

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 1, 2016, **7:00 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 16, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat for Windsong Ranch, Phase 3C, for 88 single family residential lots and 5 HOA/open space lots, on 50.0± acres, located on the west side of Windsong Parkway, 2,000± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0009).
- 3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 4B, for 63 single family residential lots and 3 HOA/open space lots, on 43.9± acres, located 370± feet east of Windsong Parkway, 380± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0010).

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. Conduct a Public Hearing, and consider and act upon an ordinance for a Specific Use Permit (SUP), for an Automotive Repair Facility, on 0.6± acre, located on the east side of McKinley Street, 400± feet south of Broadway Street. The property is zoned Downtown Commercial (DTC). (S16-0003). *[This case has been withdrawn.]*
5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the west side of Coit Road, 2,300± feet north of First Street, from Low Density Residential to Medium Density Residential. (CA16-0001). *[Companion Case Z16-0002]*
6. Conduct a Public Hearing, and consider and act upon a request to zone 54.0± acres of unincorporated property to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-

SF-10), located on the west side of Coit Road, 2,300± feet north of First Street. (Z16-0002). [Companion Case CA16-0001]

7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
8. 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 26, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

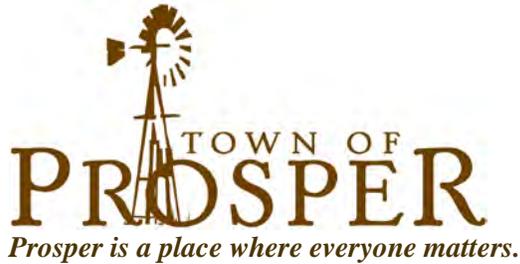
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission 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.

<p>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.</p>



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, February 16, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, Chad Robertson, and Brandon Daniel
Commissioner(s) absent: Tripp Davenport

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the January 5, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Preliminary Site Plan for a big box retail building and fuel center (Kroger), in Prosper Plaza, on 21.0± acres, located on the north side of US 380, 250± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D15-0065).**
- 3c. Consider and act upon a Site Plan for Lakewood Amenity Center, on 5.4± acres, located 2,100± feet east of Coit Road, 450± feet south of First Street. This property is zoned Planned Development-25 (PD-25). (D16-0003).**
- 3d. Consider and act upon a Site Plan for a medical/general office building (Stone Creek Commercial, Building #5), on 0.6± acre, located on the west side of Preston Road, 500± feet north of Broadway Street. This property is zoned Planned Development-62 (PD-62). (D16-0004).**
- 3e. Consider and act upon a Final Plat for a segment of St. Peter Lane, on 0.7± acre, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0007).**
- 3f. Consider and act upon a Final Plat for Montclair, for 27 single family residential lots and 3 HOA/open space lots, on 29.5± acres, located 300± feet east of Preston Road, 2,000± feet north of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0008).**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003).**

Clark: Summarized the request and provided information on the surrounding properties. Presented exhibit provided by the applicant. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

Public Hearing was opened by Chair Alzner.

Commissioners asked for clarification on type of tenant, maximum occupancy of the building, parking and façade.

Bill Smith (Owner/Applicant): Described the layout of the office and presented a conceptual rendering and layout to the Commissioners.

Public Hearing was closed by Chair.

Commissioner Discussion: Commissioners voiced support for the zoning request.

Motioned by Snyder, seconded by Andres, to approve Item 4. Motion approved 6-0.

- 5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002).**

Hubbard: Summarized the request and provided information on the surrounding properties. Presented exhibits provided by the applicant. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

Public Hearing was opened by Chair Alzner.

Matt Moore (Applicant Representative): Indicated they intend to submit a Site Plan and start construction following SUP approval.

David Blom (Windsong Ranch Developer): Expressed support for the use and the design of the Primrose facility.

Ryan Blair (Adjacent Resident): Voiced support for the request but expressed concern regarding the height and the layout of the daycare property. Expressed concern regarding the landscape buffer between his property and the multifamily development.

Jeff Donald (Adjacent Resident): Voiced support for the request but expressed concern regarding buffer, brick color, erosion control, lighting, play equipment, and fire lane.

Moore (Applicant): Addressed concerns by indicating erosion control will be re-evaluated by engineer, lighting will meet Town standards, fire lane is required, and that the brick color will be re-evaluated.

Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the SUP request and expressed desire for applicant to re-evaluate the brick color pallet and the erosion control measures to the single family residential lots.

Motioned by Snyder, seconded by Robertson to approve, subject to re-evaluated brick color and erosion control measures. Motion approved 6-0.

6. Introductory discussion of the Capital Improvements Advisory Committee (CIAC).

Webb: Described the purpose of the CIAC and described what type of items would be discussed by the committee. Informed Commissioners that the first meeting is scheduled for March 1, 2016 following the Regular meeting of the P&Z Commission.

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

Webb: Informed Commissioners that the Town Council Agenda will replace the Council summary in future packets. Stated two ordinance amendments may be presented in the future regarding accessory structures and home occupation regulations.

8. Adjourn.

Motioned by Daniel, seconded by Snyder to adjourn. Motioned approved 6-0 at 6:46 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 1, 2016

Agenda Item:

Consider and act upon a Final Plat for Windsong Ranch, Phase 3C, for 88 single family residential lots and 5 HOA/open space lots, on 50.0± acres, located on the west side of Windsong Parkway, 2,000± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0009).

Description of Agenda Item:

The Final Plat shows 88 single family residential lots and 5 HOA/open space lots. Access will be provided from Windsong Parkway. The Final Plat conforms to the PD-40 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

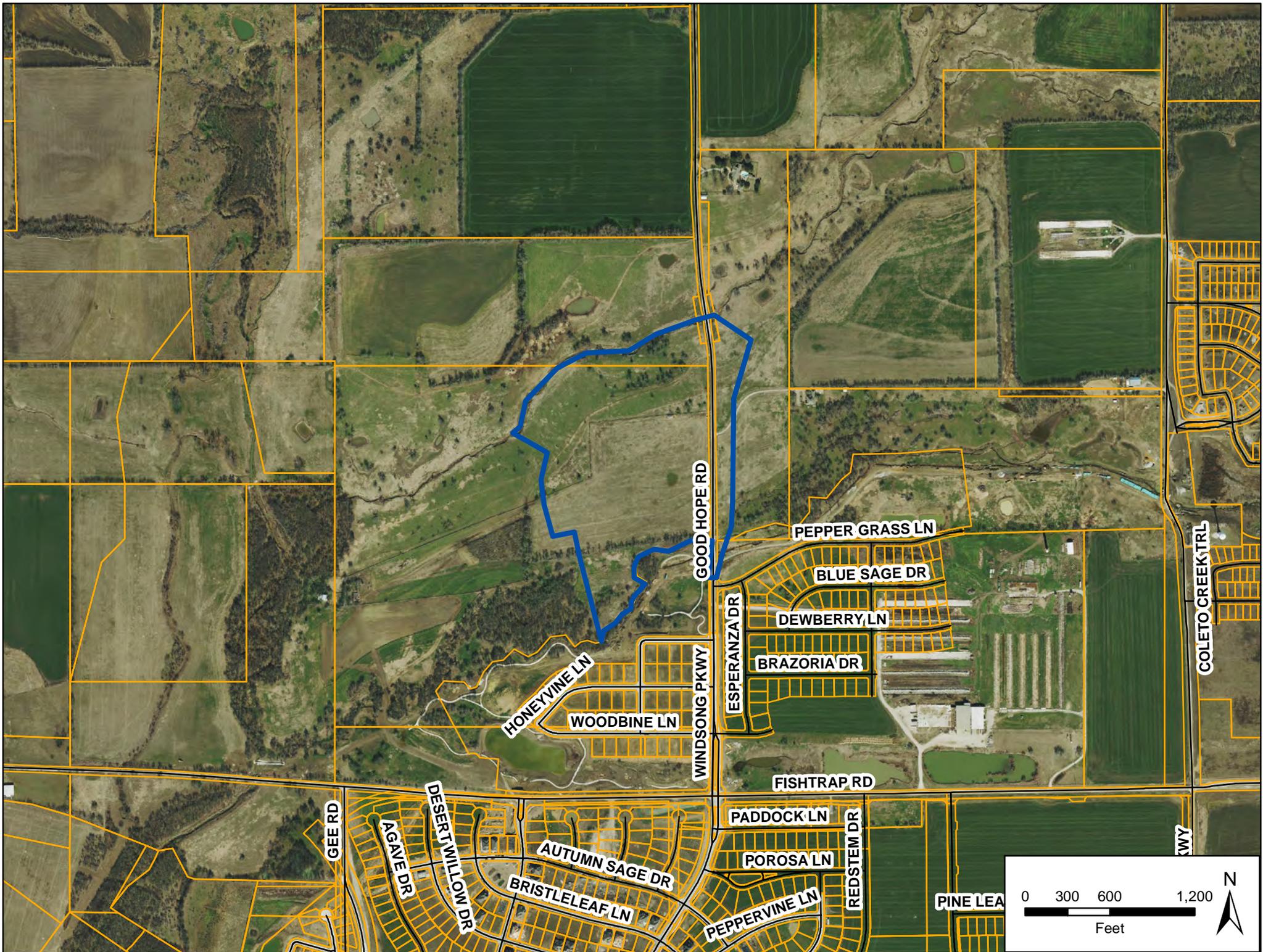
Attached Documents:

1. Location Map
2. Final Plat

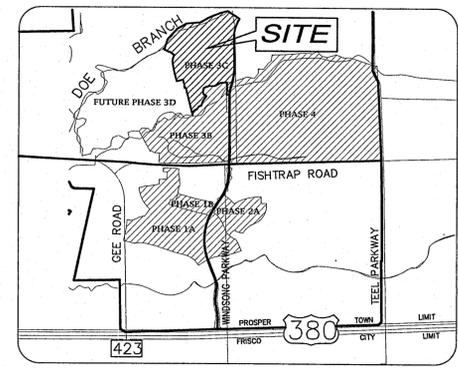
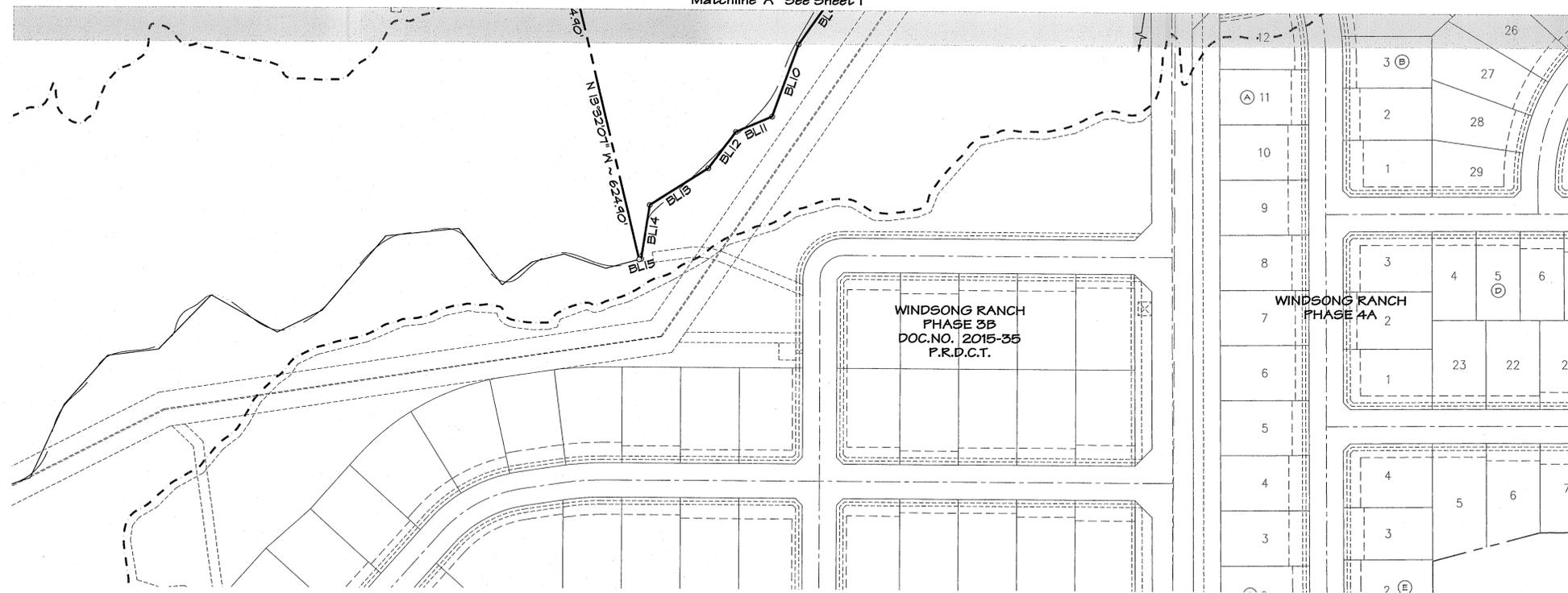
Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

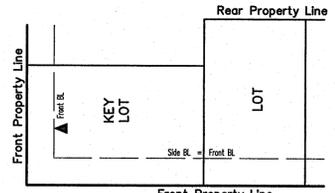
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



Matchline 'A' See Sheet 1



LOCATION MAP
N.T.S.



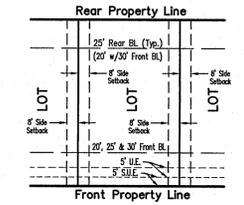
STANDARD KEY LOT DETAIL

Legend

- 1/2" IR Iron Rod Set
- 1/2" RF 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
- S.U.E. Sidewalk & Utility Easement (See Note 9)
- 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
- Visibility, Access & Maintenance Easement
- * Denotes Key Lot

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
3. All development will comply with Town of Prosper PD-40 Requirements.
4. All open space areas, Lots 1-5, Block X, to be owned and maintained by the H.O.A.
5. Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
6. All fences adjacent to open space shall be ornamental metal.
7. Lots 1-5, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
8. No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
9. This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.
10. Key lot fencing restrictions exist on this plat.
11. This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
12. All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.



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

Lot #	Block #	Square Feet	Acreage	Lot Type
1	A	13,197	0.303	D
2	A	13,275	0.305	D
3	A	12,989	0.298	D
4	A	12,989	0.298	D
5	A	12,989	0.298	D
6	A	12,989	0.298	D
7	A	12,989	0.298	D
8	A	13,137	0.302	D
9	A	13,059	0.300	D
10	A	12,989	0.298	D
34	A	12,819	0.294	D
35	A	12,819	0.294	D
36	A	12,819	0.294	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	B	12,240	0.281	C
2	B	12,240	0.281	C
3	B	12,240	0.281	C
4	B	12,269	0.282	C
5	B	12,269	0.282	C
6	B	12,240	0.281	C
7	B	12,211	0.280	C
8	B	12,211	0.280	C
9	B	12,240	0.281	C
10	B	13,301	0.305	D
11	B	14,254	0.327	D
12	B	13,190	0.303	D
13	B	13,190	0.303	D
14	B	13,190	0.303	D
15	B	13,190	0.303	D
16	B	13,190	0.303	D
17	B	13,190	0.303	D
18	B	13,190	0.303	D
19	B	13,524	0.310	D
20	B	12,812	0.294	D

Lot #	Block #	Square Feet	Acreage	Lot Type
21	B	12,505	0.287	D
22	B	12,505	0.287	D
23	B	12,505	0.287	D
24	B	12,505	0.287	D
25	B	12,505	0.287	D
26	B	12,505	0.287	D
27	B	14,438	0.331	D
28	B	14,463	0.332	D
29	B	12,505	0.287	C
30	B	12,457	0.286	C
31	B	12,433	0.285	C
32	B	12,433	0.285	C
33	B	12,412	0.285	C
34	B	13,292	0.305	D

Line #	Length	Direction
L1	69.48'	N 90°00'00" E
L2	23.08'	N 76°27'53" E

Line #	Length	Direction
L3	32.70'	S 40°50'41" E
L4	35.36'	S 45°00'00" W
L5	14.12'	N 73°35'22" W
L6	14.53'	N 29°05'05" E
L7	3.10'	S 59°06'37" E
L8	2.67'	S 59°06'37" W
L9	13.93'	S 45°50'09" E
L10	14.79'	N 25°26'30" E
L11	13.27'	N 59°41'54" W
L12	14.38'	S 44°01'05" W
L13	33.51'	S 34°43'27" E
L14	38.46'	S 59°29'42" W
L15	14.05'	N 20°15'31" E
L16	13.77'	N 66°17'03" W
L17	14.05'	S 70°31'03" E
L18	13.67'	N 08°54'58" W
L19	14.07'	N 60°16'27" W
L20	14.39'	S 15°24'17" W
L21	21.91'	N 90°00'00" E
L22	21.91'	N 90°00'00" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	101.69'	600.00'	101.57'	S 10°38'30" W	9°42'38"
C2	162.28'	600.00'	161.79'	N 07°44'55" E	15°29'49"
C3	463.75'	800.00'	457.29'	S 16°36'25" W	33°12'50"
C4	676.41'	1250.00'	668.19'	S 74°29'52" W	31°00'16"
C5	365.87'	1200.00'	364.46'	N 67°43'48" E	17°28'09"
C6	81.74'	300.00'	81.49'	N 81°41'08" W	15°36'42"
C7	1298.52'	2240.00'	1280.41'	S 73°54'06" W	33°12'51"
C8	191.77'	475.00'	190.48'	S 45°43'42" W	23°07'57"
C9	358.61'	1150.00'	357.16'	N 16°11'46" W	17°52'00"
C10	456.91'	1150.00'	453.91'	S 18°38'42" E	22°45'52"
C11	41.27'	400.00'	41.25'	N 68°48'59" E	5°54'43"
C12	779.71'	1910.00'	774.30'	S 77°33'19" W	23°32'22"
C13	670.92'	1580.00'	665.89'	S 76°55'42" W	24°19'47"
C14	82.21'	400.00'	82.07'	N 70°39'05" E	11°46'33"
C15	218.49'	1480.00'	218.29'	S 10°44'21" E	8°27'31"
C16	193.62'	225.00'	187.70'	N 31°09'44" W	49°18'15"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C17	17.28'	5.50'	11.00'	N 00°00'00" E	180°00'00"
C18	57.94'	1245.50'	57.93'	S 88°40'02" W	2°39'55"
C19	17.28'	5.50'	11.00'	S 02°39'55" E	180°00'00"
C20	57.43'	1234.50'	57.42'	S 88°40'02" W	2°39'55"
C21	64.31'	1205.00'	64.31'	N 88°28'16" E	3°03'29"
C22	53.92'	200.00'	53.76'	S 85°20'05" E	15°26'48"
C23	74.74'	200.00'	74.31'	S 88°19'04" E	21°24'45"
C24	17.28'	5.50'	11.00'	N 07°05'12" E	180°00'00"
C25	34.96'	304.50'	34.94'	N 86°12'08" W	6°34'41"
C26	26.47'	2244.50'	26.47'	N 89°49'45" W	0°40'33"
C27	17.28'	5.50'	11.00'	S 00°10'02" E	180°00'00"
C28	26.60'	2255.50'	26.60'	N 89°49'45" W	0°40'33"
C29	36.22'	315.50'	36.20'	N 86°12'08" W	6°34'41"
C30	39.94'	345.00'	39.92'	N 86°10'29" W	6°37'59"
C31	35.06'	2285.00'	35.05'	N 89°55'51" W	0°52'44"
C32	37.20'	200.00'	37.15'	S 84°18'04" W	10°39'27"
C33	58.23'	200.00'	58.03'	S 78°07'53" W	16°40'57"

Lot #	Block #	Square Feet	Acreage	Lot Type
1	D	14,297	0.328	D
2	D	12,578	0.289	C
3	D	12,822	0.294	C
4	D	15,786	0.362	D
5	D	17,216	0.395	D
6	D	15,054	0.346	C
7	D	13,475	0.309	C
8	D	12,437	0.286	C
9	D	12,412	0.285	C
10	D	12,226	0.281	C
11	D	13,038	0.299	D
12	D	14,902	0.342	D
13	D	13,095	0.301	D
14	D	14,493	0.333	D
15	D	14,155	0.325	D
16	D	13,515	0.310	D
17	D	13,515	0.310	D
18	D	13,488	0.310	D
19	D	13,488	0.310	D
20	D	14,153	0.325	D
21	D	14,606	0.335	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	E	13,244	0.304	D
2	E	13,254	0.304	D
3	E	13,484	0.310	D
4	E	13,494	0.310	D
5	E	20,335	0.467	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	X	47,869	1.099	
2	X	255,678	5.870	
3	X	270,192	6.203	
4	X	971	0.022	
5	X	778	0.018	

Lot #	Block #	Square Feet	Acres
1	X	47,869	1.099
2	X	255,678	5.870
3	X	270,192	6.203
4	X	971	0.022
5	X	778	0.018

Lot #	Block #	Square Feet	Acreage	Lot Type
1	C	13,713	0.315	D
2	C	12,626	0.290	D
3	C	12,626	0.290	D
4	C	12,626	0.290	D
5	C	12,626	0.290	D
6	C	12,626	0.290	D
7	C	12,626	0.290	D
8	C	14,750	0.339	D
9	C	16,276	0.374	D
10	C	13,880	0.319	D
11	C	13,880	0.319	D
12	C	13,880	0.319	D
13	C	13,880	0.319	D
14	C	13,880	0.319	D
15	C	15,032	0.345	D

Line #	Length	Direction
BL1	203.20'	N 00°00'00" E
BL2	147.07'	S 85°45'15" W
BL3	145.00'	S 60°59'07" W
BL4	127.79'	N 87°03'56" W
BL5	121.70'	S 67°03'41" W
BL6	77.76'	S 14°37'34" W
BL7	62.25'	S 09°50'13" E
BL8	76.92'	S 57°09'50" E
BL9	128.90'	S 35°22'20" W
BL10	112.29'	S 20°01'30" W
BL11	57.90'	S 66°42'08" W
BL12	66.58'	S 37°01'14" W
BL13	101.45'	S 57°51'23" W
BL14	79.47'	S 08°53'01" W
BL15	3.04'	S 74°54'15" W
BL16	23.08'	N 76°27'53" E
BL17	50.00'	S 13°32'07" E

Line #	Length	Direction
BL18	13.96'	S 30°44'53" W
BL19	130.04'	S 14°58'06" E
BL20	144.22'	N 76°27'53" E
BL21	130.32'	N 55°48'51" W
BL22	13.66'	S 77°15'45" W
BL23	137.29'	N 60°17'50" W
BL24	33.21'	N 65°01'53" E
BL25	210.94'	N 18°24'30" E
BL26	316.96'	N 43°06'32" E
BL27	239.42'	N 61°37'45" E
BL28	304.73'	N 86°25'20" E
BL29	220.53'	N 60°28'43" E
BL30	282.91'	N 68°57'00" E
BL31	148.96'	N 75°29'44" E
BL32	280.86'	S 15°29'49" W
BL33	60.00'	N 84°12'49" W

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	72.29'	630.00'	72.25'	N 09°04'25" E	6°34'28"
BC2	182.10'	1645.00'	182.01'	N 10°35'48" W	6°20'33"
BC3	199.92'	310.00'	196.47'	N 11°02'57" E	36°56'58"
BC4	446.36'	770.00'	440.14'	S 16°36'25" W	33°12'50"
BC5	170.40'	630.00'	169.88'	N 07°44'55" E	15°29'49"
BC6	96.61'	570.00'	96.49'	S 10°38'30" W	9°42'38"

Lot Summary Phase 3C

Type A (Min. 8,000 SF)	0
Type B (Min. 9,000 SF)	0
Type C (Min. 10,500 SF)	21
Type D (Min. 12,500 SF)	67
Townhomes	0
Total	88

PHASE 3C
88 LOTS DEVELOPED TO PD-40 STANDARDS
50.041 ACRES (1.76 UNITS/ACRE)
AVERAGE LOT SIZE = 13,612.84 SF

D16-0009 FINAL PLAT
WINDSONG RANCH PHASE 3C

50.041 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO.

OWNER'S CERTIFICATE

BEING a tract of land situated in the M.E.P. & P. R.R. Survey, Abstract No. 1476, the B. Weedin Survey, Abstract No. 1369, and the R. Yates Survey, Abstract No. 1538, in the 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 1/2" iron rod with a plastic cap stamped "SPIARSEN" set along the west right-of-way line of Windsong Parkway South, and the easterly line of Lot 5, Block X of Windsong Ranch Phase 3B, according to the plat recorded in Document No. 2015-35 of the Plat Records, Denton County, Texas;

THENCE around a curve to the right having a central angle of 06°34'28", a radius of 630.00 feet, a chord of N 09°04'25" E - 72.25 feet, an arc length of 72.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;

THENCE the following courses and distances:

- N 00°00'00" E, a distance of 203.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 85°45'15" W, a distance of 147.07 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 60°59'07" W, a distance of 145.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- N 87°03'56" W, a distance of 127.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 67°03'41" W, a distance of 121.70 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 14°37'34" W, a distance of 77.76 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 08°50'13" E, a distance of 62.25 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 57°09'50" E, a distance of 76.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 35°22'20" W, a distance of 128.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 20°01'30" W, a distance of 112.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 68°42'08" W, a distance of 57.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 37°01'14" W, a distance of 66.58 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 57°51'23" W, a distance of 101.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 08°53'01" W, a distance of 79.47 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- S 74°54'15" W, a distance of 3.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
- N 13°32'07" W, a distance of 624.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 76°27'53" E, a distance of 23.08 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- S 13°32'07" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- S 30°44'53" W, a distance of 13.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- S 14°58'06" E, a distance of 130.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 76°27'53" E, a distance of 144.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 13°46'05" W, a distance of 216.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 6°20'33", a radius of 1645.00 feet, a chord of N 10°35'48" W - 182.01 feet, an arc length of 182.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a compound curve to the right having a central angle of 36°56'58", a radius of 310.00 feet, a chord of N 11°02'57" E - 196.47 feet, an arc length of 199.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE continuing along the following courses and distances:

- N 55°48'51" W, a distance of 130.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- S 77°15'45" W, a distance of 13.66 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 60°17'50" W, a distance of 137.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 65°01'53" E, a distance of 33.21 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 18°24'30" E, a distance of 210.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 43°06'32" E, a distance of 316.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 61°37'45" E, a distance of 239.42 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 86°25'20" E, a distance of 304.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 60°28'43" E, a distance of 220.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 68°57'00" E, a distance of 282.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- N 75°29'44" E, a distance of 148.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
- S 56°47'10" E, a distance of 312.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 33°12'50", a radius of 770.00 feet, a chord of S 16°36'25" W - 440.14 feet, an arc length of 446.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 00°00'00" E, a distance of 734.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 15°29'49", a radius of 630.00 feet, a chord of S 07°44'55" W - 169.88 feet, an arc length of 170.40 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 15°29'49" W, a distance of 280.86 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 09°42'38", a radius of 570.00 feet, a chord of S 10°38'30" W - 96.49 feet, an arc length of 96.61 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 84°12'49" W, a distance of 60.00 feet, to the POINT OF BEGINNING with the subject tract containing 2,179,802 square feet or 50.041 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 3C, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC, does herein certify the following:

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

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____.

TVG TEXAS I, LLC,
A Texas Limited Liability Company

By: BP-Terra Verde Investors, LLC,
A Delaware limited liability company,
Its Sole Member

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 _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 20____.

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 _____, 20____.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

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

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Lots 2 & 3, Block X, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of Prosper to consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

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

LANDSCAPE EASEMENT

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

D16-0009
FINAL PLAT
WINDSONG RANCH PHASE 3C

50.041 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 1369
R. YATES SURVEY ABST. NO. 1538
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

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

Drawn by: mcarver Plot Date: 2/22/2016 3:09 PM
Drawn by: mcarver Plot Date: 2/22/2016 2:58:30 PM
Drawn by: mcarver Plot Date: 2/22/2016 2:58:30 PM



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – March 1, 2016

Agenda Item:

Consider and act upon a Final Plat for Windsong Ranch, Phase 4B, for 63 single family residential lots and 3 HOA/open space lots, on 43.9± acres, located 370± feet east of Windsong Parkway, 380± feet north of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0010).

Description of Agenda Item:

The Final Plat shows 63 single family residential lots and 3 HOA/open space lots. Access will be provided from Windsong Parkway and Fishtrap Road. The Final Plat conforms to the PD-40 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

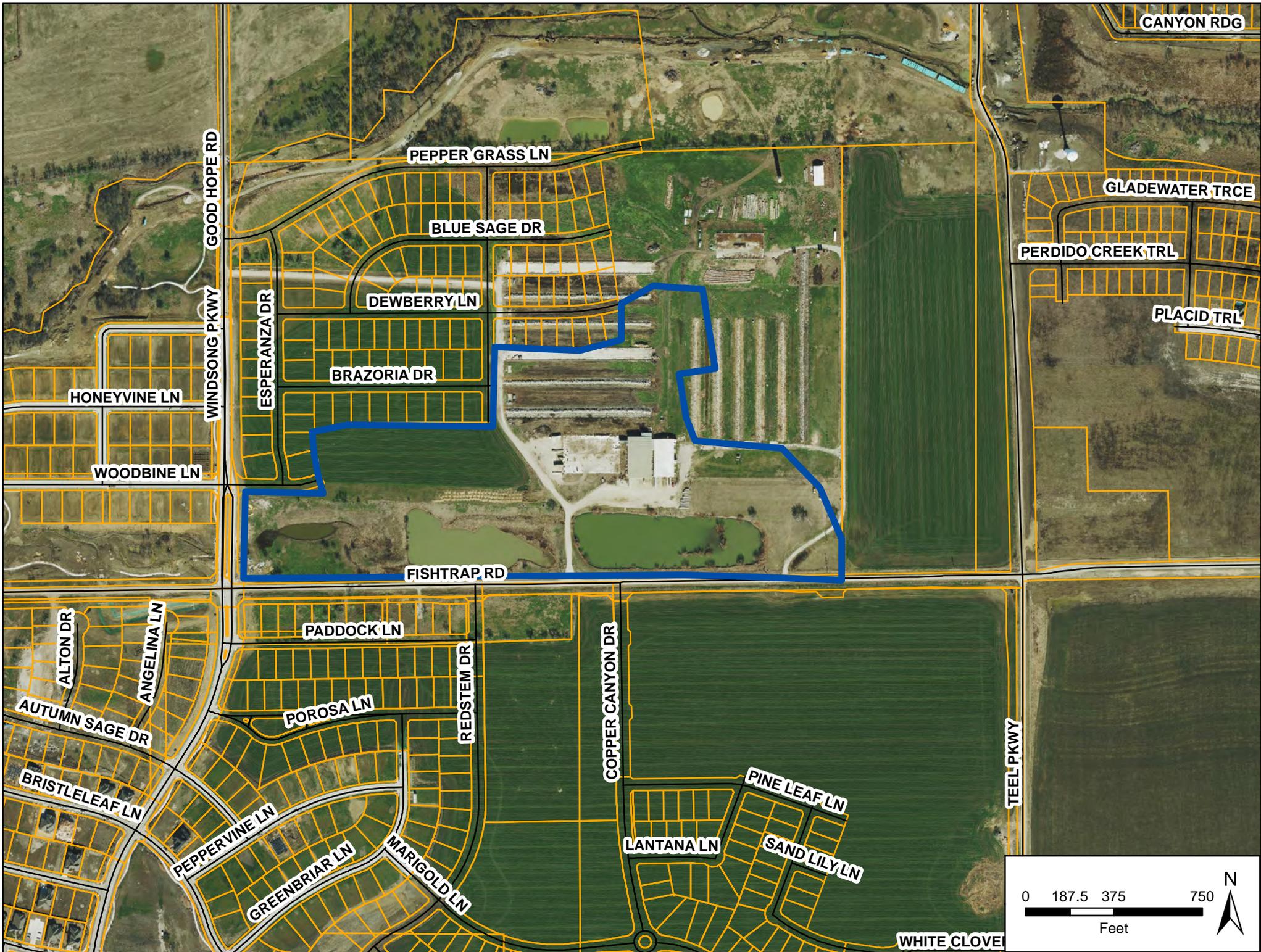
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

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



CANYON RDG

PEPPER GRASS LN

BLUE SAGE DR

DEWBERRY LN

BRAZORIA DR

FISHTRAP RD

GLADEWATER TRCE

PERDIDO CREEK TRL

PLACID TRL

GOOD HOPE RD

WINDSONG PKWY

HONEYVINE LN

WOODBINE LN

ESPERANZA DR

ALTON DR

ANGELINA LN

PADDOCK LN

POROSA LN

REDSTEM DR

COPPER CANYON DR

TEEL PKWY

AUTUMN SAGE DR

BRISTLELEAF LN

PEPPERVINE LN

GREENBRIAR LN

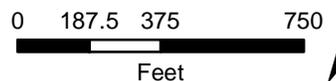
MARIGOLD LN

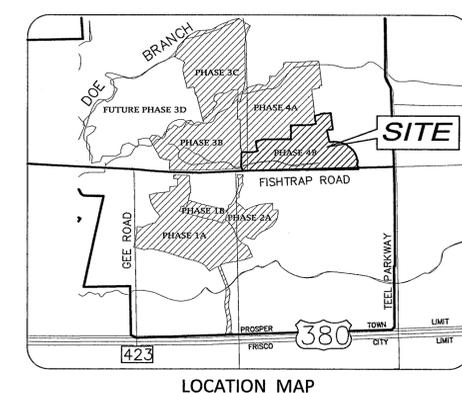
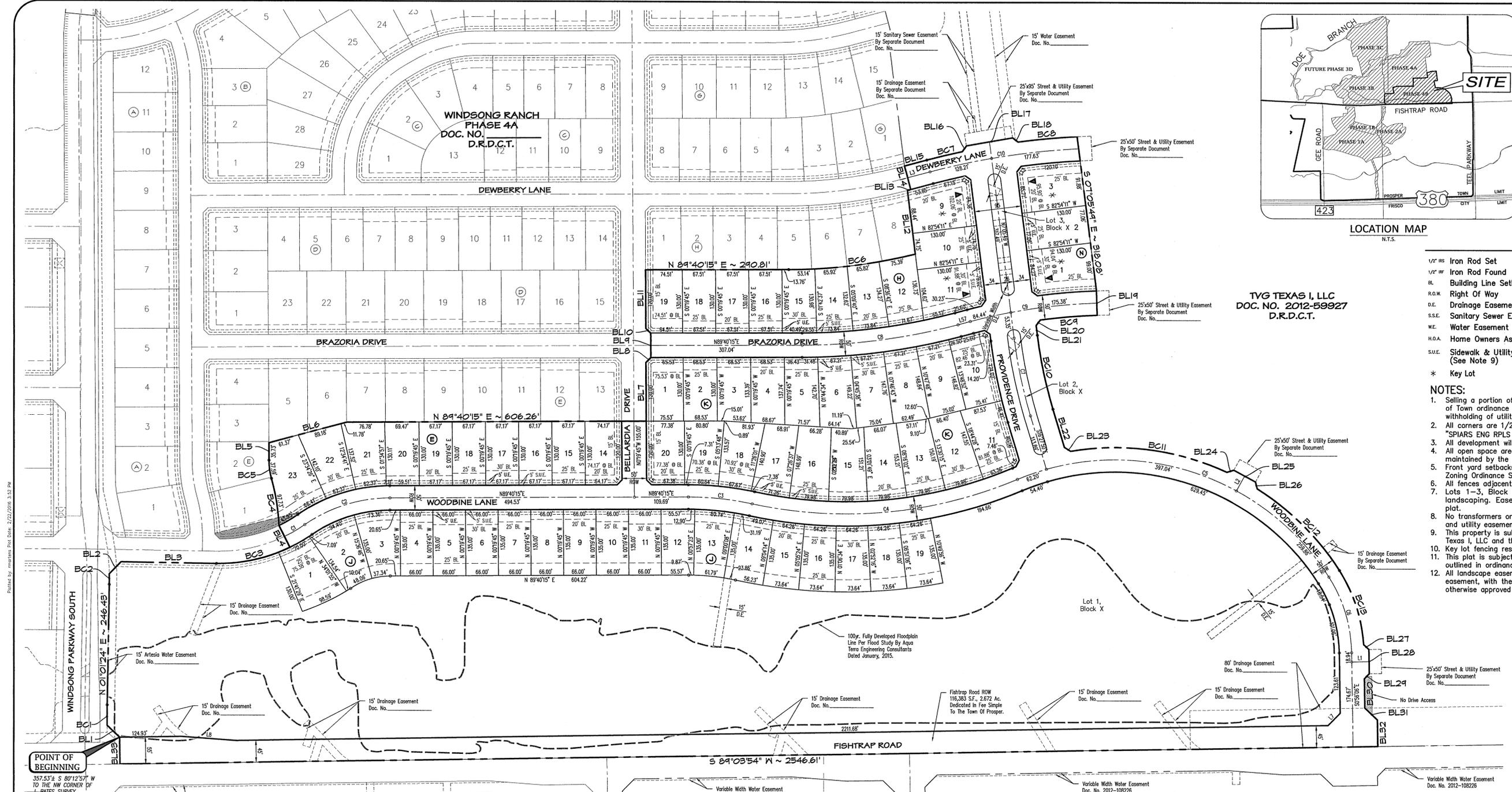
PINE LEAF LN

LANTANA LN

SAND LILY LN

WHITE CLOVE





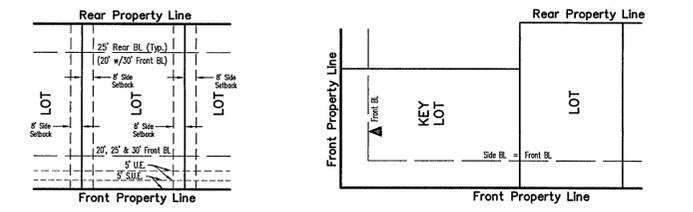
TYG TEXAS I, LLC
DOC. NO. 2012-59927
D.R.D.C.T.

- Legend**
- 1/2" IRS Iron Rod Set
 - 1/2" IRF 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
 - S.U.E. Sidewalk & Utility Easement (See Note 9)
 - * Key Lot
 - 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
 - Visibility, Access & Maintenance Easement

- 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.
 - All development will comply with Town of Prosper PD-40 Requirements.
 - All open space areas, Lots 1-3, 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.
 - Lots 1-3, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
 - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
 - This property is subject to the street tree agreement between TYG Texas I, LLC and the Town of Prosper.
 - Key lot fencing restrictions exist on this plat.
 - This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
 - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.

Drawing: C:\2015\20815-172\Windsong Ranch Phase 4B\15-172-0000.dwg
 Date: 2/22/2016 3:38:06 PM
 Plotted by: mcmahon Plot Date: 2/22/2016 3:38:06 PM

POINT OF BEGINNING
357.53'± S 80°12'57" W TO THE NW CORNER OF RATES SURVEY ABSTRACT NO. 1620



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

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	42.15'	1740.00'	42.15'	N 00°19'45" E	1°23'17"
BC2	21.90'	500.00'	21.90'	N 00°13'54" W	2°30'35"
BC3	153.36'	325.00'	151.94'	N 77°23'38" E	27°02'12"
BC4	97.73'	455.00'	97.54'	N 09°01'42" W	12°18'24"
BC5	37.59'	145.00'	37.48'	N 07°45'20" W	14°51'09"
BC6	260.27'	1089.00'	259.66'	N 82°49'26" E	13°41'38"
BC7	74.06'	1467.00'	74.05'	N 76°26'30" E	2°53'32"
BC8	120.10'	1467.00'	120.06'	N 84°43'47" E	4°41'26"
BC9	115.51'	1100.00'	115.46'	S 85°13'10" W	6°01'00"
BC10	154.90'	947.50'	154.73'	S 11°46'50" E	9°22'01"
BC11	324.15'	535.00'	319.21'	S 82°24'14" E	34°42'53"
BC12	237.59'	535.00'	235.64'	S 44°49'33" E	25°26'40"
BC13	160.74'	325.00'	159.10'	S 17°56'06" E	28°20'14"

Boundary Line Table		
Line #	Length	Direction
BL1	35.36'	N 45°56'22" W
BL2	34.15'	N 43°59'47" E
BL3	192.53'	S 89°05'16" E
BL4	50.00'	N 26°07'28" W
BL5	35.73'	N 00°19'45" W
BL6	162.33'	N 74°51'26" E
BL7	120.00'	N 00°19'45" W
BL8	14.14'	N 44°40'15" E
BL9	50.00'	N 00°19'45" W
BL10	14.14'	N 45°19'45" W
BL11	120.00'	N 00°19'45" W
BL12	131.09'	N 07°05'49" W
BL13	6.94'	N 74°59'50" E
BL14	50.00'	N 15°00'16" W
BL15	46.90'	N 74°59'44" E
BL16	14.72'	N 35°29'35" E
BL17	95.11'	N 80°08'10" E

Boundary Line Table		
Line #	Length	Direction
BL18	14.05'	S 52°27'14" E
BL19	50.00'	S 01°46'20" E
BL20	14.26'	S 37°25'02" W
BL21	20.33'	S 07°05'49" E
BL22	81.45'	S 16°27'50" E
BL23	14.88'	S 58°22'49" E
BL24	14.53'	N 72°05'45" E
BL25	50.00'	S 61°17'50" E
BL26	14.53'	S 14°41'26" E
BL27	14.38'	S 46°54'36" E
BL28	50.00'	S 00°59'59" E
BL29	14.14'	S 44°03'54" W
BL30	59.67'	S 00°56'06" E
BL31	35.36'	S 45°56'06" E
BL32	55.00'	S 00°56'06" E
BL33	55.00'	N 00°56'06" W

Lot Summary Phase 4B	
Type A (Min. 8,000 SF)	34
Type B (Min. 9,000 SF)	22
Type C (Min. 10,500 SF)	4
Type D (Min. 12,500 SF)	3
Total	63

PHASE 4B
63 LOTS DEVELOPED TO PD-40 STANDARDS
43,899 ACRES (1.44 UNITS/ACRE)
AVERAGE LOT SIZE = 9,937.03 SF

**D16-0010
FINAL PLAT**
WINDSONG RANCH PHASE 4B
43.899 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TYG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

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

STATE OF TEXAS §
COUNTY OF DENTON §
OWNER'S CERTIFICATE

BEING a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, 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 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south corner of the northeast corner clip at the intersection of Windsong Parkway South (60' right-of-way) and Fishtrap Road;

THENCE, N 45°56'22" W, along said corner clip, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE along the east right-of-way line of said Windsong Parkway South, around a non-tangent curve to the right having a central angle of 01°23'17", a radius of 1740.00 feet, a chord of N 00°19'45" E - 42.15 feet, an arc length of 42.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 01°01'24" E, continuing along said right-of-way, a distance of 246.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE continuing along said right-of-way, around a tangent curve to the left having a central angle of 02°30'35", a radius of 500.00 feet, a chord of N 00°13'54" W - 21.90 feet, an arc length of 21.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 43°59'47" E, leaving said right-of-way, a distance of 34.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, S 89°05'16" E, a distance of 192.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE around a tangent curve to the left having a central angle of 27°02'12", a radius of 325.00 feet, a chord of N 77°23'38" E - 151.94 feet, an arc length of 153.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 26°07'28" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE around a non-tangent curve to the left having a central angle of 12°18'24", a radius of 455.00 feet, a chord of N 09°01'42" W - 97.54 feet, an arc length of 97.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE around a reverse curve to the right having a central angle of 14°51'09", a radius of 145.00 feet, a chord of N 07°45'20" W - 37.48 feet, an arc length of 37.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 00°19'45" W, a distance of 35.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 74°51'26" E, a distance of 162.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 89°40'15" E, a distance of 606.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 00°19'45" W, a distance of 120.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 44°40'15" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 00°19'45" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 45°19'45" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 00°19'45" W, a distance of 120.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 89°40'15" E, a distance of 290.81 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE around a tangent curve to the left having a central angle of 13°41'38", a radius of 1089.00 feet, a chord of N 82°49'26" E - 259.66 feet, an arc length of 260.27 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 07°05'49" W, a distance of 131.09 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 74°59'50" E, a distance of 6.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 15°00'16" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE, N 74°59'44" E, a distance of 46.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found;

THENCE around a tangent curve to the right having a central angle of 02°53'32", a radius of 1467.00 feet, a chord of N 76°26'30" E - 74.05 feet, an arc length of 74.06 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 35°29'35" E, a distance of 14.72 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 80°08'10" E, a distance of 95.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 52°27'14" E, a distance of 14.05 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 04°41'26", a radius of 1467.00 feet, a chord of N 84°43'47" E - 120.06 feet, an arc length of 120.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 07°05'49" E, a distance of 318.08 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 01°46'20" 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 left having a central angle of 06°01'00", a radius of 1100.00 feet, a chord of S 85°13'10" W - 115.46 feet, an arc length of 115.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 37°25'02" W, a distance of 14.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 07°05'49" E, a distance of 20.33 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 09°22'01", a radius of 947.50 feet, a chord of S 11°46'50" E - 154.73 feet, an arc length of 154.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 16°27'50" E, a distance of 81.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 58°22'49" E, a distance of 14.88 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 34°42'53", a radius of 535.00 feet, a chord of S 82°24'14" E - 319.21 feet, an arc length of 324.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 72°05'45" E, a distance of 14.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 61°17'50" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 14°41'26" E, a distance of 14.53 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 25°26'40", a radius of 535.00 feet, a chord of S 44°49'33" E - 235.64 feet, an arc length of 237.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the right having a central angle of 28°20'14", a radius of 325.00 feet, a chord of S 17°56'06" E - 159.10 feet, an arc length of 160.74 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 46°54'36" E, a distance of 14.38 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°59'59" E, a distance of 50.00 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 59.67 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 45°56'06" E, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°56'06" E, a distance of 55.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 2546.61 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°56'06" W, a distance of 55.00 feet, to the POINT OF BEGINNING with the subject tract containing 1,912,240 square feet or 43.899 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 4B, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC, does herein certify the following:

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

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 _____, ____

TVG TEXAS I, LLC,
A Texas Limited Liability Company

By: BP-Terra Verde Investors, LLC
A Delaware limited liability company,
Its Sole Member

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 _____, ____

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, ____

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 _____, ____

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, _____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Planning & Zoning Commission Chair

_____ Town Secretary

_____ Engineering Department

_____ Development Services Department

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 Lot 1, Block X, 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.

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
14	E	9,592	0.220	B
15	E	8,732	0.200	A
16	E	8,732	0.200	A
17	E	8,732	0.200	A
18	E	8,732	0.200	A
19	E	8,732	0.200	A
20	E	8,846	0.203	A
21	E	10,055	0.231	A
22	E	10,468	0.240	A
23	E	13,127	0.301	D

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
9	H	12,567	0.289	D
10	H	9,718	0.223	B
11	H	12,576	0.289	D
12	H	9,935	0.228	B
13	H	9,317	0.214	B
14	H	9,208	0.211	B
15	H	8,922	0.205	A
16	H	8,777	0.201	A
17	H	8,777	0.201	A
18	H	8,777	0.201	A
19	H	9,637	0.221	B

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	J	11,143	0.256	B
2	J	10,771	0.247	B
3	J	10,260	0.236	B
4	J	8,910	0.205	A
5	J	8,910	0.205	A
6	J	8,910	0.205	A
7	J	8,910	0.205	A
8	J	8,910	0.205	A
9	J	8,910	0.205	A
10	J	8,910	0.205	A
11	J	8,910	0.205	A
12	J	9,039	0.208	A
13	J	9,621	0.221	B
14	J	10,824	0.248	B
15	J	9,309	0.214	A
16	J	9,309	0.214	A
17	J	9,309	0.214	A
18	J	9,309	0.214	A
19	J	9,309	0.214	A

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	N	12,353	0.284	C
2	N	10,018	0.230	B
3	N	12,273	0.282	C

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	K	9,769	0.224	B
2	K	8,909	0.205	A
3	K	8,999	0.207	A
4	K	9,290	0.213	A
5	K	9,755	0.224	A
6	K	10,413	0.239	A
7	K	10,536	0.242	A
8	K	10,566	0.243	A
9	K	10,487	0.241	A
10	K	11,556	0.265	C
11	K	11,876	0.273	C
12	K	10,927	0.251	B
13	K	11,085	0.254	B
14	K	11,148	0.256	B
15	K	10,970	0.252	B
16	K	10,993	0.252	B
17	K	10,700	0.246	B
18	K	10,247	0.235	B
19	K	9,741	0.224	B
20	K	10,009	0.230	B

Open Space Area Table		
Lot #	Block #	Acres
3	X	0.146
2	X	0.153
1	X	21.055

Centerline Line Table		
Line #	Length	Direction
L1	34.97'	S 89°03'54" W
L2	34.42'	N 28°42'10" E
L3	46.90'	N 74°59'44" E

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	47.95'	300.00'	47.90'	N 59°17'48" E	9°09'27"
C2	183.01'	300.00'	180.19'	S 72°11'40" W	34°57'10"
C3	130.26'	600.00'	130.01'	N 84°06'35" W	12°26'21"
C4	549.78'	900.00'	541.27'	N 84°36'36" E	34°59'59"
C5	719.09'	510.00'	660.99'	N 72°29'48" W	80°47'11"
C6	163.20'	300.00'	161.19'	N 16°31'09" W	31°10'06"
C7	162.67'	995.00'	162.48'	S 11°46'50" E	9°22'01"
C8	320.42'	1251.00'	319.55'	N 82°19'59" E	14°40'31"
C9	175.38'	1125.00'	175.20'	S 83°45'43" W	8°55'55"
C10	177.63'	1442.00'	177.51'	S 83°37'06" W	7°03'28"

Lot Line Table		
Line #	Length	Direction
L4	14.14'	S 44°40'15" W
L5	14.14'	S 45°19'45" E
L6	14.76'	N 25°59'25" E
L7	35.36'	S 44°03'54" W
L8	110.45'	N 85°44'26" W
L9	13.33'	N 55°18'49" W
L10	14.88'	N 34°49'36" E
L11	14.03'	S 52°33'09" E
L12	13.51'	N 54°35'32" W
L13	14.23'	S 37°32'00" W

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

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



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – March 1, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon an ordinance for a Specific Use Permit (SUP), for an Automotive Repair Facility, on 0.6± acre, located on the east side of McKinley Street, 400± feet south of Broadway Street. The property is zoned Downtown Commercial (DTC). (S16-0003).

Description of Agenda Item:

Due to a reevaluation of the proposed scope of services for the Automotive Repair Facility, it has been determined that the proposed use is permitted by right in the Downtown Commercial District as a "Minor Automotive Repair Facility." Therefore this item has been withdrawn, and no further action is required.



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – March 1, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the west side of Coit Road, 2,300± feet north of First Street, from Low Density Residential to Medium Density Residential. (CA16-0001). [Companion Case Z16-0002]

Description of Agenda Item:

Town staff has received a request to annex and zone 54.0± acres of currently unincorporated land to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10), Zoning Case Z16-0002. The two tracts will be developed as a new single family, 164-lot subdivision, known as Parkside.

According to the Comprehensive Plan, Low Density Residential recommends a maximum of 1.6 dwelling units per acre, with single family residential lot sizes ranging between 15,000 square feet to 1+ acre. Medium Density Residential recommends a maximum of 2.5 dwelling units per acre, with single family residential lot sizes ranging between 12,500 square feet and 20,000 square feet in size. High Density Residential is for developments consisting of greater than 2.5 dwelling units per acre and lot sizes less than 10,000 square feet. Since the proposed rezoning request is not greater than 2.5 dwelling units per acre, and no lots less than 10,000 square feet are being proposed, the requested zoning is considered Medium Density Residential. Further description of the Low Density and Medium Density Residential land use types are in the attached excerpt from the Comprehensive Plan.

Rezoning requests which do not conform to the Future Land Use Plan shall be accompanied by a request to amend the Future Land Use Plan. The Comprehensive Plan document anticipates the Town will encounter “development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map.”

The document recommends that “development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)” should be reviewed based on the following questions and should be reviewed on their own merit.

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

- Will the proposed use impact adjacent residential areas in a negative manner?
- Will the proposed use be compatible with and/or enhance adjacent residential uses?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
- Would it contribute to the Town's long-term economic stability?

The Plan states, "it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project."

In response, the applicant provided the attached, "Statement of Intent and Purpose."

The Plan also recommends that "it is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Plan map for a particular area. This may be due to changing markets, demographics and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper, then these proposals should be approved and the Future Land Use Plan map should be amended accordingly."

The proposed rezoning is for a private street development consisting of 1.98 dwelling units per acre, with lot sizes ranging between 10,125 to 15,000 square feet. For comparison purposes, the lot size and densities of the surrounding subdivisions are as follows:

- The Deer Run subdivision, north of the subject property, has a density of 2.15 dwelling units per acre with the majority of the lot sizes ranging from 15,000 square feet to 20,000 square feet. Six (6) lots are between 24,000 and 43,000 square feet. The lots immediately adjacent to the subject property have an average lot size of 20,570 square feet.
- The Quail Lake subdivision, north of the subject property, has a density of 0.95 dwelling units per acre with lot sizes ranging from 26,000 to 38,000 square feet. The lots immediately adjacent to the subject property have an average lot size of 30,644 square feet.
- The Enclave at Whispering Farms subdivision, located east of the subject property and across Coit Road, has a density of 0.45 dwelling units per acre. The lot sizes range from one (1) to four (4) acres.

Legal Obligations and Review:

The Planning & Zoning Commission is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan. Town staff has received five (5) Public Hearing Notice Reply Forms, all in opposition to the request.

Attached Documents:

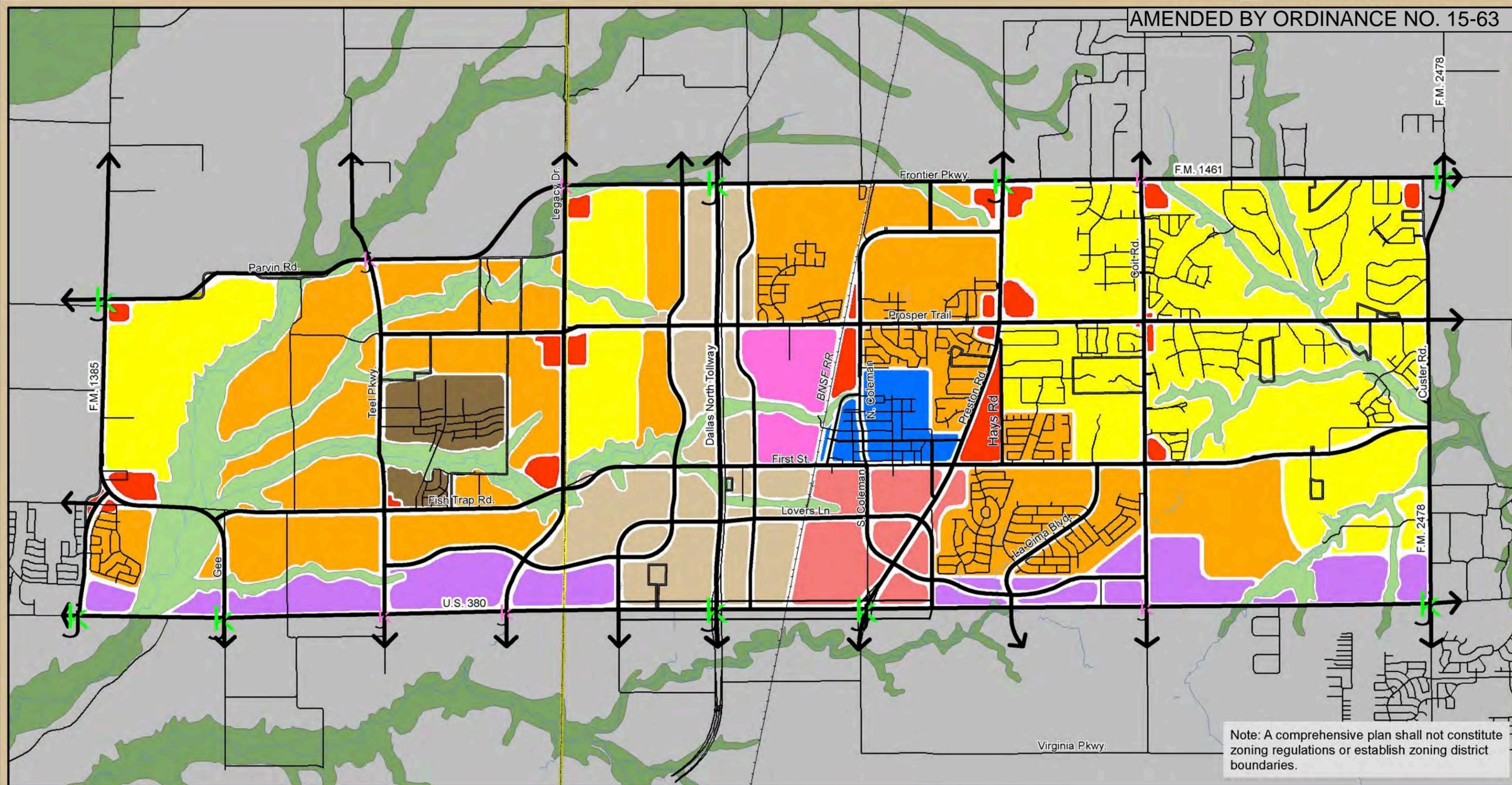
1. Existing Future Land Use Plan
2. Proposed Future Land Use Plan
3. Existing and proposed Future Land Use Plan exhibit
4. Excerpt from the Comprehensive Plan regarding Land Use Type Descriptions
5. Applicant's "Statement of Intent and Purpose"
6. Public Hearing Notice Reply Forms

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission consider and act upon an amendment to the Town's Future Land Use Plan.

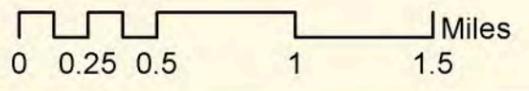
Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council meeting on April 12, 2016.



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

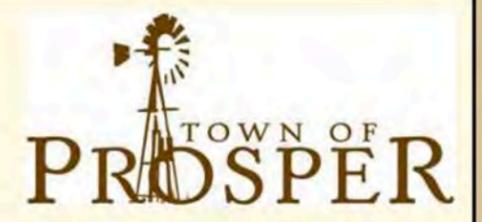
OCTOBER 2015

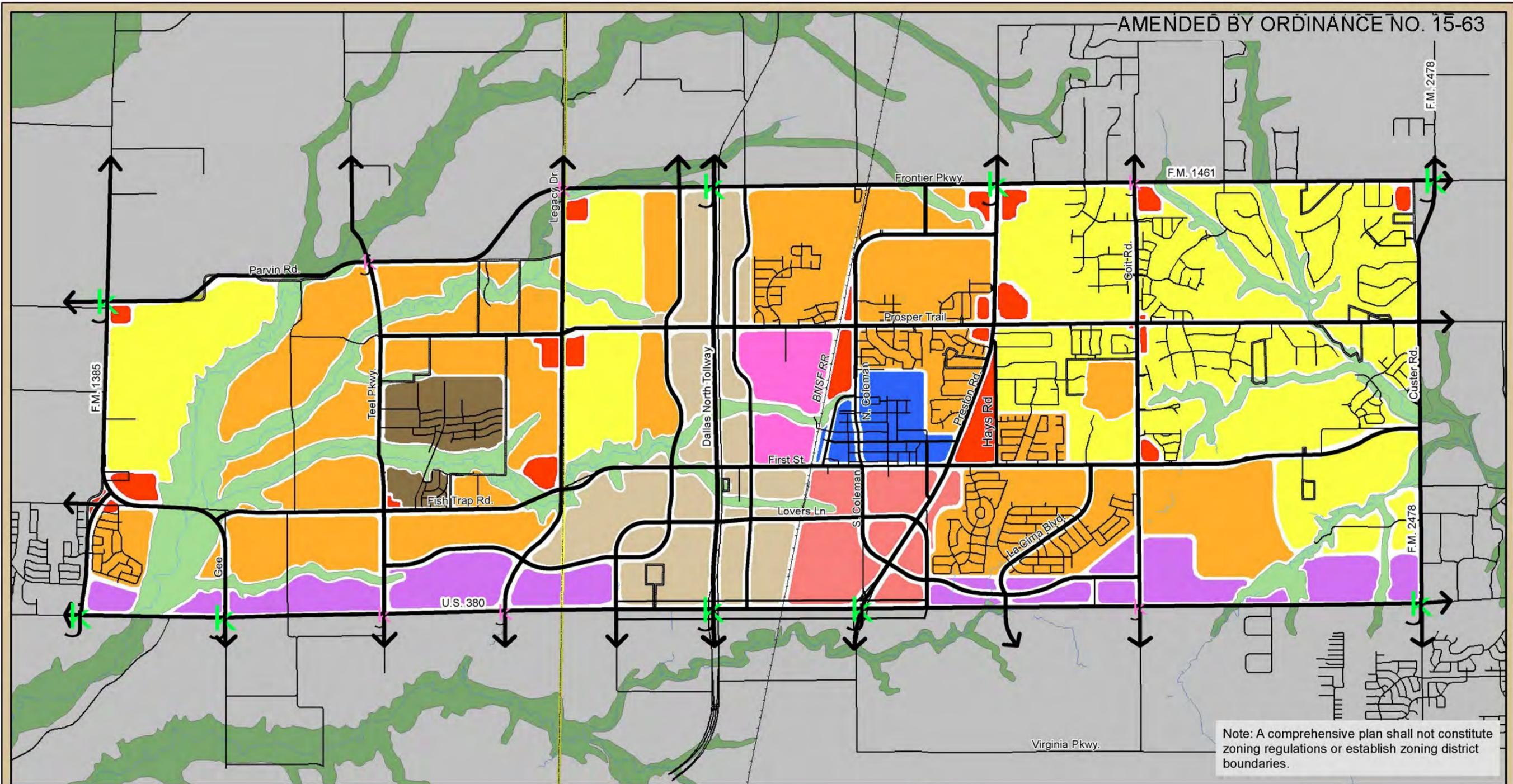


Legend

- | | | |
|--------------------------------|---------------------|-----------------|
| Low Density Residential | Old Town District | Major Gateway |
| Medium Density Residential | Town Center | Minor Gateway |
| High Density Residential | Tollway District | Town of Prosper |
| Retail & Neighborhood Services | US 380 District | ETJ |
| Business Park | 100 Year Floodplain | |

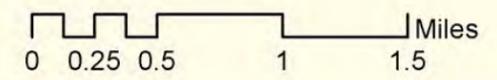
Future Land Use Plan





Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

OCTOBER 2015



Legend

- | | | |
|--------------------------------|---------------------|-----------------|
| Low Density Residential | Old Town District | Major Gateway |
| Medium Density Residential | Town Center | Minor Gateway |
| High Density Residential | Tollway District | Town of Prosper |
| Retail & Neighborhood Services | US 380 District | ETJ |
| Business Park | 100 Year Floodplain | |

Future Land Use Plan

PROPOSED

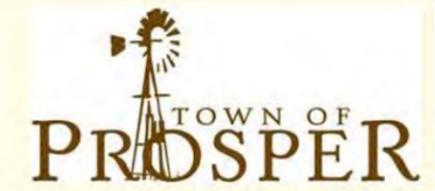
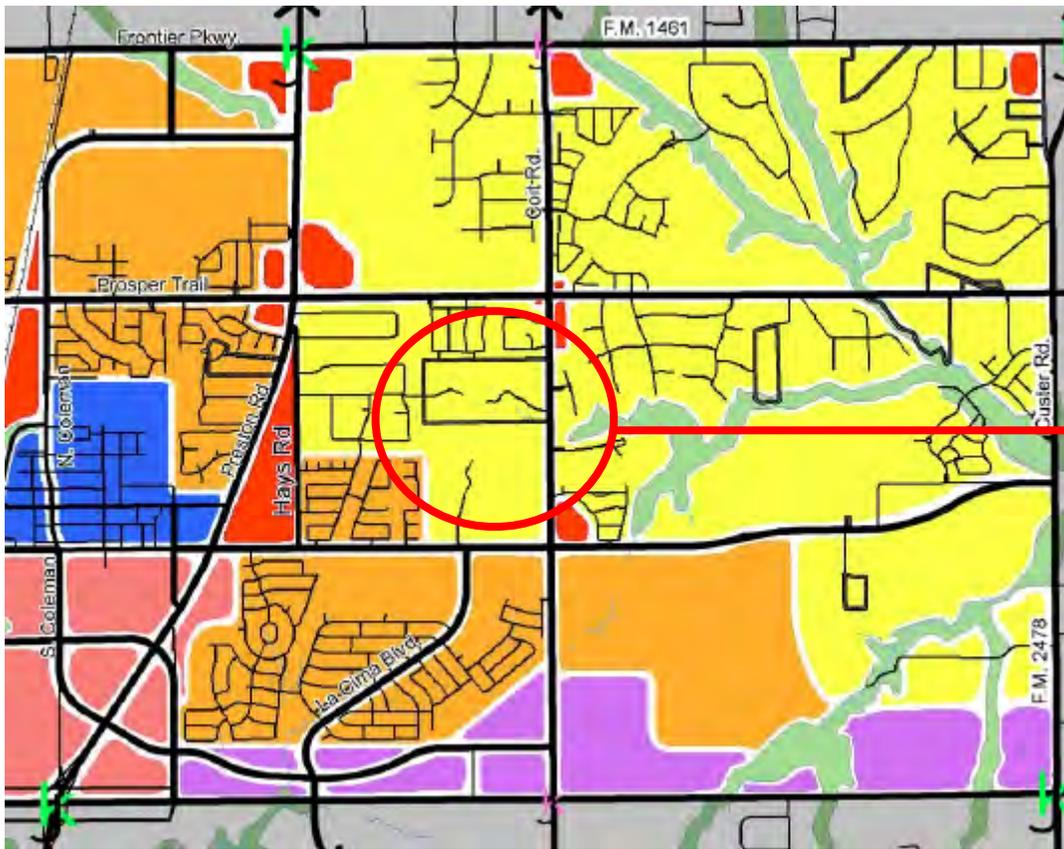
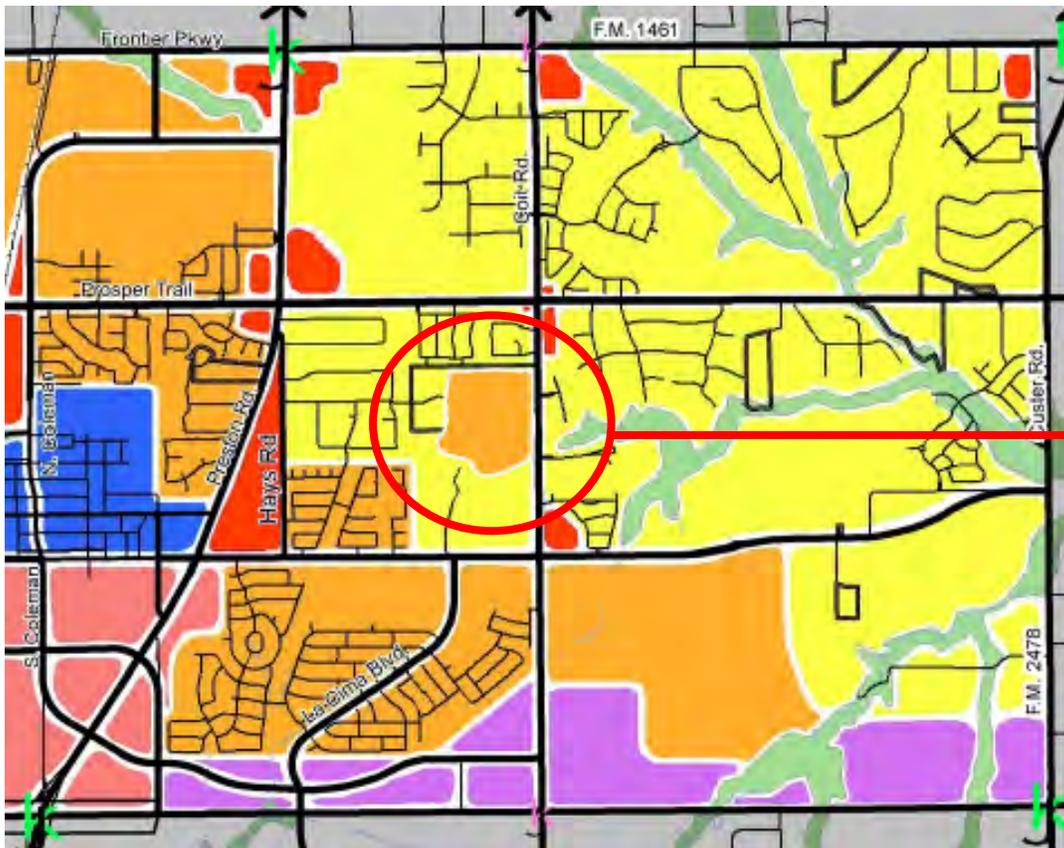


Plate 2



**CURRENT FUTURE
LAND USE
CLASSIFICATION -

LOW DENSITY
RESIDENTIAL**



**PROPOSED FUTURE
LAND USE
CLASSIFICATION -

MEDIUM DENSITY
RESIDENTIAL**

Legend

Low Density Residential	Old Town District	Major Gateway
Medium Density Residential	Town Center	Minor Gateway
High Density Residential	Tollway District	Town of Prosper
Retail & Neighborhood Services	US 380 District	ETJ
Business Park	100 Year Floodplain	

**Future
Land Use
Plan**

Plate 2

Land Use Types

Residential Low Density

This land use is indicative of large-lot single-family homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.



Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.



**PARKSIDE
STATEMENT OF INTENT AND PURPOSE
COMPREHENSIVE PLAN AMENDMENT**

Prosper's Comprehensive Plan was adopted in August 2012. At that time, the area where the Parkside neighborhood is proposed was designated as "Residential Low Density". Per the Plan, "...the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel..."

While the property immediately to the south of Parkside was also designated "Residential Low Density", it was shown on the Park Master Plan as the future Creek Crossing Community Park. This park is approximately 69 acres in size.

In November 2015, a Preliminary Master Plan for Sexton Park (Creek Crossing) was approved. The approved plan for Sexton Park now includes:

- 8 multi-use sports fields.
- 4 lighted softball fields with a concession building. Lighting for such a facility is typically on poles 80' tall.
- A community center.
- A community amphitheater.
- Parking for approximately 900 cars and trucks.

This type of park is inconsistent with the wanting of a rural atmosphere and feel, which was intensely expressed by Prosper's residents during the development of the Comprehensive Plan in 2012. This type of public athletic complex is expected by homeowners living in a neighborhood with more of a suburban context. This suburban neighborhood is very compatible with the "Residential Medium Density" designation in the Comprehensive Plan which is being requested.

This request for a Plan amendment is based on the changed conditions outlined above, which were not known at the time the Plan was originally approved in 2012.

A "suburban" neighborhood is much more compatible with a community park than a rural neighborhood. Home owners in suburban neighborhoods expect the type of community activities associated with such a park, while home owners looking for a more rural setting, which the Residential Low Density designation encourages, are trying to get away from that level of activity.

The design of the neighborhood, as shown on the Parkside Concept Plan with the accompanying rezoning request, further focuses on the neighborhood's relationship with the park and its neighbors. An approximate 4.2 acre green space has been placed along the southern limit of the neighborhood, which is the northern limit of the park. This area will be planted with trees so over time as they mature, they will provide a natural screen for the lights in the park. To further deemphasize the park, an approximate 8 acre common green is being preserved in the center of the neighborhood. Both residents' and guests' eyes will be drawn to this common amenity as soon as they enter through the neighborhood gates. While the inclusion of these large greens takes away square footage from individual lots, it is felt that their presence is much more important to minimizing the park's negative attributes than having larger lots in certain portions of the neighborhood.

While the design of the neighborhood needs to acknowledge the park at its southern limits, it also needs to acknowledge the low density neighborhoods to the north. As such, a tier of 15,000 square foot lots is proposed along the neighborhood's north border. These lots are in keeping with the "low density"

designation in the Comprehensive Plan for the Deer Run and Quail Lake neighborhoods. Additionally, since Parkside is proposed to be a gated community, all of the traffic generated by its residents and their guests will be focused towards Coit Road, which is where the entrance to the neighborhood is proposed. This will eliminate any impact on these adjoining neighborhoods.

Finally, quality builders are contracted for Parkside and a proven developer is in place. The total build-out of the neighborhood should be accomplished in 3 years and add a value of over \$120 million to the Prosper tax base. This will only help in making Sexton Park a reality sooner.



DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0001: The Town of Prosper has received a request to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Coit Road, 2,300± feet north of First Street.

DESCRIPTION OF THE REQUEST:

The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Low Density Residential to Medium Density Residential. There is a companion zoning change request (Z16-0002) to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.

I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

Michael J. Gaper
Name (please print) Jackie Gaper
2220 Reflection Ln.
Address
Prosper, TX 75078
City, State, and Zip Code

Michael J. Gaper
Signature Jackie Gaper
2/25/16
Date
jackie.gaper@live.com
E-mail Address



DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

REPLY FORM

2 of 2

SUBJECT:

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- I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
- I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): *We oppose because:*

- *Medium density is not cohesive w/ surrounding low density neighborhood*
- *Will lower home values in our neighborhood*
- *Cost appeal on Medium density will be out of place with large yards in this area of Prosper*
- *To improve look and feel would suggest that at a minimum, fence lines along adjacent land to Quail Trace should match up one home behind one home*

Mary + Britt Spaulding
Name (please print)

[Signature]
Signature

2310 Reflection Lane
Address

2/25/16
Date

Prosper TX 75078
City, State, and Zip Code

MaryKSpaulding@gmail.com
E-mail Address

Thank you for your consideration!

or mspaulding@Simon.com



DEVELOPMENT SERVICES

DEPARTMENT

P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0001: The Town of Prosper has received a request to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

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- I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): SEE ATTACHMENT

JEFFERY D MILLER
Name (please print)

2320 REFLECTION LN
Address

PROSPER, TX 75078
City, State, and Zip Code


Signature

2/25/2016
Date

JMILLER_HOME@SBCGLOBAL.NET
E-mail Address

RECEIVED

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

Jeffery D. and April C. Miller
2320 Reflection Lane
Prosper, TX 75079

Subject: Comprehensive Plan Amendment CA16-001

We oppose the amendment to the Future Land Use Plan from Low Density Residential to Medium Density Residential for the following reasons:

- 1) It would make the property incongruous with the surrounding developments, which are all Low Density Residential.
- 2) It would negatively impact the value of our home as well as the other homes in the surrounding area (Deer Run, Quail Lake and the Enclave at Whispering Farms)
- 3) It would increase the traffic (and associated noise, etc.) on the residential streets adjoining the property, which are not designed to accommodate the higher traffic volume associated with a medium density development
- 4) Due to the existence of other medium density developments in Prosper that are still not fully built out, there is no shortage of available housing and therefore no need to rezone this property to increase the number of homes that can be built there



DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 26 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0001: The Town of Prosper has received a request to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Coit Road, 2,300± feet north of First Street.

DESCRIPTION OF THE REQUEST:

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I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
 I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____
_____ Please see attached letter _____

Kevin Westra
Name (please print)
2300 Reflection Lane
Address
Prosper, TX 75078
City, State, and Zip Code

Signature
2/26/2016
Date
Kevinwestra@northwesternmutual.com
E-mail Address

RECEIVED

FEB 26 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

February 26, 2016

Development Services Department
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

Re: Comprehensive Plan Amendment CA 16-0001:
Amendment of Future Land Use Plan from Low Density to Medium Density Residential.

Re: Zoning Case Z16-0002

To Whom it May Concern:

I and all of my neighbors I have spoken with are strongly opposed to the proposed rezoning to medium density for a variety of reasons.

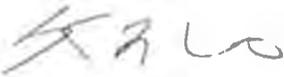
My family moved to Prosper from Frisco in 2011 to find a larger home with more open spaces and larger lots. There were several options in 2011 east of Preston Road that had 1/2 acre lots up to 1 1/2 acre lots on which to build our home. We selected a 2/3 acre lot in the Quail Lake subdivision at Coit and Prosper Trail after a careful review of the Comprehensive Plan for Prosper.

I would like to commend whoever was involved in designing the current Comprehensive Plan for Prosper because it is well thought out with careful consideration of transition between neighborhoods from low density to medium density. The Comprehensive Plan illustrates that almost the entire residential single family area from Preston Road to 1461 to Custer to First Street is low density. As a result, these are some of the most desirable neighborhoods (Gentle Creek, Whispering Farms, Whispering Meadows and my neighborhood of Quail Lake to name a few) in Prosper. If you review the large comprehensive plan map of Prosper this subdivision appears to have been dropped in by helicopter with no adjacent medium density subdivisions. There are several other neighborhoods in Prosper that offer higher density with the homes jammed in as tight as possible and we don't need one of those neighborhoods adjacent to our existing homes.

The proposed medium density subdivision for the land adjacent to our desirable residential neighborhood of Quail Lake makes no sense and it will have a significant negative impact on the current atmosphere (as well as a negative impact on home values) of all three of our existing adjacent subdivisions that are considered a prime residential location in Prosper.

Our HOA invited Mr. Clark and Mr. Stuber to an informational meeting on the new development last night and they both indicated that they are very close to the city council based on their past experiences with them and what they have done for Prosper over the years. Mr. Stuber even mentioned he was on the school board for a number of years and he did some work with Parks Committee for a few years so he is obviously well connected with the Town of Prosper. I would just ask that the Town Council and Planning & Zoning commission please take the concerns of the existing Prosper residents in the surrounding subdivisions into consideration and please be objective when reviewing this request to allow medium density in a residential neighborhood where it clearly doesn't belong. If you allow the proposed change you will have abandoned a Comprehensive Plan for Prosper that was well thought out and makes a lot more sense long term for Prosper and its residents.

Thank you for your consideration,



Kevin L. Westra
Regional Director – Northwestern Mutual Real Estate

Home Residence:
2300 Reflection Lane, Prosper, TX 75078



**DEVELOPMENT SERVICES
DEPARTMENT**
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502



FEB 26 2016

**TOWN OF PROSPER
DEVELOPMENT SERVICES**

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0001: The Town of Prosper has received a request to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Coit Road, 2,300± feet north of First Street.

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The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Low Density Residential to Medium Density Residential. There is a companion zoning change request (Z16-0002) to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

- I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

① Traffic concern with 1 entrance/exit on Coit and potential cut-through Deer Run, especially w/ Coit & Prosper Trl.

② Transition between neighborhoods: not consistent lot size, 15' from property line structure, & aesthetics.

Murphy Yates
Name (please print)

2030 Beaver Trail
Address

Prosper, TX 75078
City, State, and Zip Code

[Signature]
Signature

2/26/16
Date

amyandmurphy@gmail.com
E-mail Address



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – March 1, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to zone 54.0± acres of unincorporated property to Planned Development-Single Family-10 (PD-SF-10) and to rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10), located on the west side of Coit Road, 2,300± feet north of First Street. (Z16-0002). [Companion Case CA16-0001]

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15 and Unincorporated	Single Family Residential	Low Density Residential
North	Single Family-15	Single Family Residential Subdivision (Deer Run and Quail Lake)	Low Density Residential
East	Planned Development-5-Single Family	Single Family Residential Subdivision (Enclave at Whispering Farms)	Low Density Residential
South	Single Family-15	Undeveloped (Future Town Park Site)	Low Density Residential
West	Single Family-15 and Unincorporated	Single Family Residential and Undeveloped	Low Density Residential

Requested Zoning – The purpose of this request is to develop the property for a private, gated residential subdivision consisting of 164 lots on 82.9 acres. Development is proposed in accordance with Exhibit C (development standards), Exhibit D (conceptual layout, lot type, and

setback exhibits), and in accordance with the Single Family-10 (SF-10) District, with the exception of the standards which vary from the Town's requirements, as listed below.

1. Uses – The proposed PD allows for a private street development by right.
2. Thoroughfare Screening – The proposed PD requires a 40' landscape buffer along Coit Road vs. the minimum standard of a 25' landscape buffer.
3. Driveways – The proposed PD requires a minimum 12" wide band of pavers or stamped concrete. The Zoning Ordinance does not require enhanced driveway paving treatments.
4. Fencing – The proposed PD requires all wood fencing to be board-on-board and requires all corner lots and fence returns to consist of ornamental metal. The Fence Ordinance only requires board-on-board fencing where the fence is adjacent to and visible from a street. The ordinance does not require ornamental fencing on corner lots and fence returns.
5. Lot Area Regulations – A table comparing the base SF-15, SF-12.5, and SF-10 District regulations and the proposed lot regulations is as follows:

	SF-15	Type 1	SF-12.5	Type 2	SF-10	Type 3	Type 4
Min. Lot Area (sq. ft.)	15,000	15,000	12,500	12,600	10,000	10,800	10,125
Min. Lot Width	100'	100'	80'	90'	80'	80'	75'
Min. Lot Depth	135'	135'	135'	135'	125'	130'	130'
Interior Side Yard	10'	10'	8'	10'	8'	10'	7.5'
Side at Corner	15'	15'	15'	15'	15'	15'	15'
Min. Rear Yard	25'	25'	25'	25'	25'	20'	20'
Max. Height	40'-2.5 stories						
Min. House Size	1,800 sf	3,000 sf	1,800 sf	3,000 sf	1,800 sf	2,800 sf	2,600 sf
Max. Lot Cover	45%	45%	45%	50%	45%	55%	55%

- 13 Type 1 lots are proposed. Type 1 lots deviate from the SF-15 District standards by increasing the minimum house size.
- 53 Type 2 lots are proposed. Type 2 lots deviate from the SF-12.5 District standards by increasing the minimum lot area, lot width, interior side yard setback, house size, and lot coverage.
- 92 Type 3 lots are proposed. Type 3 lots deviate from the SF-10 District standards by increasing the minimum lot area, lot depth, interior side yard setback, house size and lot coverage, and decreasing the minimum rear yard setback.

- 6 Type 4 lots are proposed. Type 4 lots deviate from the SF-10 District standards by increasing the minimum lot area, lot depth, house size, and lot coverage. The minimum lot width, interior side yard setback, and rear yard setback reflect a decrease from the SF-10 District standards.

Side Yards/Separation Between Homes – With the request for lots less than 15,000 sq. ft., the applicant was requested to maintain a more “open feel” of the subdivision by increasing the distance between the homes. The SF-15 District requires a minimum ten-foot side yard setback; thereby creating 20 feet of open space between homes. The higher density single family zoning districts permit an eight-foot side yard setback. With the exception of the requested Lot Type 4 (min. 10,125 sq. ft.), the applicant was able to provide a ten-foot side yard setback for Lot Type 2 (min. 12,600 sq. ft.) and Lot Type 3 (min. 10,800 sq. ft.)

Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential for the property. Low Density Residential recommends a maximum of 1.6 dwelling units per acre, with single family residential lot sizes ranging between 15,000 square feet to 1+ acre. The zoning request does not conform to the existing Future Land Use Plan. The companion item is a request to amend the Future Land Use Plan for Medium Density Residential uses on the property to accommodate the zoning request for lots less than 15,000 sq. ft.

Thoroughfare Plan – The property is adjacent to Coit Road, a major thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Primary access to the property will be provided from Coit Road via a gated entry. Secondary, gated access will be provided via Hawkwood Lane in the Deer Run subdivision. Hawkwood Lane is an existing street stub that was constructed at the time of development of Deer Run for the purpose of providing connectivity to the subject property when it develops.

Schools – This property is served by the Prosper Independent School District. It is not anticipated that a school site will be needed on this property.

Parks – It is not anticipated that this property will be needed for the development of a park.

Environmental Considerations – No 100-year floodplain exists on the property.

Deed Restrictions

The applicant has indicated that the quality of the subdivision and the design of the homes will be governed by private restrictions and covenants that will go beyond traditional land use standards governed by zoning. Staff requests that prior to filing an application for the first Final Plat, the developer provide a copy of the filed restrictions.

Legal Obligations and Review:

Notification was provided to neighboring property owners, Homeowner’s Associations, and Prosper ISD as required by state law. Town staff has received six (6) Public Hearing Notice Reply Forms, all in opposition to the request.

Attached Documents:

1. Surrounding zoning map
2. Proposed Exhibits A, B, C, D, and E

3. Public Hearing Notice Reply Forms.

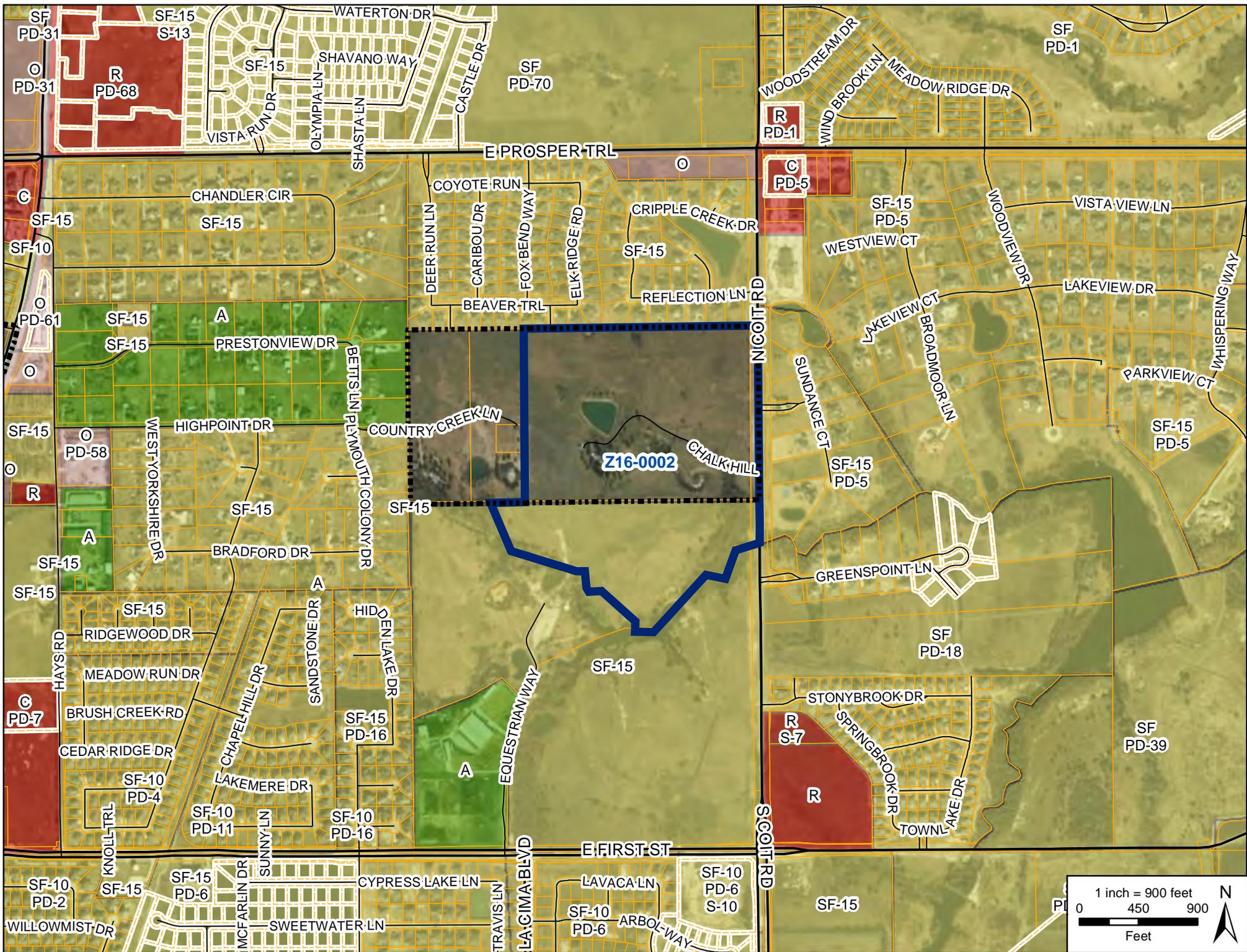
Town Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case for the amendment to the Future Land Use Plan (CA16-0001).

1. If the Planning & Zoning Commission recommends approval of the amendment to the Future Land Use Plan, the Commission should recommend approval of the zoning request with the following condition:
 - a. Prior to filing an application for the first Final Plat, the developer shall provide a copy of the deed restrictions.
2. If the Planning & Zoning Commission recommends denial of the amendment to the Future Land Use Plan, the Commission should deny the zoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council meeting on April 12, 2016.



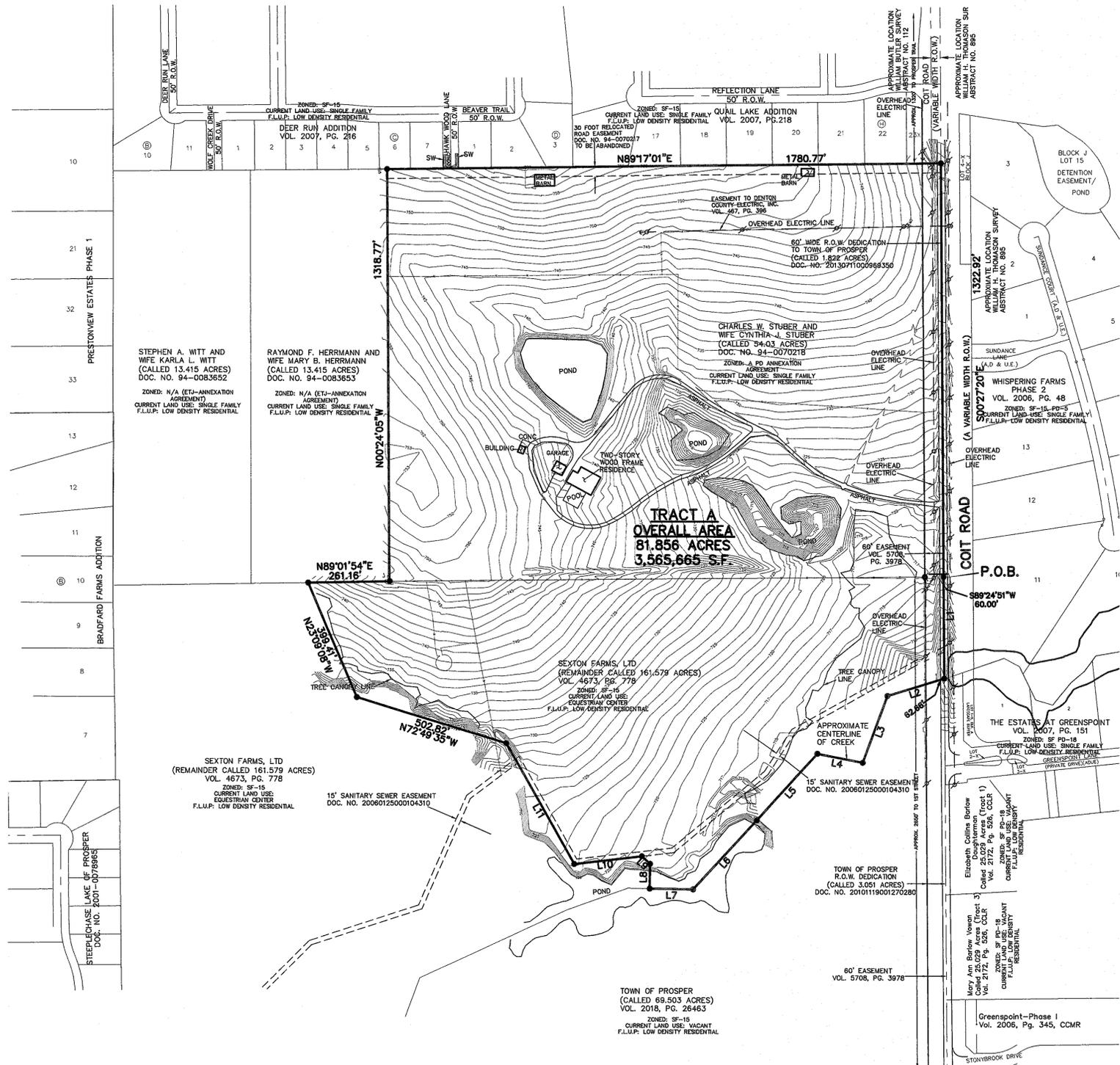
Z16-0002

1 inch = 900 feet

0 450 900

Feet





LEGAL DESCRIPTION

BEING a parcel of land located in the Town of Prosper, Collin County, Texas, a part of the William Butler Survey, Abstract Number 112, being all of that called 54.03 acre tract of land described in deed to Charles W. Stuber and wife Cynthia J. Stuber as recorded in Document Number 94-0070218, Collin County Deed Records, and being a part of that called 161.579 acre tract of land described in deed to Sexton Farms, LTD as recorded in Volume 4673, Page 778, Collin County Deed Records, and being all of that 1.822 acre right-of-way dedication to the Town of Prosper as recorded in Document Number 2013071100969350, Collin County Deed Records, and also being a part of that called 3.051 acre right-of-way dedication to the Town of Prosper as recorded in Document Number 20101119001270280, Collin County Deed Records, and being further described as follows:

BEGINNING at a point in the approximate centerline of Coit Road (a variable width right-of-way), from which said beginning point bears South 89 degrees 24 minutes 51 seconds West, 60.00 feet to a one-half inch iron rod with cap stamped "Spars" found in the west right-of-way line of Coit Road (a variable width right-of-way), said point being in the south line of said 54.03 acre tract, said point being in the north line of said 161.579 acre tract, said point being the southwest corner of that said 1.822 acre right-of-way dedication, said point also being the northwest corner of that called 3.051 acre right-of-way dedication to the Town of Prosper as recorded in Document Number 20101119001270280, Collin County Deed Records;

THENCE South 00 degrees 31 minutes 57 seconds East, 325.34 feet along the approximate centerline of Coit Road to a point for corner;

THENCE South 72 degrees 43 minutes 16 seconds West, at 62.66 feet passing a point in the approximate centerline of creek, said point also being the northeast corner of that called 69.503 acre tract of land described in deed to the Town of Prosper as recorded in Volume 2018, Page 26463, Collin County Deed Records, in all a total distance of 191.50 feet to a point for corner in the approximate centerline of creek, said point being in the north line of said 69.503 acres tract;

THENCE along the approximate centerline of creek and the north line of said 69.503 acre tract as follows:
 South 20 degrees 06 minutes 10 seconds West, 230.47 feet to a point for corner;
 North 78 degrees 56 minutes 33 seconds West, 148.41 feet to a point for corner;
 South 42 degrees 23 minutes 49 seconds West, 288.92 feet to a point for corner in the approximate centerline of dam;

THENCE South 42 degrees 53 minutes 57 seconds West, 299.87 feet along the north line of said 69.503 acre tract to a point for corner in the approximate centerline of a pond;

THENCE North 89 degrees 07 minutes 14 seconds West, 139.97 feet along the north line of said 69.503 acre tract to a point for corner in the approximate centerline of a pond;

THENCE North 00 degrees 52 minutes 46 seconds East, 78.43 feet to a point for corner;

THENCE North 48 degrees 03 minutes 31 second West, 35.72 feet to a point for corner, said point being in the south line of a 15 foot wide sanitary sewer easement as recorded in Document Number 20060125000104310, Collin County Deed Records;

THENCE along the south line of said 15 foot wide sanitary sewer easement as follows:
 South 83 degrees 31 minutes 28 seconds West, 218.88 feet to a point for corner;
 North 29 degrees 38 minutes 12 seconds West, 443.18 feet to a point for corner;

THENCE North 72 degrees 49 minutes 35 seconds West, 502.82 feet to a point for corner;

THENCE North 23 degrees 09 minutes 08 seconds West, 399.41 feet to a point for corner in the north line of said 161.579 acre tract, said point also being in the south line of that called 13.415 acre tract of land described in deed to Raymond F. Herrmann and wife Mary B. Herrmann as recorded in Document Number 94-0083653, Collin County Deed Records;

THENCE North 89 degrees 01 minutes 54 seconds East, 261.16 feet along the north line of said 161.579 acre tract to a one-half inch iron rod found at the southwest corner of said 54.03 acre tract, said point also being the southeast corner of said 13.415 acre tract;

THENCE North 00 degrees 24 minutes 05 seconds West, 1318.77 feet to a five-eighths inch iron rod with cap stamped "HUITT-ZOLLARS" found at the northwest corner of said 54.03 acre tract, said point being the northeast corner of said 13.415 acre tract, said point also being in the south line of Lot 6, Block C, Deer Run Addition, an addition to the Town of Prosper as recorded in Volume 2007, Page 216, Collin County Plat Records;

THENCE North 89 degrees 17 minutes 01 seconds East, at 1720.77 feet passing a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the west right-of-way line of Coit Road, said point being in the north line of said 54.03 acre tract, said point being the northwest corner of said 1.822 acre right-of-way dedication to the Town of Prosper, said point also being the southeast corner of Lot 23X, Block H, Quail Lake Addition, an addition to the Town of Prosper as recorded in Volume 2007, Page 218, Collin County Plat Records in all a total distance of 1780.77 feet to a point for corner in the approximate centerline of Coit Road;

THENCE South 00 degrees 27 minutes 20 seconds East, 1322.92 feet along the approximate centerline of Coit Road to the POINT OF BEGINNING and containing 3,610,732 square feet or 82.891 acres of land.

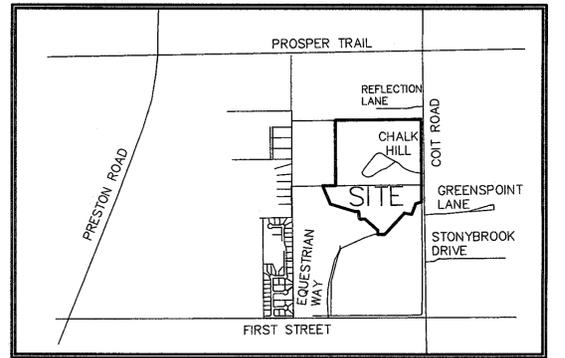
The basis of bearing is derived from GPS observations using the North Central Zone 4202 State Plane Coordinates, NAD83.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Mark W. Harp, R.P.L.S. No. 6425
 January 13, 2016



LINE	BEARING	DISTANCE
L1	S00°31'57"E	325.34'
L2	S72°43'16"W	191.50'
L3	S20°06'10"W	230.47'
L4	N78°56'33"W	148.41'
L5	S42°23'49"W	288.92'
L6	S42°53'57"W	299.87'
L7	N89°07'14"W	139.97'
L8	N00°52'46"E	78.43'
L9	N48°03'31"W	35.72'
L10	S83°31'28"W	218.88'
L11	N29°38'12"W	443.18'



VICINITY MAP (N.T.S.)

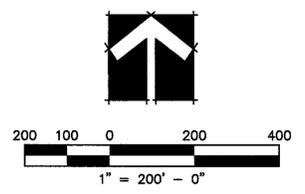


EXHIBIT A Z16-0002

PARKSIDE
 82.891 ACRES OUT OF
 WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CHARLES STUBER	OWNER
2230 Chalk Hill Prosper, TX 75078	(214) 415-7880
SEXTON FARMS, LTD	OWNER
100 Equestrian Way Prosper, TX 75078	(972) 567-4114
WARREN CLARK DEVELOPMENT, INC	APPLICANT
16390 Addison Road Addison, Texas 75001 Contact: Dale Clark	(972) 672-6776
JBI PARTNERS, INC.	PLANNER/SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jerry Sylo	(972) 248-7676
TBPE No. F-438	TBPLS No. 10076000

Resubmitted: February 16, 2016
 Submitted: January 19, 2016

Notes:
 No FEMA 100-year flood plain exists on this property.

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

EXHIBIT B
PARKSIDE
STATEMENT OF INTENT AND PURPOSE

Parkside is intended to be a high quality, gated, single family neighborhood which is compatible with its surrounding uses. It is anticipated the neighborhood will have a broad mix of residents ranging from empty nesters in 1-story homes to families drawn to the community and schools in larger, 2-story homes. Parkside will provide an opportunity to create a place that has the quality of life Prosper residents expect as well as easy access to other areas in the Dallas-Fort Worth Metro-plex.

Parkside reflects the timeless design principles which are aimed at creating comfortable and attractive places for families to live. Your arrival into the neighborhood reflects the balance between the manmade and natural environments.

This relationship is further highlighted with the design of Parkside. The neighborhood is designed with an emphasis on a centrally located common green. Many of the streets within the neighborhood terminate at the green drawing both residents and visitors to this significant neighborhood amenity. Other streets draw your attention to the natural environment by terminating at tree lined creeks and their associated environs.

In concert with the design of the neighborhood, development standards have been created to complement existing nearby neighborhoods by building upon major trends in household type, characteristics, and preferences as a means of enhancing the attractiveness of the area.

This thoughtful coalescence of public and private realms creates a neighborhood attractive to a broad assortment of groups wanting to call Prosper home.

EXHIBIT C
PLANNED DEVELOPMENT STANDARDS

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it exists or may be amended) and the Subdivision Ordinance (as it exists or may be amended) shall apply.

TRACT A

1. Except as noted below, the Tract shall develop in accordance with the Single Family-10 (SF-10) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
3. Uses. Uses shall be permitted in accordance with the SF-10 District with the exception of the following uses which shall be permitted by right:
 - a. Private Street Development
4. Regulations
 - a. Thoroughfare Screening. Thoroughfare screening shall be permitted in accordance with the Subdivision Ordinance as it exists or may be amended, with the exception of the following:
 1. A minimum 40' wide landscape buffer shall be provided adjacent to Coit Road.

b. Lot Area Regulations

	LOT TYPE 1	LOT TYPE 2	LOT TYPE 3	LOT TYPE 4
Minimum Lot Area	15,000 SQ FT	12,600 SQ FT	10,800 SQ FT	10,125 SQ FT
Minimum Lot Width	100'	90'	80'	75'
Minimum Lot Depth	135'	135'	130'	130'
Minimum Front Yard	See Ex. D1	See Ex. D1	See Ex. D1	See Ex. D1
Minimum Side Yard				
Interior Side	10'	10'	10'	7.5'
Street Side-Corner Lot	15'	15'	15'	15'
Minimum Rear Lot	25'	25'	20'	20'
	(Unless otherwise shown on Exhibit D1)			
Maximum Height	40'-2.5 Stories	40'-2.5 Stories	40'-2.5 Stories	40'-2.5 Stories
Minimum House Size	3,000 SQ FT	3,000 SQ FT	2,800 SQ FT	2,600 SQ FT
Maximum Lot Coverage	45%	50%	55%	55%

c. Driveways

1. A minimum 12” wide band of pavers or stamped concrete is required between a driveway and approach, but shall not be located within the right-of-way and/or parkway.

d. Fencing

1. No wood fence shall exceed 8’ in height or 6’ in height if on a 2’ or taller retaining wall.
2. All permitted wood fences shall consist of board-on-board, in accordance with the fence ordinance, as it exists or may be amended.
3. Corner lots adjacent to a street shall consist of ornamental metal fencing, not to exceed 6’ in height.
4. All fence returns shall consist of ornamental metal, not to exceed 6’ in height.

e. Front Yard Staggered Setbacks

1. Exhibit D1 shall be used to determine the front and rear yard setbacks for single family lots in Parkside. This exhibit shall be used in the place of the requirements established in Chapter 4, Section 9.3.F of the Prosper Zoning Ordinance.



NEIGHBORHOOD DATA			
LOT TYPE	LOT SIZE	LOTS	
1	15,000 SF MIN	13	
2	12,600 SF MIN	53	
3	10,800 SF MIN	92	
4	10,125 SF MIN	6	
TOTAL			164



0 50 100 200 1"=100'

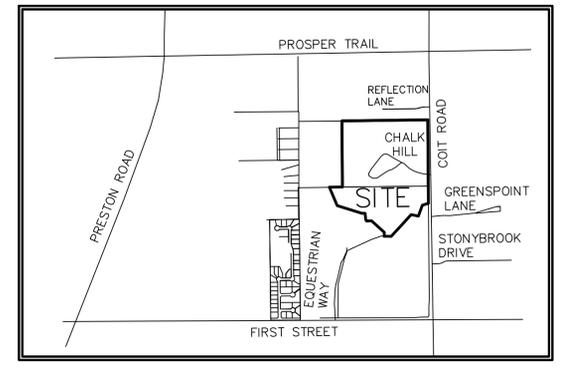
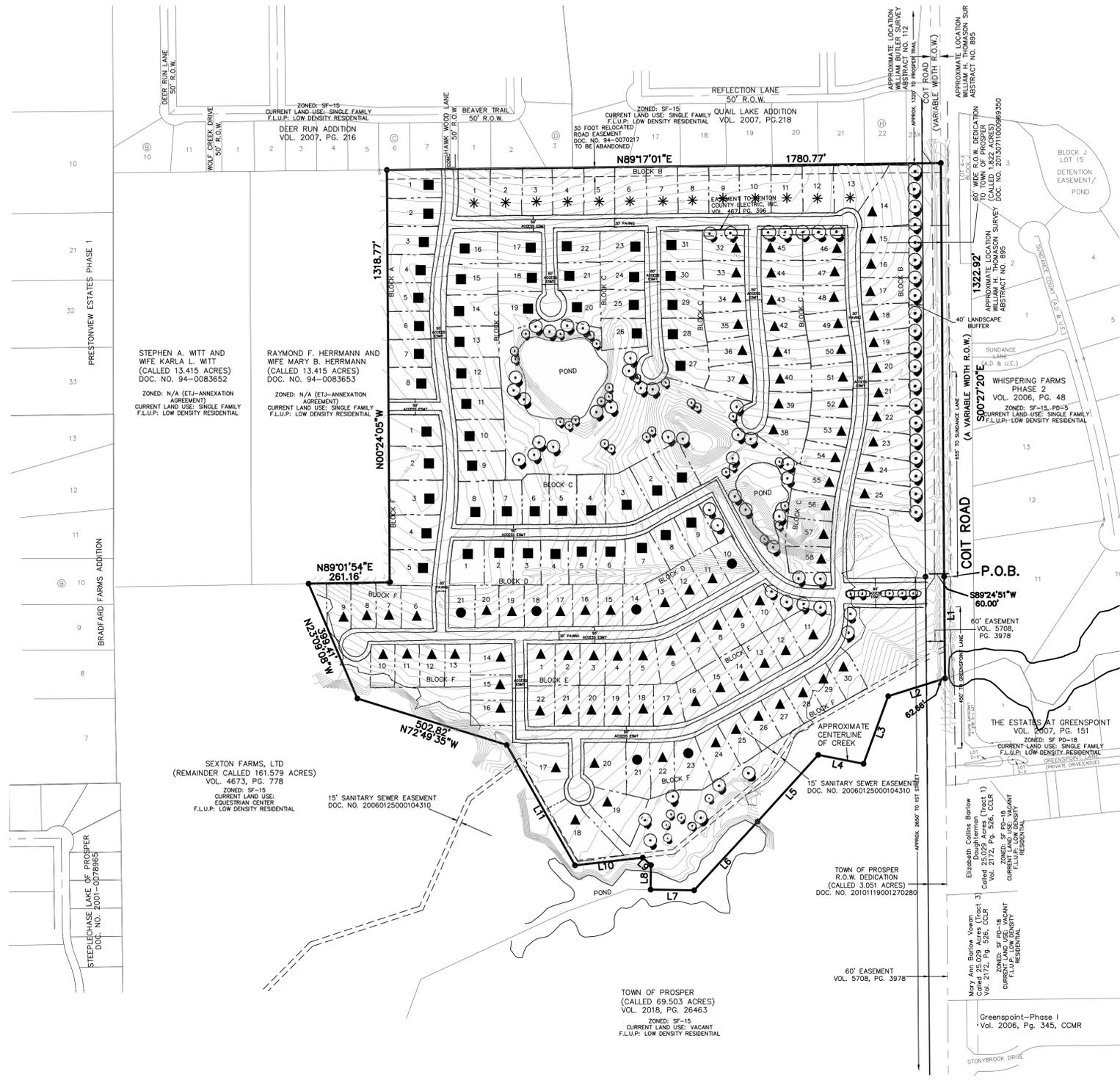
FEB 16, 2016
WCD055

PARKSIDE

Z16-0002

EXHIBIT D PROSPER, TEXAS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT



VICINITY MAP (N.T.S.)

NEIGHBORHOOD DATA

- * TYPE 1: 13 LOTS (15,000 SF MIN)
 - TYPE 2: 53 LOTS (12,600 SF MIN)
 - ▲ TYPE 3: 92 LOTS (10,800 SF MIN)
 - TYPE 4: 6 LOTS (10,125 SF MIN)
- TOTAL: 164 LOTS

GROSS ACRES: 82.891±
NET ACRES: 80.609±

POTENTIAL RESIDENTIAL DENSITY: 2.0 HOMES/AC

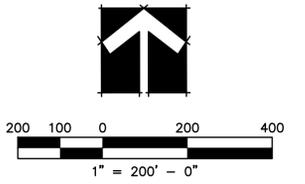


EXHIBIT D Z16-0002

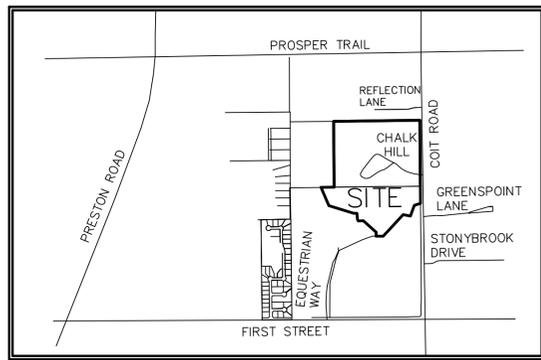
PARKSIDE
82.891 ACRES OUT OF
WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CHARLES STUBER	OWNER
2230 Chalk Hill Prosper, TX 75078	(214) 415-7880
SEXTON FARMS, LTD	OWNER
100 Equestrian Way Prosper, TX 75078	(972) 567-4114
WARREN CLARK DEVELOPMENT, INC	APPLICANT
16390 Addison Road Addison, Texas 75001 Contact: Dale Clark	(972) 672-6776
JB PARTNERS, INC.	PLANNER/SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jerry Sylo	(972) 248-7676

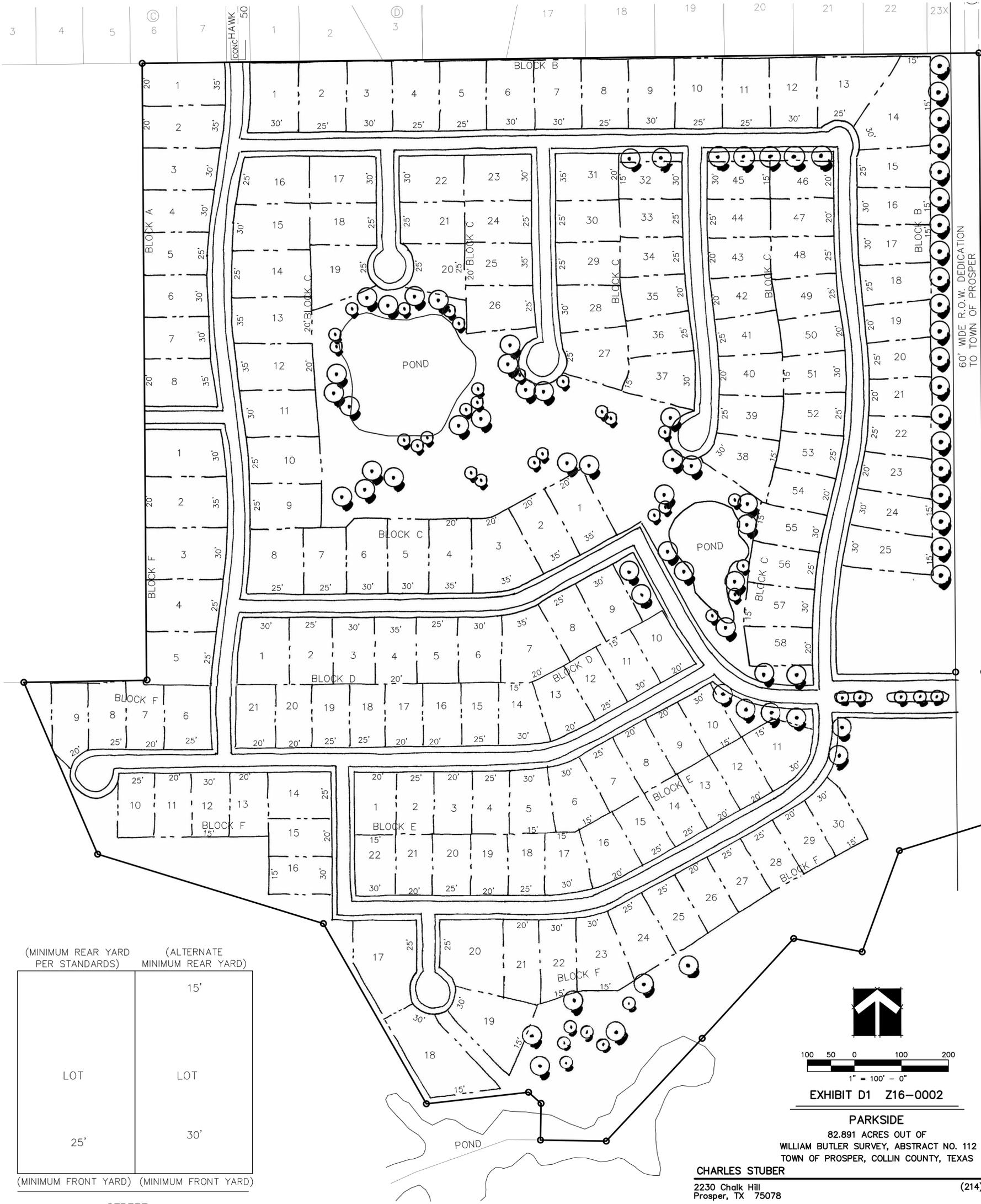
Resubmitted: February 16, 2016
Submitted: January 19, 2016

Notes:
No FEMA 100-year flood plain exists on this property.

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



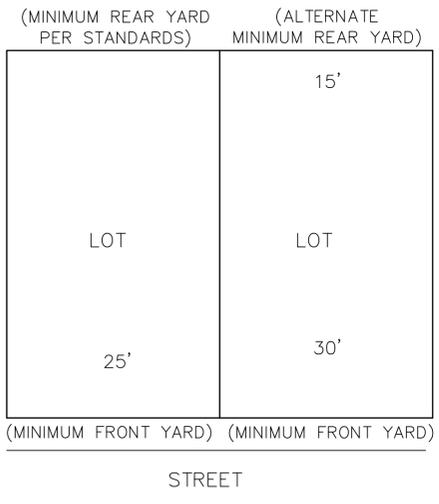
VICINITY MAP (N.T.S.)



LOT 4-X
BLOCK J

60' WIDE R.O.W. DEDICATION
TO TOWN OF PROSPER

COIT ROAD
(A VARIABLE WIDTH R.O.W.)



TYPICAL LOT SETBACK DETAIL

GROSS ACRES: 82.891±
NET ACRES: 80.609±

POTENTIAL RESIDENTIAL DENSITY: 2.0 HOMES/AC

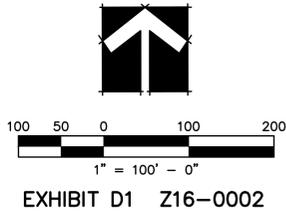
Notes:
No FEMA 100-year flood plain exists on this property.

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

TYPE 1				TYPE 3			
25'	30'	35'	TOTAL	20'	25'	30'	TOTAL
7	6		13	32	35	25	92
(54%)	(46%)			(35%)	(38%)	(27%)	

TYPE 2				TYPE 4			
25'	30'	35'	TOTAL	20'	25'	30'	TOTAL
21	18	14	53	3	1	2	6
(40%)	(34%)	(26%)		(50%)	(17%)	(33%)	

164 TOTAL LOTS

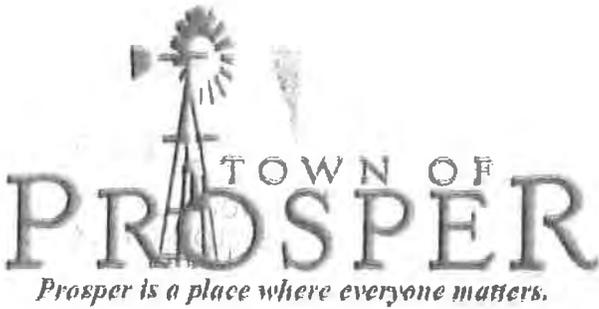


PARKSIDE
82.891 ACRES OUT OF
WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CHARLES STUBER	OWNER
2230 Chalk Hill Prosper, TX 75078	(214) 415-7880
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16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jerry Sylo	(972) 248-7676
TBPE No. F-438 TBPLS No. 10076000	
Resubmitted: February 16, 2016	
Submitted: January 19, 2016	

**EXHIBIT E
PARKSIDE
DEVELOPMENT SCHEDULE**

It is anticipated that construction of the Parkside neighborhood will begin in the summer of 2016.



DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 25 2016

REPLY FORM

TOWN OF PROSPER
DEVELOPMENT SERVICES

SUBJECT:

Zoning Case Z16-0002: The Town of Prosper has received a request to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Coit Road, 2,700± feet north of First Street.

DESCRIPTION OF THE REQUEST:

The Planned Development-Single Family-10 District will provide for development of single family detached dwelling units on a minimum lot size of 10,125 square feet. The request would allow a private street development.

There is a companion case (CA16-0001) to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

- I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
 I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

SEE ATTACHMENT

JEFFERY D. MILLER

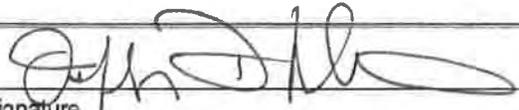
Name (please print)

2320 REFLECTION LN.

Address

PROSPER, TX 75078

City, State, and Zip Code


Signature

2/25/2016
Date

JMILLER_HOME@SBCGLOBAL.NET
E-mail Address

Jeffery D. and April C. Miller
2320 Reflection Lane
Prosper, TX 75079

RECEIVED

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

Subject: Zoning Case Z16-0002

We oppose the zoning and planned development of the property in question for the following reasons:

- 1) As planned, this development will negatively impact the value of homes in the adjoining developments of Deer Run, Quail Lake and the Enclave at Whispering Farms
- 2) The size of the lots in this medium density plan are incongruous with the size of the lots in the adjoining developments. This development should be planned with a minimum lot size no smaller than that of the adjoining developments
- 3) The property lines of the proposed properties bordering the Quail Lake and Deer Run communities currently bisect the existing properties (including ours). The development should be planned so that the fence lines of the properties line up, with only one new home bordering each existing home in Quail Lake/Deer Run.
- 4) The plan calls for the continuation of a street that is currently a dead-end in Deer Run. While this is obviously planned, the number of cars that will likely pass through Deer Run from the new development will obviously impact the traffic in Deer Run, which is all residential streets. If this development is changed to medium density, that will further increase the traffic that will go through Deer Run. Therefore, this development should remain a low density development.



DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

REPLY FORM

1082

FEB 25 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

SUBJECT:

Zoning Case Z16-0002: The Town of Prosper has received a request to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

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There is a companion case (CA16-0001) to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

- I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
- I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

We oppose because

- *Medium Density will not fit surrounding low density neighborhoods*
- *Will lower home values in our neighborhood.*
- *Curb appeal for medium density will not fit with large yards in this part of prosper*
- *To improve look and feel would suggest that at a minimum fence lines along adjacent land to Quigley lake should match up on 1*

Name (please print) Mary & Britt Spaulding Signature Mary K Spaulding

2310 Reflection Lane
Address

2/25/16
Date

Prosper, TX 75078
City, State, and Zip Code

Mary.K.Spaulding@gmail.com
E-mail Address

Thank you for your consideration!

or
MSpaulding@Simon.com



**DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502
RECEIVED**

FEB 25 2016

REPLY FORM

**TOWN OF PROSPER
DEVELOPMENT SERVICES**

SUBJECT:

Zoning Case Z16-0002: The Town of Prosper has received a request to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

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- I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
 I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Michael J. Gopen
Name (please print) Jackie Gopen
2220 Reflection Ln.
Address
Prosper TX 75078
City, State, and Zip Code

Michael J. Gopen
Signature Jackie Gopen
2/25/16
Date
jackie.gopen@live.com
E-mail Address



**DEVELOPMENT SERVICES
DEPARTMENT**
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

FEB 26 2016

REPLY FORM

**TOWN OF PROSPER
DEVELOPMENT SERVICES**

SUBJECT:

Zoning Case Z16-0002: The Town of Prosper has received a request to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

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I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.

I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

_____ Please see attached letter _____

Kevin Weston
Name (please print)

[Handwritten Signature]
Signature

2300 Reflector Lane
Address

2/26/2016
Date

Prosper TX 75078
City, State, and Zip Code

Kevin.Weston@townofprosper.com
E-mail Address

RECEIVED

FEB 26 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

February 26, 2016

Development Services Department
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

Re: Comprehensive Plan Amendment CA 16-0001:
Amendment of Future Land Use Plan from Low Density to Medium Density Residential.

Re: Zoning Case Z16-0002

To Whom it May Concern:

I and all of my neighbors I have spoken with are strongly opposed to the proposed rezoning to medium density for a variety of reasons.

My family moved to Prosper from Frisco in 2011 to find a larger home with more open spaces and larger lots. There were several options in 2011 east of Preston Road that had 1/2 acre lots up to 1 1/2 acre lots on which to build our home. We selected a 2/3 acre lot in the Quail Lake subdivision at Coit and Prosper Trail after a careful review of the Comprehensive Plan for Prosper.

I would like to commend whoever was involved in designing the current Comprehensive Plan for Prosper because it is well thought out with careful consideration of transition between neighborhoods from low density to medium density. The Comprehensive Plan illustrates that almost the entire residential single family area from Preston Road to 1461 to Custer to First Street is low density. As a result, these are some of the most desirable neighborhoods (Gentle Creek, Whispering Farms, Whispering Meadows and my neighborhood of Quail Lake to name a few) in Prosper. If you review the large comprehensive plan map of Prosper this subdivision appears to have been dropped in by helicopter with no adjacent medium density subdivisions. There are several other neighborhoods in Prosper that offer higher density with the homes jammed in as tight as possible and we don't need one of those neighborhoods adjacent to our existing homes.

The proposed medium density subdivision for the land adjacent to our desirable residential neighborhood of Quail Lake makes no sense and it will have a significant negative impact on the current atmosphere (as well as a negative impact on home values) of all three of our existing adjacent subdivisions that are considered a prime residential location in Prosper.

Here is a list of issues I have with the current proposed subdivision plan:

- The Medium density subdivision proposed conflicts with current Low density single family zoning in the existing Comprehensive Plan for Prosper which I reviewed and relied on when we purchased our home in 2011. The minimum lot size of 10,125 SF is too small for this residential area in Prosper given the surrounding neighborhoods have lot sizes that are significantly larger in all directions.
- Typically when you request a zoning change (higher density) my experience in the development projects I have been involved in at Northwestern Mutual you need to “give to get” with planning/zoning and city councils or the proposed zoning change is immediately rejected. The seller and master developer are requesting higher density (give) than what is allowed under the Comprehensive Plan of Prosper but it doesn't appear that the Town of Prosper or the current residents (us) are getting anything in exchange for that change. The only one that benefits is the land seller, the developer and the home builders in the form of more profits at the expense of the Town of Prosper and existing Prosper residents in the surrounding subdivisions.
- The proposed buffer/transition between the two subdivisions is currently not acceptable. It seems that Mr. Stuber and the developer had good intentions by placing the largest lots along the north side of the development but they didn't quite take it far enough due to the requested change from low density to medium density because the largest lots are just too small at approximately 1/3 of an acre.

The developer should consider removing 4-5 lots from the plan on the north side of the development to offer a smoother transition between the neighborhoods (i.e. homes behind Quail Lake Estate lots should match fence lines so there is one home behind one home with larger estate lots vs. the current proposal that has 2+ behind each home on 1/3 acre lots). Developer should also consider planting a thick row of trees along the entire north side of the development as a screen so we don't have to look at the new subdivision that doesn't match the density of the surrounding neighborhoods. There are also concerns with how the new development will transition with our existing rod iron fences that we intend to keep in place. Some of which have high retaining walls and existing mature trees along the fence line.

- The use of the ingress/egress access point in the Deer Run neighborhood could be open to construction crews during the project build over 3 years and after development is complete which may result in excessive cut through traffic (to Kroger and elsewhere) which will be unsafe for Deer Run residents and their kids. The secondary exit should ideally be on Coit Road vs. through Deer Run. At a minimum, this exit should be for emergency only and locked during the 3 year construction period and locked after the development is complete accessible only by emergency vehicles.
- The current plan shows a 15' side setback for one home in the corner adjacent to 2 Deer Run homes which is too close fence. Developer should consider a 25' setback to be consistent with the rest of the northern boundary of the development

Our HOA invited Mr. Clark and Mr. Stuber to an informational meeting on the new development last night and they both indicated that they are very close to the city council based on their past experiences with them and what they have done for Prosper over the years. Mr. Stuber even mentioned he was on the school board for a number of years and he did some work with Parks Committee for a few years so he is obviously well connected with the Town of Prosper. I would just ask that the Town Council and Planning & Zoning commission please take the concerns of the existing Prosper residents in the surrounding subdivisions into consideration and please be objective when reviewing this request to allow medium density in a residential neighborhood where it clearly doesn't belong. If you allow the proposed change you will have abandoned a Comprehensive Plan for Prosper that was well thought out and makes a lot more sense long term for Prosper and its residents.

Thank you for your consideration,



Kevin L. Westra
Regional Director – Northwestern Mutual Real Estate

Home Residence:
2300 Reflection Lane, Prosper, TX 75078

RECEIVED

FEB 26 2016



TOWN OF PROSPER
DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

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I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.

I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

AMY CRABTREE
Name (please print)

Amy Crabtree
Signature

2221 REFLECTION LANE
Address

2-26-16
Date

PROSPER, TX 75078
City, State, and Zip Code

aimstrees@gmail.com
E-mail Address



Prosper is a place where everyone matters.

DEVELOPMENT SERVICES
DEPARTMENT
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502

RECEIVED

REPLY FORM

FEB 26 2016

SUBJECT:

Zoning Case Z16-0002: The Town of Prosper has received a request to zone 54.0± acres (currently unincorporated) to Planned Development-Single Family-10 (PD-SF-10) and rezone 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10).

TOWN OF PROSPER
DEVELOPMENT SERVICES

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Coit Road, 2,700± feet north of First Street.

DESCRIPTION OF THE REQUEST:

The Planned Development-Single Family-10 District will provide for development of single family detached dwelling units on a minimum lot size of 10,125 square feet. The request would allow a private street development.

There is a companion case (CA16-0001) to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential.

- I OPPOSE the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Handwritten comment: (1) Traffic concern: 1 entrance/exit from proposed development and no light at Coit + Prosper Tol intersection will cause a cut-through in Deer Run. Need more points of entrance/exit. (2) Transition between neighborhoods not consistent: lot size, aesthetics, and structure. 15' from back of my property line too close.

Murphy Yates
Name (please print)

[Signature]
Signature

2030 Beaver Trail
Address

2/26/16
Date

Prosper, TX 75078
City, State, and Zip Code

amyandmurphy@gmail.com
E-mail Address



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RESULTS

AGENDA

Meeting of the Prosper Town Council
Prosper ISD Central Administration Building
605 E. Seventh Street, Prosper, TX
Tuesday, February 23, 2016
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. **CONSENT AGENDA: All items approved, 7-0 except as noted below**

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

- 4a. Consider and act upon minutes from the following Town Council meeting. **(RB)**
 - Regular Meeting – February 9, 2016
- 4b. Receive the Quarterly Investment Report ending December 31, 2015. **(BP)**
- 4c. Consider and act upon canceling the March 8, 2016, Regular Meeting. **(RB)**
- 4d. Consider and act upon authorizing the Town Manager to execute the Playground Joint Use Agreement between the Prosper Independent School District and the Town of Prosper, Texas, related to Windsong Park. **(WM) Tabled to 3/22/16**
- 4e. Consider and act upon authorizing the Town Manager to execute a First Amendment to License Agreement between TVG Texas I, LLC, Windsong Ranch Community Association, Inc., and the Town of Prosper, Texas, related to the installation and maintenance obligations of improvements consisting of landscaping, trees, root barriers, irrigation and/or drainage facilities within the right-of-ways of the public roads in Windsong Ranch, Phase 2A and Phase 3B. **(DH)**
- 4f. Consider and act upon a resolution authorizing the Town Manager to execute an application to the Texas State Library and Archives Commission for the FY 2016-2017 Impact Grant. **(LS)**
- 4g. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

5. **CITIZEN COMMENTS:**

(The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Meeting Appearance Card” and present it to the Town Secretary prior to the meeting.)

REGULAR AGENDA:

(If you wish to address the Council during the regular agenda portion of the meeting, please fill out a “Public Meeting Appearance Card” and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. 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 Mayor and Town Council.)

DEPARTMENT ITEMS:

6. Consider and act upon authorizing the Town Manager to execute a Memorandum of Understanding (MOU) between the Town of Little Elm, Texas, and the Town of Prosper, Texas, related to the physical use and compensation of Prosper Fire Station No. 2 by Little Elm for the purpose of facilitating Automatic Assistance. **(RT) Approved, 7-0**
7. Provide an update and project status regarding the development of a Regional Capacity, Management, Operations, and Maintenance (CMOM) Program. **(FJ) No action required**
8. Discussion on a proposed ordinance of the Town of Prosper amending Chapter 13, “UTILITIES” of the Code of Ordinances of the Town of Prosper, Texas, by adding a new Article 13.11 “Fats, Oils and Grease (FOG) Outreach Plan” and amending Appendix A “Fee Schedule” to the Code of Ordinances of the Town of Prosper, Texas, by adding a new section XIX, “FOG Outreach and Enforcement Fees.” **(FJ) No action required**

9. **EXECUTIVE SESSION:**

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

- 9a. *Section 551.087 – To discuss and consider economic development incentives.*
- 9b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
- 9c. *Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with annexation agreements in Town ETJ areas, development issues associated with areas subject to annexation agreements, and all matters incident and related thereto.*
- 9d. *Section 551.071 – Consultation with the Town Attorney regarding property repair issues and contractual agreement regarding same.*
- 9e. *Section 551.074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library*

RESULTS

Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.

- 9f.** *Section 551.074 – To discuss and review the Town Manager’s performance evaluation.*
- 10.** Reconvene in Regular Session and take any action necessary as a result of the Closed Session. **No action**
- 11.** Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
- Human Signs (**JW**)
- 12.** Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on February 19, 2016, by 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 Town Council.

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