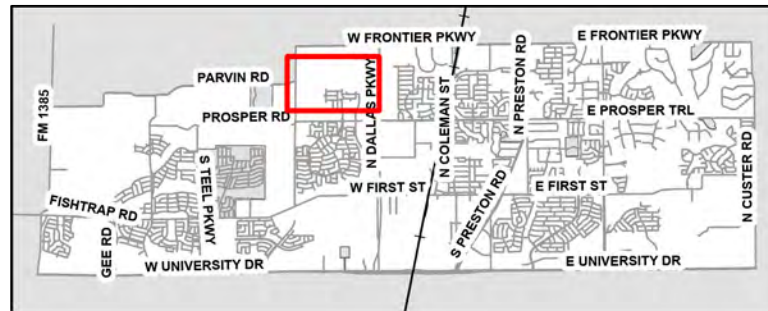
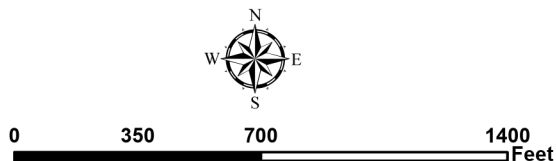
Staff recommends approval of the Final Plat, subject to:

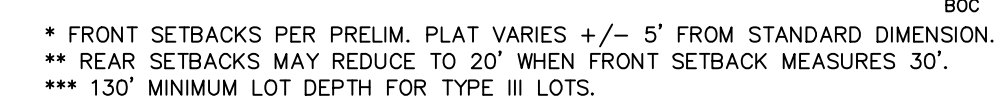
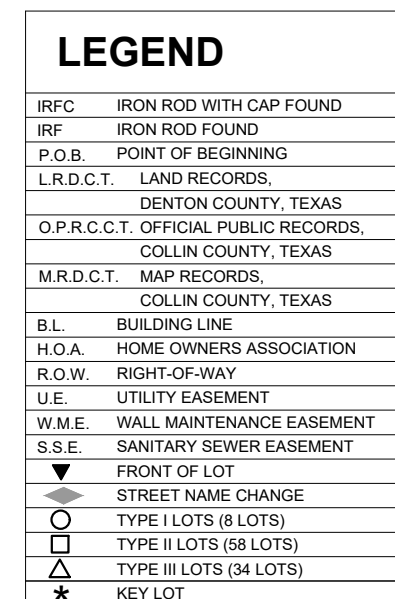
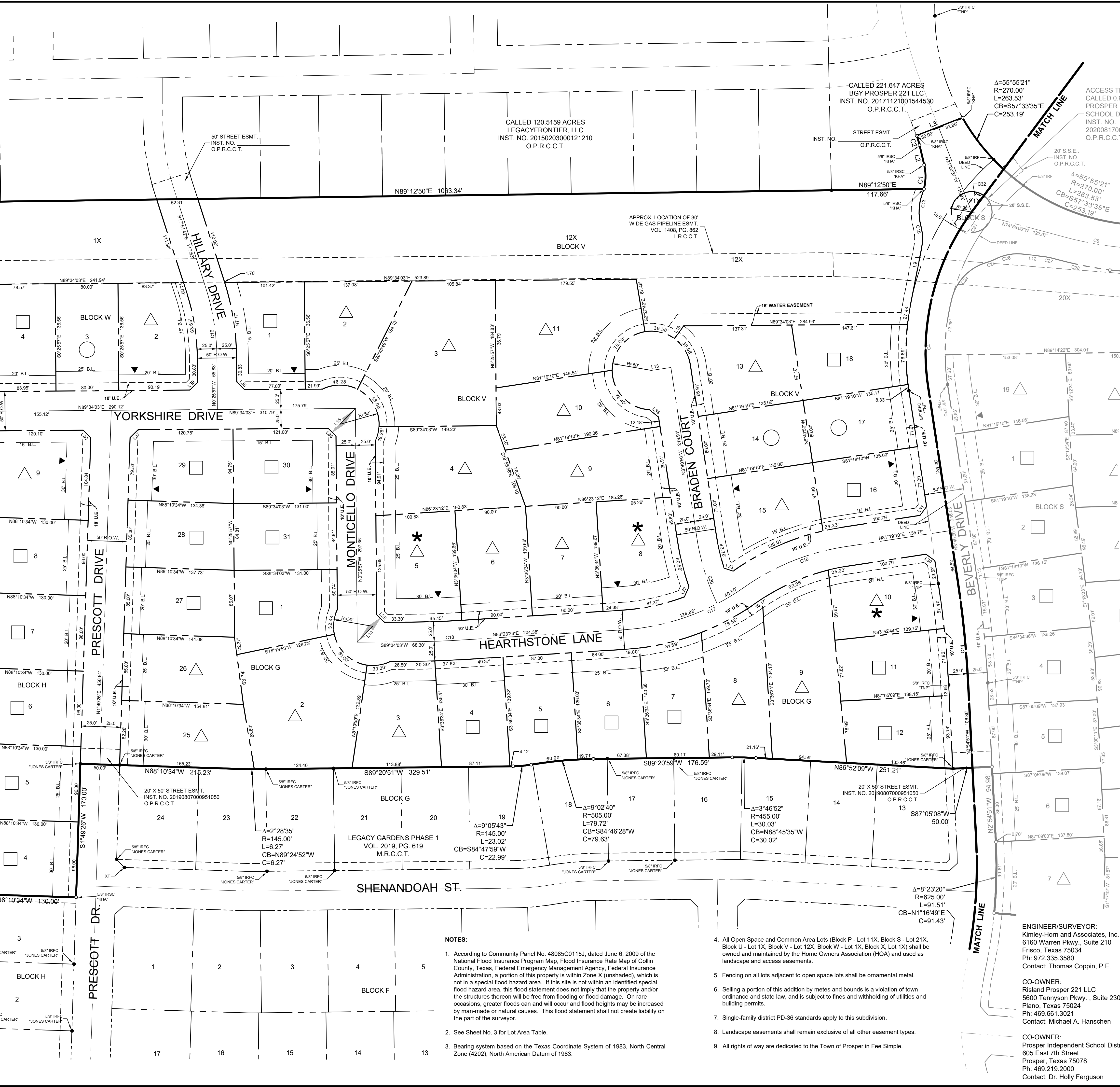
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

D22-0027 - Legacy Gardens, Phase 2



This map is for illustration purposes only.





TYPICAL SINGLE-FAMILY LOT TYPE SETBACK DETAIL
NTS

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

7 OPEN SPACE (HOA) LOT
BLOCK P - LOT 11X, BLOCK S, LOTS 20X-21X, BLOCK U, LOT 1X, BLOCK V, LOT 12X, BLOCK W, LOT 1X, BLOCK X, LOT 1X

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No</u>
1" = 60'	MBM	KHA	04/04/22	064529003	1 OF 3

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

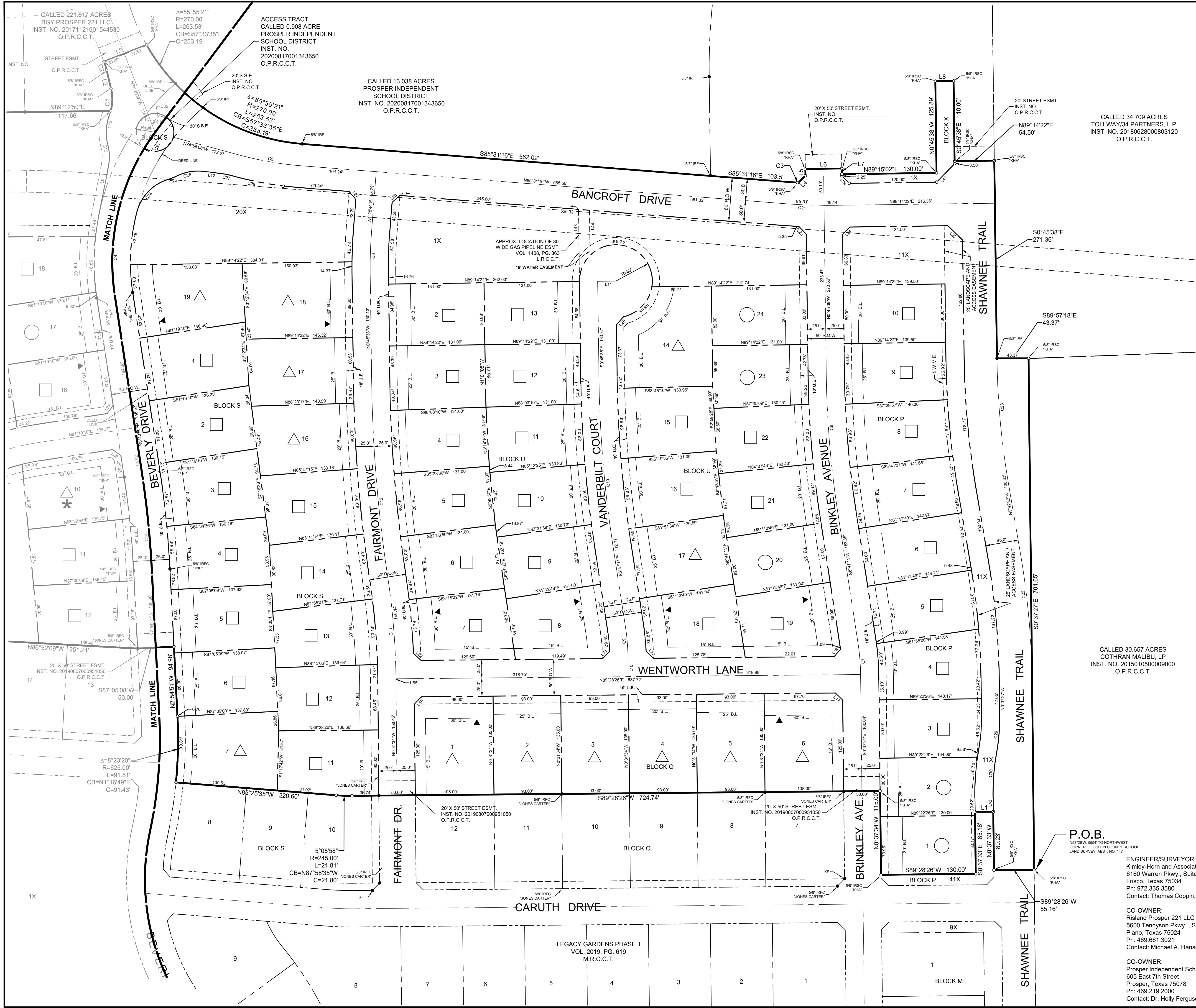
CO-OWNER:
Risland Prosper 221 LLC
5600 Tennyson Pkwy. , Suite 230
Plano, Texas 75024
Ph: 469.661.3021
Contact: Michael A. Hanschen

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

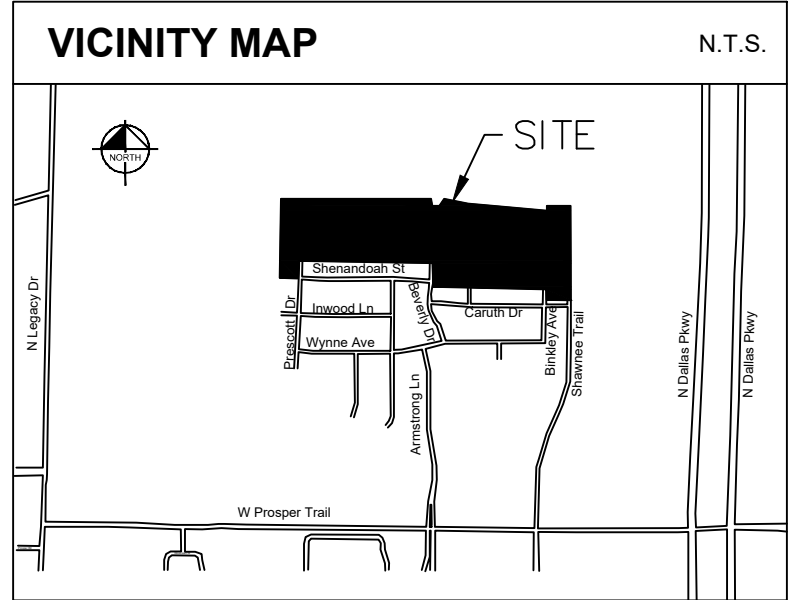
- NOTES:

1. According to Community Panel No. 4808SC0115J, dated June 6, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone X (unshaded), which is not in a special flood hazard area. If this site is not within an identified special flood hazard area, the Flood Insurance Code does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. See Sheet No. 3 of Lot Area Table.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone 44202, North American Datum of 1983.

4. All Open Space and Common Area Lots (Block P - Lot 11X, Block S - Lot 21X, Block U - Lot 1X, Block V - Lot 12X, Block W - Lot 1X, Block X, Lot 1X) shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
5. Fencing on all lots adjacent to open space lots shall be ornamental metal.
6. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
7. Single-family district PD-36 standards apply to this subdivision.
8. Landscape easements shall remain exclusive of all other easement types.
9. All rights of way are dedicated to the Town of Prosper in Fee Simple.



LEGEND	
IRC	IRON ROD WITH CAP FOUND
RF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
L.R.D.C.T.	LAND RECORDS, DENTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
BL	BUILDING LINE
H.O.A.	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▼	FRONT OF LOT
—	STREET NAME CHANGE
○	TYPE I LOTS (8 LOTS)
□	TYPE II LOTS (88 LOTS)
△	TYPE III LOTS (34 LOTS)
★	KEY LOT



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

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

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

7 OPEN SPACE (HOA) LOT
BLOCK P - LOT 11X, BLOCK S, LOTS 20X-21X, BLOCK U, LOT
1X, BLOCK V, LOT 12X, BLOCK W, LOT 1X, BLOCK X, LOT 1X

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Firm # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	04/04/22	064529003	2 OF 3

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, are the owners of a tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Town of Prosper, Collin County, Texas and being a portion of a called 221.617-acre tract of land described in a Special Warranty Deed to BGY Prosper 221 LLC (now known as Risland Prosper 221 LLC), recorded in Instrument No. 20171121002544530 of the Official Public Records of Collin County, Texas, and a portion of a called 0.908-acre tract of land described in a Donation Deed to Prosper Independent School District, recorded in Instrument No. 20200817001343650 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the easterly line of said 221.617-acre tract for the easterly, northeast corner of Legacy Gardens Phase 1, an addition to the Town of Prosper, according to the final plat, recorded in Volume 2019, Page 619 of the Map Records of Collin County, Texas, same being on the westerly line of a called 30.657-acre tract of land described in a deed to Coltrian Malibu, LP, recorded in Instrument No. 2015010500009000 of the Official Public Records of Collin County, Texas,

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

South 89°28'26" West, a distance of 55.16 feet to a point for corner;

North 00°37'33" West, a distance of 80.23 feet to a point for corner;

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

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

South 89°28'26" West, a distance of 130.00 feet to a point for corner;

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

South 89°28'26" West, a distance of 724.74 feet to a point for the beginning of a tangent curve to the right with a radius of 245.00 feet, a central angle of 05°05'58", and a chord bearing and distance of North 87°58'35" West, 21.80 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 21.81 feet to a point for corner;

North 85°25'35" West, a distance of 220.80 feet to a point for the beginning of a non-tangent curve to the left with a radius of 625.00 feet, a central angle of 08°23'20", and a chord bearing and distance of North 01°16'49" East, 91.43 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 91.51 feet to a point for corner;

North 02°54'51" West, a distance of 94.98 feet to a point for corner;

South 87°05'08" West, a distance of 50.00 feet to a point for corner;

North 86°52'09" West, a distance of 251.21 feet to a point for the beginning of a tangent curve to the left with a radius of 455.00 feet, a central angle of 03°46'52", and a chord bearing and distance of North 88°45'35" West, 30.02 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 30.03 feet to a point for corner;

South 89°20'59" West, a distance of 176.59 feet to a point for the beginning of a non-tangent curve to the left with a radius of 505.00 feet, a central angle of 09°02'40", and a chord bearing and distance of South 84°46'28" West, 79.63 feet;

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

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

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

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

North 88°10'34" West, a distance of 215.23 feet to a point for corner;

South 01°49'26" West, a distance of 170.00 feet to a point for corner;

North 88°10'34" West, a distance of 130.00 feet to a point for the westerly, northwest corner of said Legacy Gardens Phase 1, same being on the westerly line of said 221.617-acre tract and the easterly line of a called 76.131-acre tract of land described in a Special Warranty Deed to BGY Prosper 221 LLC (now known as Risland Prosper 221 LLC), recorded in Instrument No. 201711220011687580 of the Official Public Records of Collin County, Texas;

THENCE North 01°49'26" East, along the westerly line of said 221.617-acre tract and the easterly line of said 76.131-acre tract, a distance of 381.49 feet to a point for the westerly, northwest corner of said 221.617-acre tract and the northeast corner of said 76.131-acre tract, same being on the southerly line of a called 120.5159-acre tract of land described in a Special Warranty Deed to LegacyFrontier, LLC, recorded in Instrument No. 20150203000121210 of the Official Public Records of said Collin County, Texas;

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G, LOT 1	0.281	12,255
BLOCK G, LOT 2	0.523	22,797
BLOCK G, LOT 3	0.307	13,360
BLOCK G, LOT 4	0.274	11,932
BLOCK G, LOT 5	0.275	11,979
BLOCK G, LOT 6	0.275	12,000
BLOCK G, LOT 7	0.273	11,877
BLOCK G, LOT 8	0.329	14,337
BLOCK G, LOT 9	0.472	20,556
BLOCK G, LOT 10	0.296	12,899
BLOCK G, LOT 11	0.261	11,386
BLOCK G, LOT 12	0.269	11,727
BLOCK G, LOT 13	0.308	13,429
BLOCK G, LOT 14	0.289	12,580
BLOCK G, LOT 15	0.272	11,849
BLOCK G, LOT 16	0.265	11,565
BLOCK G, LOT 17	0.279	12,161
BLOCK G, LOT 18	0.285	12,396
BLOCK G, LOT 19	0.255	11,111
BLOCK H, LOT 1	0.287	12,480
BLOCK H, LOT 2	0.287	12,480
BLOCK H, LOT 3	0.287	12,480
BLOCK H, LOT 4	0.287	12,480
BLOCK H, LOT 5	0.287	12,480
BLOCK H, LOT 6	0.287	12,480
BLOCK H, LOT 7	0.287	12,480
BLOCK H, LOT 8	0.287	12,480
BLOCK H, LOT 9	0.334	14,546
BLOCK S, LOT 1	0.334	14,530
BLOCK O, LOT 2	0.288	12,555

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK O, LOT 3	0.288	12,555
BLOCK O, LOT 4	0.288	12,555
BLOCK O, LOT 5	0.288	12,555
BLOCK O, LOT 6	0.333	14,514
BLOCK P, LOT 1	0.239	10,408
BLOCK P, LOT 2	0.240	10,468
BLOCK P, LOT 3	0.255	11,095
BLOCK P, LOT 4	0.279	12,146
BLOCK P, LOT 5	0.265	11,555
BLOCK P, LOT 6	0.264	11,489
BLOCK P, LOT 7	0.267	11,626
BLOCK P, LOT 8	0.266	11,602
BLOCK P, LOT 9	0.260	11,328
BLOCK P, LOT 10	0.256	11,160
BLOCK P, LOT 11X	0.714	31,085
BLOCK S, LOT 1	0.284	12,389
BLOCK S, LOT 2	0.274	11,936
BLOCK S, LOT 3	0.283	12,331
BLOCK S, LOT 4	0.284	12,383
BLOCK S, LOT 5	0.276	12,006
BLOCK S, LOT 6	0.276	12,016
BLOCK S, LOT 7	0.316	13,772
BLOCK S, LOT 11	0.277	12,051
BLOCK S, LOT 12	0.280	12,206
BLOCK S, LOT 13	0.268	11,663
BLOCK S, LOT 14	0.234	10,272
BLOCK S, LOT 15	0.280	12,209

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK S, LOT 16	0.292	12,709
BLOCK S, LOT 17	0.301	13,120
BLOCK S, LOT 18	0.355	15,444
BLOCK S, LOT 19	0.314	13,698
BLOCK S, LOT 20X	0.764	33,276
BLOCK S, LOT 21X	0.049	2,124
BLOCK U, LOT 1X	1.217	53,002
BLOCK U, LOT 2	0.256	11,132
BLOCK U, LOT 3	0.262	11,418
BLOCK U, LOT 4	0.253	11,031
BLOCK U, LOT 5	0.253	11,031
BLOCK U, LOT 6	0.264	11,485
BLOCK U, LOT 7	0.281	12,231
BLOCK U, LOT 8	0.280	12,179
BLOCK U, LOT 9	0.253	11,027
BLOCK V, LOT 1	0.284	12,389
BLOCK U, LOT 11	0.259	11,274
BLOCK U, LOT 12	0.253	11,039
BLOCK U, LOT 13	0.256	11,132
BLOCK U, LOT 14	0.378	16,487
BLOCK U, LOT 15	0.280	12,209
BLOCK U, LOT 16	0.280	12,207
BLOCK U, LOT 17	0.289	12,580
BLOCK U, LOT 18	0.278	12,096
BLOCK U, LOT 19	0.280	12,212
BLOCK U, LOT 20	0.247	10,742
BLOCK U, LOT 21	0.256	11,155

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK U, LOT 22	0.258	11,221
BLOCK U, LOT 23	0.252	10,981
BLOCK U, LOT 24	0.247	10,742
BLOCK V, LOT 1	0.282	12,287
BLOCK V, LOT 2	0.316	13,782
BLOCK V, LOT 3	0.615	26,802
BLOCK V, LOT 4	0.429	18,675
BLOCK V, LOT 5	0.331	14,403
BLOCK V, LOT 6	0.289	12,569
BLOCK V, LOT 7	0.289	12,570
BLOCK V, LOT 8	0.320	13,957
BLOCK V, LOT 9	0.363	15,818
BLOCK V, LOT 10	0.317	13,796
BLOCK V, LOT 11	0.496	21,621
BLOCK V, LOT 12X	2.750	119,784
BLOCK V, LOT 13	0.338	14,707
BLOCK V, LOT 14	0.248	10,800
BLOCK V, LOT 15	0.315	13,737
BLOCK V, LOT 16	0.269	11,702
BLOCK V, LOT 17	0.248	10,800
BLOCK V, LOT 18	0.278	12,105
BLOCK W, LOT 1X	0.541	23,582
BLOCK W, LOT 2	0.301	13,092
BLOCK W, LOT 3	0.251	10,925
BLOCK W, LOT 4	0.255	11,096
BLOCK X, LOT 1X	0.109	4,739

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°22'26"W	25.00'	L23	N44°05'53"W	14.55'
L2	N13°16'37"W	25.77'	L24	S44°14'22"W	14.14'
L3	N68°39'23"E	62.80'	L25	N45°45'38"W	28.28'
L4	N46°01'52"E	12.50'	L26	S41°19'53"W	14.82'
L5	N00°45'38"W	9.18'	L27	S40°31'16"E	14.14'
L6	N89°14'22"E	50.00'	L28	N49°28'44"E	14.14'
L7	S00°45'38"E	7.75'	L29	S44°39'22"E	14.42'
L8	N89°14'22"E	25.00'	L30	N53°40'50"W	14.14'
L9	N11°08'13"E	71.04'	L31	N36°19'10"E	14.14'
L10	S00°31'34"E	25.00'	L32	N24°05'20"E	14.31'
L11	S89°14'22"W	25.00'	L33	S71°30'46"E	12.13'
L12	N83°00'07"W	25.77'	L34	N50°46'21"W	14.82'
L13	N61°19'10"E	25.00'	L35	S45°25'57"E	14.14'
L14	S44°34'03"W	28.28'	L36	N45°25'57"W	14.14'
L15	N44°34'03"E	28.28'	L37	S45°41'45"W	14.42'
L16	N35°52'05"E	20.00'	L38	S45°25'57"E	14.14'
L17	N45°34'34"W	14.15'	L39	N44°34'03"E	14.14'
L18	S44°28'26"W	14.14'	L40	N44°18'15"W	13.86'
L19	N41°17'32"E	13.33'	L41	N44°14'17"E	35.35'
L20	S45°58'04"E	14.25'	L42	N00°37'33"W	24.51'
L21	N43°57'17"E	14.01'	L43	N00°45'38"W	98.98'
L22	S46°24'29"E	14.36'	L44	S00°45'38"E	61.90'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LEGACY GARDENS PHASE 2, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. RISLAND PROSPER 221 LLC AND PROSPER INDEPENDENT SCHOOL DISTRICT, do herein certify the following:

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

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

WITNESS, my hand, this the _____ day of _____, 20____.

BY: RISLAND PROSPER 221 LLC

By: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public in And For The State Of Texas

Printed Name

WITNESS, my hand, this the _____ day of _____, 20____.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

By: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public in And For The State Of Texas

Printed Name

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°00'09"	63.50'	31.03'	N00°43'28"E	30.73'	C22	9°04'55"	1100.00'	174.36'	N05°09'54"W	174.18'
C2	8°04'01"	88.50'	12.46'	N17°16'37"W	12.45'	C23	8°56'44"	1100.00'	171.74'	S05°14'00"E	171.57'
C3	0°05'00"	770.00'	1.12'	S86°45'46"E	1.12'	C24	59°14'07"	63.50'	65.65'	S44°07'16"W	62.76'
C4	45°07'59"	300.00'	236.32'	S13°53'10"W	230.25'	C25	10°25'17"	67.00'	12.19'	N68°31'41"E	12.17'
C5	10°35'09"	450.00'	83.14'	S80°13'41"E	83.02'	C26	33°40'51"	63.50'	37.33'	S80°09'28"W	36.79'
C6	5°14'22"	600.00'	54.87'	S01°51'33"W	54.85'	C27	8°04'01"	88.50'	12.46'	N78°58'06"W	12.45'
C7	8°09'37"	300.00'	42.73'	N04°42'22"W	42.69'	C28	10°35'09"	480.00'	88.68'	S80°13'41"E	88.56'
C8	8°01'33"	1334.00'	186.86'	S04°46'24"E	186.71'	C29	10°55'29"	269.50'	51.39'	N04°50'18"E	51.31'
C9	8°15'37"	300.00'	43.25'	N04°39'22"W	43.21'	C30	10°55'29"	291.16'	55.52'	N04°50'18"E	55.43'
C10	8°01'33"	1646.00'	230.57'	S04°46'24"E	230.38'	C31	9°19'36"	290.00'	47.21'	S36°27'10"W	47.15'
C11	8°07'07"	1000.00'	141.69'	N04°35'07"W	141.58'	C32	9°01'14"	310.00'	48.81'	S36°27'10"W	48.76'
C12	7°53'03"	1958.00'	269.43'	S04°42'09"E	269.21'						
C13	35°19'08"	67.00'	41.30'	S02°44'40"W	40.65'						
C14	5°45'58"	1310.00'	131.84'	N05°47'50"W	131.78'						
C15	26°03'07"	63.50'	28.87'	N01°53'20"W	28.62'						
C16	26°30'53"	300.00'	138.83'	S68°03'44"W	137.60'						
C17	31°35'09"	300.00'	165.38'	N70°35'52"E	163.30'						
C18	3°10'37"	1200.00'	66.54'	N87°58'45"E	66.53'						
C19	17°25'45"	300.00'	91.26'	N09°08'49"W	90.91'						
C20	16°53'07"	300.00'	88.41'	S17°07'23"E	88.09'						
C21	5°14'22"	800.00'	73.16'	S88°08'27"E	73.13'						

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 2021.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pk



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: David Soto, Senior Planner

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

Consider and act upon a Final Plat for Star Trail, Phase 13, for 43 single family residential lots and two (2) HOA/Open space lots, on 18.0± acres, located west of Legacy Drive, north of Fishtrap Road. The property is zoned Planned Development-66 (PD-66). (D21-0121).

Description of Agenda Item:

The Final Plat shows 43 single family residential lots, and two (2) HOA/open space lots. Access is provided from Cool River Trail and Pecan Crossing Trail. The Final Plat conforms to the PD-66 development standards.

Attached Documents:

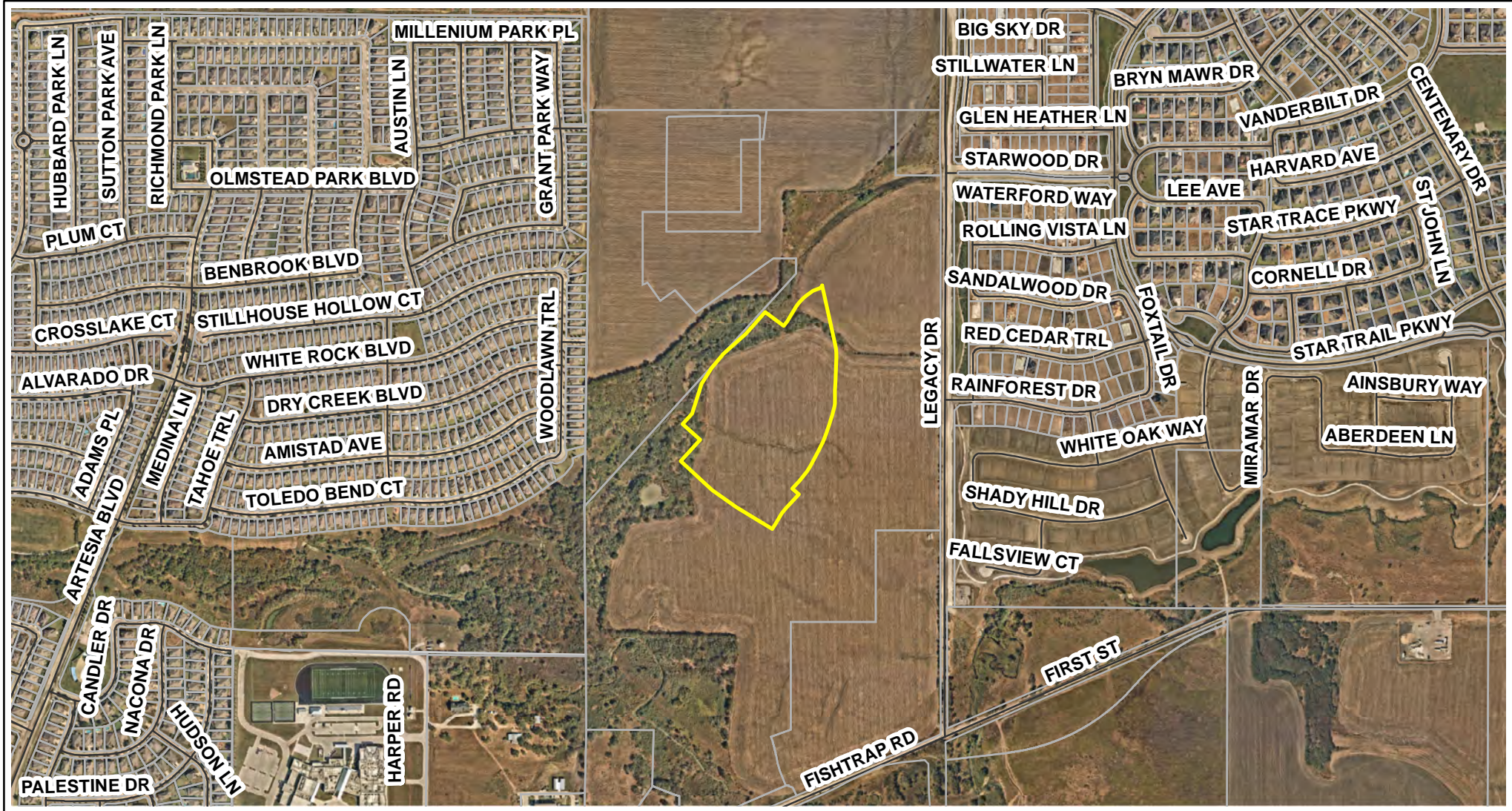
1. Location Map
2. Final Plat

Staff Recommendation:

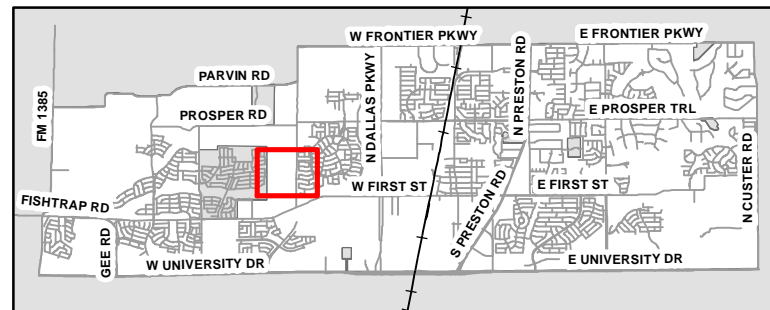
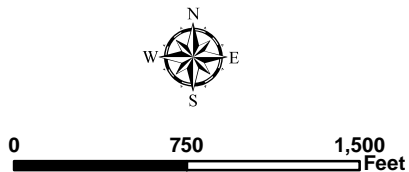
Staff recommends approval of the Final Plat, subject to:

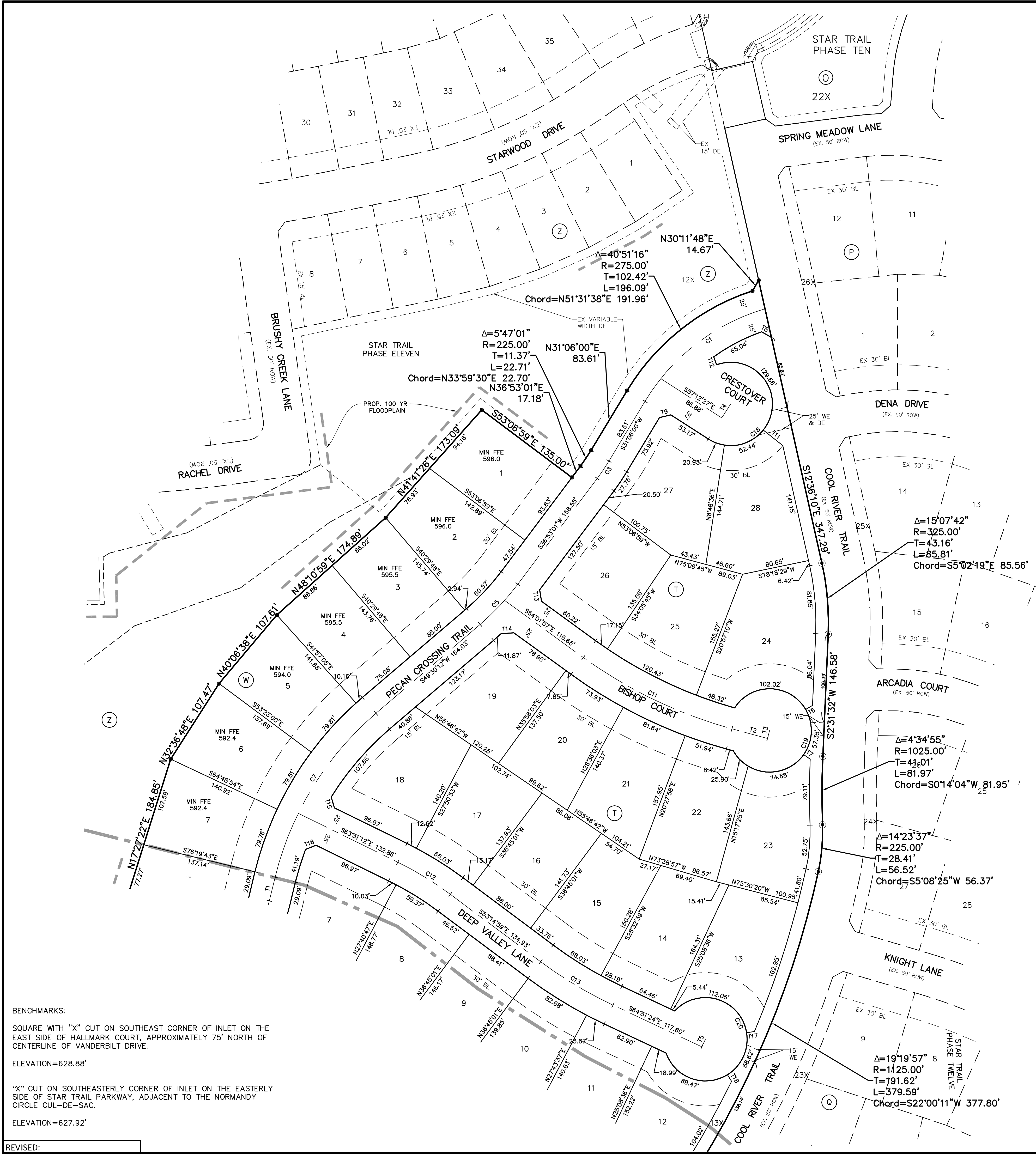
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

D21-0121 - Star Trail, Phase 13



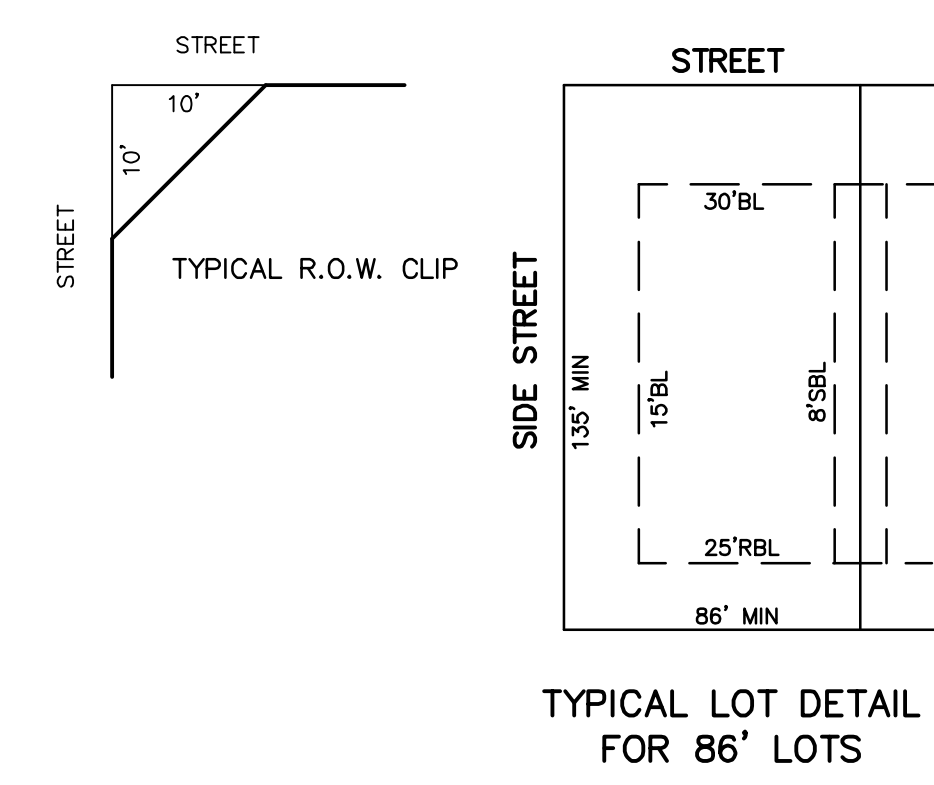
This map is for illustration purposes only.





- LEGEND:**
- BL = BUILDING LINE
 - SBL = SIDE BUILDING LINE
 - R.O.W.= RIGHT OF WAY
 - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - SWE = SIDEWALK EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - UE = UTILITY EASEMENT
 - WME = WALL & WALL MAINTENANCE EASEMENT
 - ☒ = 10'x10' UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - M.R.C.C.T.= MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T.= DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP
 - ◇ = DENOTES STREET NAME CHANGE
 - ▼ = DENOTES FRONT OF LOT
 - * = KEY LOT

- NOTES**
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
 - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
 - COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - 3.930 ACRES (171,704.66 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
 - LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
 - THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
 - LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
 - EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.



WARNING!!!
EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION!!
CALL: TEXAS 811

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

LOCATION MAP
NOT TO SCALE

Texas 811
Know what's below.
Call before you dig.

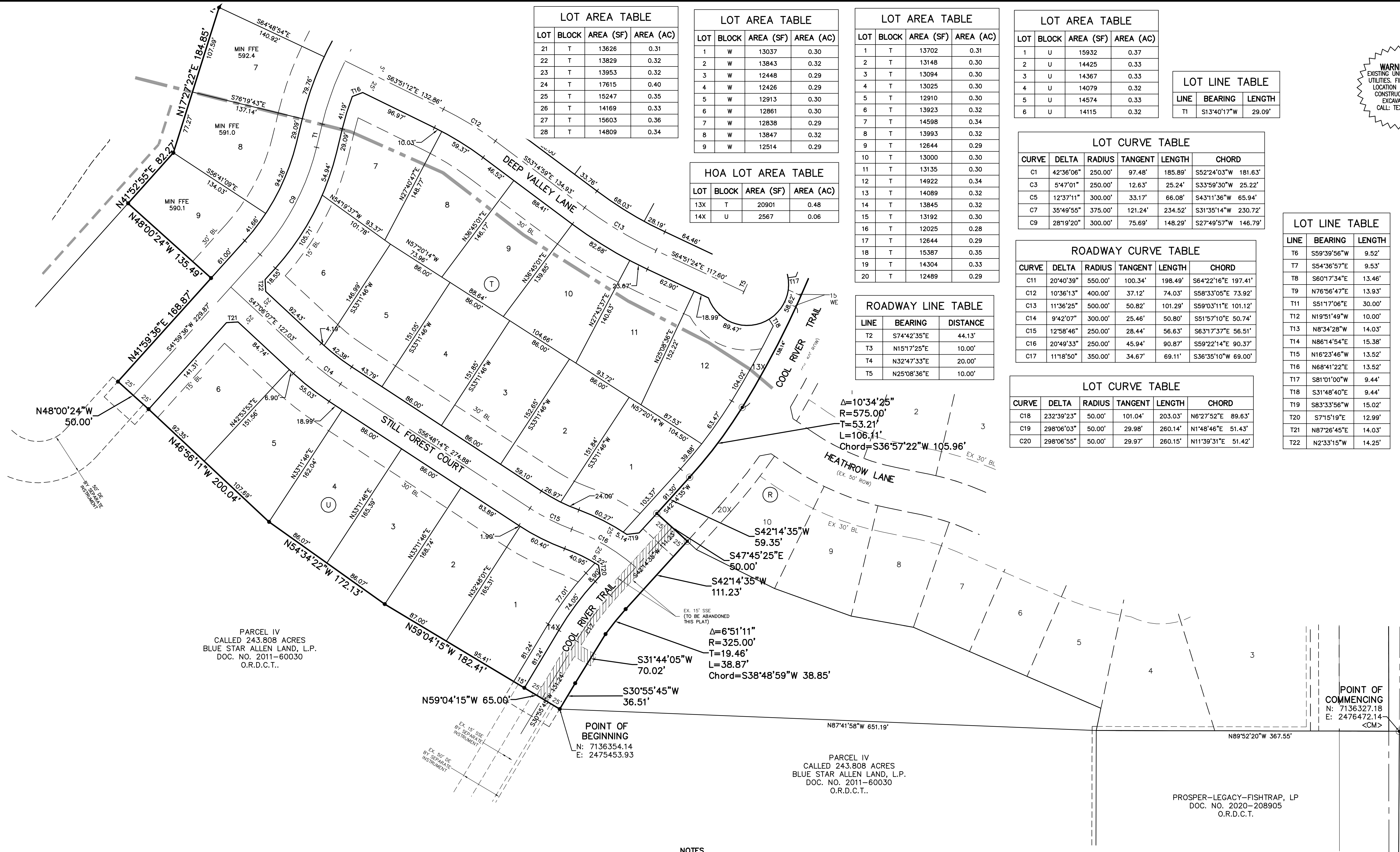
43 RESIDENTIAL LOTS
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STAR TRAIL PHASE THIRTEEN
AN ADDITION TO THE TOWN OF PROSPER
PART OF 243.808 ACRE TRACT OF LAND IN THE
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IN THE
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NOVEMBER 2021 SCALE: 1"=60'
OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

BENCHMARKS:

SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.
ELEVATION=628.88'

"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.
ELEVATION=627.92'

Y:\110\B\110\6\W-13-FP.dwg, 2 FINAL PLAT (2 OF 3), 3/7/2022 4:13:41 PM, nrbbers

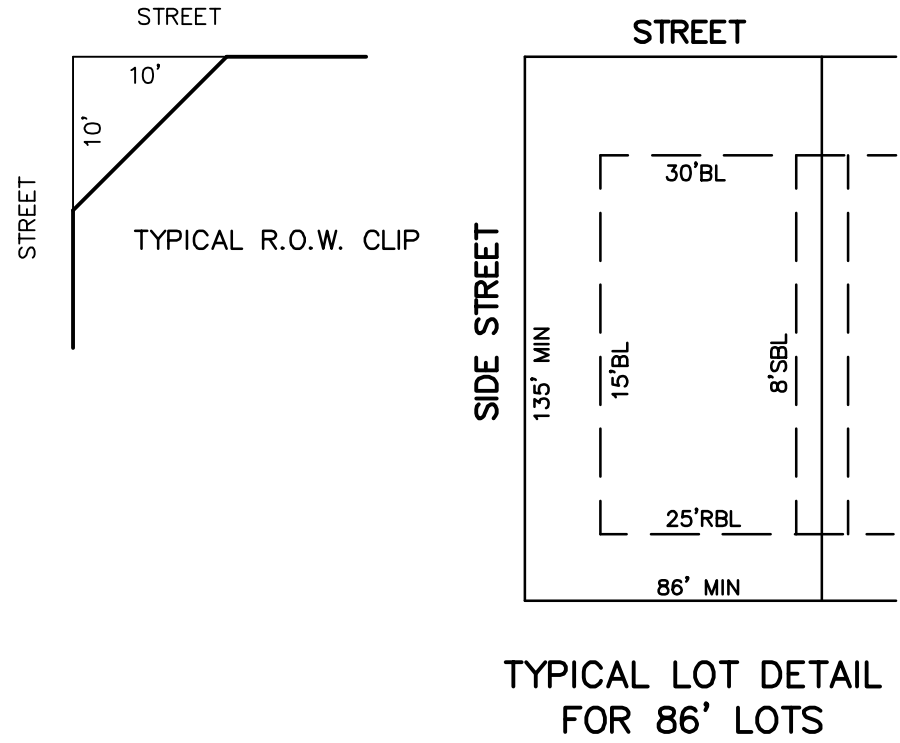


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REVISED:

LEGEND:
BL = BUILDING LINE
SBL = SIDE BUILDING LINE
R.O.W. = RIGHT OF WAY
AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SWE = SIDEWALK EASEMENT
HOA = HOME OWNERS ASSOCIATION
IRF = IRON ROD FOUND
UE = UTILITY EASEMENT
WME = WALL & WALL MAINTENANCE EASEMENT
<X> = 10'x10' UTILITY EASEMENT
<CM> = CONTROL MONUMENT
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
• = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP
• = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP
◇ = DENOTES STREET NAME CHANGE
▼ = DENOTES FRONT OF LOT
✱ = KEY LOT

- NOTES
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
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LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	T	13626	0.31
22	T	13829	0.32
23	T	13953	0.32
24	T	17615	0.40
25	T	15247	0.35
26	T	14169	0.33
27	T	15603	0.36
28	T	14809	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	W	13037	0.30
2	W	13843	0.32
3	W	12448	0.29
4	W	12426	0.29
5	W	12913	0.30
6	W	12861	0.30
7	W	12838	0.29
8	W	13847	0.32
9	W	12514	0.29

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13X	T	20901	0.48
14X	U	2567	0.06

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	T	13702	0.31
2	T	13148	0.30
3	T	13094	0.30
4	T	13025	0.30
5	T	12910	0.30
6	T	13923	0.32
7	T	14598	0.34
8	T	13993	0.32
9	T	12644	0.29
10	T	13000	0.30
11	T	13135	0.30
12	T	14922	0.34
13	T	14089	0.32
14	T	13845	0.32
15	T	13192	0.30
16	T	12025	0.28
17	T	12644	0.29
18	T	15387	0.35
19	T	14304	0.33
20	T	12489	0.29

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T2	S74°42'35"E	44.13'
T3	N151°7'25"E	10.00'
T4	N32°47'33"E	20.00'
T5	N25°08'36"E	10.00'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	U	15932	0.37
2	U	14425	0.33
3	U	14367	0.33
4	U	14079	0.32
5	U	14574	0.33
6	U	14115	0.32

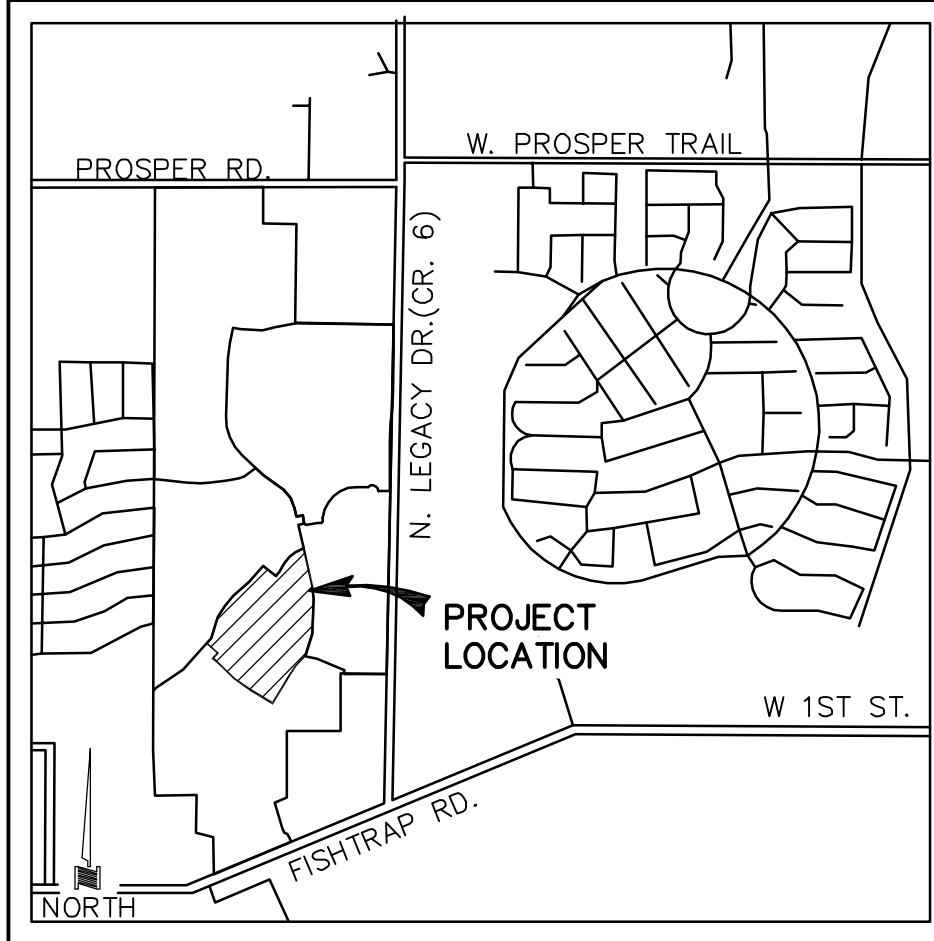
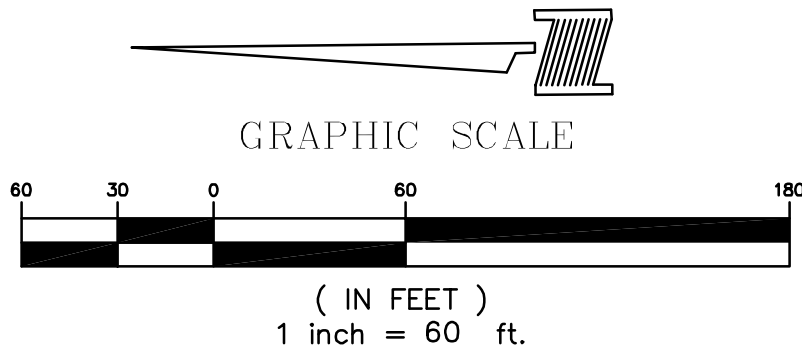
LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S13°40'17"W	29.09'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	42°36'06"	250.00'	97.48'	185.89'	S52°24'03"W 181.63'
C3	5°47'01"	250.00'	12.63'	25.24'	S33°59'30"W 25.22'
C5	12°37'11"	300.00'	33.17'	66.08'	S43°11'36"W 65.94'
C7	35°49'55"	375.00'	121.24'	234.52'	S31°35'14"W 230.72'
C9	28°19'20"	300.00'	75.69'	148.29'	S27°49'57"W 146.79'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	20°40'39"	550.00'	100.34'	198.49'	S64°22'16"E 197.41'
C12	10°36'13"	400.00'	37.12'	74.03'	S58°33'05"E 73.92'
C13	11°36'25"	500.00'	50.82'	101.29'	S59°03'11"E 101.12'
C14	9°42'07"	300.00'	25.46'	50.80'	S51°57'10"E 50.74'
C15	12°58'46"	250.00'	28.44'	56.63'	S63°17'37"E 56.51'
C16	20°49'33"	250.00'	45.94'	90.87'	S59°22'14"E 90.37'
C17	11°18'50"	350.00'	34.67'	69.11'	S36°35'10"W 69.00'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C18	232°39'23"	50.00'	101.04'	203.03'	N6°27'52"E 89.63'
C19	298°06'03"	50.00'	29.98'	260.14'	N1°48'46"E 51.43'
C20	298°06'55"	50.00'	29.97'	260.15'	N11°39'31"E 51.42'

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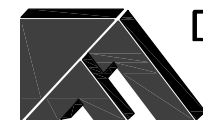


LOCATION MAP
NOT TO SCALE



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8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land in the LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas, and being part of that tract of land described as Parcel IV as conveyed in Deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 2011–60030, Official Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the west line of that tract of land conveyed in Deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 20111230001411880, Official Public Records, Collin County, Texas, for the common most easterly southeast corner of said Parcel IV and the northeast corner of that tract of land conveyed in Deed to Prosper–Legacy–Fishtrap, LP, according to the document of record filed in Document Number 2020–208905, Official Records, Denton County, Texas;

THENCE N 89° 52' 20" W, with the north line of said Prosper–Legacy–Fishtrap, LP tract, a distance of 367.55 feet to a 1/2" iron rod with a red cap found for a common interior ell corner of said Parcel IV and the most northerly northwest corner of said Prosper–Legacy–Fishtrap, LP tract;

THENCE Over and across said Parcel IV, the following courses and distances:

N 87° 41' 58" W, a distance of 651.19 feet to a 1/2" iron rod set for the POINT OF BEGINNING of the tract of land described herein;

N 59° 04' 15" W, a distance of 65.00 feet to a 1/2" iron rod set;

N 59° 04' 15" W, a distance of 182.41 feet to a 1/2" iron rod set;

N 54° 34' 22" W, a distance of 172.13 feet to a 1/2" iron rod set;

N 46° 56' 11" W, a distance of 200.04 feet to a 1/2" iron rod set;

N 48° 00' 24" W, a distance of 50.00 feet to a 1/2" iron rod set, from which a 5/8" yellow cap stamped "PETITT 4087" found in the west line of said Parcel IV, for the common corner of Lot 38X, Block 37 and Lot 39, Block 37, ARTESIA PHASE 4C, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat of record filed in Volume 2013, Page 315, Official Records, Denton County, Texas, bears N 80° 11' 11" W, 557.05 feet;

N 41° 59' 36" E, a distance of 168.87 feet to a 1/2" iron rod set;

N 48° 00' 24" W, a distance of 135.49 feet to a 1/2" iron rod set;

N 41° 52' 55" E, a distance of 82.27 feet to a 1/2" iron rod set;

N 17° 27' 22" E, a distance of 184.85 feet to a 1/2" iron rod set;

N 32° 36' 48" E, a distance of 107.47 feet to a 1/2" iron rod set;

N 40° 06' 38" E, a distance of 107.61 feet to a 1/2" iron rod set;

N 48° 10' 59" E, a distance of 174.89 feet to a 1/2" iron rod set;

N 41° 41' 26" E, a distance of 173.09 feet to a 1/2" iron rod set;

S 53° 06' 59" E, a distance of 135.00 feet to a 1/2" iron rod set;

N 36° 53' 01" E, a distance of 17.18 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 05° 47' 01", a radius of 225.00 feet and a chord bearing and distance of N 33° 59' 30" E, 22.70 feet;

With said curve to the left, an arc distance of 22.71 feet to a 1/2" iron rod set;

N 31° 06' 00" E, a distance of 83.61 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 40° 51' 16", a radius of 275.00 feet and a chord bearing and distance of N 51° 31' 38" E, 191.96 feet;

With said curve to the right, an arc distance of 196.09 feet to a 1/2" iron rod set;

N 30° 11' 48" E, a distance of 14.67 feet to a 1/2" iron rod set;

S 12° 36' 10" E, a distance of 347.29 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 15° 07' 42", a radius of 325.00 feet and a chord bearing and distance of S 05° 02' 19" E, 85.56 feet;

With said curve to the right, an arc distance of 85.81 feet to a 1/2" iron rod set;

S 02° 31' 32" W, a distance of 146.58 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 04° 34' 55", a radius of 1,025.00 feet and a chord bearing and distance of S 00° 14' 04" W, 81.95 feet;

With said curve to the left, an arc distance of 81.97 feet to a 1/2" iron rod set at the beginning of a reverse curve to the right having a central angle of 14° 23' 37", a radius of 225.00 feet and a chord bearing and distance of S 05° 08' 25" W, 56.37 feet;

With said curve to the right, an arc distance of 56.52 feet to a 1/2" iron rod set at the beginning of a compound curve to the right having a central angle of 19° 19' 57", a radius of 1,125.00 feet and a chord bearing and distance of S 22° 00' 11" W, 377.80 feet;

With said curve to the right, an arc distance of 379.59 feet to a 1/2" iron rod set at the beginning of a compound curve to the right having a central angle of 10° 34' 25", a radius of 575.00 feet and a chord bearing and distance of S 36° 57' 22" W, 105.96 feet;

With said curve to the right, an arc distance of 106.11 feet to a 1/2" iron rod set;

S 42° 14' 35" W, a distance of 59.35 feet to a 1/2" iron rod set;

S 47° 45' 25" E, a distance of 50.00 feet to a 1/2" iron rod set;

S 42° 14' 35" W, a distance of 111.23 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 06° 51' 11", a radius of 325.00 feet and a chord bearing and distance of S 38° 48' 59" W, 38.85 feet;

With said curve to the left, an arc distance of 38.87 feet to a 1/2" iron rod set;

S 31° 44' 05" W, a distance of 70.02 feet to a 1/2" iron rod set;

S 30° 55' 45" W, a distance of 36.51 feet to the POINT OF BEGINNING, and containing 18.086 acres of land, more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day of _____, 20__.

Registered Professional Land Surveyor No. _____

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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20__ by the Planning and Zoning Commision of the Town of Prosper, Texas.

Town Secretary

Development Services Department

Engineering Department

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this final plat designating the herein above described property as STAR TRAIL PHASE THIRTEEN, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

LANDSCAPE EASEMENT

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

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.

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

WITNESS, my hand, this _____ day of _____, 20__.

BLUE STAR ALLEN LAND, LP.
a Texas limited partnership

By: Blue Star Investments, Inc.
a Texas corporation
its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Investments, Inc. a Texas corporation, General Partner of Blue Star Allen Land, L.P., a Texas limited partnership 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

43 RESIDENTIAL LOTS
2 COMMON AREA LOTS
18.086 ACRES
43 TYPE "D" LOTS OF 11,610 SF MIN.
PD–66; SINGLE FAMILY–ZONING ORDINANCE #14–31
D21–0121

FINAL PLAT
STAR TRAIL PHASE THIRTEEN

AN ADDITION TO THE TOWN OF PROSPER
PART OF 243.808 ACRE TRACT OF LAND IN THE
LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962,

IN THE
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NOVEMBER 2021 SCALE: 1"=60'

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BUILDING 1, SUITE 100
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FAX: 214–387–7781
CONTACT: SCOTT SHIPP
PH: 972–543–2412
PLANNER/ENGINEER



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: David Soto, Senior Planner

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

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 application was submitted on March 7, 2022, and has been requested to be tabled to the May 3, 2022 meeting to allow additional time to finalize the request.

Staff Recommendation:

Staff recommends the Planning & Zoning Commission table this item to the May 3, 2022, meeting.



PLANNING

To: Planning and Zoning Commission

Item No. 5

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

Re: Planning and Zoning Commission Meeting – April 19, 2022

Agenda Item:

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

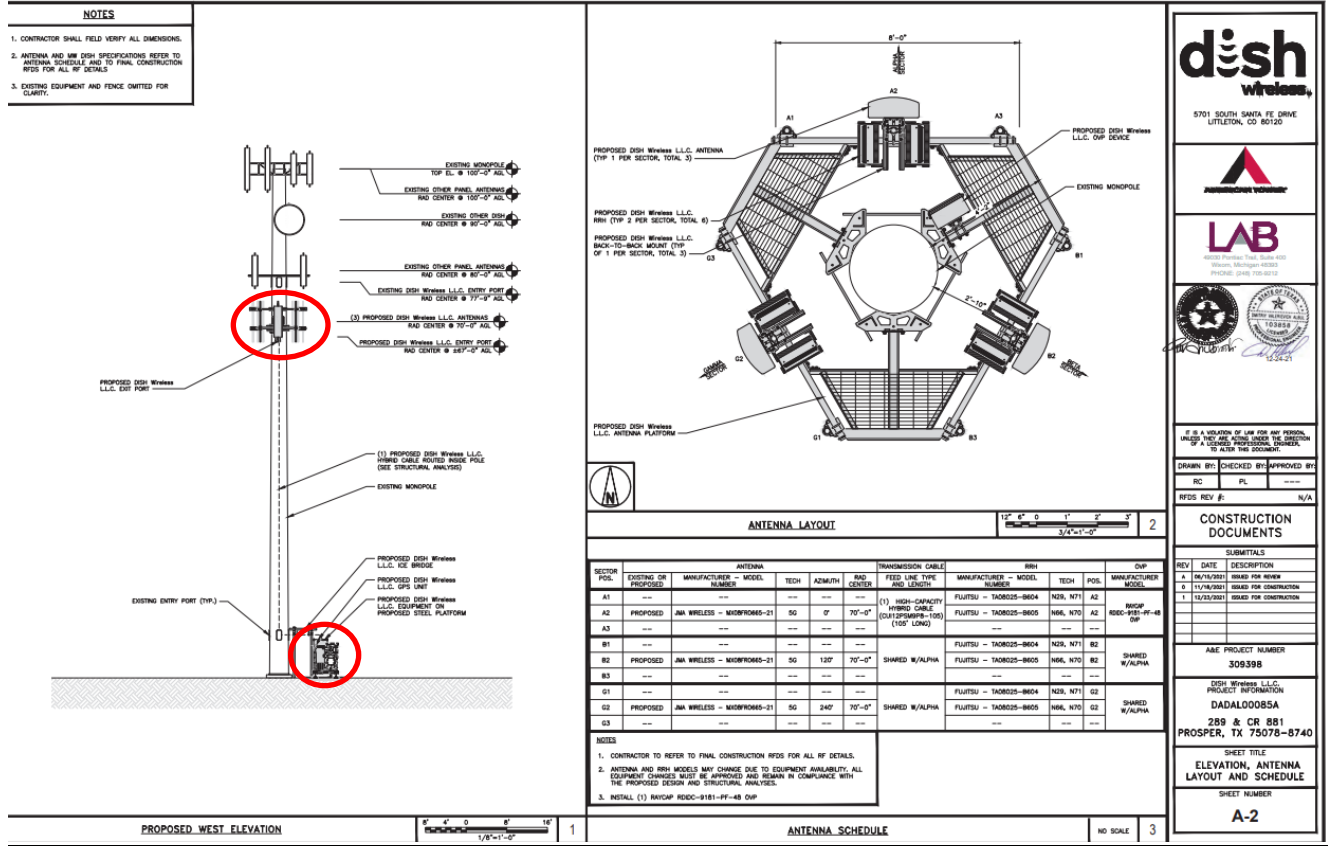
Description of Agenda Item:

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

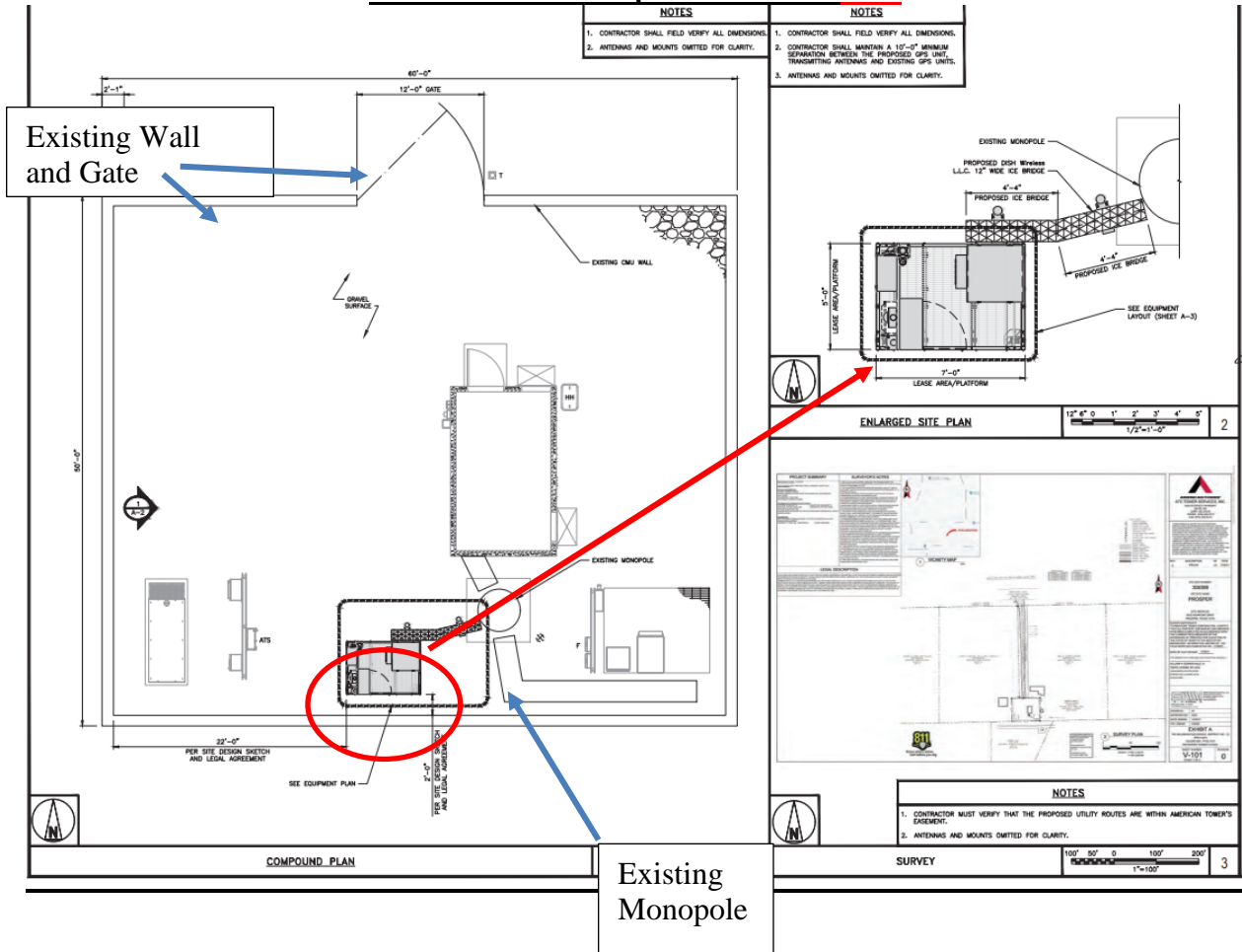
	Zoning	Current Land Use	Future Land Use Plan Map Designation
Subject Property	Agricultural	Telecommunication Facility	Low Density Residential
North	Single Family-15	Residential-Developed	Low Density Residential
East	Single Family-15	Residential-Developed	Low Density Residential
South	Single Family-15	Residential-Developed	Medium Density Residential
West	Single Family-15	Residential Developed	Low Density Residential

Requested Zoning – The purpose of this request is to permit the modification of equipment on an existing telecommunications cell tower. Crafton Communications will be making modifications to the equipment on the tower and ground of the facility. There will be no change to the height of the existing tower or size of the existing compound. All modifications on the ground will be contained within the existing walls of the facility.

Location of Modifications on Existing Monopole – Areas for Modifications circled in RED



Existing Compound
Existing Features in BLUE Arrows (Wall, Gate, Monopole)
Location of New Improvements in RED



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

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

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

Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential uses for the property. This request conforms to the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has an access easement to Bradford Drive, a local road. 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-C.

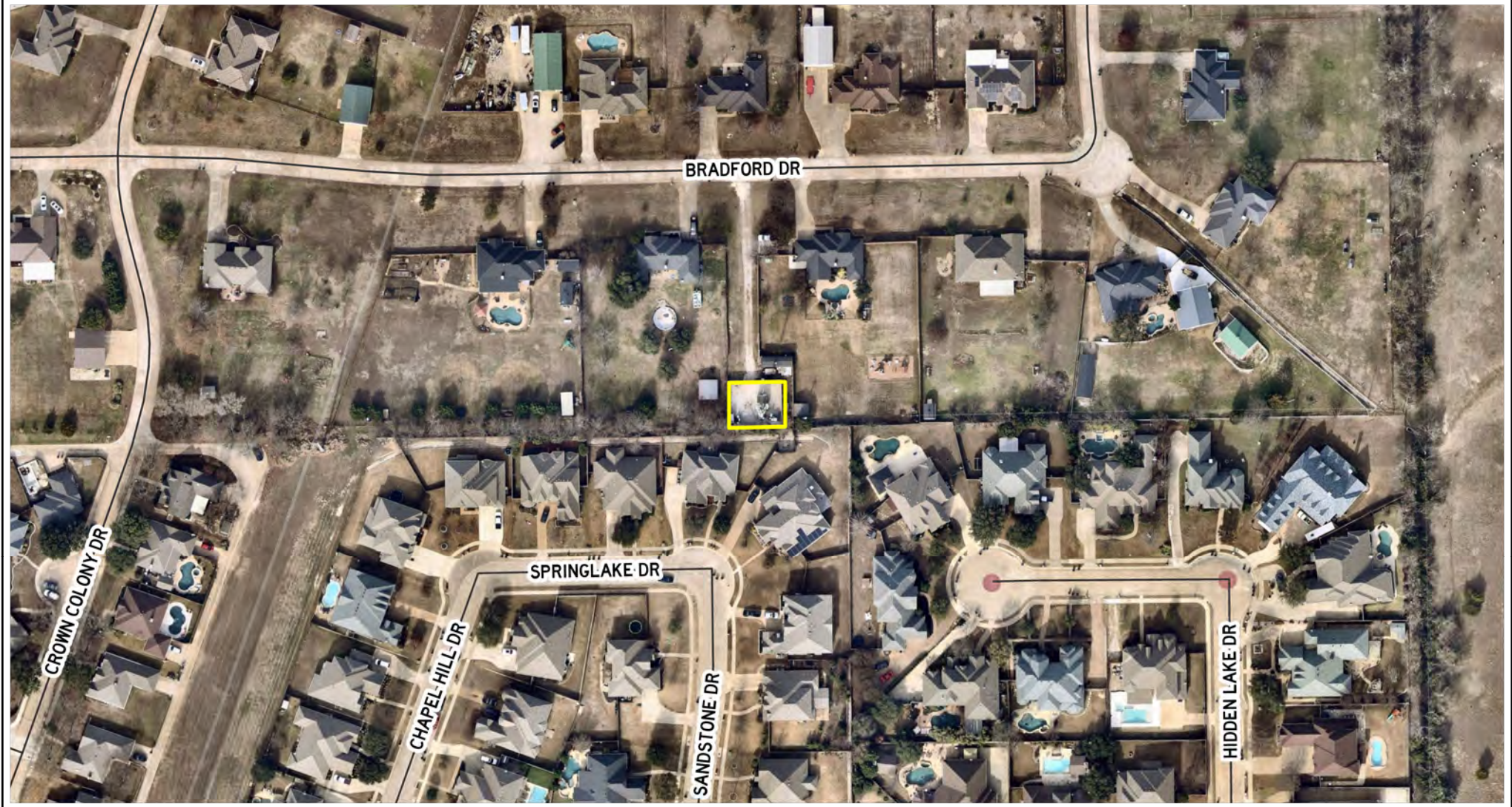
Town Staff Recommendation:

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

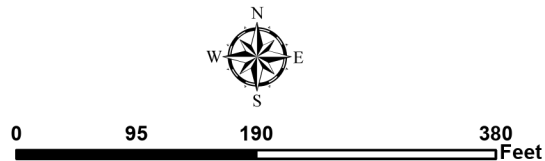
Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on May 10, 2022.

S22-0003 - Telecom



This map is for illustration purposes only.



S22-0003 - Telecom



This map is for illustration purposes only.

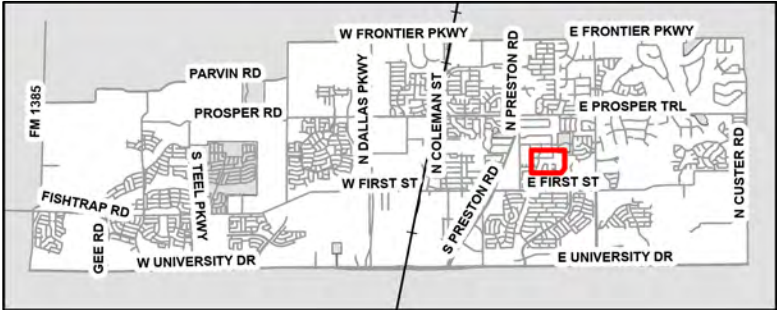
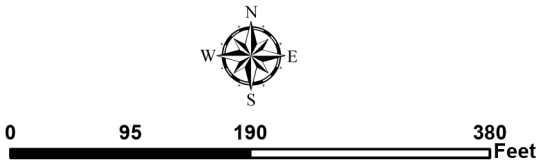


EXHIBIT "A"
PROSPER
0.07 ACRES
THE WILLIAM BUTLER SURVEY
ABSTRACT NO. 112

A 0.07 ACRE AREA BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN VOLUME 6001, PAGE 5529 AND INSTRUMENT NUMBER 0128644 IN THE DEED RECORDS OFFICE IN COLLIN COUNTY, TEXAS LYING IN THE WILLIAM BUTLER SURVEY, ABSTRACT NO. 112 IN SAID COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND MARKING THE NORTHWEST CORNER OF LOT 3, BLOCK B OF BRADFORD FARMS ADDITION PLAT AND ON THE SOUTH RIGHT-OF-WAY LINE OF BRADFORD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N 88°56'34" E A DISTANCE OF 179.38 FEET TO A FOUND 1/2" REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 01°06'32" E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE N 88°53'28" E A DISTANCE OF 34.48 FEET TO A POINT;

THENCE S 00°10'16" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 88°53'28" W A DISTANCE OF 60.00 FEET TO A FOUND 1/2" REBAR;

THENCE N 01°19'12" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 88°54'18" E A DISTANCE OF 26.52 FEET TO THE POINT OF BEGINNING. CONTAINING 3,024.74 SQUARE FEET, 0.07 ACRES OF LAND.



WILLIAM H. SOMMERVILLE, III
REGISTER PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 6094
DATED: 12-06-2021



THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE % 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHT AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDISVISION FOR WHICH IT WAS PREPARED.

S22-0003 Specific Use Permit (Exhibit B)

SITE ADDRESS: 8625 HIGHPOINT DRIVE, PROSPER, TEXAS 75078

PARCEL INFORMATION
OWNER: JOHN M YEAMAN
OWNER ADDRESS: PO BOX 24128, OKLAHOMA CITY, OK 73124-0128
APN: 972870
VOLUME 6001, PAGE 5529
INSTRUMENT NUMBER 0128644

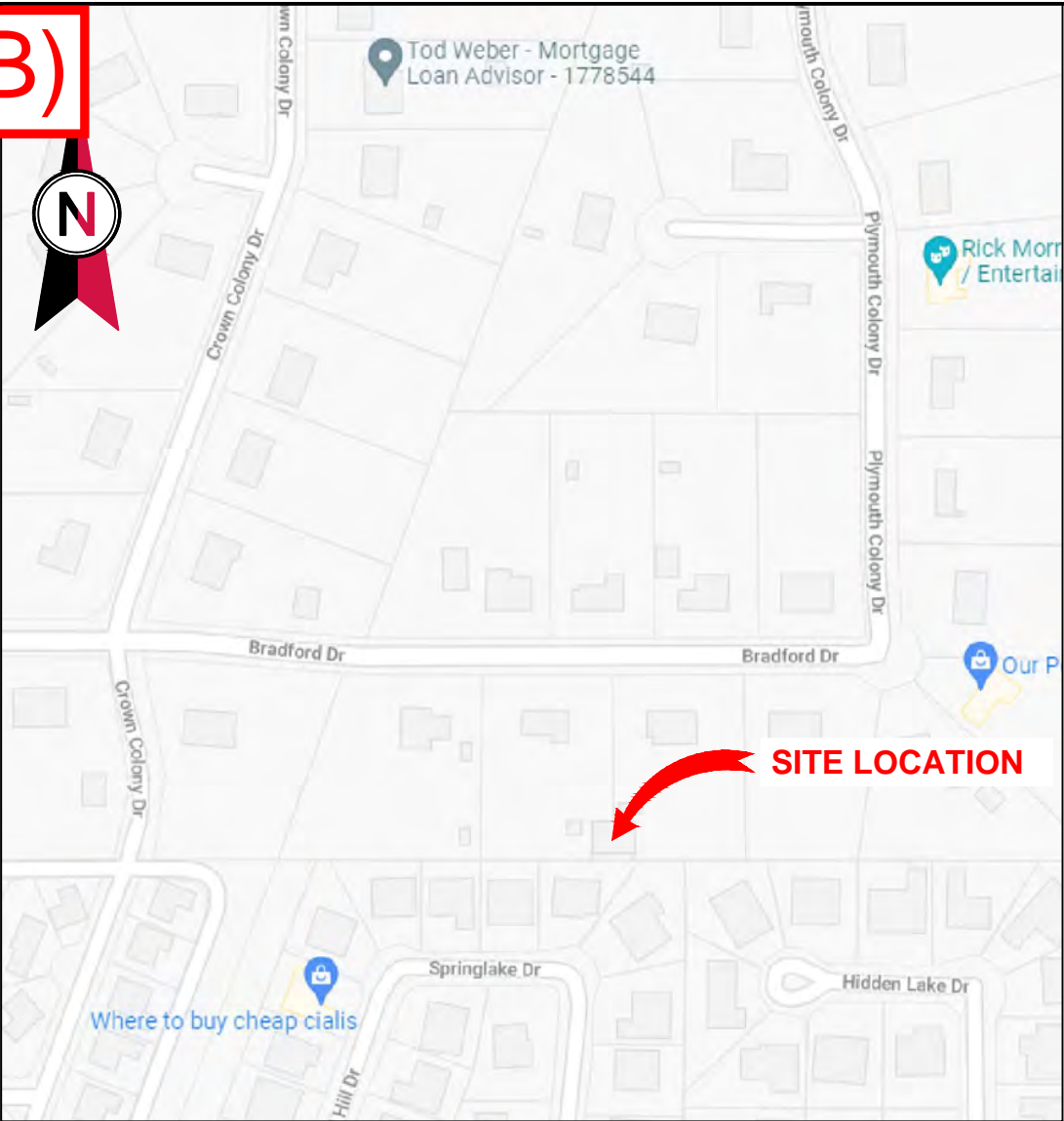
GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 33°14'20.27" N LONGITUDE: 96°46'42.06" W
VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 765
COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X
COMMUNITY PANEL NO.: 48085C0235J DATED: 06/02/2009

SUPERVISION OF AN TEXAS REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS NOVEMBER 20, 2021.
2. THE FOLLOWING SURVEYING INSTRUMENTS WERE USED AT TIME OF FIELD VISIT: TOPCON GM-55 AND TOPCON HIPER SR G.P.S. RECEIVER, (R.T.K. NETWORK CAPABLE).
3. BEARINGS ARE BASED ON TEXAS NORTH CENTRAL STATE PLANE COORDINATES NAD 83 BY GPS OBSERVATION.
4. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
5. BENCHMARK USED IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION. PID DF8982. ONSITE BENCHMARK IS AS SHOWN HEREON. ELEVATIONS SHOWN ARE IN FEET AND REFER TO NAVD 88.
6. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN EXHIBIT SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
8. SURVEYOR HEREBY STATES THE GEODETIC COORDINATES AND THE ELEVATION SHOWN FOR THE CENTERLINE OF THE TOWER ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY AND TO WITHIN +/- 3 FEET VERTICALLY (FAA ACCURACY CODE 1A).
9. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "A" SURVEY.
10. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1":15,000') AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR AND MAPPER.
12. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.
13. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA BRADFORD DRIVE, A PUBLIC RIGHT-OF-WAY.
14. THE LOCATION OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.

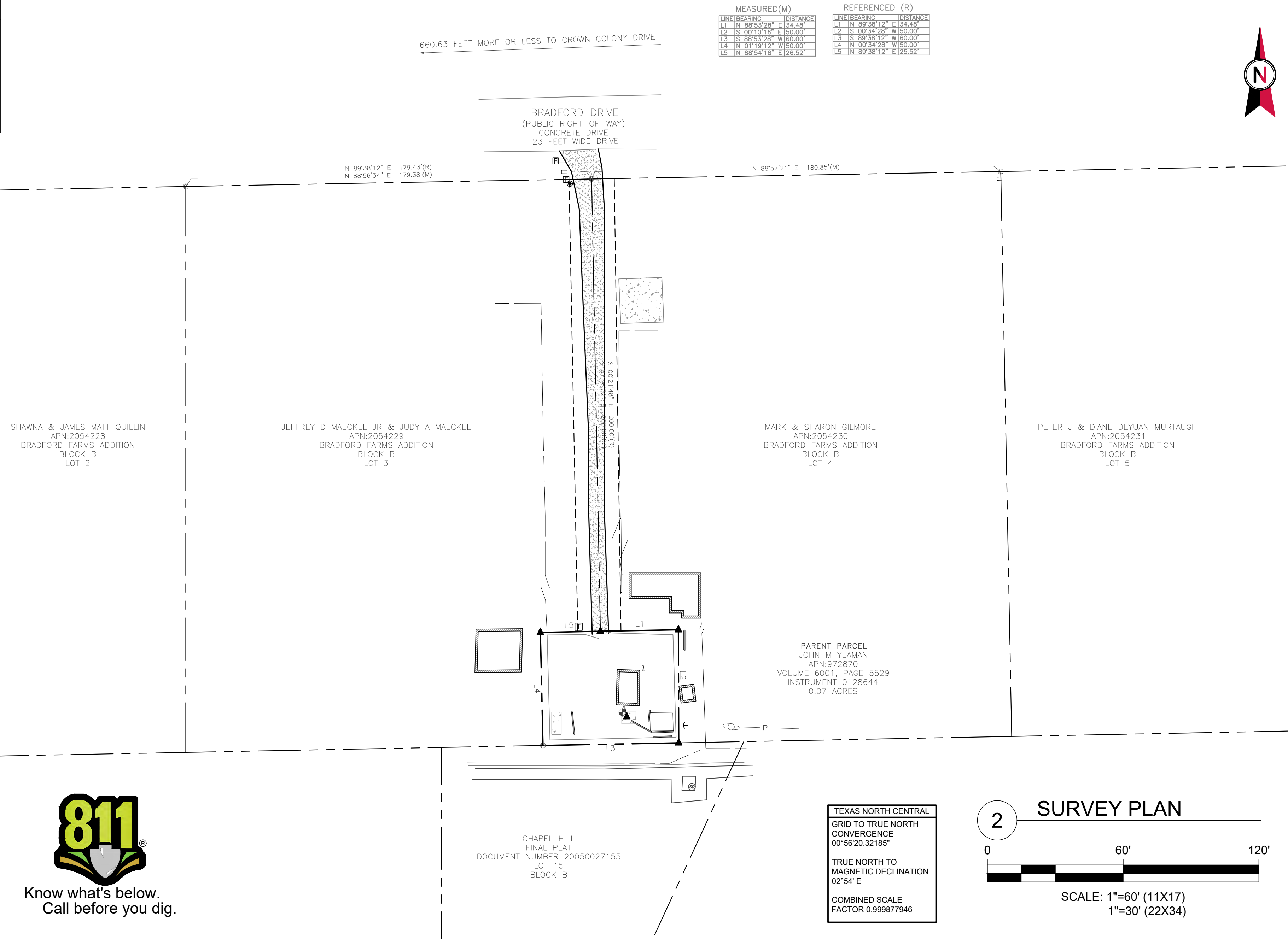
LEGAL DESCRIPTION

A 0.07 ACRE AREA BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN VOLUME 6001, PAGE 5529 AND INSTRUMENT NUMBER 0128644 IN THE DEED RECORDS OFFICE IN COLLIN COUNTY, TEXAS LYING IN THE WILLIAM BUTLER SURVEY, ABSTRACT NO. 112 IN SAID COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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VICINITY MAP

NTS



AMERICAN TOWER® ATC TOWER SERVICES, INC.

3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	PRELIM	JR	12/06/21

ATC SITE NUMBER:

309398

ATC SITE NAME:

PROSPER

SITE ADDRESS:
8625 HIGHPOINT DRIVE
PROSPER, TEXAS 75078

SURVEY CERTIFICATE:
TO AMERICAN TOWER CORPORATION: I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON 11/20/21.

DATE OF PLAT OR MAP: 12/06/21

(PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL)

WILLIAM H. SOMMERVILLE, III

TEXAS LICENSE NO. 6094

158 BUSINESS CENTER DRIVE

BIRMINGHAM, ALABAMA 35244

(205)252-6985



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

PROJECT NO. 21-2679
COA 10194430, Expires December 31, 2021

DRAWN BY:	JR
APPROVED BY:	WHS
DATE DRAWN:	12/06/21
ATC JOB NO:	309398

THE WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
APN:972870
VOLUME 6001, PAGE 5529
INSTRUMENT NUMBER 0128644

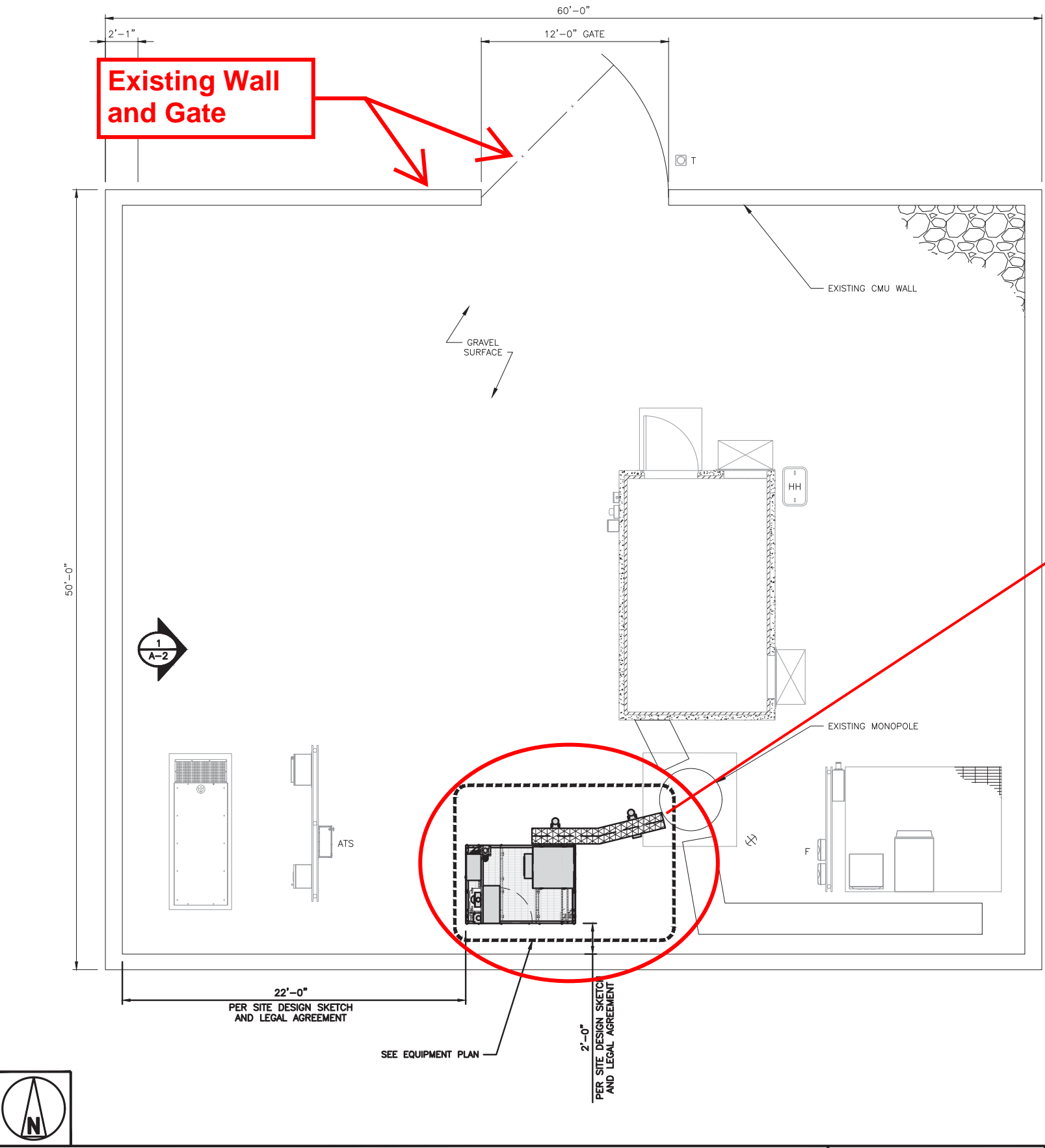
SHEET NUMBER:

V-101
SHEET 1 OF 2

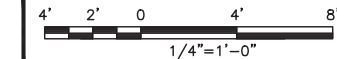
REVISION:

0

S22-0003 Specific Use Permit (Exhibit B)



COMPOUND PLAN

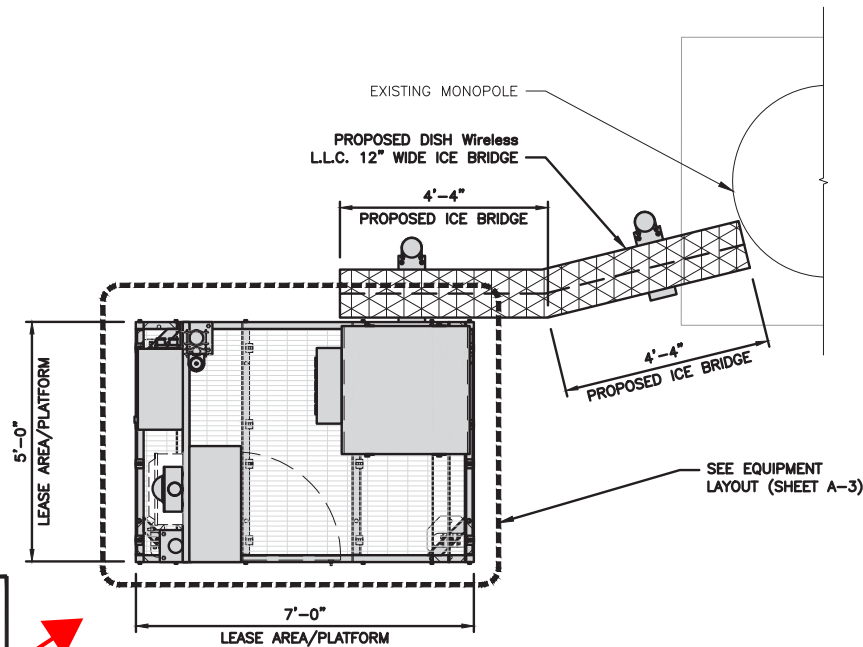


NOTES

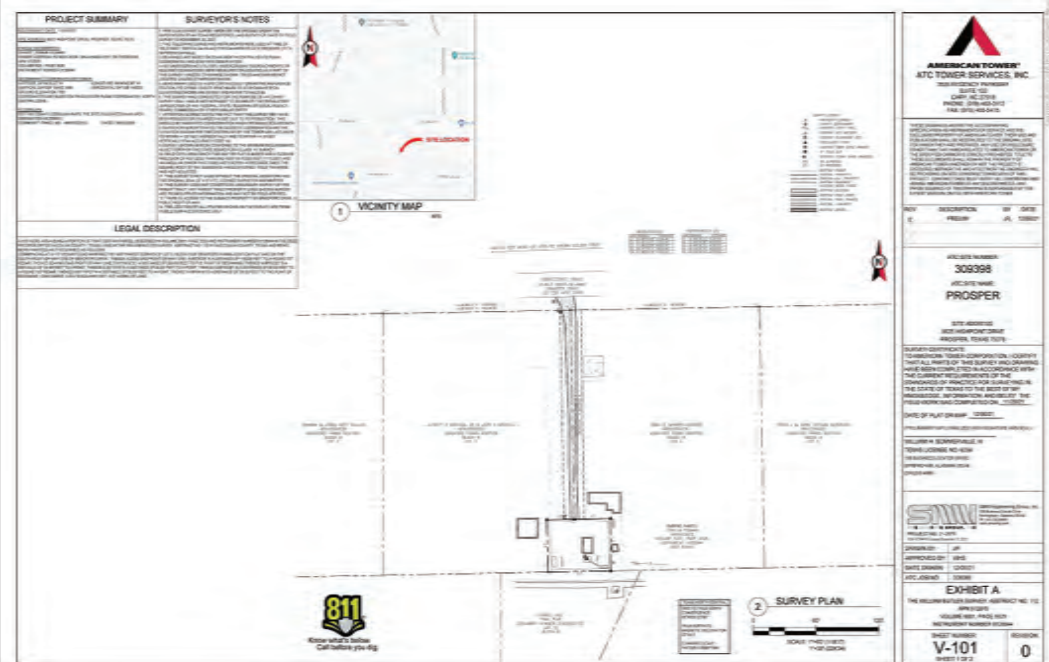
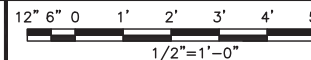
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



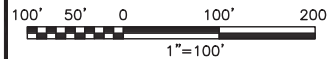
ENLARGED SITE PLAN



NOTES

1. CONTRACTOR MUST VERIFY THAT THE PROPOSED UTILITY ROUTES ARE WITHIN AMERICAN TOWER'S EASEMENT.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

SURVEY



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212



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DRAWN BY: CHECKED BY: APPROVED BY:

RC PL ---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/15/2021	ISSUED FOR REVIEW
0	11/18/2021	ISSUED FOR CONSTRUCTION
1	12/23/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
309398

DISH Wireless L.L.C.
PROJECT INFORMATION
DADAL00085A
289 & CR 881
PROSPER, TX 75078-8740

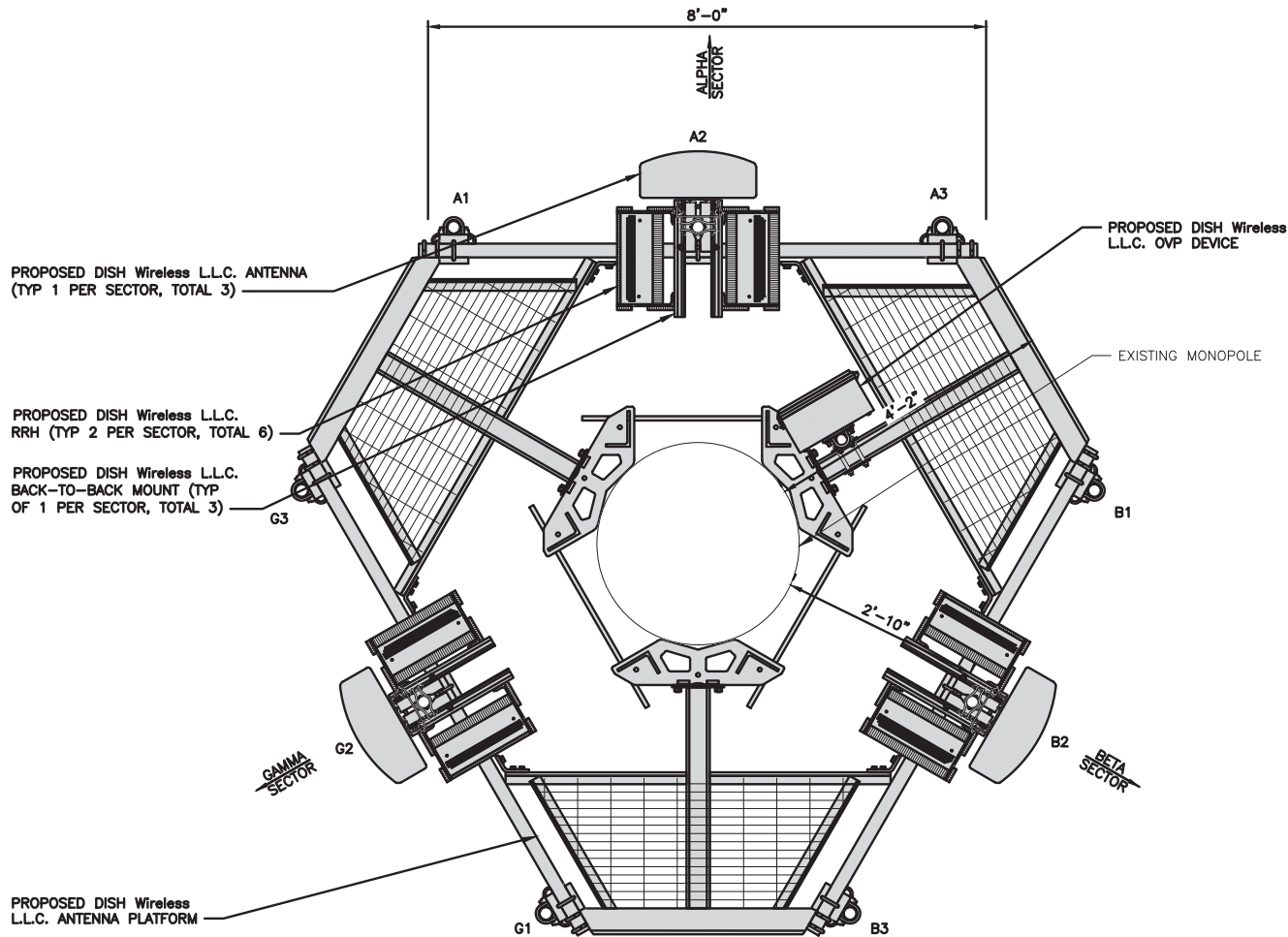
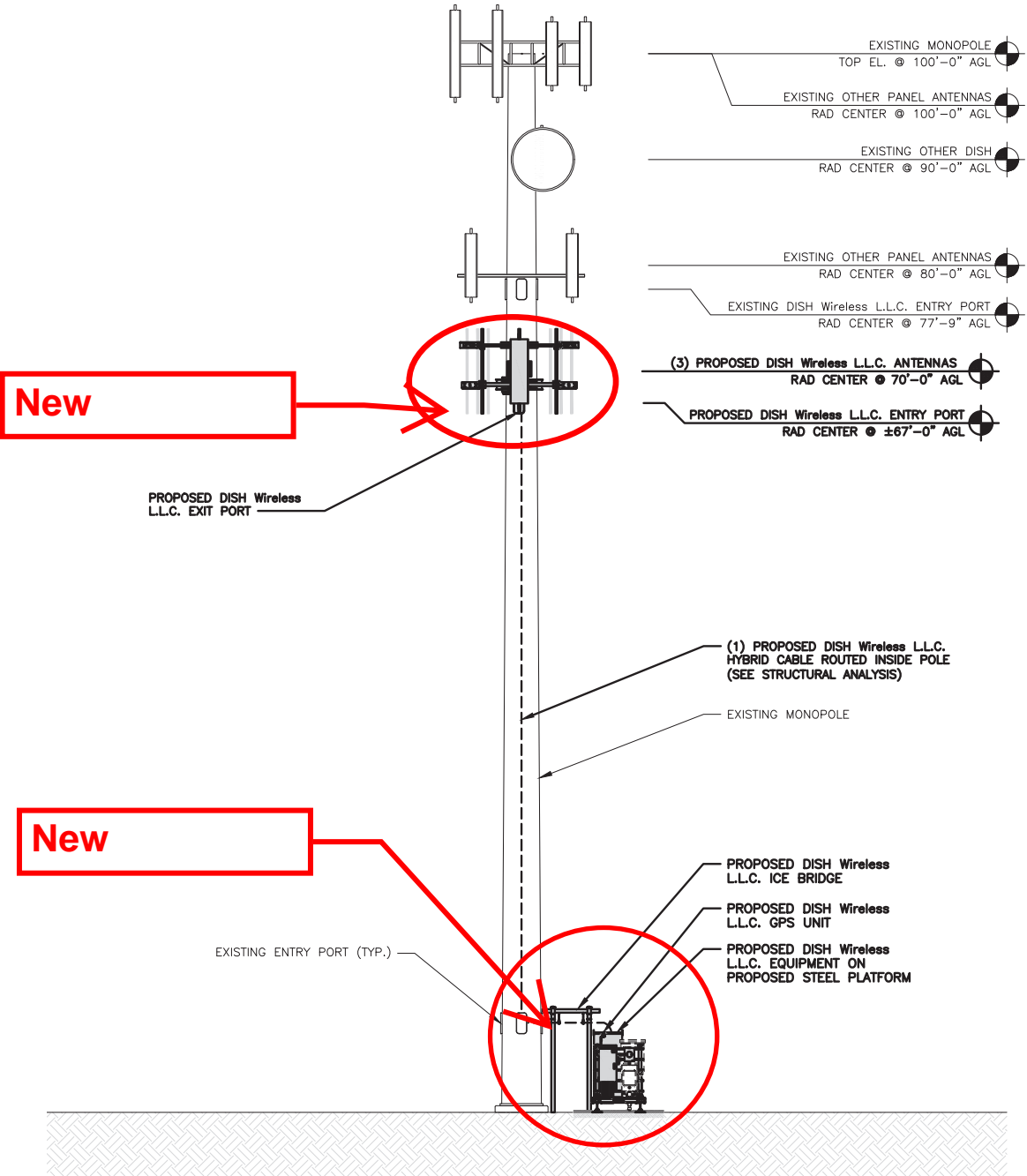
SHEET TITLE
OVERALL AND ENLARGED
SITE PLAN

SHEET NUMBER

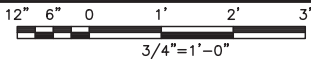
A-1

S22-0003 Specific Use Permit (Exhibit C)

2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



ANTENNA LAYOUT

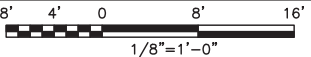


2

SECTOR POS.	ANTENNA					TRANSMISSION CABLE	RRH			OVP
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	
A1	--	--	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (CUI12PSM9P8-105) (105' LONG)	FUJITSU - TA08025-B604	N29, N71	A2	RAYCAP RDIDC-9181-PF-48 OVP
A2	PROPOSED	JMA WIRELESS - MX08FR0665-21	5G	0°	70'-0"		FUJITSU - TA08025-B605	N66, N70	A2	
A3	--	--	--	--	--		--	--	--	
B1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU - TA08025-B604	N29, N71	B2	SHARED W/ALPHA
B2	PROPOSED	JMA WIRELESS - MX08FR0665-21	5G	120°	70'-0"		FUJITSU - TA08025-B605	N66, N70	B2	
B3	--	--	--	--	--		--	--	--	
G1	--	--	--	--	--	SHARED W/ALPHA	FUJITSU - TA08025-B604	N29, N71	G2	SHARED W/ALPHA
G2	PROPOSED	JMA WIRELESS - MX08FR0665-21	5G	240°	70'-0"		FUJITSU - TA08025-B605	N66, N70	G2	
G3	--	--	--	--	--		--	--	--	

- NOTES
- CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
 - ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
 - INSTALL (1) RAYCAP RDIDC-9181-PF-48 OVP

PROPOSED WEST ELEVATION



1

ANTENNA SCHEDULE

NO SCALE

3

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



LAB

49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212



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DRAWN BY: CHECKED BY: APPROVED BY:

RC PL ---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/15/2021	ISSUED FOR REVIEW
0	11/18/2021	ISSUED FOR CONSTRUCTION
1	12/23/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
309398

DISH Wireless L.L.C.
PROJECT INFORMATION
DADAL00085A
289 & CR 881
PROSPER, TX 75078-8740

SHEET TITLE
ELEVATION, ANTENNA
LAYOUT AND SCHEDULE

SHEET NUMBER

A-2



PLANNING

To: Planning & Zoning Commission

Item No. 6

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

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

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).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-71-Single Family and Agriculture	Undeveloped	Tollway District
North	Planned Development-66-Single Family	Residential – Developed and Under Construction	Low & Medium Density Residential and Floodplain
East	Planned Development-41-Mixed Use	Undeveloped	Tollway District
South	Planned Development-47-Commercial Corridor	Undeveloped	Tollway District
West	Commercial and Office Districts	Undeveloped	Tollway District

Requested Zoning

This request is to permit the rezoning of two parcels totaling 110.9± acres from Planned Development-71-Single Family and Agriculture Zone to Planned Development-Mixed Use (PD-MU), in order to allow for a mixed-use development, including multifamily, townhomes, patio homes, office, retail and related uses.

Thoroughfare Plan

The property is bounded on the north by First Street and on the south by Prairie Drive. Both roads are minor thoroughfares with 4 lanes of travel (two in each direction).

Planning Documents

The applicant provided a framework plan to show how the land uses may be distributed on the site. While there are no firm specifics on what the development may look like, the applicant provided examples of projects and architectural renderings showing the type of product that they hope to build on the site. These images were also provided for the P&Z work session on December 7, 2021.

P&Z Work Session

The applicant presented the project during a work session with the P&Z Commission on December 7, 2021. As a result of feedback received during the work session, the applicant adjusted their proposal by decreasing some of the intensity in the proposed land uses. Please see table below comparing the current/adjusted proposal to the previous proposal presented in December. In regards to the residential component of the proposal, the multifamily unit count decreased from 965 units to 650 units as a result of the comments received during the work session.

Standridge Proposal- Land Use Distribution Comparison		
Land Use	Apr-22 (in acres)	Dec-21 (in acres)
Multi-family	30	32.4
Patio homes and/or Townhomes	40.9	32.9 total: 18.3 (TH) and 14.6 (PH)
Retail	14.3	15.1
Office	6	11.2
Village Green	2	2.3

Technical Review

While the applicant has revised their proposal in light of the P&Z work session, staff remains concerned with a few aspects of the project (please see below).

Conceptual Plan-

The applicant has provided a conceptual plan for the proposed development (attached). Although the plan is in accordance with the requirements of the Planned Development regulations in the Zoning Ordinance the detail provided is limited. The property owner seeks to gain approval for the overall concept plan and then work with potential developers on the detailed components of the plan. This approach allows for flexibility for the applicant, but it provides a low degree of predictability and assurances for the Town in terms of understanding the product and what will ultimately be developed. General features, such as land use are provided, but most project development details anticipated within the parcels such as landscaping, site design, pedestrian and vehicular circulation, building placement and form are currently unknown.

Triggers-

Triggers have been used in other previous Planned Development applications. The use of triggers would allow the Commission and Council to specify that certain land uses be developed in a desired sequence. For example, allowing for multi-family construction only upon the completion of a certain percentage of retail or non-residential use. This allows for the Commission and Council to ensure the Town receives a balanced product as the land develops. Staff has suggested that the PD move forward with proposed triggers, but the applicant has declined to include.

Multi-family Units

The applicant has stated that this project will consist of no more than 650 multifamily units. The applicant has decreased this unit count from 965 units initially proposed. However, there is a discrepancy with the number of units proposed by the applicant and what is provided in the exhibits submitted with the application. Exhibit D is proposing 30.2 acres of multi-family development. Exhibit C, provided by the applicant, states a density at 27 units to the acre which would equal to 815 total units.

Even with the proposed request, staff has concerns about the proposed density and use. The proposed density is significantly greater than what the Zoning Ordinance permits in the multi-family zoning district (15 units to the acre). If the 30.2 acres of multi-family were to be built in accordance with the density as stated in the Zoning Ordinance, it would yield a total unit count of 453 units of multi-family.

In addition, there is currently 6,227 multifamily units already committed for through zoning approvals in the Town (please see map below). The abutting parcel to the east of the project site has an approval for 2,400 units (Matthew Southwest). In accordance with the Comprehensive Plan, the Dallas North Tollway and Highway 380 are the recommended area for any future multifamily units. The Matthew Southwest parcel, which is adjacent to the Tollway is pursuant to this vision as described in the Comprehensive Plan. In addition, and per the applicant's request, the most recent amendment to the Comprehensive Plan removed this property/area from the established boundaries for the Dallas North Tollway Design Guidelines.

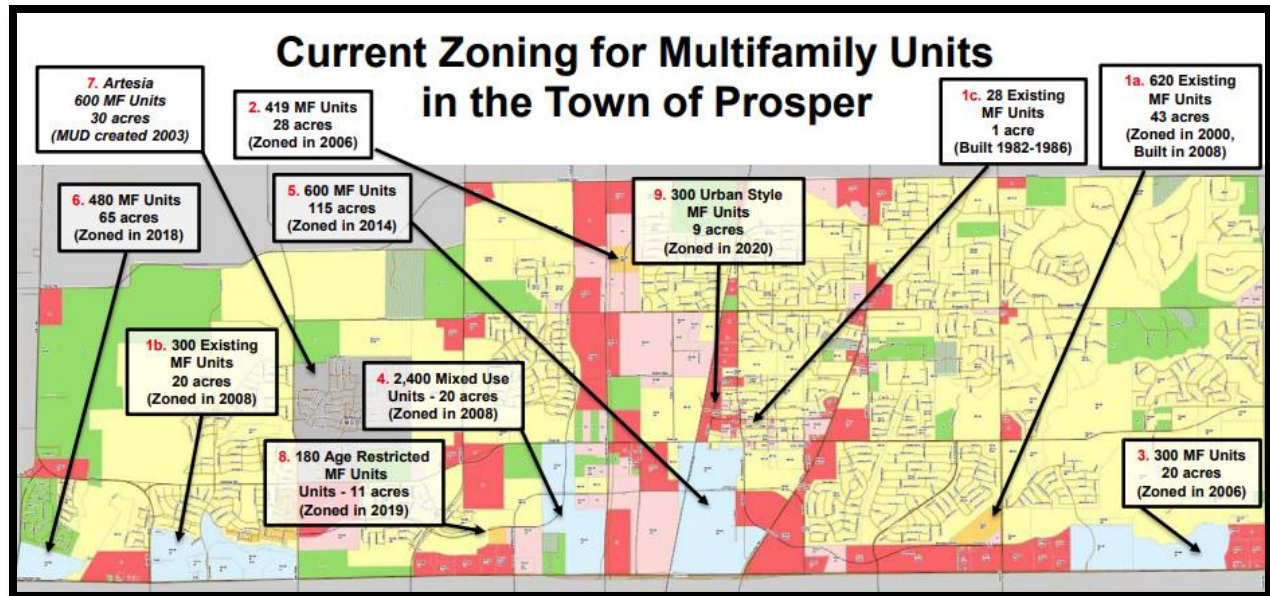


Exhibit C – Planned Development Standards

The applicant provided Exhibit C at the time of application submittal. However, the Planning staff developed a revised version of Exhibit C that includes desired site design elements that have been previously used in approved Planned Developments. These elements include:

- Alley served Townhome units
- No front or side entry garages
- Appropriate distances of Multi-family from existing single family development
- One, two and three bedroom unit ratios
- Desired Criteria for the Village Green
- Screening of Mechanical equipment
- Prohibited uses

Future Land Use Plan – The Future Land Use Plan recommends Tollway District.

Thoroughfare Plan – The property is adjacent to First Street a four-lane divided, Lovers Lane, Prairie Drive, Mahard Parkway, and Shawnee Trail all future four-lane divided.

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-71 (PD-71) and the Agricultural zoned parcel to a Planned Development Mixed Use.

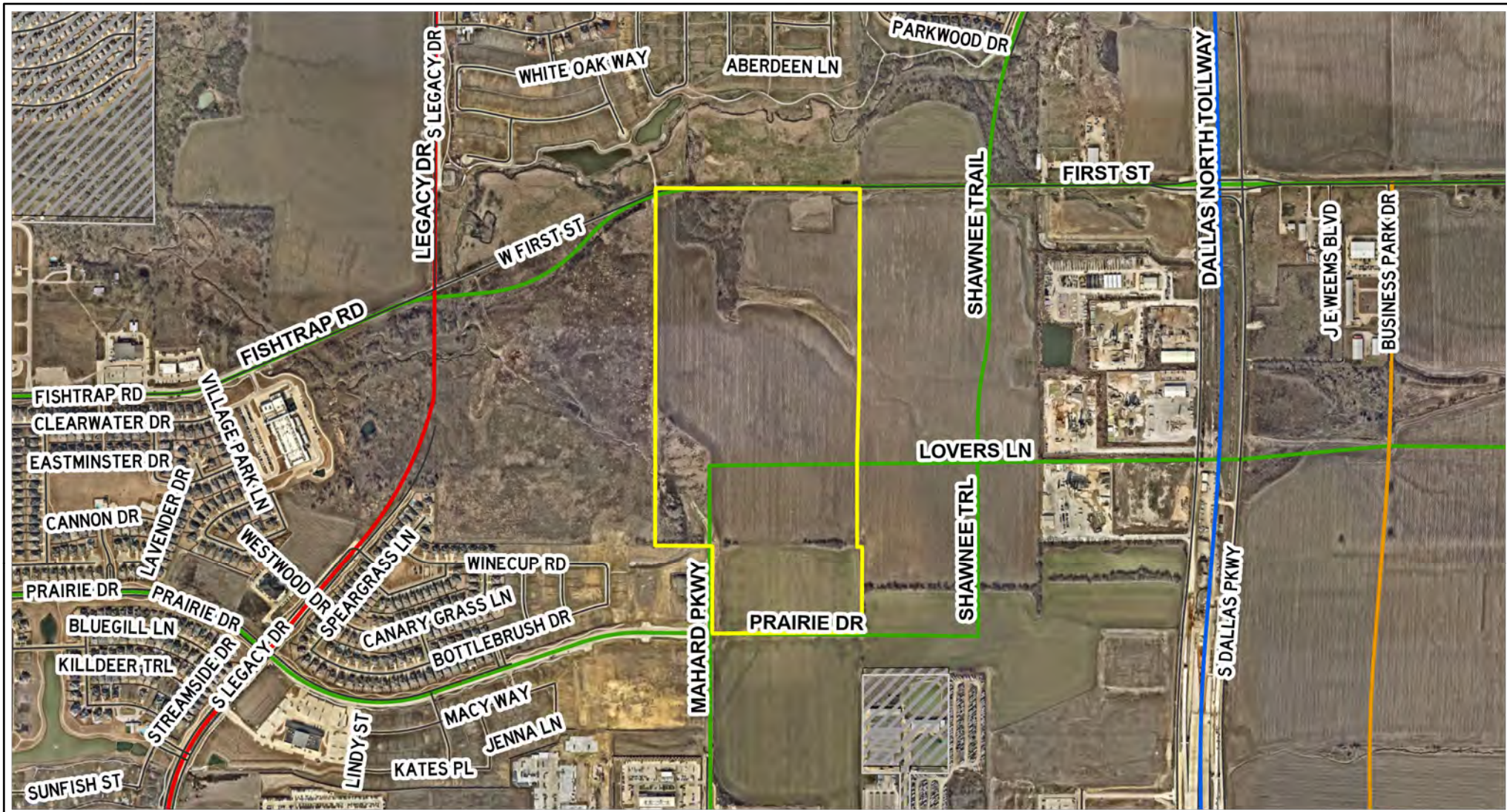
As part of the application requirements, the applicant provided Exhibit C- Development Standards. Staff incorporated comments from the applicant to create a revised Exhibit C. Both exhibits are included in your packet. Please note: the standards in the revised version of the exhibit are recommendations to mitigate the concerned uses.

Staff still has concerns with the proposal. However, if the Commission chooses to recommend approval, it is recommended to include the staff revised version of Exhibit C as part of the approval.

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 May 10, 2022.

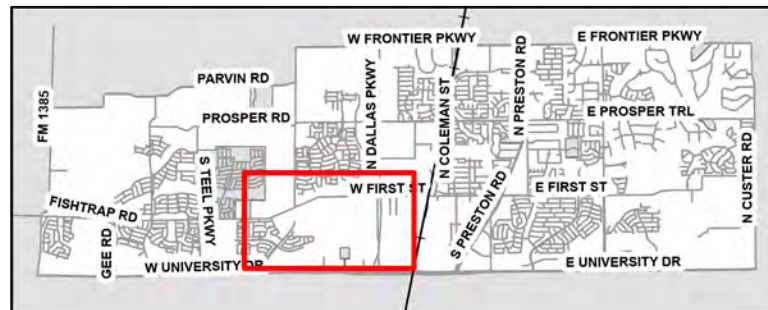
Z22-0003 - Standridge



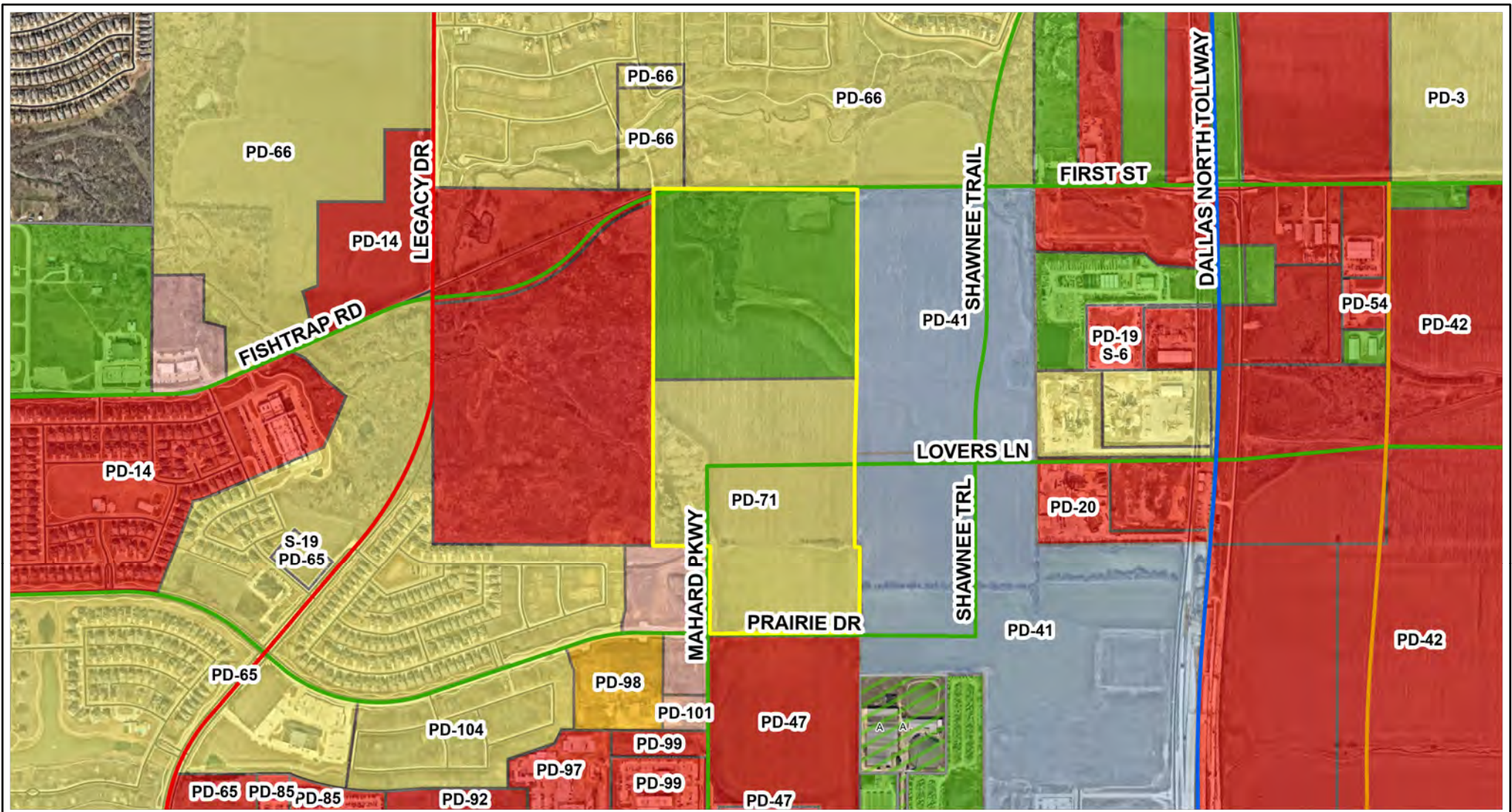
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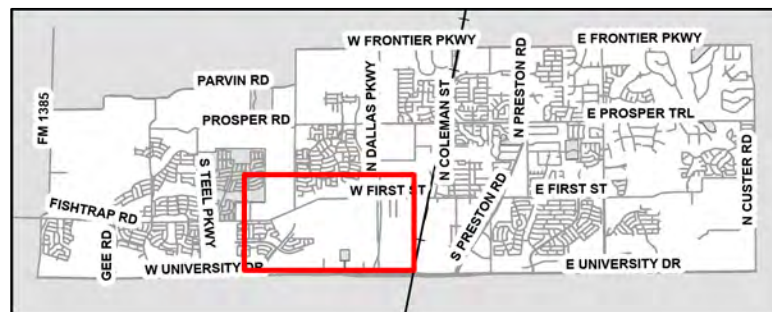
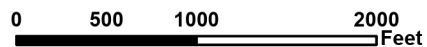
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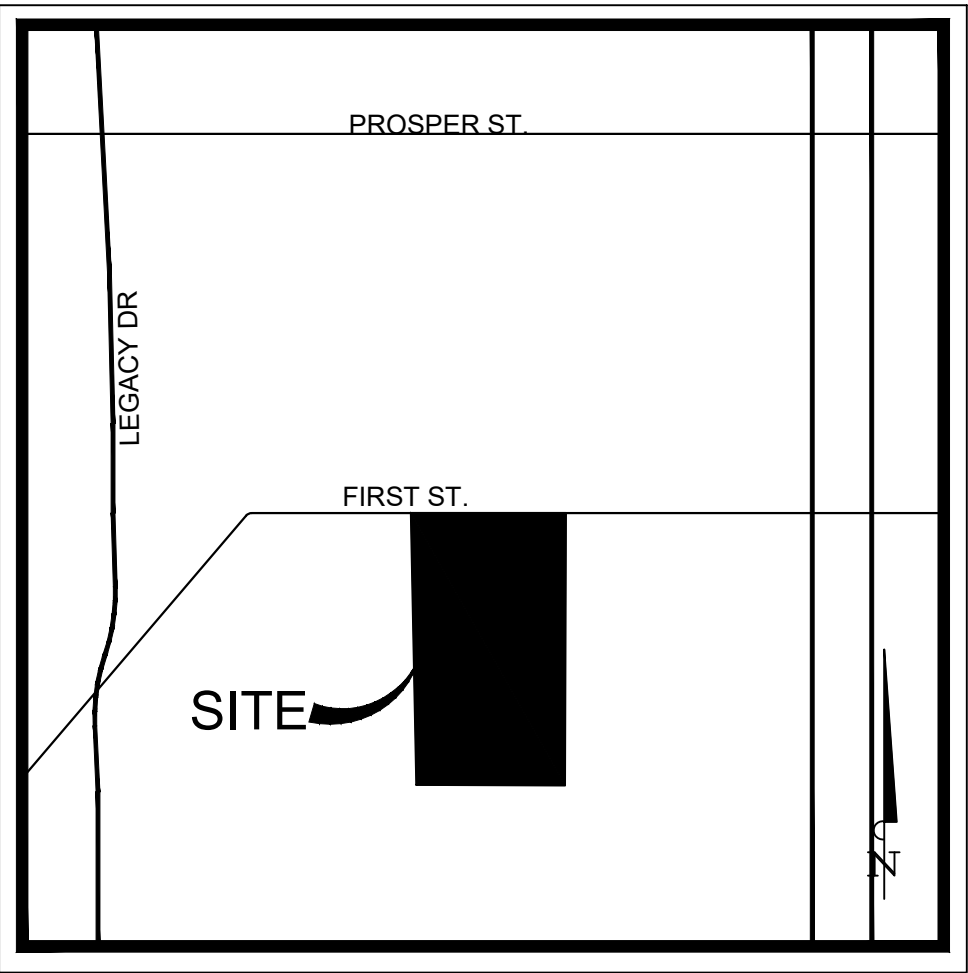
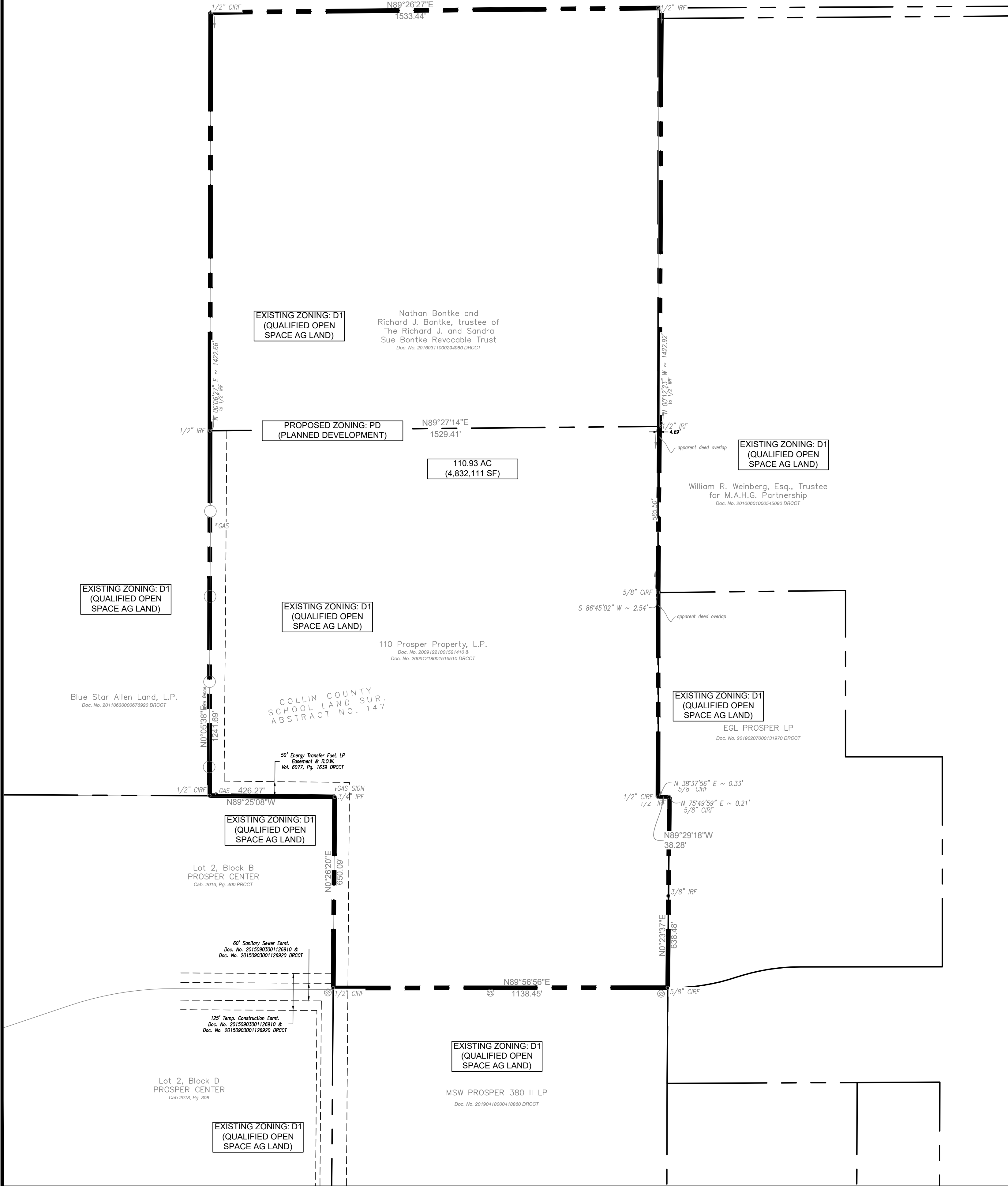
Z22-0003 - Standridge



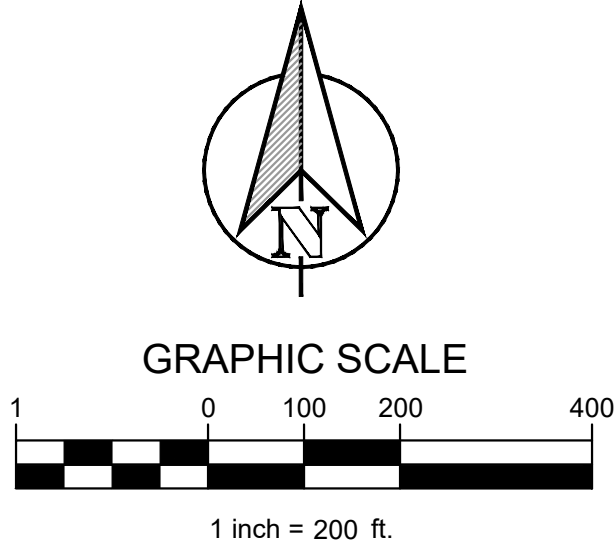
This map is for illustration purposes only.



AMIRA ABDALLAH
PLOTTED BY: 1/17/2022 4:42 PM
PLOT DATE: 1/17/2022 4:42 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-098 STANDRIDGE PROSPER ZONING\CADD\EXHIBIT\ADWG
LAST SAVED: 1/17/2022 4:41 PM



VICINITY MAP
N.T.S.



LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 480850203J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

Legal Description

All that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, and being and including all that same tract said to contain 50.00 acres as described in a deed to Prosper Tollway Partnership recorded in Volume 5326, page 6367 of the Collin County Land Records, said tract or parcel of land is herein described as follows, to wit:

BEGINNING at a PK Nail found in County Road No. 3 (a public road running in an Easterly and Westerly direction) for the Northwest corner of a tract said to contain 92.30 acres (as described in a deed to M.A.H.G. Partnership recorded under Collin County Clerk's Document No. 92-0042827) and the Northeast corner of the premises herein described;

THENCE South 01 degrees 10 minutes 13 seconds West 1423.22 feet to an 1/2" iron rod found for corner, said corner being the Northeast corner of a tract said to contain 144.5362 acres as described in a deed to The Buckle Trust recorded under Collin County Clerk's Document No. 97-0000310;

THENCE North 89 degrees 37 minutes 54 seconds West 1529.41 feet to an 1/2" iron rod found for the Northwest corner of said record 144.5362 acre tract and the Southwest corner hereof, said corner being on the East line of tract said to contain 99.59 acres as described in a deed to Legacy 101 Investment Partners, LTD., recorded in Volume 5788, page 990 of the Collin County Land Records;

THENCE North 01 degrees 00 minutes 30 seconds East along the common line between the herein described premises and said record 99.59 acre tract a distance of 1422.81 feet to an 1/2" iron rod set for corner on the North side of said County Road No. 3;

THENCE South 89 degrees 38 minutes 41 seconds East along the Westerly projection of said Road and then along the approximate centerline thereof a distance of 1533.44 feet to the Place of BEGINNING and containing 50.02 acres of land.

Legal Description

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, the subject tract being a portion of 2 tracts conveyed to 110 Prosper Property, L.P. according to the deeds recorded in Document Nos. 20091221001521410 and 20091218001516510 of the Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found for the northeast corner of Lot 2, Block B, Prosper Center, an addition recorded in Cabinet 2016, Page 400, Plat Records, Collin County, Texas;

THENCE N 89°25'08" W, 426.27 feet to a 1/2" iron rod with plastic cap found for the southeast corner of a tract conveyed to Blue Star Allen Land, L.P. recorded in Document No. 2011063000676020 DRCCCT;

THENCE N 00°05'38" E, 1241.69 feet along the common line thereof to a 1/2" iron rod found for the southwest corner of a tract conveyed to Nathan Bontke and Richard J. Bontke, trustee of The Richard J. and Sandra Sue Bontke Revocable Trust, recorded in Document No. 2010631100294980 DRCCCT, from which a 1/2" found a the northwest corner of the same bears N 00°02'27" E, 1422.66 feet;

THENCE N 89°27'14" E, 1529.41 feet along the common line thereof to a 1/2" iron rod found at the northeast corner of the subject tract and the southeast corner of said Bontke tract, from which a 1/2" iron rod found for the northwest corner of a tract of land conveyed to William R. Weinberg, Esq., Trustee for M.A.H.G. Partnership, recorded in Document No. 20100601000545080 DRCCCT, bears N 00°12'23" W, a distance of 1422.92 feet;

THENCE S 60°13'08" W, passing at 565.50 feet and S 86°45'02" W, 2.54 the northwest corner of a tract conveyed to EGL Prosper LP, recorded in Document No. 20190207000131970 DRCCCT, a 5/8" iron rod with plastic cap found and continuing a total distance of 1260.83 feet to a 1/2" iron rod with plastic cap found, and from which a 5/8" iron rod with plastic cap found, bears N 38°37'56" E, 0.33 feet;

THENCE S 89°32'42" E, 38.04 feet to a 1/2" iron rod found from which a 5/8" iron rod with plastic cap found, bears N 75°49'59" E, 0.21 feet;

THENCE S 00°28'11" W, 335.89 feet along the east line of the subject tract and the west line of said EGL tract to a 3/8" iron rod found;

THENCE S 00°23'22" W, 312.66 feet continuing along the common line thereof to a 5/8" iron rod with plastic cap found for the northeast corner of a tract conveyed to MSW Prosper 380 II LP, recorded in Document No. 20190418000418860 DRCCCT and the southwest corner of said EGL tract;

THENCE S 89°50'56" W, 1138.45 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the east line of said Lot 2;

THENCE N 00°28'20" E, 650.09 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 3,653,420 square feet or 66.914 acres of land.

May 31, 2019
Z:\Projects\Projects\2021-098 Standridge Prosper Zoning\CORR\FROM\Survey\2022-1-14\METES AND BOUNDS DESCRIPTION.docx

OWNER / DEVELOPER

MAHARD LC PARTNERS LLC
15640 QUORUM DR
ADDISON TX, 75001-3338

SC TW-380 LLC
15640 QUORUM DR
ADDISON, TX 75001-3338

ENGINEER

TEXAS REGISTRATION #14199
301 S COLEMAN
SUITE #40
PROSPER, TX 75078
PH. 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

EXHIBIT A
STANDRIDGE PROSPER
110.93 ACRES
LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147 THE SUBJECT TRACT BEING PORTION OF 2 TRACTS CONVEYED INTO 110 PROSPER PROPERTY, LP ACCORDING TO DEEDS RECORD NUMBER 20091221001521410 AND 20091218001546510 OF THE DEE RECORDS. ALSO TRACT OR PARCEL OF LAND LYING SITUATED IN COLLIN COUNTY AS PART OF ABST. NO 147 AND INCLUDING THE SAME TRACT TO CONTAIN 50.00 ACRES AS DESCRIBED IN A DEED TO PROSPER TOLLWAY PARTNERSHIP IN VOLUME 5326, PG. 6367 OR COLLIN COUNTY LAND RECORDS.

CITY:		STATE:	
TOWN OF PROSPER		TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.	
COLLIN	J.E SMITH	147	

SUBMITTAL LOG:	
01-18-2022	FIRST CITY SUBMITTAL

TEXAS REGISTRATION #14199

CLAYMOORE
ENGINEERING

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: DREW DODOSKY
P.E. No. 125651 Date 1/17/2022

STANDRIDGE PROSPER
W FIRST ST.
PROSPER, TX

No.	DATE	REVISION	BY

EXHIBIT A

DESIGN:	AMA
DRAWN:	AMA
CHECKED:	CLC
DATE:	1/17/2022
SHEET	
EX-A	
File No:	2021-029



Exhibit B

January 18, 2022

Mr. Alex Glushko
Planning Manager
Town of Prosper
250 W. First Street
Prosper, Texas 75078

Re: PD Zoning Request
Standridge Companies – 110 Acre Tract
Letter of Intent

Dear Alex,

Please let this letter serve as the Letter of Intent for the PD Zoning request associated with the proposed mixed-use development located south of First Street to intersection of Mahard/Prairie Drive and north of U.S. 380. The subject tract is currently zoned PD 71 and Agricultural (AG). This proposed PD zoning would accommodate a mix of retail, office, multi-family, townhome and patio home uses on approximately 110 acres in accordance with the attached bubble plan. The specific PD standards requested as part of this submittal are further detailed in Exhibit C attached.

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

Sincerely,

Claymore Engineering, Inc.
301 S. Coleman, Suite 40
Prosper, TX 75078
817-201-6982

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

Matt Moore, P.E.



Exhibit C – Planned Development Standards

Standridge Companies is proposing a mixed-use development on an approximate 110-acre subject tract located south of First Street to the intersection of Prairie Drive and Mahard Parkway. The subject tract is currently zoned PD 71 and Agricultural (AG). Below are a summary of proposed development standards associated with the mixed-use development.

Office Tracts –

Max Building Height – 4 Stories

All other development standards in accordance with the Office (“O”) zoning classification.

Retail Tracts -

Development will be in conformance with the Retail “R” zoning classification.

Townhome/Patio Home Tract -

Development will be in conformance with the Townhome “TH” zoning classification.

Multi-Family Tract –

No more than 27 units per acre of development.

Max Height shall be 4 Stories.

Parking shall be provided at 1 space per bedroom

Village Green Park will be provided in lieu of Parkland Dedication

Side Yard – 50 feet from single-family tracts adjacent to subject MF tract regardless of height.

Dwelling Unit Area - The minimum dwelling area for one (1) or two (2) bedroom units shall be 675 square feet, with an additional 150 square feet for each additional bedroom.

All other development standards in accordance with the Multi-Family (“MF”) zoning classification.

CASE Z22-0003

EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

Standridge Companies is proposing a mixed-use development on an approximate 110-acre subject tract located south of First Street to the intersection of Prairie Drive and Mahard Parkway. The subject tract is currently zoned PD 71 and Agricultural (AG). Below are a summary of proposed development standards associated with the mixed-use development.

1. Except as noted below, the Tracts shall develop in accordance with the 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 D.

3. Regulations:

A. Patios or Townhomes Tracts-

Townhome development shall be permitted in accordance with the Townhome District with exceptions as follows:

1. All townhouse units are to be alley served.
2. No front or side entry garages shall be permitted.
3. No perimeter alley or perimeter rear elevation of a townhouse shall face within 100' of Mahard Parkway unless masonry screening is provided.
4. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure.
5. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard. Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12.
6. Other roof types shall be appropriate to the architectural style of the building. Architectural embellishments that add visual interest to the roof, such as dormers and masonry chimneys may be provided.

B. Multifamily

Multifamily development shall be permitted in accordance with the Multifamily District with exceptions as follows:

1. Side Yard – 50 feet from single-family tracts adjacent to subject MF tract regardless of height. Such distance shall be measured from dwelling structure to dwelling structure.

2. Dwelling Unit Area - The minimum dwelling area for one (1) or two (2) bedroom units shall be 675 square feet, with an additional minimum of 150 square feet for each additional bedroom.
3. Three bedroom units shall consist of no more than 7 percent of the total number of units.
4. At least 65 percent shall consist of one-bedroom units.
5. Maximum Building Height shall be 4 stories. Within 100' feet of single family/ townhomes, height is reduced to 3 stories. Such distance shall be measured from dwelling structure to dwelling structure.
6. Building shall have its front façade facing Lovers Lane and Mahard Parkway.
 - a. A minimum of eighty-five percent of the off-street parking shall be located to the rear and side of the buildings.
7. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.
8. Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12.
9. Other roof types shall be appropriate to the architectural style of the building. Architectural embellishments that add visual interest to the roof, such as dormers and masonry chimneys may be provided.
10. Parking shall be provided at 1 space per bedroom.

C. Office and Retail Tracts

1. For Office and Retail Tracts, uses shall be permitted in accordance with the Retail District exception as follows:

Uses:

The following uses shall not be permitted:

- a. Restaurant (with drive-through)
- b. Athletic Stadium or Field, Public
- c. Automobile Parking Lot/Garage
- d. Automobile Paid Parking Lot/Garage
- e. Recycling Collection Point
- f. School District Bus Yard

Entrances:

1. Entrances shall be designed and located to help define the pedestrian environment and create retail-friendly environments. Entrances shall be easily identifiable as primary points of access to buildings. Building entrances shall be defined and

articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others, as appropriate.

2. All building elements shall be compatible with the architectural style, materials, colors, and details of the building as a whole.
3. If a building has two or more stories, entrances to upper level uses shall be defined and integrated into the design of the overall building façade.

Façade Treatments:

4. Façade treatments are that portion of a building's street façade elevation extending from the ground to the roof that consists of a single layer or architectural expression.
5. In the cases where a building fronts a major or minor thoroughfare, retail ground floors shall have windows covering a minimum of 60% of the major street fronting façade(s). Other ground level uses shall have façade treatments appropriate to such uses(s). All sides of a building shall be consistent with respect to style, colors, and details only to the extent they establish continuity with the main street front facades. On facades fronting on service or parking areas and along secondary streets, windows need not be provided at the ground level.
6. However, buildings shall avoid long, monotonous, uninterrupted walls. Building wall off-sets, including projections, recesses, niches, fenestration, or changes of materials or color shall be used to add architectural variety and interest, and to relieve the visual impact of a blank wall. Parapet and roof-line offsets between facades may be provided in order to break down the scale of the block and create architectural interest and variety.
7. Architectural elements, such as canopies, awnings, roof and floor overhangs, and colonnades shall be provided as appropriate to protect pedestrians, help unify parts of a building or block, provide human scale, or provide a backdrop for signage and graphics.
8. Storefronts on façade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings signage, and lighting fixtures.

Parking:

9. Parking aisles, where practicable, shall be designed to be perpendicular to the front of the primary building in the development.
10. Where parking garages, if any, are within views of streets, openings in parking garages shall not exceed 55% of the façade area. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings. 2.
11. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

Service equipment and areas:

12. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings.
13. Transformers, HVAC equipment (if located at the ground level), lift stations, utility meters, and other machinery, where practical, should be located at the rear of the property.

Screening:

14. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, to the extent that screening is allowed by utility providers.
15. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a eight (8) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash compactors shall be treated comparably with the height of the screening being a minimum eight (8) feet tall. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times.

D. Village Green

The Village Green shall consist of common open space within a development. Standards shall be as follows:

1. Village Green Park will be provided in lieu of Parkland Dedication.
2. The Village Green shall be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks.
3. Ample seating shall be provided, including walls, ledges, and other raised surfaces which can serve a similar purpose.
4. Active uses such as retail, cafes, restaurants and office uses which provide pedestrian traffic shall line the Village Green.

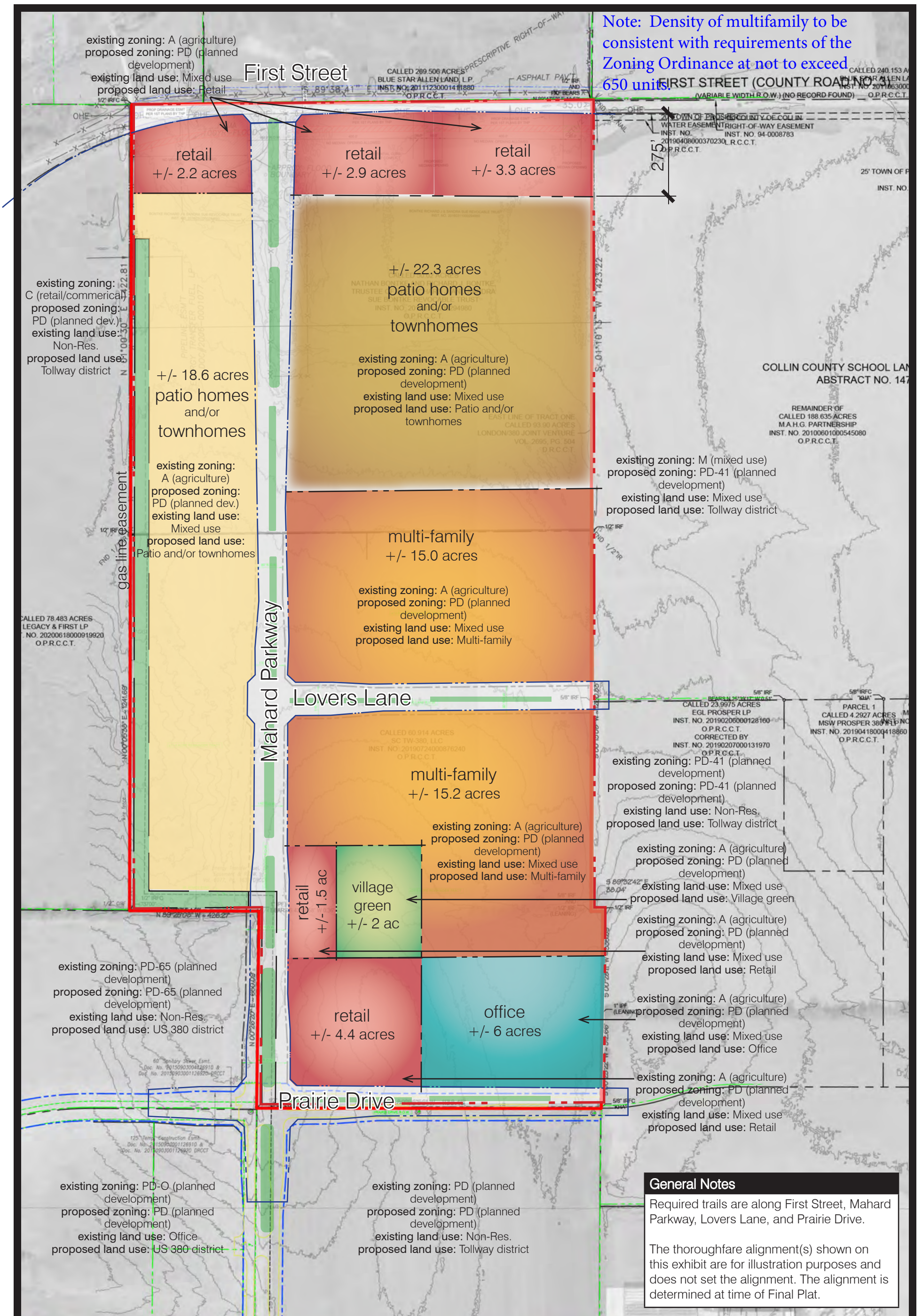


Exhibit - 'D'

Z22-0003

STANDRIDGE PROSPER CONCEPTUAL FRAMEWORK PLAN



February 22, 2022

Scale 1"=300'

0' 300' 600'



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



Exhibit E – Standridge PD

Below is an anticipated project schedule for the proposed Standridge Companies Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town – 1/18/22

Zoning Approval from Town – 4/12/22

Development of the various tracts will depend on market demands but we would anticipate that the project will be built out over approximately 5 years.

Thank you and please call if you have any comments or need additional information.

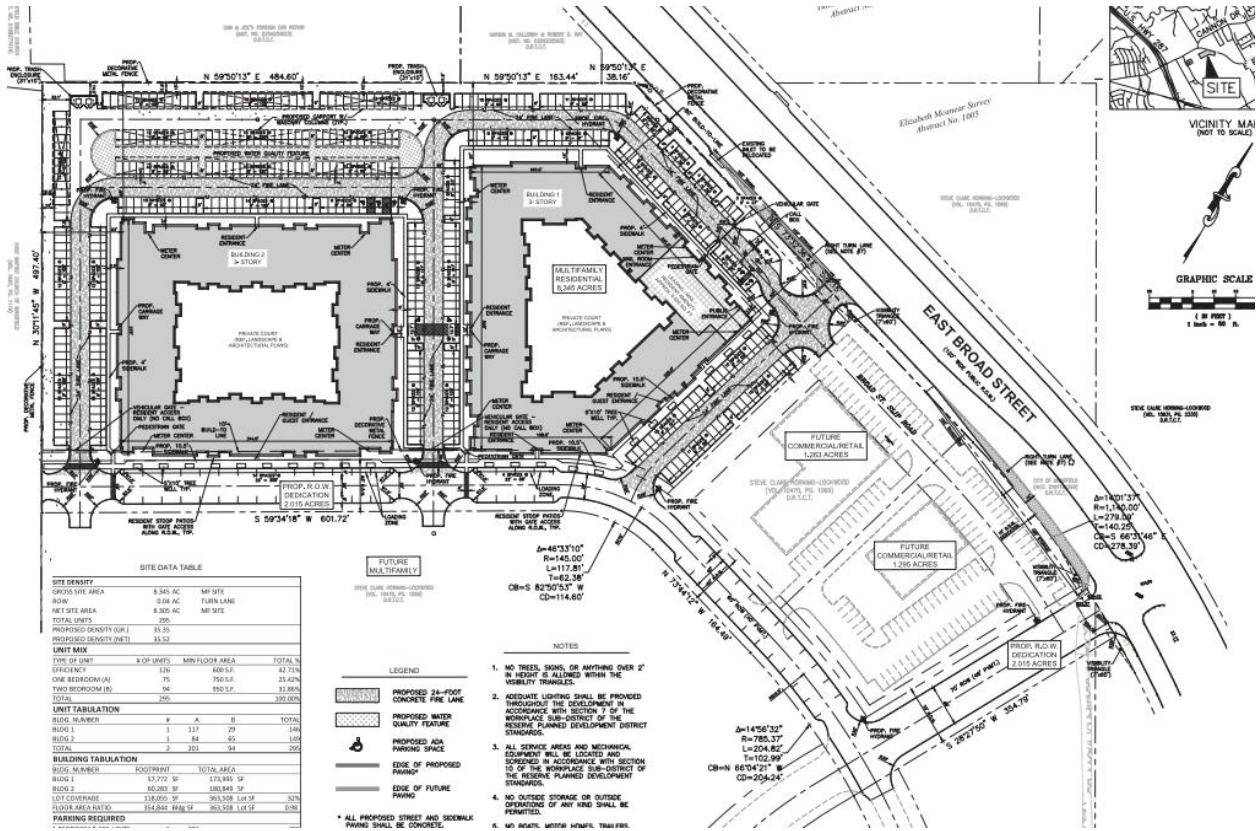
Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Moore', is written over a light blue horizontal line.

Matt Moore, P.E.

Examples of Projects from Applicant during 12/7/21 PZ Work Session













PLANNING

To: Planning & Zoning Commission

Item No. 7

From: David Soto, Senior Planner

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 19, 2022

Agenda Item:

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

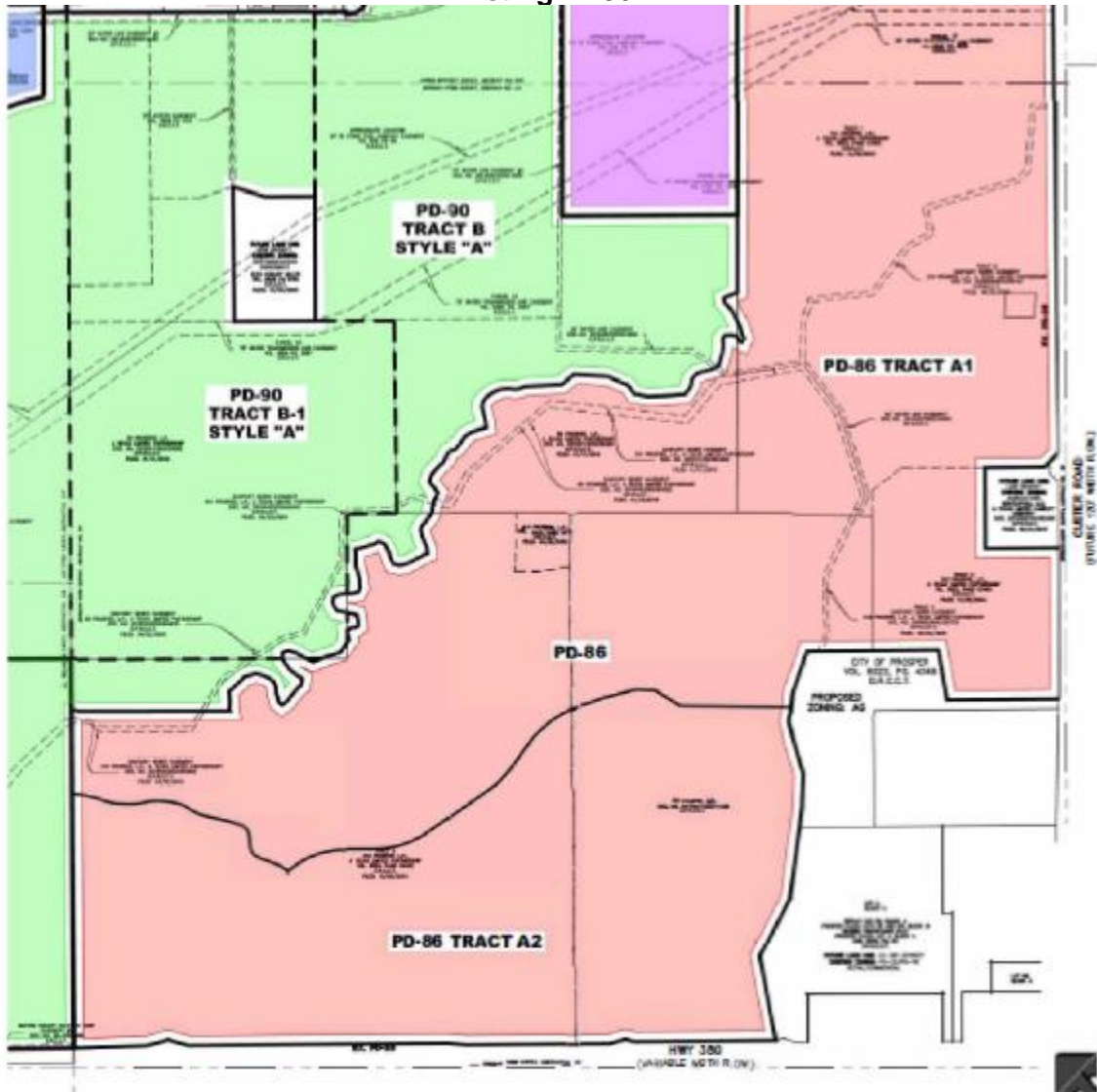
Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-86-Single Family	Undeveloped	Low Density Residential
North	Planned Development-90-Single Family	Undeveloped	Low Density Residential
East	Planned Development-76 (Commercial), Planned Development-25 (Mixed uses), and Planned Development-105 (Cemetery)	Undeveloped, water tanks, and cemetery	US 380 District & Low Density Residential
South	City of Frisco	City of Frisco	City of Frisco
West	Planned Development-88-Single Family and Planned Development-90-Single Family	Undeveloped	US 380 District & Low Density Residential

Requested Zoning – This is a request to rezone 277.6± acres from Planned Development-86 (PD-86) to establish a new Planned Development. PD-86 is currently comprised of approximately 395 acres and has three (3) tracts. The purpose of rezoning a portion of PD-86 is to establish a zoning district corresponding to new ownerships for multiple tracts to facilitate the development of a single-family detached residential subdivision, and to modify the location of uses currently existing in PD-86.

Existing PD86



The proposed rezoning request modifies the single-family detached residential development standards and modifies the location of certain uses with tracts 3 and 4 as describe below.

Lot Comparison

Currently in PD-86, there are four (4) types of lots for single-family detached residential lots. The applicant is proposing to modify the proposed standards and introduce three (3) lot types. A table comparing the existing and proposed single-family detached residential lots is shown below. All other development standards that are not shown, were not altered.

Existing PD-90				
LOT AREA SUMMARY				
	A	B	C	D
Min. Lot Area (sq.ft)	15,000 sq. ft.	12,000 sq. ft.	9,000 sq. ft.	7,000 sq. ft.
Min Lot. Width (ft.)	90ft	80ft	70ft	55ft
Min. Lot Depth	125ft	125ft	125ft	125ft
Min. Front Yard	30ft	25ft	20ft	5ft
Min. Side Yard	8ft	7ft	7ft	5/1
Min. Dwelling Area	3,500 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,200 sq. ft.

NEW PROPOSED PD			
LOT AREA SUMMARY			
	A	B	C
Min. Lot Area (sq.ft)	15,000 sq. ft.	9,000 sq. ft.	7,000 sq. ft.
Min Lot. Width (ft.)	80ft	70ft	55ft
Min. Lot Depth	125ft	125ft	125ft
Min. Front Yard	25ft	20ft	20ft
Min. Side Yard	7ft	7ft	5ft
Min. Dwelling Area	3,500 sq. ft.	2,500 sq. ft.	2,200 sq. ft.

Single Family Lot Entitlement

In Tract A-2, PD-86 currently permits 188 Type C single-family detached residential lots, and two (2) Type D single-family detached residential lots. There were no restrictions for the other Tracts. The proposed PD allows a maximum of 105 Type B lots and 145 Type C lots as indicated on the subdivision layout.

Residential development criteria along major creeks.

Per Section 10.03.146 of the Subdivision Ordinance, certain design requirements exist for residential development along major creeks. These design requirements include maximum lot frontage and ornamental fence requirements. The applicant has stated within the proposed PD that the development shall not be required to comply with the creek frontage requirements. The applicant will provide no-build, floodway, and HOA drainage easements to ensure that no dwelling unit or any other structure may not obstruct the natural flow of stormwater. The HOA shall keep the HOA Drainage, Floodway, and No-Build Easement clean and free of large debris that would obstruct the flow of water.

Landscape Buffer

The Town requires a minimum 25-foot landscape buffer for collector roads. This is to ensure adequate space for all landscaping. The applicant is proposing a 15-foot landscape buffer. Staff has recommended the applicant be subject to the Town's standard regulations.

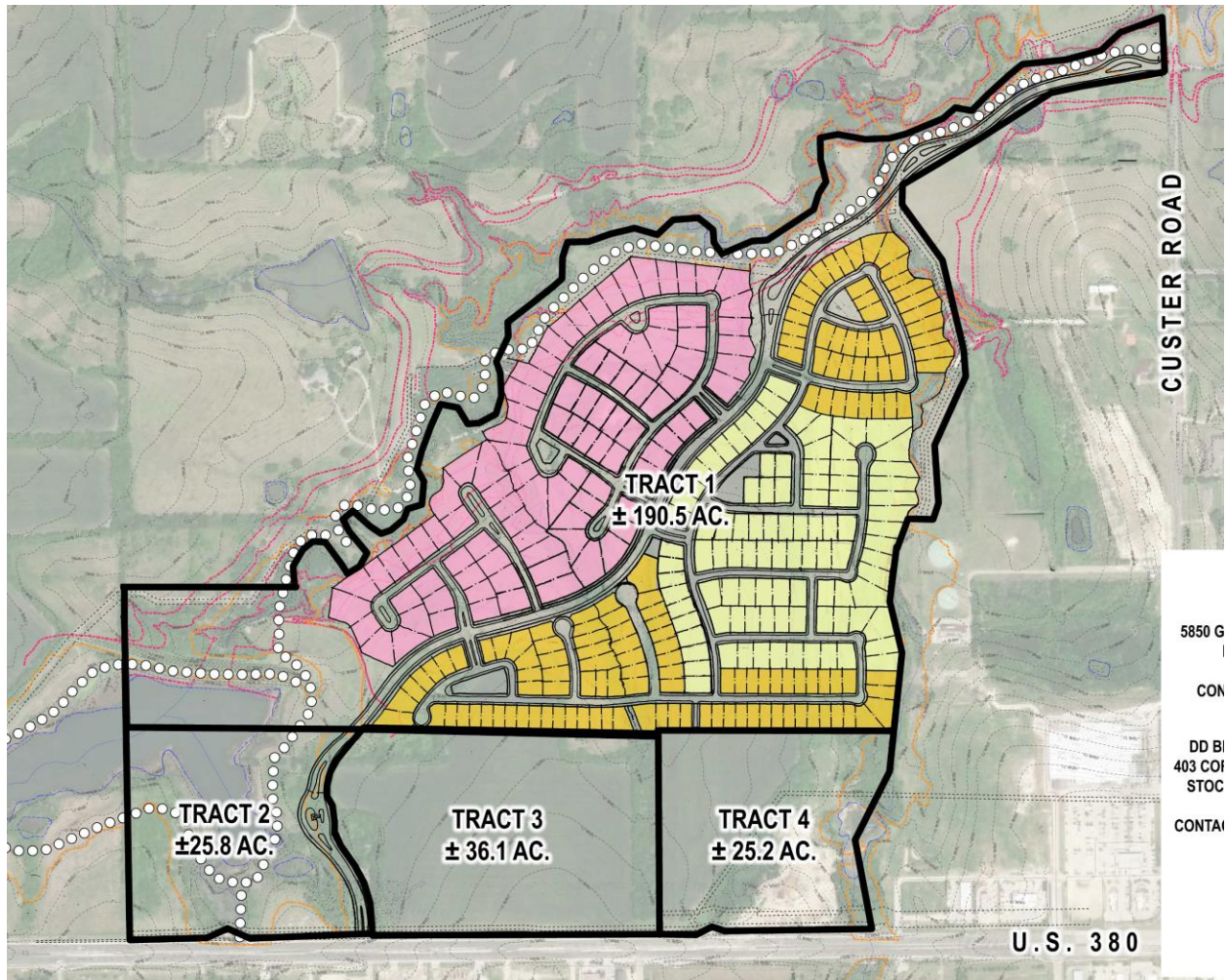
Uses allocation

Multifamily and townhomes units were allowed in Tract A-2 of PD-86, with certain provisions. The applicant has modified the request with this proposed PD, where multifamily shall only be allowed in Tract 4 and townhomes only allowed in Tract 3. None of the other existing provisions were altered by the proposed PD.

Sidewalks

The Town requires minimum six-foot (6') sidewalks for residential development on both sides of a collector road. The applicant is proposing minimum eight-foot (8') meandering sidewalks on only one side. Staff has concerns with this request due to the safety of pedestrian crossing and recommends the applicant be subject to the Town's standard regulations.

Further, the proposed PD provides for a subdivision layout, as shown below.



Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential and US 380 District for the property.

Thoroughfare Plan – The property is adjacent to US 380, a divided major thoroughfare and Custer Road, a future six-lane divided major thoroughfares.

Parks Master Plan – The Parks Master Plan identifies a hike and bike trail on the subject property.

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

Staff Recommendation:

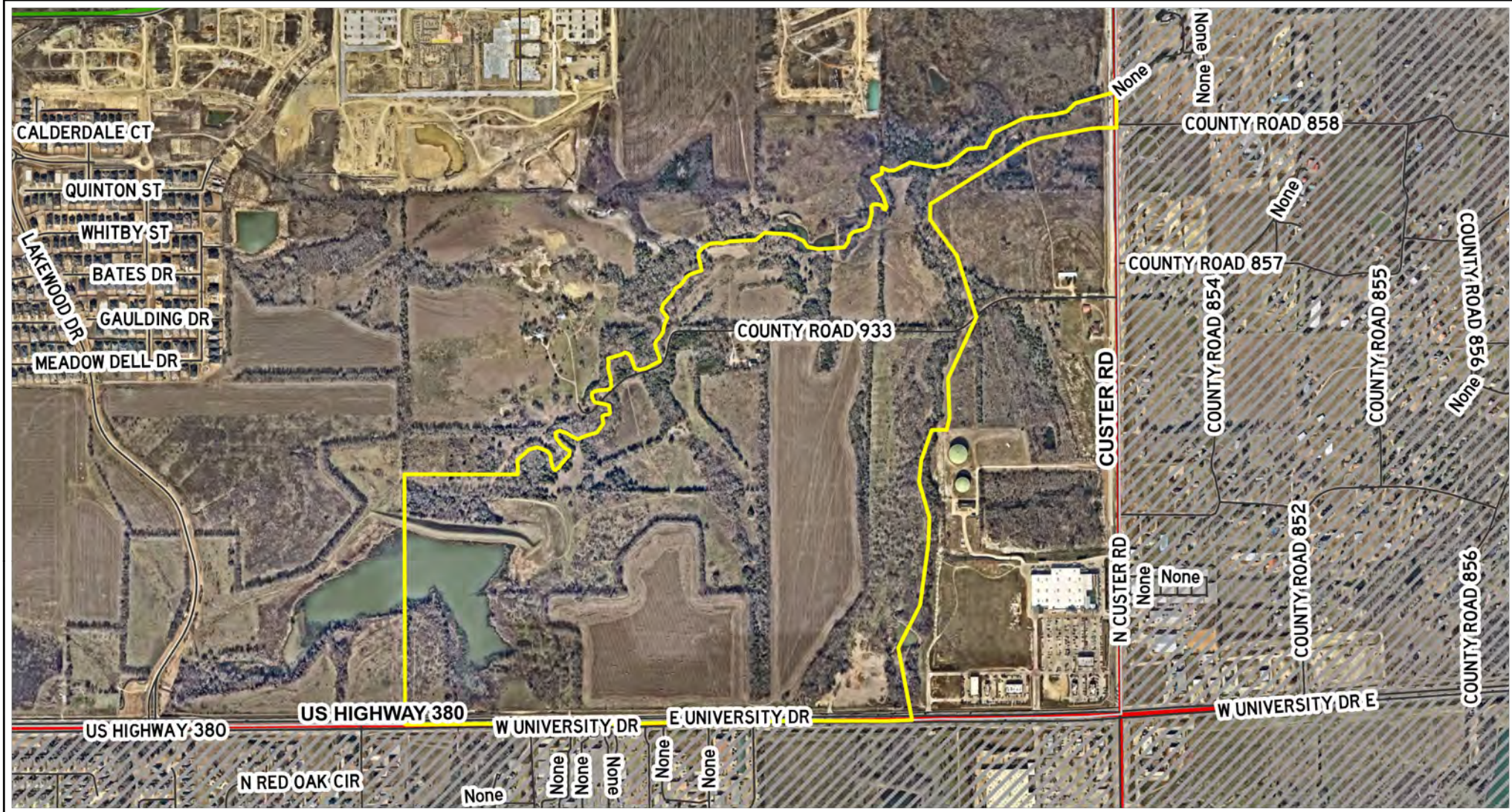
Staff recommends approval of the request to rezone Planned Development-86 (PD-86) to Planned Development (PD), on 277.6± acres, to amend the single-family residential regulations located on the north side of US 380, west of Custer Road, subject to the following:

1. The applicant to revise the sidewalk provision to follow Town standards.
2. The applicant to revise the landscape buffer to follow Town 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 May 10, 2022.

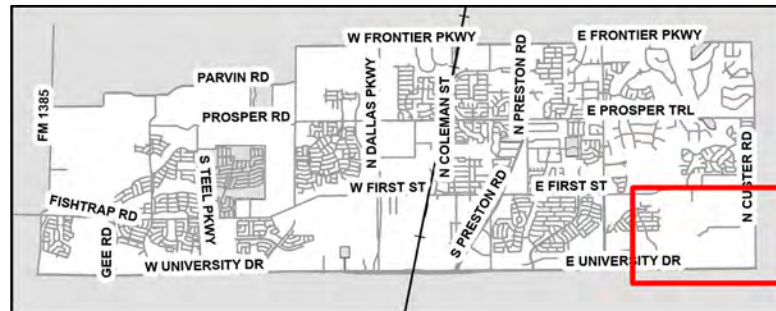
Z22-0005 - Brookhollow (Rutherford Creek)



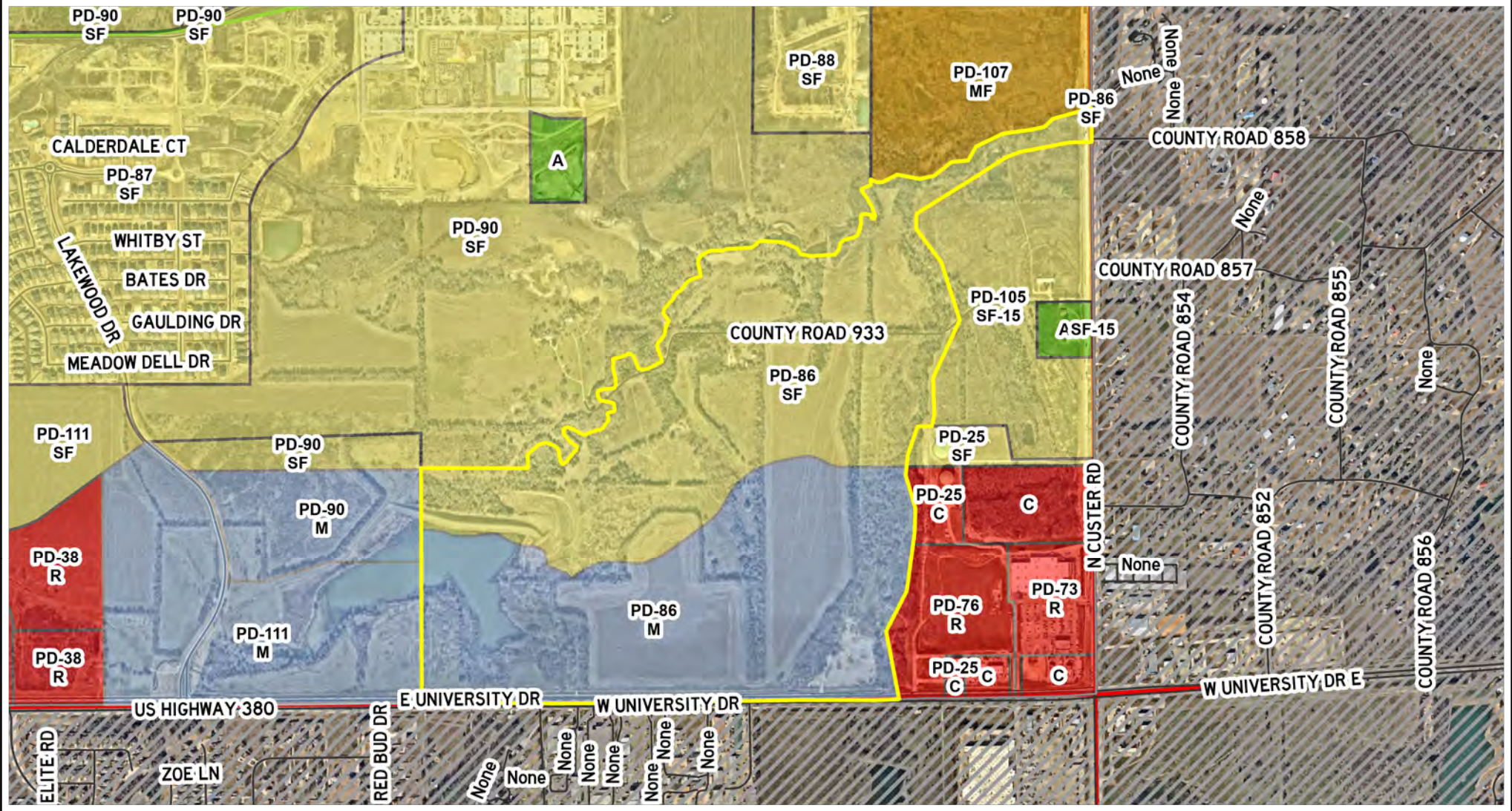
This map is for illustration purposes only.



0 500 1000 2000 Feet



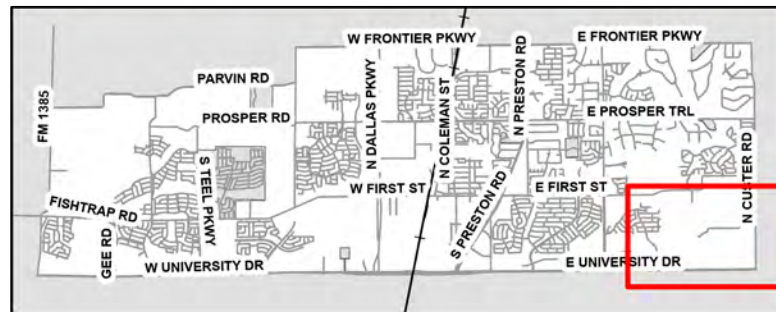
Z22-0005 - Brookhollow (Rutherford Creek)



This map is for illustration purposes only.



0 500 1000 2000
Feet



Rutherford Creek

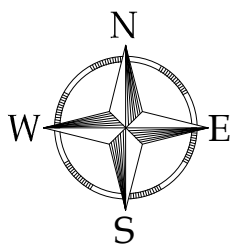
Planned Development-114

TOWN OF PROSPER, TEXAS

MARCH 2022

1. Exhibit - 6 Pages

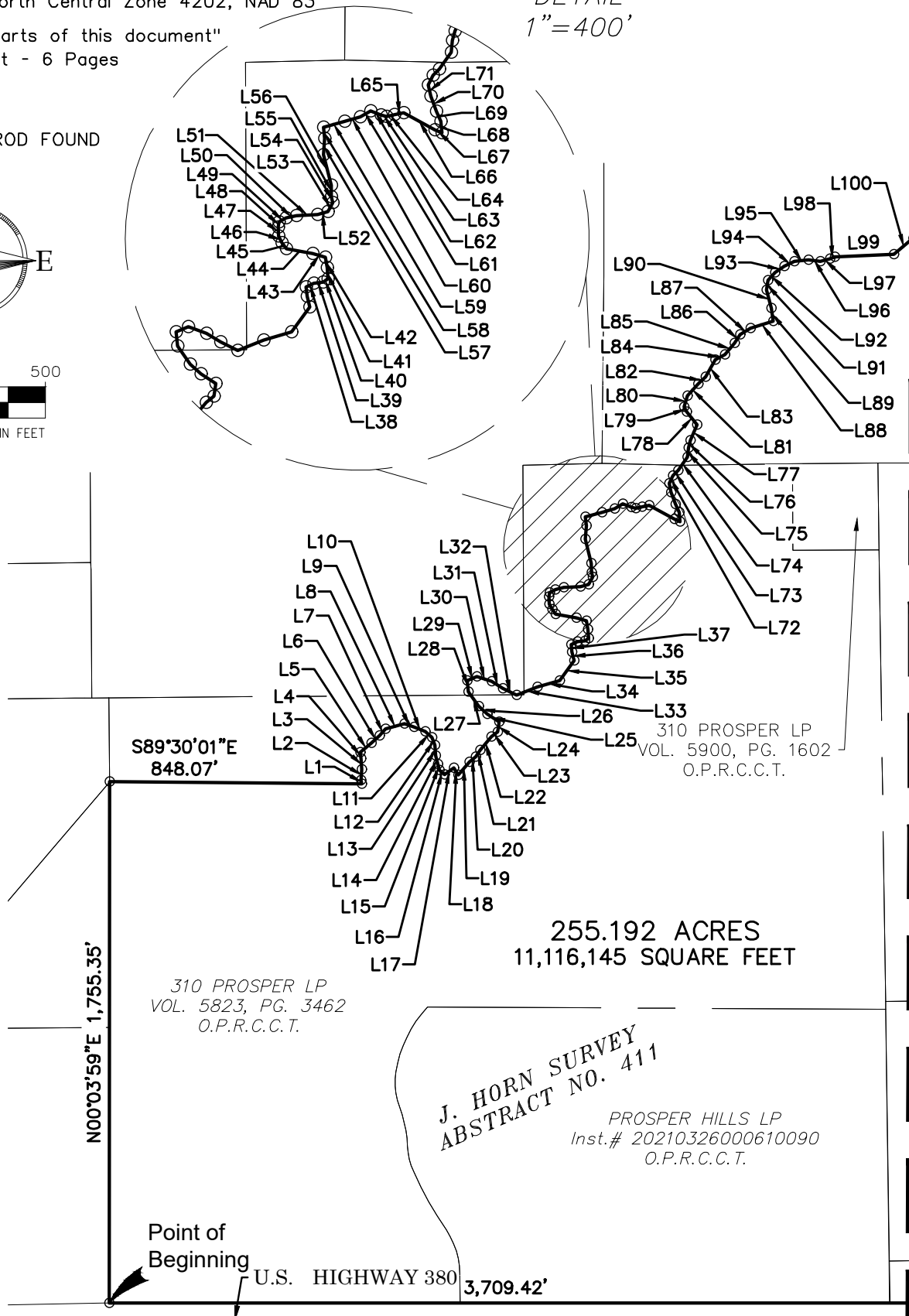
IRF=IRON ROD FOUND



0 250 500

GRAPHIC SCALE IN FEET

DETAIL
1"=400'



MATCH SHEET 2

ZONING DESCRIPTION OF 255.192 ACRES

CITY OF PROSPER
COLLIN COUNTY, TEXAS



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 1 OF 6

EXHIBIT A

TBPELS Firm Reg No. 10194468

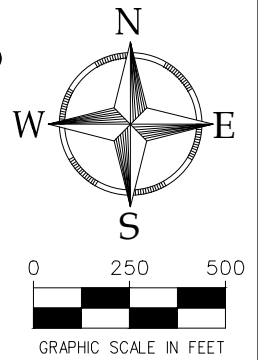
Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

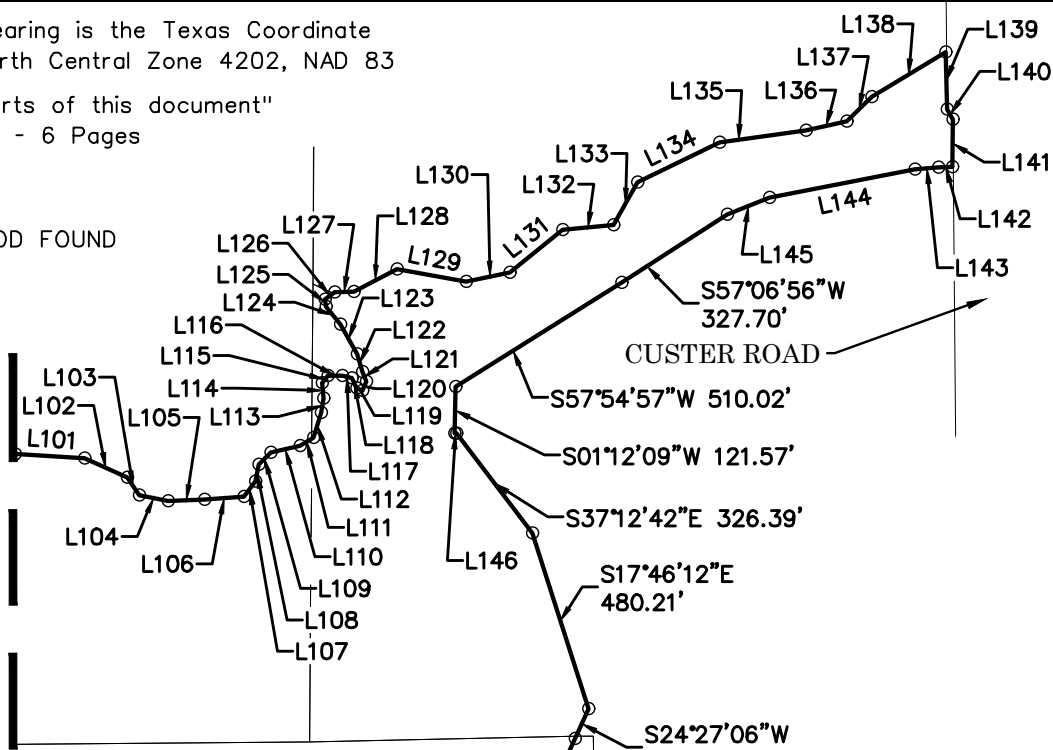
1. Exhibit - 6 Pages

LEGEND:

IRF=IRON ROD FOUND



MATCH SHEET 1



255.192 ACRES
11,116,145 SQUARE FEET

104 PROSPER LP
INST.# 20120111000035080
O.P.R.C.C.T.

J. HORN SURVEY
ABSTRACT NO. 411

LOTS 1, 2, & 3, BLOCK A
BROOKHOLLOW APARTMENTS
Inst.# 20210727010002730
O.P.R.C.C.T.

LOT 1

LOT 2

LOT 3

ZONING DESCRIPTION OF 255.192 ACRES

J. HORN SURVEY, ABSTRACT NO. 411
CITY OF PROSPER
COLLIN COUNTY, TEXAS

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PELTON
LAND SOLUTIONS
11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1800

JOB #: LPD22001	DRAWN BY: MYOST	CHECKED BY: SRAMSEY	DATE: 4/13/2022	PAGE #: 2 OF 6
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EXHIBIT A

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

"Integral parts of this document"

1. Exhibit - 6 Pages

TBPELS Firm Reg No. 10194468

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°11'08"W	12.02'
L2	N04°31'39"E	36.55'
L3	N03°38'49"W	36.55'
L4	N06°41'14"W	20.99'
L5	N48°41'25"E	48.88'
L6	N48°18'46"E	36.88'
L7	N43°42'54"E	30.40'
L8	N74°11'08"E	65.12'
L9	S71°49'16"E	34.18'
L10	S67°05'15"E	40.87'
L11	S49°45'51"E	30.51'
L12	S21°22'05"E	28.05'
L13	S03°47'52"E	35.25'
L14	S14°49'12"E	29.69'
L15	S14°29'47"E	20.21'
L16	S46°51'38"E	23.04'
L17	N53°34'49"E	39.07'
L18	S33°15'33"E	28.17'
L19	N39°55'22"E	57.35'
L20	N51°21'23"E	26.85'
L21	N34°08'23"E	28.17'
L22	N39°55'22"E	57.35'
L23	N51°21'23"E	26.85'
L24	N09°11'23"E	34.25'
L25	N56°44'26"W	48.04'
L26	N47°17'46"W	38.72'
L27	N35°41'20"W	59.64'
L28	N05°28'05"W	37.96'
L29	N66°41'54"E	35.57'
L30	S70°40'48"E	52.30'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S57°44'29"E	44.45'
L32	S64°17'24"E	51.85'
L33	N67°54'16"E	74.73'
L34	N74°06'35"E	78.71'
L35	N35°53'00"E	83.10'
L36	N14°49'13"W	29.69'
L37	N05°34'14"W	24.87'
L38	N63°53'00"E	23.30'
L39	N84°26'00"E	24.88'
L40	N55°27'29"E	15.90'
L41	N04°31'53"W	30.06'
L42	N09°52'05"W	29.11'
L43	N74°29'47"W	35.07'
L44	N79°27'13"W	71.89'
L45	N36°08'34"W	19.68'
L46	N28°03'50"W	20.30'
L47	N03°08'14"W	24.52'
L48	N10°56'07"E	14.00'
L49	N60°11'34"E	21.25'
L50	N76°24'32"E	29.43'
L51	N87°20'50"E	56.69'
L52	N75°11'25"E	29.07'
L53	N27°28'46"E	28.04'
L54	N14°02'05"W	16.32'
L55	N00°29'58"W	31.10'
L56	N14°20'34"W	83.59'
L57	N04°20'32"E	44.96'
L58	N06°26'38"W	29.78'
L59	N74°21'51"E	58.91'
L60	N73°29'27"E	43.71'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N60°15'27"E	32.45'
L62	S66°52'24"E	30.40'
L63	S76°41'21"E	15.83'
L64	N76°44'17"E	21.52'
L65	N77°32'14"E	25.11'
L66	S61°17'45"E	95.88'
L67	S66°10'55"E	20.60'
L68	N05°16'20"W	30.81'
L69	N23°01'35"W	29.52'
L70	N20°44'53"W	43.84'
L71	N12°11'51"W	30.37'
L72	N25°13'23"E	29.26'
L73	N45°27'02"E	24.57'
L74	N35°10'44"E	54.72'
L75	N05°58'11"E	31.83'
L76	N14°12'21"E	25.78'
L77	N24°11'46"E	56.83'
L78	N38°06'00"W	56.57'
L79	N31°50'41"W	18.42'
L80	N17°22'25"E	39.40'
L81	N41°43'09"E	53.43'
L82	N47°21'35"E	34.79'
L83	N29°13'43"E	66.38'
L84	N62°08'53"E	36.31'
L85	N39°40'34"E	51.84'
L86	N33°21'18"E	33.19'
L87	N58°19'29"E	41.62'
L88	N72°34'03"E	80.10'
L89	N08°08'47"W	43.92'
L90	N15°24'29"W	63.03'

ZONING DESCRIPTION OF 255.192 ACRES

J. HORN SURVEY, ABSTRACT NO. 411

CITY OF PROSPER

COLLIN COUNTY, TEXAS



JOB #: LPD22001

DRAWN BY: MYOST

CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 3 OF 6

EXHIBIT A

TBPCLS Firm Reg No. 10194468

Basis of Bearing is the Texas Coordinate
System, North Central Zone 4202, NAD 83

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LINE TABLE		
NO.	BEARING	LENGTH
L91	N08°58'27"E	33.14'
L92	N40°45'52"E	35.47'
L93	N56°45'35"E	38.42'
L94	N64°26'42"E	37.39'
L95	N84°32'10"E	47.80'
L96	S82°34'52"E	40.47'
L97	N74°41'40"E	33.22'
L98	N65°06'07"E	17.23'
L99	N87°26'35"E	199.76'
L100	N50°27'49"E	84.89'
L101	S86°14'01"E	180.77'
L102	S66°06'30"E	121.23'
L103	S33°51'22"E	55.86'
L104	S78°33'36"E	76.96'
L105	N87°53'47"E	94.52'
L106	N85°46'30"E	103.17'
L107	N36°50'04"E	49.51'
L108	N11°13'42"E	44.84'
L109	N45°27'02"E	44.51'
L110	N76°24'32"E	77.87'
L111	N59°59'01"E	41.38'
L112	N16°38'06"E	67.72'
L113	N09°54'22"E	38.28'
L114	N05°34'15"W	40.08'
L115	N38°19'31"E	23.92'
L116	S89°33'35"E	37.77'
L117	S75°31'42"E	25.96'
L118	S26°07'59"E	28.15'
L119	S66°22'07"E	15.98'
L120	N24°53'31"E	25.35'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N22°11'13"W	27.27'
L122	N17°12'57"W	48.43'
L123	N29°08'47"W	89.25'
L124	N38°51'33"W	59.64'
L125	N05°54'08"W	19.00'
L126	N52°28'24"E	30.26'
L127	N88°47'41"E	50.09'
L128	N62°23'29"E	127.31'
L129	S79°34'54"E	183.33'
L130	N77°42'52"E	116.34'
L131	N51°13'24"E	176.18'
L132	N84°21'34"E	133.19'
L133	N29°25'35"E	126.77'
L134	N64°02'03"E	237.53'
L135	N82°05'51"E	226.80'
L136	N77°07'09"E	109.07'
L137	N45°32'03"E	91.02'
L138	N58°52'55"E	224.11'
L139	S01°33'27"E	149.18'
L140	S30°40'25"E	30.00'
L141	S00°22'57"W	124.21'
L142	S89°57'33"W	36.30'
L143	S84°54'09"W	61.31'
L144	S78°56'45"W	386.85'
L145	S68°20'48"W	117.72'
L146	S88°43'37"E	4.85'

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ZONING DESCRIPTION OF 255.192 ACRES

J. HORN SURVEY, ABSTRACT NO. 411
CITY OF PROSPER
COLLIN COUNTY, TEXAS



JOB #: LPD22001

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CHECKED BY: SRAMSEY

DATE: 4/13/2022

PAGE #: 4 OF 6

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BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J. HORN SURVEY, ABSTRACT NO. 411, COLLIN COUNTY, TEXAS, AND BEING PART OF THOSE TRACTS OF LAND TO 104 PROSPER LP RECORDED IN INSTRUMENT NUMBER 20120111000035080, 310 PROSPER LP RECORDED IN VOLUME 5823, PAGE 3462 HEREIN AFTER REFERRED TO AS TRACT 1 AND VOLUME 5900, PAGE 1602 HEREIN AFTER REFERRED TO AS TRACT 2, AND PROSPER HILLS LP RECORDED IN INSTRUMENT NUMBER 20210326000610090, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00° 03' 59" E, 1755.35 FEET;

THENCE S 89° 30' 01" E, 848.07 FEET;

THENCE FOLLOWING ALONG THE CENTER OF RUTHERFORD BRANCH CREEK THE FOLLOWING BEARINGS AND DISTANCES:

N 14° 11' 08" W, 12.02 FEET;

N 04° 31' 39" E, 36.55 FEET;

N 03° 38' 49" W, 36.55 FEET;

N 06° 41' 14" W, 20.99 FEET;

N 48° 41' 25" E, 48.88 FEET;

N 48° 18' 46" E, 36.88 FEET;

N 43° 42' 54" E, 30.40 FEET;

N 74° 11' 08" E, 65.12 FEET;

S 71° 49' 16" E, 34.18 FEET;

S 67° 05' 15" E, 40.87 FEET;

S 49° 45' 51" E, 30.51 FEET;

S 21° 22' 05" E, 28.05 FEET;

S 03° 47' 52" E, 35.25 FEET;

S 14° 49' 12" E, 29.69 FEET;

S 14° 29' 47" E, 20.21 FEET;

S 46° 51' 38" E, 23.04 FEET;

N 53° 34' 49" E, 39.07 FEET;

S 33° 15' 33" E, 28.17 FEET;

N 39° 55' 22" E, 57.35 FEET;

N 51° 21' 23" E, 26.85 FEET;

N 34° 08' 23" E, 28.17 FEET;

N 39° 55' 22" E, 57.35 FEET;

N 51° 21' 23" E, 26.85 FEET;

N 09° 11' 23" E, 34.25 FEET;

N 56° 44' 26" W, 48.04 FEET;

N 47° 17' 46" W, 38.72 FEET;

N 35° 41' 20" W, 59.64 FEET;

N 05° 28' 05" W, 37.96 FEET;

N 66° 41' 54" E, 35.57 FEET;

S 70° 40' 48" E, 52.30 FEET;

S 57° 44' 29" E, 44.45 FEET;

S 64° 17' 24" E, 51.85 FEET;

N 67° 54' 16" E, 74.73 FEET;

N 74° 06' 35" E, 78.71 FEET;

N 35° 53' 00" E, 83.10 FEET;

N 14° 49' 13" W, 29.69 FEET;

N 05° 34' 14" W, 24.87 FEET;

N 63° 53' 00" E, 23.30 FEET;

N 84° 26' 00" E, 24.88 FEET;

N 55° 27' 29" E, 15.90 FEET;

CONTINUING (1)

CONTINUED (1)

N 04° 31' 53" W, 30.06 FEET;

N 09° 52' 05" W, 29.11 FEET;

N 74° 29' 47" W, 35.07 FEET;

N 79° 27' 13" W, 71.89 FEET;

N 36° 08' 34" W, 19.68 FEET;

N 28° 03' 50" W, 20.30 FEET;

N 03° 08' 14" W, 24.52 FEET;

N 10° 56' 07" E, 14.00 FEET;

N 60° 11' 34" E, 21.25 FEET;

N 76° 24' 32" E, 29.43 FEET;

N 87° 20' 50" E, 56.69 FEET;

N 75° 11' 25" E, 29.07 FEET;

N 27° 28' 46" E, 28.04 FEET;

N 14° 02' 05" W, 16.32 FEET;

N 00° 29' 58" W, 31.10 FEET;

N 14° 20' 34" W, 83.59 FEET;

N 04° 20' 32" E, 44.96 FEET;

N 06° 26' 38" W, 29.78 FEET;

N 74° 21' 51" E, 58.91 FEET;

N 73° 29' 27" E, 43.71 FEET;

N 60° 15' 27" E, 32.45 FEET;

S 66° 52' 24" E, 30.40 FEET;

S 76° 41' 21" E, 15.83 FEET;

N 76° 44' 17" E, 21.52 FEET;

N 77° 32' 14" E, 25.11 FEET;

S 61° 17' 45" E, 95.88 FEET;

S 66° 10' 55" E, 20.60 FEET;

N 05° 16' 20" W, 30.81 FEET;

N 23° 01' 35" W, 29.52 FEET;

N 20° 44' 53" W, 43.84 FEET;

N 12° 11' 51" W, 30.37 FEET;

N 25° 13' 23" E, 29.26 FEET;

N 45° 27' 02" E, 24.57 FEET;

N 35° 10' 44" E, 54.72 FEET;

N 05° 58' 11" E, 31.83 FEET;

N 14° 12' 21" E, 25.78 FEET;

N 24° 11' 46" E, 56.83 FEET;

N 38° 06' 00" W, 56.57 FEET;

N 31° 50' 41" W, 18.42 FEET;

N 17° 22' 25" E, 39.40 FEET;

N 41° 43' 09" E, 53.43 FEET;

N 47° 21' 35" E, 34.79 FEET;

N 29° 13' 43" E, 66.38 FEET;

N 62° 08' 53" E, 36.31 FEET;

N 39° 40' 34" E, 51.84 FEET;

N 33° 21' 18" E, 33.19 FEET;

N 58° 19' 29" E, 41.62 FEET;

N 72° 34' 03" E, 80.10 FEET;

N 08° 08' 47" W, 43.92 FEET;

CONTINUING (2)

ZONING DESCRIPTION OF 255.192 ACRES

J. HORN SURVEY, ABSTRACT NO. 411

CITY OF PROSPER

COLLIN COUNTY, TEXAS

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD 83

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CONTINUED (2)

N 15° 24' 29" W, 63.03 FEET;
 N 08° 58' 27" E, 33.14 FEET;
 N 40° 45' 52" E, 35.47 FEET;
 N 56° 45' 35" E, 38.42 FEET;
 N 64° 26' 42" E, 37.39 FEET;
 N 84° 32' 10" E, 47.80 FEET;
 S 82° 34' 52" E, 40.47 FEET;
 N 74° 41' 40" E, 33.22 FEET;
 N 65° 06' 07" E, 17.23 FEET;
 N 87° 26' 35" E, 199.76 FEET;
 N 50° 27' 49" E, 84.89 FEET;
 S 86° 14' 01" E, 180.77 FEET;
 S 66° 06' 30" E, 121.23 FEET;
 S 33° 51' 22" E, 55.86 FEET;
 S 78° 33' 36" E, 76.96 FEET;
 N 87° 53' 47" E, 94.52 FEET;
 N 85° 46' 30" E, 103.17 FEET;
 N 36° 50' 04" E, 49.51 FEET;
 N 11° 13' 42" E, 44.84 FEET;
 N 45° 27' 02" E, 44.51 FEET;
 N 76° 24' 32" E, 77.87 FEET;
 N 59° 59' 01" E, 41.38 FEET;
 N 16° 38' 06" E, 67.72 FEET;
 N 09° 54' 22" E, 38.28 FEET;
 N 05° 34' 15" W, 40.08 FEET;
 N 38° 19' 31" E, 23.92 FEET;
 S 89° 33' 35" E, 37.77 FEET;
 S 75° 31' 42" E, 25.96 FEET;
 S 26° 07' 59" E, 28.15 FEET;
 S 66° 22' 07" E, 15.98 FEET;
 N 24° 53' 31" E, 25.35 FEET;
 N 22° 11' 13" W, 27.27 FEET;
 N 17° 12' 57" W, 48.43 FEET;
 N 29° 08' 47" W, 89.25 FEET;
 N 38° 51' 33" W, 59.64 FEET;
 N 05° 54' 08" W, 19.00 FEET;
 N 52° 28' 24" E, 30.26 FEET;
 N 88° 47' 41" E, 50.09 FEET;
 N 62° 23' 29" E, 127.31 FEET;
 S 79° 34' 54" E, 183.33 FEET;
 N 77° 42' 52" E, 116.34 FEET;
 N 51° 13' 24" E, 176.18 FEET;
 N 84° 21' 34" E, 133.19 FEET;
 N 29° 25' 35" E, 126.77 FEET;
 N 64° 02' 03" E, 237.53 FEET;
 N 82° 05' 51" E, 226.80 FEET;
 N 77° 07' 09" E, 109.07 FEET;
 N 45° 32' 03" E, 91.02 FEET;

N 58° 52' 55" E, 224.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF CUSTER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

CONTINUING (3)

CONTINUED (3)

THENCE S 01° 33' 27" E, 149.18 FEET DEPARTING SAID WEST RIGHT-OF-WAY LINE;

THENCE S 30° 40' 25" E, 30.00 FEET;
 THENCE S 00° 22' 57" W, 124.21 FEET;
 THENCE S 89° 57' 33" W, 36.30 FEET;
 THENCE S 84° 54' 09" W, 61.31 FEET;
 THENCE S 78° 56' 45" W, 386.85 FEET;
 THENCE S 68° 20' 48" W, 117.72 FEET;
 THENCE S 57° 06' 56" W, 327.70 FEET;
 THENCE S 57° 54' 57" W, 510.02 FEET;
 THENCE S 01° 12' 09" W, 121.57 FEET;
 THENCE S 88° 43' 37" E, 4.85 FEET;
 THENCE S 37° 12' 42" E, 326.39 FEET;
 THENCE S 17° 46' 12" E, 480.21 FEET;
 THENCE S 24° 27' 06" W, 85.13 FEET;
 THENCE S 24° 43' 38" W, 418.79 FEET;
 THENCE S 02° 14' 15" E, 293.83 FEET;
 THENCE S 12° 39' 33" W, 87.80 FEET;
 THENCE S 89° 20' 24" W, 110.24 FEET;
 THENCE S 19° 06' 04" W, 236.78 FEET;
 THENCE S 05° 48' 40" W, 165.13 FEET;
 THENCE S 16° 25' 36" E, 275.59 FEET;
 THENCE S 01° 43' 37" W, 192.92 FEET;
 THENCE S 07° 47' 37" W, 96.29 FEET;
 THENCE S 07° 47' 37" W, 376.71 FEET;
 THENCE S 26° 57' 16" W, 359.64 FEET;
 THENCE S 11° 07' 20" E, 457.90 FEET;

THENCE N 89° 59' 03" W, 3709.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,116,145 SQUARE FEET OR 255.192 ACRES MORE OR LESS.

"This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

ZONING DESCRIPTION OF 255.192 ACRES

J. HORN SURVEY, ABSTRACT NO. 411
 CITY OF PROSPER
 COLLIN COUNTY, TEXAS



EXHIBIT “B”

STATEMENT OF INTENT AND PURPOSE

The purpose of this submittal is to rezone the remaining single-family components of PD-86 to accommodate a high-quality, gated, single-family neighborhood with a design that takes advantage of the trees, creeks, and rolling topography. The subdivision design utilizes a spine road to define the boundary between custom homes on the larger lots and upper end production homes located on smaller lots. The PD also restates the development standards for the mixed-use component of PD-86 while prohibiting certain deed restricted uses. While a vast majority of the base development standards contained within PD-86 have been carried over to this new PD, modifications include:

Residential (Tract 1)

- Redistributing and redefining the residential density and lot sizes currently permitted in PD-86 by restricting the existing minimum lot sizes of 7,000 square feet and 9,000 square feet to the production home area located south and east of the spine road and requiring the lots in the custom home area located north and west of the spine road to be a minimum of at least 15,000 square feet;
- Establishing two levels of architectural design standards – one for the production home area located east of the spine road and one for the custom home area located west of the spine road;
- Allowing lots to back to Rutherford Branch in accordance with the concept plan; and
- Restating all current applicable development standards.

Mixed-Use (Tracts 2, 3, and 4)

- Creating three mixed-use tracts that are reflective of current property ownership;
- Restating all current applicable development standards applicable to Tracts 2, 3, and 4;
- Prohibiting the development of multi-family residential and single-family residential uses in Tract 3 (townhomes and commercial uses remain as permitted uses) to be consistent with deed restrictions; and
- Prohibiting the development of townhome and single-family residential uses in Tract 4 (multi-family and commercial uses remain as permitted uses) to be consistent with deed restrictions.

EXHIBIT “C”

DEVELOPMENT STANDARDS

Single-Family Residential Tract 1 (190.5+ acres)

1. **General Description.** The development standards set forth for the Single-Family Residential Tract of this Planned Development District are intended to guide the development of a gated neighborhood with private streets containing custom single-family residential homes on the west side of the spine road and upper end production homes on the east side of the spine road. Development standards for these housing types are outlined below. Unless otherwise specified below, the Single-Family Residential Tract shall develop under the standards contained in the Town’s Zoning Ordinance, as it exists or may be amended.
2. **Allowed Uses.** Land uses permitted within the Single-Family Residential Tract 1 are as follows:
 - a. Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
 - b. Churches / rectories
 - c. Civic facilities
 - d. Electronic security facilities, including gatehouses and control counter
 - e. Fire stations and public safety facilities
 - f. Gated communities with private streets (developed to Town Standards)
 - g. Private Recreation Center/Amenity Center
 - h. Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts, to be stated on plat
 - i. Single family residential uses as described herein
 - j. Schools – public or private
 - k. Golf Course for Country Club (including clubhouse, maintenance facilities, on- course food and beverage structure, and on course restroom facilities.)
 - l. Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
 - m. Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
 - n. Utility distribution lines and facilities.
 - o. Other uses as permitted in the SF-10 District.
3. **Lot Types.** Type A, B, and C lots may be developed within the Single-Family Residential Tract. The development standards for the Type A, B, and C lots are listed below.

	<u>Type A</u>	<u>Type B</u>	<u>Type C</u>
Minimum Lot Area (sq ft)	15,000	9,000	7,000
Maximum Lot/Building Coverage (%)	50	50	60
Minimum Lot Width (ft)	80	70	55

Note: The minimum width of any lot shall not be less than as shown in the following table as measured at the front

building line of the lot, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may reduce the minimum width by 10 feet as measured along the arc at the front building line; provided all other requirements of this section are fulfilled.

Minimum Lot Depth (ft)	125	125	125
Minimum Front Yard (ft)	25	20	20

Note: The minimum front yard may be reduced by ten feet in the following circumstances provided the minimum front yard is no less than 15 feet.

1. For an outside swing-in garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story; or
2. For a non-enclosed porch, stoop, or balcony, or an architectural feature, such as bay window without floor area or chimney; or
3. For a non-enclosed porch and the main structure provided:
 - a. The height of the main structure does not exceed one story;
 - b. The porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch floor and a minimum width of 20 feet; and
 - c. The minimum front yard for a front entry garage is increased one foot for every one foot the minimum front yard for the main structure is reduced.

Note: Staggered lot setbacks are not required.

Minimum Side Yard (ft)	7	7	5
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Note: The side yard for all corner lots shall be a minimum of 15 feet. Single-family detached lots shall not side to First Street or Custer Road.

Minimum Rear Yard (ft)	20	20	20
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Note: The minimum depth of the rear yard shall be twenty feet for all lots, except that lots with "C-shaped" houses, such house configurations enclosing a courtyard space, may have a rear yard of ten feet.

Maximum Building Height	2½ stories not to exceed 45 feet		
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Note: Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.

Minimum Dwelling Area (sq ft)	3,500	2,500	2,200
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4. Location and Maximum Number of Lot Types. All lots located north and west of the spine road as depicted on Exhibit D shall be developed to Type A standards. A maximum of 105 Type B lots and 145 Type C lots are permitted south and east of the spine road as depicted on Exhibit D. The overall density of Tract 1 shall not exceed 3.0 units per acre.

5. Architectural Standards.

- a. The architectural standards contained in Exhibit C-1 are applicable to all lots located west of the spine road.
- b. The architectural standards contained in Exhibit C-2 are applicable to all lots located east of the spine road.

6. General Conditions. Other general development requirements and standards for the Single-Family Residential Tract include the following.

- a. Required Parking: A minimum of four (4) off-street concrete parking spaces shall be

provided for each residential unit, except townhouses where no off-street parking is required. As part of the parking requirement, at least two (2) of the off-street parking spaces shall be in an enclosed garage of at least four hundred (400) square feet. The parking of recreational vehicles, sports vehicles, boats and/or trailers on a lot facing a street is prohibited. For purposes of this Ordinance, “recreational vehicle” means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering, or any use other than human transport and material transport typically associated with a car, sport utility vehicle, or pick-up truck, and “sports vehicle” means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.

- b. Screening and Buffering: Lots backing to the central spine road shall be screened by a combination of trees, shrubs and a screening fence or wall located within a fifteen (15) foot landscape edge. All turf and landscaping areas will be irrigated. Screening fences shall be black tubular steel and walls shall be of double-faced brick or stone construction. Screening walls consisting of thin-wall brick shall not be allowed. Trees and shrubs shall be provided in accordance with the requirements of the Town’s Subdivision Ordinance, as it exists or may be amended.
- c. Concept Plan: A Concept Plan is hereby attached as Exhibit “D” and made a part of the ordinance. It establishes the most general guidelines for the district by conceptually illustrating the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedications, roads, parks, and open space. Dimensions and acreages shown on Exhibit “D” are approximations and may be modified at the time of final platting.

Minor deviations to the Concept Plan are permitted without amending this Ordinance provided that the Concept Plan still meets the purpose and intent of this Ordinance. The following changes are not considered major deviations from the Preliminary Plan:

- i. Changes that do not alter the basic relationship of the proposed development to adjacent properties;
- ii. Changes that retain the character of the development;
- iii. Changes to the roadway plan that do not significantly deviate connections to adjacent properties or the adjacent major thoroughfares;
- iv. Changes that do not degrade vehicle access and traffic circulation, pedestrian access and safety, emergency services provision, utility system effectiveness, drainage, and tree protection;
- v. Changes that do not increase the density, setbacks, height, or coverage of the site; and/or
- vi. Changes that are made to accommodate engineering considerations such as drainage, tree preservation, utility system configuration, or franchise utility infrastructure.

Major changes in the Concept Plan shall be considered the same as amendments to the Zoning Ordinance and shall be processed accordingly.

- d. Streets: The residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. In neighborhoods where lots are alley-served, residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. Entry streets shall be designed within a sixty-foot-wide right-of-way. The paved section for these streets shall be concrete paving thirty-one feet wide, except for the potential widening to accommodate traffic at intersections with major thoroughfares.
- e. Sidewalks: Opposed to constructing sidewalks along both side of the spine road, a single, eight-foot-wide sidewalk (meandering where possible) may be constructed. All other sidewalks shall be located and constructed in accordance with Town standards.
- f. Landscaping
 - i. Front Yard: A minimum of two four-inch caliper trees, measured at twelve inches above the root ball, shall be planted in the front yard of each residential lot. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house. If pre-existing trees on the lot remain in a healthy and vigorous condition after the completion of construction on the lot, and such trees meet the caliper-inch requirement, this requirement may be waived by the Town Building Official.
 - ii. Side Yard adjacent to a Street: Two canopy trees as specified on the landscape plan, with a minimum caliper of four inches each as measured twelve inches above the root ball, shall be planted in each side yard space that abuts a street. These required trees shall be in addition to the required front yard trees and shall be planted generally parallel to the street at the edge of the street right of way. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.
 - iii. Side Yard: Side yard landscaping is required on each side yard adjacent to Collector Streets within the development. Such landscaping shall include trees, shrubs, turf grass and earthen berms. Landscape beds in the yard space that abuts a street shall be limited to, and extend from, the house perimeter and walkways. Such beds shall have natural shapes. The intent of this guideline is to reinforce the continuity of the street with planting beds that visually reinforce the street edge rather than the lot. Therefore, floating beds in the yard space are prohibited. Such planting beds must run parallel to the street and create natural shapes that respond to the required trees (described above).
- g. Park Dedication Requirements: Unless modified by a development agreement with the Town, the development of Tract 1 shall provide for a dedication of a minimum of five percent (5%) of the gross platted acreage or one acre per 35 residential units, whichever is greater, to the Town for park purposes, including, but not limited to, neighborhood parks, linear parks, hike and bike trails, pocket parks, water features, creeks and natural preserve areas, or other purposes as determined by the Park and Recreation Board. This requirement may also be fulfilled through the payment of park dedication fees in accordance with the

Town's Subdivision Ordinance subject to approval of the Parks and Recreation Board and/or Town Council. All other aspects of park dedication shall comply with the Subdivision Ordinance as it presently exists or may be amended, unless modified by a development agreement with the Town. Any property dedicated in excess of the minimum five percent (5%) requirement in a development phase may be credited towards the park dedication requirements of future phases of development within this Planned Development subject to approval of the Parks and Recreation Board and/or Town Council.

- h. Mechanical Equipment: All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.
- i. Adjacency to Major Creeks, Floodplains, and Open Space: Development within the Single-Family Residential Tract shall not be required to comply with the creek frontage requirements contained within Section 6.16 of the Town's current Subdivision Ordinance. In addition, 100-year floodplain may be platted within single family lots. However, any floodplain contained within a single-family lot shall be designated on the final plat as an HOA Drainage, Floodway, and No-Build Easement to indicate that no dwelling unit or any other structure that may obstruct the natural flow of storm water may be constructed within the floodplain. General maintenance of vegetation and removal of ordinary trash and debris located within the HOA Drainage, Floodway, and No-Build Easement shall be the responsibility of the lot owner. The HOA shall keep the HOA Drainage, Floodway, and No-Build Easement clean and free of large debris that would obstruct the flow of water.

Mixed-Use Tract 2 (25.8+ acres), Tract 3 (36.2+ acres), and Tract 4 (25.2+ acres)

1. General Description: The mixed-use area (shown as Tracts 2, 3, and 4 on Exhibit D) of this Planned Development allows the development of both residential and non-residential land uses. The residential land uses are intended to supply higher density housing types to provide a buffer between the less intense residential development and U.S Highway 380 and more intense retail and commercial land uses. Non-residential land uses such as office, retail, restaurant, service, and/or commercial uses are intended to supply and serve the surrounding and nearby residential areas. Specifically, Tract 2 is limited to the development of office, retail, restaurant, service, and/or commercial uses; Tract 3 allows for the development of townhouse, office, retail, restaurant, service, and/or commercial uses; and Tract 4 allows for the development of multi-family residential, office, retail, restaurant, service, and/or commercial uses. Development standards for Tracts 2, 3, and 4 are listed below.
2. Townhouse Uses: Townhouse units shall be allowed within Tract 3. A maximum of ten units per gross acre of land shall be allowed within the mixed-use area up to a maximum of 250 townhouse units. If portions of the designated mixed-use area are developed with townhouse residential housing types, they shall be developed in accordance with the following requirements.
 - a. Exterior Façade Building Materials: All buildings within a townhouse development shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of fifteen percent of the

total exterior wall surfaces.

- b. Controlled Access: All townhouse developments that contain limited gated access shall locate all gate controls, card pads and intercom boxes in driveway islands in a manner that provides a minimum of one hundred feet of stacking distance from the gate. Such driveway islands shall also contain a break that allows for vehicular u-turn movements back onto a public street.
- c. Open Space Requirements: Each lot or parcel developed for townhouse uses shall provide useable open space equal to twenty percent of the total townhouse acreage.
- d. Residential development intensity: Development intensity shall be in accordance with the following table:

Development Requirement	Townhouse
Max. Gross Density	10.0 du/ac
Min. Lot Area	800 sq. ft.
Min. Lot Width	20'
Min. Lot Depth	40'
Min. Front Setback	0'
Min. Rear Setback	0'
Min. Side Setback (interior lot)	0'
Min. Side Setback (corner lot)	0'
Min. Side Setback (key lot)	n/a
Max. Lot Coverage	100%
Min. Floor Area / Dwelling Unit	1,200 sq. ft.
Max. Building Height / No. of stories*	48' / 3

* Maximum height of any building within sixty feet of a detached residential use shall be thirty-six feet and two stories.

- 3. Multifamily Uses: Multi-family units shall be allowed within Tract 4. A maximum of fifteen units per gross acre of land shall be allowed up to a maximum of 300 multi-family units within the mixed-use area. If portions of the designated mixed-use area are developed with multi-family residential housing types, they shall be developed in accordance with the following requirements.
 - a. Required Parking: Parking requirements for multi-family development shall be one and one-half spaces per one-bedroom unit, two spaces per two-bedroom unit, two and one-half spaces per three-bedroom unit and one-half space per each additional bedroom per unit. The total required number of spaces for any multi-family development shall not be less than 1.8 spaces per dwelling unit.
 - b. Exterior Façade Building Materials: All buildings within a multi-family development shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of fifteen percent of the total exterior wall surfaces.

- c. Controlled Access: All multi-family developments that contain limited gated access shall locate all gate controls, card pads and intercom boxes in driveway islands in a manner that provides a minimum of one hundred feet of stacking distance from the gate. Such driveway islands shall also contain a break that allows for vehicular U-turn movements back onto a public street.
- d. Open Space Requirements: Each lot or parcel developed for multi-family uses shall provide useable open space, as defined in the Town's Zoning Ordinance, equal to thirty percent of the total multifamily acreage.
- e. Residential development intensity: Development intensity shall be in accordance with the following table:

Development Requirement	Multi-family
Max. Gross Density	15.0 du/ac
Min. Lot Area	10,000 sq.
Min. Lot Width	80'
Min. Lot Depth	120'
Min. Front Setback	25' ^b
Min. Rear Setback	15' ^b
Min. Side Setback (interior lot)	15'
Min. Side Setback (corner lot)	25' ^b
Min. Side Setback (key lot)	n/a
Max. Lot Coverage	50%
Min. Floor Area / Dwelling Unit	650 sq. ft.
Max. Building Height / No. of stories*	48' / 3

* Maximum height of any building within sixty feet of a detached residential use shall be thirty-six feet and two stories.

4. Non-residential uses

1. Allowed Uses: Non-residential land uses allowed within the mixed-use area are uses that are permitted in the Neighborhood Service, Office, and Commercial Corridor districts, listed in the Town's Zoning Ordinance. Additional allowed uses include the following:
 - Drug Stores/Pharmacies.
 - Duplicating Centers, Mailing Services, Etc.
 - Financial Institutions.
 - Independent Living Facilities.
 - Laboratory, Medical and Dental.
 - Nursing Homes.
 - Post Office Facilities.
 - Research and Development Center.
 - Winery.
 - Optical Stores – Sales and Services.
 - Mini-Warehouses Shall be allowed by SUP.
2. Required Parking: The total parking required shall be the sum of the specific parking space

requirement for each use included within the mixed- use area as required by the Town's Zoning Ordinance.

3. Exterior Façade Building Materials: All main buildings shall have an exterior finish of stone, stucco, brick, tile, concrete, glass, exterior wood or similar materials or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of twenty percent of the total exterior wall surfaces.
4. Commercial development intensity: Development intensity for non- residential land uses shall be as follows:
 - i. Floor Area: The allowable floor area of buildings within the mixed-use area shall be unlimited, provided that all conditions described herein are met.
 - ii. Lot Area: The minimum lot area shall be 10,000 square feet.
 - iii. Lot Coverage: In no case shall the combined areas of the main buildings and accessory buildings cover more than 50% of the total lot area. Parking facilities shall be excluded from lot coverage computation.
 - iv. Lot Width: The minimum width of any lot shall be fifty feet.
 - v. Lot Depth: The minimum depth of any lot shall be ninety feet.
 - vi. Front Yard: The minimum depth of the front yard shall be thirty feet.
 - vii. Side Yard: No side yard is required unless vehicular access is provided/required, in which case the side yard shall have a depth of not less than twelve feet. A twenty-four-foot side yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property. A fifty-foot side yard is required adjacent to property zoned for single-family residential uses.
 - viii. Rear Yard: No rear yard is required unless vehicular access is provided/required, in which case the rear yard shall have a depth of not less than twelve feet. A twenty-four-foot rear yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property. A fifty-foot rear yard is required adjacent to property zoned for single-family residential uses.
 - ix. Building Height: Buildings shall be a maximum of two stories, not to exceed forty feet in height. Non-residential buildings may exceed this restriction provided that one additional foot shall be added to any required setback from detached residential properties for each foot that such structures exceed forty feet. Non-residential buildings may exceed this restriction using such one-to-one ratio for a total maximum height of eight stories not to exceed one hundred feet. Chimneys, antennas and other such architectural projections may extend above this height limit.
 - x. Open Space Requirement for Non-Residential Uses: A minimum of ten percent of the net lot area shall be developed and maintained as landscaped open space. Landscaped

open space shall not include areas specifically used for vehicular access and parking.

5. General Conditions

- a. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance: Except as amended herein, this Planned Development District shall conform to applicable articles and sections of ordinances and regulations of the Town of Prosper, including the Town's Zoning Ordinance and the Town's Subdivision Ordinance, as they exist or may be amended. All rights-of-way as specified in the Town's Transportation Plan will be deeded to the Town at the time of development with the Final Plat.
- b. Outdoor Storage and Display Areas: Outdoor storage or/and display of any retail material will be allowed as accessory use only and screened in compliance with the Town's Zoning Ordinance as it exists or may be amended.
- c. Buffering Adjacent to Major Thoroughfares: Irrigated landscape buffer zones will be provided along major thoroughfares in conformance with the Town of Prosper Zoning and Subdivision Ordinances.
- d. Screening and Buffering Adjacent to Residential Lots: A six-foot masonry screen wall shall be installed along the length of the common boundary line between the retail and residential components of this PD. Within such wall and for a minimum depth of fifteen feet shall be an irrigated landscaped buffer zone including turf grass and three-inch caliper trees planted on thirty-foot centers. No more than 45% of such trees shall be of the same species. Alternate screening scenarios may be approved by the Planning and Zoning Commission with their approval of a Site Plan
- e. Concept Plan: A Concept Plan is hereby attached as Exhibit D and made a part of the ordinance. It establishes the most general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedications, roads, trails, drainage, all easements and illustrates the integration of these elements into a master plan for the whole district. Dimensions and acreages shown on Exhibit D are approximations and may be modified at the time of final platting.
- f. Street Intersection with Major Thoroughfares: Median openings, turn lanes and driveway locations along Custer Road and University Drive (U.S. 380) shall be subject to the TxDOT review process as required.
- g. Screening of Mechanical Equipment: All mechanical equipment located on the ground and/or rooftops including fans, vents, air conditioning units and cooling towers shall be screened so as not to be visible from the property lines at ground level or from the second story of adjacent single-family detached development. Screening may be accomplished through the use of plant materials, berming or fencing. The list of approved plant materials for such purpose shall be included in the deed restrictions filed on this project. Fencing shall be finished in a material similar to and/or painted a color similar to the building façade, trim, or roof surface.

EXHIBIT “C-1”

ARCHITECTURAL DESIGN STANDARDS FOR SINGLE-FAMILY WEST

1. ARCHITECTURE:

The exterior of homes shall be designed to be reflective of a traditional architectural style such as French Country or Provincial, English Cottage, Colonial, Tudor, Tuscan, Texas Hill Country/Texas Tuscan, Mediterranean, or Spanish. Transitional interpretations of the aforementioned architectural styles will also be permitted. Modern architecture is prohibited. While a variety of architectural styles are permitted, architectural continuity shall be provided through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc. Use of features such as the use of wood timbers, finials, decorative cornices, copper vents, cast stone decorative features, paint grip sheet metal, copper guttering and European architectural details shall be used to individualize each residence.

2. EXTERIOR MATERIALS & DETAILING:

- 2.1. With the exception of dormers and Mediterranean or Spanish style homes constructed of stucco, exterior materials shall be 100% masonry (brick, stone, and cast stone) on all walls visible from any street and 80% masonry on each individual non-visible side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or brick and stone, matching the materials used on the residence. With the exception of Transitional homes, all window headers and sills which are visible from the street or common areas shall be constructed of cast stone, natural stone, decorative shaped brick or a combination thereof. All windows will have a least 6” of exterior material between the header and fascia board. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.
- 2.2. The entire structure shall be guttered with downspouts. All gutter and downspouts on the front of the house and any side that faces a street or common area shall be molded form of smooth round material. Gutters shall not drain across property lines.
- 2.3. All windows visible from streets and publicly accessible open space shall be casement divided lite windows.
- 2.4. Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 2.5. A uniform house number style, house number locations, and mailbox style will be selected by the developer and implemented by the homebuilders.

- 2.6. Stone selections shall be either Granbury, Millsap, Leuders, Limestone, Auston Chalk, or similar as approved by the developer.
- 2.7. Cast Stone shall be light brown, white or cream in color with or without pitting.
- 2.8. Electrical meters shall be screened from the view of the street or common areas by solid fencing or landscape material.

3. ROOFING:

- 3.1. All roofs for French Country / European architectural style homes shall have a minimum slope of 12:12 roof pitch on any front and side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Roof sections of less pitch are permitted for Texas Tuscan / Texas Hill Country and Transitional architectural style homes. Satellite Dishes shall not be installed in locations visible from the street, common areas or other residences. Solar Collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact.
- 3.2. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, imitation slate shingles, clay or concrete tile, or composition 30-year laminated shingles.
- 3.3. Roof forms shall be limited to gables, hip, Dutch hip or gable, or shed (in conjunction with Texas Hill Country homes).

4. WALLS / FENCING / SCREENING:

- 4.1. The following fence requirements are applicable to single-family lots.
 - a. Front: Fences extending across the front side yard from the home to the side property line shall be a six-foot (6') black wrought iron or tubular steel fence. Masonry wing walls may also be used. Where the front yard fence intersects with the side yard fence, a decorative metal corner column shall be constructed. The height of the corner column shall be twelve (12) to eighteen (18) inches greater than the fence and the width of the corner column shall be ten (10) to twelve (12) inches.
 - b. Side: Fences constructed along side property lines between lots shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. However, a six-foot (6') length of black wrought iron or tubular steel fence shall be constructed to serve as a transition between the side yard wood fence and a wrought iron or tubular steel fence constructed across the front side yard or along the rear property line.
 - c. Rear: Where a rear yard of one lot abuts the rear yard of another lot, fences shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. Where lots back to streets, no fence shall be constructed parallel to a wrought iron or tubular steel fencing along the rear of the lot.
 - d. Fencing Adjacent to Parks, HOA Open Space, and/or Hike and Bike Trails: Where lots side or back to parks, HOA open space, and/or hike and bike trails, fencing abutting the park, HOA open space, and/or hike and bike trail shall be a four-foot (4') black wrought iron or tubular steel fence. The design of the fence shall be selected by the developer and implemented by the homebuilders.

- e. Fence Height Transitions: Where side yard fences intersect with front or rear yard fences, fences of different heights shall be transitioned so that the fences are the same height where the fences intersect.

4.3. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by solid screening walls that match the residence material, a redwood or cedar fence, or landscaping.

4.4. Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

5. GARAGES / DRIVEWAYS / WALKWAYS:

All front entry driveways and sidewalks and steps leading from the public sidewalk or front driveway to the front door shall be constructed of brick pavers, stone, interlocking pavers, exposed aggregate with brick or stone borders, or stamped or salt finished concrete with brick or stone borders.

6. EXTERIOR LIGHTING:

Each required tree shall be down lighted with a minimum of two landscape illumination fixtures connected to an electric eye photocell. In addition, all garage doors must have one exterior light per parking space. All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance. All entrance down lights and all entrance bracket lights shall be controlled by electric eye photocells, and kept in working order at all times. All required tree lights, garage door lights, entrance down lights and entrance bracket lights shall illuminate at dusk and shall remain illuminated until sunrise.

7. TREES:

Landscape requirements shall include a minimum of two 4" caliper live oaks or red oaks in the front yard. Any lot with more than 70 feet of frontage to adjacent streets and park will require no less than one 5" caliper live oak or red oak tree for every 35' of street and park frontage (or portion thereof) on each lot. For example, 80 feet of frontage would require 3 trees.

EXHIBIT “C-2”

ARCHITECTURAL DESIGN STANDARDS FOR SINGLE-FAMILY EAST

1. ARCHITECTURE:

Architectural continuity is to be provided through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc.

2. EXTERIOR MATERIALS & DETAILING:

- 2.1. With the execution of dormers and stucco homes, exterior materials shall be 100% masonry (brick, cast stone and stone) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone, brick and stone or stucco. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.
- 2.2. The entire structure shall be guttered with downspouts. Gutters shall not drain across property lines.
- 2.3. Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 2.4. A uniform house number style, house number locations, and mailbox style will be selected by the developer and implemented by the homebuilders.
- 2.5. Stone selections shall be either Granbury, Millsap, Leuders, Limestone, Auston Chalk, or similar as approved by the developer.
- 2.6. Cast Stone shall be light brown, white or cream in color with or without pitting.
- 2.7. Electrical meters shall be screened from the view of the street or common areas by solid fencing or landscape material.

3. ROOFING:

- 3.1. All roofs shall have a minimum slope of 10:12 roof pitch on any side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Roof sections of less pitch are permitted for Texas Tuscan / Texas Hill Country and Transitional architectural style homes. Satellite Dishes shall not be installed in locations visible from the street, common areas or other residences. Solar Collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact.
- 3.2. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, imitation slate shingles, clay tile, or composition 30-year laminated shingles.
- 3.3. Roof forms shall be limited to gables, hip, Dutch hip or gable, or shed (in conjunction with Texas Hill Country homes).

4. WALLS / FENCING / SCREENING:

4.1. The following fence requirements are applicable to single-family lots.

- a. Front: Fences extending across the front side yard from the home to the side property line shall be a six-foot (6') black wrought iron or tubular steel fence. Masonry wing walls may also be used. Where the front yard fence intersects with the side yard fence, a decorative metal corner column shall be constructed. The height of the corner column shall be twelve (12) to eighteen (18) inches greater than the fence and the width of the corner column shall be ten (10) to twelve (12) inches.
 - b. Side: Fences constructed along side property lines between lots shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. However, a six-foot (6') length of black wrought iron or tubular steel fence shall be constructed to serve as a transition between the side yard wood fence and a wrought iron or tubular steel fence constructed across the front side yard or along the rear property line.
 - c. Rear: Where a rear yard of one lot abuts the rear yard of another lot, fences shall be board-on-board, stained, and weather-treated with steel posts and be a minimum of six-foot (6') in height. Where lots back to streets, no fence shall be constructed parallel to a wrought iron or tubular steel fencing along the rear of the lot.
 - d. Fencing Adjacent to Parks, HOA Open Space, and/or Hike and Bike Trails: Where lots side or back to parks, HOA open space, and/or hike and bike trails, fencing abutting the park, HOA open space, and/or hike and bike trail shall be a four-foot (4') black wrought iron or tubular steel fence. The design of the fence shall be selected by the developer and implemented by the homebuilders.
 - e. Fence Height Transitions: Where side yard fences intersect with front or rear yard fences, fences of different heights shall be transitioned so that the fences are the same height where the fences intersect.
- 4.3. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by solid screening walls that match the residence material, a redwood or cedar fence, or landscaping.
- 4.4. Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence, or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

3. GARAGES / DRIVEWAYS / WALKWAYS:

All front entry driveways and sidewalks and steps leading from the public sidewalk or front driveway to the front door shall be constructed of brick pavers, stone, interlocking pavers, exposed aggregate, or stamped or broom finished concrete with brick or stone borders.

4. EXTERIOR LIGHTING:

All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance.

5. TREES:

Landscape requirements shall include a minimum of two 4" caliper live oaks or red oaks in the front yard. In addition to the 2 required front yard trees, a minimum of two 4" caliper live oaks or red oaks shall be planted in each side yard space that abuts a street.

EXHIBIT "D"

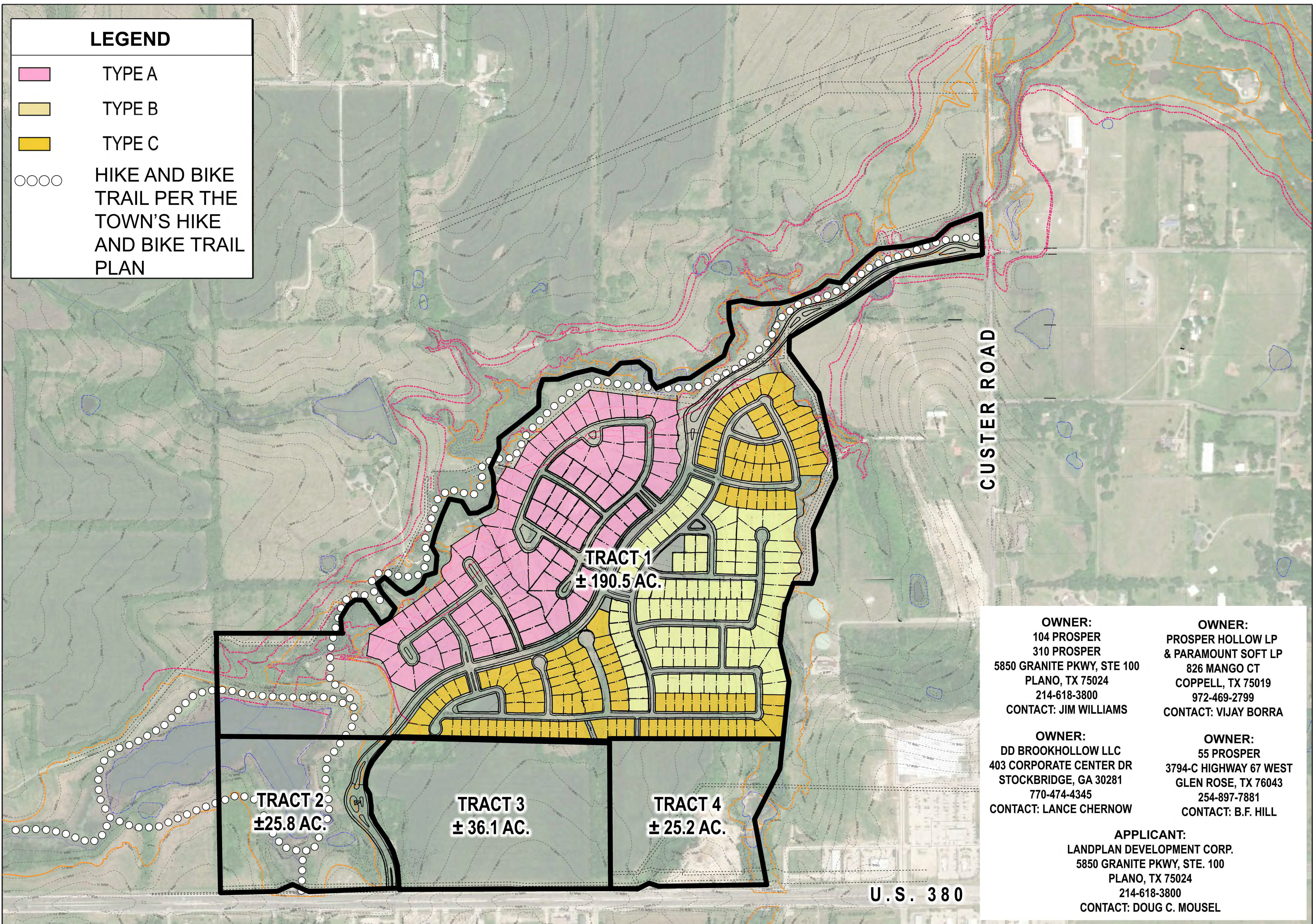


EXHIBIT “E”

DEVELOPMENT SCHEDULE

The anticipated development schedules for the property contained within this PD are:

- Single-Family Tract 1 – commencement of first phase immediately upon Town approval of zoning, plat, and construction plans
- Mixed-Use Tract 2 – one to two years
- Mixed-Use Tract 3 – one to two years
- Mixed-Use Tract 4 – commencement upon Town approval of construction plans

Dates are approximate and are subject to change due to external forces such as market conditions.