

**AGENDA**  
**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.

**Notice Regarding Public Participation**

Welcome to the Planning & Zoning Commission meeting. Individuals may attend the meeting in person, or access the meeting via videoconference, or telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/81847978852>

Enter Meeting ID: 818 4797 8852

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

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

Enter Meeting ID: 818 4797 8852

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**Addressing the Planning & Zoning Commission:**

- Those wishing to address the Commission must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.
- **If you are attending in person**, please submit this form to the Board Chair or a staff member prior to the meeting. When called upon, please come to the podium and state your name and address for the record.
- **If you are attending online/virtually**, please submit this form prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call
2. Pledge of Allegiance

### **3. CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a.** Consider and act upon minutes from the 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).

### **REGULAR AGENDA**

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

- 4.** Consider and act upon a Site Plan 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).
- 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).
- 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). **[REQUEST TO BE TABLED]**

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).  
**[REQUEST TO BE TABLED]**
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 Friday, April 1, 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.

<b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Town Hall is wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, March 15, 2022, 6:00 p.m.

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

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

Commissioners present: Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris (arrived at 6:04 p.m.), Damon Jackson, and Chris Kern.

Commissioners absent: Chair Brandon Daniel, Secretary Mike Pettis, and Sekou Harris.

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

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon minutes from the March 1, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Final Plat for Lakewood, Phase 6, for 41 single family residential lots, and two (2) HOA/open space lot, on 13.8± acres, located east of Coit Road, south of First Street. The property is zoned Planned Development-87 (PD-87). (D22-0022).**
- 3c. Consider and act upon a Site Plan for two (2) office/warehouse buildings, on 5.4± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D21-0091).**
- 3d. Consider and act upon a Replat for Eagle Crossing Addition, Block A, Lots 1R & 3R, on 7.5± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D21-0092).**
- 3e. Consider and act upon a Final Plat for Star Trail, Phase 12, for 64 single family residential lots and seven (7) HOA/Open space lots, on 29.0± acres, located on the west side of Legacy Drive, north of Fishtrap Road. The property is zoned Planned Development-66 (PD-66). (D21-0120).**
- 3f. Consider and act upon a Revised Conveyance Plat for the Prosper High School No. 3 Addition, Block A, Lots 1 and 2, on 82.4± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-90 (PD-90) and Agricultural (A). (D22-0013).**
- 3g. Consider and act upon a Revised Preliminary Site Plan for Gates of Prosper, Phase 2, Block E, Lots 3-6, on 4.2± acres, located on the northeast corner of Preston Road**



and Craig Road. The property is zoned Planned Development-67 (PD-67). (D22-0014).

- 3h. Consider and act upon a Site Plan for Prestonwood Baptist Church, on 15.2± acres, located on the south side of Prosper Trail, east of Dallas Parkway. The property is zoned Planned Development-33 (PD-33). (D22-0015).
- 3i. Consider and act upon a Site Plan for an office/warehouse, in Proper Business Park, on 8.9± acres, located on the south side of Prosper Trail, east of Dallas Parkway. The property is zoned Planned Development-26 (PD-26). (D22-0016).
- 3j. Consider and act upon a Site Plan for an expansion to a golf club (Gentle Creek Golf Club), on 8.7± acres, located on the north side of Prosper Trail, east of Coit Road. The property is zoned Planned Development-1 (PD-1). (D22-0017).

Motion by Jackson, second by Kern, to approve the Consent Agenda., subject to staff recommendations. Motion approved 4-0.

#### **REGULAR AGENDA**

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

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

- 5. Adjourn.

Motion by Charles, second by Jackson, to adjourn. Motion approved 4-0 at 6:05 p.m.

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**Evelyn Mendez, Planning Technician**

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**Michael Pettis, Secretary**



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3b**

**From:** David Soto, Senior Planner

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

**Re:** Planning & Zoning Commission Meeting – April 5, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of this Final Plat is to dedicate all easements necessary for development. The Final Plat conforms to the agriculture (A) development standards.

On January 18, 2022, the Planning & Zoning Commission approved a Site Plan for the subject property (D21-0099).

**Attached Documents:**

1. Location Map
2. Final Plat

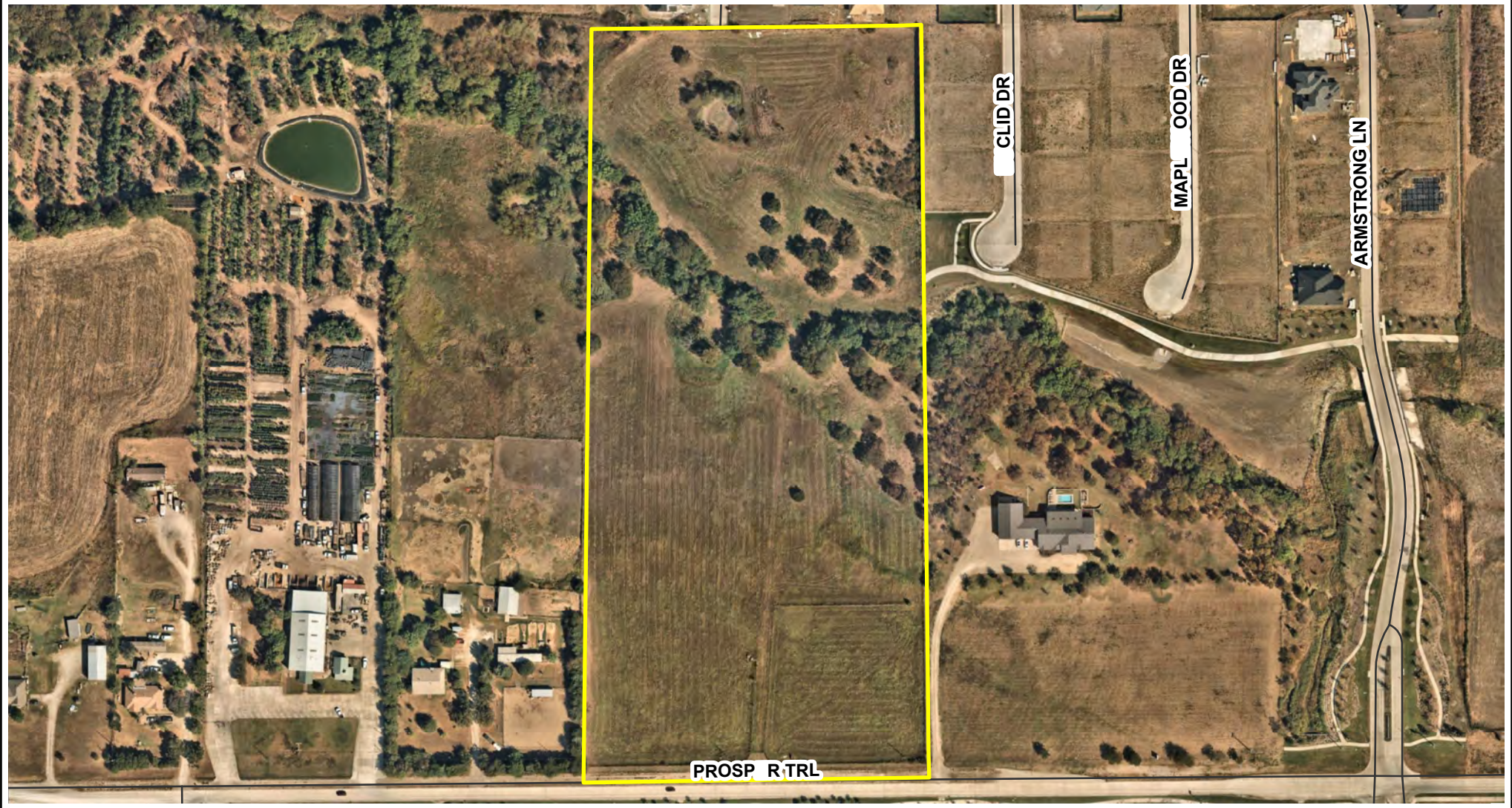
**Staff Recommendation:**

Staff recommends approval of the Final Plat, subject to:

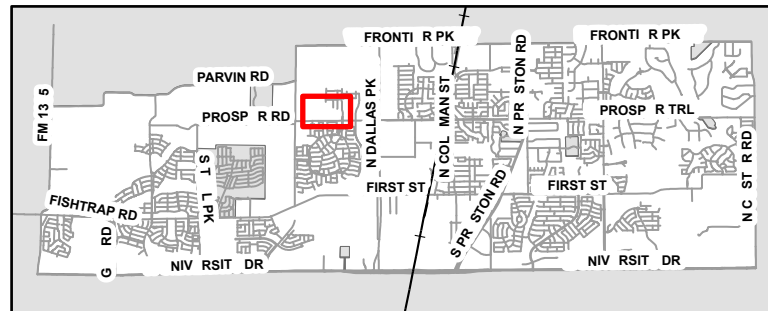
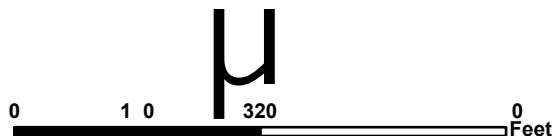
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



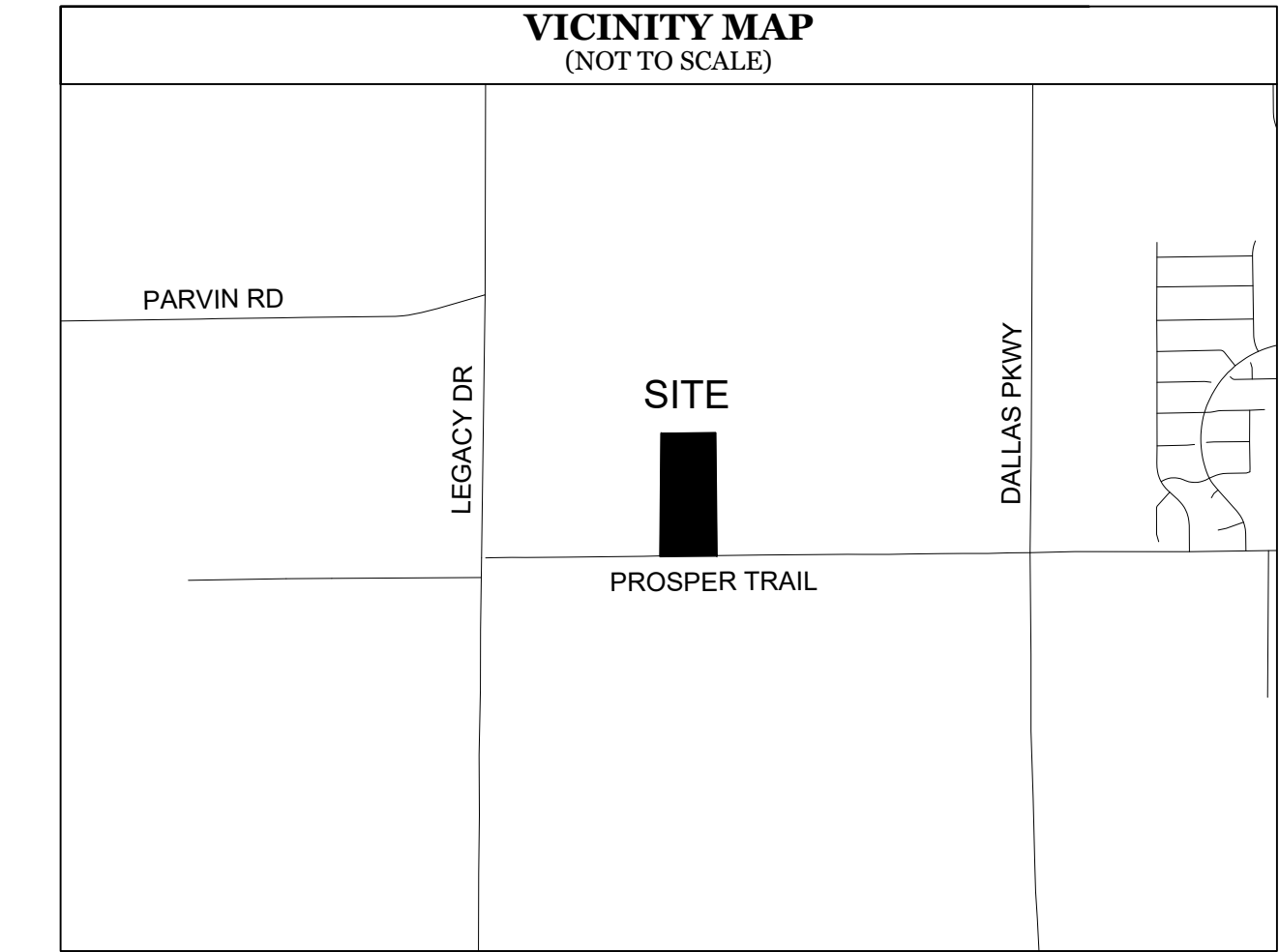
# D22-0001 - Hope Fellowship



This map is for illustration purposes only .







### GENERAL NOTES

- 1.) The purpose of this plat is to create one official lot of record, and dedicate easements and right-of-way.
- 2.) This property is located in Non-Shaded Zone "X" & Zone A as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480130 as shown on Map Number 48121C0230J and F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48121C0115J.
- 3.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 4.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 5.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 6.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

### DRAINAGE & FLOODWAY EASEMENT

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

### STREET EASEMENT

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

### ACCESS EASEMENT

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

### FIRE LANE EASEMENT

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

Project	1903.016-05
Date	09/21/2021
Drafter	TAR

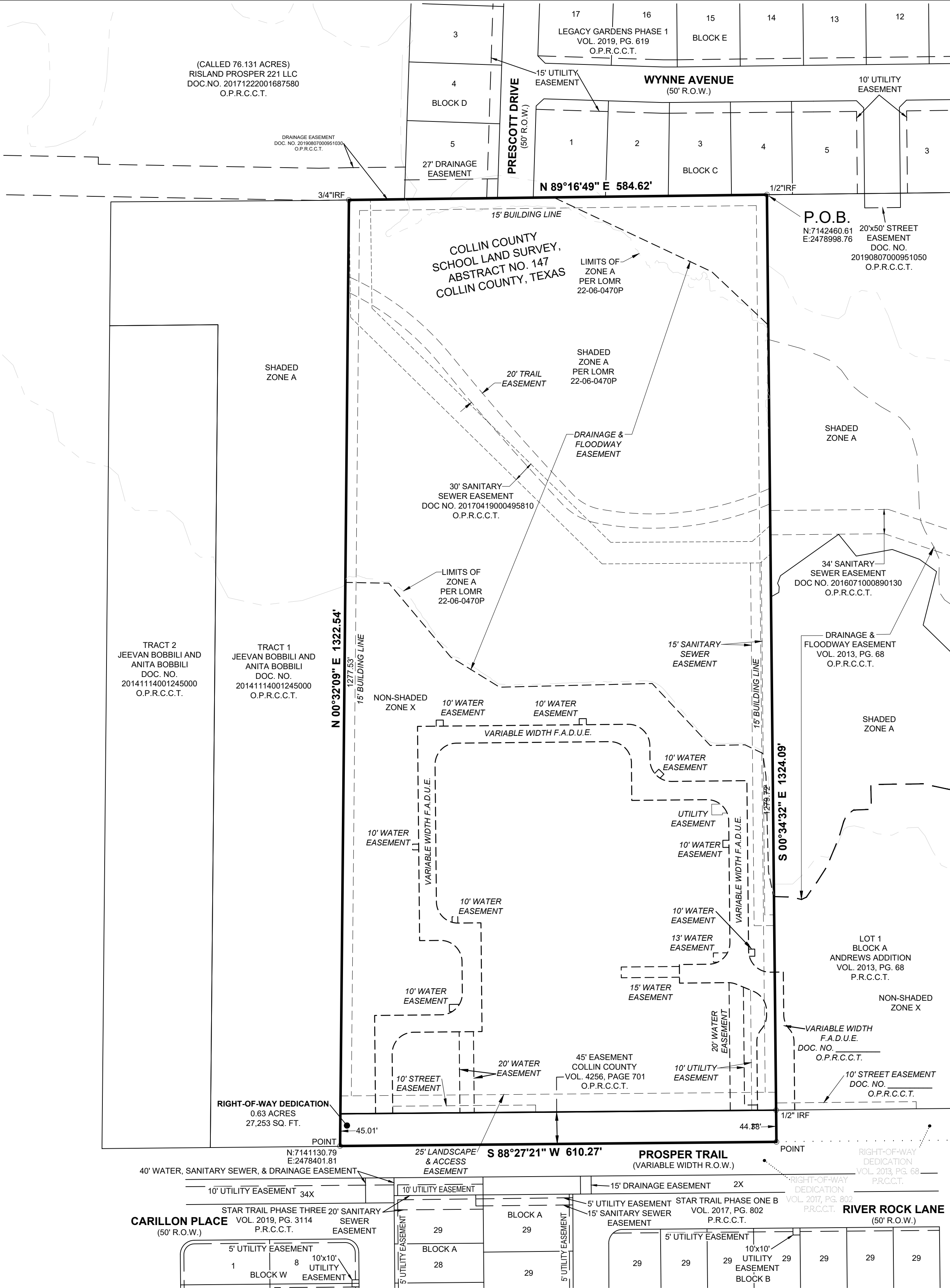


**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

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

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

**OWNER**  
Hope Fellowship Ministries  
Contact: John McKinzie  
309 Main Street  
Frisco, TX 75036  
(972) 377-8855



LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
R.O.W.	= RIGHT-OF-WAY
F.A.U.D.E.	= FIRELANE, ACCESS, UTILITY & DRAINAGE EASEMENT
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	= REAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY, TEXAS

CERTIFICATE OF SURVEYOR	
STATE OF TEXAS § COUNTY OF DENTON §	
I, <b>Matthew Raabe</b> , Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.	
<b>PRELIMINARY</b> this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document	
Matthew Raabe, R.P.L.S. # 6402	Date _____
STATE OF TEXAS § COUNTY OF DENTON §	
BEFORE ME, the undersigned authority, on this day personally appeared <b>Matthew Raabe</b> , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.	
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.	
Notary Public in and for the State of Texas	

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **HOPE FELLOWSHIP MINISTRIES** is the owner of a 18.15 acre tract or parcel of land out of the Collin County School Land Survey, Abstract Number 147 situated in the Town of Prosper, Collin County, Texas and being all of a called 18.15 acre tract of land conveyed to Richard James Morgan by deed of record in Volume 4905, Page 3272 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod found in the South line of Lot 4, Block C of Legacy Gardens Phase 1, a subdivision of record in Volume 2013, Page 68 of the Plat Records of Collin County, Texas, being the Northwest corner of Lot 1, Block A of Andrews Addition, a subdivision of record in Volume 2013, Page 68 of said Plat Records, also being the Northeast corner of said Morgan tract and hereof;

**THENCE**, S00°34'32"E, leaving the South line of said Lot 4, along the East line of said Morgan tract and the common West line of said Lot 1, passing at a distance of 1279.72 feet, a 1/2 inch iron rod found at the Southwest corner of said Lot 1, also passing at a distance of 1298.61 feet, a 1/2 inch iron rod found and continuing a total distance of 1324.09 feet to a point at or near the centerline of Prosper Trail, being the Southeast corner of said Morgan tract and hereof;

**THENCE**, S89°27'21"W, along the South line of said Morgan tract, along or near the centerline of Prosper Trail, a distance of 610.27 feet to the Southeast corner of a called Tract 1 conveyed to Jeevan and Anita Bobbili by deed of record in Document No. 20141114001245000 of said Official Public Records, being the Southwest corner of said Morgan tract and hereof;

**THENCE**, N00°32'09"E, leaving the center of Prosper trail, along the West line of said Morgan tract and the common East line of said Bobbili tract, passing at a distance of 20.11 feet, a 1/2 inch iron pipe found and continuing a total distance of 1322.54 feet to a 3/4 inch iron rod found in the South line of a called 76.131 acre tract of land conveyed to Risland Prosper 221 LLC by deed of record in Document No. 20171222001687580 of said Official Public Records, being the Northeast corner of said Bobbili tract, also being the Northwest corner of said Morgan tract and hereof;

**THENCE**, N89°16'49"E, along the North line of said Morgan tract, being in part, the South line of said 76.131 acre tract and in part, the South line of said Legacy Gardens Phase 1 subdivision, a distance of 584.62 feet to the **POINT OF BEGINNING** and containing an area of 18.15 Acres, or (790,527 Square Feet) of land, more or less.

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

THAT, **HOPE FELLOWSHIP MINISTRIES**, acting herein by and through it's duly authorized officer, does hereby adopt this plat, designating herein described property as **HOPE FELLOWSHIP ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **HOPE FELLOWSHIP MINISTRIES**, does herein certify the following:

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

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

WITNESS AT MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER: **HOPE FELLOWSHIP MINISTRIES**.

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

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

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

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

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

CERTIFICATE OF APPROVAL	
APPROVED on this the _____ day of _____, 20__, by the Planning and Zoning Commission of the Town of Prosper, Texas.	
Town Secretary _____	
Engineering Department _____	
Development Services Department _____	

CASE NO. D22-0001  
**FINAL PLAT OF  
HOPE FELLOWSHIP ADDITION  
LOT 1, BLOCK A**

BEING 18.15 ACRES  
SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY,  
ABSTRACT NUMBER 147,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS





## PLANNING

**To:** Planning & Zoning Commission **Item No. 3c**

**From:** Evelyn Mendez, Planning Technician

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

**Re:** Planning & Zoning Commission Meeting – April 5, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The Final Plat shows 73 single family residential lots, and five (5) HOA/open space lots. Access is provided from Bridges Drive and Berylline Lane. The Final Plat conforms to the PD-40 development standards.

**Attached Documents:**

1. Location Map
2. Final Plat

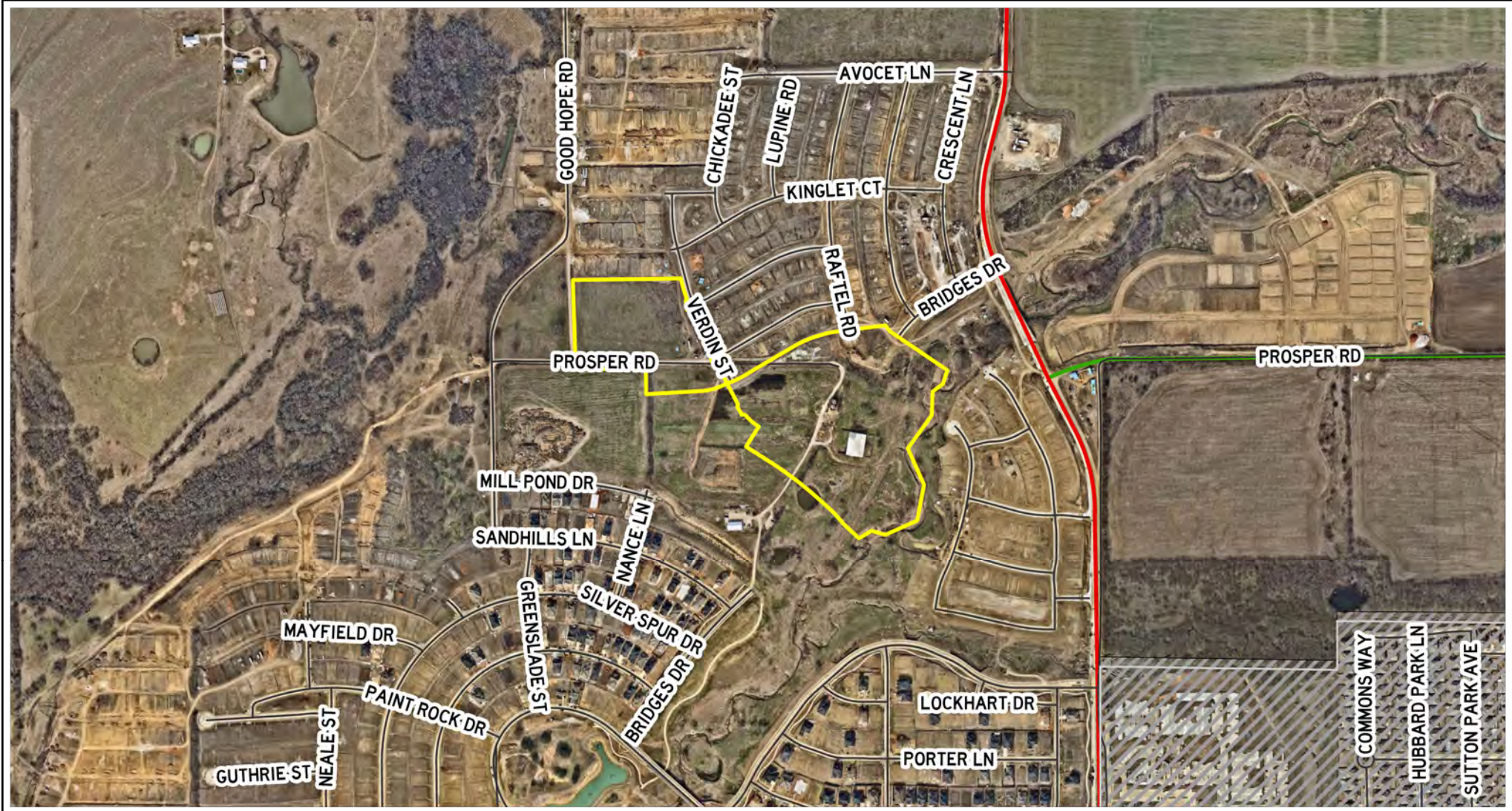
**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

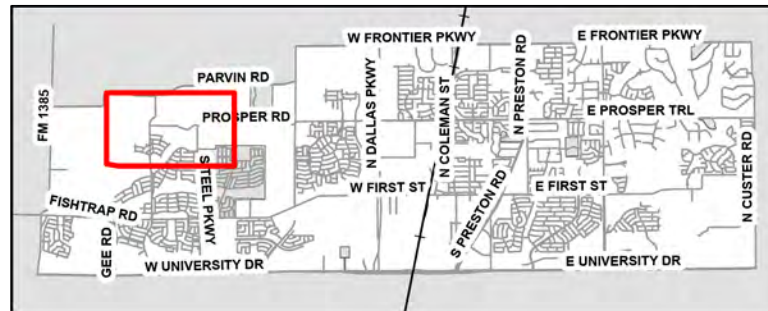
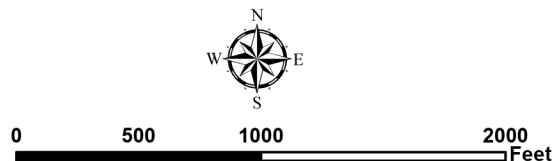
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



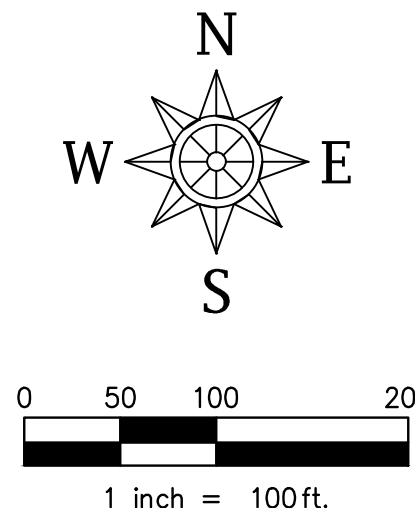
# D22-0019 - Windsong Ranch Phase 6E



This map is for illustration purposes only.







LOCATION MAP / KEY MAP  
N.T.S.

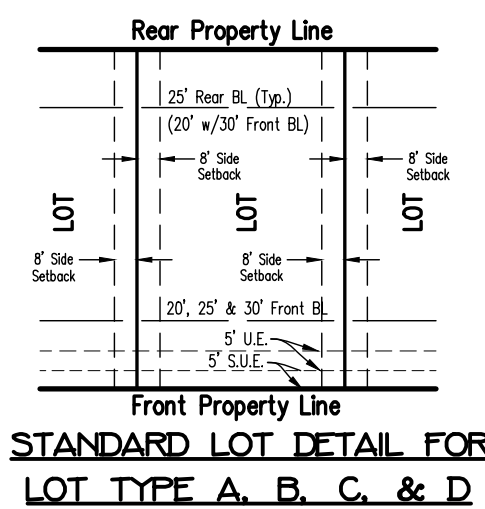
LEGEND	
(Not all items may be applicable)	
IRS	IRON ROD SET
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WME	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AE	ACCESS EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
◆	STREET NAME CHANGE
ⓐ	BLOCK DESIGNATION
ⓑ	10'x10' TRANSFORMER EASEMENT
ⓓ	CLUSTER MAILBOX LOCATION - Per Revised SLP
▲	LOT FRONT
*	KEY LOT
NO DRIVE ACCESS	
DROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

Boundary Line Table: Tract 1		
Line #	Length	Direction
BL1	79.15'	S 18°22'17" W
BL2	70.80'	S 52°55'25" W
BL3	128.85'	S 01°53'55" W
BL4	200.32'	S 10°54'01" W
BL5	191.60'	S 65°59'58" W
BL6	78.75'	N 74°06'06" W
BL7	80.83'	S 59°34'07" W
BL8	115.30'	N 47°06'54" W
BL9	85.00'	N 40°49'41" W
BL10	115.43'	N 48°08'57" W
BL11	151.92'	N 57°34'38" W
BL12	130.50'	N 32°25'22" E
BL13	2.11'	N 57°34'38" W
BL14	13.50'	N 80°20'19" W
BL15	4.56'	S 59°38'50" W
BL16	50.00'	N 30°21'10" W
BL17	14.30'	N 15°18'03" E
BL18	125.13'	N 27°27'43" W
BL19	50.22'	N 67°57'05" E
BL20	174.01'	N 82°38'55" E

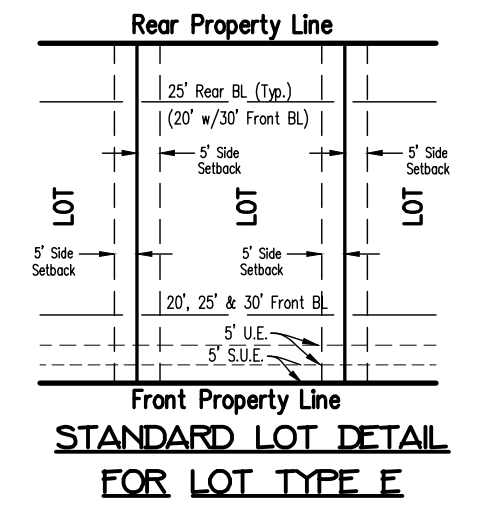
Boundary Line Table: Tract 2		
Line #	Length	Direction
BL1	45.13'	S 67°05'57" W
BL2	131.80'	N 00°50'42" W
BL3	50.00'	S 89°11'27" W
BL4	14.15'	N 45°49'59" W
BL5	42.11'	N 00°48'35" W
BL6	39.22'	S 89°44'00" E
BL7	58.47'	S 14°45'14" E
BL8	12.70'	S 28°41'56" W
BL9	50.00'	S 09°56'36" E
BL10	12.12'	N 79°14'23" E
BL11	15.50'	S 63°03'06" E
BL12	152.79'	S 23°51'12" E
BL13	35.41'	S 27°27'43" E
BL14	12.92'	S 22°18'32" W
BL15	50.03'	S 15°10'31" E
BL16	10.78'	N 72°18'01" E
BL17	15.17'	S 68°08'52" E
BL18	120.81'	S 27°27'43" E

Boundary Curve Table: Tract 2					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	102.41'	300.00'	101.92'	S 76°52'45" W	19°33'35"
BC2	60.43'	525.00'	60.39'	S 18°03'04" E	6°35'40"
BC3	64.55'	1025.00'	64.54'	S 25°39'28" E	3°36'29"

Boundary Curve Table: Tract 1					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	336.43'	2044.50'	336.05'	N 52°51'47" W	9°25'41"
BC2	97.86'	325.00'	97.49'	N 48°57'03" W	17°15'09"
BC3	3.99'	325.00'	3.99'	N 27°48'51" W	0°42'15"
BC4	107.17'	673.80'	107.06'	N 60°33'27" E	9°06'46"
BC5	291.17'	674.17'	288.91'	N 73°06'26" E	24°44'44"
BC6	42.60'	655.00'	42.59'	S 37°25'33" E	3°43'34"



STANDARD LOT DETAIL FOR LOT TYPE A, B, C, & D



STANDARD LOT DETAIL FOR LOT TYPE E

- NOTES:**
1. 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.
  2. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  3. All development will comply with Town of Prosper PD-40 Requirements.
  4. Open space areas, Lots 1-5, Block X, to be owned and maintained by the H.O.A.
  5. Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
  6. Lots 1-5, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat. Lot 4, Block X to be Draining and Floodway Easement.
  7. No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
  8. This property is subject to the Windsong Ranch license agreement between VP Windsong Operations LLC (governing the installation & maintenance of street trees) and the Town of Prosper.
  9. This plat is subject to the additional residential zoning standards outlined in ordinance 15.55
  10. All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
  11. Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submitted.
  12. Finished floor elevation shall be at least 2' above the 100-year floodplain.
  13. 5.970 acres of right-of-way being dedicated by this plat in fee simple.
  14. All fences adjacent to open space shall be ornamental metal.

**PHASE 6E**  
73 LOTS DEVELOPED TO PD-40 STANDARDS  
29.238 ACRES (2.50 UNITS/ACRE)  
AVERAGE LOT SIZE = 11,343.86 SF  
5 OPEN SPACE LOTS

Lot Summary	Phase 6E
Type A (Min. 8,000 SF)	0
Type B (Min. 9,000 SF)	15
Type C (Min. 10,500 SF)	10
Type D (Min. 12,500 SF)	5
Type E (Min. 6,000 SF)	43
Type F (Min. 20,000 SF)	0
Total	73

**D22-0019**  
**FINAL PLAT**  
**WINDSONG RANCH PHASE 6E**

20.267 GROSS ACRES, 4.200 ACRES R.O.W.  
16.067 ACRES NET

8.971 GROSS ACRES, 1.770 ACRES R.O.W.  
7.201 ACRES NET

OUT OF THE B. RUE SURVEY ABST. 1113,  
A ROBERTS SURVEY ABST. 1115,

L. NETHERLY SURVEY ABST. 962

TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
VP WINDSONG OPERATIONS LLC  
130 N Preston Rd, Suite 130  
Prosper, Texas 75078  
Telephone (469) 532-0681  
Contact: David Blom

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

Scale: 1"=100' March 7, 2022 SEI Job No. 22-007



Printed by: camthi Print Date: 3/17/2022 10:10 AM

Drawing: 6\_0202 085122-007 Windsong Ranch Phase 6E CAD:22-007 FINAL PLAT.dwg Saved By: camthi Save Time: 3/17/2022 10:09:28 AM

TRACT 1: OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the B. Rue Survey, Abstract No. 1113, the A. Roberts Survey, Abstract No. 1115, and the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, being a tract conveyed to VP Windsong Investments, by deed recorded in Document No. 2018-142929 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap set at the southwest corner of Lot 22, Block H, Windsong Ranch Phase 8 and bearing S 45°34'35" E, a distance of 232.67' for the southeast corner of the B. Rue Survey Abstract No. 1113 and the intersection of the north line of the L. Netherly Survey Abstract No. 962:

THENCE S 55°54'03" E, a distance of 380.85 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE the following courses and distances:

S 18°22'17" W, a distance of 79.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 52°55'25" W, a distance of 70.80 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 01°53'55" W, a distance of 128.85 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 35°45'01" W, a distance of 225.57 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 23°54'39" E, a distance of 219.25 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 10°54'01" W, a distance of 200.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 65°59'58" W, a distance of 191.60 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 74°06'06" W, a distance of 78.75 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 59°34'07" W, a distance of 80.83 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 47°06'54" W, a distance of 115.30 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 40°49'41" W, a distance of 85.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 48°08'57" W, a distance of 115.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 9°25'41", a radius of 2044.50 feet, a chord of N 52°51'47" W - 336.05 feet, an arc length of 336.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 57°34'38" W, a distance of 151.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 32°25'22" E, a distance of 130.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 57°34'38" W, a distance of 2.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 17°15'09", a radius of 325.00 feet, a chord of N 48°57'03" W - 97.49 feet, an arc length of 97.86 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE the following courses and distances:

N 80°20'19" W, a distance of 13.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 59°38'50" W, a distance of 4.56 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 30°21'10" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 15°18'03" E, a distance of 14.30 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 0°42'15", a radius of 325.00 feet, a chord of N 27°48'51" W - 3.99 feet, an arc length of 3.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 27°27'43" W, a distance of 125.13 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 67°57'05" E, a distance of 50.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 9°06'46", a radius of 673.80 feet, a chord of N 60°33'27" E - 107.06 feet, an arc length of 107.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 59°38'50" E, a distance of 270.07 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 24°44'44", a radius of 674.17 feet, a chord of N 73°06'26" E - 288.91 feet, an arc length of 291.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 82°38'55" E, a distance of 174.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 3°43'34", a radius of 655.00 feet, a chord of S 37°25'33" E - 42.59 feet, an arc length of 42.60 feet, to the POINT OF BEGINNING with the subject tract containing 882,836 square feet or 20.267 acres of land.

ACCESS EASEMENT

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

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.

TRACT 2: OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the B. Rue Survey, Abstract No. 1113, the A. Roberts Survey, Abstract No. 1115, and the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, being a tract conveyed to VP Windsong Investments, by deed recorded in Document No. 2018-142929 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap set along the west right-of-way of Verdin Street and bearing N 83°21'30" E, a distance of 1070.76' for the southeast corner of the B. Rue Survey Abstract No. 1113 and the intersection of the north line of the L. Netherly Survey Abstract No. 962:

THENCE S 67°05'57" W, a distance of 45.13 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 19°33'35", a radius of 300.00 feet, a chord of S 76°52'45" W - 101.92 feet, an arc length of 102.41 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE the following courses and distances:

S 86°39'32" W, a distance of 305.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 00°50'42" W, a distance of 131.80 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 89°11'27" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 45°49'59" W, a distance of 14.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 89°11'25" W, a distance of 366.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 00°48'35" W, a distance of 42.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 89°44'00" E, a distance of 39.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 01°47'00" W, a distance of 450.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 89°11'27" E, a distance of 593.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 14°45'14" E, a distance of 58.47 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 6°35'40", a radius of 525.00 feet, a chord of S 18°03'04" E - 60.39 feet, an arc length of 60.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE the following courses and distances:

S 28°41'56" W, a distance of 12.70 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 09°56'36" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 79°14'23" W, a distance of 12.12 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 63°03'06" E, a distance of 15.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 23°51'12" W, a distance of 152.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 3°36'29", a radius of 1025.00 feet, a chord of S 25°39'28" E - 64.54 feet, an arc length of 64.55 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE the following courses and distances:

S 27°27'43" E, a distance of 35.41 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 22°18'32" W, a distance of 12.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 15°10'31" E, a distance of 50.03 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
N 72°18'01" E, a distance of 10.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;  
S 68°08'52" E, a distance of 15.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

AND S 27°27'43" E, a distance of 120.81 feet, to the POINT OF BEGINNING with the subject tract containing 390,790 square feet or 8.971 acres of land.

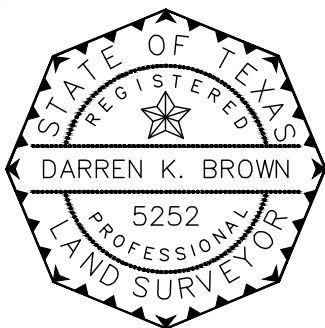
DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: All of Lot 4, Block X, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATE

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

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



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

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **VP Windsong Operations LLC**, do hereby adopt this Final Plat designating the herein above described property as **WINDSONG RANCH PHASE 6E**, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

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

VP Windsong Operations LLC  
A Delaware Limited Liability Company

By: \_\_\_\_\_  
David R. Blom, Vice President

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

\_\_\_\_\_ Town Secretary  
\_\_\_\_\_ Engineering Department  
\_\_\_\_\_ Planning Department

D22-0019  
FINAL PLAT  
WINDSONG RANCH PHASE 6E

TRACT 1  
20.267 GROSS ACRES, 4.200 ACRES R.O.W.  
16.067 ACRES NET  
TRACT 2  
8.971 GROSS ACRES, 1.770 ACRES R.O.W.  
7.201 ACRES NET

OUT OF THE B. RUE SURVEY ABST. 1113,  
A ROBERTS SURVEY ABST. 1115,  
L. NETHERLY SURVEY ABST. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

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

March 7, 2022 SEI Job No. 22-007



Drawing: S:\2022\2885\22-007 Windsong Ranch Phase 6E\DWG\22-007 FINAL PLAT.dwg    Saved By: Smith    Save Time: 3/7/2022    10:09:25 AM  
Plotted by: csmith Plot Date: 3/7/2022 10:10 AM

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
10	E	10,880	0.250	E
11	E	6,827	0.157	E
12	E	6,827	0.157	E
13	E	6,827	0.157	E
14	E	6,827	0.157	E
15	E	6,827	0.157	E
16	E	6,827	0.157	E
17	E	6,827	0.157	E
18	E	6,827	0.157	E
19	E	6,827	0.157	E
20	E	6,932	0.159	E

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.079
3	X	1.886
2	X	0.132
4	X	5.823
5	X	0.070

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
23	H	23,816	0.547	D

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
10	K	11,406	0.262	B
11	K	10,657	0.245	B
12	K	10,636	0.244	B
13	K	10,110	0.232	B
14	K	9,880	0.227	B
15	K	9,880	0.227	B
16	K	9,867	0.227	B
17	K	11,403	0.262	C

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
1	L	11,413	0.262	C
2	L	12,160	0.279	C
3	L	11,959	0.275	C
4	L	11,404	0.262	C
5	L	10,553	0.242	B
6	L	14,414	0.331	D
7	L	14,090	0.323	D
8	L	11,759	0.270	C
9	L	13,411	0.308	D
10	L	12,524	0.288	C
11	L	12,429	0.285	C
12	L	12,425	0.285	C
13	L	14,357	0.330	D

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
1	M	10,673	0.245	C
2	M	9,987	0.229	B
3	M	10,133	0.233	B
4	M	10,130	0.233	B
5	M	10,125	0.232	B
6	M	10,126	0.232	B
7	M	9,918	0.228	B
8	M	9,992	0.229	B

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
1	Q	10,524	0.242	E
2	Q	6,915	0.159	E
3	Q	6,612	0.152	E
4	Q	6,550	0.150	E
5	Q	6,550	0.150	E
6	Q	6,550	0.150	E
7	Q	6,550	0.150	E
8	Q	6,550	0.150	E
9	Q	6,550	0.150	E
10	Q	6,550	0.150	E
11	Q	6,550	0.150	E
12	Q	8,616	0.198	E
13	Q	9,009	0.207	E
14	Q	6,550	0.150	E
15	Q	6,550	0.150	E
16	Q	6,550	0.150	E
17	Q	6,550	0.150	E
18	Q	6,550	0.150	E
19	Q	6,550	0.150	E
20	Q	6,550	0.150	E
21	Q	6,550	0.150	E
22	Q	6,550	0.150	E
23	Q	6,605	0.152	E
24	Q	7,218	0.166	E
25	Q	10,707	0.246	E

Lot Area Table				
Lot #	Block #	Sqware Feet	Acreage	Lot Type
1	R	9,417	0.216	E
2	R	8,197	0.188	E
3	R	7,985	0.183	E
4	R	7,571	0.174	E
5	R	7,634	0.175	E
6	R	7,775	0.178	E
7	R	8,378	0.192	E

Lot Line Table		
Line #	Length	Direction
L1	37.56'	S 63°12'32" W
L2	35.05'	S 30°24'24" E
L3	19.74'	N 85°08'28" W
L4	14.60'	N 45°11'59" W
L5	14.45'	S 41°37'44" W
L6	15.22'	N 73°54'26" W
L7	16.40'	N 08°18'11" E
L8	14.24'	S 80°43'16" W
L9	14.24'	N 08°30'22" W
L10	35.36'	S 42°45'40" W
L11	35.36'	S 47°14'20" E
L12	32.86'	S 80°15'01" W
L13	35.35'	S 06°06'56" E
L14	14.14'	N 44°10'39" E
L15	14.14'	N 45°48'35" W
L16	14.14'	N 44°11'26" E

Centerline Line Table		
Line #	Length	Direction
L17	22.83'	S 49°10'19" W
L18	20.07'	N 01°29'14" W
L19	35.00'	S 00°50'42" E

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	70.10'	450.00'	70.03'	S 64°04'23" W	8°55'31"
C2	20.40'	145.00'	20.38'	S 53°32'47" E	8°03'41"
C3	45.93'	39.50'	43.38'	S 32°29'54" W	66°36'57"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C4	217.74'	600.00'	216.54'	S 08°09'26" W	20°47'32"
C5	392.06'	600.00'	385.12'	N 16°28'50" E	37°26'19"
C6	68.15'	700.00'	68.12'	S 51°43'25" E	5°34'40"
C7	190.37'	2200.00'	190.31'	N 51°24'49" W	4°57'28"
C8	270.46'	300.00'	261.39'	S 61°56'04" W	51°39'13"
C9	137.47'	901.00'	137.33'	N 05°51'29" W	8°44'30"
C10	261.98'	520.00'	259.21'	S 74°04'48" W	28°51'56"
C11	119.93'	300.00'	119.13'	S 46°07'30" E	22°54'17"
C12	143.11'	500.00'	142.62'	N 80°59'28" E	16°23'58"
C13	63.77'	400.00'	63.70'	N 84°37'25" E	9°08'03"

D22-0019  
FINAL PLAT

WINDSONG RANCH PHASE 6E

TRACT 1  
20.267 GROSS ACRES, 4.200 ACRES R.O.W.  
16.067 ACRES NET

TRACT 2  
8.971 GROSS ACRES, 1.770 ACRES R.O.W.  
7.201 ACRES NET

OUT OF THE B. RUE SURVEY ABST. 1113,  
A ROBERTS SURVEY ABST. 1115,  
L. NETHERLY SURVEY ABST. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

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

March 7, 2022    SEI Job No. 22-007



**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 5, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of the Conveyance Plat for SEC Teel – Prosper Addition, Block A, Lot 1 is to create a lot of record and to provide ROW dedication. The plat conforms to Agricultural (A) development standards.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

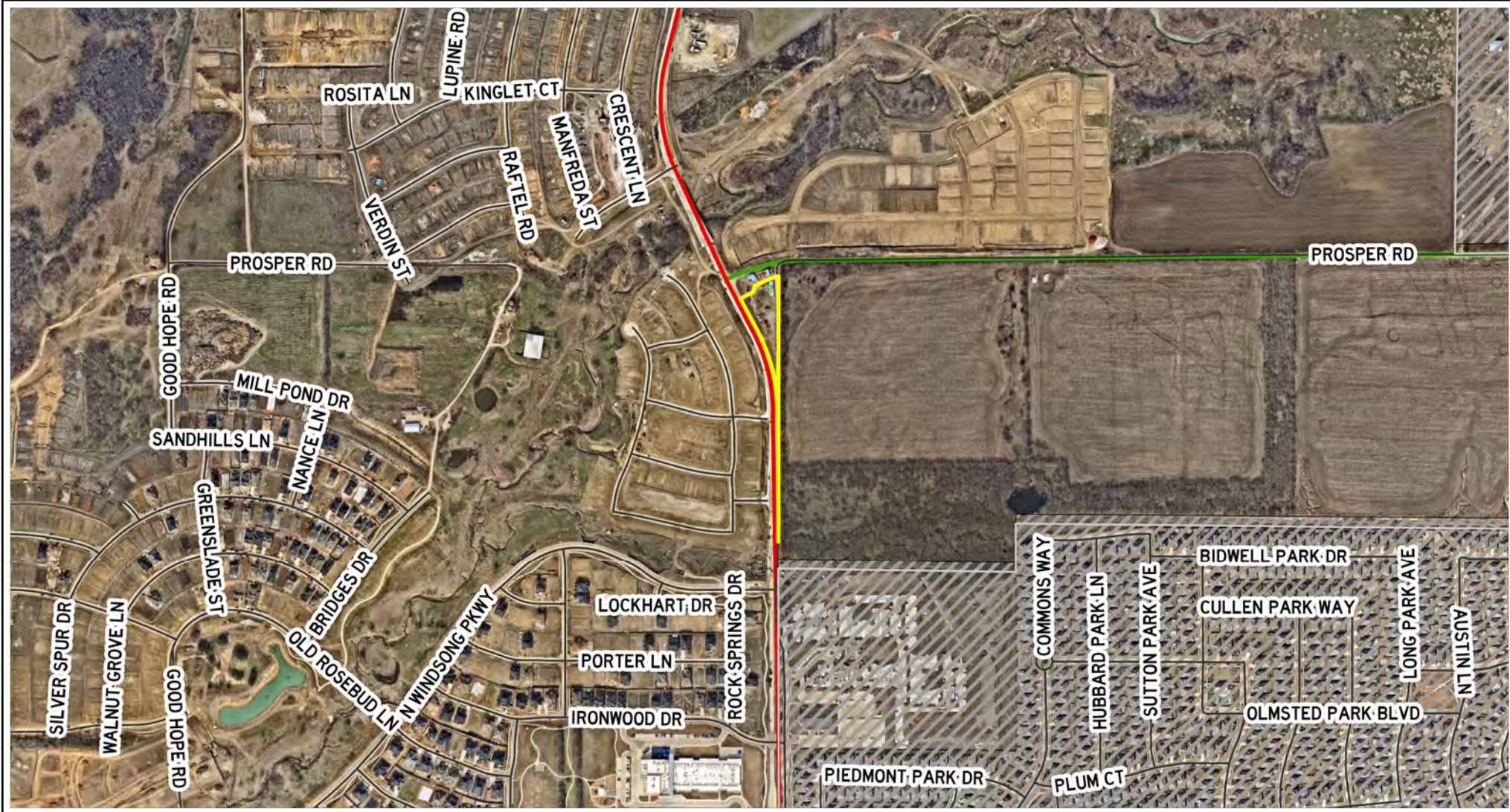
**Staff Recommendation:**

Staff recommends approval of Conveyance Plat, subject to:

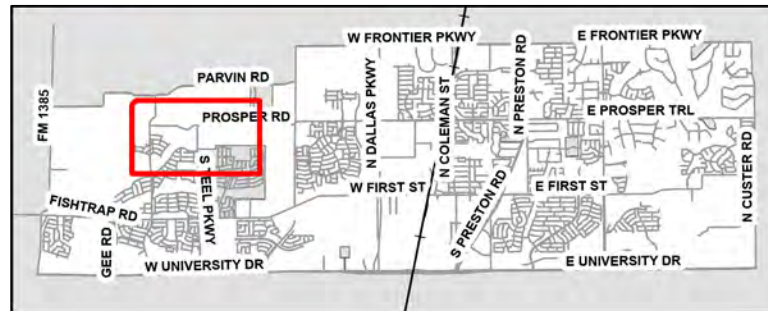
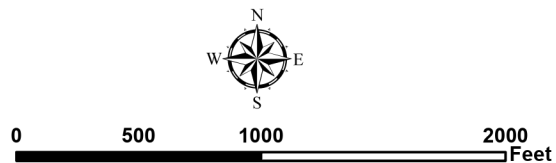
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



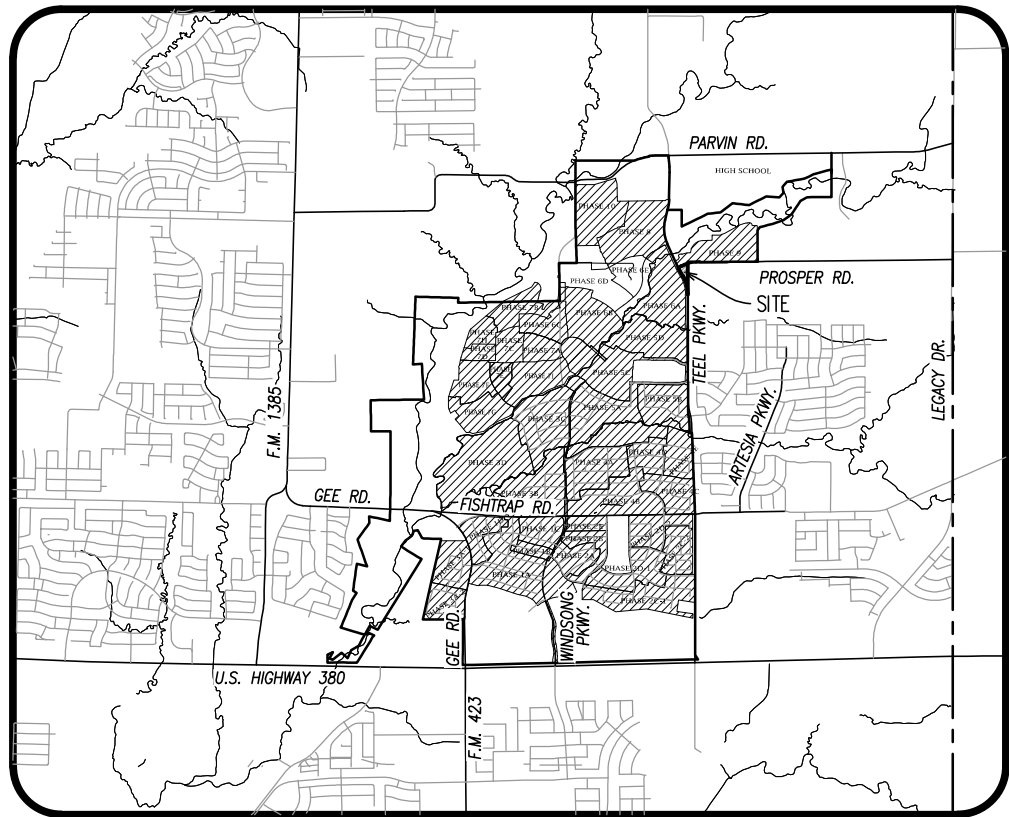
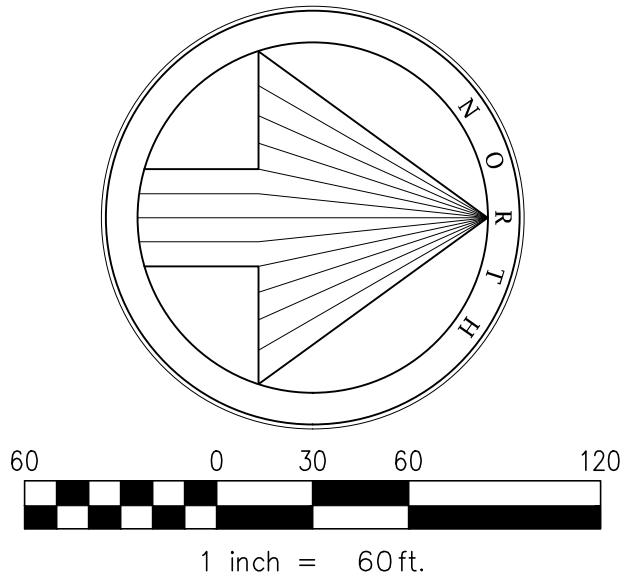
# D22-0022 - SEC Teel-Prosper Addition



This map is for illustration purposes only.

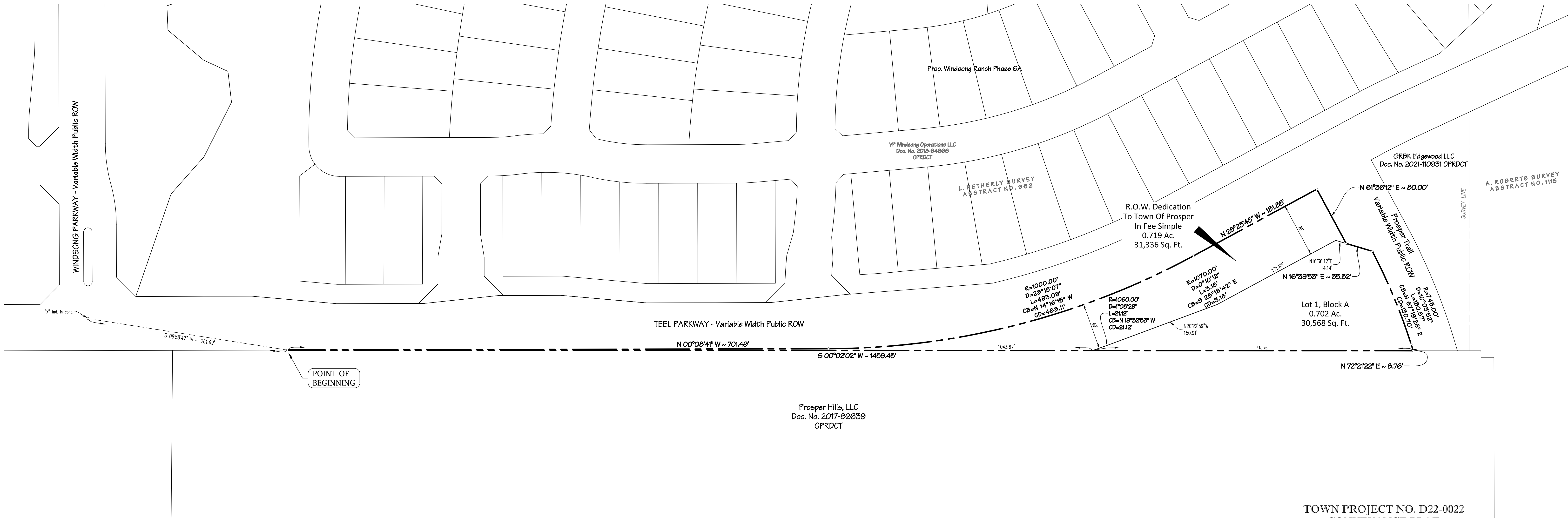






LEGEND	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
<	GUY WIRE ANCHOR
○	BOLLARD
⌵	SIGNPOST
⊕	FIRE HYDRANT
RISER	UTILITY RISER
UGE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FDC	FIBEROPTIC CABLE MARKER
EB	ELECTRIC BOX
W	WATER VALVE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—○—	GUARDRAIL
—x—	BARBED WIRE FENCE
— —	WOOD FENCE
—O—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

- NOTES:
1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the town of Prosper.
  4. No floodplain exists on the site.



TOWN PROJECT NO. D22-0022  
CONVEYANCE PLAT

**SEC TEEL - PROSPER ADDITION**

LOT 1, BLOCK A  
L. NETHERLY SURVEY, ABSTRACT NO. 962  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
1.421 ACRES GROSS/.702 ACRES NET

OWNER / APPLICANT  
VP Windsong Operations LLC  
130 N. Preston Road, Suite 130  
Prosper, Texas 75078  
Telephone (469) 532-0689  
Contact: David Blom

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

STATE OF TEXAS           §  
COUNTY OF DENTON       §

to the POINT OF BEGINNING with the subject tract containing 61,904 square feet or 1.421 acres of land.

The streets and alleys are dedicated for street 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 or any other easements dedicated for the public use forever for the purposes indicated on this plot.

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 shall not be liable for any damage or injury caused by the 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, sold use by public utilities being subordinate to the public's and Town of Prosper's use thereof.

7. The Town of Prosper shall not be liable for any damage or injury caused by the maintenance, or efficiency of their respective systems or easements.

8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without incurring liability or on time procuring permission.

9. All modifications to this document shall be by means of plot and approved by the Town of Prosper.

VP WINDSONG OPERATIONS LLC, a Texas limited partnership

STATE OF TEXAS                   §  
COUNTY OF DENTON           §

Notary Public, State of Texas

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



Notary Public, State of Texas

\_\_\_\_\_  
Notary Public, State of Texas

## Planning Services Department

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

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

Notary Public, State of Texas

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



**To: Planning & Zoning Commission**

**Item No. 3e**

**From: Evelyn Mendez, Planning Technician**

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

**Re: Planning & Zoning Commission Meeting – April 5, 2022**

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**Agenda Item:**

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).

**Description of Agenda Item:**

The purpose of this Conveyance Plat for Windsong Ranch Office Addition, Block A, Lots 1 and 2 is to create two lots of record and dedicates easements. The plat conforms to Planned Development-103 (PD-103) development standards.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

**Staff Recommendation:**

Staff recommends approval of Conveyance Plat, subject to:

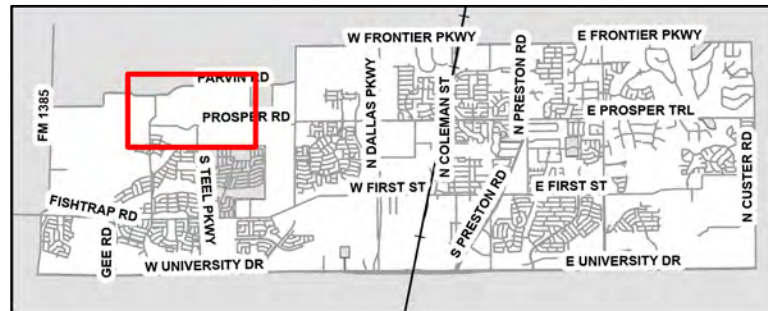
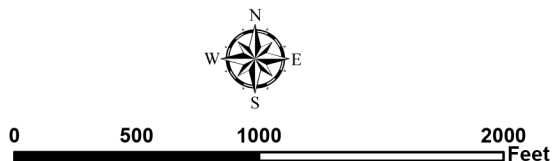
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



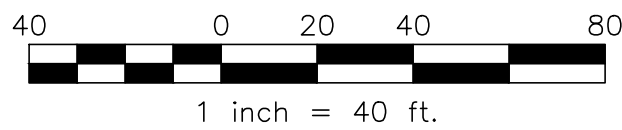
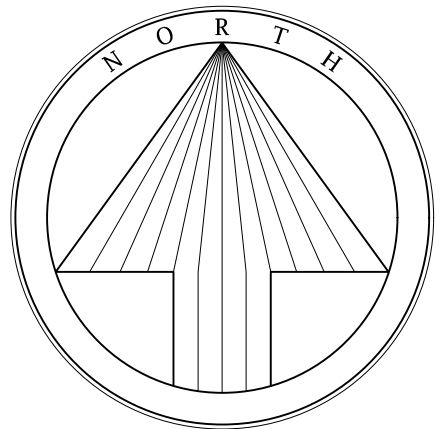
# D22-0023 - Windsong Ranch Office Addition



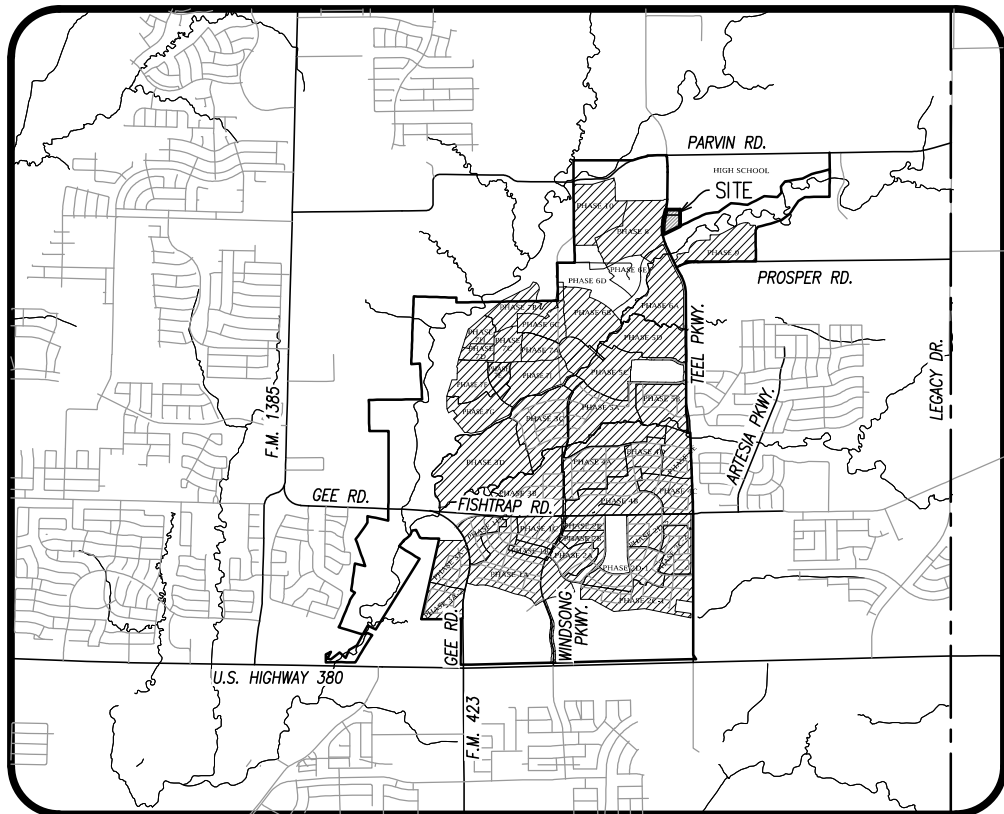
This map is for illustration purposes only.







Basis of bearing: State Plane  
Coordinate System, North Texas  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.



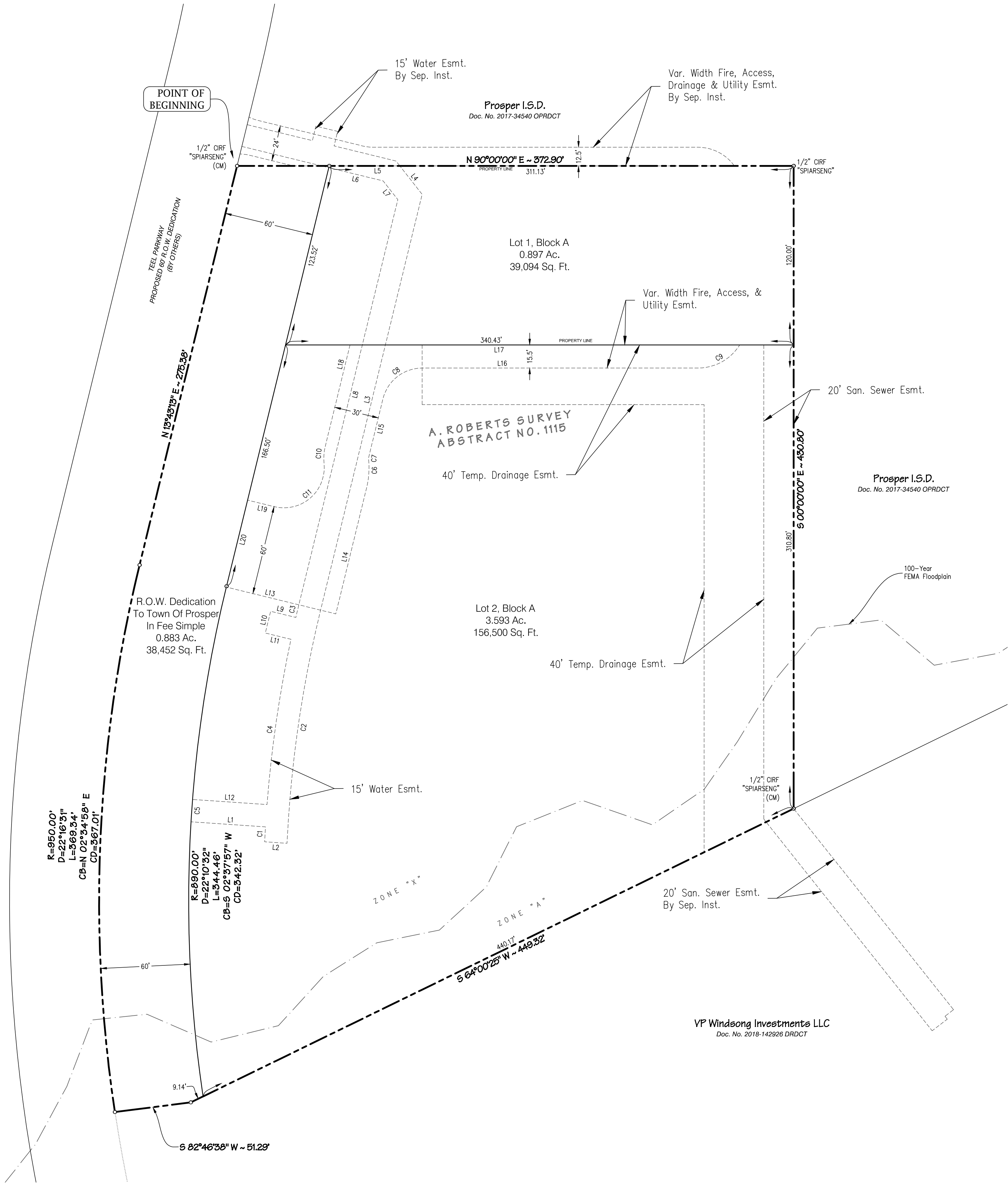
LOCATION MAP  
1" = 5000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
—	IRON ROD FOUND
—	CAPPED IRON ROD FOUND
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

VP Windsong Investments LLC  
Doc. No. 2018-142926 DRDCT

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the town of Prosper.



Easement Line Table		
Line #	Length	Direction
L1	50.00'	S 86°05'21" E
L2	15.00'	S 86°05'22" E
L3	286.28'	N 13°43'13" E
L4	24.23'	N 38°08'23" W
L5	52.39'	N 90°00'00" E
L6	42.43'	N 76°16'47" W
L7	15.92'	N 38°08'23" W
L8	278.99'	N 13°43'13" E
L9	17.38'	S 76°16'47" E
L10	15.00'	N 13°43'13" E
L11	17.68'	N 76°16'47" W
L12	50.00'	S 86°05'21" E
L13	75.50'	S 76°15'02" E
L14	87.00'	N 13°43'13" E
L15	40.35'	N 13°43'03" E
L16	184.84'	N 90°00'00" E
L17	261.11'	N 90°00'00" W
L18	70.18'	S 13°43'08" W
L19	18.48'	N 76°15'02" W
L20	60.00'	S 13°43'13" W

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	10.00'	840.00'	10.00'	S 03°03'30" W	0°40'56"
C2	158.75'	825.00'	158.50'	N 08°12'28" E	11°01'30"
C3	9.30'	840.00'	9.30'	N 13°24'11" E	0°38'04"
C4	112.01'	840.00'	111.93'	N 08°14'33" E	7°38'25"
C5	15.00'	890.00'	15.00'	S 03°54'39" W	0°57'56"
C6	19.57'	57.00'	19.47'	N 03°53'14" E	19°40'01"
C7	1.03'	3.00'	1.02'	N 03°53'11" E	19°39'56"
C8	35.95'	27.00'	33.35'	N 51°51'37" E	76°16'47"
C9	33.39'	33.00'	31.98'	N 61°00'47" E	57°58'27"
C10	11.31'	33.00'	11.26'	S 03°54'01" W	19°38'16"
C11	51.68'	27.00'	44.14'	S 48°54'56" W	109°40'04"

TOWN PROJECT NO. D22-0023  
CONVEYANCE PLAT

## WINDSONG RANCH OFFICE ADDITION

LOTS 1-2, BLOCK A  
A. ROBERTS SURVEY, ABSTRACT NO. 1115  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
5.373 ACRES GROSS/4.490 ACRES NET

OWNER / APPLICANT  
VP Windsong Investments LLC  
130 N. Preston Road, Suite 130  
Prosper, Texas 75078  
Telephone (469) 532-0689  
Contact: David Blom

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



Drawing: C:\2021\0803\21-316 WINDSONG COMMERCIAL\21-316 CONVEYANCE PLAT.dwg Saved By: Sherry Plot Date: 3/7/2022 10:40 AM  
10:27:45 AM  
Plotted By: sherry Plot Date: 3/7/2022 10:40 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

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

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the upper southwest corner of a tract conveyed to the Prosper Independent School District, recorded in Document No. 2017-34540 OPRDCT;

THENCE EAST, 372.90 feet along the most westerly south line of said Prosper ISD tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for an inset southwest corner thereof;

THENCE SOUTH, 430.80 feet along the most southerly west line of said Prosper ISD tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southerly southwest corner thereof;

THENCE departing said Prosper ISD tract, the following:

S 64°00'25" W, 449.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 82°46'38" W, 51.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 22°16'31", a radius of 950.00 feet, a chord of N 02°34'58" E - 367.01 feet, an arc length of 369.34 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 13°43'13" E, 275.38 feet to the POINT OF BEGINNING with the subject tract containing 234,046 square feet or 5.373 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VP WINDSONG INVESTMENTS LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this conveyance plat designating the hereinabove described property as WINDSONG RANCH OFFICE ADDITION, Lots 1-2, Block A on addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. VP WINDSONG INVESTMENTS LLC do herein certify the following:

1. The streets and alleys are dedicated for street 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 utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
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 at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

VP WINDSONG INVESTMENTS LLC, a Texas limited partnership

By: \_\_\_\_\_  
D. Craig Martin, President

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 D. Craig Martin, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

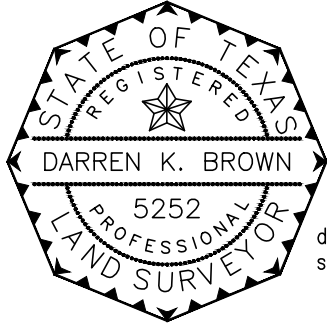
\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

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

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



darren.brown@  
spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

\_\_\_\_\_  
Notary Public, State of Texas

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LIEN HOLDER:

TEXAS CAPITAL BANK, a Texas state bank formerly known as Texas Capital Bank, N.A.

By: \_\_\_\_\_  
TOM MILLER  
VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF HARRIS §

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

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

\_\_\_\_\_  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
by the Planning and Zoning Commission of the Town of Prosper,  
Texas.

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

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

\_\_\_\_\_  
Planning Department

TOWN PROJECT NO. D22-0023  
CONVEYANCE PLAT

WINDSONG RANCH  
OFFICE ADDITION  
LOTS 1-2, BLOCK A  
A. ROBERTS SURVEY, ABSTRACT NO. 1115  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
5.373 ACRES GROSS/4.490 ACRES NET

OWNER / APPLICANT  
VP Windsong Investments LLC  
130 N. Preston Road, Suite 130  
Prosper, Texas 75078  
Telephone (469) 532-0689  
Contact: David Blom

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



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3f**

**From: David Soto, Senior Planner**

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

**Re: Planning & Zoning Commission Meeting – April 5, 2022**

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**Agenda Item:**

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).

**Description of Agenda Item:**

The Site Plan is for an office development consisting of four (4) single-story, medical office buildings totaling 19,820 square feet. Access will be provided from Prosper Trail. The Site Plan conforms to the Office (O) development standards.

On March 1, 2022, the Planning & Zoning Commission approved a Preliminary Site Plan for the subject property (D21-0136).

**Attached Documents:**

1. Location Map
2. Site Plan

**Staff Recommendation:**

Staff recommends approval of the Site Plan subject to:

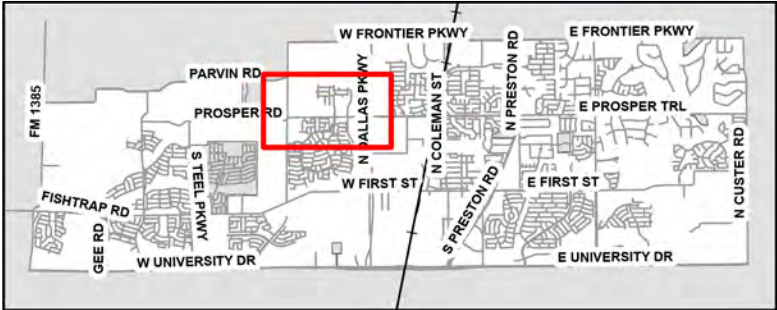
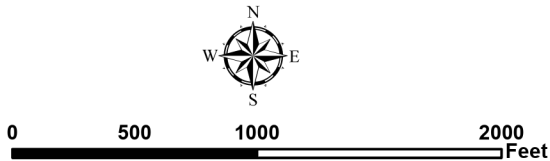
1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D22-0025 - CHC Prosper Trail



This map is for illustration purposes only.











## PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Evelyn Mendez, Planning Technician

Through: Khara Dodds, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 5, 2022

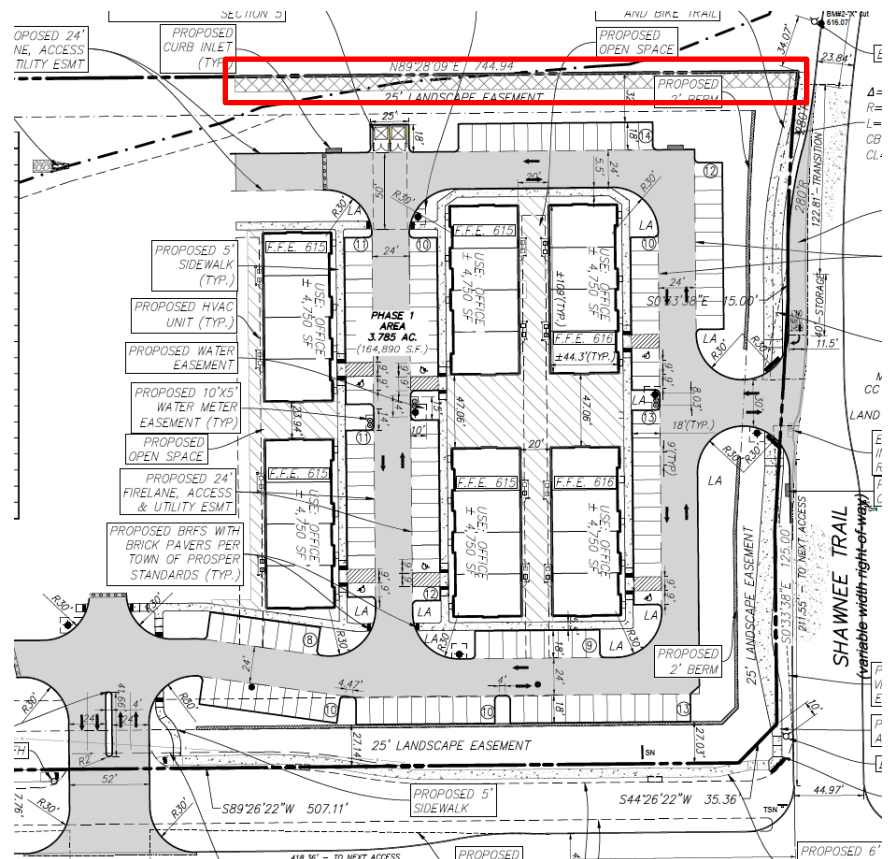
### Agenda Item:

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).

### Description of Agenda Item:

The Site Plan is for an office development (Prosper Tollway Office Park), consisting of six (6) buildings, totaling 28,500 square feet. Access is provided from Prosper Trail and Shawnee Trail. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Planned Development-75 (PD-75) development standards.

This item is on the Regular Agenda as the applicant is requesting approval of solid living screening in lieu of a masonry screening wall along the northern property line where the adjacent properties are zoned residential. As shown to the right, the solid living screen consists of Nellie R. Stevens Holly shrubs, six-foot (6') on centers, 8' feet in height, within the fifteen (15) foot landscape area.



**Attached Documents:**

1. Aerial and Zoning Map
2. Site Plan

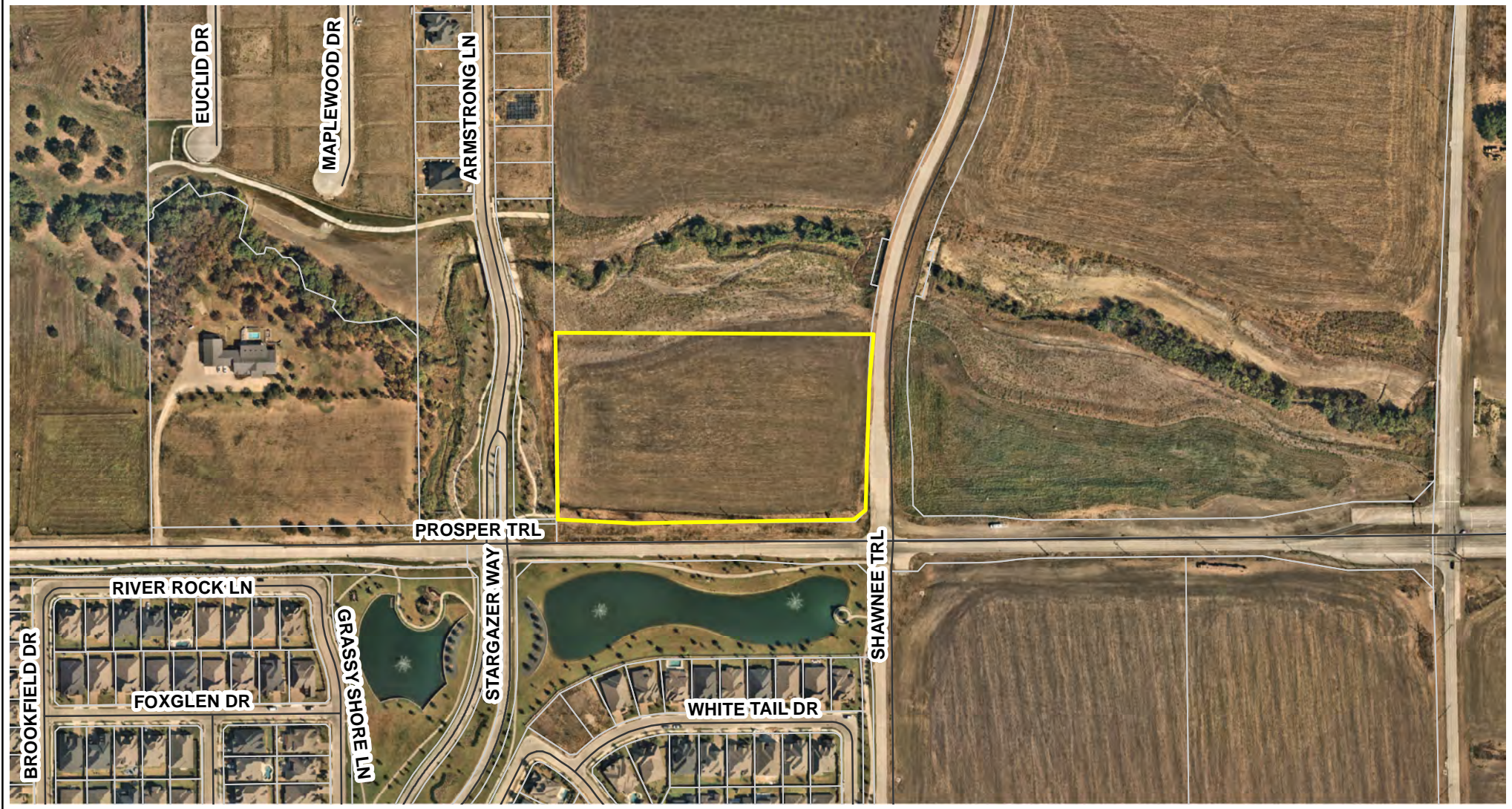
**Staff Recommendation:**

Staff recommends approval of the Site Plan subject to:

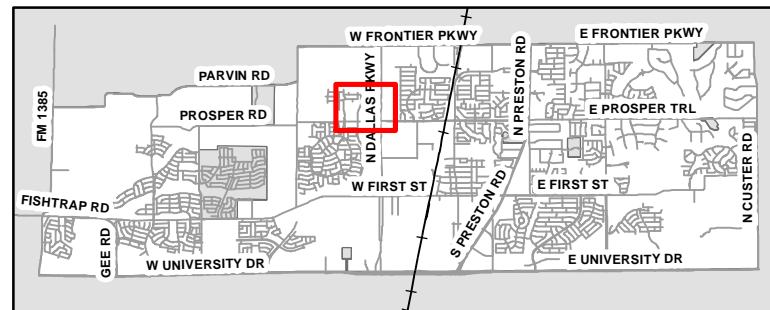
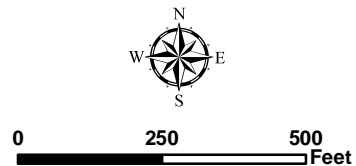
1. Planning & Zoning Commission of solid living screening in lieu of a masonry wall.
2. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



# D21-0124 - Prosper Tollway Office Park



This map is for illustration purposes only.





ABBREVIATION LEGEND	
AC	AIR CONDITIONER
BILLB	BILLBOARD
BOI	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/ CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED
MB	MAIL BOX
MBH	MANHOLE
MP	METAL POST
OHL	OVERHEAD LINES
PF	PK NAIL FOUND
PKF	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

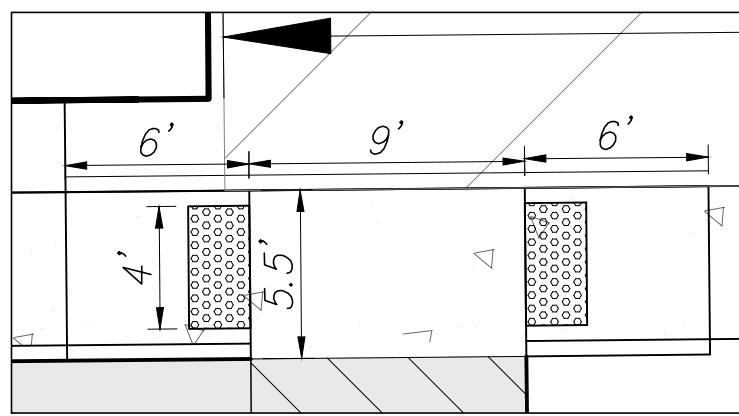
#### BENCH MARKS:

BM#1 - "X" cut center of the North end of median nose in Armstrong Land just South of Prosper Trail and being Southwest  $\pm 178.5$  feet from the Southwest property corner.

ELEVATION - 613.09 feet

BM#2 - "X" cut top of curb, West curb line of Shawnee Trail,  $\pm 30.1$  feet North of the Northeast property corner.

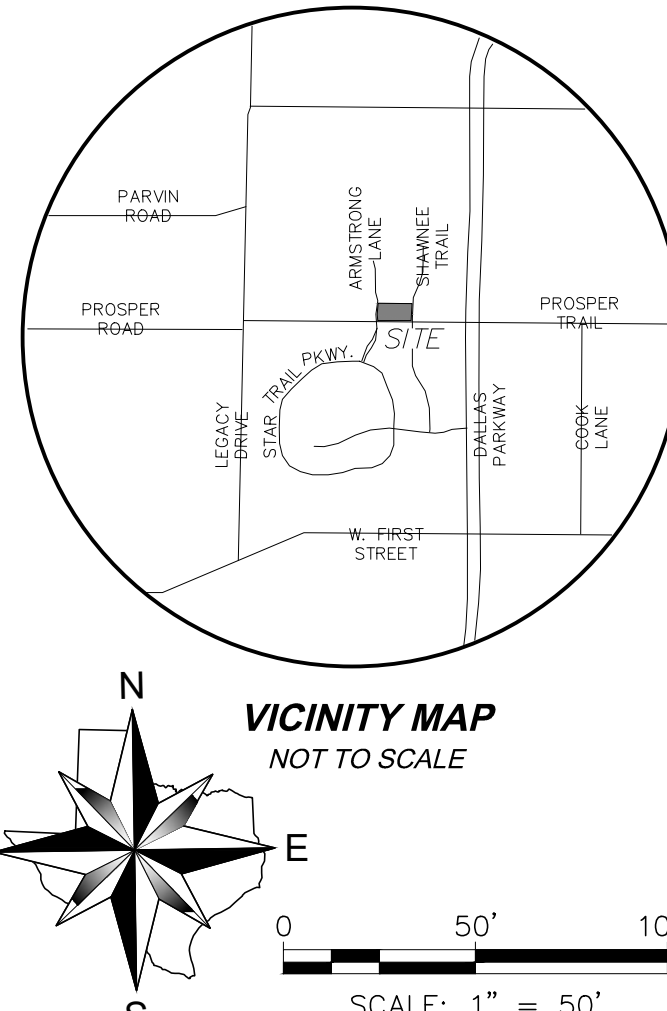
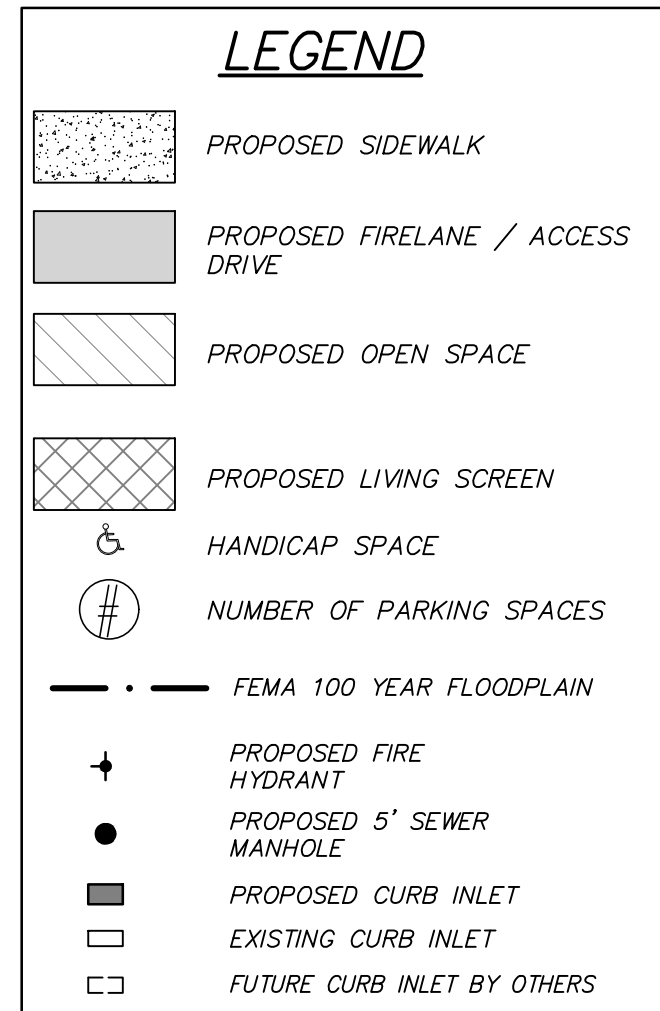
ELEVATION - 616.07 feet



PRIVATE SIDEWALK ADA RAMP  
(TYP.)  
N.T.S.

#### SITE PLAN NOTES:

- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE STATED.
- 2) ALL RADIUS ARE 3' UNLESS OTHERWISE STATED.
- 3) THERE ARE CURRENTLY NO TREES ON SITE, THEREFORE A TREE SURVEY WAS NOT PROVIDED.
- 4) HVAC SCREEN WALLS (WROUGHT IRON FENCE WITH MASONRY COLUMNS AND EVERGREEN SHRUBS) ARE 4'-6.5"
- 5) ALL PARKING SPACES TO BE 9'X 18', UNLESS OTHERWISE NOTED. NO CURB STOPS ALLOWED ON 18FT PARKING STALLS.



#### TOWN OF PROSPER SITE PLAN NOTES:

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
- 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 7) OCCUPANT NOTIFICATION PER THIS SECTION AND 507.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- 8) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 10) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 11) FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- 12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- 13) BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- 14) THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 15) THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- 16) DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- 17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- 18) AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- 19) FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- 20) FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- 21) THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- 22) A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- 23) THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- 24) ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS, AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 25) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
- 26) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 27) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 28) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 29) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- 30) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- 31) SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- 32) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 33) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- 34) ALL LANDSCAPE EASEMENTS SHALL BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 35) IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- 36) THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

SITE DATA TABLE	
LOT 1	
EXISTING ZONING	O - OFFICE
PROPOSED ZONING	O - OFFICE
PROPOSED USE	OFFICE
TOTAL SITE AREA	7.5 ACRES
PHASE 1 AREA	330,000 SF
BUILDING AREA	165,000 SF
BUILDING HEIGHT	23' 7/8" (1 STORY)
PHASE 1 COVERAGE	17.27%
FLOOR AREA RATIO	0.2 :1
TOTAL PARKING REQUIRED	82 SPACES
REQUIRED PARKING RATIO	1:350
TOTAL PARKING PROVIDED	143 SPACES
PROVIDED PARKING RATIO	1:200
HANDICAP REQUIRED	5 SPACES
HANDICAP PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2145 SF 15 SF per space
INTERIOR LANDSCAPING PROVIDED	3966 SF 2%
IMPERVIOUS AREA	116345 SF 71%
OPEN SPACE REQUIRED	11550 SF 7%
OPEN SPACE PROVIDED	16335 SF 10%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

PROPOSED DEAD END BARRICADE PER TXDOT DETAIL BC(10)-14 TYPE 3 BARRICADE. FUTURE PAVEMENT CONNECTION FOR PHASE 2 (TYP.)

PROPOSED BRFS WITH BRICK PAVERS PER TOWN OF PROSPER STANDARDS (TYP.)

PROPOSED DRIVEWAY MEDIAN

PROPOSED 5' SIDEWALK

PROPOSED 2' BERM

PROPOSED 6' ESCROW SIDEWALK TO BE BUILT BY OTHERS

PROPOSED STREET EASEMENT

PROPOSED VISIBILITY EASEMENT

PROPOSED 12' HIKE AND BIKE TRAIL

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PROPOSED STREET EASEMENT





## PLANNING

**To:** Planning & Zoning Commission **Item No. 5**

**From:** David Soto, Senior Planner

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

**Re:** Planning & Zoning Commission Meeting – April 5, 2022

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**Agenda Item:**

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).

**Description of Agenda Item:**

The Site Plan shows an existing church that consists of the education administration, multi-purpose buildings, common area, and recreational facility, totaling 195,339 square feet. Access is provided from Cook Lane and Prosper Trail. Per the Zoning Ordinance, the temporary buildings may be permitted by the Planning & Zoning Commission for a period of three (3) years, with an optional one (1) year extension. With this request the Church is requesting approval of the two (2) temporary buildings, which would be for a period of three (3) years, and a proposed maintenance facility to accommodate the current growth of the church. The applicant has provided a letter of request.

**Attached Documents:**

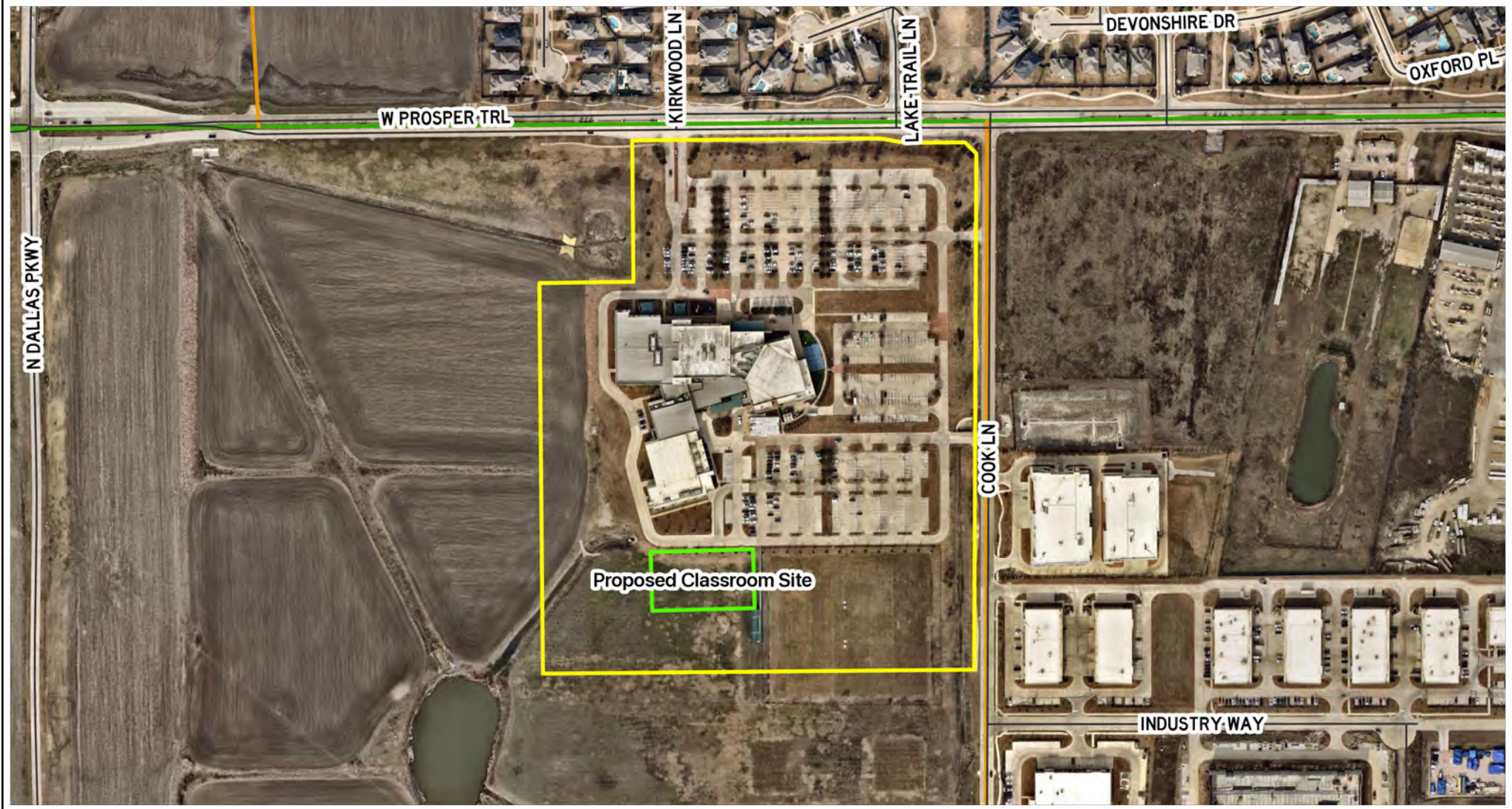
1. Location Map
2. Site Plan
3. Request Letter

**Town Staff Recommendation:**

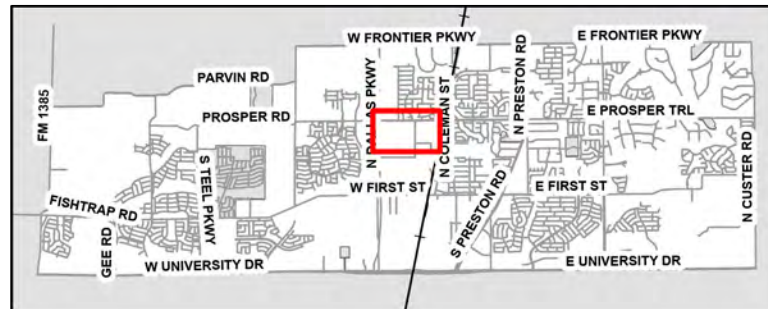
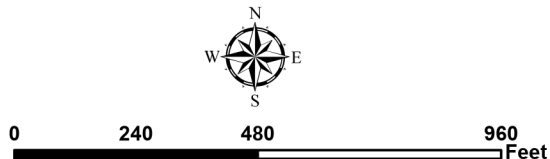
Town staff recommends approval of the Site Plan subject to:

1. The issuance of Certificates of Occupancy for each temporary building.
2. Staff approval of emergency access points, fire lanes, including striping, widths, radii, and location, signage, alarm and pull station systems, electrical panels, and fencing and gate hardware.
3. Staff approval of all utility connections.

# D22-0026 - Prestonwood Temporary Buildings



This map is for illustration purposes only.







## PRESTONWOOD CHRISTIAN ACADEMY (PCA) SPECIFIC USE PERMIT (SUP) REQUEST

### NARRATIVE AND INTENT:

**Request for a Specific Use Permit (SUP)** to allow Temporary Classroom buildings as required per The Town of Prosper Zoning Ordinance Chapter 3, Permitted Uses and Definitions, 1.4 – Conditional development standards, 7. Temporary Building, b) Temporary Buildings for private enterprises are permitted by Specific Use Permit.

**Current Zoning Class:** Office / Service - PD-33

#### **What is Prestonwood Christian Academy:**

**Prestonwood Christian Academy (PCA)** is a private Christian school serving more than 1,600 students enrolled at two campuses: PCA Plano in Plano (Pre-Kindergarten 3 through 12th grade), PCA North in Prosper (Pre-Kindergarten 3 through 11th grade as of Fall 2021; PCA North will continue to add a new grade with the Class of 2023 planned as the first high school graduating class).

It is affiliated with Prestonwood Baptist Church and is accredited by the Association of Christian Schools International. In addition to a spiritual development plan, the school follows a liberal arts academic program. The graduating class of 2017 was offered more than \$10 million in scholarship for academics, arts, and athletics from universities and other institutions of higher learning.

#### **PCA North:**

PCA North opened on June 4, 2014, and has been received well within the community experiencing growth each year. In the school year 2021–2022, we experienced an enrollment increase of 46% from 254 students to 370 students on our PCA North Campus. Growth for the previous 4 years has averaged 22% and we anticipate growth at this rate to continue in future years. This spike in enrollment has created a need for additional unplanned classrooms sooner rather than later. Given the immediate need for additional educational spaces, our best current alternative is to request a SUP allowing us the use of temporary buildings.

Prior to the decision to request temporary buildings, we did explore options such as reprogramming our existing educational spaces and possibly working with the church to carve out areas that might work for our interim needs. Neither scenario provided the form, function, nor the space needed to address the growth we are experiencing.

In addition to our students enrolled, we have an educational staff of 77 on campus.

Our Hours of operation for the school are 7:30 am to 3:30 pm M, T, TR, F, and 7:30 am – 2:00 pm Wednesday.

Our current educational spaces and associated needs are difficult to define in pure square footage terms as we share common areas with the church. Basically speaking, we have 39 (24 Lower School and 15 for Middle School and Upper School) classrooms dedicated for PCA use totaling an estimated 25,000 SF (39 classrooms x 650 SF on average). Historically speaking we established in 2014 utilizing existing space within the main building and went on to expand by sharing spaces within the most recent expansion completed in 2020 which was ±39,700 including a gym and classrooms.

#### **SUP request:**

Two Temporary buildings are requested; Building 1 is ±9856 SF to be utilized primarily for grades 5th -7th and Building 2 is ±10,362 intended for school programs such as Sports Locker room, Band, and Choir as needed.

We request the SUP be issued for a period of 5 years with an allowed 2-year extension option.

**Future:**

PCA is working on a master plan with PBC and a team to begin construction on a new building. Our plan is to construct a new Middle School and Upper School building first which would allow students in the portables to move to either Phase 3 or the future building. Our intent is to have this new building phase ready in 5-7 years.

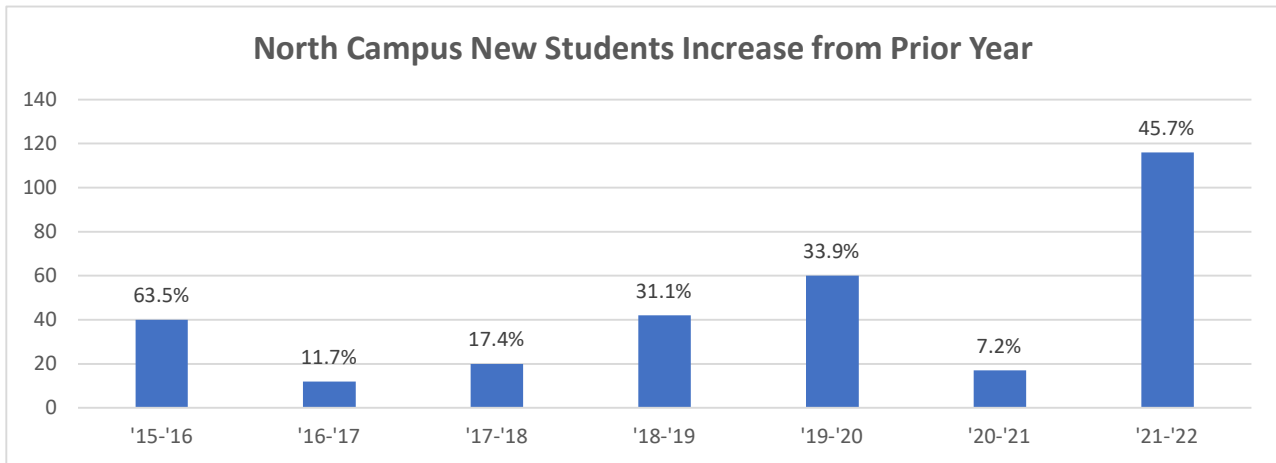
Currently, the location of the proposed temporary buildings is thought to be future green space and circulation between church buildings, school buildings, ancillary elements such as sports fields in the master plan; however, the permanent nature of this area is undetermined as we are currently working on the master plan vision.

In summary, we are experiencing growth at a level that requires us to request quick but temporary elements and measures while we work towards permanent solutions in the form of the next building phases of our master plan.

We are extremely proud to be growing right along with the Town of Prosper and seek to work with the Town to ensure we are adhering to Town regulations.

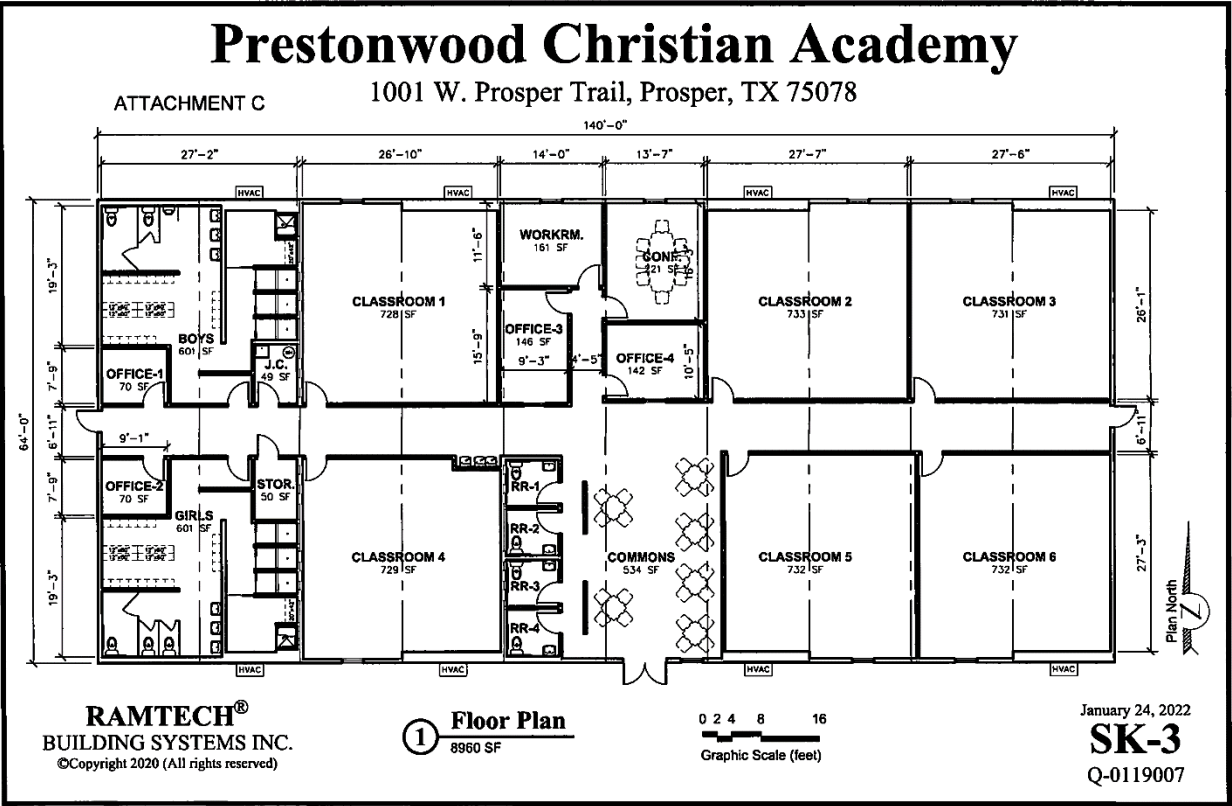
Thank you for your consideration.

## Enrollment Changes Per Year North Campus





FLOOR PLAN, EXAMPLES OF OTHER PORTABLES (reference only)



PPG 1097-2  
Southern Breeze

Field Color

SW 9172  
Studio Clay

Accent Color

EXTERIORS PAINTED TO  
MATCH EXISTING BUILDING





POLICE  
VEHICLES  
ONLY

POLICE  
VEHICLES  
ONLY

POLICE  
VEHICLES  
ONLY









## PLANNING

**To:** Planning & Zoning Commission

**Item No. 6**

**From:** David Soto, Senior Planner

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

**Re:** Planning & Zoning Commission Meeting – April 5, 2022

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**Agenda Item:**

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

**Description of Agenda Item:**

This item was tabled at the March 1, 2022, Planning & Zoning Commission meeting. The applicant has requested this item be tabled indefinitely to allow additional time to finalize the request.

**Staff Recommendation:**

Staff recommends the Planning & Zoning Commission table this item indefinitely and will renotify this case.



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 7**

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

**Re:** Planning & Zoning Commission Meeting – April 5, 2022

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**Agenda Item:**

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

**Description of Agenda Item:**

The application was submitted on January 18, 2022, and has been requested to be tabled to the April 19, 2022 meet to allow additional time to finalize the request.

**Staff Recommendation:**

Staff recommends the Planning & Zoning Commission table this item to April 19, 2022, meeting.



*Prosper is a place where everyone matters.*

## RESULTS

### Agenda

**Prosper Town Council Meeting**  
Council Chambers  
Prosper Town Hall  
250 W. First Street, Prosper, Texas  
Tuesday, March 29, 2022  
**5:45 PM**

### Notice Regarding Public Participation

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

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/87047432329>

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

Enter Meeting ID: 870 4743 2329

### Addressing the Town Council:

Those wishing to address the Town Council must complete the [Public Comment Request Form](#) located on the Town website or in Council Chambers.

**If you are attending in person**, please submit this form to the Town Secretary prior to the meeting. When called upon, please come to the podium and state your name and address for the record.

**If you are attending online/virtually**, please submit this form to the Town Secretary prior to 5:00 p.m. on the day of the meeting. Please ensure your full name appears on the screen and you are unmuted so the meeting moderator can recognize you and allow you to speak. The Chat feature is not monitored during the meeting. The Town assumes no responsibility for technical issues that are beyond our control.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

### Call to Order/ Roll Call.

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

### Announcements of recent and upcoming events.

### Presentations.

1. Receive a Finance Department update. (BP)
2. Proclamation recognizing April 10-16, 2022, as National Public Safety Telecommunicators Week. (MLS)
3. Recognize Prosper Fire Rescue personnel for two recent life-saving awards. (SB)



### **CONSENT AGENDA:** **APPROVED 7-0**

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

4. Consider and act upon the minutes from the March 1, 2022, Town Council Work Session meeting. (MLS)
5. Consider and act upon the minutes from the March 8, 2022, Town Council meeting. (MLS)
6. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to stormwater inspections services. (HW)
7. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Dunaway Associates, Inc., and the Town of Prosper, Texas, related to the design of the First and Coit Community Park Phase 1 project. (PN)
8. Consider and act upon authorizing the Town Manager to execute a Development Agreement between the Prestonwood Baptist Church and the Town of Prosper, Texas, related to the construction of a temporary parking lot (D22-0015). (KD)
9. Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a restaurant with drive-through service (Salad and Go), in the Shops at Prosper Trail development, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68) and Specific Use Permit-39 (S-39). (D22-0011). (AG)
10. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan, including Gates of Prosper, Eagle Crossing, Gentle Creek Country Club, Prestonwood Baptist Church, and Prosper Business Park. (AG)

### **CITIZEN COMMENTS**

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

### **REGULAR AGENDA:**

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

### **Items for Individual Consideration:**

11. Consider and act upon approving a resolution supporting U.S. Highway 380 as a Controlled Access Highway and strongly opposing the consideration of the Gold and Brown Alternative Segment B alignment as presented by TxDOT at their US 380 EIS

Public Meeting occurring on March 22, 2022 from 5:30-7:30 pm and their on-line virtual Public Meeting from 5:30 pm March 22, 2022 to 11:59 pm April 6, 2022, due to the negative impacts on the Town of Prosper and since the alternative alignments are inconsistent with the Town's Thoroughfare Plan and the current alignment of said highway. (RZ)

12. Conduct a public hearing and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards. (Z22-0001). (AG) **TABLED TO 04.26 TC MEETING**
13. Consider and act upon a resolution accepting the Independent Audit Report and Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2021, as presented by a representative of Pattillo, Brown and Hill LLP., Certified Public Accountants. (BP)
14. Discuss and update the Town Council regarding increases in project construction costs, commodities/equipment costs and delivery time challenges. (JC/HW/SB)
15. Consider and act upon an ordinance amending Ordinance No. 2021-55 (FY 2021-2022 Annual Budget and Capital Improvement Program). (BP)
16. Consider and act upon an amendment to the Wastewater Master Plan. (HW)
17. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Claymoore Engineering, Inc., and the Town of Prosper, Texas, related to the design of the Upper Doe Branch Wastewater Line (Teel Parkway to PISD Stadium) project. (HW)
18. Consider and act upon approving a Standard Form of Agreement with Pogue Construction Co., LP, for the construction of a covered parking structure for the Police Department; and authorizing the Town Manager to execute the same. (DK)
19. Consider and act upon awarding CSP No. 2022-31-B to North Rock Construction, related to construction services for the Town Hall Honor Wall (2117-PK); and authorizing the Town Manager to execute a construction agreement for same. (PN)

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

20. Discuss design and construction costs for Fire Station No. 4. (SB)
21. Presentation regarding options for lighting of the Downtown Silos. (RZ)
22. Receive dedication options for Dudley Raymond. (DB)
23. Discussion regarding a New Resident Mixer Proposal. (RB)

**EXECUTIVE SESSION:**

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

*Section 551.087 – To discuss and consider economic development incentives.*

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

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

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

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

**Adjourn.**

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 25, 2022, and remained so posted at least 72 hours before said meeting was convened.

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

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

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

### **NOTICE**

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

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