

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 7, 2015, 6:00 p.m.

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

CONSENT AGENDA

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

- 3a. Consider and act upon minutes from the March 17, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat of Mahard Parkway, being a 1.2± acre segment of Mahard Parkway, located at the intersection of US 380 and future Mahard Parkway. (D14-0084).
- 3c. Consider and act upon a Preliminary Site Plan for a retail and office development and child day care facility (Kids R Kids Addition), on 12.8± acres, located on the northeast corner of First Street and Coit Road. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0010).
- 3d. Consider and act upon a Site Plan and a Final Plat for Kids R Kids Addition, Block A, Lot 1, for a child day care center (Kids R Kids), on 2.2± acres, located on the east side of Coit Road, 800± feet north of First Street. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0011).
- 3e. Consider and act upon an Amending Plat for Hawk Ridge, on 8.0± acres, located on the east side of Coleman Street, 1,500± feet north of Broadway Street. The purpose of the Amending Plat is to add a wall maintenance easement to Block A, Lots 10-12. The property is zoned Planned Development-37 (PD-37). (D15-0018).

REGULAR AGENDA

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

4. Consider and act upon a Preliminary Plat for Falls of Prosper, for 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).

5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Low Density Residential to Medium Density Residential. The property is zoned Planned Development-60 (PD-60). (CA15-0003).
6. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). *[Companion Case Z14-0005]*
7. Conduct a Public Hearing and consider and act upon a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14-0005). *[Companion case CA15-0002]*
8. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted 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 April 2, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

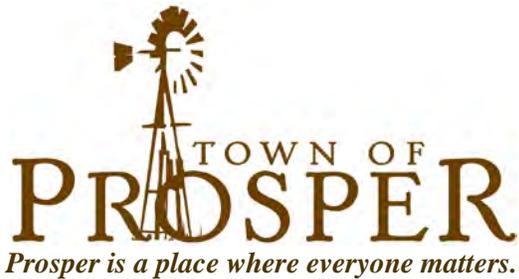
Date Noticed Removed

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

NOTICE

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

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



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

1. Call to Order / Roll Call.

The meeting was called to order at 6:01 p.m.

Commissioners present: Chair Mike McClung, Vice Chair Craig Moody, Brian Barnes, David Snyder, John Hema, and John Alzner.

Commissioner absent: Chris Keith

Commissioner David Snyder arrived at 6:07 p.m., and Commissioner John Hema arrived at 6:11 p.m.

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

2. Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the March 3, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon an extension of a Preliminary Plat for Prosper Trail Estates, for 494 single family residential lots on 212.0± acres, located on the north side of Prosper Trail, 2,500± feet west of Dallas Parkway. The property is zoned Planned Development-36 and Planned Development-60 (PD-36 & PD-60). (D12-0047).**
- 3c. Consider and act upon a Site Plan and a Final Plat for Westfork Crossing Addition, Block A, Lot 1, for a convenience store with gas pumps (RaceTrac), on 2.4± acres, located on the northwest corner of US 380 and Gee Road. The property is zoned Commercial (C). (D14-0072).**
- 3d. Consider and act upon a Site Plan and a Final Plat for La Cima Crossing Addition, Block A, Lots 1 and 2, for a retail building on Lot 2, on 6.7± acres, located on the northwest corner of US 380 and La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D15-0001).**
- 3e. Consider and act upon a final plat of Windsong Ranch, Phase 2D-1, for 99 single family residential lots, on 41.1± acres, located 1,500± feet south of Fishtrap Road, 2,000± feet east of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0012).**

- 3f. Consider and act upon a Revised Conveyance Plat for Frontier Estates, Block A, Lots 2, on 9.8± acres, located on the south side of Coleman Street, 100± feet east of Preston Road. The property is zoned Planned Development-15 (PD-15). (D15-0014).**
- 3g. Consider and act upon a Final Plat of Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street, 1,000± feet east of Coleman Street. The property is zoned Single Family-15. (D15-0015).**

Item 3d removed from the Consent Agenda due to a Public Meeting Appearance Card submitted by the applicant. Motioned by Moody, seconded by Alzner, to approve items 3a, 3b, 3c, 3e, 3f, and 3g on the Consent Agenda, subject to staff recommendations. Motion approved 4-0. (Keith, Snyder and Hema absent)

Item 3d. Tony Scalise (Applicant): Informed that he submitted a Public Meeting Appearance Card to answer any questions the Commission may have. Explained the time frame to begin construction, and stated they have an existing business in Prosper interested in leasing space.

Motioned by Moody, seconded by Snyder, to approve Item 3d, subject to staff recommendations. Motion approved 5-0. (Keith and Hema absent)

REGULAR AGENDA

- 4. Consider and act upon a Preliminary Site Plan for a retail and office development and child day care facility (Kids R Kids Addition), and a solid living screen in lieu of a masonry wall, on 12.8± acres, located on the northeast corner of First Street and Coit Road. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0010).**

Glushko: Summarized the request and explained this case was on the Regular Agenda was because the applicant has requested a solid living screen in lieu of a masonry wall adjacent to the single family subdivision to the east (Greenspoint). Stated that the solid living screen in lieu of a masonry wall requested is only for the portion of property not adjacent to the day care, since a solid living screen has already been approved for the day care property, in conjunction with Specific Use Permit approval. Recommended approval of Item 4, subject to staff recommendations.

Commission Discussion: Commissioners inquired about the fencing proposed on the day care property, the day care hours of operation, and turn lane access into the development.

Tom West (Greenspoint Resident): Requested information as to why the applicant was requesting a solid living screen wall in lieu of a masonry wall. Expressed concern about the density of the development.

Bob Goldman (Greenspoint Resident): Expressed that he had inquired on multiple occasions about the adjacent development and was informed that it would be screened by a masonry wall. Expressed concern about the location of parking, car headlight orientation toward the subdivision, and the proximity of the dumpsters to the homes.

Jenna Isencee (Greenspoint Resident): Expressed concern about the security of the development and the lighting that would come through a sold living screen. Expressed the solid masonry wall would provide more security and a buffer from the light and sound.

Arlyn Samuelson (*Applicant*): Explained that the only proposed development at this time is the day care on the northern lot, but that remainder of the site is required to receive Preliminary Site Plan approval prior to development. There are no plans for development for the remainder of the property at this time, as shown on the Preliminary Site Plan. Requested the Commission table this item to give him an opportunity to discuss the screening device with the property owner.

Motion by Snyder, seconded by Hema, to table the item to a future meeting. Motion approved 6-0.

- 5. Consider and act upon a Site Plan and a Final Plat for Kids R Kids Addition, Block A, Lot 1, for a child day care center (Kids R Kids), on 2.2± acres, located on the east side of Coit Road, 800± feet north of First Street. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0011).**

Staff informed the Commission that since the Preliminary Site Plan was tabled, no action could be taken on the Site Plan. Motioned by Snyder, seconded by Alzner, to table the item to a future meeting. Motion approved 6-0.

- 6. Consider and act upon a request for a Variance to the Subdivision Ordinance regarding Thoroughfare Screening along Windsong Parkway and Gee Road, for Windsong Ranch, Phases 1A, 1B, 1C, 3A-1, and 3B. (V15-0001).**

Glushko: Summarized the request and explained the reason the applicant has requested the variance. Explained how the application has met the criteria to be eligible for a Variance. Recommended approval and that the required landscaping was not compromised.

Motioned by Snyder, seconded by Hema, to approve the item subject to staff recommendations. Motion approved 6-0.

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

Reminded Commission of scheduled tour on April 7, 2015 and informed that the regularly scheduled meeting on Tuesday, May 5, 2015, has been moved to Wednesday, May 6, 2015 in order to accommodate early voting.

- 8. Adjourn.**

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

Pamela Clark, Planning Technician

Chris Keith, Secretary



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Consider and act upon a Final Plat of Mahard Parkway, being a 1.2± acre segment of Mahard Parkway, located at the intersection of US 380 and future Mahard Parkway. (D14-0084).

Description of Agenda Item:

The Final plat shows a segment of Mahard Parkway, in accordance with the Town's Thoroughfare Plan, which will be dedicated to the Town of Prosper.

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. 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 on the Final Plat.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MSW PROSPER 380, LP, is the owner of a tract of land situated in the Collin County School Land Survey, Abstract NO. 147, Town of Prosper, Collin County, Texas and being a portion of a called 30.00 acre tract as recorded in Instrument Number 2013011400054790 Official Public Records Collin County, Texas, and being more particularly described as follows:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, The subject tract being a portion of a tract of land to MSW Prosper 380, LP, Instrument Number 2013011400054790 Official Public Records Collin County, Texas

BEGINNING at a 1/2 inch iron rod with cap stamped "R.P.L.S. 4117" found on the north right-of-way line of U.S. Highway No. 380, same being the southwest corner of said MSW tract and the southeast corner of a tract of land to Prosper Partners, LP, recorded in Instrument Number 20080303000247320 Official Public Records Collin County, Texas, from which the southeast corner of said Collin County School Land Survey, Abstract NO. 147 approximately bears South 00 degree 57 minutes 06 seconds East an approximate distance of 3170.70 feet;

THENCE North 00 degree 26 minutes 28 seconds East along the west line of said MSW tract and the east line of said Prosper Partners tract, a distance of 631.38 to a 5/8 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 32 seconds East departing said common line, a distance of 88.94 to a 5/8 inch iron rod found for corner;

THENCE South 00 degree 26 minutes 37 seconds West passing the northwest corner of a tract of land to Texas Health Resources Instrument Number 20140819000887920 Official Public Records Collin County, Texas at 30.59 feet and continuing along the west line of said Texas Health tract a total distance of 207.65 to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right and continuing along the west line of said Texas Health tract having a radius of 1135.00 feet, a central angle of 09 degrees 22 minutes 21 seconds, an arc length of 185.67 feet, a chord bearing of South 05 degrees 07 minutes 47 seconds West, a distance of, 185.46 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degree 18 minutes 11 seconds East continuing along the west line of said Texas Health tract a distance of 88.23 to a 1/2 inch iron rod found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 856.00 feet, a central angle of 03 degrees 32 minutes 19 seconds, an arc length of 52.87 feet, a chord bearing of South 01 degrees 43 minutes 05 seconds West, a distance of, 52.86 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degree 03 minutes 04 seconds East continuing along the west line of said Texas Health tract a distance of 72.16 to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 01 minute 27 seconds East continuing along the west line of said Texas Health tract a distance of 35.37 to a 1/2 inch iron rod found for corner lying on the north line of the aforementioned U.S. Highway No. 380;

THENCE South 89 degrees 56 minutes 47 seconds West along said north line, a distance of 99.57 to the POINT OF BEGINNING containing 51,987 square Feet, or 1.193 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MSW PROSPER 380, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MAHARD PARKWAY, Block A, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. MSW PROSPER 380, LP 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 _____, 2015.

BY:

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

Notary Public, State of Texas

FINAL PLAT

MAHARD PARKWAY ADDITION BLOCK A, LOT 1 1.193 ACRES

A PORTION OF A TRACT OF LAND DEEDED TO MSW PROSPER 380, LP,
RECORDED IN INSTRUMENT NUMBER 2013011400054790
OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
IN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

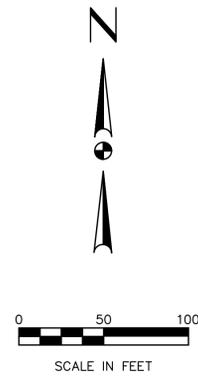
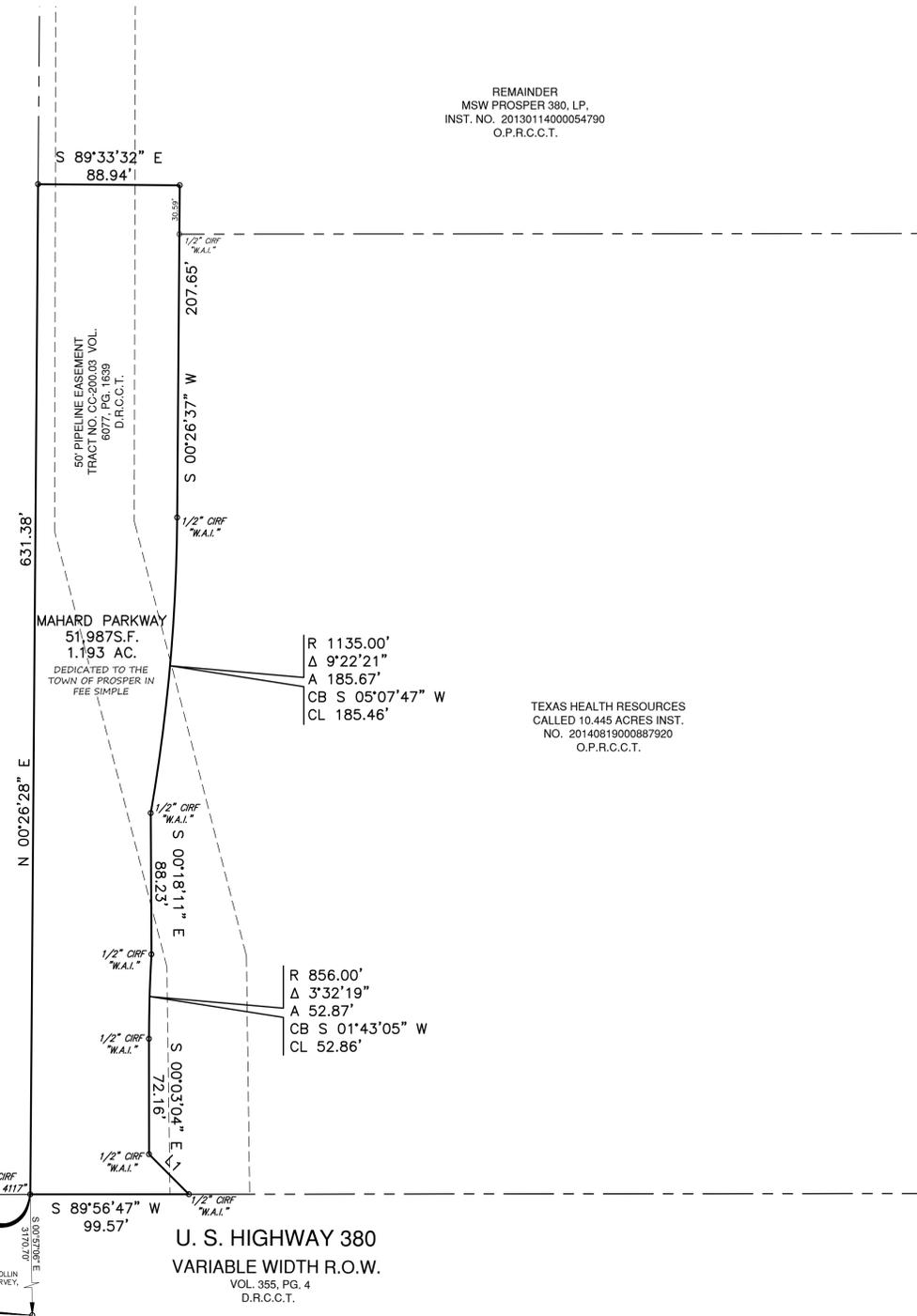
OWNER:
MSW PROSPER 380, LP
1660 S. Stemmons Freeway, Suit 100
Lewisville, Texas 75067

SURVEYOR:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

REMAINDER
MSW PROSPER 380, LP,
INST. NO. 2013011400054790
O.P.R.C.C.T.

PROSPER PARTNERS, LP, CALLED
121.281 ACRES
INST. NO. 20080303000247320
O.P.R.C.C.T.

TEXAS HEALTH RESOURCES
CALLED 10.445 ACRES INST.
NO. 20140819000887920
O.P.R.C.C.T.



Legend of Symbols & Abbreviations

- 1/2" CIRF - 1/2" IRON ROD FOUND WITH PLASTIC CAP
- IRF - IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE

* UNLESS OTHERWISE NOTED ALL CORNERS
ARE A 5/8" IRON ROD WITH A CAP
STAMPED "R.P.L.S. 5430".

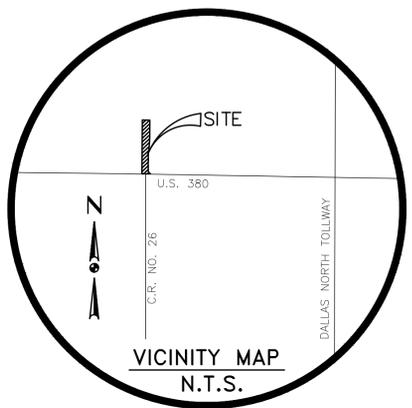
LINE	BEARING	DISTANCE
L1	S 45°01'27" E	35.37'

FLOODPLAIN STATEMENT:

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48085C0230 J, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.



SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2015.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

_____ Planning & Zoning Commission Chair

_____ Town Secretary

_____ Engineering Department

_____ Development Services Department



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail and office development and child day care facility (Kids R Kids Addition), on 12.8± acres, located on the northeast corner of First Street and Coit Road. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0010).

History:

At the March 17, 2015 Planning & Zoning Commission meeting, this item was placed on the Regular Agenda to allow the Commission to consider a solid living screen in lieu of a masonry wall. The subject area of the request is along Lot 2 of the 12.8-acre portion of the property, adjacent to the Greenspoint Addition residential development. Several residents of the Greenspoint neighborhood spoke in opposition to the request, indicating a preference for a masonry wall, as opposed to solid living screening. With consent of the applicant, the Commission tabled the item in order to give the owner and applicant an opportunity to reconsider the request.

The applicant subsequently revised the Preliminary Site Plan to provide for a six (6) foot masonry wall, constructed to match the construction materials of future buildings, on Lot 2. Staff has provided a copy of this report to the residents of Greenspoint who spoke at the March 17, 2015 Planning & Zoning Commission meeting.

Description of Agenda Item:

The Preliminary Site Plan shows four retail/restaurant buildings totaling 65,330 square feet, six office/bank buildings totaling 37,100 square feet, and a 16,357 square foot child day care facility. Access is provided from First Street and Coit Road. Adequate parking has been provided. The Preliminary Site Plan conforms to the Retail and Specific Use Permit-7 development standards.

Lot 1, the 2.2 acre day care site, shows a solid living screen in lieu of a masonry wall which was previously approved by the Planning & Zoning Commission and Town Council, in conjunction with approval of the Specific Use Permit for the Child Day Care use. Lot 2, the remaining 12.8 acre property, shows a six (6) foot masonry wall constructed to match the materials of future buildings.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Site Plan meets minimum development requirements.

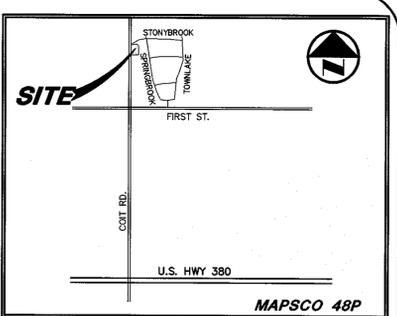
Attached Documents:

1. Preliminary Site Plan

Town Staff Recommendation:

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

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



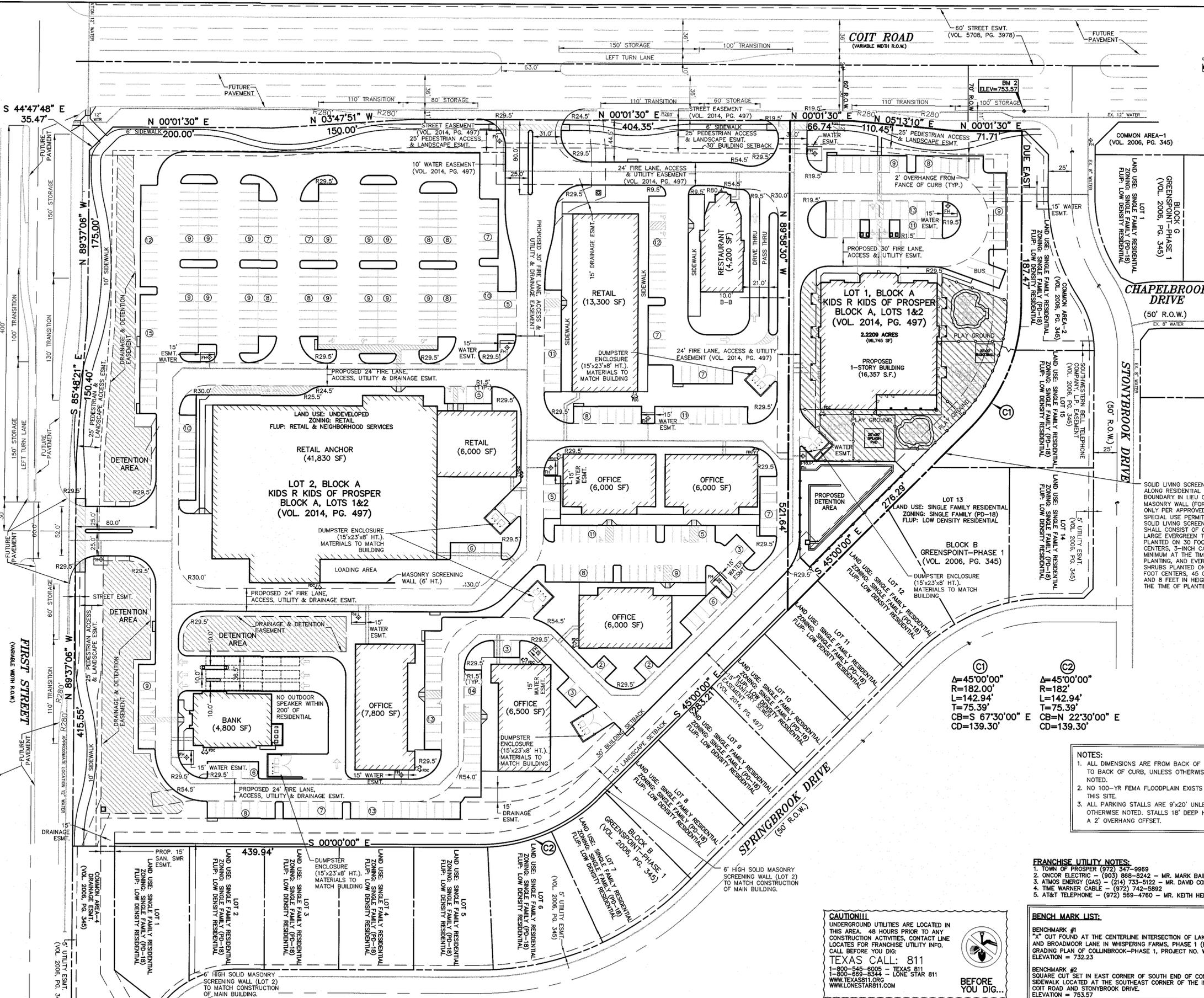
VICINITY MAP NOT TO SCALE

Table with 2 columns: ITEM, LOT 1. Rows include ZONING, PROPOSED USE, LOT AREA (SF/ACRES) (GROSS), LOT AREA (SF/ACRES) (NET), OPEN SPACE AREA REQUIRED (LOT SF + 7%), etc.

Table with 2 columns: ITEM, LOT 2. Rows include ZONING, PROPOSED USE, LOT AREA (SF/ACRES) (GROSS), LOT AREA (SF/ACRES) (NET), OPEN SPACE AREA REQUIRED (LOT SF + 7%), etc.

- PROSPER SITE PLAN NOTES: 1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance. 2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance. 3) Outdoor lighting shall conform with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.

LEGEND: Symbols for BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, CLEAN OUT, MANHOLE, GAS METER, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TRAFFIC SIGN, TELEPHONE BOX, TV BOX, FLAG POLE, LANDSCAPE AREA, PROPERTY LINE, O.H. POWER LINES, U/G TELEPHONE LINES, U/G WATER LINE, U/G GAS LINE, FENCE, FACE TO FACE OF CURB, CONTROLLING MONUMENT, 5/8-INCH IRON ROD WITH 'POGUE ENG & DEV' CAP SET, FIRE LANE, PLAYGROUND.



Circle C1: A=45'00"00", R=182.00', L=142.94', T=75.39', CB=S 67'30"00" E, CD=139.30'
Circle C2: A=45'00"00", R=182', L=142.94', T=75.39', CB=N 22'30"00" E, CD=139.30'

NOTES: 1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED. 2. NO 100-YR FEMA FLOODPLAIN EXISTS ON THIS SITE. 3. ALL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSETS.

FRANCHISE UTILITY NOTES: 1. TOWN OF PROSPER (972) 347-9969. 2. ONCOR ELECTRIC - (905) 868-8242 - MR. MARK BAILEY. 3. ATMOS ENERGY (945) 733-5122 - MR. DAVID COCKER. 4. TIME WARNER CABLE - (972) 742-5892. 5. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM.

BENCH MARK LIST: BENCHMARK #1: 'X' CUT FOUND AT THE CENTERLINE INTERSECTION OF LAKEVIEW COURT AND BROADMOOR LANE IN WHISPERING FARMS, PHASE 1 (BM 2 PER GRADING PLAN OF COLLINBROOK-PHASE 1, PROJECT NO. WL 002), ELEVATION = 732.23. BENCHMARK #2: SQUARE CUT SET IN EAST CORNER OF SOUTH END OF CONCRETE SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF COIT ROAD AND STONYBROOK DRIVE. ELEVATION = 753.57.

CAUTION!!! UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG. TEXAS CALL: 811. 1-800-545-6005 - TEXAS 811. 1-800-868-8344 - LONE STAR 811. WWW.TEXAS11.ORG. WWW.LONESTAR811.COM. BEFORE YOU DIG...

Revision table with columns: NO., DATE, REVISION / DESCRIPTION, PI NUMBER. Rows include DESIGN, DRAWN, DATE, PI NUMBER.

OWNER/APPLICANT: NASHAR GROUP, LLC. 6644 JAMESTOWN RD. FRISCO, TX 75035.

PROJECT INFORMATION: KIDS R KIDS. BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION TOWN OF PROSPER, TEXAS. WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895. PROPOSED USE: DAY CARE ZONING: RETAIL/COMMERCIAL.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 95871 ON 02-02-2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY. NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES. Engineer: ARLYN W. SAMUELSON, P.E. P.E. No.: 95871 Date: 02-02-2015.

POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 GRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00.

PRELIMINARY SITE PLAN. KIDS R KIDS. BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895 TOWN OF PROSPER, TEXAS. SHEET NO. PSP.

W93AHAM 03/20/2015 5:10PM N:\JCES\1500-1569\1575-14-073-MRK-CIVILS-PROSPER\DWG\1575-14-073-PRM-PRELIMINARY SITE PLAN.DWG © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Consider and act upon a Site Plan and a Final Plat for Kids R Kids Addition, Block A, Lot 1, for a child day care center (Kids R Kids), on 2.2± acres, located on the east side of Coit Road, 800± feet north of First Street. The property is zoned Retail (R) and Specific Use Permit-7 (S-7). (D15-0011).

Description of Agenda Item:

The Site Plan shows a 16,357 square foot child day care facility. Access is provided from Coit Road. Adequate parking has been provided. The Final Plat dedicates all easements necessary for development.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan and Final Plat meet minimum development requirements.

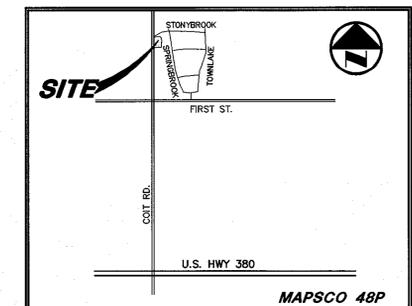
Attached Documents:

1. Site Plan
2. Final Plat

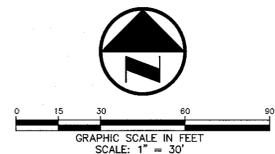
Town Staff Recommendation:

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

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



VICINITY MAP NOT TO SCALE



LEGEND

Legend table listing symbols for various site features: BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, CLEAN OUT, MANHOLE, GAS METER, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TRAFFIC SIGN, TELEPHONE BOX, TV BOX, FLAG POLE, LANDSCAPE AREA, PROPERTY LINE, O.H. POWER LINES, U/G TELEPHONE LINES, U/G WATER LINE, U/G GAS LINE, FENCE, CONTROLLING MONUMENT, SANITARY SEWER, FIRE LANE, PLAYGROUND AREA.

SITE DATA SUMMARY TABLE

Table with 2 columns: ITEM and LOT 1. Rows include ZONING, PROPOSED USE, LOT AREA (SF/ACRES) (GROSS), LOT AREA (SF/ACRES) (NET), BUILDING HT (FT/STORIES), LOT COVERAGE (%), FLOOR AREA RATIO, PARKING REQUIRED, HANDICAPPED PARKING REQUIRED, IMPERVIOUS AREA (SF), OPEN SPACE PROVIDED (7%), OPEN SPACE PROVIDED (SF), PLAY AREA REQ'D. (65 SF/STUDENT), PLAY AREA PROVIDED.

* BASED ON 274 STUDENTS & 20 TEACHERS

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

NO EXISTING TREES ON THIS SITE.

ADA ROUTE NOTE: MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FEET FROM THE DOOR. A 2% SLOPE (MAX.) MUST BE MAINTAINED.

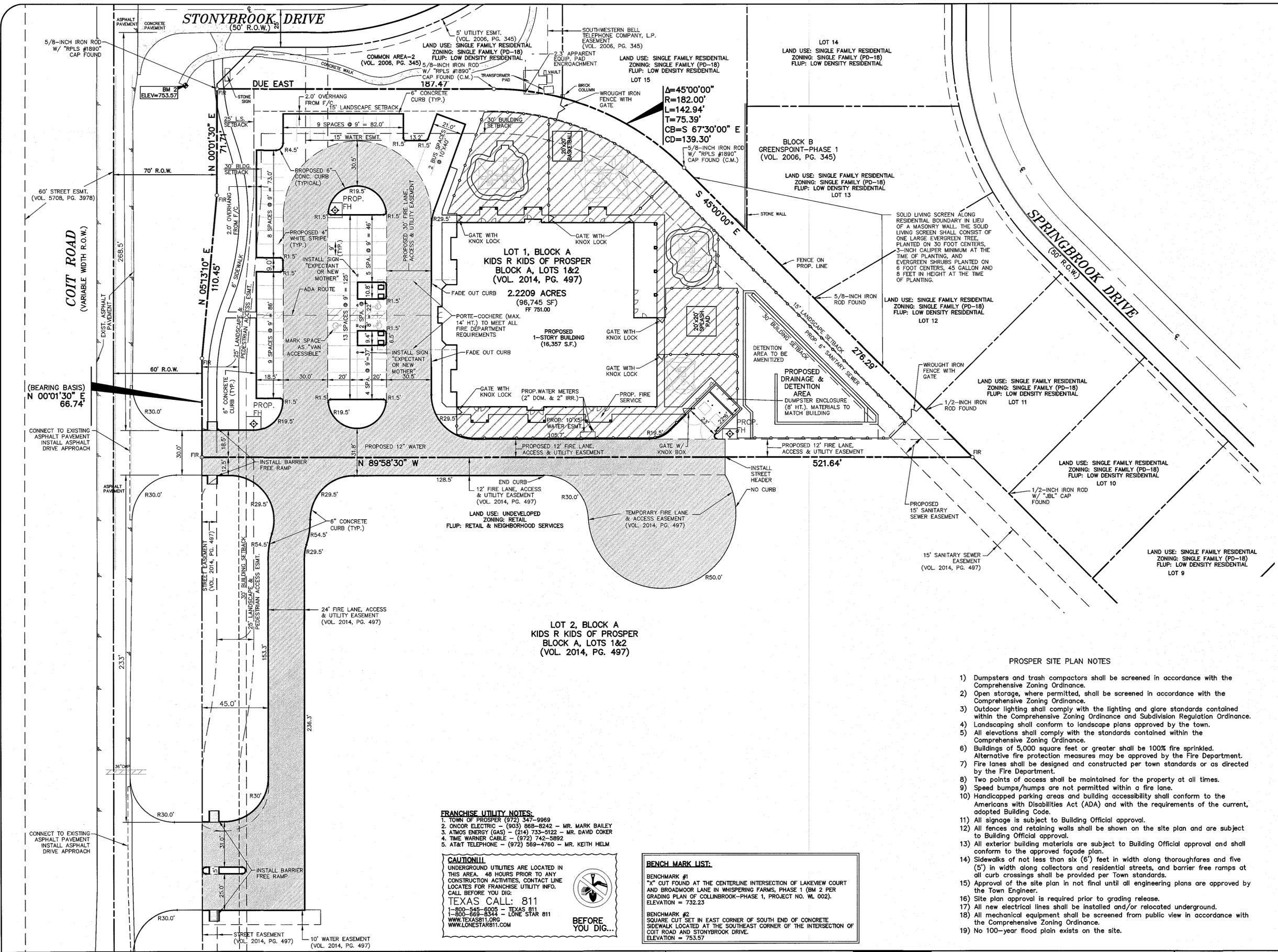
PROSPER SITE PLAN NOTES

- 1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
3) Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
4) Landscaping shall conform to landscape plans approved by the town.
5) All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8) Two points of access shall be maintained for the property at all times.
9) Speed bumps/humps are not permitted within a fire lane.
10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
11) All signage is subject to Building Official approval.
12) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14) Sidewalks of not less than six (6) feet in width along thoroughfares and five (5) feet in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15) Approval of the site plan in final until all engineering plans are approved by the Town Engineer.
16) Site plan approval is required prior to grading release.
17) All new electrical lines shall be installed and/or relocated underground.
18) All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
19) No 100-year flood plain exists on the site.

FRANCHISE UTILITY NOTES:
1. TOWN OF PROSPER (972) 347-9969
2. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
3. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
4. TIME WARNER CABLE - (972) 742-5892
5. AT&T TELEPHONE - (972) 568-4760 - MR. KEITH HELM

CAUTION!!! UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG. TEXAS CALL: 811 1-800-545-6005 - TEXAS 811 1-800-869-8344 - LONE STAR 811 WWW.TEXAS811.ORG WWW.LONESTAR811.COM BEFORE YOU DIG...

BENCHMARK LIST: BENCHMARK #1 'X' OUT FOUND AT THE CENTERLINE INTERSECTION OF LAKEVIEW COURT AND BROADMOOR LANE IN WHISPERING FARMS, PHASE 1 (BM 2 PER GRADING PLAN OF COLLINBROOK-PHASE 1, PROJECT NO. WL 002). ELEVATION = 732.23 BENCHMARK #2 SQUARE CUT SET IN EAST CORNER OF SOUTH END OF CONCRETE SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF COIT ROAD AND STONYBROOK DRIVE. ELEVATION = 753.57



OWNER/APPLICANT NASHAR GROUP, LLC 6644 JAMESTOWN RD. FRISCO, TX 75035

PROJECT INFORMATION KIDS R KIDS BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION TOWN OF PROSPER, TEXAS WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895 PROPOSED USE: DAY CARE ZONING: RETAIL/COMMERCIAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLIN W. SAMUELSON, P.E. 09/27/11 01-02-106. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES. Engineer: ARLIN W. SAMUELSON, P.E. P.E. No.: 09271 Date: 09-27-106

POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

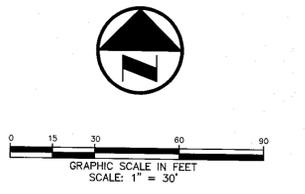
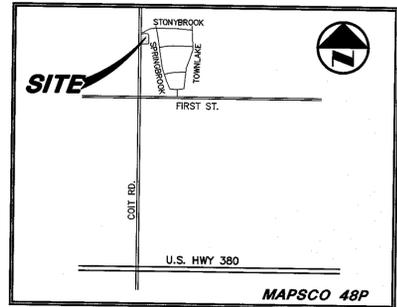
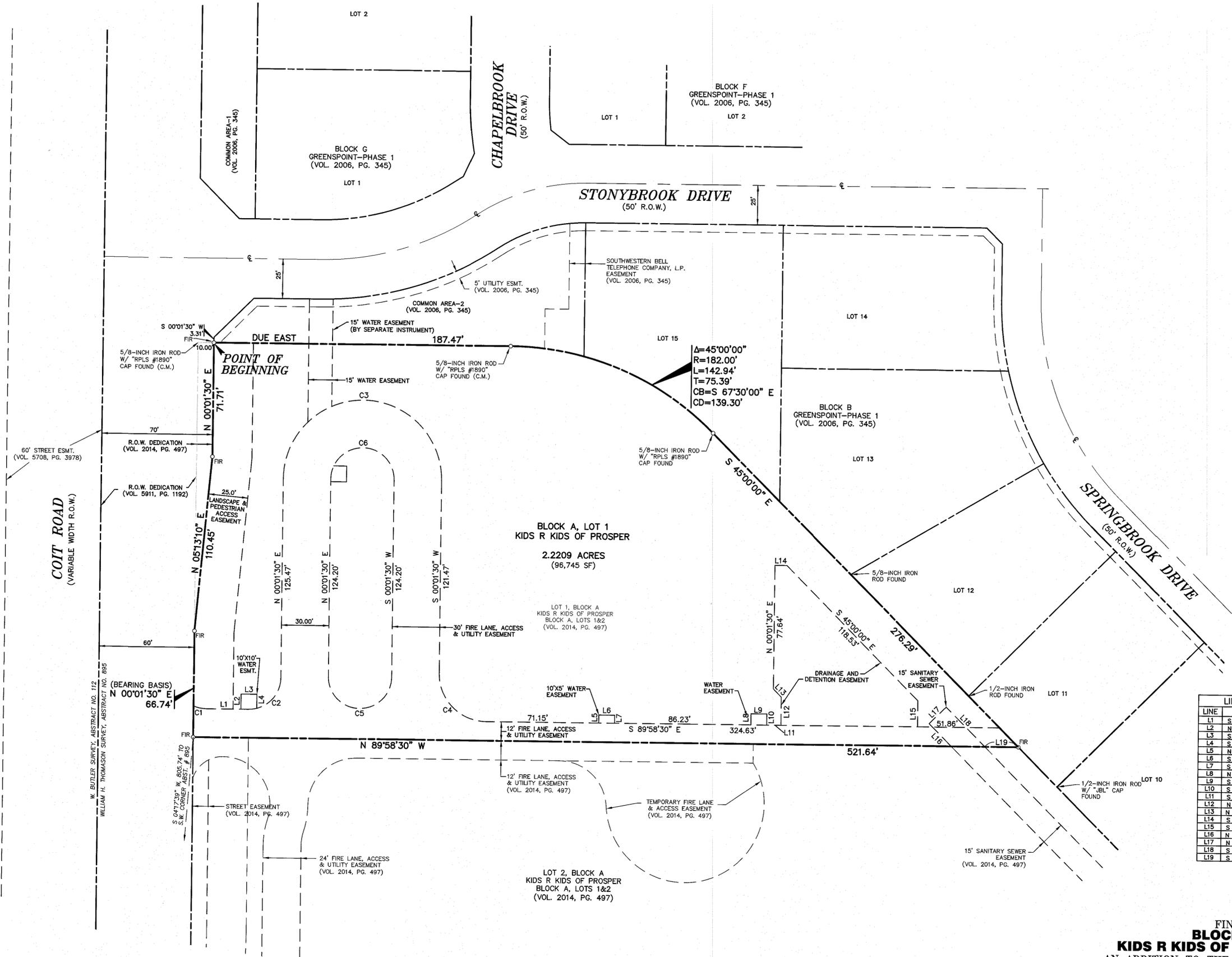
SITE PLAN KIDS R KIDS BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895 TOWN OF PROSPER, TEXAS

SHEET NO. C1.01

WRAHAM 03/12/2015 - 2:58PM N:\ADDS\1500-1598\1575-14-073-SITE PLAN.DWG THE ENGINEERING DESIGN, SEAL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

Table with 4 columns: NO., DATE, REVISION / DESCRIPTION, PI NUMBER. Rows include DESIGN, DRAWN, DATE, PI NUMBER.

WGRAHAM 03/12/2015 - 3:00PM
 N. JOHNS 1500-1599-1375-14-073-FINAL PLAT.DWG
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°58'30\"	22.00'
L2	N 00°01'30\"	9.50'
L3	S 89°58'30\"	10.00'
L4	S 00°01'30\"	8.86'
L5	N 00°01'30\"	5.00'
L6	S 89°58'30\"	10.00'
L7	S 00°01'30\"	5.00'
L8	N 00°01'30\"	7.00'
L9	S 89°58'06\"	10.00'
L10	S 00°01'30\"	7.00'
L11	S 89°58'30\"	9.00'
L12	N 00°01'30\"	17.62'
L13	N 44°58'30\"	7.07'
L14	S 89°58'30\"	7.53'
L15	S 00°01'30\"	16.48'
L16	N 45°00'00\"	19.93'
L17	N 45°00'00\"	15.00'
L18	S 45°00'00\"	34.04'
L19	S 89°58'30\"	21.22'

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	8.23'	20.00'
C2	31.42'	20.00'
C3	157.08'	50.00'
C4	47.12'	30.00'
C5	62.83'	20.00'
C6	62.83'	20.00'

NOTES:

- Bearing system for this survey is based on a bearing of North 00 degrees, 01 minutes, 30 seconds East, for the an east right-of-way line of Coit Road according to the plat of Kids R Kids of Prosper, Block A, Lots 1&2, an addition to the Town of Prosper, Texas recorded in Volume 2014, Page 497 of the Plat Records of Collin County, Texas.
- C.M. - Controlling Monument.
- No floodplain exists on the site.

FINAL PLAT
BLOCK A, LOT 1
KIDS R KIDS OF PROSPER ADDITION
 AN ADDITION TO THE TOWN OF PROSPER, TEXAS
 AND BEING OUT OF THE
 WILLIAM H. THOMASON SURVEY, ABSTRACT No. 895
 COLLIN COUNTY, TEXAS
 SHEET 1 OF 2

OWNER: Noshar Group, LLC 15062 Blakehill Drive Frisco, Texas 75035 (214) 535-4243 (PHONE)		PREPARED 01-14-15
		SURVEYED 10-24-14
		SCALE: 1" = 30'
		PI NUMBER 1575-14-073
		DRAWN BY: RLG
		CHECKED BY: AWS

1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #F-000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00
 (214) 544-8882 FAX
 www.PogueEngineering.com

DWG NO: 1575-14-073_FINAL PLAT.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, Nashar Group, LLC is the owner of a 2.2209 acre tract of land situated in the William H. Thomason Survey, Abstract No. 895, Collin County, Texas; said tract being all of Lot 1, Block A, Kids R Kids of Prosper Block A, Lots 1&2, an addition to the Town of Prosper, Texas according to the plat recorded in Volume 2014, Page 487 of the Plat Records of Collin County, Texas; said 2.2209 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap found in an east right-of-way line of Coit Road (a variable width right-of-way); said point being the northwest corner of said Lot 1, Block A and the most northerly southwest corner of Block B, Greenspoint-Phase 1, an addition to the Town of Prosper, Texas according to the plat recorded in Volume 2008, Page 345 of the said Plat Records; said point also being South 00 degrees, 01 minutes, 30 seconds West, a distance of 3.31 feet from a point at the south end of a right-of-way corner clip at the intersection of the said east line of Coit Road and the south right-of-way line of Stonybrook Drive (a 50-foot wide right-of-way)

THENCE, departing the said east line of Coit Road and along the common line between said Lot 1, Block A and said Block B, Greenspoint-Phase 1, the following three (3) calls:

Due East, a distance of 187.47 feet to a 5/8-inch iron rod with "RPLS #1890" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 45 degrees, 00 minutes, 00 seconds, a radius of 182.00 feet, a chord bearing and distance of South 87 degrees, 30 minutes, 00 seconds East, 139.30 feet, an arc distance of 142.94 feet to a 5/8-inch iron rod with "RPLS #1890" cap found at the end of said curve;

South 45 degrees, 00 minutes, 00 seconds East, a distance of 276.29 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the northeast corner of Lot 2, Block A of said Kids R Kids of Prosper Block A, Lots 1&2;

THENCE, North 89 degrees, 58 minutes, 30 seconds West, departing the said common line between Lot 1, Block A and Block B, Greenspoint-Phase 1 and along the common line between said Lot 1, Block A and said Lot 2, Block A, a distance of 521.64 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said east line of Coit Road; said point also being the northwest corner of said Lot 2, Block A;

THENCE, departing the said common line between Lot 1, Block A and Lot 2, Block A and along the said east line of Coit Road and the west line of said Lot 1, Block A, the following three (3) calls:

North 00 degrees, 01 minutes, 30 seconds East, a distance of 66.74 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 05 degrees, 13 minutes, 10 seconds East, a distance of 110.45 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 00 degrees, 01 minutes, 30 seconds East, a distance of 71.71 feet to the POINT OF BEGINNING;

CONTAINING, 96,745 square feet or 2.2209 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Nashar Group, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as KIDS R KIDS OF PROSPER, Block A, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Nashar Group, 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 _____, 2015.

BY: Nashar Group, LLC

Fadi El Nachar

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office this the ____ day of _____, 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

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

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this ____ day of _____, 2015.

PRELIMINARY

RELEASED 01/14/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roman L. Groyzman
Registered Professional Land Surveyor No. 5864



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Roman L. Groyzman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2015.

Notary Public in and for the State of Texas

FIRE LANE EASEMENT

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

ACCESS EASEMENT

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

DRAINAGE AND DETENTION EASEMENT (only for plats with above ground detention)

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, LOT 1, as shown on the plot 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.

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 other/wise approved on the plat.

FINAL PLAT
BLOCK A, LOT 1
KIDS R KIDS OF PROSPER ADDITION
AN ADDITION TO THE TOWN OF PROSPER, TEXAS
AND BEING OUT OF THE
WILLIAM H. THOMASON SURVEY, ABSTRACT No. 895
COLLIN COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
Nashar Group, LLC
15062 Blakemill Drive
Frisco, Texas 75035
(214) 535-4243 (PHONE)



1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.com

PREPARED	01-14-15
SURVEYED	10-24-14
SCALE	1" = 30'
PI NUMBER	1575-14-073
DRAWN BY:	RLG
CHECKED BY:	AW5

DWG NO: 1575-14-073_FINAL_PLAT.DWG



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Consider and act upon an Amending Plat for Hawk Ridge, on 8.0± acres, located on the east side of Coleman Street, 1,500± feet north of Broadway Street. The purpose of the Amending Plat is to add a wall maintenance easement to Block A, Lots 10-12. The property is zoned Planned Development-37 (PD-37). (D15-0018).

Description of Agenda Item:

The Amending Plat shows 32 single family residential lots. The purpose of the Amending Plat is to add a five (5) foot wall maintenance easement to the rear of Block A, Lots 10-12. The Amending Plat conforms to the Planned Development-37 (PD-37) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Amending Plat meets minimum development requirements.

Attached Documents:

1. The Amending Plat

Town Staff Recommendation:

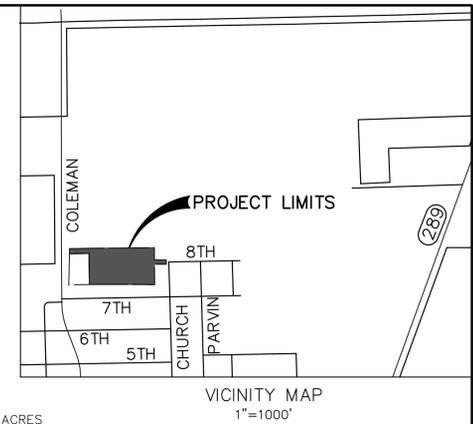
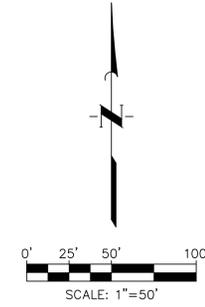
Town staff recommends approval of the Amending Plat subject to:

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	38.76'	38.73'	N 85°41'31" E	07°24'09"
C2	300.00'	38.76'	38.73'	N 85°41'31" E	07°24'09"
C3	35.50'	55.76'	50.20'	S 45°36'16" E	90°00'00"
C4	35.50'	55.76'	50.20'	S 45°36'16" E	90°00'00"
C5	35.50'	55.76'	50.20'	S 45°36'16" E	90°00'00"
C6	20.00'	10.82'	10.69'	S 14°53'52" W	31°00'18"
C7	20.00'	10.82'	10.69'	N 73°33'39" E	31°00'10"
C8	20.00'	10.82'	10.69'	S 75°06'11" E	31°00'10"
C9	20.00'	10.82'	10.69'	N 16°06'21" W	31°00'10"
C10	50.00'	132.65'	97.03'	S 45°36'12" E	152°00'26"
C11	50.00'	132.65'	97.03'	N 44°23'44" E	152°00'20"
C12	60.50'	95.03'	85.56'	N 45°36'16" W	90°00'00"

LINE	BEARING	DISTANCE
L1	S 45°36'16" E	14.14'
L2	N 44°23'44" E	14.13'
L3	N 47°03'00" W	14.53'
L4	N 44°23'44" E	14.14'
L5	S 45°36'16" E	14.14'
L6	S 44°23'44" W	14.14'
L7	N 45°36'16" W	14.14'

S 89°23' W, 1042'± TO THE APPROXIMATE CORNER OF COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147. ALSO BEING THE APPROXIMATE SOUTHWESTERLY CORNER OF THE J.R. TUNNEY SURVEY, ABSTRACT NO. 916.



SF-15
JAMES ROWLAND
6526 RIVERVIEW LN.
DALLAS, TX 75248
VOLUME 3402, PAGE 451
D.R.C.C.T.

ZONED: SINGLE FAMILY
GOODWILL INDUSTRIES OF
NORTHEAST TEXAS INC.
2206 E. LAMAR ST.
SHERMAN, TX 75090

CLERK'S FILE
NO. 2008010200008100
D.R.C.C.T.

73,820 ACRES
LOT 1, BLOCK 1
PROSPER HIGH SCHOOL &
MIDDLE SCHOOL ADDITION
CLERK'S FILE NO.
20090818010002120
P.R.C.C.T.

SF-15
CLERK'S FILE
NO. 97-13953
VOLUME 2147, PAGE 922
VOLUME 876, PAGE 628
D.R.C.C.T.

PROSPER I.S.D.
605 E 7TH STREET
PROSPER, TX 75078

J.R. TUNNEY SURVEY
ABSTRACT NO. 916

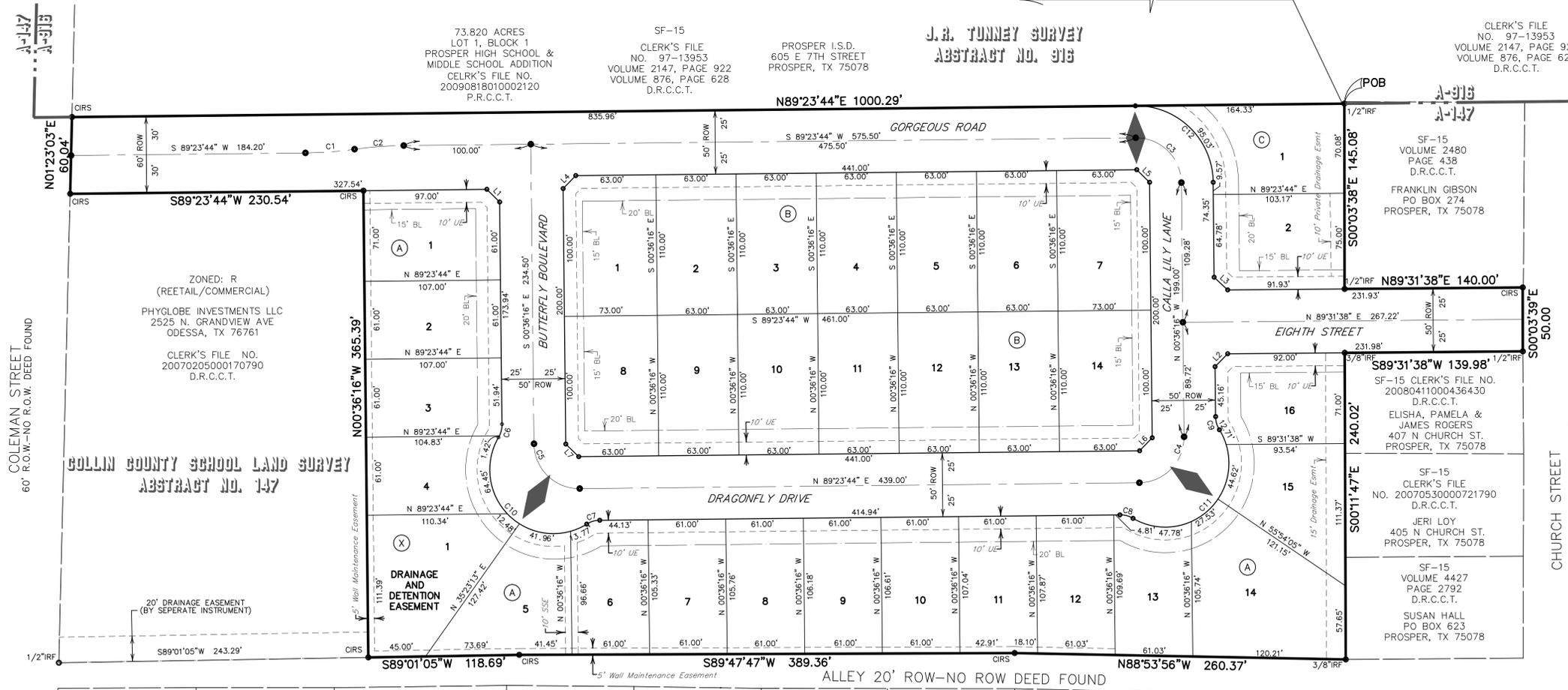
CLERK'S FILE
NO. 97-13953
VOLUME 2147, PAGE 922
VOLUME 876, PAGE 628
D.R.C.C.T.

73,820 ACRES
LOT 1, BLOCK 1
PROSPER HIGH SCHOOL &
MIDDLE SCHOOL ADDITION
CLERK'S FILE NO.
20090818010002120
P.R.C.C.T.

LEGEND

POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "COTTON SURVEYING" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
◆	DENOTES CHANGE IN STREET NAME
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

BLOCK	LOT	SQUARE FOOTAGE
A	1	7,547
A	2	6,527
A	3	6,520
A	4	6,128
A	5	7,734
A	6	6,328
A	7	6,438
A	8	6,464
A	9	6,490
A	10	6,516
A	11	6,546
A	12	6,636
A	13	6,365
A	14	11,389
A	15	7,425
A	16	7,099
B	1	7,980
B	2	6,930
B	3	6,930
B	4	6,930
B	5	6,930
B	6	6,930
B	7	7,980
B	8	7,980
B	9	6,930
B	10	6,930
B	11	6,930
B	12	6,930
B	13	6,930
B	14	7,980
C	1	8,038
C	2	7,646
X	1	9,423



SF-15 CLERK'S FILE NO. 96-23315 D.R.C.C.T. PAUL FASNACHT 1211 BIG BEND DR. MCKINNEY, TX 75069	SF-15 CLERK'S FILE NO. 98-47760 D.R.C.C.T. RICHARD & STACY MILAM PO BOX 773 PROSPER, TX 75078	SF-15 CLERK'S FILE NO. 95-25008 D.R.C.C.T. ROXANN DALTON & MICHAEL GLENN PO BOX 292 PROSPER, TX 75078	SF-15 CLERK'S FILE NO. 20140821000898400 D.R.C.C.T. JOE DON & LORETTA J. BAKER 115 E. 7TH ST. PROSPER, TX 75078	SF-15 VOLUME 5553 PAGE 4884 D.R.C.C.T. WOLFORD BRYSON PO BOX 143 PROSPER, TX 75078	SF-15 VOLUME 801 PAGE 130 D.R.C.C.T. FRED WILSON 203 E. 7TH ST. PROSPER, TX 75078	SF-15 VOLUME 5764 PAGE 4016 D.R.C.C.T. SCOTT JONES & MARY LOU REECE 2441 PLUMTHICKET CT. WICHITA, KS 67226	SF-15 CLERK'S FILE NO. 20081222001441120 D.R.C.C.T. RUTH VEREEN 209 E. 7TH ST. PROSPER, TX 75078	SF-15 CLERK'S FILE NO. 20141111001234000 D.R.C.C.T. FREDERICK O. & DEANA L. HAIMAN 305 E 7TH ST. PROSPER, TX 75078	SF-15 VOLUME 747 PAGE 637 D.R.C.C.T. MARTHA SCOTT PO BOX 95 PROSPER, TX 75078
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LOT 1, BLOCK F
VALLEY VIEW ADDITION
SECOND INSTALLMENT
VOLUME 5976, PAGE 1658
D.R.C.C.T.

JILL KENNEDY
PO BOX 402
PROSPER, TX 75078

EIGHTH STREET

(NO RECORDING INFO.)
STANLEY WEBB
PO BOX 112
PROSPER, TX 75078

CLERK'S FILE
NO. 20070711001267090
D.R.C.C.T.

ALBERT & LINDA STEWART
404 N. CHURCH ST.
PROSPER, TX 75078

20' ALLEY

LOT 1, BLOCK C
VALLEY VIEW ADDITION
1ST INSTALLMENT

CLERK'S FILE
NO. 20100506000451940
D.R.C.C.T.

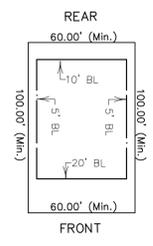
MARK SHOWLER
401 E. 7TH ST.
PROSPER, TX 75078

- NOTES
- No 100-year floodplain exists on the site.
 - All residential sidewalks shall be 5' wide per Town's Subdivision Ordinance.
 - All residential lots shall conform to the standards established in PD-37.
 - 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.
 - Lot 1, Block X to be owned & maintained by the Home Owners' Association.
 - All garages must have a minimum 25' front yard setback.
 - Trees planted north of Gorgeous Road in the Right of Way must be maintained by the Home Owners' Association.
 - Drainage inlet on Lot 2, Block C are private and shall be the responsibility of the property owner to maintain.
 - Property is currently Zoned: PD-37 Downtown Single Family

FLOOD NOTE
Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracies of locations based on such maps.

All floodplain information on this survey is for graphical depiction only, as scaled off of firm panel map #48085C0260 for Collin County, Texas.

Subject property appears to be situated within FEMA Zone (X) defined as areas determined to be outside of 500-Year Floodplain.



TYPICAL LOT DETAIL
Per PD-37

THE PURPOSE OF THIS REPLAT:
1. TO ADD 5' WALL MAINTENANCE EASEMENT ALONG THE REAR OF LOTS 10, 11 AND 12 BLOCK A.

AMENDING PLAT
HAWK RIDGE
BEING A REPLAT OF
HAWK RIDGE
BEING 8.035 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2015
32 RESIDENTIAL SINGLE FAMILY LOTS
DEVELOPED TO PD-37 STANDARDS

DEVELOPER/OWNER:
D.R. HORTON-TEXAS,LTD.
4306 MILLER ROAD
ROWLETT, TEXAS 75088

ENGINEER/SURVEYOR:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6509 WINDCREST DRIVE, SUITE 600, PLANO, TEXAS, 75024 (972) 488-3800
Texas Board of Professional Land Surveying Registration No. 100461-03

OWNER'S CERTIFICATE (PUBLIC STREETS):

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, D.R. HORTON – TEXAS, LTD., a Texas Limited Partnership is the owner of a parcel or tract of land situated in the Collin County School Land Survey, Abstract No. 147, City of Prosper, Collin County, Texas, being described by deed recorded in County Clerk File No. 2014091200098060, Deed Records, Collin County, Texas, being all of Block A, Lots 1–16, Block B, Lots 1–14, Block C, Lots 1&2, Block X, Lot 1, of the HAWK RIDGE, an addition to the Town of Prosper according to the plat thereof recorded in Volume 2012, Page 32–33, Plat Records, and Document No. 20120131010000240 of the Official Public Records Collin County, Texas and being more particularly described by Metes and Bounds as follows:

BEGINNING at a one–half inch iron rod found for corner at the Northwesterly corner of a parcel or tract of land described to Franklin Gibson by deed recorded in Volume 2480, Page 438, Deed Records, Collin County, Texas, said point being the Northeasterly corner of said D.R. HORTON – TEXAS, LTD tract, said point also being in the Southerly line of Lot 1, Block 1 of the Prosper High School & Middle School Addition, an addition to the Town of Prosper according the plat thereof recorded in County Clerk File No. 20090818010002120, Plat Records, Collin County, Texas and as described to Prosper I.S.D. by deeds recorded in County Clerk File No. 97–13953, Volume 2147, Page 92, Volume 876, Page 628, Deed Records, Collin County, Texas;

THENCE South 00 deg. 03 min. 38 sec. East, departing the Southerly line of said Prosper I.S.D. tract and following the Westerly line of said Franklin Gibson tract and Easterly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 145.08 feet to a one–half inch iron rod found for corner;

THENCE North 89 deg. 31 min. 38 sec. East, following the Southerly line of said Franklin Gibson tract and the Northerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 140.00 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner in the Westerly Right–of–Way line of Church Street (60' Right–of–Way);

THENCE South 00 deg. 03 min. 39 sec. East, departing the Southerly line of said Franklin Gibson tract and following the Westerly line of said Church Street and the Easterly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 50.00 feet to a one–half inch iron rod found for corner at the Northeasterly corner of a parcel or tract of land described to Elisha, Pamela & James Rogers by deed recorded in County Clerk File No. 20080411000436430, Deed Records, Collin County, Texas;

THENCE South 89 deg. 31 min. 38 sec. West, departing the Westerly line of said Church Street and following the Northerly line of said Rogers tract and Southerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 139.98 feet to a three–eighths inch iron rod found for corner;

THENCE South 00 deg. 11 min. 47 sec. East, following the Easterly line of said D.R. HORTON – TEXAS, LTD tract, the Westerly line of said Rogers tract and a parcel or tract of land described to Jeri Loy by deed recorded in County Clerks File No. 20070530000721790, a distance of 240.02 feet to a three–eighths inch iron rod found for corner at the Southwesterly corner of a parcel or tract of land described to Susan Hall by deed recorded in Volume 4427, Page 2792, Deed Records, Collin County, Texas, said point also being in the Northerly line of an unrecorded alley;

THENCE departing the Westerly line of said Susan Hall tract and following the Northerly line of said unrecorded alley and the Southerly line of said D.R. HORTON – TEXAS, LTD tract the following courses and distances:

North 88 deg. 53 min. 56 sec. West a distance of 260.37 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner;

South 89 deg. 47 min. 47 sec. West a distance of 389.36 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner;

South 89 deg. 01 min. 05 sec. West a distance of 118.69 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner at the Southeasterly corner of a parcel or tract of land described to Phyglobe Investments LLC by deed recorded in County Clerk File No. 20070205000170790, Deed Records, Collin County, Texas;

THENCE North 00 deg. 36 min. 16 sec. West, departing the Northerly line of said unrecorded alley and following the Easterly line of said Phyglobe Investments LLC tract and the Westerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 365.39 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner;

THENCE South 89 deg. 23 min. 44 sec. West, following the Northerly line of said Phyglobe Investments LLC tract and the Southerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 230.54 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner in the apparent Easterly Right–of–Way line of U.S. Highway No. 289 (Business Route);

THENCE North 01 deg. 23 min. 03 sec. East, departing the Northerly line of said Phyglobe Investments LLC tract and following the apparent Easterly line of said U.S. Highway No. 289 (Business Route) and the Westerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 60.04 feet to a five–eighths inch iron rod with yellow cap stamped "COTTON SURVEYING" set for corner, said point also being the Southwesterly corner of said Proper I.S.D. tract;

THENCE North 89 deg. 23 min. 44 sec. East, departing the apparent Easterly line of said U.S. Highway No. 289 (Business Route) and following the Southerly line of said Prosper I.S.D. tract and the Northerly line of said D.R. HORTON – TEXAS, LTD tract, a distance of 1000.29 feet to the **POINT OF BEGINNING** and containing 8.035 acres of land, more or less.

DRAINAGE AND DETENTION EASEMENT (ABOVE GROUND DETENTION):

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: Block X, Lot 1, 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 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 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON – TEXAS, LTD., a Texas Limited Partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT HAWK RIDGE, Block A, Lots 1–16, Block B, Lots 1–14, Block C, Lots 1&2, Block X, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. D.R. HORTON, LTD, a Texas Limited Partnership, does herein certify the following:

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

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 _____, 2015.

BY:

Authorized Signature

Printed Name and Title

STATE OF TEXAS

COUNTY OF _____,

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

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

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez 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 ____th day of _____, 2015.

PRELIMINARY – FOR REVIEW

Eduardo Martinez, Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____day of _____, 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

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

Planning & Zoning Commission Chair

Town Secretary

Engineering Department

Development Services Department

**AMENDING PLAT
HAWK RIDGE**

**BEING A REPLAT OF
HAWK RIDGE
BEING 8.035 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2015
32 RESIDENTIAL SINGLE FAMILY LOTS
DEVELOPED TO PD-37 STANDARDS**

THE PURPOSE OF THIS REPLAT:

1. TO ADD 5' WALL MAINTENANCE EASEMENT ALONG THE REAR OF LOTS 10, 11 AND 12 BLOCK A.

DEVELOPER/OWNER:
D.R. HORTON–TEXAS,LTD.
4306 MILLER ROAD
ROWLETT, TEXAS 75088

ENGINEER/SURVEYOR:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6509 WINDCREST DRIVE, SUITE 600, PLANO TEXAS, 75024 (972) 488-3880
Texas Board of Professional Land Surveying Registration No. 100461-03



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Consider and act upon a Preliminary Plat for Falls of Prosper, for 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0007).

History:

At the February 17, 2015, this item was tabled to allow the applicant an opportunity to revise the Preliminary Plat to address the Commission and staff concerns outlined below. The applicant subsequently revised the Preliminary Plat by adding an additional lot, removing the overhead electric power line easement from the single family residential lots on the southern portion of the property, revising the size and configuration of the oversize corner lot in the southeast sector of the plat, revising the lot for the Town's water tower site and making minor adjustments to the overall layout.

Description of Agenda Item:

The Planning & Zoning Commission has final approval authority of Preliminary Plats that meet all applicable development standards of the Town. Even though changes have been made, the proposed Preliminary Plat does not conform to Planned Development-70 (PD-70), which is attached for reference. Therefore, upon advice of the Town Attorney, staff is recommending denial of the Preliminary Plat.

The proposed Preliminary Plat includes a 100-foot overhead electric power line easement bisecting the property. The easement on the northern half of the development is shown to be included within the back portion of five single family residential lots. Exhibit D of PD-70, depicts single family residential lots exclusive of the 100-foot overhead electric power line easement; therefore, the proposed Preliminary Plat is not in conformance with the governing zoning district, PD-70.

The revised Preliminary Plat increased the size of the oversized corner lot from 4.2± acres to 4.7± acres, as well as reconfigured access to the lot via an alternate internal residential street. The Town's concern with the proposed Preliminary Plat layout, and the oversized lot, is that it will unnecessarily result in a lot that has the demand for either non-residential uses, which is not the intent of the PD, and/or the need to be subdivided into additional lots that would ultimately exceed the maximum density of 1.6 dwelling units per acre, as specified in PD-70. The

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

The Town's Engineering Department has concerns with the proposed Town water tower site. Currently the Preliminary Plat shows the water tower site to include a portion of the 100-foot overhead electric power line easement. The water tower site should be exclusive of the easement, in accordance with the PD-70 exhibit, and that portion of the easement should be incorporated into the homeowners association (HOA) lot. The portion of the water tower lot in the easement is not usable for water tower purposes; therefore the Town does not need ownership and maintenance responsibilities for the easement.

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

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

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Plat does not meet minimum development requirements.

Attached Documents:

1. Revised Preliminary Plat
2. Previously considered Preliminary Plat
3. Planned Development-70

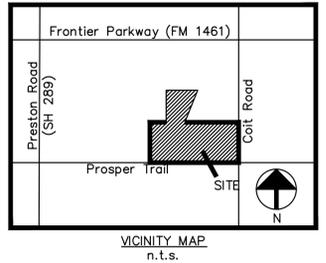
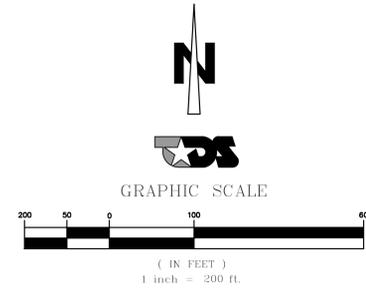
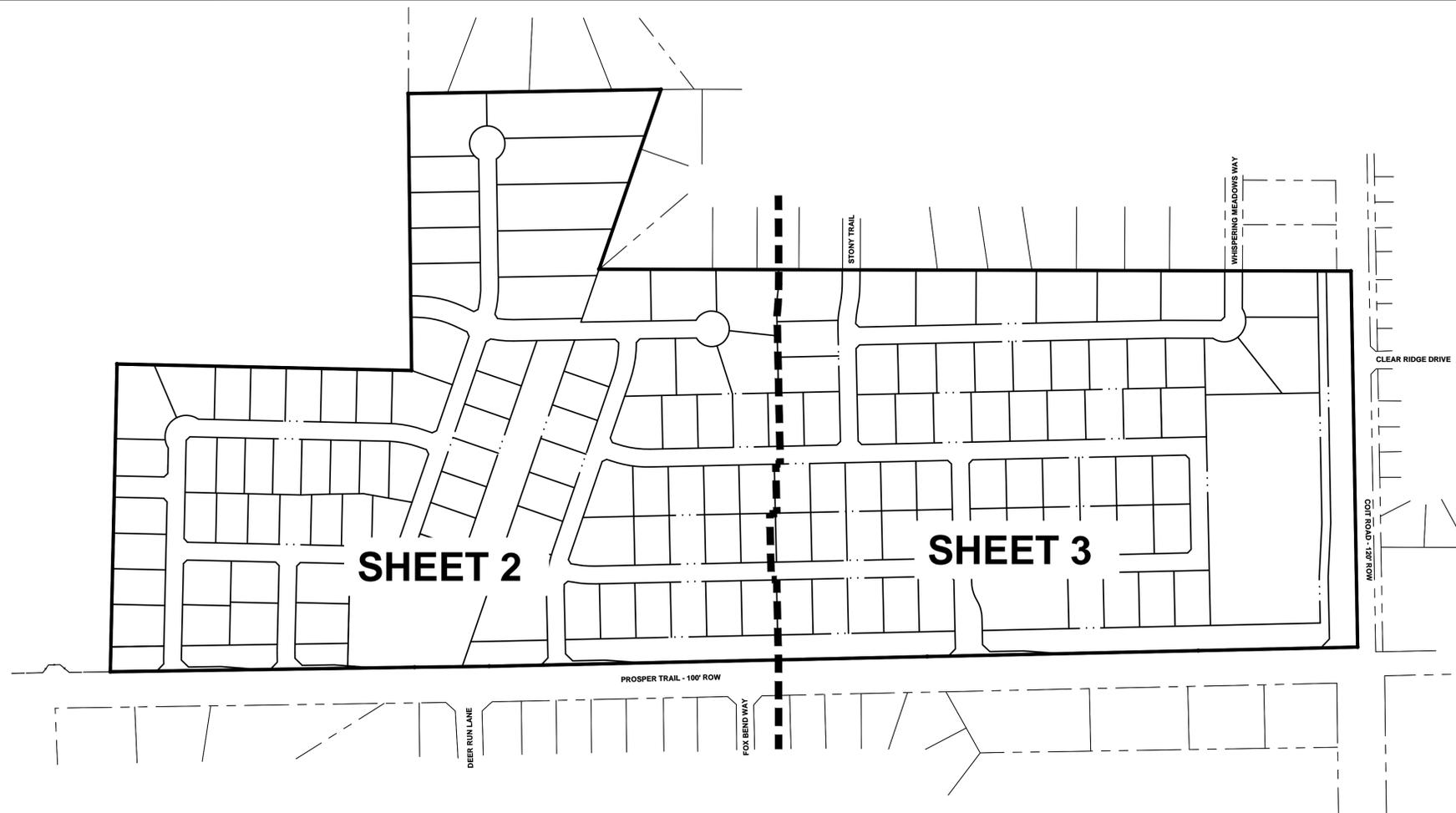
Parks & Recreation Board Recommendation:

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

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

Town Staff Recommendation:

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



OWNERS

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

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

surveyor:



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



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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING all that certain lot, parcel, or tract of land located in the ELISHA CHAMBERS SURVEY, Abstract No. 179, and the Collin County School Land, Abstract No. 172, Prosper, Collin County, Texas, and being the same tract of land described in deed to NW Coit / CR 81' LP, recorded in Volume 5895, Page 799, Deed Records, Collin County, Texas, and being the same tract of land described in deed to NW Coit Ten, LP, recorded in Instrument No. 20120803000955070, Official Public Records, Collin County, Texas, and being the same tract of land described in deed to Collin County Investments, Ltd., recorded in Volume 5984, Page 58, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail set for corner at the intersection of the West line of said Coit Road, a variable width, right-of-way, with the North line of Prosper Trails, a variable width right-of-way;

THENCE Westerly, along said North line, the following four (4) courses and distances:

- 1) THENCE South 88°45'17" West, a distance of 450.02 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 2) THENCE South 88°45'00" West, a distance of 765.77 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 3) THENCE South 89°14'50" West, a distance of 210.96 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 4) THENCE South 89°09'19" West, a distance of 859.78 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southerly Southeast corner of a tract of land described in deed to Deion Sanders, recorded in Volume 4230, Page 140, Official Public Records, Collin County, Texas;

THENCE North 01°16'07" East, a distance of 865.03 feet to a 1/2-inch iron rod found at an interior 'ell' corner of said Sanders tract;

THENCE South 88°43'53" East, a distance of 832.06 to a 1/2-inch iron rod found at the Easterly Southeast corner of said Sanders tract;

THENCE North 00°41'53" West, along the Northerly East line of said Sanders tract, a distance of 778.33 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of HIGHLAND MEADOWS, PHASE 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume N, Page 426, Map Records, Collin County, Texas;

THENCE North 89°03'21" East, along the South line of said HIGHLAND MEADOWS PHASE 2, a distance of 713.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of WHISPERING MEADOWS, NO. 2, an Addition to the City of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 339, Map Records, Collin County, Texas;

THENCE South 19°05'48" West, a distance of 534.57 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said WHISPERING MEADOWS, NO. 2;

THENCE South 89°51'10" East, along the South line of said WHISPERING MEADOWS, NO. 2, a distance of 2123.74 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said West line of Coit Road;

THENCE South 01°00'40" East, along said West line, a distance of 1056.82 feet to the PLACE OF BEGINNING and containing 3,925,824 square feet or 90.125 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NW Coit/CR 18 L.P. and NW Coit Tec, L.C. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property THE FALLS OF PROSPER, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The (Owner Name) does herein certify the following:

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

AND AND SEAL OF OFFICE this the _____ day of _____, 20 _____

Notary Public, State of Texas

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

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

BY: _____
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015 by
Planning & Zoning Commission of the Town of Prosper,
Texas

_____ Planning & Zoning Chair
_____ Town Secretary
_____ Engineering Department
_____ Planning Department

PRELIMINARY PLAT
FALLS OF PROSPER
149 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
90.13 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN OF PROSPER
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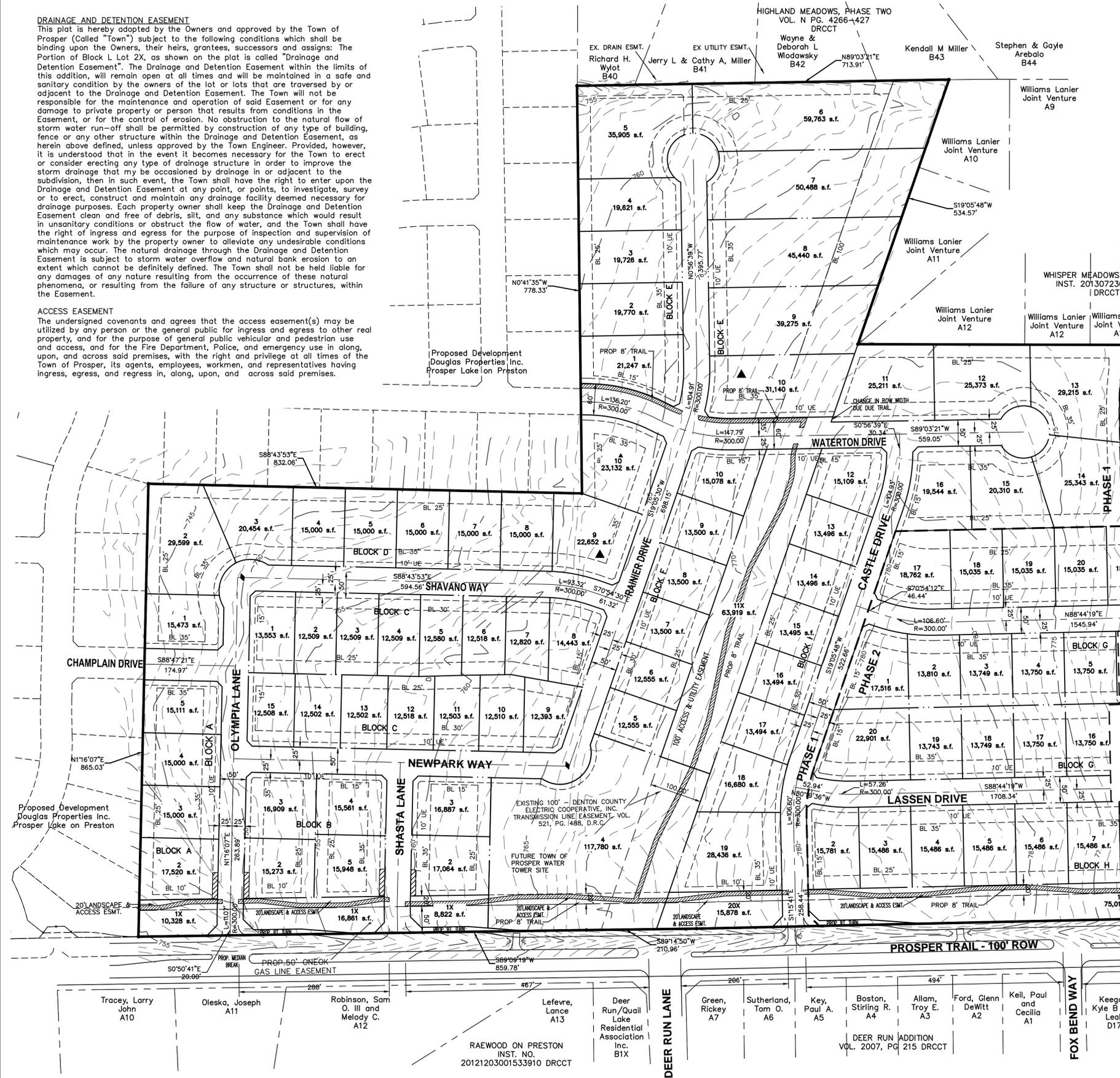
DRAINAGE AND DETENTION EASEMENT

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

ACCESS EASEMENT

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

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 PLOT DATE/TIME: 3/27/2015 - 3:52pm



NOTES:

- All Roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
- No 100-year floodplain exists on the sure
- All development to comply with PD-70
- Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
- The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
- 1.76 acres or 76,716 s.f. of right-of-way to be dedicated to the Town of Prosper for the expansion of Coit Road in fee simple.
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LOT SIZE TABLE

LOT SIZE	No. LOTS	Percentage
25,000 s.f. - A	18	12%
15,000 s.f. - B	73	49%
13,000 s.f. - C	41	28%
12,500 s.f. - D	17	11%
Total Residential Lots	149	100%

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

LEGEND

- ▲ DENOTES KEY LOT
- NO DRIVEWAY ACCESS

OWNERS

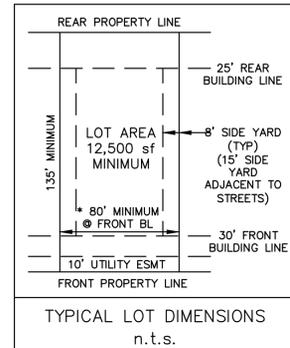
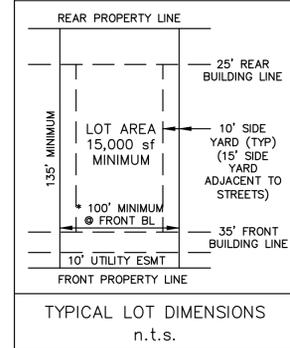
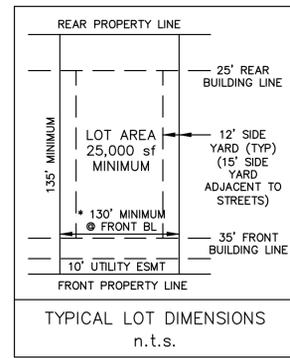
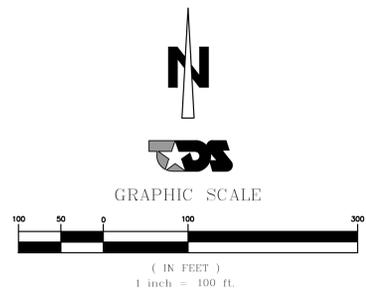
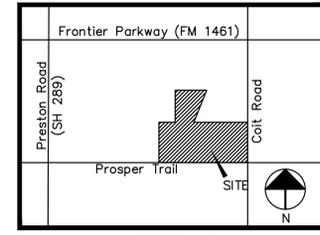
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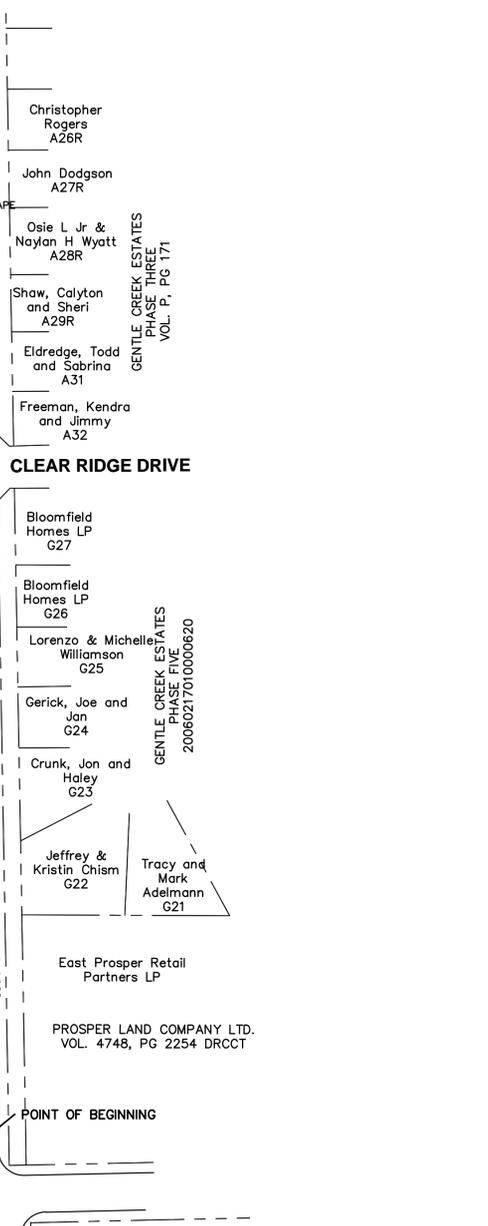
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PRELIMINARY PLAT
FALLS OF PROSPER
 149 RESIDENTIAL LOTS
 6 OPEN SPACE LOTS
 90.13 ACRES
 ELISHA CHAMBERS SURVEY ABSTRACT 179
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

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 PLOT DATE/TIME: 3/30/2015 3:49pm



Parcel Table			
Lot Number	Block	Area	Lpt Type
5	Block A	15111 a.f.	B
4	Block A	15000 a.f.	B
3	Block A	15000 a.f.	B
2	Block A	17520 a.f.	B
1 X	Block A	10328 a.f.	----
5	Block B	15948 a.f.	B
4	Block B	15561 a.f.	B
3	Block B	16909 a.f.	B
2	Block B	15273 a.f.	B
1 X	Block B	16861 a.f.	----
15	Block C	12508 a.f.	D
14	Block C	12502 a.f.	D
13	Block C	12502 a.f.	D
12	Block C	12518 a.f.	D
11	Block C	12503 a.f.	D
10	Block C	12510 a.f.	D
9	Block C	12393 a.f.	D
6	Block C	12518 a.f.	D
5	Block C	12580 a.f.	D
4	Block C	12509 a.f.	D
3	Block C	12509 a.f.	D
2	Block C	12509 a.f.	D
1	Block C	13553 a.f.	D
8	Block C	14443 a.f.	D
7	Block C	12820 a.f.	D
10	Block D	23132 a.f.	B
9	Block D	22652 a.f.	B
8	Block D	15000 a.f.	B
7	Block D	15000 a.f.	B
6	Block D	15000 a.f.	B
5	Block D	15000 a.f.	B
4	Block D	15000 a.f.	B
3	Block D	20454 a.f.	B
2	Block D	29599 a.f.	B
1	Block D	15473 a.f.	B
24	Block E	17180 a.f.	B
23	Block E	17173 a.f.	B
22	Block E	15286 a.f.	B
21	Block E	15035 a.f.	B
20	Block E	15035 a.f.	B
19	Block E	15035 a.f.	B
18	Block E	15035 a.f.	B
17	Block E	18762 a.f.	B
16	Block E	19544 a.f.	B
15	Block E	20310 a.f.	B
14	Block E	25343 a.f.	A
25	Block E	25738 a.f.	A
13	Block E	29215 a.f.	A
12	Block E	25373 a.f.	A
11	Block E	25211 a.f.	A
10	Block E	31140 a.f.	A
9	Block E	39275 a.f.	A
8	Block E	45440 a.f.	A

Parcel Table			
Lot Number	Block	Area	Lpt Type
7	Block E	50488 a.f.	A
6	Block E	59763 a.f.	A
5	Block E	35905 a.f.	A
4	Block E	19821 a.f.	B
3	Block E	19728 a.f.	B
2	Block E	19770 a.f.	B
1	Block E	21247 a.f.	B
1 X	Block F	8822 a.f.	----
17	Block F	13494 a.f.	C
20 X	Block F	15878 a.f.	----
19	Block F	28436 a.f.	B
18	Block F	16680 a.f.	C
16	Block F	13494 a.f.	C
15	Block F	13495 a.f.	C
14	Block F	13496 a.f.	C
13	Block F	13496 a.f.	C
12	Block F	15109 a.f.	C
11 X	Block F	63919 a.f.	----
10	Block F	15078 a.f.	C
9	Block F	13500 a.f.	C
8	Block F	13500 a.f.	C
7	Block F	13500 a.f.	C
6	Block F	12555 a.f.	D
5	Block F	12555 a.f.	D
4	Block F	117780 a.f.	D
3	Block F	16887 a.f.	C
2	Block F	17064 a.f.	B
20	Block G	22901 a.f.	B
19	Block G	13743 a.f.	C
18	Block G	13749 a.f.	C
17	Block G	13750 a.f.	C
16	Block G	13750 a.f.	C
15	Block G	13750 a.f.	C
14	Block G	13750 a.f.	C
13	Block G	13750 a.f.	C
12	Block G	13750 a.f.	C
11	Block G	13689 a.f.	C
10	Block G	13700 a.f.	C
9	Block G	13750 a.f.	C
8	Block G	13750 a.f.	C
7	Block G	13750 a.f.	C
6	Block G	13750 a.f.	C
5	Block G	13750 a.f.	C
4	Block G	13749 a.f.	C
3	Block G	13749 a.f.	C
2	Block G	13810 a.f.	C
1	Block G	17516 a.f.	C
1 X	Block H	75014 a.f.	----
12	Block H	15580 a.f.	B
11	Block H	15486 a.f.	B
10	Block H	15486 a.f.	B
9	Block H	15486 a.f.	B
8	Block H	15486 a.f.	B

Parcel Table			
Lot Number	Block	Area	Lpt Type
7	Block H	15486 a.f.	B
6	Block H	15486 a.f.	B
5	Block H	15486 a.f.	B
4	Block H	15486 a.f.	B
3	Block H	15486 a.f.	B
2	Block H	15781 a.f.	B
6	Block I	25072 a.f.	A
5	Block I	25584 a.f.	A
4	Block I	25191 a.f.	A
3	Block I	25613 a.f.	A
2	Block I	26324 a.f.	A
1	Block I	25738 a.f.	A
7	Block J	205763 a.f.	B
12	Block J	15001 a.f.	B
13	Block J	15001 a.f.	B
28	Block J	27589 a.f.	A
27	Block J	38143 a.f.	B
26	Block J	24325 a.f.	B
25	Block J	15276 a.f.	B
24	Block J	15120 a.f.	B
23	Block J	15120 a.f.	B
22	Block J	15120 a.f.	B
21	Block J	15120 a.f.	B
20	Block J	15120 a.f.	B
19	Block J	15120 a.f.	B
18	Block J	15120 a.f.	B
17	Block J	16418 a.f.	B
16	Block J	15006 a.f.	B
15	Block J	15001 a.f.	B
14	Block J	15001 a.f.	B
11	Block J	15001 a.f.	B
10	Block J	15001 a.f.	B
9	Block J	15001 a.f.	B
8	Block J	15497 a.f.	B
6	Block J	15497 a.f.	B
5	Block J	15497 a.f.	B
4	Block J	15497 a.f.	B
3	Block J	15497 a.f.	B
2	Block J	39736 a.f.	B
1 X	Block K	91100 a.f.	----
12	Block K	14179 a.f.	C
11	Block K	14231 a.f.	C
10	Block K	14231 a.f.	C
9	Block K	14231 a.f.	C
8	Block K	14231 a.f.	C
7	Block K	14280 a.f.	C
6	Block K	14280 a.f.	C
5	Block K	14231 a.f.	C
4	Block K	14231 a.f.	C
3	Block K	14231 a.f.	C
2	Block K	14231 a.f.	C
1	Block K	14184 a.f.	C

NOTES:

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 FALLS OF PROSPER**

149 RESIDENTIAL LOTS
 6 OPEN SPACE LOTS
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 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

March 2015 PP-03

LOT SIZE TABLE

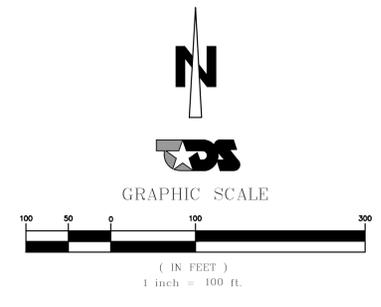
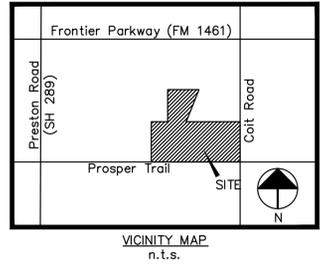
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Total Residential Lots 149 100%

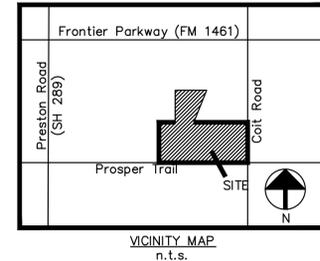
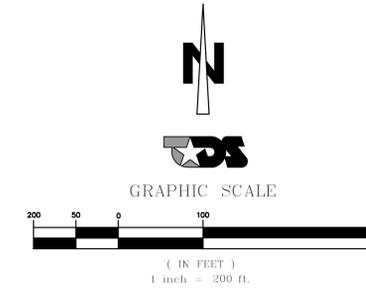
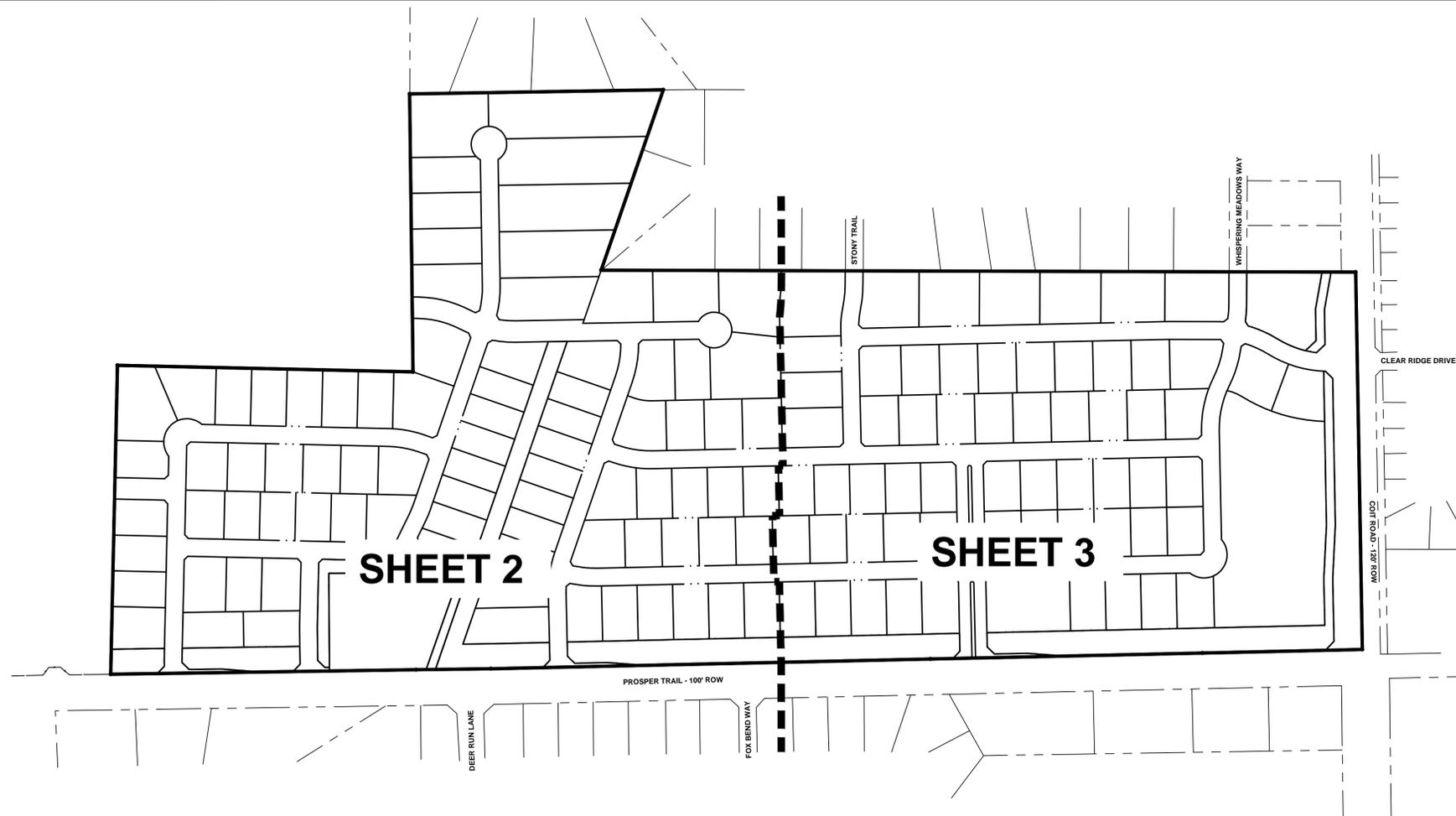
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- ▲ DENOTES KEY LOT
- ▨ NO DRIVEWAY ACCESS



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



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Farmers Branch, Texas 75234
NW Coit Ten L.C.
12400 Preston Road, Suite 100
Frisco., Texas 75033

surveyor:

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

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

OWNER'S CERTIFICATE

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

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this the _____ day of _____, 20_____
BY: _____
Authorized Signature Printed Name and Title
STATE OF TEXAS §
COUNTY OF COLLIN §
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL
Approved this _____ day of _____, 2015 by
Planning & Zoning Commission of the Town of Prosper,
Texas

Planning & Zoning Chair

Town Secretary

Engineering Department

Planning Department

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

DRAINAGE AND DETENTION EASEMENT

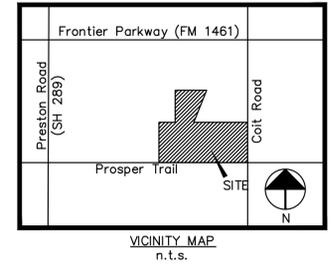
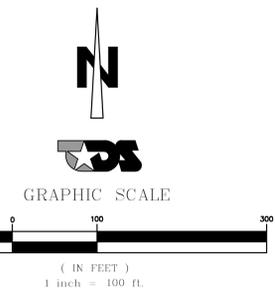
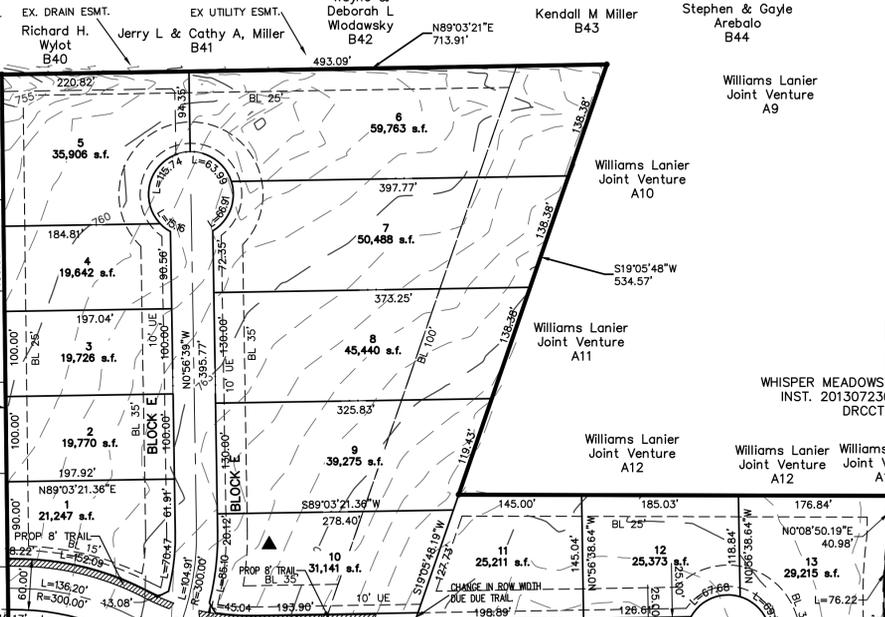
This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block L Lot 2X, as shown on the plat is called "Drainage and Detention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

ACCESS EASEMENT

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

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

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



NOTES:

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

LOT SIZE TABLE

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

Total Residential Lots 148 100%

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

LEGEND

- ▲ DENOTES KEY LOT
- NO DRIVEWAY ACCESS

OWNERS

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

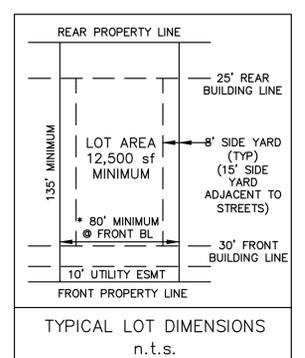
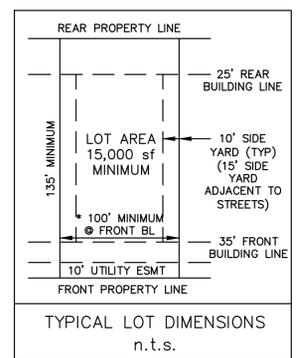
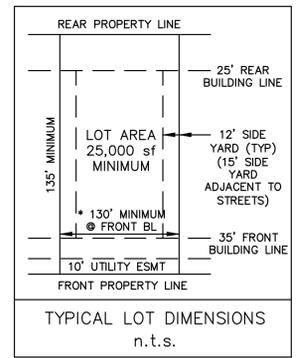
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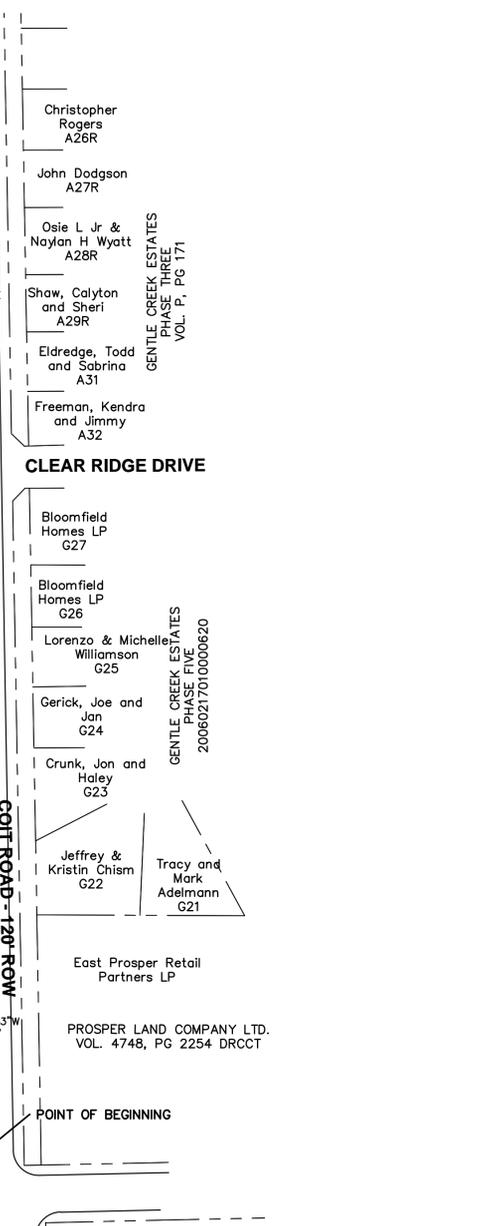
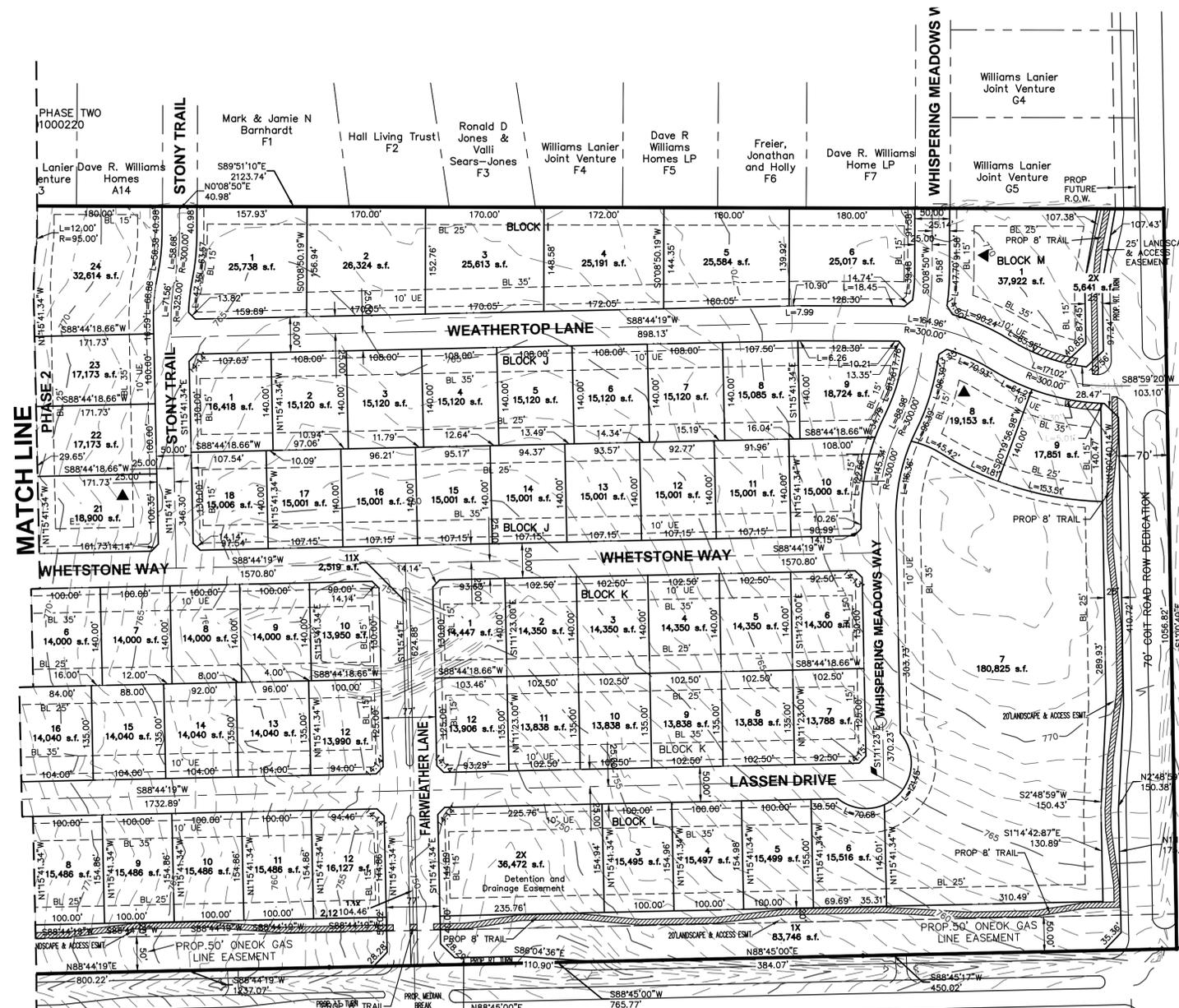
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PRELIMINARY PLAT
FALLS OF PROSPER
148 RESIDENTIAL LOTS
8 OPEN SPACE LOTS
90.13 ACRES
ELISHA CHAMBERS SURVEY ABSTRACT 179
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



Parcel Table				Parcel Table				Parcel Table			
Lot Number	Block	Area	Lpt Type	Lot Number	Block	Area	Lpt Type	Lot Number	Block	Area	Lpt Type
1 X	Block A	10326 s.f.	HOA	18	Block E	15008 s.f.	B	7	Block H	15486 s.f.	B
5	Block A	15111 s.f.	B	17	Block E	18768 s.f.	B	6	Block H	15486 s.f.	B
4	Block A	15000 s.f.	B	13	Block E	29215 s.f.	A	5	Block H	15486 s.f.	B
3	Block A	15000 s.f.	B	12	Block E	25373 s.f.	A	4	Block H	15486 s.f.	B
2	Block A	17520 s.f.	B	2	Block F	87120 s.f.	HOA	3	Block H	15486 s.f.	B
6	Block B	15810 s.f.	B	1 X	Block F	27165 s.f.	HOA	2	Block H	15781 s.f.	B
5	Block B	16061 s.f.	B	21 X	Block F	66304 s.f.	HOA	6	Block I	25017 s.f.	A
4	Block B	15129 s.f.	B	6	Block F	12796 s.f.	D	4	Block I	25191 s.f.	A
3	Block B	18484 s.f.	B	20	Block F	22486 s.f.	B	3	Block I	25613 s.f.	A
2	Block B	17122 s.f.	B	19	Block F	19616 s.f.	B	2	Block I	26324 s.f.	A
1 X	Block B	21140 s.f.	HOA	18	Block F	13057 s.f.	B	1	Block I	25738 s.f.	A
6	Block C	16592 s.f.	C	17	Block F	12800 s.f.	B	5	Block I	25584 s.f.	A
7	Block C	15188 s.f.	C	16	Block F	12800 s.f.	B	18	Block J	15006 s.f.	B
1	Block C	15610 s.f.	B	15	Block F	12800 s.f.	B	9	Block J	18724 s.f.	B
12	Block C	14800 s.f.	B	14	Block F	12800 s.f.	B	8	Block J	15085 s.f.	B
5	Block C	14310 s.f.	B	13	Block F	12800 s.f.	B	7	Block J	15120 s.f.	B
4	Block C	14310 s.f.	B	12	Block F	12800 s.f.	B	6	Block J	15120 s.f.	B
3	Block C	14310 s.f.	B	11	Block F	18218 s.f.	D	5	Block J	15120 s.f.	B
2	Block C	14310 s.f.	B	10	Block F	12796 s.f.	D	4	Block J	15120 s.f.	B
11	Block C	13500 s.f.	B	9	Block F	12797 s.f.	D	3	Block J	15120 s.f.	B
10	Block C	13500 s.f.	B	8	Block F	12797 s.f.	D	2	Block J	15120 s.f.	B
9	Block C	13500 s.f.	B	7	Block F	12796 s.f.	D	1	Block J	16418 s.f.	B
8	Block C	13500 s.f.	B	5	Block F	12795 s.f.	D	17	Block J	15001 s.f.	B
10	Block D	23132 s.f.	B	4	Block F	12895 s.f.	D	16	Block J	15001 s.f.	B
9	Block D	23933 s.f.	B	3	Block F	13010 s.f.	D	15	Block J	15001 s.f.	B
8	Block D	16001 s.f.	B	11 X	Block G	2519 s.f.	HOA	14	Block J	15001 s.f.	B
7	Block D	16000 s.f.	B	21	Block G	18141 s.f.	B	13	Block J	15001 s.f.	B
6	Block D	16000 s.f.	B	10	Block G	13950 s.f.	C	12	Block J	15001 s.f.	B
5	Block D	16000 s.f.	B	9	Block G	14000 s.f.	C	11	Block J	15001 s.f.	B
4	Block D	16000 s.f.	B	20	Block G	14040 s.f.	C	10	Block J	15001 s.f.	B
3	Block D	21167 s.f.	B	19	Block G	14040 s.f.	C	12	Block K	13906 s.f.	C
2	Block D	29571 s.f.	B	18	Block G	14040 s.f.	C	6	Block K	14300 s.f.	C
1	Block D	15175 s.f.	B	17	Block G	14040 s.f.	C	5	Block K	14350 s.f.	C
11	Block E	25211 s.f.	A	16	Block G	14040 s.f.	C	4	Block K	14350 s.f.	C
10	Block E	31141 s.f.	A	15	Block G	14040 s.f.	C	3	Block K	14350 s.f.	C
9	Block E	39275 s.f.	A	14	Block G	14040 s.f.	C	2	Block K	14350 s.f.	C
8	Block E	45440 s.f.	A	13	Block G	14040 s.f.	C	1	Block K	14447 s.f.	C
7	Block E	50488 s.f.	A	12	Block G	13990 s.f.	C	11	Block K	13838 s.f.	C
6	Block E	59763 s.f.	A	1	Block G	18366 s.f.	C	10	Block K	13838 s.f.	C
5	Block E	35908 s.f.	A	8	Block G	14000 s.f.	C	9	Block K	13838 s.f.	C
4	Block E	19642 s.f.	B	7	Block G	14000 s.f.	C	8	Block K	13838 s.f.	C
3	Block E	19726 s.f.	B	6	Block G	14000 s.f.	C	7	Block K	13788 s.f.	C
2	Block E	19770 s.f.	B	5	Block G	14000 s.f.	C	1 X	Block L	83746 s.f.	HOA
1	Block E	21247 s.f.	B	4	Block G	14000 s.f.	C	6	Block L	15136 s.f.	B
14	Block E	33819 s.f.	A	3	Block G	14000 s.f.	C	5	Block L	15499 s.f.	B
16	Block E	18961 s.f.	B	2	Block G	14055 s.f.	C	4	Block L	15497 s.f.	B
15	Block E	16515 s.f.	B	1 X	Block H	75256 s.f.	HOA	3	Block L	15495 s.f.	B
23	Block E	17173 s.f.	B	13 X	Block H	2122 s.f.	HOA	2 X	Block L	36472 s.f.	HOA
22	Block E	17173 s.f.	B	12	Block H	16127 s.f.	B	9	Block L	17851 s.f.	B
21	Block E	18900 s.f.	B	11	Block H	15486 s.f.	B	8	Block L	19153 s.f.	B
24	Block E	32614 s.f.	A	10	Block H	15486 s.f.	B	7	Block L	180825 s.f.	B
20	Block E	15538 s.f.	B	9	Block H	15486 s.f.	B	2 X	Block M	5641 s.f.	HOA
19	Block E	15008 s.f.	B	8	Block H	15486 s.f.	B	1	Block M	37922 s.f.	25

NOTES:

- All Roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed 8' foot sidewalk.
- No 100-year floodplain exists on the site
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- Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
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1800 Valley View, Suite 300
Farmers Branch, Texas 75234

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12400 Preston Road, Suite 100
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surveyor:

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LOT SIZE TABLE

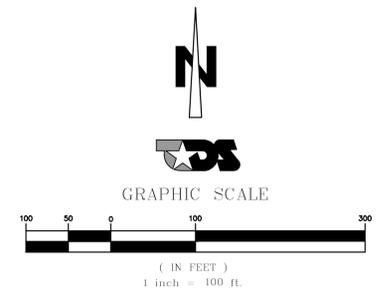
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Total Residential Lots 148 100%

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

LEGEND

- ▲ DENOTES KEY LOT
- NO DRIVEWAY ACCESS



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

January 2015 PP-02

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 14-56

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

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

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

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

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

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

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

SECTION 1

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

SECTION 2

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

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

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

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

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

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

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6

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

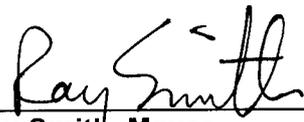
SECTION 7

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

SECTION 8

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

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



 Ray Smith, Mayor

ATTEST:



 Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



 Terrence S. Welch, Town Attorney

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

Exhibit A
Legal Description
(for zoning purposes only)

RESIDENTIAL SF-15 TRACT

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

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

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

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

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

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

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

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

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

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

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

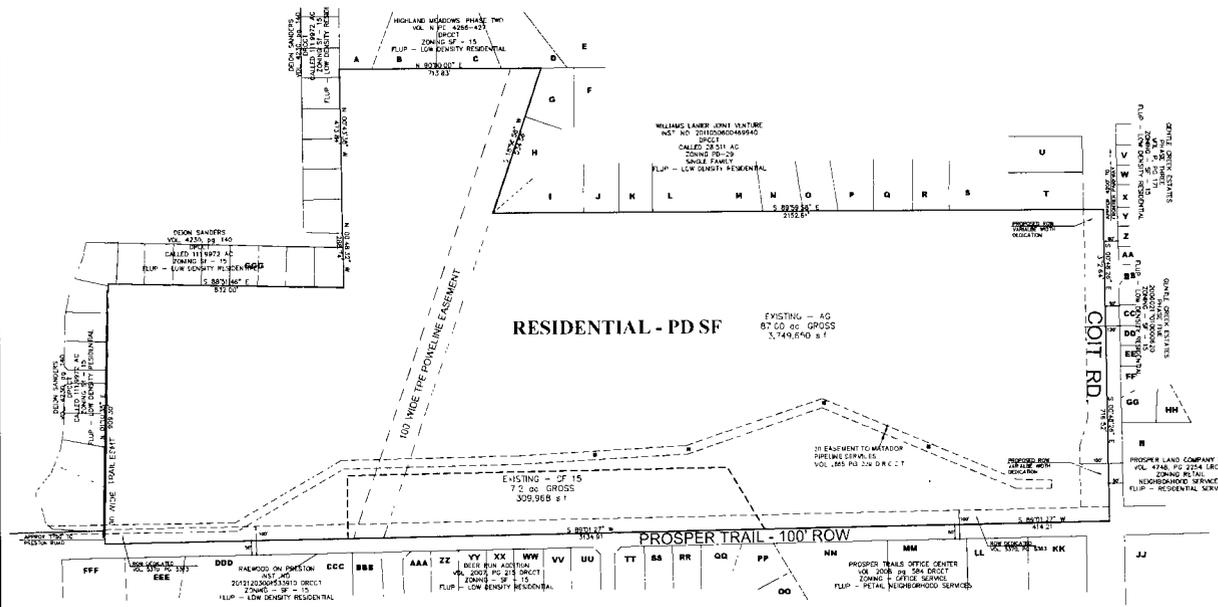
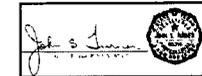
Thence South 89 deg 01 min 27 sec West, along said centerline of Prosper Trails, a distance of 414.21 feet to a point for corner.

Thence South 89 deg 01 min 27 sec West, along said centerline, a distance of 334.91 feet to the PLACE OF BEGINNING and containing 4,058,618 square feet or 93.196 acres of land.

surveyor:



A & W SURVEYORS, INC.
P.O. BOX 870229, MESQUITE, TX
75087-PHONIE (972) 881-0574, FAX
(972) 681-4854
WWW.AWSURVEY.COM



MAXIMUM DENSITY
PER THE COMPREHENSIVE PLAN
FOR LOW DENSITY IS 1.6 UPA

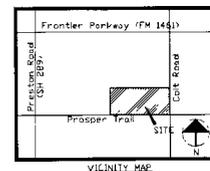


ZONING DATA

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

NOTES

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

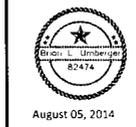


NOTE: THERE NO FEMA 100 YR FLOODPLAIN LOCATED ON THE SITE

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

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

REVISIONS



August 05, 2014



TDS PROJECT NO. 10041

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

C-01

Exhibit "B"

Statement of Intent and Purpose

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

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

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

1.0 Planned Development District - Single Family Residential

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

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

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

2.0 General Conditions

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



ZONING DATA
 1 - 93.2 AC = GROSS ZONING ACREAGE
 2 - 5.9 AC = EXISTING AND PROPOSED ROW DEDICATION (4.1 AC - PROSPER TRAIL & 1.8 AC - COIT)
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NOTES
 THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT - THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT

Exhibit A
 Legal Description
 (For zoning purposes only)
 RESIDENTIAL SF-15 TRACT

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

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

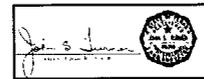
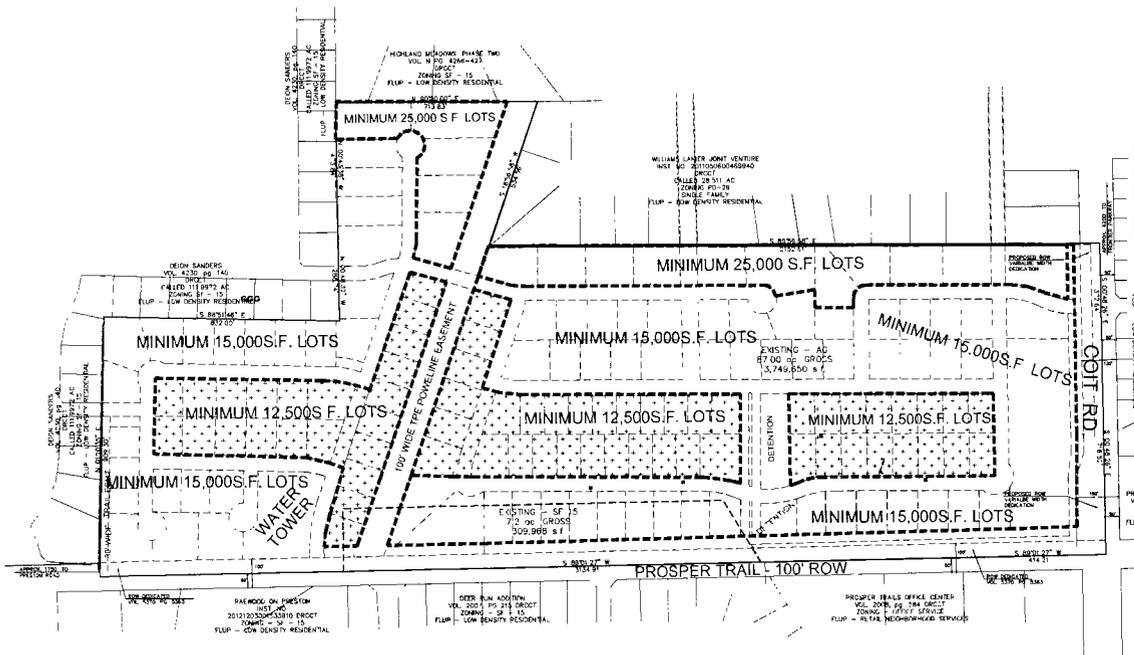
ZONING EXHIBIT D
 93.196 ACRES
 ELISHA CHAMBERS SURVEY ABSTRACT 179
 TOWN of PROSPER
 COLLIN COUNTY, TEXAS

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

FEVBRINS

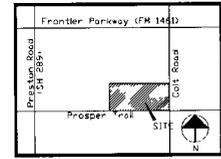
August 05, 2014

TDS
 TEXAS DEVELOPMENT SERVICES
 906 W. UNDERMOTT DRIVE
 SUITE 100-206
 ALLEN, TX 75013
 469-455-6576
 TX FRM NO 12760
 TDS PROJECT NO 13041
C-00



surveyor:

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



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

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

Exhibit "E"
Development Schedule

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



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Low Density Residential to Medium Density Residential. (CA15-0003). [*Companion to case Z14-0016*]

Description of Agenda Item:

At the December 16, 2014, meeting, the Planning & Zoning Commission recommended the Town Council approve the request to rezone 9.4± acres, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Agricultural (A) to Planned Development-Single Family-12.5 (PD-SF-12.5).

Upon recent advice of the Town Attorney, rezoning requests that do not conform to the Future Land Use Plan, should be accompanied by a request to amend to the Future Land Use Plan. The Attorney's advice was received in the time period between consideration of the rezoning request by the Commission and action by the Town Council.

Since the Town Council has not acted on the rezoning request, the applicant was asked to submit a Future Land Use amendment for the subject property. The Town Council will be considering this Future Land Use amendment and the rezoning request at their April 14, 2015 Regular meeting. A letter from the applicant detailing the basis for the request to amend the Future Land Use Plan and rezone the property is attached.

At the December 16, 2014, meeting, the Planning & Zoning Commission recommended approval of rezoning request, by a vote of 4-1 (Commissioner Snyder opposed; Commissioners Barnes and Hema absent). The Commission indicated that even though the entirety of the development did not meet the minimum density and lot size recommendations of the Comprehensive Plan, the revised layout reflected the following:

- an improvement in comparison of the original plan,
- physical limitations on the property due to limited access and flood plain and
- the enhanced development standards.

Commissioner Snyder indicated the request did not warrant a deviation from the Future Land Use Plan.

At the January 13, 2015 Town Council meeting, this item was tabled in order to give the applicant more time to determine if the lot layout and the recommendations of the Low Density Residential District of the Future Land Use Plan, with regard to lot size (15,000 square feet) and density (1.6 dwelling units per acre) could be achieved. Originally, as acted upon by the Planning & Zoning Commission, the applicant was proposing a density of 1.9 dwelling units per acre, with four (4) out of eighteen (18) lots being a minimum of 15,000 square feet. Since the meeting the applicant has revised Exhibits C and D (which are included for reference) and includes a density of 2.0 dwelling units per acre, with eight (8) out of nineteen (19) lots being a minimum of 15,000 square feet.

The applicant is proposing to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway. The Low Density Residential District recommends a maximum of 1.6 dwelling units per acre, with single family residential lot sizes ranging between 15,000 square feet and 1+ acre in size. The Medium Density Residential District 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. Staff feels that there is an adequate opportunity to meet the recommendations of the Comprehensive Plan and recommends denial of the amendment to the Future Land Use Plan.

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.

Attached Documents:

1. Existing and Proposed Future Land Use Plan
2. Letter requesting Future Land Use Plan amendment.
3. Zoning Case Z14-0016 Exhibits A-E, acted on by the P&Z
4. Revised Exhibits C and D
5. Page 29 of the Comprehensive Plan

Town Staff Recommendation:

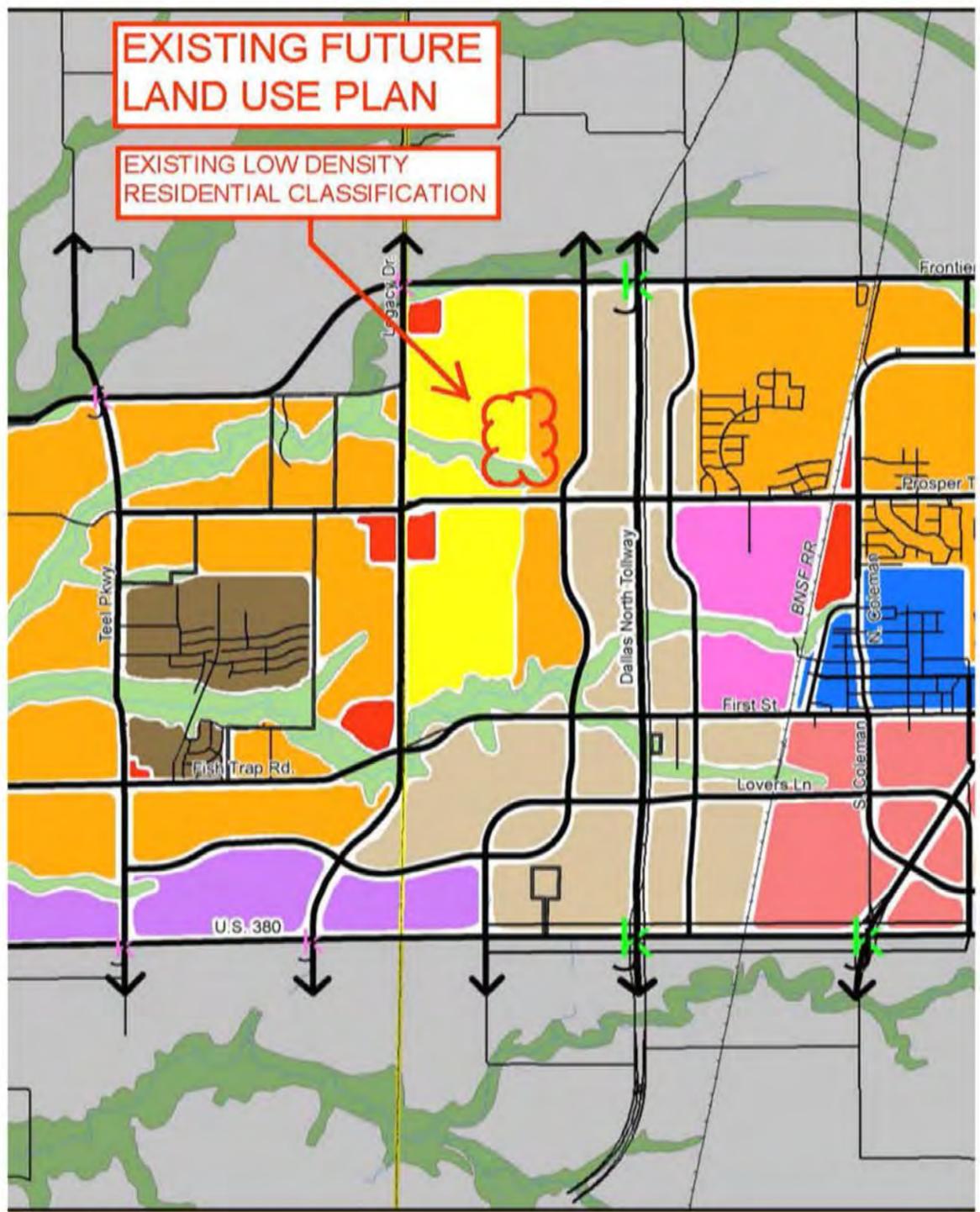
Town staff recommends the Planning & Zoning Commission deny the Future Land Use Plan amendment.

Town Council Public Hearing:

A public hearing for this item is scheduled for the Town Council at their Regular meeting on April 14, 2015, in conjunction with the companion rezoning request, Z14-0016.

EXISTING FUTURE LAND USE PLAN

EXISTING LOW DENSITY RESIDENTIAL CLASSIFICATION

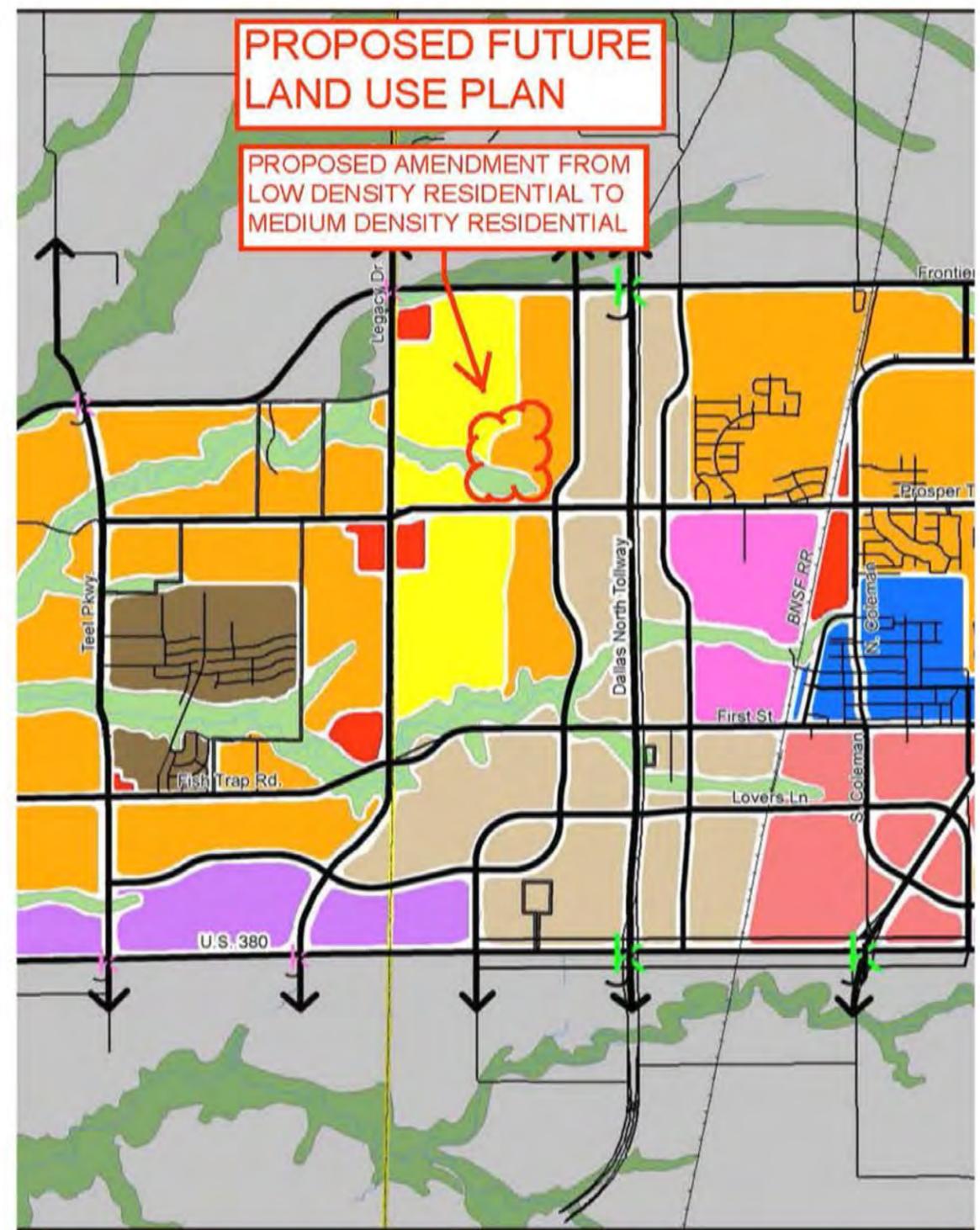


Legend

- | | | |
|--------------------------------|---------------------|-----------------|
| 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 | |

PROPOSED FUTURE LAND USE PLAN

PROPOSED AMENDMENT FROM LOW DENSITY RESIDENTIAL TO 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 | |

March 31, 2015

Alex Glushko, AICP
Senior Planner
Development Services
Town of Prosper
P.O. Box 307
Prosper, TX 75078

Re: Case Z14-0016

Dear Alex,

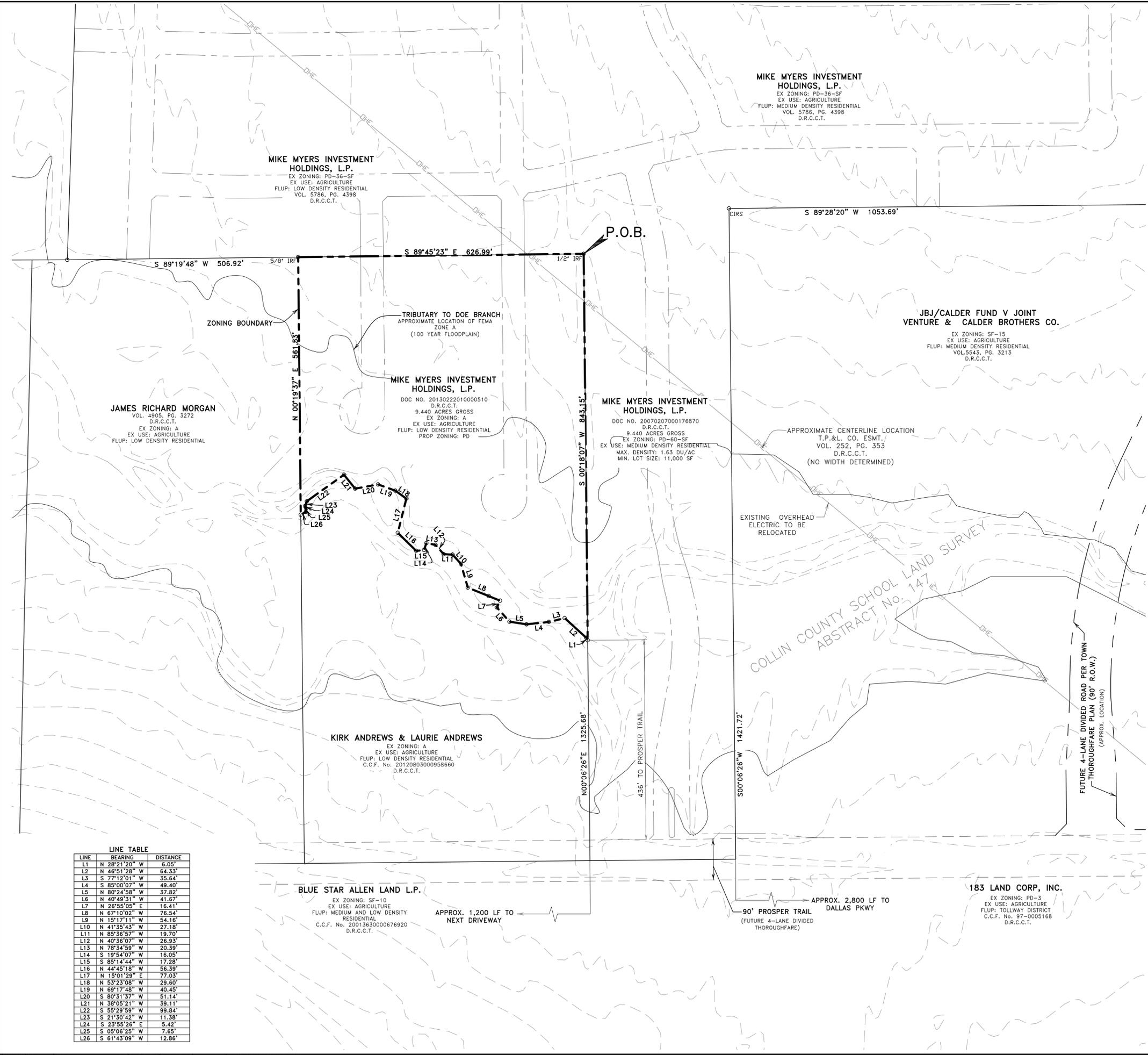
Please accept this letter as our official request to amend the Town's Comprehensive Land Use Plan for the property associated with the above-referenced zoning case from Low-Density Residential to a Medium Density Residential classification. The purpose of the amendment is to allow the proposed rezoning to be in compliance with the Town's Comprehensive Plan.

The property that is subject to this request is located immediately adjacent to a Medium Density Residential classification and we are asking that this dividing line be moved approximately 630 feet to the west to include this property. We are proposing to rezone this property to allow for lots ranging in size from 12,500 square feet to 15,981 square feet. Eight of the proposed lots are over 15,000 square feet in area. We believe that this request is reasonable, as it will serve as a transition area for the property zone for 10,000 square foot lots to our north and east and the property zoned for 15,000 square foot lots to the west. The width of the lots in this property are set based on the approved development for our parent tract to the north as that preliminary plat and zoning exhibit shows streets dead ending into this property.

Thank you very much for your help with this matter. If you have any questions or require any additional information, please do not hesitate to contact me.

With kind regards,

Robert Baldwin



MIKE MYERS INVESTMENT HOLDINGS, L.P.
 EX ZONING: PD-36-SF
 EX USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 VOL. 5786, PG. 4398
 D.R.C.C.T.

MIKE MYERS INVESTMENT HOLDINGS, L.P.
 EX ZONING: PD-36-SF
 EX USE: AGRICULTURE
 FLUP: LOW DENSITY RESIDENTIAL
 VOL. 5786, PG. 4398
 D.R.C.C.T.

JAMES RICHARD MORGAN
 VOL. 4905, PG. 3272
 D.R.C.C.T.
 EX ZONING: A
 EX USE: AGRICULTURE
 FLUP: LOW DENSITY RESIDENTIAL

MIKE MYERS INVESTMENT HOLDINGS, L.P.
 DOC NO. 20130222010000510
 D.R.C.C.T.
 9.440 ACRES GROSS
 EX ZONING: A
 EX USE: AGRICULTURE
 FLUP: LOW DENSITY RESIDENTIAL
 PROP ZONING: PD

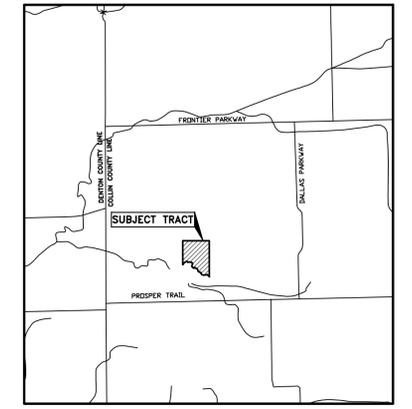
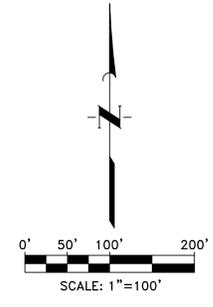
MIKE MYERS INVESTMENT HOLDINGS, L.P.
 DOC NO. 20070207000176870
 D.R.C.C.T.
 9.440 ACRES GROSS
 EX ZONING: PD-60-SF
 EX USE: MEDIUM DENSITY RESIDENTIAL
 MAX. DENSITY: 1.63 DU/AC
 MIN. LOT SIZE: 11,000 SF

JB/CALDER FUND V JOINT VENTURE & CALDER BROTHERS CO.
 EX ZONING: SF-15
 EX USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 VOL. 5543, PG. 3213
 D.R.C.C.T.

KIRK ANDREWS & LAURIE ANDREWS
 EX ZONING: A
 EX USE: AGRICULTURE
 FLUP: LOW DENSITY RESIDENTIAL
 C.C.F. No. 20120803000958660
 D.R.C.C.T.

BLUE STAR ALLEN LAND L.P.
 EX ZONING: SF-10
 EX USE: AGRICULTURE
 FLUP: MEDIUM AND LOW DENSITY RESIDENTIAL
 C.C.F. No. 20013630000676920
 D.R.C.C.T.

183 LAND CORP, INC.
 EX ZONING: PD-3
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 C.C.F. No. 97-0005168
 D.R.C.C.T.



LEGEND
 C.C.F.# COUNTY CLERK'S FILE NUMBER
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
 Mike Myers Investment Holdings, L.P.
 9.440 AC Tract

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas and also being part of a 19.001 acre tract as conveyed to Kirk and Laurie Andrews as recorded in County Clerks No. 20120803000958660 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northeast corner of said 19.001 acre tract; THENCE S 00°18'07" W a distance of 843.15' to a point in a creek; THENCE up said creek

- N 28°21'20" W a distance of 6.05';
- N 46°51'28" W a distance of 64.33';
- S 77°12'01" W a distance of 35.64';
- S 85°00'07" W a distance of 49.40';
- N 80°24'58" W a distance of 37.82';
- N 40°49'31" W a distance of 41.67';
- N 26°55'05" E a distance of 16.41';
- N 67°10'02" W a distance of 76.54';
- N 15°17'11" W a distance of 54.16';
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- S 23°55'26" E a distance of 5.42';
- S 05°06'25" W a distance of 7.65';
- S 61°43'09" W a distance of 12.86';

THENCE N 00°19'37" E a distance of 561.53' to a capped 1/2" iron rod set for corner; THENCE S 89°45'23" E a distance of 626.99' to the POINT OF BEGINNING and containing 411,185 square feet or 9.440 acres of land.

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Z14-0016
EXHIBIT A
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147
COLLIN COUNTY, TEXAS
DECEMBER 2014

OWNER:
 MIKE A. MYERS INVESTMENT HOLDINGS, LP
 6310 LEWMON AVENUE
 DALLAS, TX 75209
 PHONE: (214) 350-6500

ENGINEER:
 JC JONES & CARTER, INC.
 6509 WINDCREST DRIVE, SUITE 600
 PLANO, TEXAS 75024
 PHONE: (972) 488-0440
 FAX: (972) 488-3882

SURVEYOR:
 SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 PHONE: (972) 924-8200

Exhibit B
Statement of Intent and Purpose

The purpose of this planned development is to contribute to the positive environment created by the PD regulations established for Legacy Crossing (PD-36 and PD-60). The proposed development standards exceed those previously adopted by the Legacy Crossing Planned Development in order to conform to the 2012 Comprehensive Plan. This property will further the design for the entrance, common areas, and buffer treatments established for Legacy Crossing.

This planned development will also allow the opportunity to include some landlocked property into Legacy Crossing which will further the positive atmosphere created by that community.

Exhibit C

Planned Development Standards 9.440 Acres (Gross)

1.0 Planned Development District - Single Family Residential

- 1.1 The property shall be developed in accordance with the Single Family-12.5 District as outlined in the Town of Prosper Zoning Ordinance 05-20, as it exists or may be amended, unless identified below. Unless otherwise noted, all development shall be in accordance with all Town Codes.
- 1.2 Development Pattern: The property shall generally develop in accordance with Exhibit D, Zoning Exhibit.
- 1.3 Number of Lots: The maximum number of single-family residential lots within the proposed development shall not exceed 18 (maximum 1.9 dwelling units per acre).
- 1.4 Open Space: The open spaces shown on the Zoning Exhibit, Exhibit D, shall be landscaped and maintained by the Homeowners Association.
- 1.5 Setbacks:
 - a. Minimum Front Yard: 25 feet.
 - b. Minimum Side Yard: 8 feet.
 - c. Minimum Rear Yard: 25 feet.
- 1.5 Minimum Lot Area: 12,500 square feet.
- 1.6 At least four lots must be 15,000 square feet or larger.
- 1.7 Minimum Lot Width at Front Building Line: 90 feet.
- 1.8 Minimum Lot Depth: 130 feet.
- 1.9 Minimum Dwelling Area: 2,500 square feet.
- 1.10 Building Standards:
 - a. All homes shall provide an exterior lighting package to illuminate the front of homes. The package shall include a minimum of 2 up or down lights to accent building architectural and/or landscape features. Security lighting may not be substituted for accent lighting.
 - b. Home elevations shall alternate at a minimum of every 4 homes on the same side of a street and every 3 homes on the opposite sides of a street.
 - c. Garage doors shall be cedar clad and stained.
 - d. Homes on a minimum of 2/3 of the single family lots within the community

shall utilize swing in garages. For the purposes of this item, when garages for 3 cars are provided and the 2-car garage is a swing in garage, the home shall be considered as to have provided a swing in garage.

- e. Except for garage doors provided on swing in garages, garage doors shall not be located closer to the street than the primary front facade of the home.
- f. Carports are prohibited.

1.11 Parking:

- a. A minimum of 4 off-street, concrete parking spaces shall be provided for each residential unit. As part of the parking requirement, at least 2 of the off-street parking spaces shall be in an enclosed garage.
- b. The parking of motor homes, boats, and/or trailers on a lot facing a street or on a street, is prohibited.

1.12 Fencing:

- a. All fencing located on single family lots adjacent to open spaces shall consist of ornamental metal/tubular steel.
- b. All wooden fencing shall be cedar, board-on-board with a top rail, and comply with the Town's fencing standards as they exist or may be amended. A common wood fence stain color shall be established for the development.
- c. Privacy fences on single family residential lots shall be located no closer to the front property line than 10 feet behind the front elevation of the house and shall not exceed 8 feet in height above grade.)

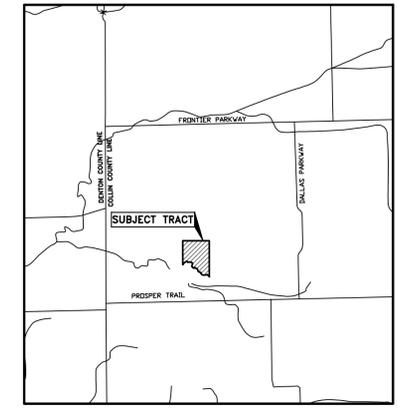
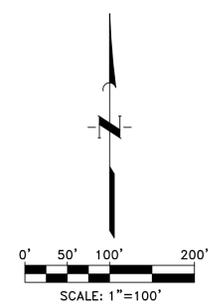
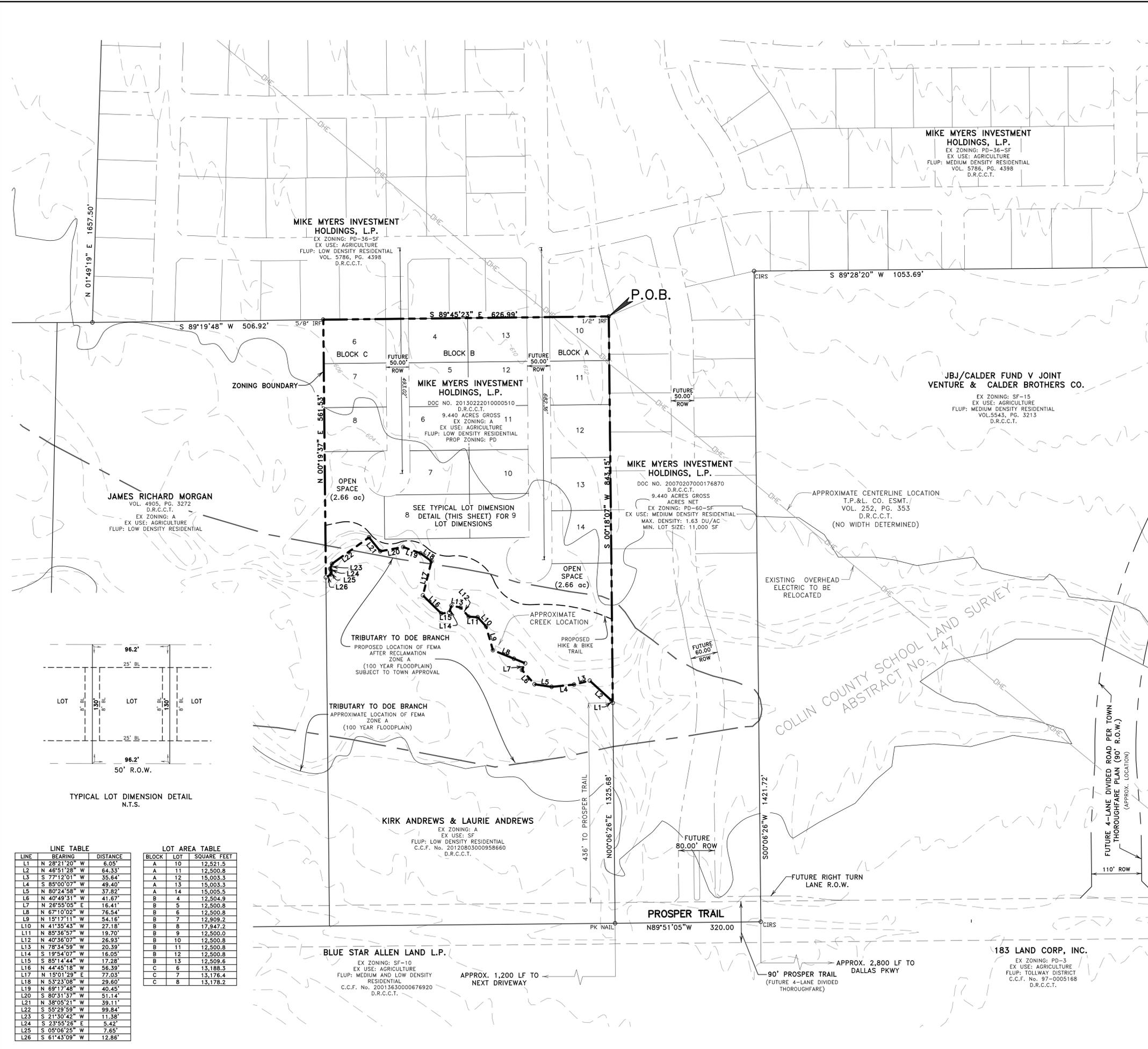
1.13 Driveways: Enhanced paving treatments shall be provided for all driveways and shall consist of one of the following, or other treatment as approved by the Director of Development Services.

- a. Stamp and stain/patterned concrete (must be dust-on color application to wet concrete).
- b. Acid-etched color concrete for the field with scored smooth colored borders (must use dust-on color application to wet concrete).
- c. Colored concrete with scored smooth border (must use dust-on color application to wet concrete).

1.14 Cul-de-sacs: Cul-de-sacs shall not exceed 700 feet in length.

2.0 General Conditions

- 2.01 Homeowners Association. Each lot shall be a member of the Legacy Crossing (PD-60) Homeowner's Association.



LEGEND

C.C.F.# COUNTY CLERK'S FILE NUMBER
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

VICINITY MAP
 N.T.S.

METES AND BOUNDS DESCRIPTION
 Mike Myers Investment Holdings, L.P.
 9.440 AC Tract

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NOTE: THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

Z14-0016
EXHIBIT D
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

COLLIN COUNTY, TEXAS
DECEMBER 2014

LINE	BEARING	DISTANCE	BLOCK	LOT	SQUARE FEET
L1	N 28°21'20" W	6.05'	A	10	12,521.5
L2	N 46°51'28" W	64.33'	A	11	12,500.8
L3	S 77°12'01" W	35.64'	A	12	15,003.3
L4	S 85°00'07" W	49.40'	A	13	15,003.3
L5	N 80°24'58" W	37.82'	A	14	15,005.5
L6	N 40°49'31" W	41.67'	B	4	12,504.9
L7	N 20°55'05" E	16.41'	B	5	12,500.8
L8	N 67°10'02" W	76.54'	B	6	12,500.8
L9	N 15°17'11" W	54.16'	B	7	12,909.2
L10	N 41°35'43" W	27.18'	B	8	17,947.2
L11	N 85°36'57" W	19.70'	B	9	12,500.0
L12	N 40°36'07" W	26.93'	B	10	12,500.8
L13	N 78°34'59" W	20.39'	B	11	12,500.8
L14	S 19°54'07" W	16.05'	B	12	12,500.8
L15	S 85°14'44" W	17.28'	B	13	12,509.6
L16	N 44°45'18" W	56.39'	C	6	13,188.3
L17	N 15°01'29" E	77.03'	C	7	13,176.4
L18	N 53°23'08" W	29.60'	C	8	13,178.2
L19	N 69°17'48" W	40.45'			
L20	S 80°31'37" W	51.14'			
L21	N 38°05'21" W	39.11'			
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Exhibit E

Development Schedule

9/16/14– Development Application Submitted

12/2/14 – Preliminary plat goes to P&Z

2/21/15 – Phase 1 construction plans approved

3/15/15 – Construction begins

8/12/15 – Construction Complete/Town accepts infrastructure

9/14/15 – Final plat file

Exhibit C

Planned Development Standards 9.440 Acres (Gross)

1.0 Planned Development District - Single Family Residential

- 1.1 The property shall be developed in accordance with the Single Family-12.5 District as outlined in the Town of Prosper Zoning Ordinance 05-20, as it exists or may be amended, unless identified below. Unless otherwise noted, all development shall be in accordance with all Town Codes.
- 1.2 Development Pattern: The property shall generally develop in accordance with Exhibit D, Zoning Exhibit.
- 1.3 Number of Lots: The maximum number of single-family residential lots within the proposed development shall not exceed 19 (maximum 2.1 dwelling units per acre).
- 1.4 Open Space: The open spaces shown on the Zoning Exhibit, Exhibit D, shall be landscaped and maintained by the Homeowners Association.
- 1.5 Setbacks:
 - a. Minimum Front Yard: 25 feet.
 - b. Minimum Side Yard: 8 feet.
 - c. Minimum Rear Yard: 25 feet.
- 1.6 Minimum Lot Area: 12,500 square feet. At least eight (8) lots must have an area of at least 15,000 square feet.
- 1.5 Minimum Lot Width at Front Building Line: 90 feet.
- 1.6 Minimum Lot Depth: 130 feet.
- 1.7 Minimum Dwelling Area: 2,500 square feet.
- 1.8 Building Standards:
 - a. All homes shall provide an exterior lighting package to illuminate the front of homes. The package shall include a minimum of 2 up or down lights to accent building architectural and/or landscape features. Security lighting may not be substituted for accent lighting.
 - b. Home elevations shall alternate at a minimum of every 4 homes on the same side of a street and every 3 homes on the opposite sides of a street.
 - c. Garage doors shall be cedar clad and stained.
 - d. Homes on a minimum of 2/3 of the single family lots within the community shall utilize swing in garages. For the purposes of this item, when garages

for 3 cars are provided and the 2-car garage is a swing in garage, the home shall be considered as to have provided a swing in garage.

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- b. The parking of motor homes, boats, and/or trailers on a lot facing a street or on a street, is prohibited.

1.10 a. All fencing located on single-family lots adjacent to open spaces shall consist of ornamental metal/tubular steel.

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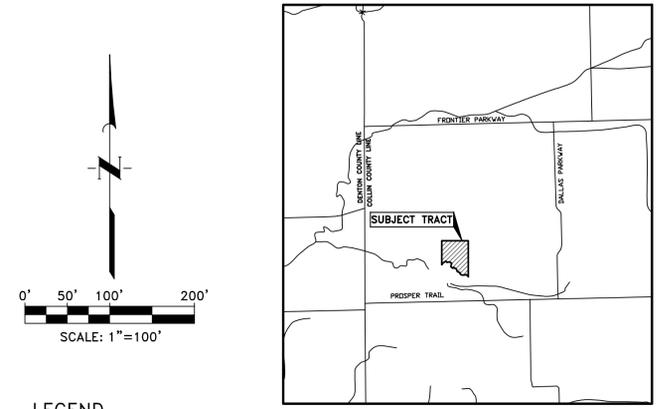
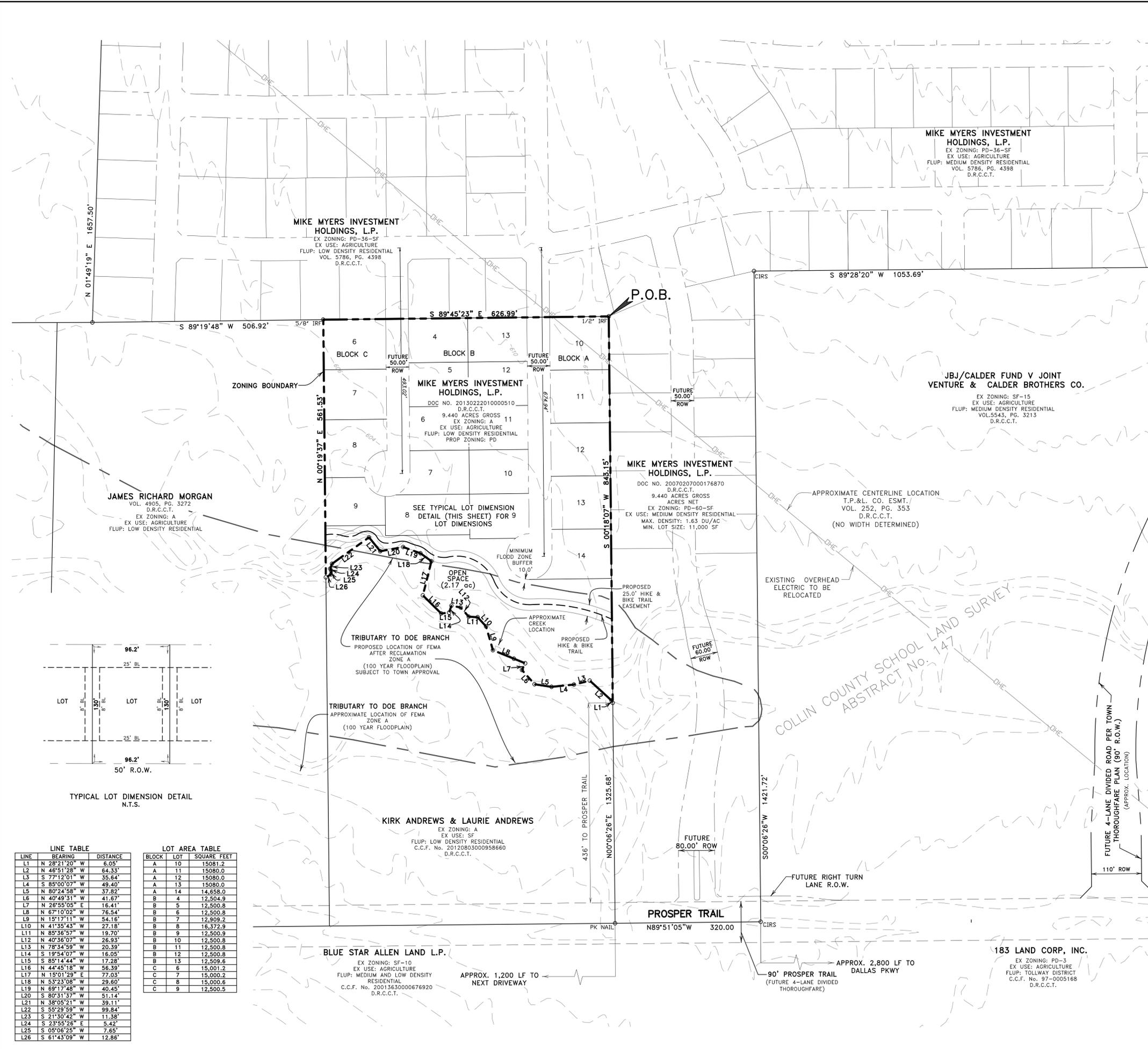
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**Z14-0016
 EXHIBIT D
 COLLIN COUNTY SCHOOL LANDS, SURVEY 12
 ABSTRACT NO. 147**

**COLLIN COUNTY, TEXAS
 APRIL 2015**

LINE	BEARING	DISTANCE	BLOCK	LOT	SQUARE FEET
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L3	S 77°12'01" W	35.64'	A	12	15080.0
L4	S 85°00'07" W	49.40'	A	13	15080.0
L5	N 80°24'58" W	37.82'	A	14	14,658.0
L6	N 40°49'31" W	41.67'	B	4	12,504.9
L7	N 20°55'05" E	16.41'	B	5	12,500.8
L8	N 67°10'02" W	76.54'	B	6	12,500.8
L9	N 15°17'11" W	54.16'	B	7	12,909.2
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L11	N 85°36'57" W	19.70'	B	9	12,500.9
L12	N 40°36'07" W	26.93'	B	10	12,500.8
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L16	N 44°45'18" W	56.39'	C	6	15,001.2
L17	N 15°01'29" E	77.03'	C	7	15,000.2
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L19	N 69°17'48" W	40.45'	C	9	12,500.5
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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.





PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 7, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and the future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). [Companion Case Z14-0005]

Description of Agenda Item:

Town staff has received a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R), Zoning Case Z14-0005.

The request includes a 7.5-acre tract at the northwest corner of Prosper Trail and the future Shawnee Trail that is currently zoned Single Family (SF-15). The applicant desires to rezone this area for Offices uses. The tract is bordered to the north by a tributary of Doe Branch. The Future Land Use Plan designates the land west of the future Shawnee Trail, including the 7.5-acres tract as Medium Density Residential. Rezoning requests which do not conform to the Future Land Use Plan, shall be accompanied by a request to amend to the Future Land Use Plan. A letter from the applicant detailing the basis for the request to amend the Future Land Use Plan and rezone the property is attached.

The Medium Density Residential Land Use category 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. The proposed Dallas North Tollway Land use category recommends a diverse mixture of office, retail and residential uses. However, the subject tract of the Future Land Use Plan amendment will be limited to the Office zoning district by the Planned Development request with additional limitation on uses to ensure compatibility with the nearby, future neighborhoods.

In recognition of the ultimate alignment of Shawnee Trail, the project's proximity to the Dallas Parkway, the relatively small area of the amendment, and the land use limitations and development standards per the accompanying Planned Development request; the request to extend the Dallas North Tollway District into this area appears appropriate.

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.

Attached Documents:

1. Existing Future Land Use Plan
2. Proposed Future Land Use Plan
3. Letter requesting Future Land Use Plan amendment with Exhibits.

Town Staff Recommendation:

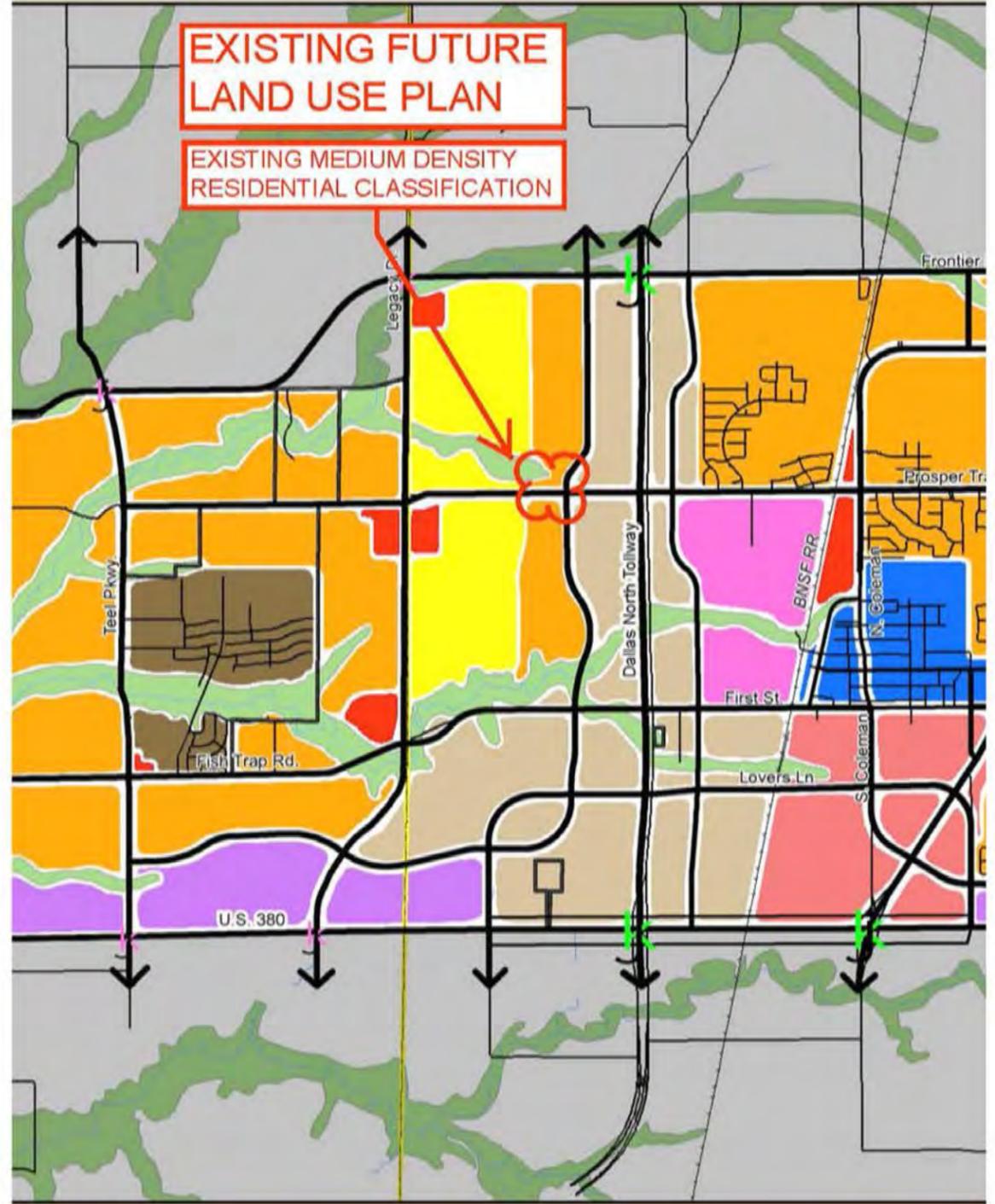
Town staff recommends the Planning & Zoning Commission approve the request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on April 28, 2015.

**EXISTING FUTURE
LAND USE PLAN**

EXISTING MEDIUM DENSITY
RESIDENTIAL CLASSIFICATION

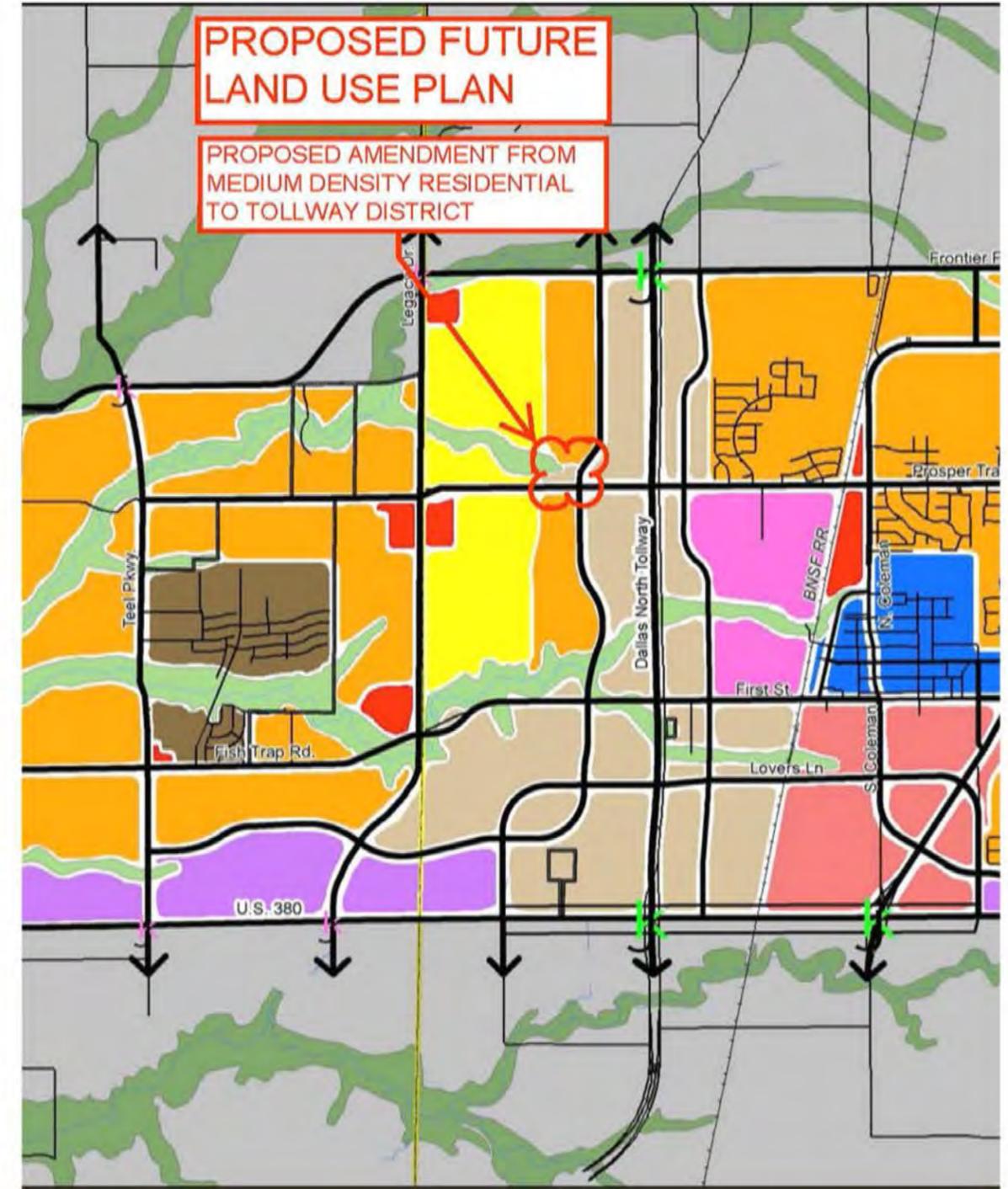


Legend

- | | | |
|--------------------------------|---------------------|-----------------|
| 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 | |

**PROPOSED FUTURE
LAND USE PLAN**

PROPOSED AMENDMENT FROM
MEDIUM DENSITY RESIDENTIAL
TO TOLLWAY DISTRICT



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 | |



February 24, 2015

Alex Glushko, AICP
Planning Department
409 E. First Street
P.O. Box 307
Prosper, Texas 75078

RE: Prosper Trails Planned Development (Z14-0005)_Comprehensive Plan Amendment

Mr. Glushko,

On behalf of our client Prosper 67 Partners LTD, we, BGE| Kerry R. Gilbert & Associates, request consideration of a Comprehensive Plan amendment for property within the proposed Prosper Trails Planned Development. The property is located at the northwest corner of the intersection of Prosper Trail and Dallas Parkway and will be bisected by Shawnee Trail once it is complete. A Planned Development application has been submitted for the entire 67 Acre property to allow for development of various residential, retail and commercial uses.

Within the current Future Land Use Map, the tract falls under two separate designations. The property east of the proposed Shawnee Tail alignment is designated as Dallas North Tollway District. The majority of the property west of Shawnee Trail is designated as Medium Density Residential, with the remaining area to the west of Shawnee Trail designated Dallas North Tollway District (see Exhibit A).

The overall character of the proposed development is in compliance with the comprehensive plan and the Future Land Use designation. The concept plan for the proposed Planned Development incorporates commercial and retail uses on the eastern half of the property, between Shawnee Trail and Dallas Parkway (see Exhibit B). The western portion includes single family residential on the northern half and neighborhood retail to the south. The commercial and neighborhood retail uses will include various retail, office, restaurant and commercial spaces that will benefit residents, commuters and visitors of the area and be compatible with the description of the Dallas North Tollway District. The single family residential area will incorporate a SF-12.5 base zoning that meets the minimum density and square footage requirements described within the Medium Density Residential Future Land Use designation.

However, due to the newly defined alignment of Shawnee Trail and the proposed boundary lines for the base zoning districts within the Planned Development, there is some overlap with the current Future Land Use boundaries and the proposed uses. In order to remedy the inconsistency, we request the boundary's for the Future Land Use Designations be revised to match the boundary lines for the proposed base zoning districts (see Exhibit C). The proposed change would provide a Dallas North Tollway District designation for the Neighborhood Service and Commercial Corridor base zones and would provide a Medium Density Residential designation for the single family development (SF-12.5).

Serving. Leading. Solving.™

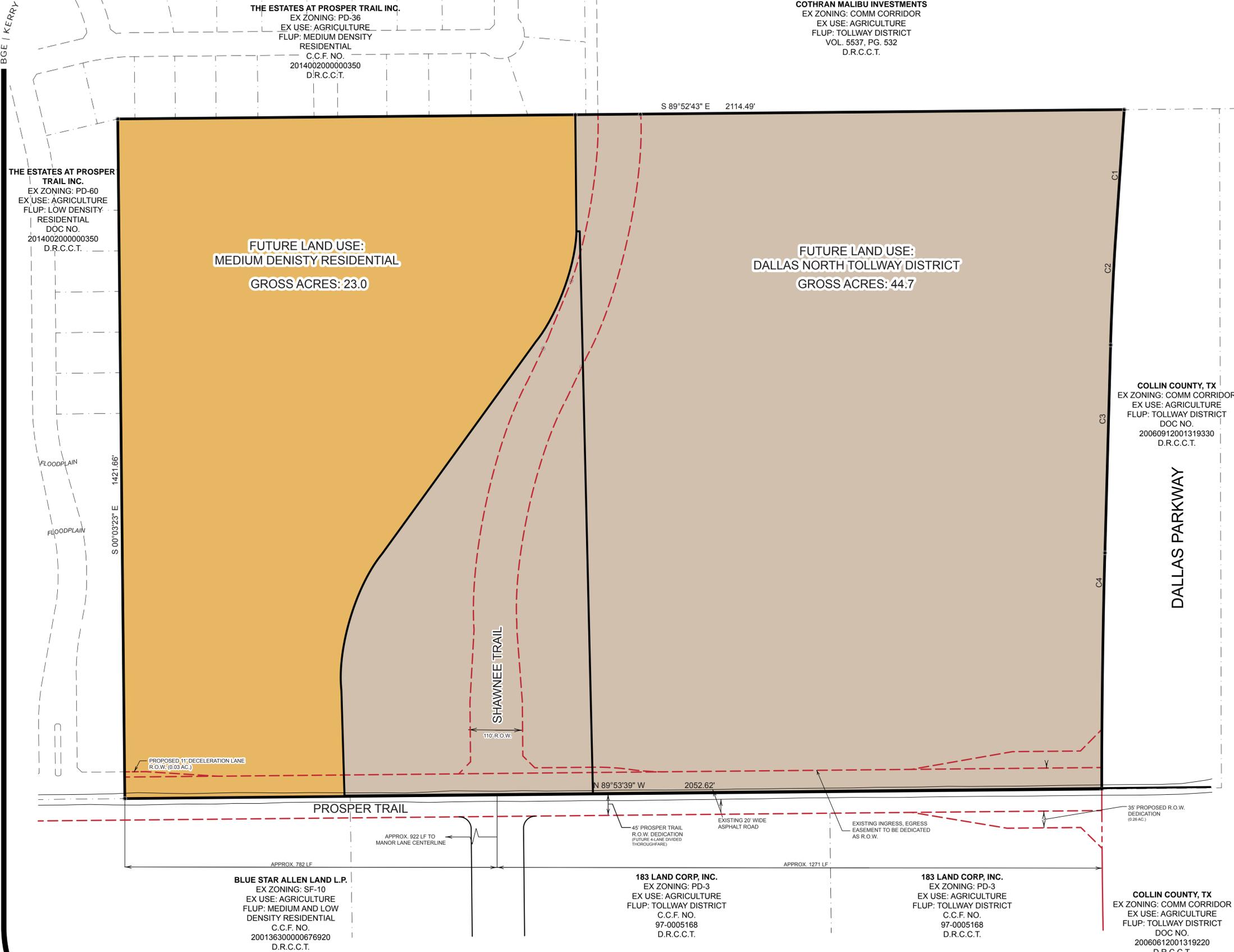
23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

By shifting the boundary for the Future Land Use designations, the proposed uses would be within the compatible designations while still retaining the intent of the comprehensive plan. Currently there are approximately ± 23.0 acres of Medium Density Residential and ± 44.7 acres of the Dallas North Tollway District. The proposed change would provide ± 19.9 acres of Medium Density Residential and ± 47.8 acres of the Dallas North Tollway District. This is a change of less than 5 percent of the original Future Land Use designation.

We request that this item be reviewed at the March 17, 2015 Planning and Zoning Commission meeting. Let me know if you need any additional information.

Sincerely,


Kathryn Edwards



THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-36
EX USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
C.C.F. NO. 2014002000000350
D.R.C.C.T.

COTHRAN MALIBU INVESTMENTS
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
VOL. 5537, PG. 532
D.R.C.C.T.

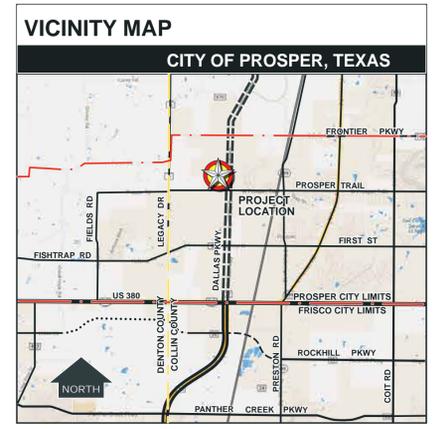
THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-60
EX USE: AGRICULTURE
FLUP: LOW DENSITY RESIDENTIAL
DOC NO. 2014002000000350
D.R.C.C.T.

FUTURE LAND USE:
MEDIUM DENSITY RESIDENTIAL
GROSS ACRES: 23.0

FUTURE LAND USE:
DALLAS NORTH TOLLWAY DISTRICT
GROSS ACRES: 44.7

COLLIN COUNTY, TX
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
DOC NO. 20060912001319330
D.R.C.C.T.

FLOODPLAIN
FLOODPLAIN
S 00°03'23" E 1421.66'



OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
PLANO, TX 75024

PLANNER/APPLICANT



- Land Planning Consultants -
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340

BLUE STAR ALLEN LAND L.P.
EX ZONING: SF-10
EX USE: AGRICULTURE
FLUP: MEDIUM AND LOW DENSITY RESIDENTIAL
C.C.F. NO. 200136300000676920
D.R.C.C.T.

183 LAND CORP, INC.
EX ZONING: PD-3
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
C.C.F. NO. 97-0005168
D.R.C.C.T.

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EX ZONING: COMM CORRIDOR
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C3	435.05'	17,388.73'	1°37'41"	S 01°23'35" W	494.06'
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FEBRUARY 23, 2015
KGA #I-292A

THE ESTATES AT PROSPER TRAIL INC.
 EX ZONING: PD-36
 EX USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 C.C.F. NO. 2014002000000350
 D.R.C.C.T.

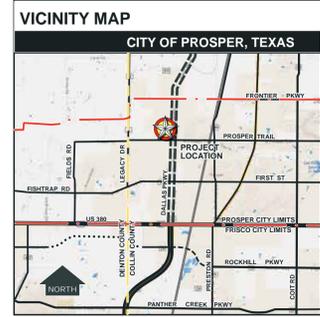
COTHRAN MALIBU INVESTMENTS
 EX ZONING: COMM CORRIDOR
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 VOL. 5537, PG. 532
 D.R.C.C.T.

THE ESTATES AT PROSPER TRAIL INC.
 EX ZONING: PD-60
 EX USE: AGRICULTURE
 FLUP: LOW DENSITY RESIDENTIAL
 DOC NO. 2014002000000350
 D.R.C.C.T.

PROSPER 67 PARTNERS LTD
 INST. NO. 20121031001392700
 D.R.C.C.T.
 GROSS ACRES: 18.8
 NET ACRES: 14.1
 EX. ZONING: SF-15
 EX. USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 PROP. ZONING: PD-SF 12.5
 PROP. MAX. DENSITY: 2.5
 PROP. MIN. LOT SIZE: 12,500

PROSPER 67 PARTNERS LTD
 INST. NO. 20121031001392700
 D.R.C.C.T.
 GROSS ACRES: 35.6
 NET ACRES: 26.4
 EX. ZONING: COMM CORRIDOR
 EX. USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 PROP. ZONING: PD-R

COLLIN COUNTY, TX
 EX ZONING: COMM CORRIDOR
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 DOC NO. 20060912001319330
 D.R.C.C.T.



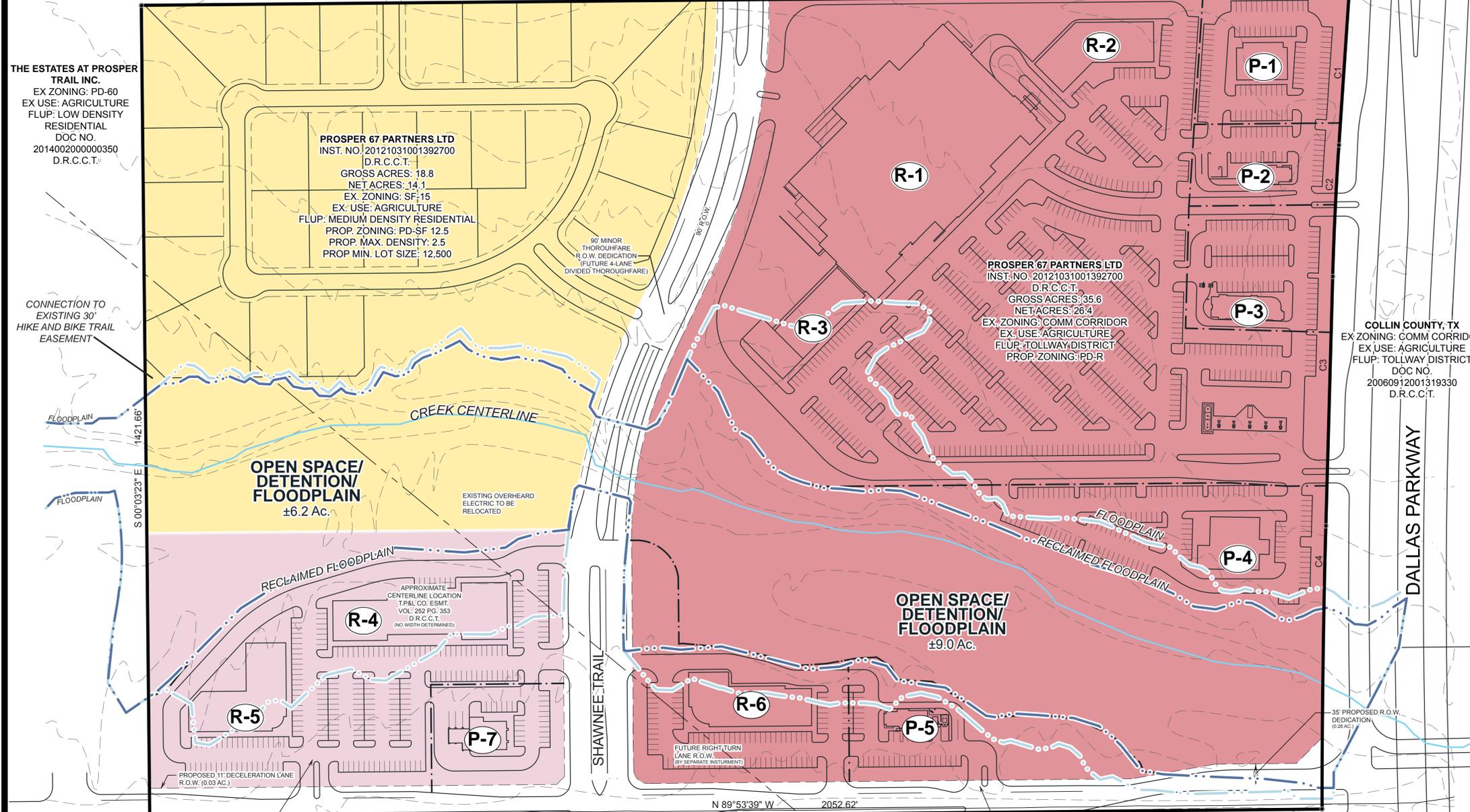
PROPOSED ZONES		
USE	GROSS ACRES	NET ACRES*
SF-12.5	18.8	14.1
NEIGH. SERVICE	7.5	6.0
RETAIL	35.6	26.4
TOTAL	61.9	61.3

USE*	BUILDING PAD (SF)	LOT SIZE (ACRES)
PROPOSED ZONE: NEIGHBORHOOD SERVICE		
P-7	Bank	3,400 1.0
R-4	Retail/Office	23,700 5.0
R-5	Retail/Office	17,300
OVERALL TOTAL	44,400	**6.0

PROPOSED ZONE: SF-12.5		
TOTAL LOTS (PROPOSED)	MIN. LOT SIZE (SF)	MIN. HOME SIZE (SF)
26	12,500	2,000
TOTAL ACRES	14.1 (with setbacks/open spaces)	18.8 (with setbacks/open spaces)

ZONE: RETAIL		
R-1	Grocery	103,000
R-2	Retail	15,000
R-3	Retail	16,000 17.0
P-1	Restaurant	5,500 1.3
P-2	Fast Food	2,250 0.8
P-3	Fast Food	4,500 1.3
P-4	Restaurant	9,000 2.4
P-5	Fast Food	2,150 1.6
R-6	Retail/Office	16,500 2.0
OVERALL TOTAL		173,900 **26.0

- GENERAL NOTES:**
- 1) ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION.
 - 2) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
 - 3) ALL THOROUGHFARES, DRIVEWAYS, AND TURN LANES SHALL COMPLY WITH THE TOWN'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT TIME OF SITE PLAN AND FINAL PLAT APPROVAL.
 - 4) THE BUILDING SITES SHOWN ON THIS EXHIBIT ARE THE APPROXIMATE SHAPE AND LOCATION. THESE MAY CHANGE DURING DEVELOPMENT AND CONSTRUCTION.
 - 5) ALL RESIDENTIAL RIGHT OF WAY WIDTHS ARE FIFTY (50) FEET IN WIDTH UNLESS OTHERWISE NOTED.
 - 6) ALL CUL-DE-SAC RADIUS ARE FIFTY (50) FEET UNLESS OTHERWISE NOTED.
 - 7) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS.
 - 8) ALL SITE USES LISTED ARE PROPOSED. THEY ARE NOT REQUIRED AND MAY CHANGE AS PROJECT DEVELOPS.
 - 9) ON COMMERCIAL PROPERTY, A MINIMUM WIDTH OF TWENTY FIVE (25) FEET OF OPEN SPACE/LANDSCAPE BUFFER WILL BE PROVIDED BETWEEN ALL PROPERTY LINES ALONG MAJOR AND MINOR THOROUGHFARES.
 - 10) FINAL PARKING REQUIREMENTS WILL BE BASED ON THE USE AND WILL BE DETERMINED AT TIME OF PERMITTING AND CONSTRUCTION.
 - 11) A TWENTY FIVE (25) FOOT LANDSCAPE BUFFER WILL BE PROVIDED BETWEEN ANY NON-RESIDENTIAL USE AND A RESIDENTIAL ZONE (SEE EXHIBIT B-PLANNED DEVELOPMENT STANDARDS).
 - 12) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 13) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 14) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 15) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 16) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 17) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 18) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 19) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR ALL PROPERTY AT ALL TIMES.
 - 20) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 21) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - 22) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 23) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 24) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 25) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 26) SIDEWALKS OF NO LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 27) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - 28) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - 29) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDER GROUND.
 - 30) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.



PROSPER 67 PARTNERS LTD
 INST. NO. 20121031001392700
 D.R.C.C.T.
 GROSS ACRES: 7.5
 NET ACRES: 6.0
 EX. ZONING: SF-15/ COMM CORRIDOR
 EX. USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 PROP. ZONING: PD-NEIGHBORHOOD SERVICE

BLUE STAR ALLEN LAND L.P.
 EX ZONING: SF-10
 EX USE: AGRICULTURE
 FLUP: MEDIUM AND LOW DENSITY RESIDENTIAL
 C.C.F. NO. 200136300000676920
 D.R.C.C.T.

183 LAND CORP, INC.
 EX ZONING: PD-3
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 C.C.F. NO. 97-0005168
 D.R.C.C.T.

183 LAND CORP, INC.
 EX ZONING: PD-3
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 C.C.F. NO. 97-0005168
 D.R.C.C.T.

COLLIN COUNTY, TX
 EX ZONING: COMM CORRIDOR
 EX USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 DOC NO. 20060612001319220
 D.R.C.C.T.

LEGEND

[Yellow Box]	PROPOSED PD-SF 12.5
[Pink Box]	PROPOSED PD-NEIGHBORHOOD SERVICE
[Red Box]	PROPOSED PD-RETAIL

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.92'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C2	229.67'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C3	435.05'	17,368.73'	1°37'41"	S 01°23'35" W	494.06'
C4	494.08'	574.58'	1°37'41"	S 01°23'35" W	494.06'

EXHIBIT B

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
 ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
 5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
 PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
 6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
 PLANO, TX 75024

PLANNER/APPLICANT

— Land Planning Consultants —
 2595 Dallas Parkway, Suite 204
 Frisco, TX 75034
 Tel: 281-579-0340



FEBRUARY 23, 2015
 KGA #I-292A

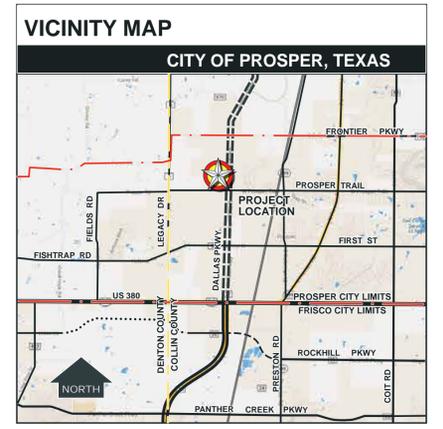
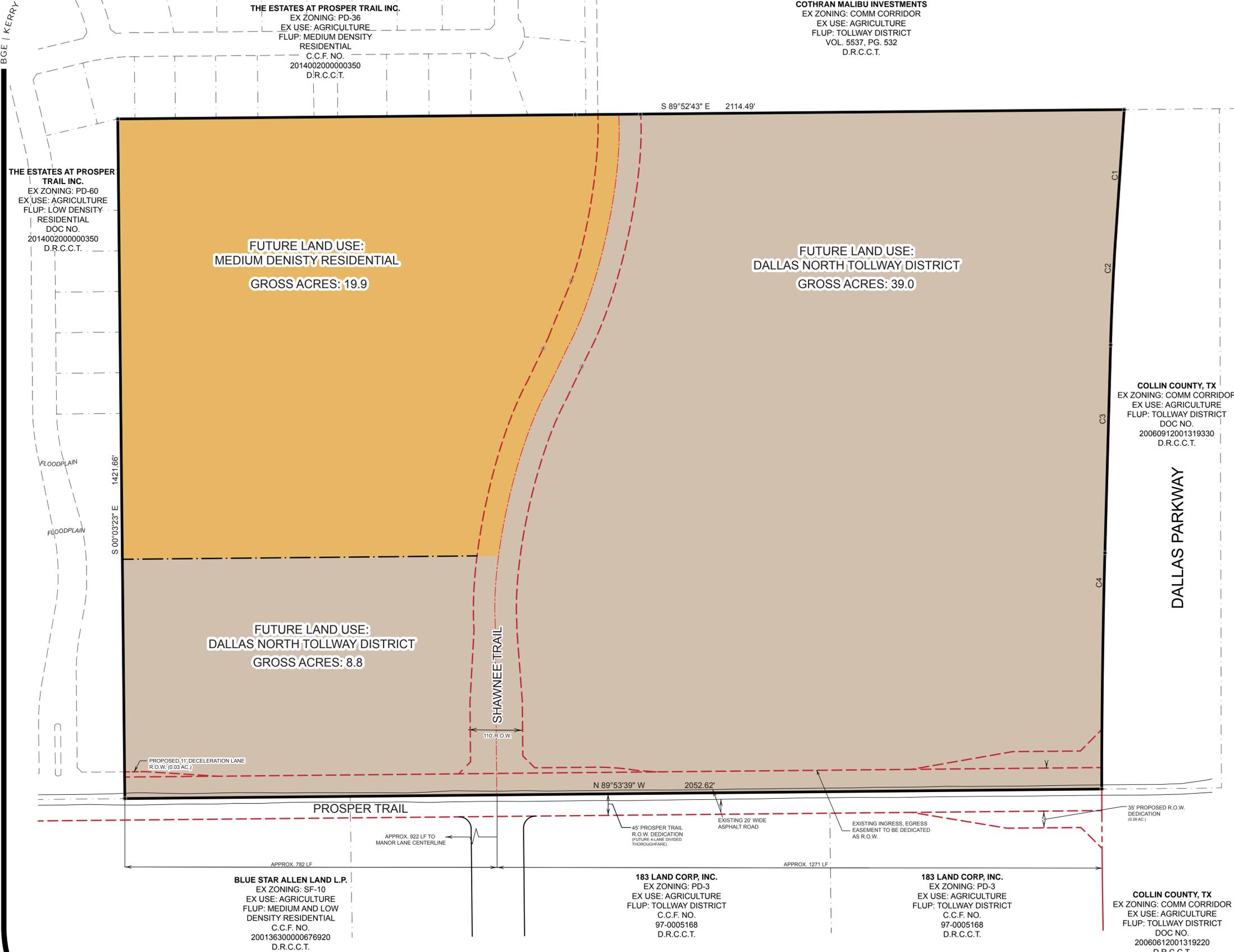


EXHIBIT C

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
PLANO, TX 75024

PLANNER/APPLICANT
BGE | KERRY R. GILBERT & ASSOCIATES

– Land Planning Consultants –
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



FEBRUARY 23, 2015
KGA #I-292A

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-60
EX USE: AGRICULTURE
FLUP: LOW DENSITY RESIDENTIAL
DOC NO. 2014002000000350
D.R.C.C.T.

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-36
EX USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
C.C.F. NO. 2014002000000350
D.R.C.C.T.

COTHRAN MALIBU INVESTMENTS
EX ZONING: COMM CORRIDOR
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COLLIN COUNTY, TX
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
DOC NO. 20060912001319330
D.R.C.C.T.

FUTURE LAND USE:
MEDIUM DENSITY RESIDENTIAL
GROSS ACRES: 19.9

FUTURE LAND USE:
DALLAS NORTH TOLLWAY DISTRICT
GROSS ACRES: 39.0

FUTURE LAND USE:
DALLAS NORTH TOLLWAY DISTRICT
GROSS ACRES: 8.8

BLUE STAR ALLEN LAND L.P.
EX ZONING: SF-10
EX USE: AGRICULTURE
FLUP: MEDIUM AND LOW DENSITY RESIDENTIAL
C.C.F. NO. 200136300000676920
D.R.C.C.T.

183 LAND CORP, INC.
EX ZONING: PD-3
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
C.C.F. NO. 97-0005168
D.R.C.C.T.

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PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

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

Re: Planning & Zoning Commission Meeting – April 7, 2014

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14-0005). [Companion case CA15-0002]

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 Commercial Corridor	Undeveloped	Medium Density Residential and Tollway District
North	Planned Development-36-Single Family-10/12.5 and Commercial Corridor	Undeveloped	Medium Density Residential and Tollway District
East	Commercial Corridor	Undeveloped	Tollway District
South	Planned Development-66-Single Family/Retail	Undeveloped	Medium Density Residential and Tollway District
West	Planned Development-60-Single Family-10	Undeveloped	Medium Density Residential

Requested Zoning – Z14-0005 is a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). The proposed

PD District allows for the development of single family residential lots with a maximum density of 2.5 dwelling units per acre on 18.8 acres, a maximum of 7.5 acres of office uses, 35.6 acres of retail uses, and an open space/detention/floodplain area. The request includes the following Exhibits:

- Boundary survey attached as Exhibit A;
- Statement of intent and purpose, attached as Exhibit B;
- Development standards, attached as Exhibit C;
- Concept plan, attached as Exhibit D;
- Development schedule, attached as Exhibit E; and
- Landscape buffer plan, attached as Exhibit F

Tract A represents the 18.8-acre PD-SF District which will develop in accordance with the Single Family-12.5 (SF-12.5) District, except the list of permitted uses had been limited, certain development standards have been modified, and additional development standards have been provided. The list of permitted uses has been limited as indicated in Section A.2 of Exhibit C. A comparison of the proposed PD-SF-12.5 District standards vs. the straight SF-12.5 District standards is as follows:

	Proposed PD-SF-12.5 District	Straight SF-12.5 District
Min. Lot Area	12,500 square feet.	12,500 square feet
Min. Lot Width	90 feet	80 feet
Min. Lot Depth	135 feet, except when located on a cul-de-sac (not supported by staff)	135 feet
Min. Dwelling Area	2,000 square feet	1,800 square feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	9 feet, 15 feet on corner lots adjacent to a side street	8 feet, 15 feet on corner lots adjacent to a side street
Rear Yard Setback	25 feet	25 feet
Maximum Height	40 feet	40 feet

As detailed in Exhibit C, the additional PD-SF development standards that vary from straight SF-12.5 zoning are generally as follows:

1. Impervious Coverage – The PD limits the maximum impervious surface to 50% of the area between the street and the main building, and the straight SF-12.5 District does not have an impervious coverage maximum.

2. Anti-Monotony – The PD provides standards to minimize the repetition of home elevations; the straight SF-12.5 District does not have an anti-monotony requirement.
3. Open Space – The PD requires a minimum of five (5) acres to be designated for open space; the straight SF-12.5 District does not have a minimum open space requirement.
4. Masonry – The PD requires 100% masonry for any portion of a façade facing a street, and requires chimneys to be 100% masonry. The straight SF-12.5 District allows cementitious fiber for up to 50% of upper story cladding on wall planes on different vertical planes than the lower story. The straight SF-12.5 District does not have a masonry chimney requirement.
5. Garages – The PD limits the distance of front facing garage to the property line, limits the width of a front facing garage to 50% of the façade, limits the location of a front facing garage to five (5) feet behind the main front façade, and limits front facing garages to two (2) per home, unless located behind the main structure. The straight SF-12.5 District does not have these garage requirements.
6. Fencing – The PD requires fencing adjacent to open space and hike and bike trails, to be ornamental metal, requires corner lots to have ornamental metal or split rail fencing, requires all wooden fencing to be board-on-board with a top rail, requires the development to establish a common stain color, and requires fences to be located at least ten (10) feet behind the front elevation of the main building. The straight SF-12.5 District does not have these fencing requirements.
7. Carports – The PD requires carports to meet setbacks, requires the support structure to be of the same material as the main structure, and requires a minimum roof pitch of 6:12 and constructed of a similar roofing materials as the main structure. The straight SF-12.5 District does not have these carport requirements.
8. Pitched Roofs – The PD allows main structures to have a minimum roof pitch of 6:12. The straight 12.5 District requires a minimum of 65% of the surface area of composition roofs shall maintain a minimum roof pitch of 8:12, a minimum of 75% of the surface area of clay tile, cement tile, slate or slate products, or metal roofs shall maintain a minimum roof pitch of 3:12, and prohibits wood shingled roofs. The proposed PD standard is a reduction to Town standards, and staff recommends this provision be removed from the PD request.
9. Landscaping – The PD requires a minimum of two (2), four inch (4”) caliper trees to be planted on the side yard of a corner lot. The straight SF-12.5 District does not have this landscaping requirement.

Tracts B and C are intended to accommodate non-residential uses. The rezoning is speculative in nature, since no specific users have been identified. In many instances, the recommended PD standards are greater than the base zoning district standards. But as noted below, the applicant is requesting lesser standards in certain instances. Without knowing the specific commercial users, staff cannot support a reduction to the Town’s base standards.

Tract B represents the proposed 7.5-acre PD-O District which will develop in accordance with the Office (O) District, except the list of permitted uses had been limited, certain development standards have been modified, and additional development standard have been provided. The list of permitted uses has been limited to the uses indicated Section B.2 of Exhibit C. The

modified and added PD-O development standards that vary from straight O District are as follows:

1. Lot Coverage – The PD requires a maximum building coverage of 40%, while the straight Office District requires a maximum building coverage of 30%. The proposed PD standard is a reduction to Town standards, and staff recommends this provision be removed from the PD request.
2. Maximum Floor Area – The PD allows the maximum floor area to exceed 10,000 square feet if, either the office structure is over 250 feet away from a residential lot, or the office structure is separated by a street. The straight Office District allows the maximum floor area to exceed 10,000 square feet if a structure is over 200 feet away from a residential use or zone.
3. Landscaping – The PD requires a twenty-five foot (25') landscape buffer for office structures adjacent to a residentially zoned district, consisting of one (1), four inch (4") caliper large evergreen tree, planted on thirty foot (30') centers and two (2), three inch (3") caliper evergreen ornamental trees staggered every fifteen (15) feet. The PD allows the required residential open space to count toward this twenty-five foot (25') landscape buffer. The Zoning Ordinance requires a fifteen foot (15') landscape buffer for non-residential development adjacent to properties zoned residential or shown as residential on the Future Land Use Plan, with one (1) large tree, three inch (3") caliper minimum, planted on thirty foot (30') centers. The element of the proposed PD allowing the required residential open space to count toward the landscape buffer, has the potential of rendering the twenty-five foot (25') landscape buffer irrelevant, and staff recommends this element of the provision be removed from the PD request.

Tract C represents the proposed 35.6-acre PD-R District which will develop in accordance with the Retail (R) District, except the list of permitted uses had been limited, certain development standards have been modified, and additional development standard have been provided. The modifications to the permitted and prohibited uses, as well as the modified and added PD-R development standards that vary from straight R District are as follows:

1. Permitted Uses – The PD allows for a convenience store with gas pumps as an accessory use, as outlined in Section C.2, Exhibit C. The straight R District only permits gas pumps at an intersection of two (2) major thoroughfares, and considering Prosper Trail is not classified as a major thoroughfare, gas pumps would not be permitted at this intersection. The intent of the provision of permitting gas pumps at the intersection of two (2) major thoroughfares, serves primarily to locate gas pumps at the perimeter of Town. The proposed PD standard is a reduction to Town standards, and staff recommends this provision be removed from the PD request.
2. Prohibited Uses – The PD limits the list of permitted uses, as outlined in Section C.2.
3. Outdoor Sales and Display – The PD allows for outdoor sales and display for a big box, as outlined in Section C.3, Exhibit C. The straight R District does not permit outdoor sales and display, and since this is a reduction to the Town's minimum requirement, staff recommends this provision be removed from the PD request.
4. Screening and Buffering – As depicted on Exhibit F, the PD requires a thirty foot (30') landscape buffer when the rear elevation and/or loading zone of a retail use backs a major and minor thoroughfare, and includes a four foot (4') berm, one (1) large four inch (4") caliper

evergreen tree, on twenty foot (20') centers, and ten gallon (10-gal) shrubs planted at the rate of ten (10) shrubs per thirty foot (30') interval. The R District requires a thirty foot (30') landscape buffer, and one (1) large three inch (3") caliper tree, on thirty foot (30') centers, and fifteen (15) shrubs, five gallons (5-gal) in size, per thirty feet (30') feet of linear frontage.

5. Elevations – Because this is a speculative zoning change request since no commercial users have been identified, the PD requires the Planning & Zoning Commission approval of a Façade Plan prior to Preliminary Site Plan approval of a major retail tenant (50,000 square feet or larger).
6. Open Space – The PD requires a minimum of five (5) acres to be designated for open space, which may include detention and floodplain. The Zoning Ordinance requires seven percent (7%) (less than three [3] acres) of the net lot area included in a site plan to be open space, and only permits detention ponds with constant water levels or otherwise amenitized to count toward the open space requirement.

Future Land Use Plan – The Future Land Use Plan (FLUP) recommends Medium Density Residential and Tollway District for the property. The Medium Density Residential District 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. The Dallas North Tollway District recommends a diverse mixture of office, retail and residential.

Thoroughfare Plan – The property has direct access to Dallas Parkway, Prosper Trail, a future four-lane divided thoroughfare, and Shawnee Trail, a future four-lane divided thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer service will have to be extended to the property either before or with development.

Access – Access to the property will be provided from Dallas Parkway, Prosper Trail, and Shawnee Trail.

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – This property is subject to the Town's park dedication requirements as they exist or may be amended. Any future park sites and hike and bike trail locations will be determined at the time of preliminary plat.

Environmental Considerations – The 100-year floodplain located on the property is shown on Exhibit A and D.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by state law. Town staff has not received any public hearing notice reply forms.

Attached Documents:

1. Zoning map of the surrounding area
2. Zoning Exhibits A, B, C, D, E, and F

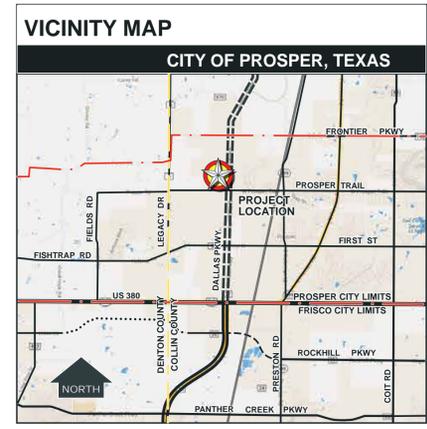
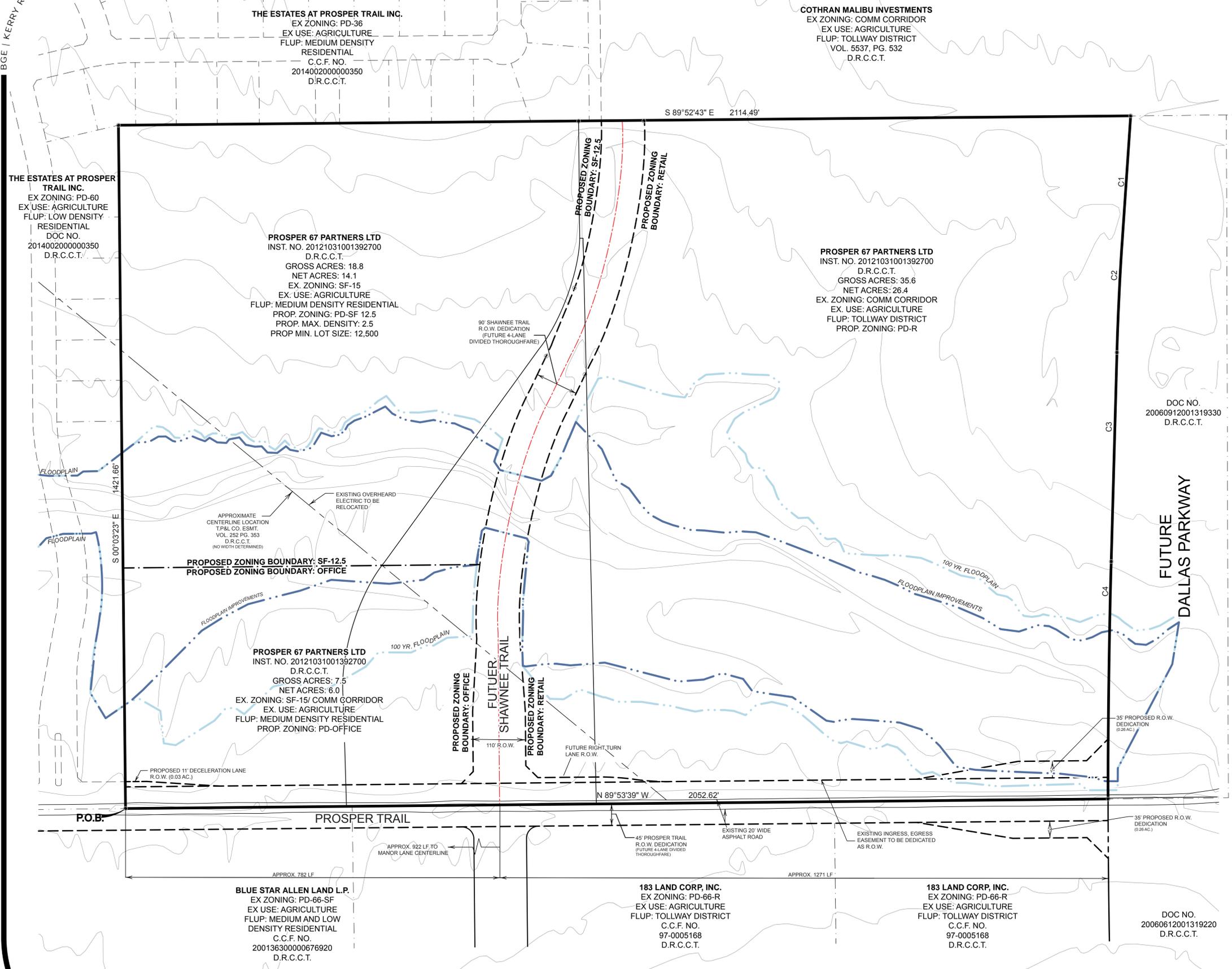
Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R), subject to:

1. Approval of the companion Future Land Use Plan amendment (Case CA15-0002),
2. Revising the PD for Tract A to remove the undefined reduction to minimum lot depths on cul-de-sacs (standard is 135 feet),
3. Revising the PD for Tract A to remove the reduction of the roof pitch requirement from the standard 8:12 to the proposed 6:12,
4. Revising the PD for Tract B to remove the 40% lot coverage requirement from the office tract (standard is max. 30%),
5. Revising the PD to remove the allowance permitting the required residential open space to count toward the landscape buffer area in the office tract, and
6. Revising the PD to remove convenience store with gas pumps as a permitted use.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on April 28, 2015.



METES AND BOUNDS DESCRIPTION
PROSPER 67 PARTNERS LTD.
67.715 AC Tract

All that certain tract of parcel of land situated in Lot 12 of the Collin County School Land Survey, Abstract Number 147, County of Collin, State of Texas, said tract being part of a called 85.789 acre tract as described in Deed to JBI/Calder Fund V Joint Venture and Calder Bros. Co., filed 11 November 2003, and recorded in Volume 5543 page 3212 (2003-00223475) of the Real Property Records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found survey mark nail, said nail being South 89 degrees 55 minutes 36 seconds East, a distance of 319.89 feet (320') from the southwest corner of said 85.789 acre tract, said nail also being the southeast corner of a called 10.445 acre tract as described in Deed to Mike A. Myers Investment Holding, filed 07 February 2007, and recorded at Clerks File Number 2007-0207000176870 of said Deed Records, said nail also being in Collin County Road Number 4 (also known as West Prosper Trail):

Thence: North 00 degrees 03 minutes 23 seconds East, with the east line of said Myers tract, a distance of 1421.66 feet to a set 1/2 inch Steel Square Tubing with a plastic cap marked "COX 4577" for the northeast corner of said Myers tract, said tubing being South 89 degrees 52 minutes 43 seconds East, a distance of 320.05 feet (320.05') from the northwest corner of said 85.789 acre tract and the northwest corner of said Myers tract;

Thence: South 89 degrees 52 minutes 43 seconds East, with the north line of said 85.789 acre tract, a distance of 2114.49 feet to a found 1/2 inch Steel Rebar for the north east remainder corner of said 85.789 acre tract, and the northeast corner of a called 8.134 acre tract as described in Deed to Collin County, Texas filed 12 September 2006 and recorded at Clerk's File No. 2006-1319340 (also known as the North Dallas Tollway):

Thence: South 04 degrees 34 minutes 50 seconds West, with the west line of said Tollway, a distance of 263.92 feet to a set 1/2 inch Steel Tubing with a plastic cap marked "COX 4577" for a corner and the start of a curve to the left whose radius is 574.58 feet, central angle of 02 degrees 17 minutes 28 seconds, and a chord bearing of South 03 degrees 21 minutes 09 seconds, West, a distance of 229.65 feet;

Thence: With the west ROW line of said Tollway, an arc length of 229.67 feet to a set survey mark nail for a corner of said Tollway tract;

Thence: South 02 degrees 12 minutes 25 seconds West, with the west ROW line of said Tollway, a distance of 435.05 feet to a set 1/2 inch Steel Square Tubing with a plastic cap marked "COX 4577" for a corner and the start of a curve to the left whose radius is 17388.73 feet, central angle of 01 degrees 37 minutes 41 seconds, chord bearing of South 01 degree 23 minutes 35 seconds West, a distance of 494.06 feet;

Thence: With the west ROW line of said Tollway, an arc length of 494.08 feet to a set survey mark nail for the southwest corner of said Tollway tract, the southeast remainder corner of said 85.789 acre tract, and in said Collin County Road Number 4;

Thence: North 89 degrees 53 minutes 39 seconds West, with the South line of said 85.789 acre tract, and in said road, a distance of 2052.62 feet to the POINT OF BEGINNING and containing 67.715 acres of land.

Tract 2: (Easement Estate)
Easements created by that certain Signs, Utilities, and Road Easements and Masonry Wall Construction and Maintenance Agreement dated February 5, 2007, by and between JBI/Calder Fund V Joint Venture and Calder Bros. Co., and Mike A. Myers Investment Holdings, L.P., filed February 7, 2007, recorded in Clerk's File No. 20070207000176880, Official Public Records, Collin County, Texas.

- GENERAL NOTES:
- 1) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT
 - 2) CONTOURS ARE SHOWN AT TWO (2) FOOT INCREMENTS
 - 3) ALL THOROUGHFARES AND ROADWAYS SHALL COMPLY WITH THE TOWN'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT THE TIME OF SITE PLAN AND FINAL PLAT APPROVAL.

Z15-0005
EXHIBIT A
± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
PLANO, TX 75024

PLANNER/APPLICANT
BGE KERRY R. GILBERT & ASSOCIATES

– Land Planning Consultants –
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340

SCALE
0 50 100 200

MARCH 03, 2015
KGA #I-292A

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.92'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C2	229.67'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'35" W	494.06'
C4	494.08'	574.58'	1°37'41"	S 01°23'35" W	494.06'

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-Exhibit B- Statement of Intent

I. Statement of Intent

A. Overall Intent

This 67 acre property is intended to be developed in a manner that will allow flexibility of uses within the categories of retail, commercial and residential zones. The development will include recreational and detention space and will grow into an active community of mixed uses.

B. Description of Property

Located at the northwest intersection of the Dallas Parkway and Prosper Trail, this 67.7 acre tract is owned by Avex Group. Shawnee Trail, a four (4) lane divided minor thoroughfare runs north and south through the middle of the property and will provide access to the proposed uses within the development. Driveway access for the development will also be taken off Prosper Trail on the southern boundary of the site and Dallas Parkway along the eastern boundary. A floodplain, open space and detention basin runs east and west through the site along the creek. With the exception of the existing 20 foot wide paving for Prosper Trail along the southern boundary, the subject property is currently vacant. To the north and west of the site is a proposed single family development, Legacy Crossing (PD-36 and PD-60). To the south is the proposed 880 acre Villages of Star Trail, a Planned Development (PD-66) which incorporates single family, office, retail and commercial zoning. Exhibit A and Exhibit D depict the location and boundary of the project.

C. Description of Proposed Development

The location of this project, at the intersection of a major highway and two thoroughfares, lends itself well for commercial, retail, and/or office development. A mixture of small pad sites, retail centers and large big box retail tracts will allow for a variety of uses, including banks, small offices, restaurants, grocery stores, etc. Additionally, with the site's close proximity to residential developments, there is an opportunity for large single family lots in the northwest corner of the subject property.

The proposed multiple uses are divided into three (3) main categories: office, retail and single family residential. As shown in Exhibit D, the portion of the property west of Shawnee Trail will be single family residential to the north and neighborhood service to the south. The eastern portion of the property, between the future Shawnee Trail and Dallas Parkway, is composed of retail and commercial uses. As mentioned in the previous section, a large east/west detention and open space area divides the property, creating two detention areas, +6.2 acres of detention/open space to the west of Shawnee Trail and ± 8.9 acres on the eastern side of it. As shown on Exhibit D, a hike and bike trail connecting to the trail in the neighboring development will extend through the property, along the creek. In addition to creating recreational opportunities within the development, the detention/open space areas provide a significant buffer between the residential and neighborhood service areas, as well as between the varying scales of the commercial development.

II. Current Zoning and Land Uses

A. Current Zoning Classification

Between Dallas Parkway and the boundary of the proposed minor thoroughfare, Shawnee Trail, the current zoning is CC-Commercial Corridor District. To the west of the proposed minor thoroughfare boundary, the majority of the property is currently zoned SF-15.

B. Future Land Use Plan

The Future Land Use plan designates the eastern portion of the property as Dallas North Tollway District and the western portion as Medium Density Residential.

C. Compatibility with Comprehensive Plan

The current designations shown on the Future Land Use map for this area, Medium Density Residential and Dallas North Tollway District, are defined within the Comprehensive Plan to include uses within the classifications of office, retail and residential.

In regards to Medium Density Residential, the designation requires lot sizes with a range between 12,500 square feet and 20,000 square feet. In addition to the lot size, the density for Medium Density Residential zones is recommended to be between 1.6-2.5 dwelling units per acre. The average lot size on the proposed concept plan is approximately 15,000 square feet with an approximate density of 1.9 units per acre. This is within the parameters of both the proposed SF-12.5 zoning district as well as the standards set forth within the Comprehensive Plan.

Within the area designated as the Dallas North Tollway District, the proposal of various retail, banking, and restaurant spaces throughout the development meets the intention of providing multiple uses that benefit residents, commuters and visitors of the area. As the area continues to grow and develop, the demand for such spaces will increase, and the location of the site at the intersection of the Tollway and a Minor Thoroughfare will create the convenient access that is conducive to the needs of everyone.

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-Single Family 12.5 District

- A.1 Except as noted below, Tract A shall develop in accordance with the Single Family 12.5 District as it exists or may be amended.
- A.2 Uses. The site shall be limited to the following permitted uses.
1. Accessory Building
 2. Day Care Center, In-Home **C**
 3. Farm or Ranch
 4. Home Occupation **C**
 5. Homebuilder Marketing Center **C**
 6. House of Worship
 7. Model Home
 8. Municipal Uses Operated by the Town of Prosper
 9. Park or Playground
 10. Private Street Development **C**
 11. School, Public
 12. Single Family Dwelling, Detached
- A.3 Density: Maximum of 2.5 du/a, per gross acreage.
- A.4 Regulations
1. Minimum Side Yard – Nine (9) feet, fifteen (15) feet on corner adjacent to a side street.
 2. Minimum Lot Width – 90 feet
 3. Minimum Lot Depth - One hundred and thirty five (135) feet.
 - i. When located on a cul-de-sac, the lot depth may be less, so long as the minimum lot area is met.
 4. Minimum Dwelling Area – 2,000 square feet
 5. Maximum Impervious Coverage
 - a. The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. The front wall of a j-swing wall can be used to meet the requirement.
 6. Alternating Single Family Plan Elevations (Anti-Monotony)
 - a. A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street.
 - b. Different exterior elevations can be met by meeting at least two of the following criteria:
 - i. Different roof forms/profiles
 - ii. Different façades consisting of different window and door style and placement
 - iii. Different entry treatment such as porches and columns
 - iv. Different number of stories

7. Open Space Requirements:
 - a. Within the SF-12.5 District, a minimum of 5 Acres of open space is required. This space may include detention and floodplain areas and must contain landscaping and amenities where applicable.
 - i. An eight (8) foot wide hike and bike Trail connecting to the overall trail plan must be located with this area.
 - ii. Landscaping (Trees and/or shrubs) must be planted along the northern edge of the hike and bike trail, between the trail and the back of the residential lots.
8. Additional Masonry Requirements:
 - a. Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.
 - b. Chimneys shall be clad with 100% clay fired brick, natural or manufactured stone or stucco.
9. Garage Requirements:
 - a. In no instance shall a garage door directly facing a street be less than 25 feet from the property line.
 - b. Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.
 - c. Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house.
 - d. Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage doors are located behind the main structure.
10. Fencing Requirements:
 - a. Privacy fences on single family residential lots shall be located a minimum of ten (10) feet behind the front elevation of the main building and shall not exceed eighth (8) feet in height above grade.
 - b. Wood fences shall be board on board with a top rail. A common fence stain color shall be established for the development by the developer/HOA.
 - c. Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail.
 - d. Fences on corner lots shall be ornamental metal, tubular steel or split rail.
11. Carports – Carports shall not be located within any setback. The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material as the main structure.
12. Roof Pitch
 - a. The main roof pitch of any structure shall have a minimum slope of 6” to 12”
13. Addition Tree Requirements.
 - a. A minimum of two (2), four (4) caliper inch trees shall be planted in the side yard of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement.

Tract B Office District

- B.1 Except as noted below, Tract B shall develop in accordance with the Office District as it exists or may be amended.
- B.2 Uses. Uses shall be permitted in accordance with the Office District with the exception of the following uses which shall be prohibited:
1. Athletic Stadium or Field, Public
 2. Cemetery or Mausoleum
 3. Civic/Convention Center
 4. Commercial Amusement, Indoor
 5. Golf Course and/or Country Club
 6. Private Boarding School
 7. Recycling Collection Point
 8. Rehabilitation Care Institution
 9. Restaurants with Drive-up or Drive-through service
 10. School District Bus Yard
 11. Sewage Treatment Plant/Pumping Station
 12. Telephone Exchange
 13. Utility Distribution/Transmission Facility
 14. Water Treatment Plant

B.3 Regulations

1. Lot Coverage-Maximum of forty (40) percent
 - a. Lot coverage is defined as the area covered by the building footprint
2. Maximum Floor Area- Ten thousand (10,000) square feet
 - b. The maximum floor area may exceed ten thousand (10,000) square feet under either of the following conditions
 - i. The entire structure is in excess of two hundred and fifty (250) feet from a residential lot.
 - ii. The structure is separated from a residential lot by a public right of way.
3. Landscape Buffer- A minimum of a twenty-five (25) foot landscaped buffer shall be required when adjacent to any residential zoning district.
 - a. Planting Standards within Buffer
 - i. Four (4) inch caliber large evergreen trees shall be planted every thirty (30) feet on center.
 - ii. Two (2) to three (3) inch caliber evergreen ornamental trees shall be staggered every fifteen (15) feet to provide a solid living screen.
 1. When the required open space for the planned development is located between the office and residential zones, it may count as the required buffer. However, the above mentioned landscape requirements must still be met.

Tract C Retail District

- C.1 Except as noted below, the Tract shall develop in accordance with the Retail District as it exists or may be amended.
- C.2 Uses. Uses shall be permitted in accordance with the Retail District with the exception of the following:

Permitted Uses:

1. Convenience store with Gas Pumps as an Accessory Use
 - a. Accessory gas pumps are only allowed as an accessory use to a big box tenant and are subject to the following development standards
 - i. Accessory gas pumps must be located on the same lot as a big box tenant
 - ii. Convenience store with gas pumps is permitted only within two hundred and fifty (250) feet of the right-of-way line of Dallas Parkway
 - iii. Accessory gas pumps shall be located at least two hundred and fifty (250) feet from a property line of a residential lot.
 - iv. Canopies shall have pitched roofs (min. roof pitch of 4:12) and the color and style of the metal roof on the gas station canopy shall be consistent with the metal roof on the big box building.
 - v. Canopy support columns shall be fully encased with masonry materials that are complimentary to that used on the main building.
 - vi. The canopy band face shall be a color consistent with the main structure and may not be backlit or used as signage.
 - vii. Use shall be removed if closed for more than six (6) months, including reclassification of fuel tanks per TCEQ Regulations.
 - viii. A raised landscape planter of the same material as the masonry columns shall be provided at both ends of all pump islands.

Prohibited Uses:

1. Athletic Stadium or Field, Private
2. Athletic Stadium or Field, Public
3. Cemetery/Mausoleum
4. Commercial Amusement, Outdoor
5. Recycling Collection Point
6. School District Bus Yard
7. Sewage Treatment Plant/Pumping Station
8. Trailer Rental
9. Utility Distribution/Transmission Facility
10. Water Treatment Plant

C.3 Regulations

1. Outdoor sales and display shall be permitted but limited to a big box and subject to the following conditions:
 - a. Shall be located within 25 feet of the front of the main building.
 - b. Shall not block or impair sidewalks, ADA access, doorways or fire lanes.
 - c. Shall not be displayed or stored on wooden crates, cardboard boxes, plastic cling wrap or in a fashion that resembles open storage of materials.
 - d. Permitted merchandise shall be seasonal and may include, but is not limited to: Christmas trees, flowers, landscaping materials, and outdoor furniture.
2. Lot Coverage-Maximum of forty (40) percent
 - a. Lot coverage is defined as the area covered by the building footprint

3. Screening/Buffering

- a. In addition to all screening requirements listed in Chapter 4, Section 5 of the Town of Prosper Zoning Ordinance, a minimum of a thirty (30) foot landscape buffer is required when the rear elevation and/or loading zone of any retail use backs a major or minor thoroughfare. This space shall be made up of a mixture of traditional landscape and four (4) foot landscaped berms in order to adequately screen the area.
 - i. Planting Standards within Buffer
 - a. One large evergreen tree, a minimum of four (4) inch caliber, must be planted for every 20 linear feet of street frontage.
 - b. Ten (10) gallon shrubs shall be provided at a rate of 10 shrubs per 30 linear feet of street frontage.
 - ii. A minimum of twenty (20) feet of the landscape buffer shall be exclusive of all utility easements, right turn lanes, drainage easements, and right of ways. None of the required trees and/or shrubs shall be located within any utility easement.

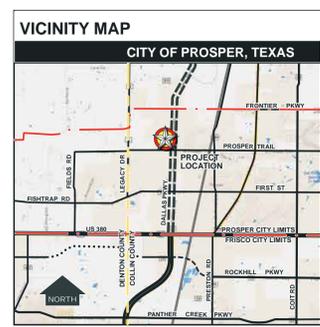
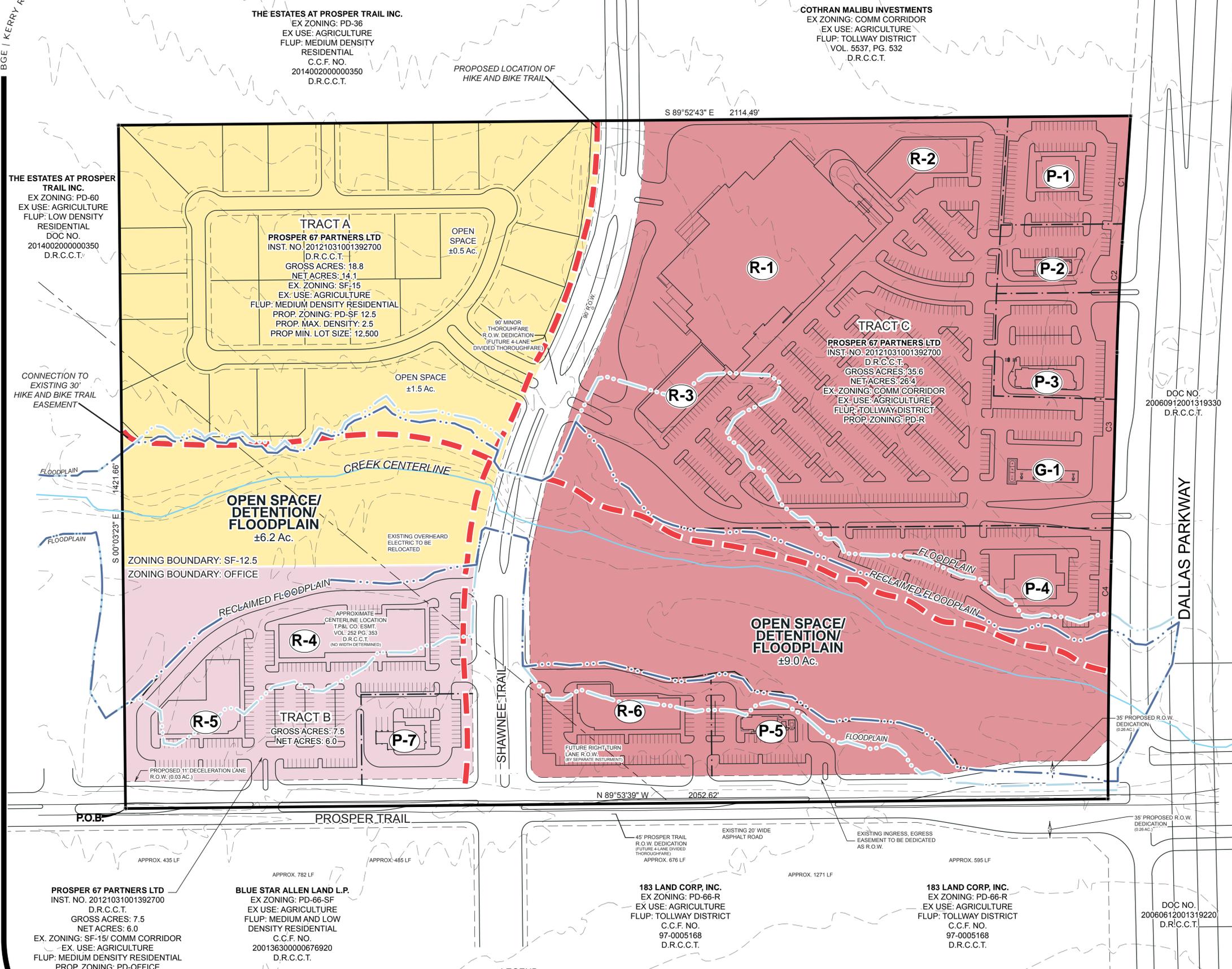
C.4 Additional Standards

1. Elevation Review and Approval

- a. Prior to preliminary site plan approval, any major tenant shall submit building elevations for review and approval by the Town of Prosper Planning and Zoning Commission,
 - i. A major tenant is defined as any single building or use in excess of 50,000 square feet.

2. Open Space/Detention

- a. Within the Retail District, a minimum of 6 Acres of open space is required. This space may include detention and floodplain areas and will contain landscaping and amenities where applicable.
 - i. An eight (8) foot wide hike and bike Trail connecting to the overall trail plan will be located with this area.
 - ii. Detention/Retention
 - a. Detention located within the Floodplain must meet all Town of Prosper, FEMA and all other applicable regulations.



PROPOSED ZONES	USE*	BUILDING PAD (SF)	LOT SIZE (ACRES)
USE			
GROSS ACRES			
NET ACRES*			
SF-12.5	Bank	3,400	1.0
OFFICE	Retail/Office	23,700	5.0
	Retail/Office	17,300	
OVERALL TOTAL		44,400	**6.0
RETAIL			
TOTAL			
GROSS ACRES			
NET ACRES*			
35.6			
26.4			
TOTAL			61.3

* Net acres excludes floodplain

PROPOSED ZONE: SF-12.5	USE*	BUILDING PAD (SF)	LOT SIZE (ACRES)
TOTAL LOTS (PROPOSED)			
26			
MIN. LOT SIZE (SF)			
12,500			
MIN. HOME SIZE (SF)			
2,000			
TOTAL ACRES (with dedicated open space)			
14.1			
18.8			
OVERALL TOTAL		171,100	**26.4

PROPOSED ZONE: OFFICE

PROPOSED ZONE: RETAIL	USE*	BUILDING PAD (SF)	LOT SIZE (ACRES)
R-1	Grocery	103,000	
R-2	Retail	15,000	
R-3	Retail	13,200	
G-1	Gas station	n/a	17.0
P-1	Restaurant	5,500	1.3
P-2	Fast Food	2,250	0.8
P-3	Fast Food	4,500	1.3
P-4	Restaurant	9,000	2.4
P-5	Fast Food	2,150	1.6
R-6	Retail/Office	16,500	2.0
OVERALL TOTAL		171,100	**26.4

- GENERAL NOTES:
- 1) ALL FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION.
 - 2) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
 - 3) ALL THOROUGHFARES, DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL COMPLY WITH THE TOWN'S DESIGN STANDARDS AND FINAL DESIGN WILL BE ADDRESSED AT TIME OF SITE PLAN AND FINAL PLAN APPROVAL.
 - 4) THE BUILDING SITES SHOWN ON THIS EXHIBIT ARE THE APPROXIMATE SHAPE AND LOCATION. THESE MAY CHANGE DURING DEVELOPMENT AND CONSTRUCTION.
 - 5) ALL SITE USES LISTED ARE PROPOSED. THEY ARE NOT REQUIRED AND MAY CHANGE AS PROJECT DEVELOPS.
 - 6) FINAL PARKING REQUIREMENTS WILL BE BASED ON THE USE AND WILL BE DETERMINED AT TIME OF PERMITTING AND CONSTRUCTION.
 - 7) A TWENTY FIVE (25) FOOT LANDSCAPE BUFFER WILL BE PROVIDED BETWEEN ANY NON-RESIDENTIAL USE AND A RESIDENTIAL ZONE (SEE EXHIBIT C-PLANNED DEVELOPMENT STANDARDS).
 - 8) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 9) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 10) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 11) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 12) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 13) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 14) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 15) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR ALL PROPERTY AT ALL TIMES.
 - 16) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 17) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - 18) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 22) SIDEWALKS OF NO LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 23) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - 24) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - 25) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDER GROUND.
 - 26) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 27) A MINIMUM TEN (10) FOOT WIDE NO BUILD, PRESERVATION AND ACCESS EASEMENT IS REQUIRED OUTSIDE THE FLOODPLAIN.
 - 28) AS TWENTY FIVE (25) FOOT HIKE AND BIKE TRAIL EASEMENT IS REQUIRED.
- * All uses and measurements are proposed and subject to change.
** Excludes detention/open space/floodplain

Z15-0005

EXHIBIT D

± 67.7 ACRES OF LAND

OUT OF THE COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3880
PLANO, TX 75024

PLANNER/APPLICANT



— Land Planning Consultants —
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



MARCH 31, 2015
KGA #I-292A

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.92'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C2	229.67'	5744.58'	2°17'28"	S 03°21'09" W	229.65'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'35" W	494.06'
C4	494.08'	574.58'	1°37'41"	S 01°23'35" W	494.06'

LEGEND

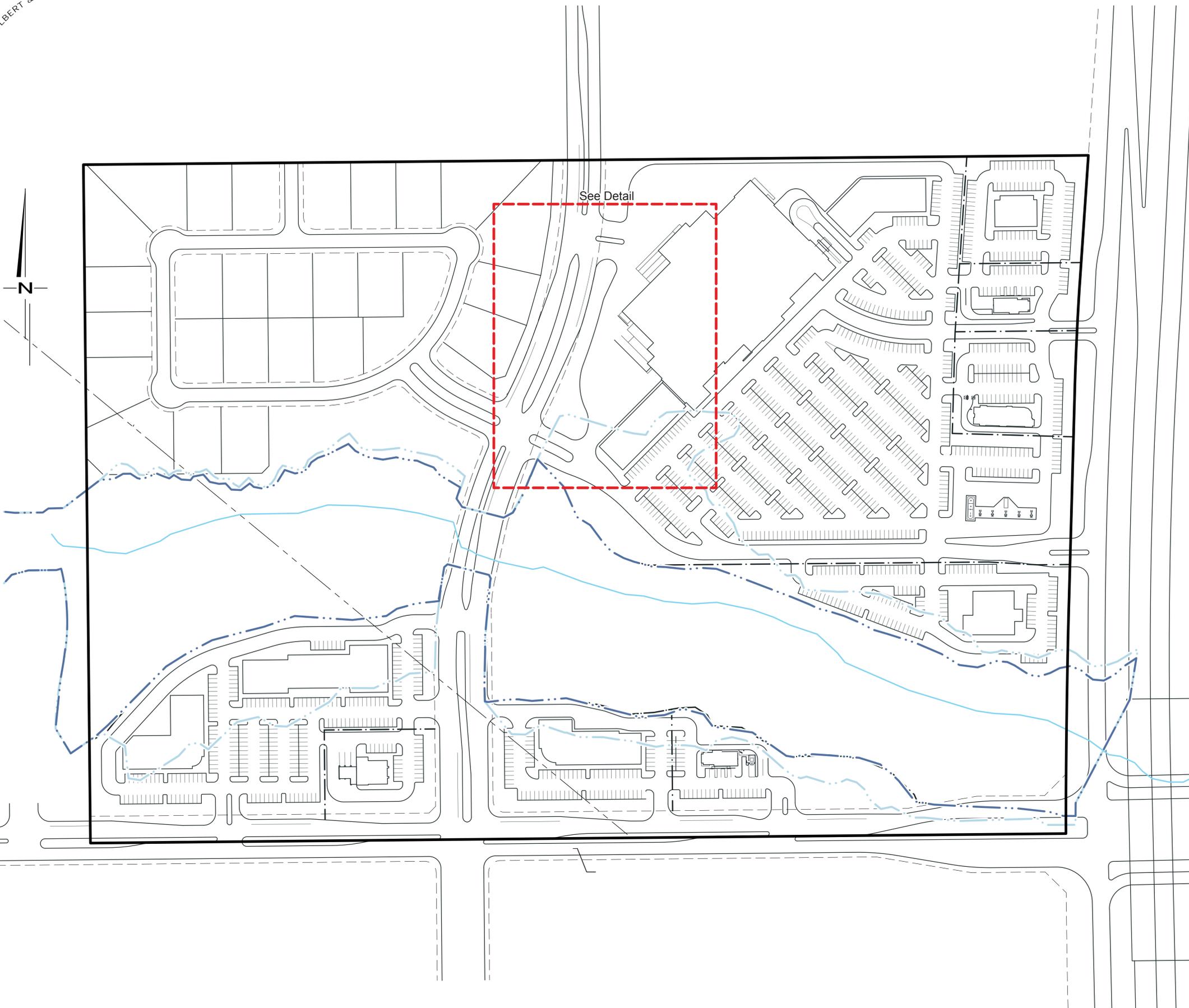
[Yellow Box]	PROPOSED PD-SF 12.5
[Pink Box]	PROPOSED PD-OFFICE
[Red Box]	PROPOSED PD-RETAIL

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-Exhibit E- Development Schedule

The phasing and development of this project is dependent upon market conditions and the construction of the Dallas North Tollway and Prosper Trail. Upon initiation of development, the project is expected to be completed in three (3) to four (4) phases, lasting approximately 12-36 months for each phase.



LANDSCAPE DETAIL



NOTES:
THIS IS A REPRESENTATION OF THE TYPICAL LANDSCAPE STANDARDS FOR THE REQUIRED LANDSCAPE BUFFER AND DOES NOT REPRESENT THE ACTUAL LOCATION. FINAL LANDSCAPE PLANS WILL BE SUBMITTED DURING THE PERMITTING PROCESS. LANDSCAPING MUST MEET THE MINIMUM STANDARDS SET FORTH IN EXHIBIT C AND REPRESENTED ABOVE.

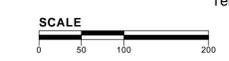
EXHIBIT F LANDSCAPE BUFFER

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

PLANNER/APPLICANT



– Land Planning Consultants –
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



MARCH 5, 2015
KGA #I-292A

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PLANNING

To: Planning & Zoning Commission
From: Pamela Clark, Planning Technician
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – April 7, 2015

The chart below summarizes the Town Council's actions from their March 24, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, on the east side of Main Street, from Third Street to First Street, from Old Town – Office to Old Town – Main Street Retail. (CA15-0001). [Companion to Case Z15-0001]	Approved 6-0, subject to revising the Future Land Use Plan to extend the Old Town – Main Street Retail district from Third Street to Second Street on the east side of Main Street, and leaving the property on the east side of Main Street, from Second Street to First Street as Old Town – Office.	Approved the amendment to the Future Land Use Plan, on the east side of Main Street, from Third Street to First Street, from Old Town – Office to Old Town – Main Street Retail, but a vote of 7-0.
Conduct a Public Hearing, and consider and act upon a request to rezone 0.8± acre, located on the southeast corner of Main Street and Third Street from Commercial (C) to Downtown Retail (DTR). (Z15-0001). [Companion to case CA15-0001]	Approved 6-0	Approved 7-0
Conduct a Public Hearing, and consider and act upon an ordinance rezoning 1.1± acres, located on the north side of Third Street, 200± feet east of Coleman Street from Single Family-15 (SF-15) to Downtown Single Family (DTSF). (Z15-0002).	Approved 6-0	Approved 7-0

Conduct a Public Hearing, and consider and act upon an ordinance amending 3.5± acres of Planned Development-17 (PD-17), located on the northwest corner of First Street and Preston Road. (Z15-0003).	Approved 5-1	Approved 7-0
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