

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, February 17, 2015, 6:00 p.m.

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

**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 February 3, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Rd. The property is zoned Planned Development-40 (PD-40). (D14-0043).
- 3c. Consider and act upon a Site Plan and a Final Plat for Windsong Ranch Marketplace, Block A, Lots 4, 5, 7, 8 & 9, and a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 1, 2, 3, 6 & 10, for a grocery store (Kroger), a convenience store with fuel pumps, and two (2) retail/restaurant buildings, on 23.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D14-0094).
- 3d. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 2D, for 161 single family residential lots, on 62.8± acres, located on the southwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D14-0092).
- 3e. Consider and act upon a Preliminary Site Plan for Windsong Ranch Townhomes, Phase 2C, for 300 single family attached residential lots, on 65.5± acres, located on the west side of Teel Parkway, 400± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D14-0093).
- 3f. Consider and act upon a Site Plan for La Cima Crossing, Block A, Lot 1, for a convenience store with gas pumps (Valero), on 2.4± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0004).

**REGULAR AGENDA**

(If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.)

4. Consider and act upon a Preliminary Site Plan for a medical/general office development (Prosper Trails Office Center), and a solid living screening in lieu of a masonry wall, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0089).
5. Consider and act upon a Site Plan and a Final Plat for Prosper Trails Office Center, Block A, Lots 1, 2, 3 & 4, and a Conveyance Plat for Prosper Trails Office Center, Block A, Lots 5, 6 & 7, for a medical office development, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0088).
6. Consider and act upon a Preliminary Plat for Falls of Prosper, being 148 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).
7. Discuss activities of the Prosper Economic Development Corporation.
8. Discuss date of future tour.
9. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
10. 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 on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on February 13, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

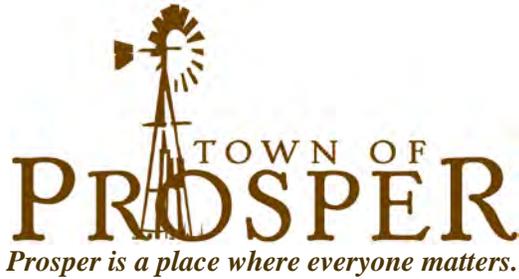
\_\_\_\_\_  
Date Noticed Removed

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 Planning & Zoning Commission.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Planning & Zoning Commission 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.



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, February 3, 2015 6:00 p.m.

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

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

Commissioners present: Chair Mike McClung, Brian Barnes, David Snyder, John Hema, John Alzner  
Commissioner(s) absent: Vice Chair Craig Moody, Secretary Chris Keith

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Pamela Clark, Planning Technician

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

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the January 20, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon an Amending Plat for The Village at Prosper Trail, Phase II, Block E, Lots 15-18, on 1.2± acres, located 1,000± feet north of Prosper Trail, 500± feet west of Coleman Road. The property is zoned Planned Development-12 (PD-12). The purpose of the Amending Plat is to amend the minimum finished floor elevations (FFE) of Block E, Lots 15-18. (D15-0002).**

Motioned by Snyder, seconded by Hema, to approve the consent agenda, including the revised minutes from the January 20, 2015 Regular Planning and Zoning meeting, subject to staff recommendations. Motion approved 5-0.

**REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to amend Specific Use Permit-4 (SUP-4), to allow for Office/Showroom uses, on 5.4± acres, located on the east side of Prosper Commons Boulevard, 300± feet south of Richland Boulevard. (S15-0001).**

*Glushko:* Summarized the request and provided information on the surrounding zoning. Presented information on exhibits submitted by the applicant. Informed Commissioners that Town staff has received one public hearing reply form, in opposition to the request. Recommended that the Planning & Zoning Commission approve the request.

Commission Discussion.

Public Hearing opened by Chair McClung.

*Cory Horne (Applicant)*: Stated they have tenants interested in the office space once the use has been approved.

There being no other speakers, the Public Hearing was closed by Chair McClung.

Commission Discussion. Commissioners concurred the proposed amendment to the SUP was appropriate.

Motioned by Snyder, seconded by Barnes, to approve. Motion approved 5-0.

**5. Discuss outcomes of Town Council Strategic Planning Work Session.**

*Webb*: Described new process for ordinance adoption on non-controversial zoning requests in conjunction with the Town Council public hearing. Informed Commissioners that when a zoning request is not in conformance with the Future Land Use Plan, there will be an accompanying application and staff report for a Future Land Use Plan amendment. Discussed the results from the Town Council Strategic Planning Work Session. Explained the priorities determined from the Work Session including: residential and commercial development standards, facilities, infrastructure, Parks, Recreation and Open Space Mater Plan, transparency and access, taxes/thrift, and measuring customer service.

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

*Snyder*: Requested an update on the tour of the Town.

*Webb*: Suggested March, 3, 2015, 3:30 p.m. as a tentative date for the P&Z tour.

*McClung*: Requested staff coordinate a time for P&Z to meet with the Economic Development Corporation for an overview of functions and update of projects.

**7. Adjourn.**

Motioned by Snyder, seconded by Alzner, to adjourn. Motion approved 5-0 at 6:31 p.m.

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**Pamela Clark, Planning Technician**

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**Chris Keith, Secretary**



## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 17, 2015**

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D14-0043).

**Description of Agenda Item:**

The Preliminary Site Plan shows a 123,494 square foot grocery store, fuel center, and retail/restaurant buildings totaling 179,341 square feet. Access is provided from US 380, Gee Road, and Windsong Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to the Planned Development-40 (PD-40) development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

**Attached Documents:**

1. Preliminary Site Plan

**Town Staff Recommendation:**

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
4. Town staff approval of all landscaping located within the Town's 15-foot waterline easement.
5. City of Irving approval of all landscaping located within the 75-foot waterline easement.





*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 17, 2015**

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### **Agenda Item:**

Consider and act upon a Site Plan and a Final Plat for Windsong Ranch Marketplace, Block A, Lots 4, 5, 7, 8 & 9, and a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 1, 2, 3, 6 & 10, for a grocery store (Kroger), a convenience store with fuel pumps, and two (2) retail/restaurant buildings, on 23.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D14-0094).

### **Description of Agenda Item:**

The Site Plan shows the following uses:

- 123,494 square foot grocery store,
- 178 square foot convenience store with fuel pumps,
- 29,332 square foot retail/restaurant building, and
- 11,400 square foot detached retail/restaurant building

Access is provided from US 380 and Gee Road. Adequate parking has been provided. The Site Plan conforms to the Planned Development-40 (PD-40) development standards. The Final Plat dedicates all easements necessary for development.

### **Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan and Final Plat.

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

The Site Plan and Final Plat meet minimum development requirements.

### **Attached Documents:**

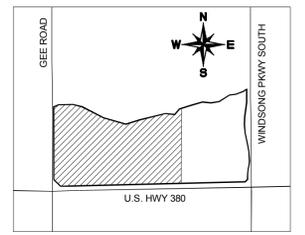
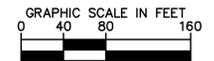
1. Site Plan
2. Final Plat/Conveyance Plat

### **Town Staff Recommendation:**

Town staff recommends approval of the Site Plan and Final Plat subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.

2. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
4. Town staff approval of all landscaping located within the Town's 15 foot waterline easement.
5. City of Irving approval of all landscaping located within the 75 foot waterline easement.



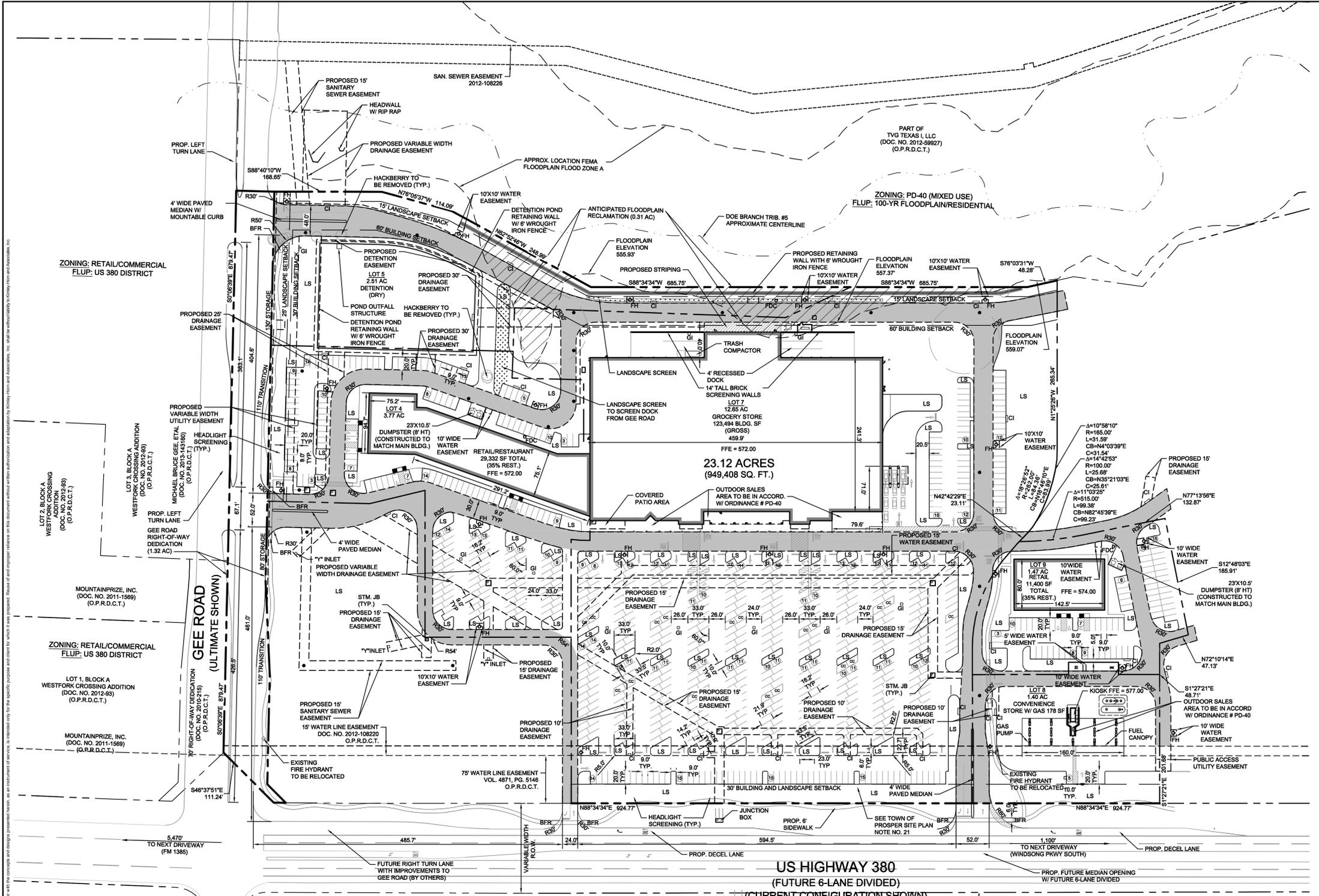
LOCATION MAP  
NTS

LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT
- LANDSCAPE SCREEN
- GRATE INLET
- CURB INLET
- STORM DRAIN JBMH
- SANITARY SEWER MH
- PROPOSED FIRE HYDRANT
- PROPOSED FDC

TOWN OF PROSPER  
SITE PLAN NOTES

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
3. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
4. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
5. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
6. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
7. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
8. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
9. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF CURRENT, ADOPTED BUILDING CODE.
10. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
11. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
13. SIDEWALKS OF NOT LESS THAN SIX (6) FEET WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
14. APPROVAL OF SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
15. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
16. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
17. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
18. TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 15' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
19. GEE RD. IS SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.
20. FOUNDATION PLANTINGS WILL CONFORM TO LANDSCAPE PLANS TO BE APPROVED BY THE TOWN.



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Images: Kimley-Horn & Associates, Inc. (KHA) 2/20/2014 4:48 PM  
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 LAST SAVED 2/20/2014 4:48 PM  
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 CHECKED BY: JKH  
 DATE: 2/20/2014 4:48 PM

**SITE DATA SUMMARY TABLE**

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO (SPACES/1,000 SF)	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC															
4	PD-40	RETAIL/RESTAURANT (35%)	164,301	3.77	29,332	40'	17.9%	0.179:1	4 (RET.)/10 (REST.)	179	211	7.53	7	7	3,165	15,636	109,113	11,501	10,220
5	PD-40	DETENTION	109,244	2.51	-	-	-	-	-	-	-	-	-	-	-	-	-	7,647	8,634
7	PD-40	GROCERY/RETAIL	551,020	12.65	123,494	40'	22.4%	0.224:1	4	494	579	4.7	12	12	8,685	23,782	365,257	38,571	38,487
8	PD-40	CONVENIENCE STORE W/FUEL	60,810	1.40	178	40'	0.3%	0.003:1	3/EMPLOYEE	3	5	28.1	1	1	75	1,718	54,766	4,257	4,148
9	PD-40	RETAIL/RESTAURANT (35%)	64,139	1.47	11,400	40'	17.8%	0.178:1	4 (RET.)/10 (REST.)	70	71	6.2	3	3	1,065	5,817	39,737	4,490	7,185
SUBTOTAL			21.80																
ROW DEDICATION			1.32																
TOTAL			949,514	23.12	164,404					746	866		23	23	12,990	46,953	568,873	66,466	68,674

**GENERAL NOTES:**

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
3. MEDIANS ALONG WINDSONG PARKWAY SOUTH ARE PRIVATELY OWNED BY TVG. ANY STREET IMPROVEMENTS ALONG WINDSONG PARKWAY SOUTH ARE TO BE DISCUSSED WITH THE TOWN AND TVG.
4. ALL OUTDOOR SALES AREA SHALL COMPLY WITH ZONING EXHIBIT D (ORDINANCE NO. PD-40).
5. FDCS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF PROSPER STANDARDS.
6. TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 15' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
7. GEE RD. IS SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.
8. FOUNDATION PLANTINGS WILL CONFORM TO LANDSCAPE PLANS TO BE APPROVED BY THE TOWN.

# Kimley»Horn

## SITE PLAN

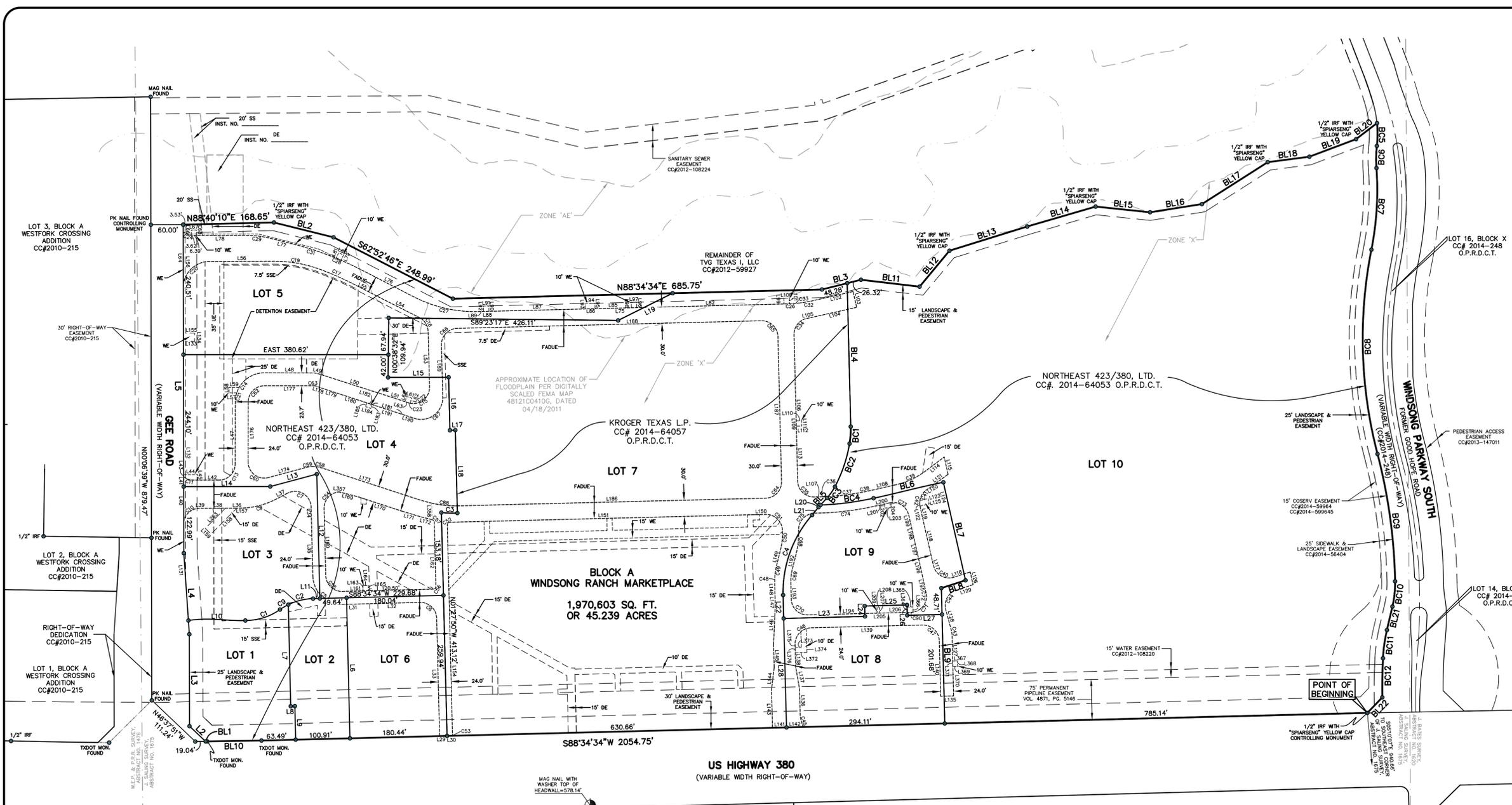
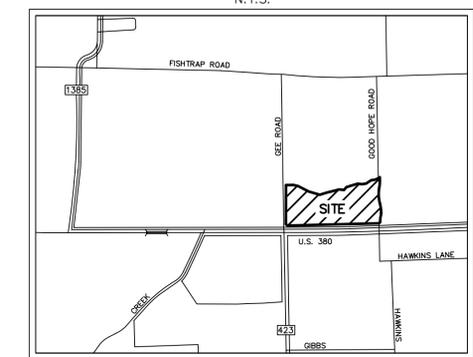
### WINDSONG RANCH MARKETPLACE LOTS 4, 5, 7, 8, & 9

23.12 AC. SITUATED IN THE  
J. SALING SURVEY, ABSTRACT NO. 1675  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE: FEBRUARY 12, 2015

Owner/Applicant: NORTHEAST 423380, LTD 7001 PRESTON ROAD SUITE 410 DALLAS, TX 75205 TEL NO. (214) 224-4600 CONTACT: ROBERT DORAZIL	Owner THE KROGER CO. 1331 E. AIRPORT FRWY IRVING, TX 75062 DALLAS, TX 75205 CONTACT: CHRISTINA KONRAD	Engineer: KIMLEY-HORN AND ASSOCIATES, INC. 12750 MERIT DRIVE SUITE 1000 DALLAS, TX 75251 TEL NO. (972) 770-1300 CONTACT: MATT LUCAS, P.E.
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VICINITY MAP  
N.T.S.



**LOT LINE TABLE**

LINE	LENGTH	BEARING
L1	19.04'	N 89°17'22" E
L2	41.01'	N 46°37'51" W
L3	169.98'	N 0°5'39" W
L4	150.35'	N 3°55'28" W
L5	607.60'	N 0°5'39" W
L6	259.93'	N 1°22'28" W
L7	187.87'	S 1°22'40" E
L8	7.63'	N 88°37'20" E
L9	62.04'	S 1°22'40" E
L10	105.82'	S 89°58'36" E
L11	12.62'	N 88°34'34" E
L12	230.03'	S 1°25'26" E
L13	89.44'	S 75°7'46" W
L14	160.82'	N 89°55'20" E
L15	112.49'	S 89°53'42" W
L16	98.16'	N 1°25'26" W
L17	10.00'	N 88°2'45" E
L18	153.38'	S 1°25'26" E
L19	113.03'	N 63°35'48" E
L20	5.53'	N 42°42'29" E
L21	18.93'	S 39°21'2" W
L22	43.36'	N 1°29'22" W
L23	151.01'	N 88°32'39" E
L24	19.18'	N 1°27'23" W
L25	78.56'	N 88°32'39" E
L26	19.18'	S 1°27'23" W
L27	64.65'	N 88°32'38" E
L28	201.52'	S 1°29'22" E

**LOT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	68.47'	112.00'	35°1'44"	N 72°30'32" E	67.41'
C2	65.64'	112.00'	33°34'54"	S 71°47'7" W	64.71'
C3	29.77'	219.60'	7°46'4"	S 88°19'55" E	29.75'
C4	161.21'	216.03'	42°45'24"	S 20°19' W	157.50'

**LOT AREA TABLE**

LOT	SQ. FT.	ACREAGE
1	42,488	0.975
2	27,590	0.633
3	59,558	1.367
4	164,301	3.772
5	109,245	2.508
6	46,850	1.076
7	551,020	12.650
8	60,810	1.396
9	64,136	1.472
10	844,602	19.389

**BOUNDARY LINE TABLE**

LINE	LENGTH	BEARING
BL1	2.80'	S 89°17'50" W
BL2	114.09'	S 76°5'37" E
BL3	74.60'	N 76°3'31" E
BL4	265.34'	N 1°25'26" W
BL5	17.59'	N 42°42'29" E
BL6	132.87'	N 77°13'56" E
BL7	185.91'	S 12°48'3" E
BL8	47.13'	N 72°10'14" E
BL9	250.39'	S 1°27'21" E
BL10	101.04'	S 89°5'46" W
BL11	109.69'	S 83°20'45" E
BL12	86.56'	N 39°51'50" E
BL13	151.17'	N 72°47'0" E
BL14	132.35'	N 73°50'45" E
BL15	101.58'	S 84°5'32" E
BL16	97.62'	N 81°5'17" E
BL17	144.66'	N 57°35'24" E
BL18	78.09'	N 82°34'18" E
BL19	92.54'	N 69°27'6" E
BL20	48.91'	N 52°39'12" E
BL21	44.61'	S 13°12'30" W
BL22	40.08'	S 43°56'23" W

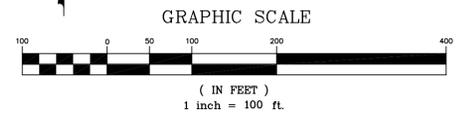
**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CB	CD
BC1	31.59'	165.00'	10°58'10"	N 4°3'39" E	31.54'
BC2	84.36'	262.00'	18°26'52"	N 18°46'10" E	83.99'
BC3	25.68'	100.00'	14°42'53"	N 35°21'3" E	25.61'
BC4	99.38'	515.00'	11°3'25"	N 82°45'39" E	99.23'
BC5	42.26'	203.50'	11°53'50"	N 0°17'14" E	42.18'
BC6	40.94'	226.50'	10°21'19"	S 1°3'30" W	40.88'
BC7	151.81'	566.00'	15°22'5"	N 3°33'54" E	151.36'
BC8	381.23'	842.00'	25°56'29"	S 1°43'16" E	377.98'
BC9	238.29'	1005.00'	13°35'6"	N 75°3'58" W	237.73'
BC10	47.09'	188.50'	14°18'50"	N 6°3'3" E	46.97'
BC11	52.79'	291.50'	10°22'36"	S 8°11'4" W	52.72'
BC12	72.22'	1111.50'	3°43'23"	S 0°58'17" W	72.21'

- GENERAL NOTES:**
1. IRF - Iron Rod Found
  2. Property corners are 1/2 inch iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap unless otherwise noted.
  3. FCP - Fence Corner Post
  4. MON. - Monument
  5. FADUE - Firelane, Access, Drainage, & Utility Easement
  6. DE - Drainage Easement
  7. WE - Water Easement
  8. UE - Utility Easement
  9. SSE - Sanitary Sewer Easement
  10. Horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
  11. Notice: 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.

**FINAL PLAT**  
**WINDSONG RANCH MARKETPLACE**  
 LOTS 4, 5, 7, 8, 9, BLOCK A  
 21.798 ACRES  
**CONVEYANCE PLAT**  
**WINDSONG RANCH MARKETPLACE**  
 LOTS 1, 2, 3, 6, 10, BLOCK A  
 23.440 ACRES  
 SITUATED IN THE  
 J. SALING SURVEY, ABSTRACT NUMBER 1675  
 CITY OF PROSPER, DENTON COUNTY, TEXAS

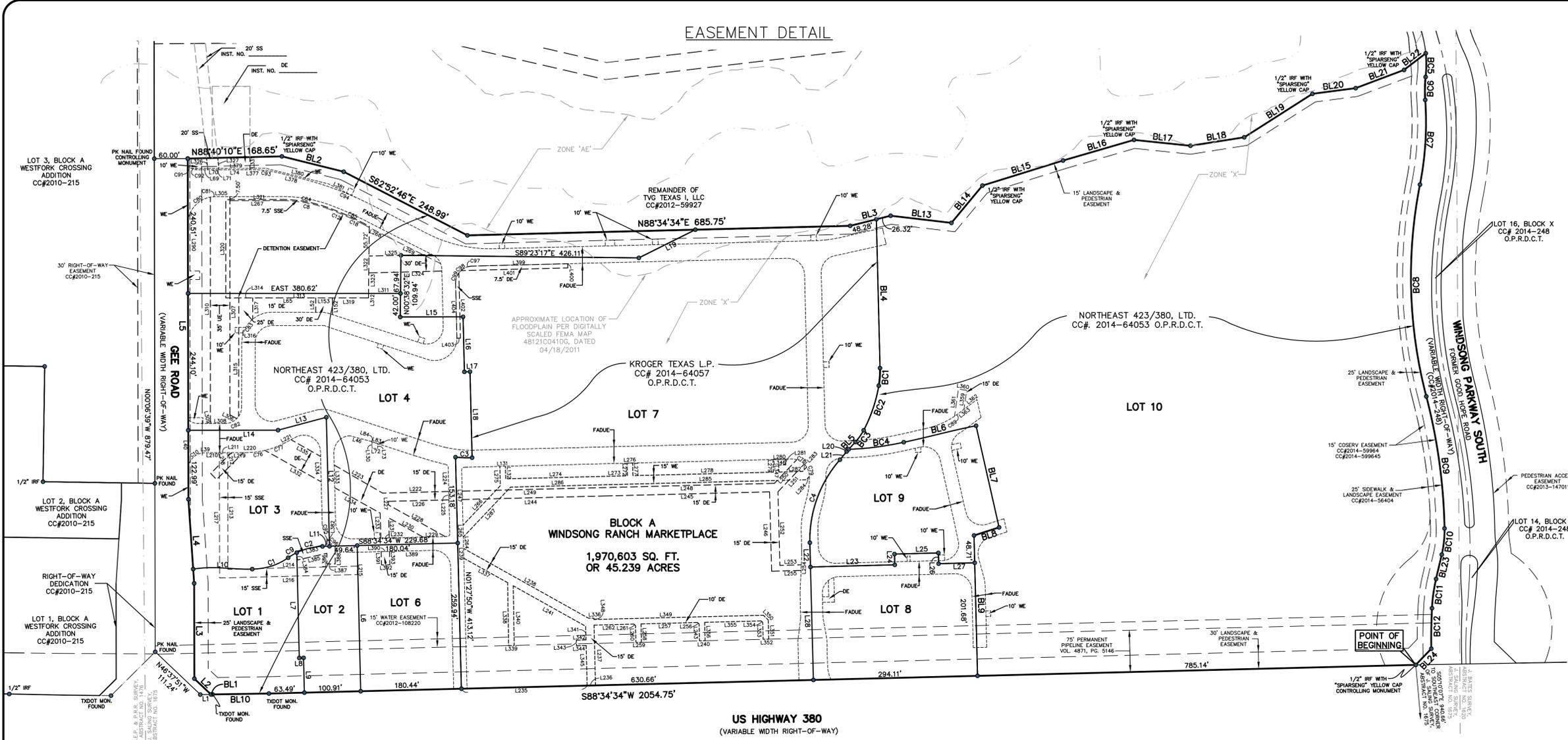
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES UNTIL 2/10/2015**



JOB NO.:	14-0223	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	SHEET
DATE:	12/08/2014		
FIELD DATE:	06/24/2014		1
SCALE:	1" = 100'		OF
FIELD:	J.D.H.		3
DRAWN:	J.B.W.		
CHECKED:	T.R.M.	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	



EASEMENT DETAIL



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L29	13.86'	N 88°33'50" E	L117	11.47'	N 16°37'14" W
L30	10.15'	N 88°35'34" E	L118	99.00'	N 12°47'39" W
L31	32.57'	N 88°34'34" E	L119	11.25'	N 11°37'32" W
L32	112.88'	N 88°35'36" E	L120	6.27'	N 57°59'49" E
L33	217.94'	S 1°25'26" E	L121	40.87'	N 53°36'59" E
L34	27.17'	S 1°25'26" E	L122	2.53'	N 11°37'32" W
L35	100.08'	S 1°24'26" E	L123	15.52'	N 77°12'19" W
L36	7.64'	N 89°55'36" E	L124	10.00'	S 12°47'41" E
L37	23.13'	N 89°53'32" E	L125	17.50'	S 77°12'19" W
L38	64.01'	S 89°54'59" W	L126	24.09'	N 12°47'39" W
L39	1.92'	S 89°53'32" W	L127	110.35'	N 12°55'35" W
L40	63.99'	N 0°6'39" W	L128	37.40'	N 15°17'44" W
L41	18.29'	N 0°6'39" W	L129	32.49'	N 72°10'14" E
L42	47.42'	N 89°55'36" E	L130	12.25'	S 01°23'49" E
L43	4.04'	N 0°6'39" W	L131	51.11'	S 00°06'00" E
L44	26.17'	N 89°53'32" E	L132	442.90'	S 89°53'00" W
L45	10.34'	S 0°4'24" E	L133	17.50'	S 89°53'00" W
L46	35.39'	S 75°29'09" E	L134	15.00'	S 00°06'00" W
L47	114.66'	N 0°5'17" E	L135	24.00'	N 88°34'34" E
L48	93.26'	S 89°47'30" E	L136	45.30'	N 12°9'22" W
L49	8.00'	S 77°5'23" E	L137	40.39'	N 10°15'55" W
L50	136.20'	S 72°16'39" E	L138	43.81'	N 12°9'22" W
L51	32.47'	S 72°2'50" E	L139	207.87'	N 88°34'34" E
L52	25.50'	NORTH	L140	102.50'	S 12°5'26" E
L53	102.32'	N 1°25'26" W	L141	26.00'	N 88°34'19" E
L54	85.00'	N 63°19'11" W	L142	31.42'	N 88°34'46" E
L55	51.34'	N 62°52'46" W	L143	70.68'	N 12°9'22" W
L56	118.90'	S 89°53'21" W	L144	40.94'	N 6°56'20" E
L57	14.49'	N 89°54'50" W	L145	44.09'	N 12°9'22" W
L58	10.00'	N 0°5'10" E	L146	70.18'	N 2°35'41" E
L59	18.96'	S 89°54'50" W	L147	15.41'	N 12°9'22" W
L60	10.00'	S 72°2'50" E	L148	26.75'	N 12°4'32" W
L61	10.00'	S 72°2'50" E	L149	28.12'	N 14°13'20" E
L62	9.83'	S 17°5'10" W	L150	16.60'	S 88°34'34" W
L63	6.79'	N 72°2'50" W	L151	572.19'	N 88°34'34" E
L64	96.67'	N 0°6'39" W	L152	29.31'	N
L65	112.75'	WEST	L153	30.00'	N
L66	9.76'	N 0°6'39" W	L154	377.97'	S 12°5'26" E
L67	10.00'	N 89°53'21" E	L155	17.50'	N 89°53'00" E
L68	9.98'	S 0°6'39" E	L156	200.77'	S 00°06'00" E
L69	13.54'	N 89°53'21" E	L157	4.36'	S 89°53'00" E
L70	15.08'	N 89°53'21" E	L158	67.68'	S 44°01'30" W
L71	20.11'	N 89°53'21" E	L159	15.00'	N 44°58'30" W
L72	10.00'	N 88°36'11" E	L160	124.20'	S 12°5'26" E
L73	8.72'	N 01°23'49" W	L161	171.40'	N 88°36'30" E
L74	55.51'	N 89°53'21" E	L162	118.55'	N 12°5'26" W
L75	573.50'	S 88°34'34" W	L163	10.00'	N 12°5'26" W
L76	109.59'	N 62°52'46" W	L164	10.00'	N 88°37'20" E
L77	39.31'	N 76°5'37" W	L165	10.00'	S 12°5'26" E
L78	96.24'	S 89°53'21" E	L166	10.90'	N 88°34'27" E
L79	10.58'	N 26°11'21" E	L167	10.00'	N 12°5'33" W
L80	10.00'	N 63°48'39" W	L168	8.52'	S 88°34'27" W
L81	11.19'	S 26°11'21" W	L169	35.39'	S 75°29'9" E
L82	273.46'	S 88°34'34" W	L170	84.84'	S 71°58'24" E
L83	10.60'	N 71°58'24" W	L171	35.46'	S 73°13'21" E
L84	5.32'	S 71°58'24" E	L172	23.88'	S 75°47'22" E
L85	67.78'	S 88°34'34" W	L173	165.34'	S 71°58'24" E
L86	17.09'	S 88°34'34" W	L174	87.33'	N 75°7'46" E
L87	179.98'	S 88°34'34" W	L175	6.73'	S 0°5'38" W
L88	10.00'	S 88°34'34" W	L176	117.03'	N 0°5'18" E
L89	9.53'	S 88°34'34" W	L177	94.26'	S 89°59'58" E
L90	10.00'	N 12°5'26" W	L178	10.64'	S 69°21'59" E
L91	10.00'	S 88°34'34" W	L179	18.00'	S 72°2'50" E
L92	10.00'	S 12°5'26" E	L180	17.70'	S 72°2'50" E
L93	10.00'	N 12°5'26" W	L181	58.30'	N 72°2'50" W
L94	17.08'	N 88°34'34" E	L182	10.00'	N 72°2'50" W
L95	10.00'	S 12°5'26" E	L183	7.50'	S 17°57'10" W
L96	10.00'	N 12°5'26" W	L184	10.00'	N 72°2'50" W
L97	10.00'	S 88°34'34" W	L185	7.50'	N 17°57'10" E
L98	10.00'	S 12°5'26" E	L186	571.25'	N 88°34'34" E
L99	10.47'	N 12°5'26" W	L187	268.25'	N 12°5'26" W
L100	10.00'	N 88°34'34" E	L188	565.19'	S 88°34'34" W
L101	10.43'	S 12°5'26" E	L189	96.73'	S 12°5'26" E
L102	68.62'	S 77°13'41" W	L190	27.00'	S 72°2'50" W
L103	30.00'	N 12°47'10" W	L191	72.00'	N 72°2'50" W
L104	90.69'	S 77°28'42" W	L192	28.12'	S 14°13'20" W
L105	2.48'	S 80°57'1" W	L193	30.44'	S 12°4'48" E
L106	271.07'	S 12°5'26" E	L194	191.56'	N 88°34'34" E
L107	8.85'	N 88°34'35" E	L195	44.91'	N 12°6'46" W
L108	42.58'	N 77°13'56" E	L196	19.24'	N 12°47'39" W
L109	10.00'	N 12°5'26" W	L197	48.00'	N 12°47'39" W
L110	10.00'	N 88°34'34" E	L198	11.00'	N 12°47'39" W
L111	10.00'	S 12°5'26" E	L199	28.47'	N 14°41'43" W
L112	10.00'	S 88°34'34" W	L200	26.78'	S 77°13'56" W
L113	101.87'	N 12°5'26" W	L201	17.81'	N 77°13'56" E
L114	42.07'	N 53°7'0" E	L202	7.61'	S 12°7'23" E
L115	32.80'	S 12°47'39" E	L203	10.00'	N 88°32'37" E
L116	31.49'	S 72°10'14" W	L204	9.58'	N 12°7'23" W
			L205	5.00'	N 88°34'34" E
			L206	57.91'	N 88°34'34" E
			L207	9.97'	N 12°5'32" W
			L208	5.00'	S 88°34'28" W
			L209	9.97'	S 12°5'32" E

LINE	LENGTH	BEARING
L210	22.76'	N 89°54'59" E
L211	15.32'	N 89°54'59" E
L212	6.44'	S 11°45'30" E
L213	201.90'	S 0°6'59" E
L214	231.38'	N 88°34'44" E
L215	15.00'	S 1°25'16" E
L216	246.72'	S 88°34'44" W
L217	215.72'	N 0°6'59" W
L218	7.98'	N 11°45'30" W
L219	25.93'	N 89°54'59" E
L220	7.64'	N 89°55'36" E
L221	12.96'	N 62°22'39" E
L222	118.53'	S 88°34'34" W
L223	100.15'	N 60°1'1" W
L224	43.22'	S 1°25'26" E
L225	15.00'	S 1°25'26" E
L226	108.76'	N 88°34'34" E
L227	6.22'	S 1°25'26" E
L228	116.45'	N 60°55'26" W
L229	39.44'	S 88°36'30" W
L230	70.65'	N 60°55'26" W
L231	35.84'	N 12°5'26" W
L232	15.00'	S 88°36'30" W
L233	44.66'	S 1°25'26" E
L234	93.13'	N 60°55'26" W
L235	225.25'	N 88°34'37" E
L236	15.00'	N 88°34'34" E
L237	107.54'	N 1°25'26" W
L238	255.88'	N 60°55'26" W
L239	17.41'	N 1°25'26" W
L240	10.00'	S 88°35'51" W
L241	148.41'	N 60°55'26" W
L242	62.16'	N 1°29'22" W
L243	30.10'	N 01°25'26" W
L244	256.00'	N 88°34'34" E
L245	294.39'	N 88°34'34" E
L246	141.58'	S 1°29'22" E
L247	15.00'	N 1°25'26" W
L248	303.41'	S 88°34'34" W
L249	256.00'	S 88°34'34" W
L250	58.20'	S 43°34'34" W
L251	68.28'	S 43°34'34" W
L252	131.33'	N 1°29'22" W

LINE	LENGTH	BEARING
L253	38.35'	N 88°30'38" E
L254	10.03'	S 2°35'41" W
L255	37.64'	N 88°30'38" E
L256	3.86'	N 46°25'26" W
L257	101.27'	S 88°34'34" W
L258	32.79'	S 01°25'26" E
L259	10.00'	S 88°35'51" W
L260	30.06'	N 01°25'26" W
L261	3.86'	N 46°25'26" W
L262	71.50'	S 88°34'34" W
L263	52.63'	N 45°01'30" E
L264	20.54'	N 1°25'26" W
L265	21.21'	N 1°25'26" W
L266	96.84'	S 43°34'34" W
L267	92.91'	S 1°25'26" E
L268	51.37'	N 62°52'46" W
L269	104.88'	N 63°19'11" W
L270		
L271		
L272	22.50'	S 1°22'40" E
L273	40.49'	S 88°34'34" W
L274	177.51'	S 88°34'34" W
L275	34.59'	N 01°22'30" W
L276	10.00'	N 88°34'34" E
L277	22.50'	S 1°22'40" E
L278	251.51'	N 88°34'34" E
L279	22.50'	S 0°38'23" E
L280	10.00'	N 88°34'34" E
L281	22.50'	S 1°25'26" E
L282	42.42'	N 88°34'34" E
L283	10.57'	N 43°34'34" E
L284	7.76'	S 43°34'34" W
L285	360.63'	S 88°34'34" W
L286	169.22'	S 88°34'34" W
L287	122.73'	S 43°34'34" W
L288	50.00'	N 0°6'25" W
L289	15.00'	N 89°36'0" E
L290	200.77'	S 0°6'0" E
L291	17.50'	N 89°53'0" E
L292	15.00'	S 0°6'0" E
L293	17.50'	S 89°53'0" W
L294	651.83'	S 0°6'0" E
L295	15.00'	S 88°35'0" W

LINE	LENGTH	BEARING
L296	38.67'	N 0°6'0" W
L297	48.37'	S 89°34'0" W
L298	15.00'	S 0°6'0" W
L299	48.37'	N 89°34'0" E
L300	298.50'	N 0°6'0" W
L301	17.50'	S 89°53'0" W
L302	15.00'	N 0°6'0" W
L303	17.50'	N 89°53'0" E
L304	500.70'	N 0°6'0" W
L305	26.00'	N 89°53'21" E
L306	14.05'	N 60°55'26" W
L307	389.12'	N
L308	24.99'	N 89°55'36" E
L309	5.75'	N 11°45'30" W
L310	398.19'	N
L311	57.30'	N
L312	7.99'	S 0°38'23" W
L313	255.66'	W
L314	25.00'	W
L315	211.39'	S 0°5'38" W
L316	5.25'	N 89°54'22" W
L317	37.89'	S 0°5'38" W
L318	64.46'	W
L319	175.13'	N
L320	100.41'	N 89°53'21" E
L321	30.02'	S 0°38'23" E
L322	36.59'	N 0°58'23" E
L323	131.04'	N 88°34'34" E
L324	112.82'	N 88°34'34" E
L325	20.88'	N 67°50" W
L326	21.21'	S 67°50" E
L327		
L328		
L329		
L330		
L331	22.37'	N
L332	115.32'	N 60°55'26" W
L333	40.52'	N 01°25'26" W
L334	45.23'	N 01°24'50" W
L335	60.97'	N 60°37'34" W
L336	9.63'	W
L337	89.70'	S 00°55'26" W
L338	112.17'	S 00°55'26" E
L339	10.00'	N 88°35'51" E
L340	106.31'	N 00°55'26" W

LINE	LENGTH	BEARING
L341	24.32'	N 01°25'26" W
L342	17.27'	S 88°34'34" W
L343	10.00'	S 01°25'26" E
L344	17.27'	N 88°34'34" E
L345	71.50'	N 01°25'26" W
L346	12.50'	S 88°34'34" W
L347	12.50'	N 01°25'26" W
L348	2.29'	N 01°25'26" W
L349	303.64'	N 88°34'34" E
L350	12.14'	S 46°25'26" E
L351	34.29'	S 01°25'26" E
L352	10.00'	S

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 2/10/2015  
 TIMOTHY R. MANKIN \_\_\_\_\_ DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES: 08/15/2016

DRAINAGE AND DETENTION EASEMENT

THE STATE OF TEXAS  
 COUNTY OF DENTON  
 TOWN OF PROSPER

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 Lots 4 and 5, Block A, as shown on the plat is called "Detention Easement". The Detention Easement within the limites of this addition will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lots that are traversed by or adjacent to the Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence, or any other structure within the Detention Easement, as hereinabove defined, shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure age that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, by the Planning and Zoning Commission of the Town of Prosper, Texas.

BY: \_\_\_\_\_  
 Planning & Zoning Commission Chairperson

ATTEST: \_\_\_\_\_  
 Town Secretary

Engineering Department

Planning Department

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C5	84.84'	54.00'	90°1'0"	S 46°24'56" E	76.38'
C6	45.70'	30.00'	87°17'8"	N 45°4'0" W	41.41'
C7	60.84'	30.00'	116°11'56"	N 59°31'25" W	50.94'
C8	87.04'	242.50'	20°33'51"	N 79°49'44" W	86.57'
C9	72.12'	150.00'	27°32'57"	N 76°9'8" E	71.43'
C10	41.05'	30.00'	78°23'31"	S 50°41'47" W	37.92'
C11	19.78'	30.00'	37°46'30"	S 71°11'9" E	19.42'
C12	38.00'	562.48'	03°52'14"	N 67°36'41" E	37.99'
C13	47.04'	30.00'	89°50'20"	N 45°0'26" E	42.37'
C14	84.74'	54.00'	89°54'43"	S 45°2'38" W	76.31'
C15	57.27'	30.00'	109°22'35"	N 53°15'52" E	48.96'
C16	32.42'	30.00'	61°55'14"	N 32°23'3" W	30.87'
C17	66.33'	570.00'	6°40'02"	N 66°12'40" W	66.29'
C18	27.46'	562.50'	02°47'48"	N 64°16'40" W	27.45'
C19	89.73'	250.00'	20°33'51"	N 79°49'44" W	89.25'
C20	70.86'	50.00'	81°11'45"	S 39°45'47" W	65.07'
C21	17.22'	54.00'	18°16'24"	S 91°32'9" W	17.15'
C22	54.05'	30.00'	103°14'10"	N 50°11'39" E	47.03'
C23	3.22'	30.00'	6°8'25"	S 75°7'3" E	3.21'
C24	16.21'	30.00'	30°57'42"	S 67°42'59" E	16.02'
C25					
C26	21.70'	250.00'	4°58'27"	N 86°5'21" E	21.70'
C27	124.55'	250.00'	28°32'40"	S 77°9'6" E	123.26'
C28	138.38'	600.00'	13°12'51"	N 69°29'11" W	138.07'
C29	48.93'	200.00'	14°1'3"	N 83°6'8" W	48.81'
C30					
C31	87.09'	600.00'	8°18'58"	N 71°56'7" W	87.01'
C32	34.63'	266.51'	7°26'38"	N 79°45'25" E	34.60'
C33	17.36'	230.60'	4°18'49"	N 85°35'29" E	17.36'
C34	43.13'	30.00'	82°22'26"	S 39°45'47" W	39.51'
C35	47.12'	30.00'	90°0'0"	S 46°25'26" E	42.43'
C36	17.24'	457.66'	2°9'29"	N 87°53'53" E	17.24'
C37	58.23'	457.66'	7°17'25"	N 83°10'25" E	58.19'
C38	23.54'	500.00'	2°41'49"	N 78°34'51" E	23.53'
C39	65.61'	150.43'	24°59'20"	N 65°37'45" E	65.09'
C40	42.97'	30.00'	82°3'43"	S 66°47'54" E	39.39'
C41	33.88'	30.00'	64°41'57"	S 26°38'44" W	32.10'
C42	7.74'	30.00'	14°46'36"	S 1°41'4" W	7.72'
C43	13.07'	54.00'	13°52'58"	N 82°13'35" W	13.04'
C44	45.80'	30.00'	87°22'58"	S 28°26'15" W	41.48'
C45	26.74'	65.00'	23°34'14"	S 131°6'28" E	26.55'
C46	11.54'	30.59'	21°14'51"	S 60°55'24" W	11.28'
C47	47.12'	30.00'	90°0'0"	N 46°25'26" W	42.43'
C48	15.62'	163.03'	5°29'19"	S 21°01'5" W	15.61'
C49	18.38'	124.50'	8°27'24"	S 9°59'38" W	18.36'
C50	36.60'	126.46'	16°34'52"	N 5°54'7" E	36.47'
C51	47.91'	30.50'	90°0'0"	N 46°25'26" W	43.13'
C52	7.85'	5.00'	90°0'0"	S 43°34'34" W	7.07'
C53	0.78'	30.00'	1°29'7"	S 29°59'9" E	0.78'
C54	44.72'	30.00'	85°25'23"	S 41°16'55" W	40.69'
C55	44.72'	30.00'	85°24'41"	S 44°7'46" W	40.69'
C56	7.85'	5.00'	90°0'0"	N 43°34'34" W	7.07'
C57	6.49'	5.00'	74°21'56"	N 38°36'24" W	6.04'
C58	17.56'	48.09'	20°55'9"	N 81°27'50" W	17.46'
C59	9.00'	50.00'	10°19'2"	S 83°15'52" W	8.99'
C60	54.98'	30.00'	105°00'34"	S 52°25'14" E	47.60'
C61					
C62	47.08'	30.00'	89°54'44"	S 45°2'40" W	42.39'
C63	1.00'	2.00'	28°41'39"	N 75°39'9" W	0.99'
C64	47.12'	30.00'	90°0'0"	N 43°34'34" E	42.43'
C65	47.12'	30.00'	90°0'0"	N 46°25'26" W	42.43'
C66	47.12'	30.00'	90°0'0"	S 43°34'34" W	42.43'
C67	74.10'	40.08'	105°55'4"	N 51°35'48" E	63.99'
C68	44.79'	156.34'	16°24'51"	N 5°59'34" E	44.64'
C69	25.81'	94.50'	15°38'46"	S 6°23'57" W	25.73'
C70	47.12'	30.00'	90°00'00"	S 46°25'26" E	42.43'
C71	46.14'	30.00'	88°7'0"	N 44°31'4" E	41.72'
C72	2.14'	10.00'	12°16'49"	N 5°40'50" W	2.14'
C73	47.11'	30.00'	89°58'25"	N 57°46'51" W	42.42'
C74	113.79'	536.50'	12°9'8"	N 83°20'44" E	113.58'
C75	47.91'	30.50'	90°0'0"	S 43°34'34" W	43.13'
C76	34.61'	150.00'	13°13'13"	N 83°19'00" E	34.53'
C77	37.51'	150.00'	14°19'45"	N 69°32'31" E	37.42'
C78	15.58'	30.50'	29°16'7"	N 59°41'43" W	15.41'
C79	17.74'	31.04'	32°44'51"	N 15°25'1" W	17.50'
C80	64.34'	50.00'	73°43'31"	S 45°33'21" W	59.99'
C81	9.05'	50.00'	10°22'17"	S 84°42'12" W	9.04'
C82	23.44'	30.00'	44°45'36"	N 67°32'48" E	22.84'
C83	17.69'	54.00'	18°46'8"	S 33°42'42" W	17.61'
C84	88.58'	244.52'	20°45'22"	N 79°43'57" W	88.10'
C85	76.93'	564.50'	7°48'31"	N 65°33'30" W	76.87'
C87					
C88	49.71'	200.00'	14°14'29"	S 84°18'11" E	49.58'
C89	7.89'	150.43'	3°0'23"	N 54°38'16" E	7.89'
C90	4.06'	30.00'	7°45'17"	N 84°41'56" E	4.06'
C91	7.50'	30.00'	14°19'9"	S 59°23'43" E	7.48'
C92	12.33'	30.00'	23°33'18"	S 78°19'56" E	12.25'
C93	48.93'	200.00'	14°1'3"	N 83°6'8" W	48.81'
C94	138.38'	600.00'	13°12'51"	N 69°29'11" W	138.07'
C95	29.29'	54.00'	31°4'39"	S 16°56'45" E	28.93'
C96	21.67'	54.00'	22°59'46"	S 43°58'58" E	21.53'
C97	21.68'	30.00'	41°24'35"	S 67°52'17" W	21.21'
C98	14.99'	30.00'	28°37'37"	S 50°42'23" W	14.83'
C99	19.80'	30.00'	37°49'0"	S 17°29'4" W	19.44'

OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Northeast 423/380, Ltd., and Kroger Texas L.P. acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as a Final Plat **WINDSONG RANCH MARKETPLACE, Lots 4, 5, 7, 8, and 9, Block A, and Conveyance Plat WINDSONG RANCH MARKETPLACE, Lots 1, 2, 3, 6, and 10, Block A**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The Northeast 423/380, Ltd., and Kroger Texas L.P. do herein certify the following:

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

WITNESS, MY HAND AT \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NORTHEAST 423/380, LTD.

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

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, STATE OF TEXAS

WITNESS, MY HAND AT \_\_\_\_\_, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

KROGER TEXAS L.P.

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

STATE OF TEXAS:  
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF DENTON

Whereas Northeast 423/380, Ltd., and Kroger Texas L.P. are the owners of all that certain 46,557 acre tract of land situated in the J. Saling Survey, Abstract Number 1675, and being a portion of that certain tract of land conveyed to TVG Texas I, LLC according to the deed recorded under County Clerk Document Number 2012-59927, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for the most southerly Southeast corner of said TVG Texas tract, same being the South end of a corner clip at the Northwest intersection of the North right-of-way line of US Highway 380 (variable width right-of-way) and the West right-of-way line of Good Hope Road (variable width right-of-way);

THENCE along the South line of said TVG Texas tract and the North right-of-way line of said US Highway 380 as follows:  
 South 88 deg. 34 min. 34 sec. West, a distance of 2054.75 feet to a TXDOT Monument found for angle point;  
 South 89 deg. 05 min. 46 sec. West, a distance of 101.04 feet to a TXDOT Monument found for angle point;  
 South 89 deg. 17 min. 50 sec. West, a distance of 2.80 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the South end of a corner clip in the intersection of said US Highway 380 and Gee Road (variable width right-of-way);

THENCE North 46 deg. 37 min. 51 sec. West, through the interior of said TVG Texas tract and along said corner clip, a distance of 41.01 feet to a 1/2 inch iron rod set for the most northerly Southwest corner of the herein described tract, same being the North end of said corner clip, same being in the East line of said Gee Road.

THENCE along the East right-of-way line of said Gee Road as follows:  
 North 00 deg. 06 min. 39 sec. West, a distance of 169.98 feet to a 1/2 inch iron rod set for angle point;  
 North 03 deg. 55 min. 28 sec. West, a distance of 150.35 feet to a 1/2 inch iron rod set for angle point;  
 North 01 deg. 06 min. 39 sec. West, a distance of 607.60 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;

THENCE through the interior of said TVG Texas tract as follows:  
 North 89 deg. 50 min. 53 sec. East, a distance of 60.00 feet to a 1/2 inch iron rod set;  
 North 88 deg. 40 min. 10 sec. East, a distance of 168.65 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;  
 South 76 deg. 05 min. 37 sec. East, a distance of 114.09 feet to a 1/2 inch iron rod set;  
 South 62 deg. 52 min. 46 sec. East, a distance of 248.99 feet to a 1/2 inch iron rod set;  
 North 88 deg. 34 min. 34 sec. East, a distance of 685.75 feet to a 1/2 inch iron rod set;  
 North 76 deg. 03 min. 31 sec. East, a distance of 74.60 feet to a 1/2 inch iron rod set;  
 South 83 deg. 20 min. 45 sec. East, a distance of 109.69 feet to a 1/2 inch iron rod set;  
 North 39 deg. 51 min. 50 sec. East, a distance of 86.56 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;  
 North 72 deg. 47 min. 00 sec. East, a distance of 151.17 feet to a 1/2 inch iron rod set;  
 North 73 deg. 50 min. 45 sec. East, a distance of 132.35 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;  
 South 84 deg. 05 min. 32 sec. East, a distance of 101.58 feet to a 1/2 inch iron rod set;  
 North 81 deg. 05 min. 17 sec. East, a distance of 97.62 feet to a 1/2 inch iron rod set;  
 North 57 deg. 35 min. 24 sec. East, a distance of 144.66 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;  
 North 82 deg. 34 min. 18 sec. East, a distance of 78.09 feet to a 1/2 inch iron rod set;  
 North 69 deg. 27 min. 06 sec. East, a distance of 92.54 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Spiarseng" found for angle point;  
 North 52 deg. 39 min. 12 sec. East, a distance of 48.91 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being in the East line of said TVG Texas tract, same being in the West right-of-way line of aforesaid Good Hope Road, same being the beginning of a non-tangent curve to the right having a radius of 203.50 feet and a delta angle of 11 deg. 53 min. 50 sec.;

THENCE along the East line of said TVG Texas tract and the West right-of-way line of said Good Hope Road as follows:  
 In a Southwesterly direction and along said non-tangent curve to the right, an arc length of 42.26 feet and a chord bearing and distance of South 00 deg. 17 min. 14 sec. West, 42.18 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 225.50 feet and a delta angle of 10 deg. 21 min. 17 sec.;  
 Along said curve to the left, an arc distance of 40.93 feet and a chord bearing and distance of South 01 deg. 03 min. 30 sec. West, 40.88 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 566.00 feet and a delta angle of 15 deg. 22 min. 07 sec.;  
 Along said curve to the right, an arc distance of 151.82 feet and a chord bearing and distance of South 03 deg. 33 min. 54 sec. West, 151.36 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 842.00 feet and a delta angle of 25 deg. 56 min. 28 sec.;  
 Along said curve to the left, an arc distance of 381.22 feet and a chord bearing and distance of South 01 deg. 43 min. 16 sec. East, 377.98 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 1005.00 feet and a delta angle of 13 deg. 35 min. 06 sec.;  
 Along said curve to the right, an arc length of 238.29 feet and a chord bearing and distance of South 07 deg. 53 min. 58 sec. East, 237.73 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 188.50 feet and a delta angle of 14 deg. 18 min. 56 sec.;  
 Along said curve to the right, an arc distance of 47.10 feet and a chord bearing and distance of South 06 deg. 03 min. 03 sec. West, 46.97 feet to a 1/2 inch iron rod set;  
 South 13 deg. 12 min. 30 sec. West, a distance of 44.61 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 291.50 feet and a delta angle of 10 deg. 22 min. 32 sec.;  
 Along said curve to the left, an arc distance of 52.79 feet and a chord bearing and distance of South 08 deg. 01 min. 14 sec. West, 52.72 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 1111.50 feet and a delta angle of 03 deg. 43 min. 22 sec.;  
 Along said curve to the left, an arc distance of 72.22 feet and a chord bearing and distance of South 00 deg. 58 min. 17 sec. West, 72.21 feet to a 1/2 inch iron rod set for the North end of aforesaid corner clip at the Northwest intersection of the West right-of-way line of said Good Hope Road and the North right-of-way line of said US Highway 380;  
 THENCE South 43 deg. 56 min. 23 sec. West, along said corner clip, a distance



## PLANNING

**To:** Planning & Zoning Commission

**From:** Alex Glushko, AICP, Senior Planner

**Through:** John Webb, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – February 17, 2015

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**Agenda Item:**

Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 2D, for 161 single family residential lots, on 62.8± acres, located on the southwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D14-0092).

**Description of Agenda Item:**

The Preliminary Plat shows 161 single family residential lots. Access will be provided from Fishtrap Road. The Preliminary Plat conforms to Planned Development-40 (PD-40) development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Plat.

**Legal Obligations and Review:**

The Preliminary Plat meets minimum development requirements.

**Attached Documents:**

1. Preliminary Plat

**Parks & Recreation Board Recommendation:**

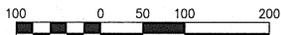
At their February 12, 2015 meeting, the Parks & Recreation Board recommended the Town Council approve the proposed conveyance of park land, as shown on the Preliminary Plat of Windsong Ranch, Phase 2D, being 7.6± acres, by a vote of 7-0.

**Town Staff Recommendation:**

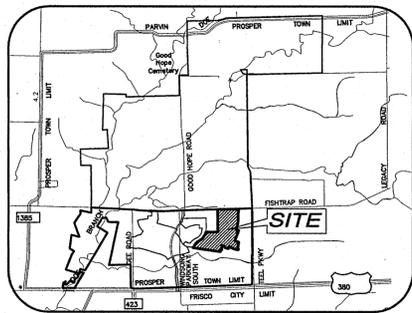
Town staff recommends approval of the Preliminary Plat subject to:

1. Town Council approval of the conveyance of park land, as shown on the Preliminary Plat of Windsong Ranch, Phase 2D, being 7.6± acres.
2. Additions and/or alterations to the easements on the Preliminary Plat by Town staff.
3. Town staff approval of all preliminary water, sewer, and drainage plans.
4. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, roundabouts, sidewalks, and hike and bike trails.

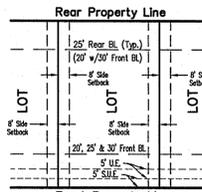
5. Town staff approval of trees located within the right-of-way.



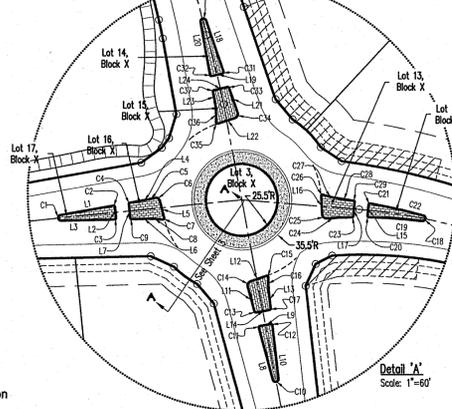
1 inch = 100ft.



LOCATION MAP  
N.T.S.



Front Property Line  
STANDARD LOT DETAIL FOR  
LOT TYPE A, B, C, & D



Detail 'A'  
Scale: 1"=60'

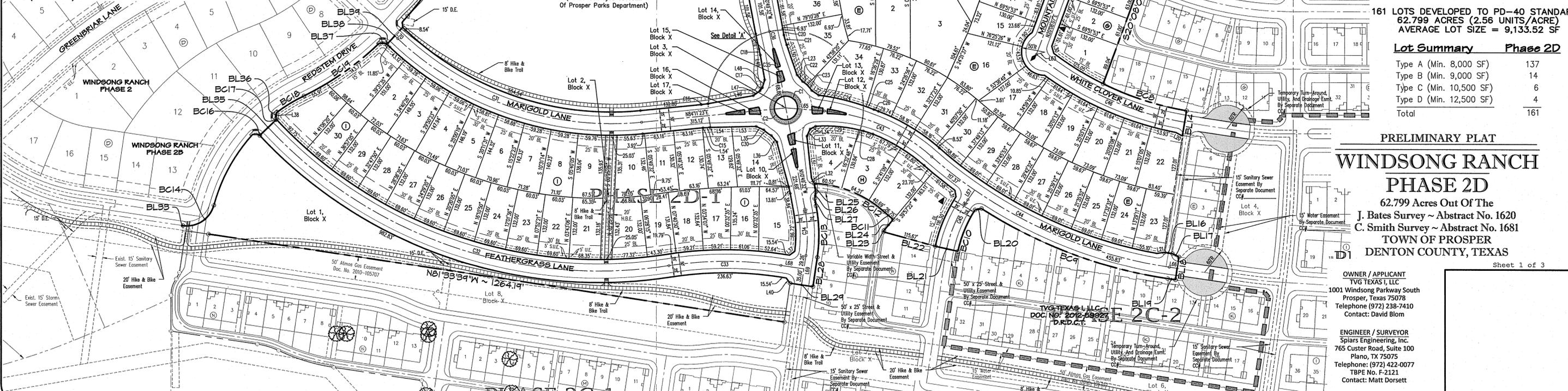
Line #	Length	Bearing	Line #	Length	Bearing
L1	58.11	N79°47'27"E	L13	12.25	S00°25'30"W
L2	7.84	S09°49'32"E	L14	8.69	N79°10'28"E
L3	38.11	S88°35'18"W	L15	7.80	S00°25'30"W
L4	12.25	N79°47'27"E	L16	12.89	S00°16'49"E
L5	12.25	S14°25'30"E	L17	3.84	S00°25'30"W
L6	12.25	S88°35'18"W	L18	38.11	S89°02'44"E
L7	8.69	S09°49'32"E	L19	7.84	S89°45'18"W
L8	38.11	S10°15'27"E	L20	38.00	N10°15'57"W
L9	7.84	N79°10'28"E	L21	17.83	S89°02'44"E
L10	38.11	S08°25'30"E	L22	12.25	N71°52'03"E
L11	18.85	S09°15'27"E	L23	12.24	N00°15'37"W
L12	12.25	S70°20'00"E	L24	9.69	S39°45'18"W

Curve #	Length	Radius	Chord	Area
C1	5.88	1.00	5.88	17.171204
C2	1.62	1.00	1.62	0.423207
C3	1.62	1.00	1.62	0.423207
C4	1.49	1.00	1.36	0.363636
C5	5.00	57.07	5.00	17.770202
C6	4.79	3.00	4.30	16.074947
C7	1.97	1.00	1.97	14.007072
C8	8.73	92.67	8.72	18.832122
C9	1.49	1.00	1.36	0.363636
C10	5.88	2.00	5.88	17.171204
C11	1.62	1.00	1.62	0.423207
C12	1.62	1.00	1.62	0.423207
C13	1.49	1.00	1.36	0.363636
C14	4.40	3.00	4.06	12.572312
C15	1.87	1.00	1.87	11.592322
C16	9.73	57.00	9.72	28.942437
C17	1.49	1.00	1.36	0.363636
C18	6.01	2.00	6.01	17.171204
C19	37.94	347.00	37.82	18.832122
C20	1.62	1.00	1.62	0.423207
C21	1.62	1.00	1.62	0.423207
C22	38.81	468.00	38.67	17.770202
C23	1.49	1.00	1.36	0.363636
C24	17.84	347.00	17.84	18.832122
C25	4.70	3.00	4.27	14.007072
C26	1.80	1.00	1.80	12.572312
C27	11.27	57.00	11.26	17.770202
C28	10.77	468.00	10.77	18.832122
C29	1.51	1.00	1.37	0.363636
C30	5.88	2.00	5.88	17.171204
C31	1.62	1.00	1.62	0.423207
C32	1.62	1.00	1.62	0.423207
C33	1.47	1.00	1.34	0.363636
C34	4.79	3.00	4.30	16.074947
C35	1.96	1.00	1.96	14.007072
C36	14.34	57.00	14.30	18.832122
C37	1.52	1.00	1.38	0.363636

- NOTES:**
- 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.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
  - All development will comply with Town of Prosper PD-40 Requirements.
  - All open space areas, Lots 1-19, Block X, to be owned and maintained by the H.O.A.
  - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
  - All fences adjacent to open space shall be ornamental metal.
  - Hike & bike trail easements will be provided (Min. 20' Wide) for hike & bike trails per final approved landscape plans.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
  - No 100-year floodplain exists on the site.
  - No drainage and utility easements within required landscape buffers.

**Legend**

1/2" IR	Iron Rod Set	U.E.	Utility Easement
1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.O.A.	H.O.A. Easement
R.O.W.	Right Of Way	Street Name Change	
D.E.	Drainage Easement	Denotes Lot Frontage To Street	
S.S.E.	Sanitary Sewer Easement	No Drive Access	
W.E.	Water Easement	10'x10' Transformer Easement	
H.O.A.	Home Owners Association	Hike & Bike Trail Easement	
S.U.E.	Sidewalk & Utility Easement (See Note 9)		



**STANDARD KEY LOT DETAIL**

NOTE: Side Setback Adjacent To R.O.W. On a Key Lot Shall Be Equal To The Front Setback Of The Adjacent Lot.

161 LOTS DEVELOPED TO PD-40 STANDARDS  
62,799 ACRES (2.56 UNITS/ACRE)  
AVERAGE LOT SIZE = 9,133.52 SF

Lot Summary	Phase 2D
Type A (Min. 8,000 SF)	137
Type B (Min. 9,000 SF)	14
Type C (Min. 10,500 SF)	6
Type D (Min. 12,500 SF)	4
Total	161

**PRELIMINARY PLAT**  
**WINDSONG RANCH**  
**PHASE 2D**  
62,799 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
TVG TEXAS, L.L.C.  
1001 Windsong Parkway South  
Prosper, Texas 75078  
Telephone (972) 238-7410  
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

OWNER'S CERTIFICATE

BEING a tract of land situated in the J. Bates Survey, Abstract No. 1620 and the C. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a PK nail found along the centerline of Fishtrap Road and the northeast corner of a 13.340 acre tract of land conveyed to Prosper Independent School District according to the deed recorded in Document No. 2014-92181 of the Deed Records, Denton County, Texas;

THENCE, N 89°03'54" E, along said centerline a distance of 1256.56 feet, to a PK nail set;

THENCE continuing along said centerline around a tangent curve to the left having a central angle of 01°59'37", a radius of 1092.06 feet, a chord of N 88°04'18" E - 38.00 feet, an arc length of 38.00 feet, to a PK nail set;

THENCE, N 87°04'43" E, continuing along said centerline a distance of 100.00 feet, to a PK nail set;

THENCE continuing along said centerline around a tangent curve to the right having a central angle of 01°53'25", a radius of 1100.00 feet, a chord of N 88°01'25" E - 36.29 feet, an arc length of 36.29 feet, to a PK nail set;

THENCE, N 88°58'08" E, continuing along said centerline a distance of 307.16 feet, to a PK nail set at the approximate centerline of said centerline and Teel Parkway;

THENCE along the centerline of Teel Parkway around a non-tangent curve to the right having a central angle of 01°32'18", a radius of 1400.00 feet, a chord of S 00°47'35" E - 37.59 feet, an arc length of 37.59 feet to a PK nail set;

THENCE, S 00°01'26" E, along said centerline a distance of 340.84 feet, to a PK nail set;

THENCE, S 89°58'34" W, a distance of 61.69 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 86°09'43" W, a distance of 76.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°59'16" W, a distance of 271.69 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 20°08'51", a radius of 325.00 feet, a chord of N 79°56'18" W - 113.70 feet, an arc length of 114.28 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 69°51'53" W, a distance of 44.46 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 21°04'13", a radius of 523.00 feet, a chord of N 80°23'59" W - 191.25 feet, an arc length of 192.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 6.54 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 44°03'54" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°56'06" E, a distance of 218.13 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 21°04'13", a radius of 845.00 feet, a chord of S 09°36'01" W - 309.00 feet, an arc length of 310.75 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 20°08'07" W, a distance of 126.48 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 25°01'14" E, a distance of 14.10 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 00°10'12", a radius of 2025.00 feet, a chord of S 69°56'59" E - 6.01 feet, an arc length of 6.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 69°51'53" E, a distance of 115.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 20°08'07" W, a distance of 515.04 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 16°27'36", a radius of 661.00 feet, a chord of S 72°12'42" E - 189.24 feet, an arc length of 189.89 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 09°33'30" W, a distance of 55.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°50'17" W, a distance of 254.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 81°09'14" E, a distance of 18.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 63°05'11" E, a distance of 15.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°26'21" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 81°33'39" W, a distance of 17.21 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°09'41", a radius of 1025.00 feet, a chord of N 69°28'49" W - 429.04 feet, an arc length of 432.24 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 78°13'54" W, a distance of 14.23 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 20°12'28", a radius of 275.00 feet, a chord of S 22°32'48" W - 96.49 feet, an arc length of 96.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 77°33'29" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 74°27'23" W, a distance of 115.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 08°26'21" E, a distance of 3.06 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 39°57'22" E, a distance of 31.11 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 01°19'29", a radius of 1157.00 feet, a chord of N 49°22'53" W - 26.75 feet, an arc length of 26.75 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a reverse curve to the left having a central angle of 39°00'12", a radius of 243.00 feet, a chord of N 68°13'15" W - 162.24 feet, an arc length of 165.42 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 10°45'49" E, a distance of 18.52 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°32'27" W, a distance of 14.66 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 10°49'32" E, a distance of 15.79 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 19°39'45", a radius of 325.25 feet, a chord of S 01°23'43" E - 111.07 feet, an arc length of 111.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°26'21" W, a distance of 64.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 81°33'39" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°26'21" W, a distance of 84.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 81°33'39" W, a distance of 1264.19 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 81°39'22" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 36°37'04" W, a distance of 14.13 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 81°40'29" E, a distance of 2.62 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 83°07'19", a radius of 60.50 feet, a chord of N 56°45'52" E - 80.27 feet, an arc length of 87.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a reverse curve to the right having a central angle of 27°11'53", a radius of 370.00 feet, a chord of N 28°48'09" E - 173.99 feet, an arc length of 175.64 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°55'14" E, a distance of 13.66 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 00°09'29", a radius of 1010.00 feet, a chord of S 43°22'46" E - 2.79 feet, an arc length of 2.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 46°32'29" E, a distance of 50.00 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 00°05'58", a radius of 960.00 feet, a chord of N 43°24'32" W - 1.67 feet, an arc length of 1.67 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 04°42'23" E, a distance of 13.44 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 10°49'07", a radius of 370.00 feet, a chord of N 58°39'25" E - 69.76 feet, an arc length of 69.86 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a reverse curve to the left having a central angle of 17°52'35", a radius of 640.00 feet, a chord of N 55°07'40" E - 198.87 feet, an arc length of 199.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°23'56" E, a distance of 14.47 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 46°56'39" E, a distance of 3.31 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 43°03'21" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 02°53'04" W, a distance of 11.75 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 41°37'53" E, a distance of 17.13 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 16°35'53", a radius of 530.00 feet, a chord of N 33°19'57" E - 153.00 feet, an arc length of 153.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the left having a central angle of 16°32'02", a radius of 650.00 feet, a chord of N 16°43'59" E - 187.67 feet, an arc length of 188.33 feet, to a 1/2" iron rod found at a northwesterly corner of said subject tract and the southwest corner of said Prosper Independent School District tract;

THENCE, N 89°03'54" E, along said common line a distance of 565.94 feet, to a 1/2" iron rod found at a northwesterly corner of said subject tract and the southeast corner of said Prosper Independent School District tract;

THENCE along said common line around a non-tangent curve to the right having a central angle of 02°42'32", a radius of 2035.00 feet, a chord of N 02°17'22" W - 96.20 feet, an arc length of 96.21 feet, to a 1/2" iron rod found;

THENCE, N 00°56'06" W, continuing along said common line a distance of 917.93 feet, to the POINT OF BEGINNING with the subject tract containing 2,735,518 square feet or 62.799 acres of land.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL1 to BL16.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL17 to BL35.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL36 to BL39.

Boundary Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows BC1 to BC22.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, of Splars 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 City of \_\_\_\_\_, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2015.



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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TVG TEXAS I, LLC, do hereby adopt this plat designating the hereinabove described property as WINDSONG RANCH PHASE 2D, 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 Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2015.

TVG TEXAS I, LLC.  
A Texas Limited Liability Company

By: BP-Terra Verde Investor, LLC,  
A Delaware Limited Liability Company  
Its Managing Manager

By: Terra Verde BP Manager, LLC  
A Delaware Limited Liability Company,  
Its Managing Member

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

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

- \_\_\_\_\_ Planning & Zoning Commission Chair
- \_\_\_\_\_ Town Secretary
- \_\_\_\_\_ Engineering Department
- \_\_\_\_\_ Development Services Department

PRELIMINARY PLAT  
WINDSONG RANCH  
PHASE 2D  
62.799 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
TVG TEXAS I, LLC  
1001 Windsong Parkway South  
Prosper, Texas 75078  
Telephone (972) 238-7410  
Contact: David Blom

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





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – February 17, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for Windsong Ranch Townhomes, Phase 2C, for 300 single family attached residential lots, on 65.5± acres, located on the west side of Teel Parkway, 400± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D14-0093).

**Description of Agenda Item:**

The Preliminary Site Plan shows 300 townhome units. Access is provided from Teel Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to the Planned Development-40 (PD-40) development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

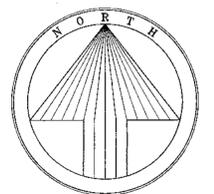
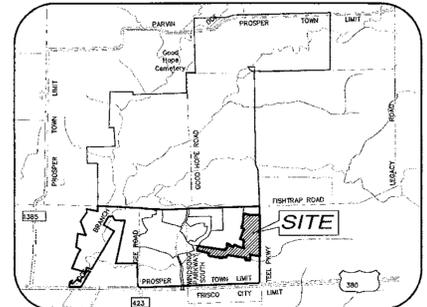
**Attached Documents:**

1. Preliminary Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the preliminary site plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



LOCATION MAP  
N.T.S.

LEGEND

- 1/2" IR Iron Rod Set
- 1/2" IR Iron Rod Found
- BL Building Line Setback
- R.O.W Right Of Way
- D.E Drainage Easement
- S.S.E Sanitary Sewer Easement
- WE Water Easement
- H.O.A Home Owners Association
- U.E Utility Easement
- W.M.E Wall Maintenance Easement
- H.E H.O.A. Easement
- Street Name Change
- Denotes Lot Frontage To Street
- No Drive Access
- 10'x10' Transformer Easement
- Existing Trees

SITE PLAN NOTES

- Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
  - Landscape shall conform to landscape plans approved by the Town.
  - All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
  - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
  - Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
  - Site plan approval is required prior to grading release.
  - All new electrical lines shall be installed and/or relocated underground.
  - All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
  - Landscape in all alley rights-of-way to be maintained by the HOA.
  - One hour demising wall to deck is required per Fire Department with signage stating, "Firewall do not penetrate."
  - Fire wall to be inspected and approved by the Fire Department via written document by an approved third party.
  - Each townhome shall have an approved fire suppression system.
  - All fences adjacent to open space shall be ornamental metal.
  - Detention to be provided off-site with on-channel storage.
  - All franchise utility surface-mounted equipment to be located in alley right-of-way.
  - Alley geometry shown is based on City of Frisco Standard Details.
  - The hike & bike trail alignment shown is for illustrative purposes only. The final alignment shall be included in the landscape and hardscape plans and shall be approved by the town.

PHASE 2D-2

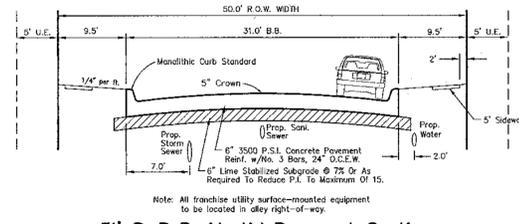
TVG TEXAS I, LLC  
DOC. NO. 2012-59927  
D.R.D.C.T.

Land Use: AG  
Fut. Land Use: Single Family  
Zoning: PD-40

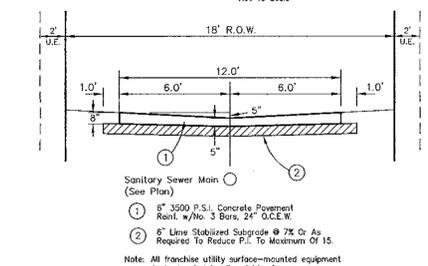
CALLED 162.72 ACRES  
TWO-J PARTNERS LLLP &  
JULIA J GRAY TRUST  
DOC. # 2008-50823  
D.R.D.C.T.

Land Use: AG  
Fut. Land Use: Retail/Commercial  
Zoning: PD-4B

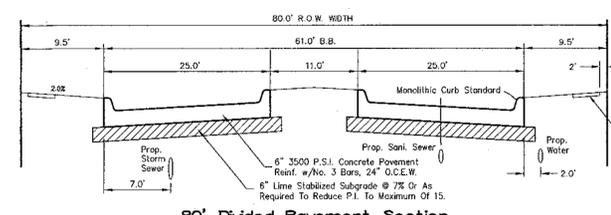
Site Data Summary Table	
General Site Data	
Zoning	Single Family - PD-40
Proposed Use	Townhomes (300 units - 1 or 2 Bdrm.)
Area	2,852,093 Sq. Ft./65.475 Ac.
Lot Area	1,223,020 Sq. Ft./28.077 Ac.
Lot Coverage (Percent)	42.9
Total Required Parking	
2 Sp. Per 1 or 2 Bdrm. (300 units x 2) =	600 Spaces (Garage)
Impervious Area (Square Feet)	452,511
Open Space Required (20%)	570,419
Open Space Provided (Square Feet)	690,078



31' B-B Residential Pavement Section  
Not To Scale

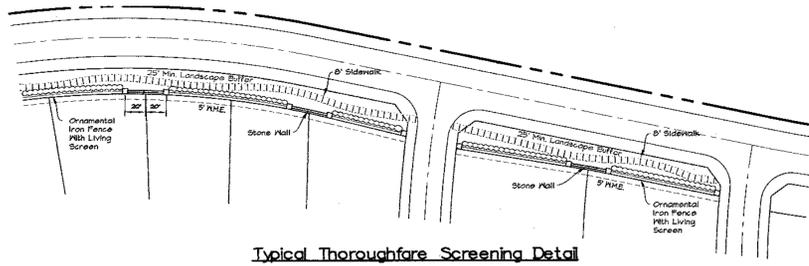


12' Alley Pavement Section  
Not To Scale



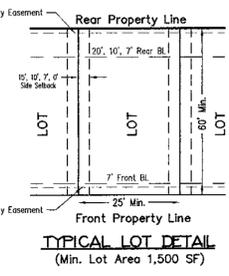
80' Divided Pavement Section  
Not To Scale

MATCHLINE 'A' SEE SHEET 2



Typical Thoroughfare Screening Detail

- Sidewalk alignment as shown is conceptual. Final alignment shall comply with Town of Prosper design requirements.
- Thoroughfare screening shall include trees every 30' per Town of Prosper design requirements.

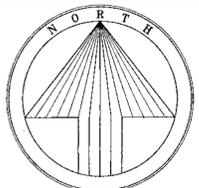
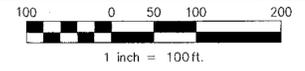


TYPICAL LOT DETAIL  
(Min. Lot Area 1,500 SF)

PRELIMINARY SITE PLAN  
**WINDSONG RANCH**  
PHASE 2C  
65.475 Acres Out Of The  
J. Bates Survey - Abstract No. 1620  
C. Smith Survey - Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
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765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBP# No. F-2121  
Contact: Matt Dorsett



TYG TEXAS I, LLC  
 DOC. NO. 2012-59927  
 D.R.D.C.T.  
 Land Use: AG  
 Fut. Land Use: Single Family  
 Zoning: PD-40

**PHASE 2D-1**

MATCHLINE 'A' SEE SHEET 1

Called 162.72 Acres  
 Two J. Bates Survey  
 JULIA PARTNER'S LLP &  
 DOC. # 2008-50823  
 D.R.D.C.T.  
 Land Use: AG  
 Fut. Land Use: Retail/Commercial  
 Zoning: PD-40

J. TIM MOORE ETAL  
 DOC. NO. 2009-120341  
 D.R.D.C.T.  
 ZONED: MIXED USE - PD-40

RICHARD J. &  
 NATHAN P. BONTKE  
 DOC. NO. 2009-10359  
 D.R.D.C.T.  
 ZONED: MIXED USE - PD-40

RICHARD J. &  
 NATHAN P. BONTKE  
 DOC. NO. 2007-144901  
 D.R.D.C.T.  
 ZONED: MIXED USE - PD-40

TEEL PARKWAY FIRE STATION  
 Block A Lot 1  
 DOC. NO. 2012-59927  
 D.R.D.C.T.  
 Land Use: AG  
 Fut. Land Use: Fire Station  
 Zoning: PD-40

PRELIMINARY SITE PLAN  
**WINDSONG RANCH**  
**PHASE 2C**  
 65.475 Acres Out Of The  
 J. Bates Survey ~ Abstract No. 1620  
 C. Smith Survey ~ Abstract No. 1681  
 TOWN OF PROSPER  
 DENTON COUNTY, TEXAS

Sheet 2 of 4

**LEGEND**

- 1/2" IR Iron Rod Set
- 1/2" IR Iron Rod Found
- BL Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- H.O.A. Home Owners Association
- Existing Trees
- U.E. Utility Easement
- W.M.E. Wall Maintenance Easement
- H.O.A. Easement
- Street Name Change
- Denotes Lot Frontage To Street
- No Drive Access
- 10'x10' Transformer Easement

OWNER'S CERTIFICATE

BEING a tract of land situated in the J. Bates Survey, Abstract No. 1620 and the C. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a PK nail found along the approximate centerline of Teel Parkway from which a PK nail found at the centerline intersection of Fishtrap Road and Teel Parkway bears N 00°06'01" W, a distance of 378.43 feet;

THENCE, S 00°01'26" E, along the centerline of Teel Parkway a distance of 1921.95 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°59'16" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 81°33'39" W, a distance of 375.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 08°26'31" W, a distance of 300.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 81°33'39" W, a distance of 419.65 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°58'23" E, a distance of 38.06 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°01'37" E, a distance of 119.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 78°38'53" W, a distance of 1269.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 84°42'33" W, a distance of 801.31 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 61°27'23" W, a distance of 661.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 90°00'00" W, a distance of 292.88 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°00'00" E, a distance of 187.68 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 36°07'41", a radius of 59.00 feet, a chord of N 18°03'51" E - 36.59 feet, an arc length of 37.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 26°52'27" E, a distance of 15.81 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 08°26'21" E, a distance of 90.97 feet, to a 1/2" iron rod found;

THENCE, S 81°39'22" E, a distance of 50.00 feet, to a 1/2" iron rod found;

THENCE, S 81°33'39" E, a distance of 1264.19 feet, to a 1/2" iron rod found;

THENCE, N 08°26'21" E, a distance of 84.00 feet, to a 1/2" iron rod found;

THENCE, S 81°33'39" E, a distance of 50.00 feet, to a 1/2" iron rod found;

THENCE, N 08°26'21" E, a distance of 64.26 feet, to a 1/2" iron rod found;

THENCE around a tangent curve to the left having a central angle of 19°39'45", a radius of 325.25 feet, a chord of N 01°23'43" W - 111.07 feet, an arc length of 111.62 feet, to a 1/2" iron rod found;

THENCE, N 10°49'32" W, a distance of 15.79 feet, to a 1/2" iron rod found;

THENCE, N 08°32'27" E, a distance of 14.66 feet, to a 1/2" iron rod found;

THENCE, N 10°45'49" W, a distance of 18.52 feet, to a 1/2" iron rod found;

THENCE around a non-tangent curve to the right having a central angle of 39°00'12", a radius of 243.00 feet, a chord of S 68°13'15" E - 162.24 feet, an arc length of 165.42 feet, to a 1/2" iron rod found;

THENCE around a compound curve to the right having a central angle of 01°19'29", a radius of 1157.00 feet, a chord of S 49°22'53" E - 26.75 feet, an arc length of 26.75 feet, to a 1/2" iron rod found;

THENCE, S 39°57'22" W, a distance of 31.11 feet, to a 1/2" iron rod found;

THENCE, S 08°26'21" W, a distance of 3.06 feet, to a 1/2" iron rod found;

THENCE, S 74°27'23" E, a distance of 115.68 feet, to a 1/2" iron rod found;

THENCE, S 77°33'29" E, a distance of 50.00 feet, to a 1/2" iron rod found;

THENCE around a non-tangent curve to the right having a central angle of 20°12'29", a radius of 275.00 feet, a chord of N 22°32'46" E - 96.49 feet, an arc length of 96.99 feet, to a 1/2" iron rod found;

THENCE, N 78°13'38" E, a distance of 14.23 feet, to a 1/2" iron rod found;

THENCE around a non-tangent curve to the left having a central angle of 24°09'42", a radius of 1025.00 feet, a chord of S 69°28'48" E - 429.05 feet, an arc length of 432.24 feet, to a 1/2" iron rod found;

THENCE, S 81°33'39" E, a distance of 17.21 feet, to a 1/2" iron rod found;

THENCE, N 08°26'21" E, a distance of 50.00 feet, to a 1/2" iron rod found;

THENCE, N 63°05'11" W, a distance of 15.78 feet, to a 1/2" iron rod found;

THENCE, N 81°09'14" W, a distance of 18.00 feet, to a 1/2" iron rod found;

THENCE, N 08°50'17" E, a distance of 254.02 feet, to a 1/2" iron rod found;

THENCE, N 09°33'30" E, a distance of 55.00 feet, to a 1/2" iron rod found;

THENCE around a non-tangent curve to the right having a central angle of 16°27'36", a radius of 661.00 feet, a chord of N 72°12'42" W - 189.24 feet, an arc length of 189.89 feet, to a 1/2" iron rod found;

THENCE, N 20°08'07" E, a distance of 515.04 feet, to a 1/2" iron rod found;

THENCE, N 69°51'53" W, a distance of 115.99 feet, to a 1/2" iron rod found;

THENCE around a tangent curve to the right having a central angle of 00°10'12", a radius of 2025.00 feet, a chord of N 69°56'59" W - 6.01 feet, an arc length of 6.01 feet, to a 1/2" iron rod found;

THENCE, N 25°01'14" W, a distance of 14.10 feet, to a 1/2" iron rod found;

THENCE, N 20°08'07" E, a distance of 126.48 feet, to a 1/2" iron rod found;

THENCE around a tangent curve to the left having a central angle of 21°04'13", a radius of 845.00 feet, a chord of N 09°36'01" E - 309.00 feet, an arc length of 310.75 feet, to a 1/2" iron rod found;

THENCE, N 00°56'06" W, a distance of 218.13 feet, to a 1/2" iron rod found;

THENCE, N 44°03'54" E, a distance of 14.14 feet, to a 1/2" iron rod found;

THENCE, N 89°03'54" E, a distance of 6.54 feet, to a 1/2" iron rod found;

THENCE around a tangent curve to the right having a central angle of 21°04'13", a radius of 523.00 feet, a chord of S 80°23'59" E - 191.25 feet, an arc length of 192.33 feet, to a 1/2" iron rod found;

THENCE, S 69°51'53" E, a distance of 44.46 feet, to a 1/2" iron rod found;

THENCE around a tangent curve to the left having a central angle of 20°08'51", a radius of 325.00 feet, a chord of S 79°56'18" E - 113.70 feet, an arc length of 114.28 feet, to a 1/2" iron rod found;

THENCE, N 89°59'16" E, a distance of 271.69 feet, to a 1/2" iron rod found;

THENCE, N 86°09'43" E, a distance of 76.53 feet, to a 1/2" iron rod found;

THENCE, N 89°58'34" E, a distance of 61.69 feet, to the POINT OF BEGINNING with the subject tract containing 2,852,093 square feet or 65.475 acres of land.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL1 to BL20.

Boundary Line Table with columns: Line #, Length, Direction. Rows BL21 to BL33.

Boundary Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows BC4 to BC19.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plot 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 City of \_\_\_\_\_ Texas.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.



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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TVG TEXAS I, LLC, do hereby adopt this plat designating the hereinabove described property as WINDSONG RANCH PHASE 2D, 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 of any notice of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2015.

TVG TEXAS I, LLC  
A Texas Limited Liability Company

By: BP-Terra Verde Investor, LLC,  
A Delaware Limited Liability Company  
Its Managing Manager

By: Terra Verde BP Manager, LLC  
A Delaware Limited Liability Company,  
Its Managing Member

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

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

- \_\_\_\_\_ Planning & Zoning Commission Chair
- \_\_\_\_\_ Town Secretary
- \_\_\_\_\_ Engineering Department
- \_\_\_\_\_ Development Services Department

PRELIMINARY SITE PLAN  
WINDSONG RANCH  
PHASE 2C  
65.475 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
TVG TEXAS I, LLC  
1001 Windsong Parkway South  
Prosper, Texas 75078  
Telephone (972) 238-7410  
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

Line #	Length	Direction
L1	14.14'	N 45°56'06" W
L2	14.14'	N 44°03'54" E
L3	14.55'	S 64°47'58" E
L4	13.12'	N 82°06'53" E
L5	14.60'	S 46°54'43" E
L6	14.16'	S 18°25'22" W
L7	14.16'	S 18°26'50" E
L8	14.14'	S 44°59'16" W
L9	14.96'	N 55°09'10" W
L10	12.96'	S 83°49'54" W
L11	14.75'	N 30°13'22" W
L12	14.35'	N 44°54'29" E
L13	14.73'	S 57°39'00" E
L14	12.38'	S 89°20'00" E
L15	14.14'	S 45°00'44" E
L16	14.16'	S 18°25'22" W
L17	14.16'	S 18°26'50" E
L18	14.14'	S 44°59'16" W
L19	14.57'	N 52°11'58" W
L20	13.72'	N 88°53'08" W
L21	14.10'	N 25°01'14" W
L22	13.95'	N 62°05'13" E
L23	14.31'	S 51°48'47" E
L24	13.99'	S 88°37'26" E
L25	14.90'	S 39°47'18" E
L26	13.60'	S 18°37'39" W
L27	14.80'	S 17°52'08" E
L28	13.35'	S 48°03'47" W
L29	14.16'	N 51°25'47" W
L30	14.16'	N 88°17'59" W
L31	14.06'	N 18°50'54" W
L32	13.99'	N 47°16'49" E

Line #	Length	Direction
L33	20.42'	S 40°48'37" E
L35	110.90'	S 05°08'58" W
L36	75.00'	S 00°01'26" E
L37	35.35'	S 44°58'55" W
L38	14.43'	N 44°01'39" W
L39	14.07'	N 17°42'38" E
L40	14.93'	S 42°06'32" E
L41	14.16'	S 18°25'22" W
L42	14.16'	S 18°26'50" E
L43	14.08'	S 46°10'04" W
L44	14.16'	N 51°25'47" W
L45	14.16'	N 18°26'50" E
L46	13.84'	N 45°55'18" E
L47	35.36'	S 45°01'05" E
L48	110.91'	S 05°08'56" W
L49	75.01'	S 00°01'26" E
L50	35.35'	S 44°58'55" W
L51	14.14'	N 45°00'44" W
L52	14.16'	N 18°25'22" E
L53	14.16'	N 18°26'50" W
L54	14.14'	N 44°59'16" E
L55	14.96'	S 79°18'49" E
L56	15.43'	N 31°18'19" E
L57	15.34'	N 51°45'48" W
L58	14.28'	S 58°23'21" W
L59	14.83'	S 47°51'26" W
L60	14.14'	N 45°00'44" W
L61	14.09'	N 17°46'57" E
L62	14.16'	S 88°17'59" E
L63	14.19'	S 43°54'49" E
L64	14.16'	S 18°25'22" W
L65	14.04'	S 17°20'41" E

Line #	Length	Direction
L66	15.21'	S 40°32'46" W
L67	14.13'	N 63°05'11" W
L68	14.17'	N 80°13'42" E
L69	14.79'	S 39°05'20" E
L70	14.39'	S 51°06'12" W
L71	14.06'	N 41°35'25" W
L72	14.52'	N 46°32'19" E
L73	35.36'	S 45°01'07" E
L74	14.16'	N 09°59'36" W
L75	14.42'	N 26°19'35" E
L76	13.85'	N 10°26'19" W
L77	14.64'	N 51°22'05" E
L78	14.14'	S 41°33'29" E
L79	14.16'	S 21°52'37" W
L80	7.70'	S 14°59'35" E
L81	23.88'	N 07°48'40" W
L82	14.12'	S 84°57'09" W
L83	13.69'	N 39°46'12" W
L84	14.15'	N 23°06'57" E
L85	14.16'	N 26°52'36" E
L86	10.21'	N 62°31'47" W
L87	14.23'	N 78°13'38" E
L88	13.74'	S 38°09'23" E
L89	14.30'	S 26°33'03" W
L90	14.02'	S 10°16'31" E
L91	14.14'	S 53°26'26" W
L92	14.14'	N 36°33'39" W
L93	14.16'	N 26°52'27" E
L94	14.16'	N 09°59'45" W
L95	14.16'	S 26°52'27" W
L96	14.16'	S 09°59'45" E
L97	14.16'	S 63°07'33" E

Lot #	Block #	Square Feet	Acres
1	A	6,206	0.142
2	A	3,924	0.090
3	A	3,924	0.090
4	A	6,323	0.145
5	A	5,942	0.136
6	A	3,423	0.079
7	A	4,109	0.094
8	A	4,685	0.108
9	A	2,829	0.065
10	A	3,421	0.079
11	A	3,420	0.079
12	A	2,790	0.064
13	A	3,870	0.089
14	A	4,320	0.099
15	A	3,420	0.079
16	A	4,337	0.100
17	A	4,208	0.097
18	A	3,420	0.079
19	A	4,333	0.099
20	A	3,870	0.089
21	A	2,790	0.064
22	A	3,420	0.079
23	A	3,420	0.079
24	A	2,790	0.064
25	A	4,257	0.098
26	A	4,657	0.107
27	A	3,420	0.079
28	A	5,098	0.117

Lot #	Block #	Square Feet	Acres
1	B	6,419	0.147
2	B	3,927	0.090
3	B	3,927	0.090
4	B	5,590	0.128
5	B	5,972	0.137
6	B	3,421	0.079
7	B	4,373	0.100
8	B	4,251	0.098
9	B	2,790	0.064
10	B	3,420	0.079
11	B	3,420	0.079
12	B	2,790	0.064
13	B	3,870	0.089
14	B	4,320	0.099
15	B	3,420	0.079
16	B	4,221	0.097
17	B	4,208	0.097
18	B	3,420	0.079
19	B	4,333	0.099
20	B	3,870	0.089
21	B	2,790	0.064
22	B	3,420	0.079
23	B	3,420	0.079
24	B	2,790	0.064
25	B	4,078	0.094
26	B	4,710	0.108
27	B	3,421	0.079
28	B	6,717	0.154

Lot #	Block #	Square Feet	Acres
1	D	4,231	0.097
2	D	3,420	0.079
3	D	4,320	0.099
4	D	3,870	0.089
5	D	2,790	0.064
6	D	3,420	0.079
7	D	3,420	0.079
8	D	2,790	0.064
9	D	3,870	0.089
10	D	8,698	0.200
11	D	3,420	0.079
12	D	4,320	0.099
13	D	3,870	0.089
14	D	3,420	0.079
15	D	4,672	0.107
16	D	4,221	0.097
17	D	3,420	0.079
18	D	4,320	0.099
19	D	3,870	0.089
20	D	2,790	0.064
21	D	3,420	0.079
22	D	3,420	0.079

Lot #	Block #	Square Feet	Acres
23	D	2,790	0.064
24	D	4,136	0.095
25	D	4,320	0.099
26	D	3,420	0.079
27	D	3,420	0.079
28	D	4,500	0.103
29	D	4,500	0.103
30	D	3,420	0.079
31	D	2,790	0.064
32	D	3,420	0.079
33	D	4,671	0.107

Lot #	Block #	Square Feet	Acres
1	C	6,022	0.138
2	C	3,926	0.090
3	C	3,926	0.090
4	C	6,385	0.147
5	C	6,299	0.145
6	C	3,584	0.082
7	C	3,723	0.085
8	C	5,854	0.134

Lot #	Block #	Square Feet	Acres
1	E	5,593	0.128
2	E	2,790	0.064
3	E	3,420	0.079
4	E	3,420	0.079
5	E	2,790	0.064
6	E	5,640	0.129

Lot #	Block #	Square Feet	Acres
4	F	3,806	0.087
5	F	2,758	0.063
6	F	3,384	0.078
7	F	3,431	0.079
8	F	2,878	0.066
10	F	9,366	0.215
11	F	3,567	0.082
12	F	2,929	0.067
13	F	3,545	0.081

Lot #	Block #	Square Feet	Acres
4	G	4,737	0.109
5	G	3,769	0.087
6	G	2,989	0.069
7	G	3,621	0.083
8	G	5,218	0.120
9	G	5,169	0.119
10	G	4,860	0.112
11	G	5,726	0.131
12	G	3,806	0.087
13	G	5,214	0.120
14	G	4,461	0.102
15	G	3,228	0.074
16	G	3,993	0.092
17	G	3,955	0.091
18	G	3,140	0.072
19	G	4,325	0.099

Lot #	Block #	Square Feet	Acres
5	H	8,600	0.197
6	H	3,702	0.085
7	H	4,423	0.102
8	H	4,408	0.101
9	H	3,596	0.083
10	H	6,550	0.150
11	H	5,556	0.128
12	H	4,332	0.099
13	H	4,332	0.099
14	H	6,242	0.143
15	H	6,742	0.155
16	H	3,576	0.082
17	H	3,870	0.089
18	H	4,326	0.099
19	H	3,420	0.079
20	H	3,420	0.079
21	H	4,320	0.099
22	H	3,870	0.089
23	H	2,790	0.064
24	H	3,420	0.079
25	H	3,420	0.079
26	H	2,790	0.064
27	H	4,769	0.109
28	H	4,776	0.110
29	H	2,790	0.064

Lot #	Block #	Square Feet	Acres
30	H	3,420	0.079
31	H	3,420	0.079
32	H	2,790	0.064
33	H	3,870	0.089
34	H	4,320	0.099
35	H	3,420	0.079
36	H	3,420	0.079
37	H	4,671	0.107

Lot #	Block #	Square Feet	Acres
11	J	4,770	0.109
12	J	2,790	0.064
13	J	3,420	0.079
14	J	3,420	0.079
15	J	2,790	0.064
16	J	3,870	0.089
17	J	4,320	0.099
18	J	3,420	0.079
19	J	4,324	0.099
20	J	4,723	0.108
21	J	2,790	0.064
22	J	3,420	0.079
23	J	3,420	0.079
24	J	2,790	0.064
25	J	3,870	0.089
26	J	4,320	0.099
27	J	3,420	0.079
28	J	5,323	0.122

Lot #	Block #	Square Feet	Acres
1	I	4,769	0.109
2	I	3,448	0.079
3	I	3,535	0.081
4	I	4,590	0.105
5	I	4,231	0.097
6	I	3,119	0.072
7	I	3,876	0.089
8	I	3,889	0.089
9	I	3,173	0.073
10	I	4,401	0.101
11	I	5,002	0.115
12	I	3,528	0.081
13	I	3,452	0.079
14	I	4,501	0.103
15	I	4,500	0.103
16	I	3,420	0.079
17	I	2,790	0.064
18	I	3,420	0.079
19	I	4,767	0.109
20	I	4,954	0.114
21	I	3,420	0.079
22	I	4,320	0.099
23	I	3,870	0.089
24	I	2,790	0.064
25	I	3,420	0.079
26	I	3,420	0.079
27	I	2,790	0.064
28	I	4,745	0.109
29	I	7,248	0.166
30	I	4,534	0.104
31	I	3,605	0.083
32	I	4,304	0.099
33	I	5,256	0.121
34	I	4,538	0.104
35	I	3,876	0.089
36	I	5,381	0.124
37	I	4,112	0.094
38	I	3,100	0.071
39			



## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 17, 2015**

---

**Agenda Item:**

Consider and act upon a Site Plan for La Cima Crossing, Block A, Lot 1, for a convenience store with gas pumps (Valero), on 2.4± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0004).

**Description of Agenda Item:**

The Site Plan depicts a 4,705 square foot convenience store with gas pumps and a 928 square foot car wash. Access is provided from US 380, La Cima Boulevard, and Richland Boulevard. Adequate parking has been provided. The Site Plan conforms to Planned Development-2 (PD-2) development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

**Attached Documents:**

1. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

**BENCHMARKS**  
 "X" SET ON THE NORTHEAST CORNER OF CURB INLET, LOCATED ON THE EAST SIDE OF LA CIMA BLVD., BEING APPROXIMATELY 52 FEET NORTH OF THE NORTH EDGE OF ASPHALT OF U.S. HWY. 380. ELEVATION=707.76'

Mustang-Midway Plano, Ltd.  
 County Clerk's File No.  
 96-0038753  
 R.P.R.C.C.T.  
 (remainder)  
 VACANT

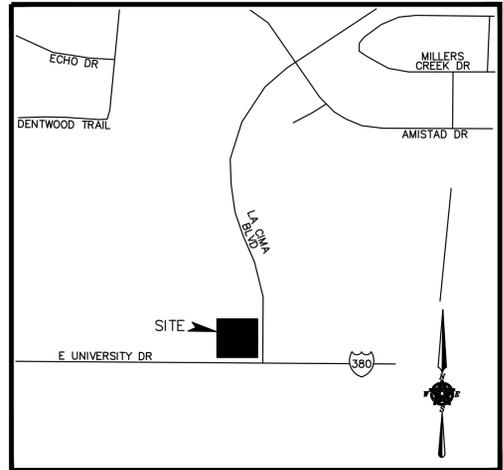
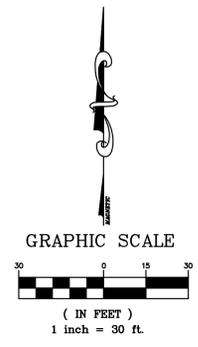
Lot 8, Block A  
 Hunter Gateway Centre  
 Cabinet 2011, Page 150  
 P.R.C.C.T.  
 VACANT

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN (6") FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5") FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE.

15' SANITARY SEWER ESMT.  
 VOL. 5481, PG. 7000

15' LANDSCAPE ESMT.  
 VOL. 5897, PG. 1700

Richland Boulevard  
 (Variable Width R.O.W.)  
 Cabinet 2011, Page 150  
 P.R.C.C.T.



**EXISTING LEGEND:**

- PP POWER POLE
- ICV IRRIGATION CONTROL VALVE
- UCM UNDERGROUND CABLE MARKER
- LP LIGHT POLE
- TPED TELEPHONE PEDESTAL
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- EM ELECTRIC METER

**LEGEND:**

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- # PARKING SPACES
- PROPOSED FIRELANE
- T TRANSFORMER
- HANDICAP SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- LIGHT POLE
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- WATER METER
- IRRIGATION METER

**SITE KEY NOTES:**

- (2) RETAINING WALL. (BY OTHERS)
- (6) EXISTING PAVEMENT TO REMAIN.
- (7) CONCRETE SIDEWALK. (PER LOCAL CODES)
- (8) SIDEWALK RAMP @ 8.33% MAX. AND 2% MAX. CROSS SLOPE. (PER LOCAL CODES)
- (9) EXISTING FIRE HYDRANT.
- (10) PROPOSED FIRE LANE.
- (11) DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- (16) HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- (18) EXISTING LIGHT POLE.
- (19) PROPOSED LIGHT POLE.
- (21) 8' DUMPSTER ENCLOSURE. CONSTRUCTED TO MATCH MAIN BUILDING.
- (22) PAD MOUNTED TRANSFORMER.
- (25) LANDSCAPE AREA.
- (26) 181.5'x20' CANOPY.
- (27) 326 S.F. OUTDOOR SEATING.
- (38) AIR/VACUUM STATION.
- (40) CARWASH KIOSK.
- (43) FIRE HYDRANT POINT OF RELOCATION BY OTHERS.
- (44) NEW FIRE HYDRANT.

Lot 6, Block A  
 Hunter Gateway Centre  
 Cabinet 2011, Page 150  
 P.R.C.C.T.  
 VACANT

$\Delta=12^{\circ}51'36''$   
 $R=707.50'$   $L=158.80'$   
 $N07^{\circ}43'19''W$   $158.46'$

SITE DATA TABLE	
LOCATION:	NWC U.S. HWY. 380 & LA CIMA BLVD. PROSPER, TX 75078
SITE AREA:	2,421 AC. (105,440 S.F.)
ZONING:	COR/PD-2
CURRENT USE:	VACANT
PROPOSED USE:	CONVENIENCE STORE WITH GAS PUMPS AND CARWASH
<b>BUILDING DATA:</b>	
BUILDING AREA	4,705 S.F.
BUILDING OVERHANG	270 S.F.
BUILDING HEIGHT	20'-0" (1 STORY)
BUILDING COVERAGE	4%
F.A.R.	0.04
PATIO/OUTDOOR SEATING	326 S.F.
<b>PARKING SUMMARY: *1 SP PER 250 S.F. 9'x18' PARKING SPACES</b>	
4,705 S.F./250 = 19 PARKING SPACES REQUIRED	
326 S.F./250/2 = 1 PARKING SPACE REQUIRED	
29 TOTAL PARKING SPACES PROVIDED (27 REGULAR, 2 ADA)	
<b>LANDSCAPE:</b>	
PERVIOUS:	34,614 S.F.
IMPERVIOUS:	70,826 S.F.
OPEN SPACE REQUIREMENTS:	REQUIRED PROVIDED
OPEN SPACE (7%)	7,381 S.F. 7,500 S.F.

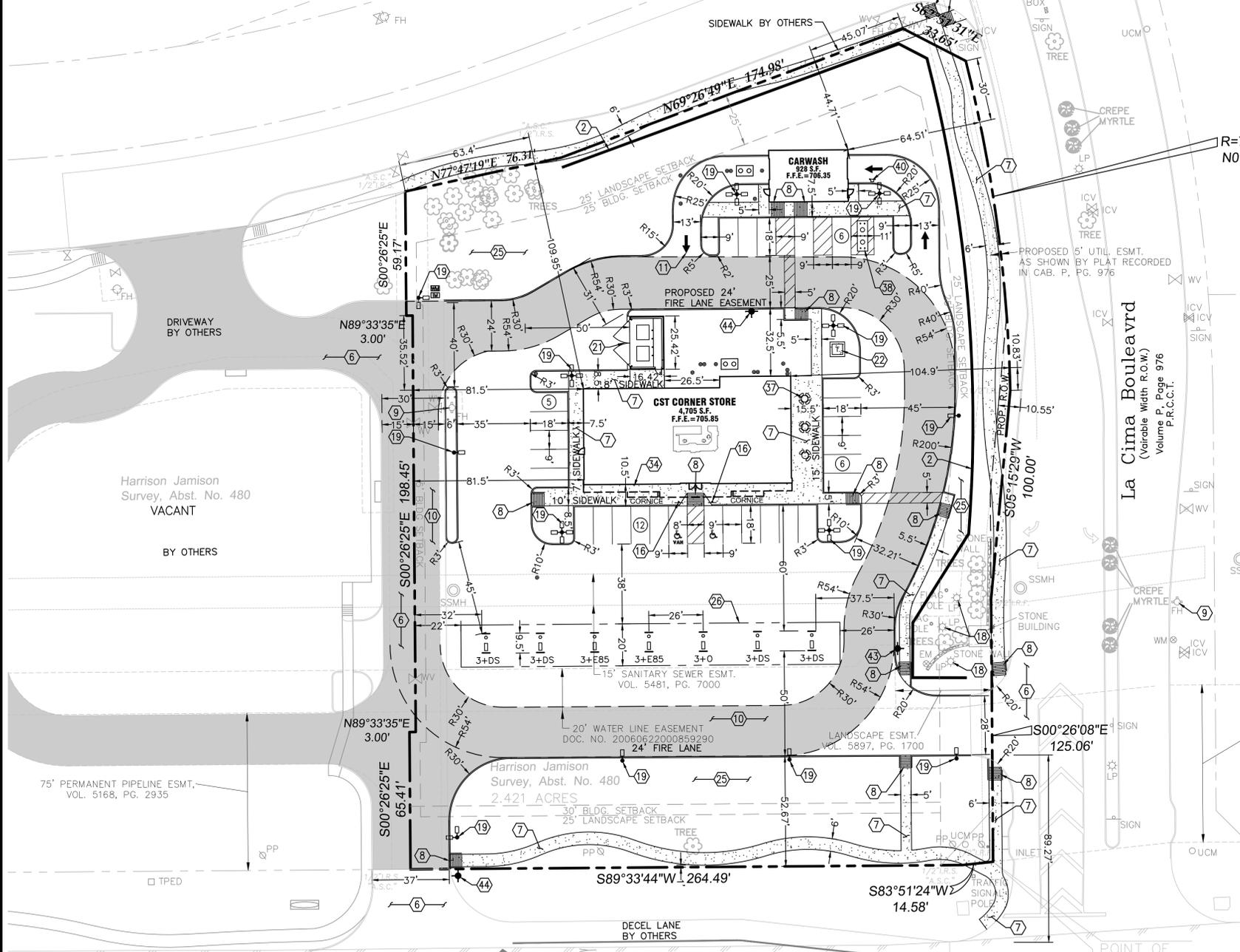
Lot 1, Block A  
 Hunter Gateway Centre  
 Cabinet 2011, Page 150  
 P.R.C.C.T.  
 VACANT

**OWNER:**  
 MUSTANG-MIDWAY PLANO, LTD  
 16475 DALLAS PARKWAY, STE. 820  
 ADDISON, TEXAS 75001

**CIVIL ENGINEER:**  
 JOHN THOMAS ENGINEERING  
 800 N. WATTERS, STE. 170  
 ALLEN, TX 75013  
 CONTACT: JOHN MEASELS  
 (214) 491-1830

**ARCHITECT:**  
 PM DESIGN GROUP, INC.  
 710 E. PARK BOULEVARD, STE 108  
 PLANO, TEXAS 75074  
 CONTACT: JOHN MELENDEZ  
 (972) 449-8084

**SURVEYOR:**  
 ARTHUR SURVEYING CO., INC.  
 220 ELM STREET, SUITE 200  
 LEWISVILLE, TEXAS 75067  
 CONTACT: DOUGLAS L. ARTHUR  
 (972) 221-9439



U.s. Hwy 380

**John Thomas ENGINEERING**  
 800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830

FIRM NO. F-12225  
 STATE OF TEXAS  
 JOHN THOMAS MEASELS  
 93078  
 PROFESSIONAL ENGINEER  
 2-10-15

**SITE PLAN**  
**CST CORNER STORE #1580**  
**NWC U.S. HWY. 380 & LA CIMA BLVD.**  
**PROSPER, TX 75078**

REVISION RECORD	DATE	DESCRIPTION
11-14-14	INITIAL SUBMITTAL	
1-20-15	CITY COMMENTS	
2-10-15	CITY COMMENTS	

SHEET NO.  
**C-3.0**



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 17, 2015**

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a medical/general office development (Prosper Trails Office Center), and a solid living screen in lieu of a masonry wall, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0089).

**History:**

A Preliminary Site Plan was previously approved by the Planning & Zoning Commission on November 2, 2012, for this project. However, the applicant is proposing to modify the site layout and shift the proposed buildings closer to the residentially zoned property adjacent to the south, which requires approval by the Planning & Zoning Commission. In conjunction with the previous approval, the Planning & Zoning Commission approved a solid living screen in lieu of a masonry wall along the southern property line, which the applicant is also seeking in conjunction with this approval.

**Description of Agenda Item:**

The Preliminary Site Plan shows seven medical/general office buildings totaling 35,583 square feet. Access is provided from Prosper Trail and Coit Road. Adequate parking will be provided through a shared parking agreement. The site plan conforms to the Office (O) development standards.

While Preliminary Site Plans are generally considered on the Consent Agenda, this item is being considered on the Regular Agenda to allow the Planning & Zoning Commission to consider approval of a solid living screen in lieu of a masonry wall, as allowed by the Zoning Ordinance. The preliminary site plan shows a solid living screen in a 15-foot landscape setback along the southern property line, consisting of one (1) large evergreen tree, planted on 30-foot centers, 3-inch caliper minimum at the time of planting, and evergreen shrubs, planted on 6-foot centers, 45-gal and 8 feet in height at the time of planting. Along the western half of the property, the applicant is proposing the plantings at the foot of the existing retaining wall and along the eastern half of the property, the applicant is proposing the plantings above the existing retaining wall.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

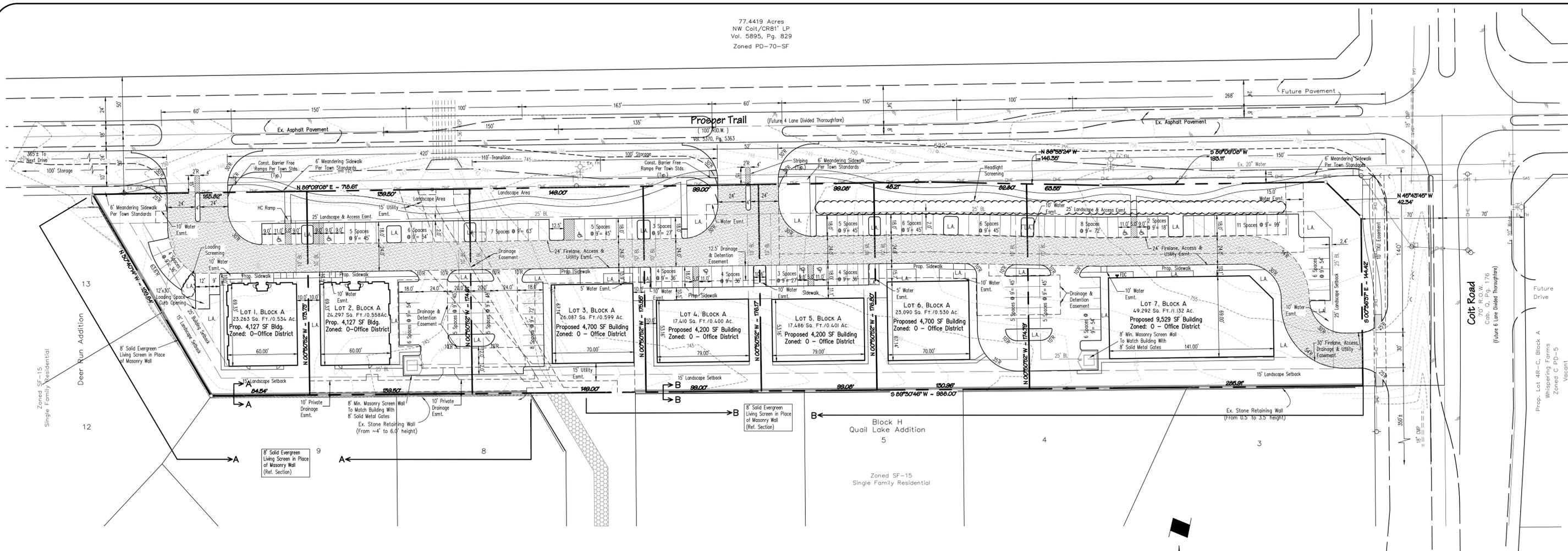
**Attached Documents:**

1. Preliminary Site Plan

**Town Staff Recommendation:**

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

1. Planning & Zoning Commission approval of a solid living screening in lieu of a masonry wall.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
4. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
5. All landscaping required by the Zoning Ordinance provided outside of public utility and drainage easements.
6. Filing of an agreement providing for shared parking and shared dumpsters for the overall development.
7. Establishment of a Property Owner's Association (POA) if drainage and detention facilities are proposed in a private easement, to allow for the ownership and maintenance of the non-standard facilities.



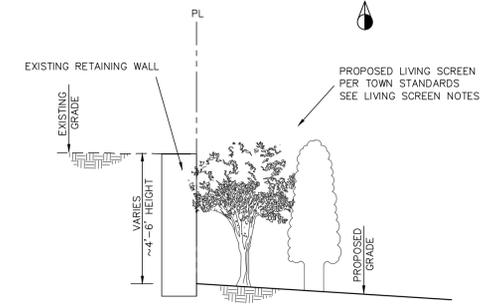
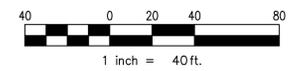
- Notes:**
1. No floodplain exists on this site.
  2. All fire hydrants & FDC to have 5" Storz connection.
  3. All dimensions are to face of curb or edge of building.
  4. No existing trees on site.

**SITE PLAN NOTES**

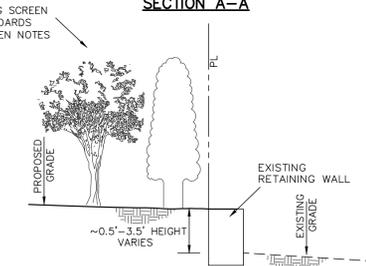
- 1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town.
- 5) All elevations shall comply with the Town's Comprehensive Zoning Ordinance requirements.
- 6) Buildings of 5000 square feet or greater shall be 100% fire sprinklered. Alternative fire protection measures may be approved by the Fire Department.
- 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- 8) Two points of access shall be maintained for the property at all times.
- 9) Speed bumps/humps are not permitted within a fire lane.
- 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Uniform Building Code.
- 11) All signage is subject to Building Official approval.
- 12) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- 13) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 14) Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential street, and barrier free ramps at all curb crossings shall be provided per Town standards.
- 15) Approval of the Site Plan is not final until all engineering plans are approved by the Town Engineer.
- 16) Site Plan approval is required prior to grading release.
- 17) All new electrical lines shall be installed and/or relocated underground.
- 18) All Mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.

**Living Screen Notes:**

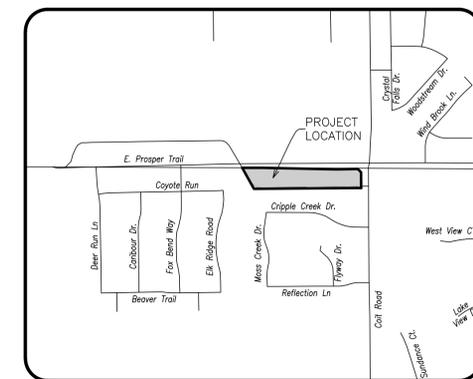
Solid living screening in lieu of a masonry wall. The solid living screening shall consist of one large evergreen tree planted on 30-foot centers, 3-inch caliper minimum at the time of planting, and evergreen shrubs planted on 6-foot centers, 45-gallon and 8-feet in height minimum at the time of planting.



**SECTION A-A**



**SECTION B-B**



**Vicinity Map**

SHEET 1 OF 2  
 PRELIMINARY SITE PLAN  
 OF  
**PROSPER TRAILS  
 OFFICE CENTER**  
 LOTS 1-7, BLOCK A  
 4.153 Acres  
 situated in the  
 WILLIAM BUTLER SURVEY ~ ABST. 112  
 PROSPER, COLLIN COUNTY, TEXAS

**Owner/Applicant:** Spars Engineering, Inc.  
 Mike Fazeli  
 9 Bermuda Dunes Ct.  
 Frisco, Texas 75034  
 Telephone (214) 957-2764

**Engineer/Surveyor:** Spars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: John Spars

Printed by: DBuild10 Plot Date: 2/10/2015 2:36 PM  
 Drawing: G:\2014\_085\14-124 Prosper Gardens\14-124\_PSP\_Plan\_Sheet Bx: DBuild10 Date: 2/9/2015 9:47:33 AM

Site Data Summary Table (Lot 1, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 1 Area (Gross)	23,263 Sq. Ft./0.534 Ac.
Building Area	4,127 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	17.5
Floor Area Ratio	0.175:1
Total Required Parking	
4,127 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	17
Total Provided Parking (Number Of Spaces)	* 8 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	135
Interior Landscape Provided (Square Feet)	534
Impervious Area (Square Feet)	12,306
Open Space Required (Square Feet)	1,629
Open Space Provided (Square Feet)	3,351

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 5, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 5 Area (Gross)	17,486 Sq. Ft./0.401 Ac.
Building Area	4,200 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	24.0
Floor Area Ratio	0.240:1
Total Required Parking	
4,200 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	17
Total Provided Parking (Number Of Spaces)	* 14 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	210
Interior Landscape Provided (Square Feet)	415
Impervious Area (Square Feet)	8,751
Open Space Required (Square Feet)	1,224
Open Space Provided (Square Feet)	2,496

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 2, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 2 Area (Gross)	24,297 Sq. Ft./0.558 Ac.
Building Area	4,127 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	16.8
Floor Area Ratio	0.168:1
Total Required Parking	
4,127 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	17
Total Provided Parking (Number Of Spaces)	* 23 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	360
Interior Landscape Provided (Square Feet)	547
Impervious Area (Square Feet)	15,698
Open Space Required (Square Feet)	1,701
Open Space Provided (Square Feet)	1,957

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 6, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 6 Area (Gross)	23,090 Sq. Ft./0.530 Ac.
Building Area	4,700 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	20.4
Floor Area Ratio	0.204:1
Total Required Parking	
4,700 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	19
Total Provided Parking (Number Of Spaces)	* 17 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	255
Interior Landscape Provided (Square Feet)	709
Impervious Area (Square Feet)	13,465
Open Space Required (Square Feet)	1,616
Open Space Provided (Square Feet)	1,873

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 3, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 3 Area (Gross)	26,087 Sq. Ft./0.599 Ac.
Building Area	4,700 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	18.0
Floor Area Ratio	0.180:1
Total Required Parking	
4,700 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	19
Total Provided Parking (Number Of Spaces)	* 26 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	405
Interior Landscape Provided (Square Feet)	993
Impervious Area (Square Feet)	16,725
Open Space Required (Square Feet)	1,826
Open Space Provided (Square Feet)	2,136

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 7, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 7 Area (Gross)	49,292 Sq. Ft./1.132 Ac.
Building Area	9,529 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	19.3
Floor Area Ratio	0.193:1
Total Required Parking =	36
6,031 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	24
3,498 Sq. Ft. General Office (1 Sp. Per 300 Sq. Ft.) =	12
Total Provided Parking (Number Of Spaces)	* 40 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	600
Interior Landscape Provided (Square Feet)	620
Impervious Area (Square Feet)	28,265
Open Space Required (Square Feet)	3,450
Open Space Provided (Square Feet)	3,578

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Data Summary Table (Lot 4, Block A)	
<b>General Site Data</b>	
Zoning	O – Office District
Proposed Use	MEDICAL OFFICE
Lot 4 Area (Gross)	17,410 Sq. Ft./0.400 Ac.
Building Area	4,200 Sq. Ft.
Building Height	28 Ft./One Story
Lot Coverage (Percent)	24.1
Floor Area Ratio	0.241:1
Total Required Parking	
4,200 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.) =	17
Total Provided Parking (Number Of Spaces)	* 12 Sp. (Incl. HC)
Interior Landscape Required (Square Feet)	180
Interior Landscape Provided (Square Feet)	452
Impervious Area (Square Feet)	11,782
Open Space Required (Square Feet)	1,219
Open Space Provided (Square Feet)	1,597

\* A shared parking agreement shall be provided prior to issuance of C.O..

Site Parking Summary Table (Lots 1-7, Block A)	
Total Required Parking:	140
32,085 Sq. Ft. Medical Office (1 Sp. Per 250 Sq. Ft.)=	128
3,498 Sq. Ft. General Office (1 Sp. Per 300 Sq. Ft.)=	12
Total Provided Parking (Number Of Spaces)	* 140 Sp. (Incl. HC)

\* A shared parking agreement shall be provided prior to issuance of C.O..

SHEET 2 OF 2  
PRELIMINARY SITE PLAN  
OF  
**PROSPER TRAILS  
OFFICE CENTER**  
LOTS 1-7, BLOCK A  
4.153 Acres  
situated in the  
WILLIAM BUTLER SURVEY ~ ABST. 112  
PROSPER, COLLIN COUNTY, TEXAS

<p><b>Owner/Applicant</b> Mike Fazeli 9 Bermuda Dunes Ct. Frisco, Texas 75034 Telephone (214) 957-2764</p>	<p><b>Engineer/Surveyor</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: John Spiars</p>
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*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – February 17, 2015**

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**Agenda Item:**

Consider and act upon a Site Plan and a Final Plat for Prosper Trails Office Center, Block A, Lots 1, 2, 3 & 4, and a Conveyance Plat for Prosper Trails Office Center, Block A, Lots 5, 6 & 7, for a medical office development, on 4.2± acres, located on the southwest corner of Prosper Trail and Coit Road. The property is zoned Office (O). (D14-0088).

**Background:**

Site Plans are generally considered on the Consent Agenda; however, approval of this Site Plan is subject to approval of the previous item on the Planning & Zoning Commission's agenda, which is the Preliminary Site Plan for Prosper Trails Office Center (D14-0089), for which approval of a solid living screening in lieu of a masonry wall is being requested.

**Description of Agenda Item:**

The Site Plan shows four medical office buildings, totaling 17,154 square feet. Access is provided from Prosper Trail. Adequate parking will be provided through a shared parking agreement. The Final Plat dedicates all easements necessary for development.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan and Final Plat.

**Legal Obligations and Review:**

The Site Plan and Final Plat meet minimum development requirements.

**Attached Documents:**

1. Site Plan
2. Final Plat/Conveyance Plat

**Town Staff Recommendation:**

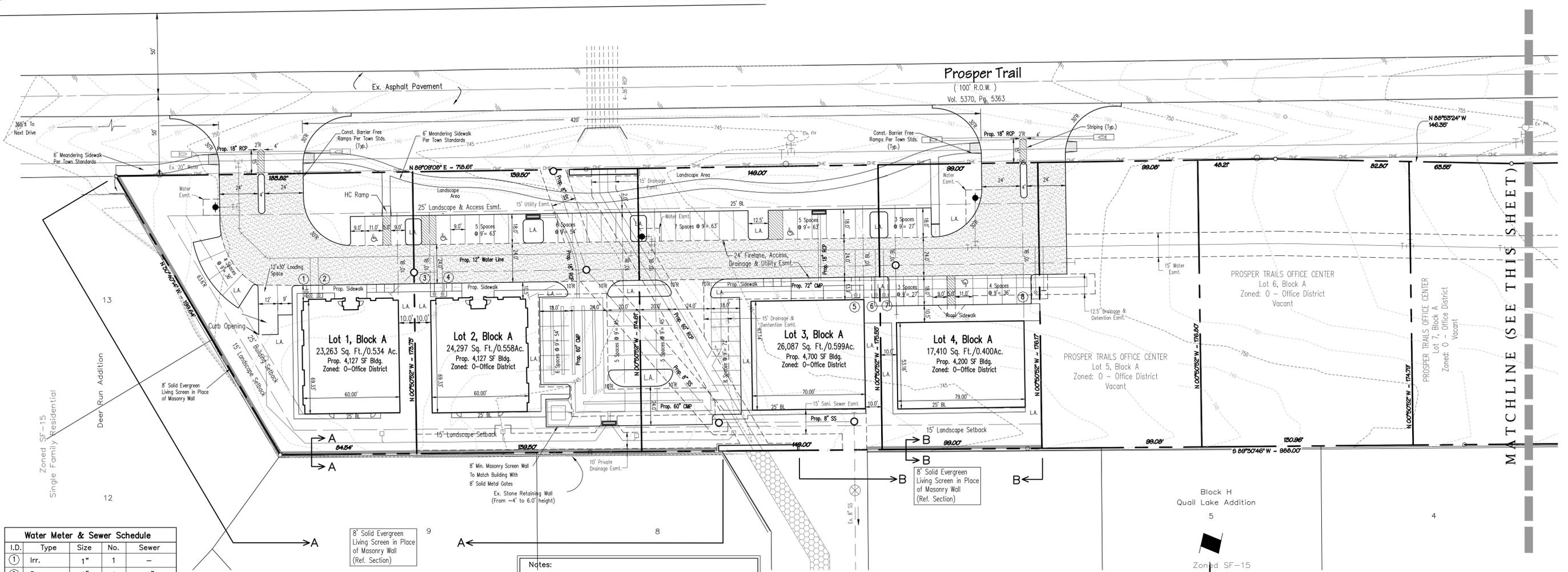
Town staff recommends approval of the Site Plan and Final Plat subject to:

1. Planning & Zoning Commission approval of a solid living screening in lieu of a masonry wall on the associated Preliminary Site Plan (D14-0089).
2. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.

3. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
4. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
5. All landscaping required by the Zoning Ordinance provided outside of public utility and drainage easements.
6. Filing of an agreement providing for shared parking and shared dumpsters for the overall development.
7. Establishment of a Property Owner's Association (POA) if drainage and detention facilities are proposed in a private easement, to allow for the ownership and maintenance of the non-standard facilities.

Printed by: 08/01/2010 10:23:30 AM

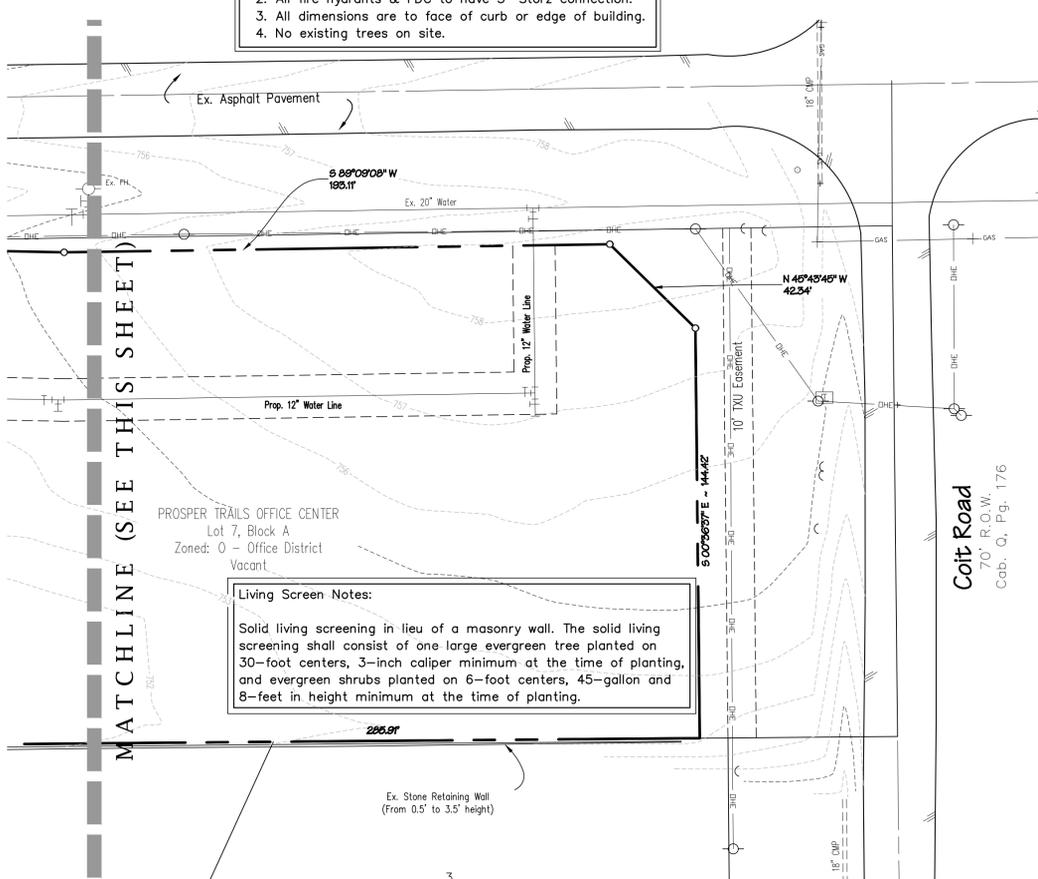
Drawing: 0.3014.0001.14-124 Prosper Trails Office Center - Sited By: 08/01/2010 10:23:30 AM



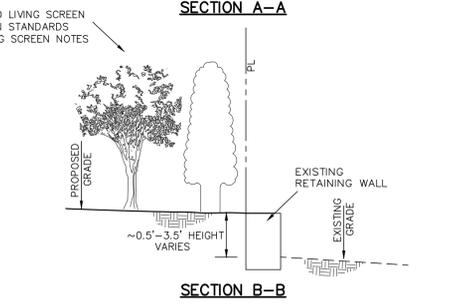
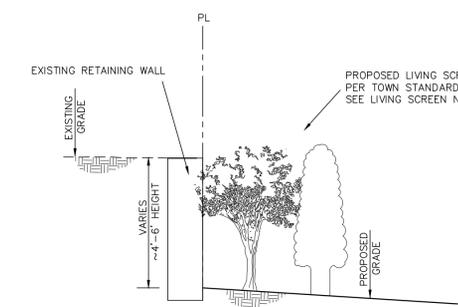
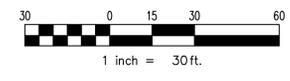
Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
1	Irr.	1"	1	-
2	Dom.	1"	1	6"
3	Irr.	1"	1	-
4	Dom.	1"	1	6"
5	Dom.	1"	1	6"
6	Irr.	1"	1	-
7	Dom.	1"	1	6"
8	Irr.	1"	1	-

- Notes:**
- No floodplain exists on this site.
  - All fire hydrants & FDC to have 5" Storz connection.
  - All dimensions are to face of curb or edge of building.
  - No existing trees on site.

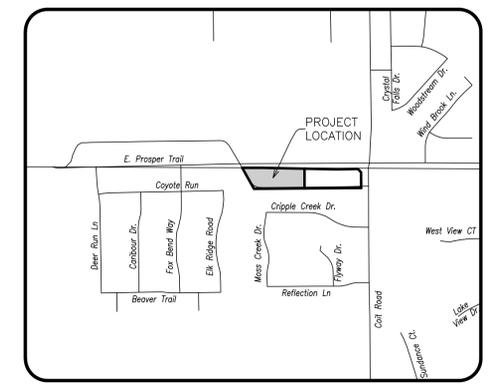
- SITE PLAN NOTES**
- Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
  - Landscaping shall conform to landscape plans approved by the Town.
  - All elevations shall comply with the Town's Comprehensive Zoning Ordinance requirements.
  - Buildings of 5000 square feet or greater shall be 100% fire sprinklered. Alternative fire protection measures may be approved by the Fire Department.
  - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Uniform Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential street, and barrier free ramps at all curb crossings shall be provided per Town standards.
  - Approval of the Site Plan is not final until all engineering plans are approved by the Town Engineer.
  - Site Plan approval is required prior to grading release.
  - All new electrical lines shall be installed and/or relocated underground.
  - All Mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
  - A shared dumpster agreement shall be provided prior to issuance of C.O.
  - Private Drainage Easement shall be maintained by the Property Owner's Association.



- Living Screen Notes:**
- Solid living screening in lieu of a masonry wall. The solid living screening shall consist of one large evergreen tree planted on 30-foot centers, 3-inch caliper minimum at the time of planting, and evergreen shrubs planted on 6-foot centers, 45-gallon and 8-feet in height minimum at the time of planting.



- LEGEND**
- [Symbol] FIRELANE
  - [Symbol] LANDSCAPE AREA



**Vicinity Map**  
NTS

SHEET 1 OF 2  
SITE PLAN  
OF  
**PROSPER TRAILS OFFICE CENTER**  
LOTS 1-4, BLOCK A  
2.090 Acres  
situated in the  
WILLIAM BUTLER SURVEY ~ ABST. 112  
PROSPER, COLLIN COUNTY, TEXAS

**Owner/Applicant**  
Mike Fazeli  
9 Bermuda Dunes Ct.  
Frisco, Texas 75034  
Telephone (214) 957-2764

**Engineer/Surveyor**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: John Spiars

Scale 1"=40' December 8, 2014

MATCHLINE (SEE THIS SHEET)

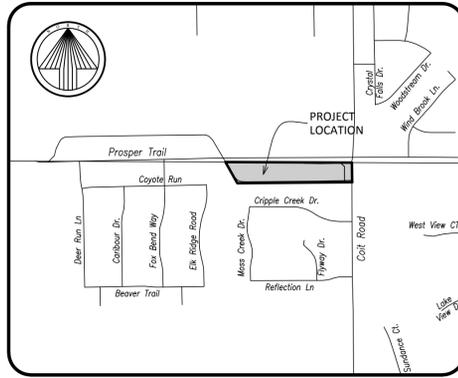
MATCHLINE (SEE THIS SHEET)





**NOTES:**

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- A Conveyance Plat is a record of property approved by the Town of Prosper, Texas for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. 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.



**Vicinity Map**  
1" = 1000'

**LEGEND**  
(Not all items may be applicable)

○	1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARSENQ" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
DTE	DRAINAGE AND DETENTION EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LAE	LANDSCAPE & ACCESS EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FADUE	FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
BL	BLOCK DESIGNATION
PRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**DRAINAGE AND DETENTION EASEMENT (UNDERGROUND DETENTION)**

THE STATE OF TEXAS §  
COUNTY OF COLLIN §  
TOWN OF PROSPER §

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 Lots 1-5, Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence, or any other structure within the Drainage and Detention Easement, as hereinbefore defined, shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure age that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the Easement.

**TOWN APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, by the Planning and Zoning Commission of the Town of Prosper, Texas.

BY: \_\_\_\_\_  
Planning & Zoning Commission Chairperson

ATTEST: \_\_\_\_\_  
Town Secretary

Engineering Department

Planning Department

STATE OF TEXAS §  
COUNTY OF COLLIN §

**OWNER'S ACKNOWLEDGMENT**

WHEREAS Roya Amini, PA 401K Plan, 2RC Whispering Farms Commercial Central, LLC and Zaan, LLC are the owners of a tract of land situated in the William Butler Survey, Abstract No. 112, Town of Prosper, Collin County, Texas, according to the deeds recorded in Document Numbers 2011081000845390, 2011081000845400 and 20070822001171260, respectively, all of the Official Public Records of Collin County, Texas (OPRCCT) the subject tract being all of Lots 1-4, Block A, Prosper Trails Office Center, an addition to the Town of Prosper according to the plat thereof recorded in Cabinet 2008, Page 584 of the Plat Records, Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set at the north end of a corner clip at the intersection of Prosper Trail (100' Public Right-of-Way) and Colt Road (140' Public Right-of-Way at this point) and also being at the most northeasterly corner of said Lot 4 of Prosper Trails Office Center, from which a rail road spike found bears N 86°43'31" E, a distance of 100.03 feet;

THENCE S 45°43'45" E, 42.34 feet along said corner clip, to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 00°36'37" E, 144.42 feet along the west line of said Colt Road, to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set at the southeast corner of said Lot 4 and also being the northeast corner of Lot 3, Block H of Quail Lake Addition, an addition to the Town of Prosper as recorded in Document No. 20070418010001400 (PRCCT), from which a railroad spike found bears N 89°30'04" E, 69.66 feet;

THENCE S 89°30'46" W, 988.00 feet along the common line thereof, to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set at the northwest corner of Lot 9, Block H of said Quail Lake and the northeast corner of Lot 12, Block D of Deer Run, an addition to the Town of Prosper as recorded in Document No. 20070418010001390 (PRCCT);

THENCE N 30°40'14" W, 199.64 feet along the common line thereof, to a 5/8" capped iron rod found for corner and also being in the south line of said Prosper Trail;

THENCE along the common line thereof, the following courses and distances:  
N 89°09'08" E, 718.61 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;  
S 88°53'24" E, 146.35 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;  
N 89°09'08" E, 193.11 feet to the POINT OF BEGINNING with the subject tract containing 180,924 square feet or 4.154 acres of land.

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

THAT Roya Amini, PA 401K Plan, 2RC Whispering Farms Commercial Central, LLC and Zaan, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described as a Final Plat of PROSPER TRAILS OFFICE CENTER, Lots 1 through 4, Block A, and Conveyance Plat of PROSPER TRAILS OFFICE CENTER, Lots 5 through 7, Block A, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. THAT Roya Amini, PA 401K Plan, 2RC Whispering Farms Commercial Central, LLC and Zaan, LLC do herein certify the following:

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

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards 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 his 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.

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 Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

WITNESS, my hand at Prosper, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Roya Amini, PA 401K Plan

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

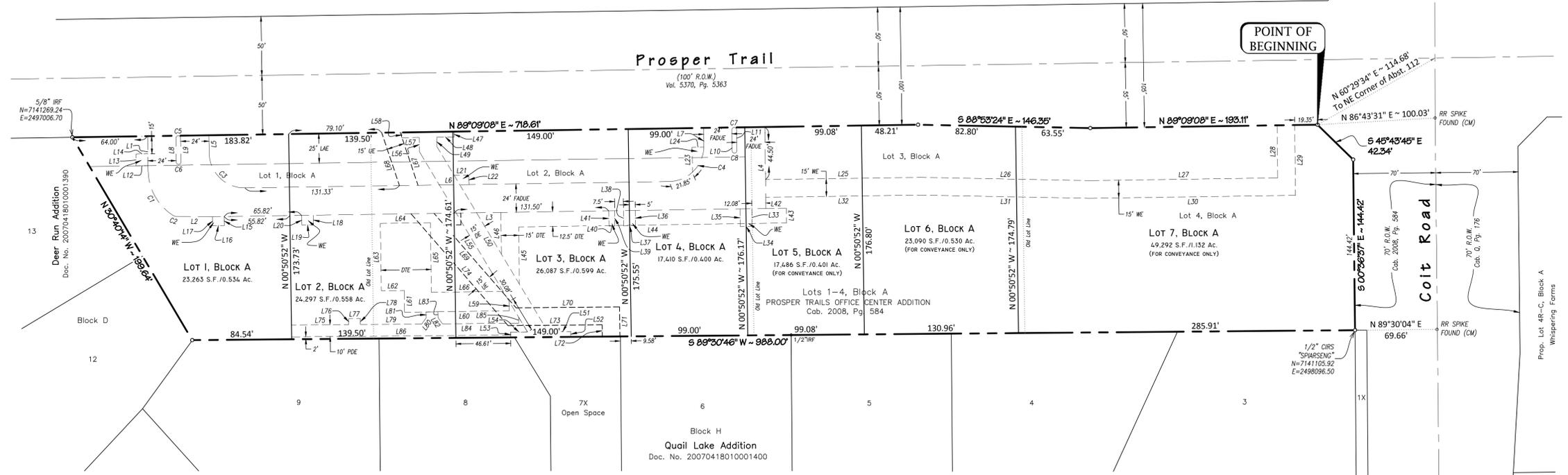
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Roya Amini, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas

NW Coll/CR81, LP  
Vol. 5895, Pg. 829

**Prosper Trail**  
(100' R.O.W.)  
Vol. 5370, Pg. 5363



WITNESS, my hand at Prosper, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

2RC Whispering Farms Commercial Central, LLC

By: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

WITNESS, my hand at Prosper, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Zaan, LLC

By: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.



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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

Easement Line Table											
Line #	Bearing	Distance									
L1	N 00°50'52" W	29.28'	L25	N 89°11'25" E	132.01'	L49	S 00°50'52" E	8.01'	L73	S 89°30'46" W	79.89'
L2	N 89°38'49" W	30.58'	L26	S 88°53'24" E	143.79'	L50	S 31°02'13" E	182.90'	L74	N 41°04'29" W	125.60'
L3	S 89°09'08" W	470.40'	L27	N 89°09'08" E	159.34'	L51	N 89°30'46" E	19.40'	L75	N 89°30'46" E	48.66'
L4	S 00°50'52" E	69.00'	L28	N 00°36'37" W	44.50'	L52	S 00°29'14" E	4.50'	L76	N 00°00'00" E	5.00'
L5	S 00°50'52" E	15.00'	L29	S 00°36'37" E	59.50'	L53	N 00°29'14" W	4.50'	L77	N 89°30'46" E	10.00'
L6	N 89°09'08" E	360.40'	L30	S 89°09'08" W	174.53'	L54	N 89°30'46" E	14.26'	L78	S 00°00'00" E	5.00'
L7	N 00°50'52" W	15.00'	L31	N 88°53'24" W	143.80'	L55	N 31°02'13" W	178.09'	L79	N 89°30'46" E	52.01'
L8	N 00°50'52" W	15.00'	L32	S 89°11'25" W	131.75'	L56	N 00°50'52" E	12.06'	L80	N 35°44'21" E	6.48'
L9	S 00°50'52" E	20.36'	L33	S 00°50'52" E	15.00'	L57	S 89°09'08" W	14.75'	L81	N 00°50'52" E	4.94'
L10	N 00°50'47" W	17.75'	L34	S 89°09'08" W	10.00'	L58	N 00°50'52" W	4.50'	L82	S 35°43'27" E	6.53'
L11	S 89°09'08" W	20.36'	L35	N 00°50'52" W	15.00'	L59	S 00°50'52" E	7.90'	L83	S 00°50'52" E	4.90'
L12	S 89°09'08" W	10.27'	L36	S 00°50'52" E	13.00'	L60	S 89°09'08" W	89.00'	L84	N 89°30'46" E	64.77'
L13	N 00°16'56" W	10.00'	L37	S 89°09'08" W	10.00'	L61	N 00°50'52" W	18.50'	L85	N 00°00'00" E	5.00'
L14	N 89°09'08" W	10.22'	L38	N 00°50'52" W	13.00'	L62	S 89°09'08" W	19.50'	L86	S 89°30'46" W	186.13'
L15	S 00°50'52" E	7.65'	L39	S 00°50'52" E	12.90'	L63	N 00°50'52" W	57.00'			
L16	S 89°09'08" W	10.00'	L40	S 89°09'08" W	5.00'	L64	N 89°09'08" E	42.50'			
L17	N 00°50'52" W	7.65'	L41	N 00°50'52" W	12.90'	L65	S 00°50'52" E	59.00'			
L18	S 00°50'52" E	8.13'	L42	N 89°09'08" E	17.32'	L66	N 89°09'08" E	60.94'			
L19	S 89°09'08" W	10.00'	L43	S 00°50'52" E	12.50'	L67	S 18°35'41" E	47.25'			
L20	N 00°50'52" W	8.13'	L44	S 89°09'08" W	227.53'	L68	N 18°35'41" W	47.25'			
L21	N 89°09'08" E	12.41'	L45	S 00°29'14" E	48.28'	L69	S 41°04'29" E	106.01'			
L22	S 00°50'52" E	8.00'	L46	N 00°29'14" W	35.27'	L70	N 89°30'46" E	87.90'			
L23	N 00°50'52" W	21.14'	L47	S 00°50'52" E	4.50'	L71	S 00°50'52" E	25.00'			
L24	N 89°09'08" E	10.00'	L48	S 89°09'08" W	14.75'	L72	N 00°50'52" W	10.00'			

**Easement Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	45.51'	45.64'	5707'55"	N 29°26'00" W	43.64'
C2	2.69'	5.00'	30°47'08"	N 74°15'16" E	2.65'
C3	47.12'	30.00'	90°00'00"	S 45°50'52" E	42.43'
C4	47.12'	30.00'	90°00'00"	N 44°09'08" E	42.43'
C5	6.34'	2.00'	181°41'44"	N 89°09'08" E	4.00'
C6	6.34'	2.00'	181°41'44"	S 89°09'08" W	4.00'
C7	6.34'	2.00'	181°41'44"	N 89°09'08" E	4.00'
C8	6.28'	2.00'	180°00'00"	S 89°09'08" W	4.00'

**FINAL PLAT**

**PROSPER TRAILS OFFICE CENTER**  
LOTS 1 THROUGH 4, BLOCK A  
2.091 Acres (Net)

**REVISED CONVEYANCE PLAT**

**PROSPER TRAILS OFFICE CENTER**  
LOTS 5 THROUGH 7, BLOCK A  
2.063 Acres (Net)

Being all of the Conveyance Plat of  
PROSPER TRAILS OFFICE CENTER - LOTS 1-4, BLOCK A  
CABINET 2008, PAGE 584  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
SITUATED IN THE  
WILLIAM BUTLER SURVEY, ABSTRACT No. 112

**ENGINEER/SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone: (972) 422-0077  
TSP# No. F-2121  
Contact: John Spiars

**OWNERS/DEVELOPERS**  
ROYA AMINI, PA 401K PLAN  
ZAAN, LLC & 2RC WHISPERING  
FARMS COMMERCIAL CENTRAL, LLC  
9 Bermuda Dunes Ct.  
Frisco, Texas 75034  
Telephone: (214) 957-2764  
Contact: Mike Fazeli



## PLANNING

**To:** Planning & Zoning Commission

**From:** Alex Glushko, AICP, Senior Planner

**Through:** John Webb, AICP, Senior Planner

**Re:** Planning & Zoning Commission Meeting – February 17, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Plat for Falls of Prosper, being 148 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).

**Description of Agenda Item:**

The Planning & Zoning Commission has final approval authority of Preliminary Plats that meet all applicable development standards of the Town. The proposed Preliminary Plat does not meet the Town's minimum development standards; therefore, staff is recommending denial of the Preliminary Plat. In addition, the Preliminary Plat does not conform to Planned Development-70 (PD-70), which is attached for reference.

The proposed Preliminary Plat includes a 100-foot overhead electric powerline easement bisecting the property. The easement on the northern half of the development is shown to be included within the back of 5 single family residential lots. The southern half of the development depicts the easement as a 50-foot wide access and utility easement with a public hike and bike trail, and 25 feet on either side to be included within the back of 18 single family residential lots. The approved conceptual development plan, Exhibit D of PD-70, depicts single family residential lots that are exclusive of the 100-foot overhead electric powerline easement; therefore, the proposed Preliminary Plat is not in conformance with the governing zoning district, PD-70.

The proposed Preliminary Plat includes the extension of Whispering Meadows Way jogging to the southwest and creating a single 4.2± acre lot at the northwest corner of Prosper Trail and Coit Road. The conceptual development plan, Exhibit D of PD-70, depicts Whispering Meadows Way extending due south, within the area designated for minimum 15,000 square foot lots. As shown on Exhibit D, the 4.2± acre lot is capable of being subdivided into standard sized and shaped lots, while the proposed Preliminary Plat layout provides for a tract that cannot be reasonably subdivided into standard sized and shaped lots.

The Town's concern with the proposed Preliminary Plat layout is that it will unnecessarily result in a lot that has the demand for either non-residential uses, which is not the intent of the PD, and/or the need to be subdivided into additional lots that would ultimately exceed the maximum density of 1.6 dwelling units per acre, as specified in PD-70. The proposed Preliminary Plat is

creating a self imposed hardship on the property making it difficult to use as a single family residential lot. The Town requested that the entirety of the proposed Preliminary Plat be redesigned to show the ultimate configuration of the property in a manner that meets the development standards; however, the applicant declined to revise the layout.

In addition to the lack of conformance with PD-70, the Town has concerns with the layout of the proposed Preliminary Plat. As proposed, including the overhead electric powerline easement into the single family residential lots will create an area that is not reasonably usable to the homeowner. Elements that are typical to a home such as fences, accessory structures, swimming pools, pergolas, etc. are prohibited in the easement. Although the easement area will not be usable space, the homeowner will be required to maintain the property and pay taxes on the land.

The Town's Engineering Department has concerns with the overhead electric powerline easement being located in the single family residential lots. Current engineering standards prohibit lot-to-lot drainage, meaning that stormwater runoff cannot flow directly from one residential lot onto another residential lot. Due to the existing topography, Engineering staff believes that the only way in which to grade the site without resulting in lot-to-lot drainage is either by substantially cutting or filling within the easement, which is prohibited by the easement holder. If the easement were to be removed from the lots, in accordance with PD-70, and placed within a common area lot, lot-to-lot drainage could be avoided.

Due to the lack of conformance to Planned Development-70, and the additional aforementioned concerns, staff recommends denial of the proposed Preliminary Plat.

**Budget Impact:**

There are no significant budget implications associated with the denial of this Preliminary Plat.

**Legal Obligations and Review:**

The Preliminary Plat does not meet minimum development requirements.

**Attached Documents:**

1. Preliminary Plat
2. Planned Development-70

**Parks & Recreation Board Recommendation:**

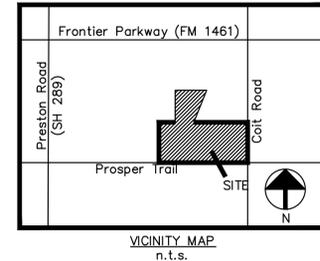
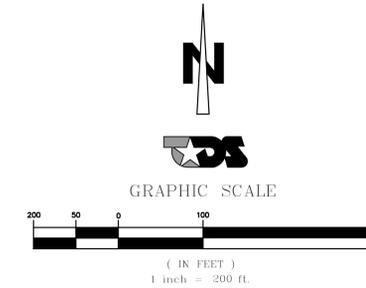
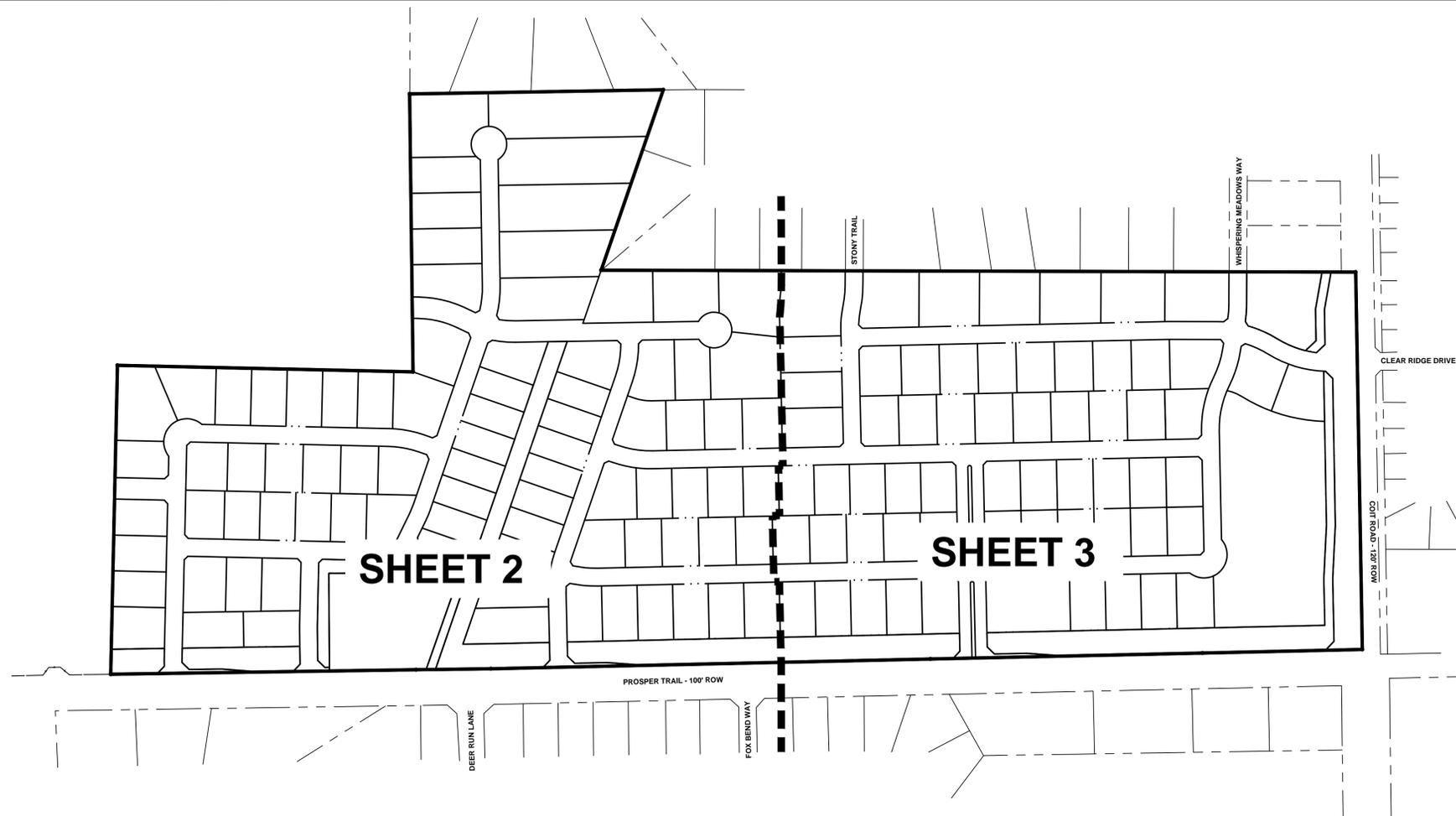
At their February 12, 2015 meeting, the Parks & Recreation Board recommended the Town Council approve the hike and trail alignment shown on the Preliminary Plat for the Falls of Prosper, by a vote of 7-0, subject to the following recommendations:

1. The hike and bike trail where adjacent to an interior road shall be placed within a 60' Right-of-way. The additional 10' of right-of-way shall be located on the side of the roadway that encompasses the hike and bike trail.
2. Lots providing a 12'-15' driveway width where the hike and bike trail crosses the driveway.
3. The hike and bike trail be provided within the overhead utility easement within an open space HOA lot with a hike and bike trail easement.
4. Lots backing the hike and bike trail shall provide ornamental fencing.

**Town Staff Recommendation:**

Town staff recommends denial of the Preliminary Plat due to lack of conformance with Planned Development-70 (PD-70).

CAD FILE: C:\TDS-Projects\Prosper\TDS\14019-Ca-PROSPER\DWG\Civil\14019-PrelimPlat.dwg  
PLOT DATE/TIME: 2/10/2015 - 6:03pm



**OWNERS**  
  
MW Coit/CR 81 L.P.  
1800 Valley View, Suite 300  
Farmers Branch, Texas 75234  
  
NW Coit Ten L.C.  
12400 Preston Road, Suite 100  
Frisco., Texas 75033

**surveyor:**  
  
**A & W SURVEYORS, INC.**  
P.O. BOX 870029, MESQUITE, TX.  
75187 PHONE: (972) 681-4975 FAX:  
(972) 681-4954  
WWW.AWSURVEY.COM

TEXAS DEVELOPMENT SERVICES  
906 W. McDERMOTT DRIVE  
SUITE 196-296  
ALLEN, TX 75013  
469-853-6538  
TX FRIM NO. 12790  
TDS PROJECT NO. 12033

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §  
BEING all that certain lot, parcel, or tract of land located in the ELISHA CHAMBERS SURVEY, Abstract No. 179, and the Collin County School Land, Abstract No. 172, Prosper, Collin County, Texas, and being the same tract of land described in deed to NW Coit / CR 81' LP, recorded in Volume 5895, Page 799, Deed Records, Collin County, Texas, and being the same tract of land described in deed to NW Coit Ten, LP, recorded in Instrument No. 20120803000955070, Official Public Records, Collin County, Texas, and being the same tract of land described in deed to Collin County Investments, Ltd., recorded in Volume 5984, Page 58, Deed Records, Collin County, Texas, and being more particularly described as follows:  
  
BEGINNING at a Mag Nail set for corner at the intersection of the West line of said Coit Road, a variable width, right-of-way, with the North line of Prosper Trails, a variable width right-of-way;  
  
THENCE Westerly, along said North line, the following four (4) courses and distances:  
1) THENCE South 88°45'17" West, a distance of 450.02 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;  
2) THENCE South 88°45'00" West, a distance of 765.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;  
3) THENCE South 89°14'50" West, a distance of 210.96 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;  
4) THENCE South 89°09'19" West, a distance of 859.78 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southerly Southeast corner of a tract of land described in deed to Deion Sanders, recorded in Volume 4230, Page 140, Official Public Records, Collin County, Texas;  
  
THENCE North 01°16'07" East, a distance of 865.03 feet to a 1/2-inch iron rod found at an interior 'el' corner of said Sanders tract;  
  
THENCE South 88°43'53" East, a distance of 832.06 to a 1/2-inch iron rod found at the Easterly Southeast corner of said Sanders tract;  
  
THENCE North 00°41'53" West, along the Northerly East line of said Sanders tract, a distance of 778.33 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of HIGHLAND MEADOWS, PHASE 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 426, Map Records, Collin County, Texas;  
  
THENCE North 89°03'21" East, along the South line of said HIGHLAND MEADOWS PHASE 2, a distance of 713.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of WHISPERING MEADOWS, NO. 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 339, Map Records, Collin County, Texas;

THENCE South 19°05'48" West, a distance of 534.57 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said WHISPERING MEADOWS, NO. 2;  
  
THENCE South 89°51'10" East, along the South line of said WHISPERING MEADOWS, NO. 2, a distance of 2123.74 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said West line of Coit Road;  
  
THENCE South 01°00'40" East, along said West line, a distance of 1056.82 feet to the PLACE OF BEGINNING and containing 3,925,824 square feet or 90.125 acres of land.  
  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT NW Coit/CR 18 L.P. and NW Coit Tec, L.C. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property THE FALLS OF PROSPER, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The (Owner Name) 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 areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.  
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.  
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.  
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.  
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.  
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity 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.  
  
AND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
  
\_\_\_\_\_  
Notary Public, State of Texas

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.  
  
WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
  
BY: \_\_\_\_\_  
Authorized Signature Printed Name and Title  
  
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 \_\_\_\_\_, 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 \_\_\_\_\_, 2015 by  
Planning & Zoning Commission of the Town of Prosper,  
Texas  
\_\_\_\_\_  
Planning & Zoning Chair  
\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Planning Department

**PRELIMINARY PLAT**  
**FALLS OF PROSPER**  
148 RESIDENTIAL LOTS  
8 OPEN SPACE LOTS  
90.13 ACRES  
ELISHA CHAMBERS SURVEY ABSTRACT 179  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
  
January 2015 PP-01

**DRAINAGE AND DETENTION EASEMENT**

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block L Lot 2X, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No 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 Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

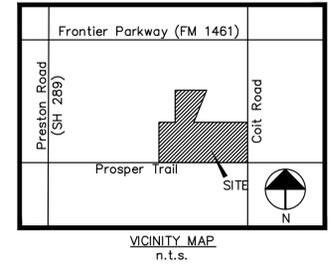
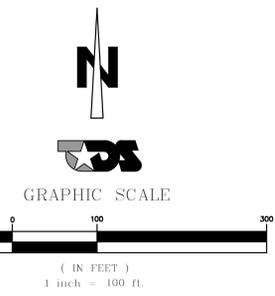
**ACCESS EASEMENT**

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.

CAD FILE: C:\ITDS-Projects\Dropbox\TDS\14019-Cd-PROSPER\DWG\Civil\14019-PrelimPlat.dwg PLOT DATE/TIME: 2/10/2015 - 6:14pm

HIGHLAND MEADOWS, PHASE TWO  
VOL. N PG. 4266-427  
DRCCT

Wayne & Deborah L. Wodawsky B42  
Kendall M Miller B43  
Stephen & Gayle Arebalo B44  
Williams Lanier Joint Venture A9  
Williams Lanier Joint Venture A10  
Williams Lanier Joint Venture A11  
Williams Lanier Joint Venture A12



**NOTES:**

- All Roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
- No 100-year floodplain exists on the sure
- All development to comply with PD-70
- Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
- The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
- 1.76 acres or 76,716 s.f. of right-of-way to be dedicated to the Town of Prosper for the expansion of Coit Road in fee simple.
- All fencing adjacent to open space shall consist of ornamental metal, excluding Block F Lot 3.
- Hike and Bike Trail alignment subject to Town of Prosper approval.
- Detention for portion of development draining west will be detained in the detention pond for Prosper Lakes on Preston. See Phase 1 construction plans for Prosper Lakes on Preston for detailed information. If Prosper Lakes on Preston fails to provide detention for this development, the detention will be onsite.
- HOA to own and maintain medians within development.
- 10% of homes shall have swing in garages.
- Future Prosper Trail and Coit Road (including pavement widths, median breaks, left turn lanes and right turn lanes shall be designed in accordance with the Town of Prosper Thoroughfare and Circulation Design Requirements. Roadway schematics is for informational purposes only and not to be used for or considered design.

**LOT SIZE TABLE**

LOT SIZE	No. LOTS	Percentage
25,000 s.f. - A	18	12%
15,000 s.f. - B	72	49%
13,000 s.f. - C	41	28%
12,500 s.f. - D	17	11%

Total Residential Lots 148 100%

\* Refer to the Town of Prosper PD 70 Ordinance 14-56 for lot size percentages and building setback requirements.

**LEGEND**

- ▲ DENOTES KEY LOT
- NO DRIVEWAY ACCESS

**OWNERS**

MW Coit/CR 81 L.P.  
1800 Valley View, Suite 300  
Farmers Branch, Texas 75234

NW Coit Ten L.C.  
12400 Preston Road, Suite 100  
Frisco, Texas 75033

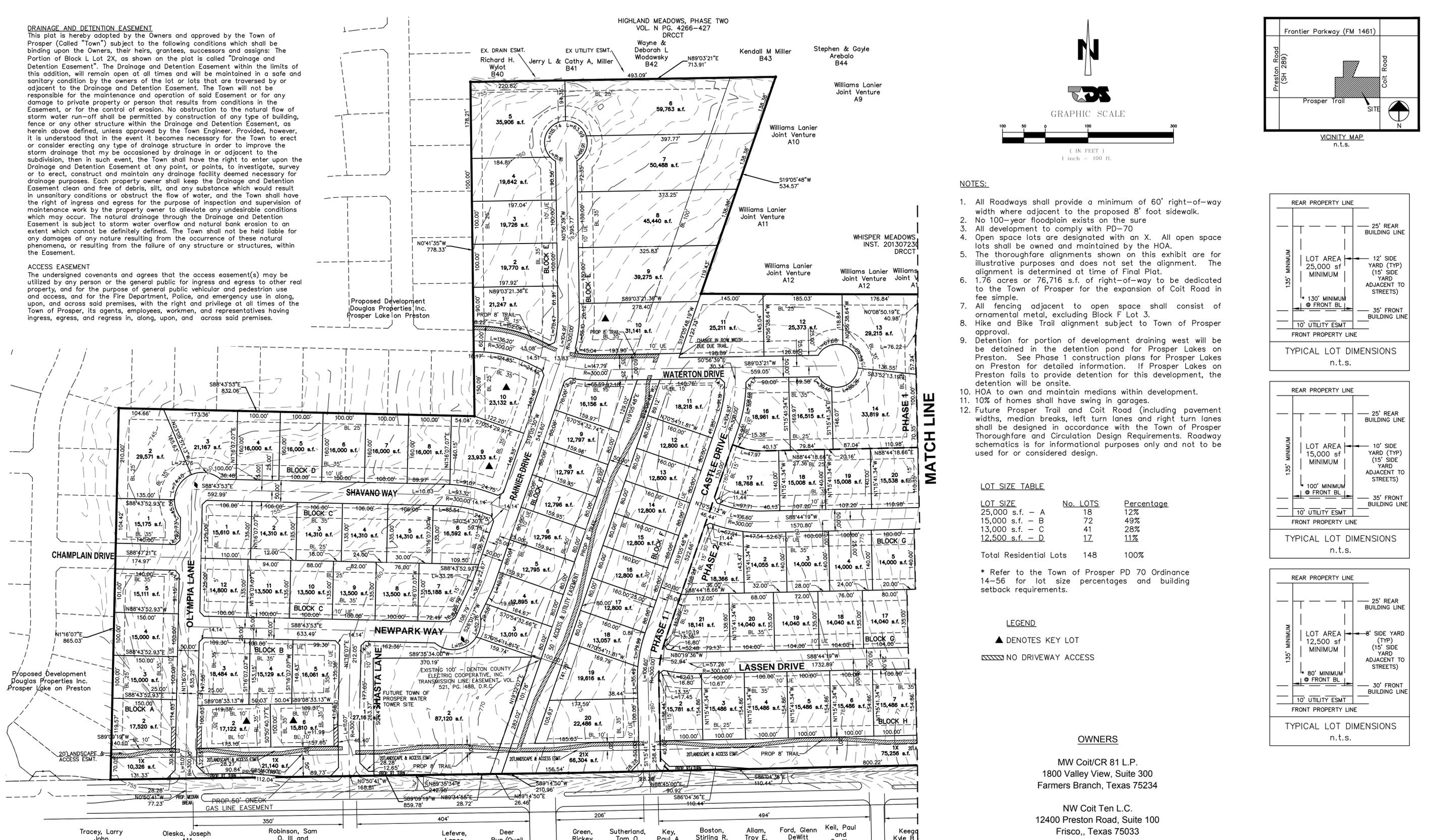
surveyor:

**A & W SURVEYORS, INC.**  
P.O. BOX 870029, MESQUITE, TX.  
75187 PHONE: (972) 681-4975 FAX:  
(972) 681-4954  
WWW.AWSURVEY.COM



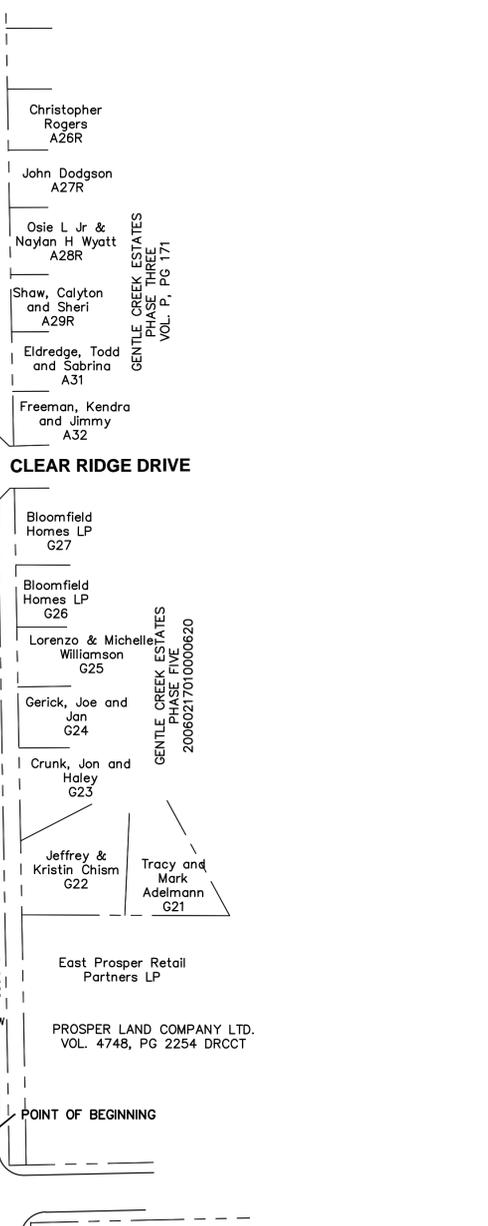
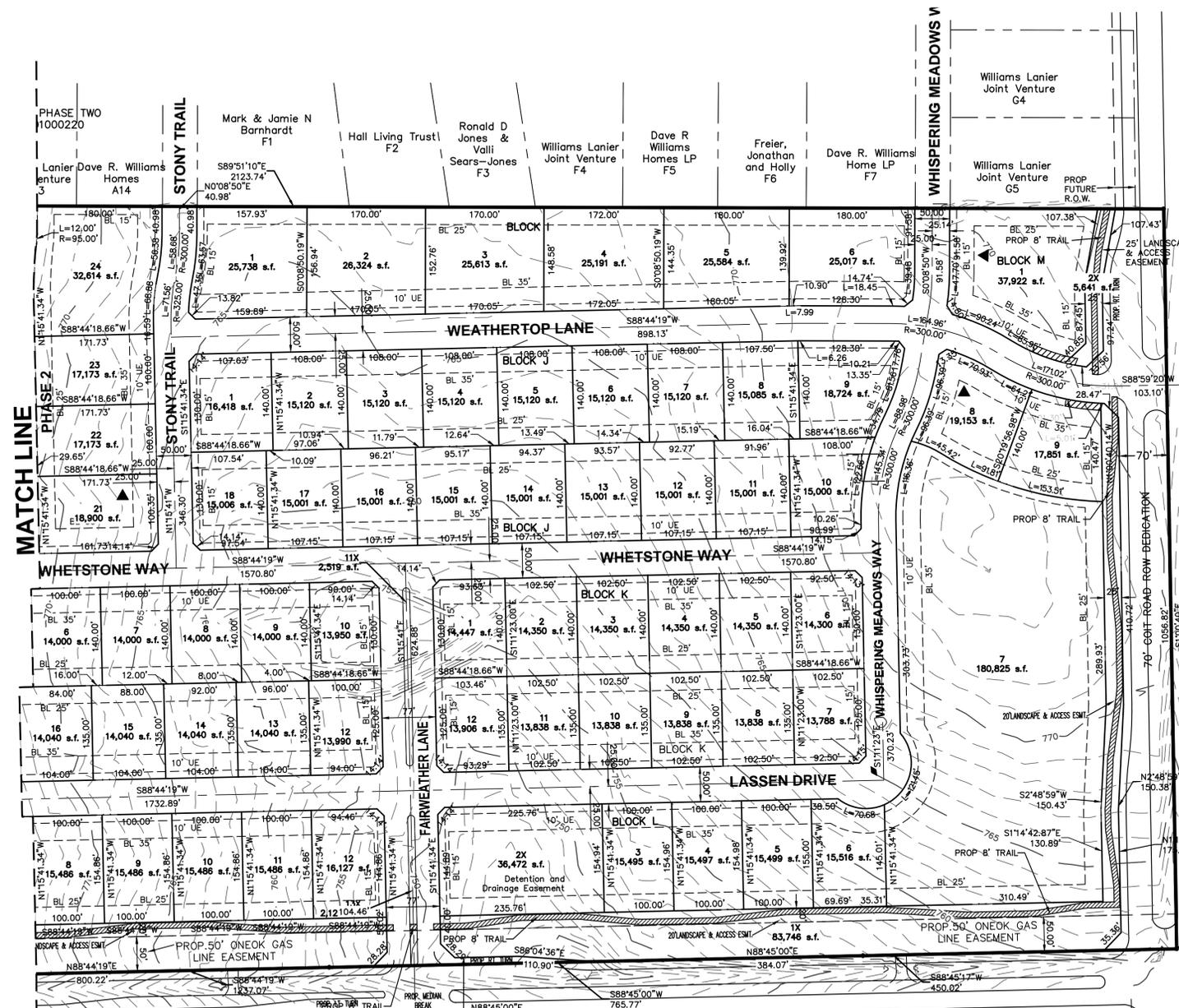
TEXAS DEVELOPMENT SERVICES  
906 W. McDERMOTT DRIVE  
SUITE 196-296  
ALLEN, TX 75013  
469-853-6538  
TX FRIM NO. 12790  
TDS PROJECT NO. 12033

**PRELIMINARY PLAT**  
**FALLS OF PROSPER**  
148 RESIDENTIAL LOTS  
8 OPEN SPACE LOTS  
90.13 ACRES  
ELISHA CHAMBERS SURVEY ABSTRACT 179  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS



RAEWOOD ON PRESTON  
INST. NO.  
20121203001533910 DRCCT

DEER RUN ADDITION  
VOL. 2007, PG 215 DRCCT



Parcel Table			
Lot Number	Block	Area	Lpt Type
1	X Block A	10326 s.f.	HOA
5	Block A	15111 s.f.	B
4	Block A	15000 s.f.	B
3	Block A	15000 s.f.	B
2	Block A	17520 s.f.	B
6	Block B	15810 s.f.	B
5	Block B	16061 s.f.	B
4	Block B	15129 s.f.	B
3	Block B	18484 s.f.	B
2	Block B	17122 s.f.	B
1	X Block B	21140 s.f.	HOA
6	Block C	16592 s.f.	C
7	Block C	15188 s.f.	C
1	Block C	15610 s.f.	B
12	Block C	14800 s.f.	B
5	Block C	14310 s.f.	B
4	Block C	14310 s.f.	B
3	Block C	14310 s.f.	B
2	Block C	14310 s.f.	B
11	Block C	13500 s.f.	B
10	Block C	13500 s.f.	B
9	Block C	13500 s.f.	B
8	Block C	13500 s.f.	B
10	Block D	23132 s.f.	B
9	Block D	23933 s.f.	B
8	Block D	16001 s.f.	B
7	Block D	16000 s.f.	B
6	Block D	16000 s.f.	B
5	Block D	16000 s.f.	B
4	Block D	16000 s.f.	B
3	Block D	21167 s.f.	B
2	Block D	29571 s.f.	B
1	Block D	15175 s.f.	B
11	Block E	25211 s.f.	A
10	Block E	31141 s.f.	A
9	Block E	39275 s.f.	A
8	Block E	45440 s.f.	A
7	Block E	50488 s.f.	A
6	Block E	59763 s.f.	A
5	Block E	35908 s.f.	A
4	Block E	19642 s.f.	B
3	Block E	19726 s.f.	B
2	Block E	19770 s.f.	B
1	Block E	21247 s.f.	B
14	Block E	33819 s.f.	A
16	Block E	18961 s.f.	B
15	Block E	16515 s.f.	B
23	Block E	17173 s.f.	B
22	Block E	17173 s.f.	B
21	Block E	18900 s.f.	B
24	Block E	32614 s.f.	B
20	Block E	15538 s.f.	B
19	Block E	15008 s.f.	B

Parcel Table			
Lot Number	Block	Area	Lpt Type
18	Block E	15008 s.f.	B
17	Block E	18768 s.f.	B
13	Block E	29215 s.f.	A
12	Block E	25373 s.f.	A
2	Block F	87120 s.f.	HOA
1	X Block F	27165 s.f.	HOA
21	X Block F	66304 s.f.	HOA
6	Block F	12796 s.f.	D
20	Block F	22486 s.f.	B
19	Block F	19616 s.f.	B
18	Block F	13057 s.f.	B
17	Block F	12800 s.f.	B
16	Block F	12800 s.f.	B
15	Block F	12800 s.f.	B
14	Block F	12800 s.f.	B
13	Block F	12800 s.f.	B
12	Block F	12800 s.f.	B
11	Block F	18218 s.f.	D
10	Block F	16156 s.f.	D
9	Block F	12797 s.f.	D
8	Block F	12797 s.f.	D
7	Block F	12796 s.f.	D
5	Block F	12795 s.f.	D
4	Block F	12895 s.f.	D
3	Block F	13010 s.f.	D
11	X Block G	2519 s.f.	HOA
21	Block G	18141 s.f.	B
10	Block G	13950 s.f.	C
9	Block G	14000 s.f.	C
20	Block G	14040 s.f.	C
19	Block G	14040 s.f.	C
18	Block G	14040 s.f.	C
17	Block G	14040 s.f.	C
16	Block G	14040 s.f.	C
15	Block G	14040 s.f.	C
14	Block G	14040 s.f.	C
13	Block G	14040 s.f.	C
12	Block G	13990 s.f.	C
11	Block G	18366 s.f.	C
8	Block G	14000 s.f.	C
7	Block G	14000 s.f.	C
6	Block G	14000 s.f.	C
5	Block G	14000 s.f.	C
4	Block G	14000 s.f.	C
3	Block G	14000 s.f.	C
2	Block G	14055 s.f.	C
1	X Block H	75256 s.f.	HOA
13	X Block H	2122 s.f.	HOA
12	Block H	16127 s.f.	B
9	Block H	15486 s.f.	B
8	Block H	15486 s.f.	B
10	Block H	15486 s.f.	B
9	Block H	15486 s.f.	B
8	Block H	15486 s.f.	B

Parcel Table			
Lot Number	Block	Area	Lpt Type
7	Block H	15486 s.f.	B
6	Block H	15486 s.f.	B
5	Block H	15486 s.f.	B
4	Block H	15486 s.f.	B
3	Block H	15486 s.f.	B
2	Block H	15781 s.f.	B
6	Block I	25017 s.f.	A
4	Block I	25191 s.f.	A
3	Block I	25613 s.f.	A
2	Block I	26324 s.f.	A
1	Block I	25738 s.f.	A
5	Block I	25584 s.f.	A
18	Block J	15006 s.f.	B
9	Block J	18724 s.f.	B
8	Block J	15085 s.f.	B
7	Block J	15120 s.f.	B
6	Block J	15120 s.f.	B
5	Block J	15120 s.f.	B
4	Block J	15120 s.f.	B
3	Block J	15120 s.f.	B
2	Block J	15120 s.f.	B
1	Block J	15001 s.f.	B
16	Block J	15001 s.f.	B
15	Block J	15001 s.f.	B
14	Block J	15001 s.f.	B
13	Block J	15001 s.f.	B
12	Block J	15001 s.f.	B
11	Block J	15001 s.f.	B
10	Block J	15001 s.f.	B
9	Block J	15001 s.f.	B
8	Block J	15001 s.f.	B
7	Block J	15001 s.f.	B
6	Block J	15001 s.f.	B
5	Block J	15001 s.f.	B
4	Block J	15001 s.f.	B
3	Block J	15001 s.f.	B
2	Block J	15001 s.f.	B
1	Block K	14300 s.f.	C
17	Block K	14350 s.f.	C
6	Block K	14300 s.f.	C
5	Block K	14350 s.f.	C
4	Block K	14350 s.f.	C
3	Block K	14350 s.f.	C
2	Block K	14350 s.f.	C
1	Block K	14447 s.f.	C
11	Block K	13838 s.f.	C
10	Block K	13838 s.f.	C
9	Block K	13838 s.f.	C
8	Block K	13838 s.f.	C
7	Block K	13788 s.f.	C
1	X Block L	83746 s.f.	HOA
6	Block L	15497 s.f.	B
5	Block L	15497 s.f.	B
4	Block L	15497 s.f.	B
3	Block L	15497 s.f.	B
2	Block L	15497 s.f.	B
1	X Block M	5641 s.f.	HOA
2	X Block M	37922 s.f.	25

**NOTES:**

- All Roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
- No 100-year floodplain exists on the site
- All development to comply with PD-70
- Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
- The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
- 1.76 acres or 76,716 s.f. of right-of-way to be dedicated to the Town of Prosper for the expansion of Coit Road in fee simple.
- All fencing adjacent to open space shall consist of ornamental metal, excluding Block F Lot 3.
- Hike and Bike Trail alignment subject to Town of Prosper approval.
- Detention for portion of development draining west will be detained in the detention pond for Prosper Lakes on Preston. See Phase 1 construction plans for Prosper Lakes on Preston for detailed information. If Prosper Lakes on Preston fails to provide detention for this development, the detention will be onsite.
- HOA to own and maintain medians within development.
- 10% of homes shall have swing in garages.
- Future Prosper Trail and Coit Road (including pavement widths, median breaks, left turn lanes and right turn lanes shall be designed in accordance with the Town of Prosper Thoroughfare and Circulation Design Requirements. Roadway schematics is for informational purposes only and not to be used for or considered design.

**OWNERS**

MW Coit/CR 81 L.P.  
1800 Valley View, Suite 300  
Farmers Branch, Texas 75234

NW Coit Ten L.C.  
12400 Preston Road, Suite 100  
Frisco., Texas 75033

**surveyor:**

**A & W SURVEYORS, INC.**  
P.O. BOX 870029, MESQUITE, TX.  
75187 PHONE: (972) 681-4975 FAX:  
(972) 681-4954  
WWW.AWSURVEY.COM

**LOT SIZE TABLE**

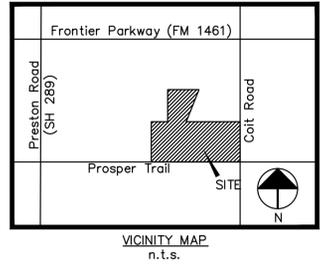
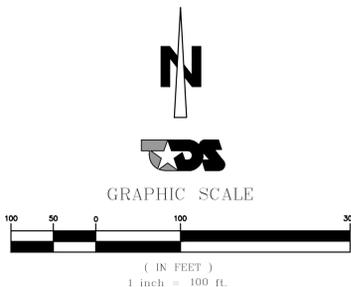
LOT SIZE	No. LOTS	Percentage
25,000 s.f. - A	18	12%
15,000 s.f. - B	72	49%
13,000 s.f. - C	41	28%
12,500 s.f. - D	17	11%

Total Residential Lots 148 100%

\* Refer to the Town of Prosper PD 70 Ordinance 14-56 for lot size percentages and building setback requirements.

**LEGEND**

- ▲ DENOTES KEY LOT
- ▨ NO DRIVEWAY ACCESS



## TOWN OF PROSPER, TEXAS

## ORDINANCE NO. 14-56

**AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; REZONING A TRACT OF LAND CONSISTING OF 93.20 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SURVEY, ABSTRACT NO. 172, AND THE ELISHA CHAMBERS SURVEY, ABSTRACT NO. 179, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED AGRICULTURAL (A) AND SINGLE FAMILY-15 (SF-15) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY (PD-SF); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

**WHEREAS**, the Town of Prosper, Texas ("Prosper") has received a request from Texas Development Services ("Applicant") to rezone 93.20 acres of land, more or less, situated in the Collin County Survey, Abstract No. 172, and the Elisha Chambers Survey, Abstract No. 179, in the Town of Prosper, Collin County, Texas; and

**WHEREAS**, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

**WHEREAS**, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

**WHEREAS**, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:**

### SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

### SECTION 2

Amendments to Zoning Ordinance No. 05-20. Zoning Ordinance No. 05-20 is amended as follows: The zoning designation of the below-described property containing 93.20 acres of land, more or less, situated in the Collin County Survey, Abstract No. 172, and the Elisha Chambers Survey, Abstract No. 179, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Single Family (PD-SF). The property as a whole and the

boundaries for each zoning classification are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; 3) the conceptual development plan requirements, attached hereto as Exhibit "D"; and 4) the development schedule, attached hereto as Exhibit "E", which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three (3) original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this District shall be sent to all owners of properties within the District as well as all properties within two hundred feet (200') of the District to be amended.

### SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

### SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

### SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 6**

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 7**

Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 8**

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 26<sup>th</sup> DAY OF AUGUST, 2014.**

  
 \_\_\_\_\_  
 Ray Smith, Mayor

**ATTEST:**

  
 \_\_\_\_\_  
 Robyn Battle, Town Secretary

**APPROVED AS TO FORM AND LEGALITY:**

  
 \_\_\_\_\_  
 Terrence S. Welch, Town Attorney

Parcel ID	Property ID	Property Address/Description	Owner Name	Parcel ID	Property ID	Property Address/Description	Owner Name	Parcel ID	Property ID	Property Address/Description	Owner Name	Parcel ID	Property ID	Property Address/Description	Owner Name
21344	21344	1700 Blue Forest Drive Prosper, TX	Richard H. Miller	20947	20947	1800 Blue Forest Drive Prosper, TX	Richard H. Miller	20948	20948	1800 Blue Forest Drive Prosper, TX	Richard H. Miller	20949	20949	1800 Blue Forest Drive Prosper, TX	Richard H. Miller

Exhibit A  
Legal Description  
(for zoning purposes only)

RESIDENTIAL SF-15 TRACT

Being all that certain lot, parcel, or tract of land located in the COLLIN COUNTY SURVEY, Abstract No. 172, Prosper, Collin County, Texas, and the ELISHA CHAMBERS SURVEY, Abstract No. 179, and being a part of a tract of land described in deed to NW Coit/CR 81' L.P., as recorded in Volume 5855, Page 829, Deeds Records Collin County, Texas, and being part of the adjoining right-of-ways of Prosper Trail and Coit Road, and being more particularly described as follows:

Beginning at a point for corner in the centerline of said Prosper Trails, at the Southwest corner of said NW Coit/CR 81' L.P. tract.

Thence North 01 deg 10 min 35 sec East a distance of 909.30 feet to a point for corner.

Thence South 88 deg 51 min 46 sec East, a distance of 832.00 feet to a point for corner.

Thence North 00 deg 48 min 32 sec West, a distance of 288.74 feet to a point for corner.

Thence North 00 deg 43 min 35 sec West, a distance of 473.84 feet to a point for corner.

Thence East, a distance of 713.83 feet to a point for corner.

Thence South 18 deg 56 min 58 sec West, a distance of 534.56 feet to a point for corner.

Thence South 89 deg 59 min 58 sec East, passing at a distance of 2126.43 feet to the West line of said Coit Road, containing a total distance of 2152.61 feet to a point for corner in the said centerline of Coit Road.

Thence South 00 deg 48 min 26 sec East, along said centerline, passing at a distance of 372.64 feet to a point for corner.

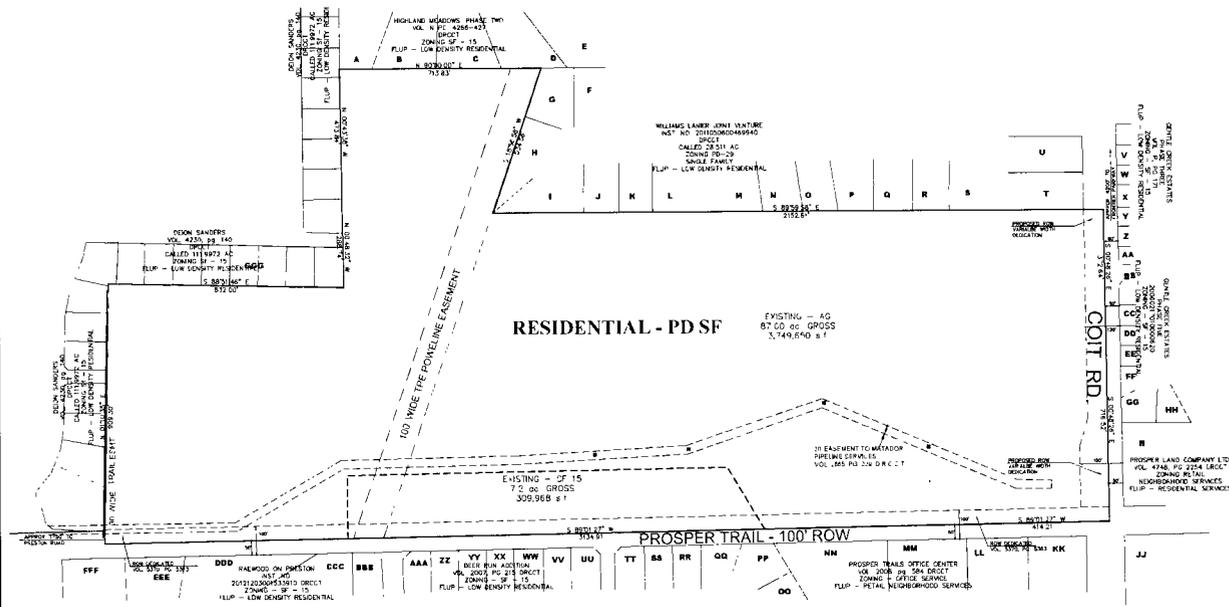
Thence South 00 deg 48 min 26 sec East, along said centerline, a distance of 715.52 feet to a point for corner.

Thence South 89 deg 01 min 27 sec West, along said centerline of Prosper Trails, a distance of 414.21 feet to a point for corner.

Thence South 89 deg 01 min 27 sec West, along said centerline, a distance of 334.91 feet to the PLACE OF BEGINNING and containing 4,058.618 square feet or 93.196 acres of land.

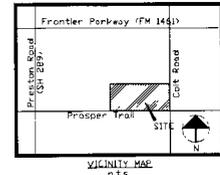
**ZONING EXHIBIT A**  
93.196 ACRES  
ELISHA CHAMBERS SURVEY ABSTRACT 179  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

**KENDRICK**  
NW CORNER PROSPER TRAIL  
AND COIT ROAD  
Case No. - Z2014-0008



**ZONING DATA**  
1 - 93.2 AC = GROSS ZONING ACREAGE  
2 - 5.9 AC = EXISTING AND PROPOSED ROW DEDICATION (4.1 AC - PROSPER TRAIL & 1.8 AC - COIT)  
3 - 97.3 AC = NET ZONING ACREAGE

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



NOTE: THERE NO FEMA 100 YR FLOODPLAIN LOCATED ON THE SITE.

surveyor:  
**A & W SURVEYORS, INC.**  
P.O. BOX 870229, MESQUITE, TX  
74687-PHONIE (972) 881-0574, FAX  
(972) 681-4854  
WWW.AWSURVEY.COM

REVIEWS

August 05, 2014

**Z14-0008**  
**ZONING EXHIBIT A**  
93.196  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

**TDS**  
TEXAS DEVELOPMENT SERVICES  
106 W. MADERHOTT DRIVE  
SUITE 190-206  
ALEXIA, TX 76019  
817-454-4538  
TX FIRM NO. 1219C  
TDS PROJECT NO. 10041  
**C-01**

## **Exhibit "B"**

### **Statement of Intent and Purpose**

The purpose of the submittal is to request Planned Development zoning in a manner that meets the current market demand for residential development.

The proposed zoning includes development standards for the single family residential uses are described herein. The density shall not exceed a maximum 1.6 dwelling units per acre.

**EXHIBIT C FOR Z14-0008**  
**93.196 ACRES (GROSS)**  
**PLANNED DEVELOPMENT STANDARDS**

1.0 Planned Development District - Single Family Residential

- 1.1 The property shall be developed in accordance with the Single Family-15 District as outlined in the Town of Prosper Zoning Ordinance 05-20, as it exists or may be amended, unless identified below.
- 1.2 Development Pattern: The property shall generally develop in accordance with Exhibit D, Zoning Exhibit.
- 1.3 Density: The maximum density shall be 1.6 dwelling units per acre, based on the gross acreage.
- 1.4 Setbacks
  - a. Lots identified as minimum 25,000 square foot on Exhibit D shall comply with the following setbacks:
    1. Minimum Front Yard: Thirty five (35) Feet
    2. Minimum Side Yard: Twelve (12) feet; fifteen (15) feet on corner adjacent to side street.
    3. Minimum Rear Yard: Twenty five (25) feet
  - b. Lots identified as minimum 15,000 square foot on Exhibit D shall comply with the following setbacks:
    1. Minimum Front Yard: Thirty five (35) Feet
    2. Minimum Side Yard: Ten (10) feet; fifteen (15) feet on corner adjacent to side street.
    3. Minimum Rear Yard: Twenty five (25) feet
  - c. Lots identified as minimum 12,500 square foot on Exhibit D shall comply with the following setbacks:
    1. Minimum Front Yard: Thirty (30) Feet
    2. Minimum Side Yard: Eight (8) feet; fifteen (15) feet on corner adjacent to side street.
    3. Minimum Rear Yard: Twenty five (25) feet
- 1.5 Lot Area
  - a. Lots identified as minimum 25,000 square foot on Exhibit D shall be a minimum of twenty five thousand (25,000) square feet.
  - b. Lots identified as minimum 15,000 square foot on Exhibit D shall be a minimum of fifteen thousand (15,000) square feet.
  - c. A maximum of 30% of the lots identified as minimum 12,500 square foot on Exhibit D shall be a minimum of twelve thousand five hundred (12,500) square feet, and the remaining lots shall be a minimum of thirteen thousand (13,000) square feet.

- 1.6 Minimum Lot Width at Front Building Line:
  - a. Lots identified as minimum 25,000 square foot on Exhibit D shall have a minimum lot width at front building line of one hundred and thirty (130) feet.
  - b. Lots identified as minimum 15,000 square foot on Exhibit D shall have a minimum lot width at front building line of one hundred (100) feet.
  - c. A maximum of 30% of the lots identified as minimum 12,500 square foot on Exhibit D shall have a minimum lot width at front building line of eighty (80) feet, and the remaining lots shall have a minimum lot width at front building line of one hundred (100) feet.
- 1.7 Minimum Lot Depth:
  - a. Minimum lot depth for all lots is 135 feet.
- 1.8 Minimum Dwelling Area: 3,000 square feet.
- 1.9 The maximum impervious surface shall be 50% of the area between the street and the main building.
- 1.10 Plan elevations shall alternate at a minimum of every four (4) homes on the same side of a street and every three (3) homes on opposite sides of the street.
- 1.11 Required Parking: Carports shall be prohibited. Boats, motor homes and trailers shall be behind the front setback line and screened from public right-of-way view.
- 1.12 Privacy fences on single family residential lots shall be located ten (10) feet behind the front elevation of the main building and shall not exceed eight (8) feet in height above grade. All fencing located on single family residential lots adjacent to open space shall consist of ornamental metal (wrought iron or decorative tubular steel). All wood fencing shall consist of cedar, board on board with a top rail, and comply with the Town's fencing standards as they exist or may be amended. A common wood fence stain color shall be established for the development.
  - a. Ornamental metal fencing shall be required on all lots adjacent to Highland Meadows and Whispering Meadows.
- 1.13 All required detention areas shall be provided for in a wet detention pond (constant water level) with a fountain.
- 1.14 All homes shall provide an exterior lighting package to illuminate front entrances, landscaping and trees located in the front yard and garages.
- 1.15 A minimum 20-foot wide landscape buffer shall be provided adjacent to Prosper Trail. The landscape buffer shall be located in a private "non-buildable" lot that is owned and maintained by the HOA. All planting, screening walls, and design elements shall comply with the Town's Subdivision Ordinance as existing or amended.

1.16 A minimum of 10% of the homes shall have swing in garages.

2.0 General Conditions

2.1 Homeowners Association. Each lot shall be a member of the Falls at Prosper Homeowner's Association.



**ZONING DATA**  
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 2 - 5.9 AC = EXISTING AND PROPOSED ROW DEDICATION (4.1 AC - PROSPER TRAIL & 1.8 AC - COIT)  
 3 - 87.3 AC = NET ZONING ACREAGE

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

Exhibit A  
 Legal Description  
 (For zoning purposes only)

RESIDENTIAL SF-15 TRACT  
 Being all that certain lot, parcel, or tract of land located in the COLLIN COUNTY SURVEY, Abstract No 172, Prosper, Collin County, Texas, and the ELISHA CHAMBERS SURVEY, Abstract No 179, and being a part of a tract of land described in deed to the Coit/CR 81' L.P., as recorded in Volume 5893, Page 829, deed Records Collin County, Texas, and being part of the adjoining right-of-way of Prosper Trail and Coit Road and being more particularly described as follows:

Beginning at a point for corner in the centerline of said Prosper Trail at the Southwest corner of said NW Coit/CR 81' L.P. tract,  
 Thence North 01 deg 10 min 35 sec East, a distance of 909.30 feet to a point for corner,  
 Thence South 28 deg 51 min 46 sec East, a distance of 832.00 feet to a point for corner,  
 Thence North 00 deg 48 min 32 sec West, a distance of 288.74 feet to a point for corner,  
 Thence North 00 deg 43 min 38 sec West, a distance of 473.84 feet to a point for corner,  
 Thence East, a distance of 713.83 feet to a point for corner,  
 Thence South 18 deg 56 min 58 sec West, a distance of 534.56 feet to a point for corner,  
 Thence South 89 deg 59 min 58 sec East, passing at a distance of 2126.43 feet to the West line of said Coit Road, continuing a total distance of 2152.61 feet to a point for corner in the said centerline of Coit Road,  
 Thence South 00 deg 48 min 26 sec East, along said centerline, passing at a distance of 372.64 feet to a point for corner,  
 Thence South 00 deg 48 min 26 sec East, along said centerline, a distance of 716.52 feet to a point for corner,  
 Thence South 81 deg 01 min 27 sec West, along said centerline of Prosper Trail, a distance of 414.21 feet to a point for corner,  
 Thence South 89 deg 01 min 27 sec West, along said centerline, a distance of 3134.91 feet to the PLAG OF BEGINNING and containing 4,059,618 square feet or 93.196 acres of land.

**ZONING EXHIBIT D**  
 93.196 ACRES  
 ELISHA CHAMBERS SURVEY ABSTRACT 179  
 TOWN of PROSPER  
 COLLIN COUNTY, TEXAS

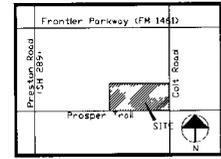
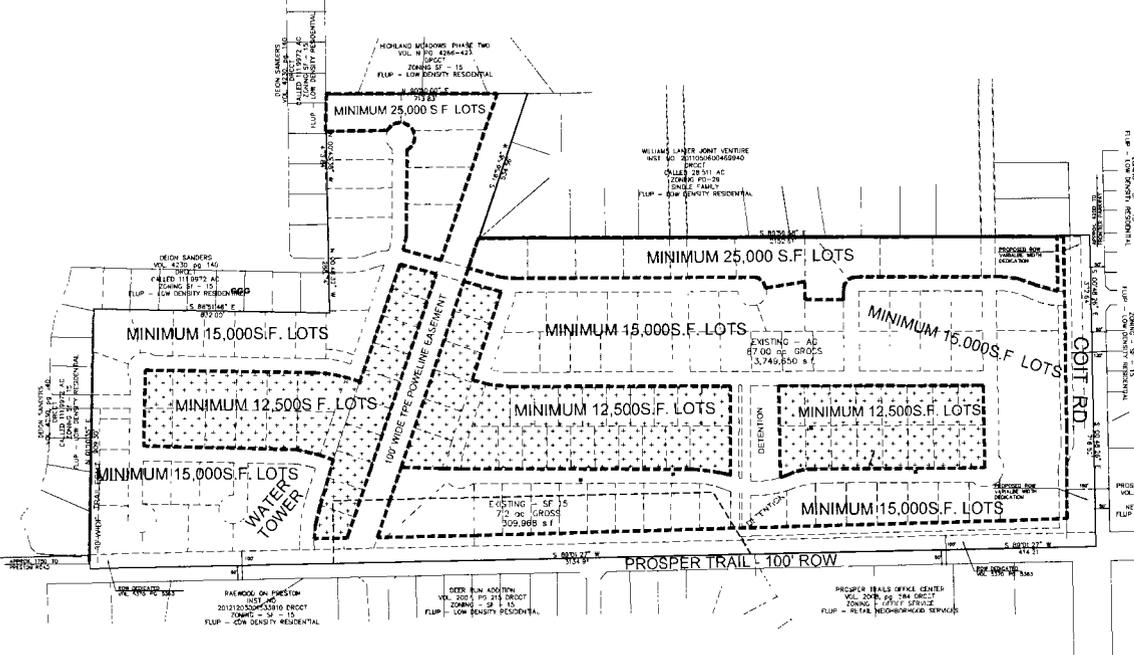
**THE FALLS OF PROSPER**  
 NW CORNER PROSPER TRAIL  
 AND COIT ROAD  
 Case No. - Z2014-0008

FEVBRINS  

 August 05, 2014

**TDS**  
 TEXAS DEVELOPMENT SERVICES  
 906 W. UNDERMOTT DRIVE  
 SUITE 100-206  
 ALLEN, TX 75013  
 409-455-6576  
 TX FRM NO 12760  
 TDS PROJECT NO 13041  
**C-00**

surveyor:  
  
**A & W SURVEYORS, INC.**  
 P.O. BOX 870029 MESQUITE TX  
 75187 PHONE (972) 841-4975 FAX  
 (972) 881-4954  
 WWW.AWSURVEY.COM



NOTE: THERE NO FEMA 100 YR FLOODPLAIN LOCATED ON THE SITE

**Z14-0008**  
**ZONING EXHIBIT D**  
 93.136 ACRES  
 TOWN of PROSPER  
 COLLIN COUNTY, TEXAS

**Exhibit "E"**  
**Development Schedule**

The project intends to begin construction in fiscal year 2015 in two phases with the final phase planned construction completed in fiscal year 2018.



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**  
**From: Alex Glushko, AICP, Senior Planner**  
**Through: John Webb, AICP, Director of Development Services**  
**Re: Planning & Zoning Commission Meeting – February 17, 2015**

---

The chart below summarizes the Town Council's actions from their February 10, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

<b>Item</b>	<b>Planning &amp; Zoning Recommendation</b>	<b>Town Council Action</b>
Consider and act upon an ordinance rezoning 0.6± acre, located on the northwest corner of First Street and Church Street, from Single Family-15 (SF-15) to Downtown Office (DTO).	Approved 6-0.	Ordinance Adopted 7-0.