

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, April 21, 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 April 7, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Preliminary Site Plan for Walmart at the Gates of Prosper, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0003).
- 3c. Consider and act upon a Site Plan for a multifamily development (Adara Windsong Ranch), for 300 multifamily units, on 25.1± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0016).
- 3d. Consider and act upon a Final Plat for Windsong Ranch Multifamily Addition, Block A, Lots 1 and 2, on 29.3± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0017).
- 3e. Consider and act upon a Site Plan for Prosper Fire Station #2, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0019).
- 3f. Consider and act upon a Final Plat for Teel Parkway Fire Station Addition, Block A, Lot 1, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0020).
- 3g. Consider and act upon a Final Plat for Redstem Drive, being a 0.5± acre segment of Redstem Drive, located at the intersection of Fishtrap Road, 2,200± feet west of Teel Parkway. (D15-0028).
- 3h. Consider and act upon a Final Plat for Copper Canyon Drive, being a 1.1± acre segment of Copper Canyon Drive, located at the intersection of Fishtrap Road, 2,000± feet west of Teel Parkway. (D15-0029).

- 3i. Consider and act upon a Conveyance Plat for La Cima Crossing, Block A, Lots 1 and 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). (D15-0030).

### **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. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
5. 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 17, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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

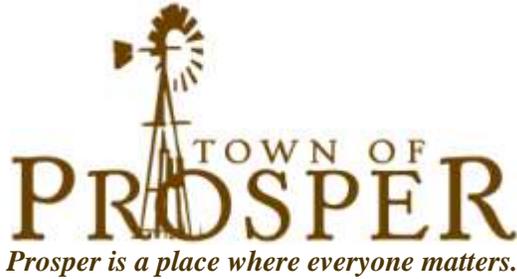
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Date Noticed Removed

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, April 7, 2015, 6:00 p.m.

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

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

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

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

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

**CONSENT AGENDA**

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

Motioned by Snyder, seconded by Moody, to approve the Consent Agenda subject to staff recommendations. Motion approved 7-0.

## **REGULAR AGENDA**

- 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).**

*Glushko:* Summarized and provided a brief history of the request. Presented exhibits depicting the previous and revised submittals. Noted staff concerns and provided examples of where the preliminary plat was not in conformance with PD-70. Due to lack of conformance, recommended denial.

*Mardy Brown (Applicant):* Discussed reconfiguration of lot layout, summarized reasoning for northern lots to be included within the utility easement, referenced the zoning exhibit that depicted land not as an HOA lot but as an easement, stated the plat is in general conformance with zoning.

Commission Discussion: Commissioners expressed concern about lot density, the large acreage lot, the inclusion of the utility easement into the northern lots and into the water tower site, and that the preliminary plat is not in conformance with the zoning standards.

Motioned by Snyder, seconded by Hema, to deny the request for 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. Motion approved 7-0.

- 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).**

*Glushko:* Summarized and provided a brief history of the zoning request and the Future Land Use amendment request. Presented information on previously submitted zoning exhibits and revised exhibits that will be presented at Council. Noted that while the zoning request had already been acted upon by the Commission, there was a requirement for the Commission to also make a formal recommendation on the Future Land Use Plan amendment. He indicated that both requests will be on the April 14<sup>th</sup> Town Council meeting agenda. Explained that the open space has been incorporated into the lots, and the density had increased from 1.9 dwelling units per acre (dua) to 2.0 dua. Because there is an opportunity to meet the recommendations of the Future Land Use Plan, recommended denial. He noted the applicant was unable to attend the meeting.

Public Hearing opened by Chair McClung.

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

Commission Discussion: Commissioners expressed concern about the density change from the previous approved plan.

Motioned by Keith, seconded by Barnes to approve 5-2. Snyder and Hema casting the opposing votes. Commissioners Snyder and Hema voted in opposition, indicating that a deviation from the existing Future Land Use Plan is not warranted; there is an adequate ability

to achieve the recommendations of the Future Land Use Plan; and, there is not a compelling basis to change the Future Land Use Plan.

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]**

*Glushko:* Summarized the zoning request and the request to amend the Future Land Use Plan. Provided information on the zoning of the surrounding properties and the designations on the current Future Land Use Plan. Presented exhibits provided by the applicant and information on the floodplain that bisects the property. Recommended approval of the Future Land Use Plan amendment. Noted that subsequent to the preparation of the staff report, the applicant clarified their stance on some issues, and therefore there was agreement on certain issues. Discussed the remaining issues which staff does not support. Recommended approval of the rezoning request as conditioned in the revised recommendations.

*Webb:* Stated that this is a speculative plan and the specific users have not been identified.

Public Hearing opened by Chair McClung.

*Kathryn Edwards (Applicant):* Gave presentation of the PD request. Described location of the property, explained the constraints with the floodplain on the property, presented conceptual plans for the development, gave information on the individual tracts, explained reasoning for the 40% lot coverage request, and explained the need for a convenience store with gas pumps and outside sales and display.

*Alzner:* Asked the applicant how they would ensure the development would be uniform on all the pad sites.

*Jack Dixon (Resident):* Expressed concern about the pad sites facing the major thoroughfares. Requested the reduction or elimination of restaurant with drive-through pad sites.

*Webb:* Stated the Commission has the authority to recommend limiting the number of drive-through restaurants allowed in the Planned Development standards, as well as requiring a unified development façade plan.

*Edwards:* After hearing concerns from the Commission regarding the lack of a coordinated theme for the development, explained that since the pad sites will be sold separately, a unified development façade plan would not be feasible.

There being no other speakers the Public Hearing was closed.

Commission Discussion. Commissioners agreed that the modification to the Future Land Use Plan for 6 acres is merited and appropriate due to the geography of the development and the location of the floodplain.

Motioned by Keith, seconded by Snyder to approve Item 6 to amend the Future Land Use Plan. Motion approved 7-0

Commission Discussion: Alzner noted his concern was in regard to the coordination of building materials. Other Commissioners noted the need for a unified development façade plan, and a limitation on the number of drive-through restaurants. Requested for the conditions regarding a unified development façade plan and a limitation on drive-through restaurants be incorporated into the PD language.

Motioned by Snyder, seconded by Keith, to approve Item 7 subject to revised staff recommendations and revising Exhibit C, Section C.4, 1., to state,

- At the time the first Preliminary Site Plan and/or Site Plan is submitted a detailed material/style plan shall be submitted along with the Façade Plan, to define the architectural character of the property, subject to approval by the Planning & Zoning Commission, and

Revising Exhibit C, Section C.2, to state,

- Drive-through restaurants may not be developed adjacent to each other, and a maximum of three drive-through restaurants shall be permitted within the development.

Motion approved 7-0.

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

*Snyder:* Requested to have a more formalized process for amendments to the Comprehensive Plan. Stated that the public needs to be notified and that staff needs to review the affects of any of the changes on the Comprehensive Plan.

*McClung:* Requested an update on the requirement for elevations to be included with all SUP request.

*Glushko:* Informed Commissioners the requirement has been added to the Development Manual and that two SUP submittals have been received since the requirement was put in place. These submittals will include elevations.

#### **9. Adjourn.**

Motion by Keith, seconded by Snyder, to adjourn. Motion approved 7-0 at 8:11 p.m.

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**Pamela Clark, Planning Technician**

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**Chris Keith, Secretary**



*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 21, 2015**

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### **Agenda Item:**

Consider and act upon a Preliminary Site Plan for Walmart at the Gates of Prosper, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0003).

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

The Preliminary Site Plan shows the following:

- A big box retail (Walmart) totaling 189,543 square feet,
- A fueling center,
- Six retail buildings totaling 133,400 square feet, and
- Four restaurant buildings totaling 26,062 square feet.

Access is provided from US 380, Preston Road, Richland Drive, and Lovers Lane. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-67 development standards.

### **Budget Impact:**

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

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

The Preliminary Site Plan meets minimum development requirements.

### **Attached Documents:**

1. Preliminary Site Plan

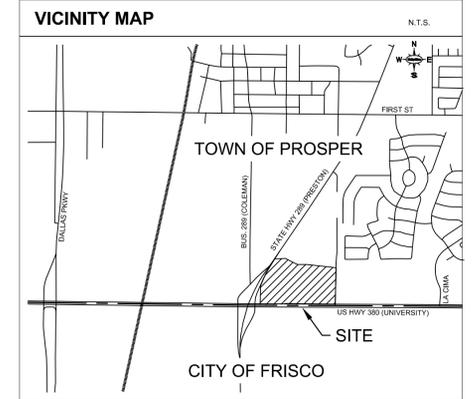
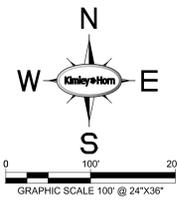
### **Town Staff Recommendation:**

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.

3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

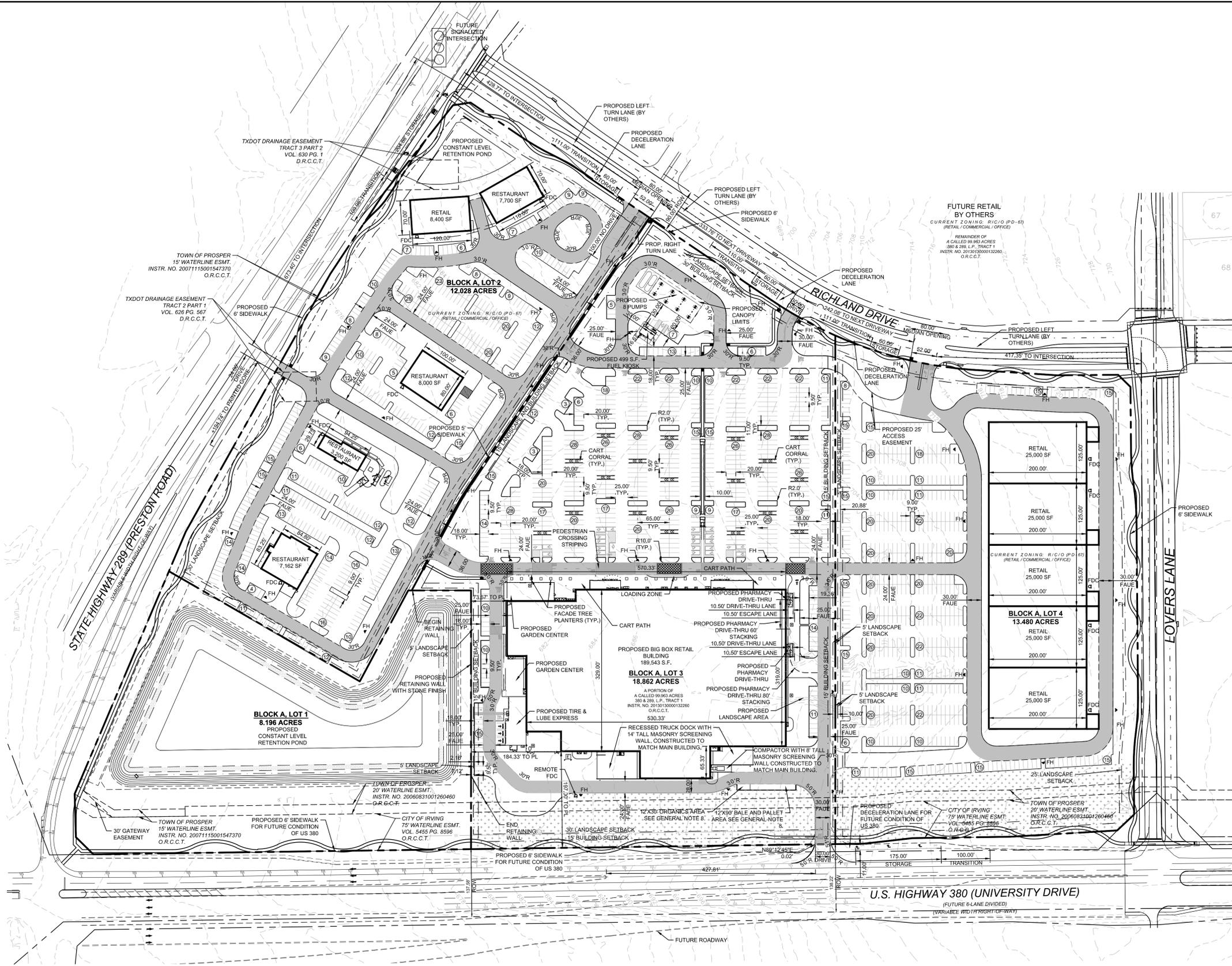


**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING CONTOUR
	FIRE LANE, ACCESS AND UTILITY EASEMENT (FAUE)
	LANDSCAPE SCREENING, DOUBLE ROW OF EVERGREEN TREES, 8' AT TIME OF PLANTING TO BE PROVIDED PER PD-27.
	PROPOSED STAINED STAMPED ENHANCED PAVEMENT
	FUTURE LIMITS OF HWY 380

- TOWN OF PROSPER SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE S. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - EXACT LOCATION OF 30' GATEWAY EASEMENT TO BE DETERMINED AT TIME OF SITE PLAN AND/OR FINAL PLAT.
  - A DOUBLE ROW OF EVERGREEN TREES, 8' AT THE TIME OF PLANTING TO BE PROVIDED IN ACCORDANCE WITH PD-67.

- NOTES**
- NO FLOODPLAIN EXISTS ON THE SITE.
  - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
  - FDCS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
  - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
  - FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - NO UTILITY EASEMENTS SHALL BE LOCATED INSIDE LANDSCAPE SETBACK ALONG PRESTON ROAD, RICHLAND DRIVE AND LOVERS LANE.
  - ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.



LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF) (15 SF PER PARKING SPACE)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF) (7%)	OPEN SPACE PROVIDED (SF)
			SF	AC													
1	PD-67A	DETENTION POND	357,034	8.196	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2		RESTAURANT	523,961	12.208	8,400	30	7%	0.07:1	34	504	10	11	7,560	48,490	339,091	36,677	136,380
3		RESTAURANT	821,636	18.862	189,543	34	23%	0.23:1	759	759	16	25	11,385	34,239	689,227	57,515	98,170
		FUEL KIOSK	821,636	18.862	499	14	0.1%	0.01:1	2	2	1	1	30				
4	FUEL PUMPS	821,636	18.862	-	24	-	-	3	3	1	1	45	19,755	419,789	41,104	147,650	
	RESTAURANT	587,194	13.480	125,000	34	22%	0.21:1	500	565	11	12	8,475					

1. ADDITIONAL USES NOT LISTED ON LOT 2 ARE CONSIDERED INCIDENTAL USES AND ARE LESS THAN 15 PERCENT OF OVERALL RETAIL USE.

**Kimley»Horn**

**PRELIMINARY SITE PLAN**  
**WALMART AT THE GATES OF PROSPER**  
**BLOCK A, LOTS 1-4**  
 56.959 ACRES  
 BEN RENISON SURVEY, ABSTRACT NO. 755  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: APRIL 14, 2015

<b>ENGINEER / SURVEYOR / APPLICANT</b> KIMLEY-HORN AND ASSOCIATES, INC. 5750 GENESIS COURT, SUITE 200 FRISCO, TX 75034 PHONE (972) 335-3580 FAX (972) 335-3779 CONTACT: LAUREN NUFFER, P.E.	<b>DEVELOPER</b> BLUE STAR LAND 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (214) 740-3369 CONTACT: JARROD YATES	<b>OWNER</b> 380 & 285 LP 8000 WARREN PARKWAY FRISCO, TX 75034 PHONE (972) 543-2412 CONTACT: SCOTT SHIP
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## 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 21, 2015

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### **Agenda Item:**

Consider and act upon a Site Plan for a multifamily development (Adara Windsong Ranch), for 300 multifamily units, on 25.1± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0016).

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

The Site Plan depicts 300 multifamily units, which are permitted by PD-40. Access is provided from Gee Road and Bluestem Drive. Adequate parking has been provided. The Site Plan conforms to PD-40 development standards, and the approved Preliminary Site Plan.

The Site Plan depicts a sidewalk connection to the hike and bike trail on the southeastern portion of the site. Staff has requested the applicant revise the plan to locate the connection in a more centralized location along the southern boundary of the site to provide a more convenient point of access to all residents of the multifamily development. The applicant has indicated that they do not want to relocate the connection due to costs.

### **Budget Impact:**

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

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

The Site Plan meets minimum development requirements.

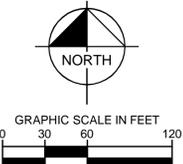
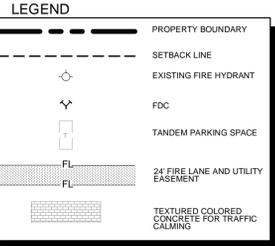
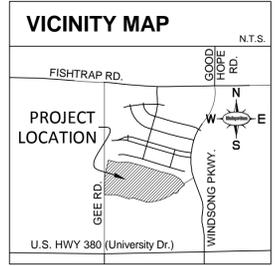
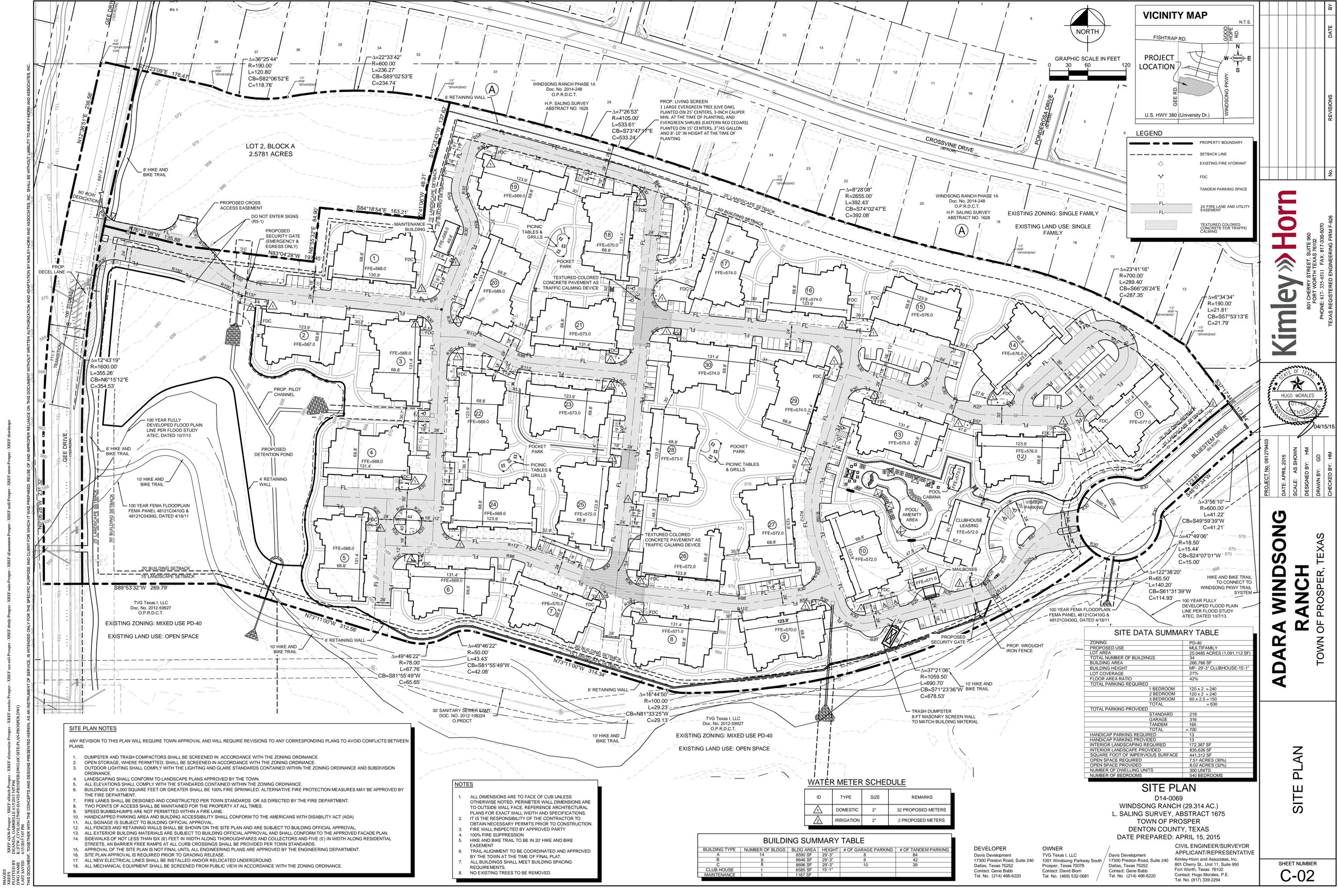
### **Attached Documents:**

1. Site Plan

### **Town Staff Recommendation:**

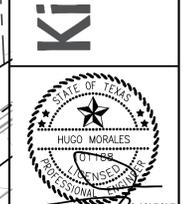
Town staff recommends approval of the Site Plan subject to:

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



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 801 CHERRY STREET, SUITE 600  
 FORT WORTH, TEXAS 76102  
 PHONE: 817-335-6311 FAX: 817-335-6070  
 TEXAS REGISTERED ENGINEERING FIRM F-698



PROJECT NO: 061279403  
 DATE: APRIL 2015  
 SCALE: AS SHOWN  
 DESIGNED BY: HM  
 DRAWN BY: GD  
 CHECKED BY: HM

**ADARA WINDSONG RANCH**  
 TOWN OF PROSPER, TEXAS

**SITE PLAN**  
 D14-0069  
 WINDSONG RANCH (29.314 AC.)  
 L. SALING SURVEY, ABSTRACT 1675  
 TOWN OF PROSPER  
 DENTON COUNTY, TEXAS  
 DATE PREPARED: APRIL 15, 2015

ZONING	PD-40
PROPOSED USE	MULTIFAMILY
LOT AREA	25,048.5 ACRES (1,091,112 SFT)
TOTAL NUMBER OF BUILDINGS	266,766 SF
BUILDING AREA	MF: 29'3" CLUBHOUSE: 15'-1"
BUILDING HEIGHT	21%
LOT COVERAGE	21%
FLOOR AREA RATIO	42%
TOTAL PARKING REQUIRED	
1 BEDROOM	120 x 2 = 240
2 BEDROOM	120 x 2 = 240
3 BEDROOM	60 x 2.5 = 150
TOTAL	630
TOTAL PARKING PROVIDED	
STANDARD	219
GARAGE	316
TANDEM	165
TOTAL	700
HANDICAP PARKING REQUIRED	13
HANDICAP PARKING PROVIDED	13
INTERIOR LANDSCAPING REQUIRED	172,387 SF
INTERIOR LANDSCAPING PROVIDED	833,626 SF
SQUARE FOOT OF IMPERVIOUS SURFACE	441,312 SF
OPEN SPACE REQUIRED	7.51 ACRES (30%)
OPEN SPACE PROVIDED	8.02 ACRES (32%)
NUMBER OF DWELLING UNITS	300 UNITS
NUMBER OF BEDROOMS	540 BEDROOMS

- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREA AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITY ACT (ADA)
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THROUGHWAYS AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS. AN BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO OUTSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION.
  - FIRE WALL INSPECTED BY APPROVED PARTY
  - 100% FIRE SUPPRESSION
  - HIKE AND BIKE TRAIL TO BE IN 20' HIKE AND BIKE EASEMENT
  - TRAIL ALIGNMENT TO BE COORDINATED AND APPROVED BY THE TOWN AT THE TIME OF FINAL PLAT.
  - ALL BUILDINGS SHALL MEET BUILDING SPACING REQUIREMENTS.
  - NO EXISTING TREES TO BE REMOVED.

**WATER METER SCHEDULE**

ID	TYPE	SIZE	REMARKS
▲	DOMESTIC	2"	32 PROPOSED METERS
▲	IRRIGATION	2"	2 PROPOSED METERS

**BUILDING SUMMARY TABLE**

BUILDING TYPE	NUMBER OF BLDGS	BLDG AREA	HEIGHT	# OF GARAGE PARKING	# OF TANDEM PARKING
A	14	8590 SF	29'-3"	8	84
B	8	8646 SF	29'-3"	8	42
C	8	8696 SF	29'-3"	10	39
CLUB HOUSE	1	6585 SF	15'-1"		
MAINTENANCE	1	1187 SF			

**DEVELOPER**  
 Davis Development  
 17300 Preston Road, Suite 240  
 Dallas, Texas 75252  
 Contact: Gene Babb  
 Tel. No. (214) 466-6220

**OWNER**  
 TVG Texas I, LLC  
 1001 Windsong Parkway South  
 Prosper, Texas 75078  
 Contact: David Blom  
 Tel. No. (469) 532-0681

**CIVIL ENGINEER/SURVEYOR**  
 APPLICANT REPRESENTATIVE  
 Kimley-Horn and Associates, Inc.  
 801 Cherry St., Unit 11, Suite 950  
 Fort Worth, Texas 76102  
 Contact: Hugo Morales, P.E.  
 Tel. No. (817) 339-2294

SHEET NUMBER  
**C-02**



## 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 21, 2015

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**Agenda Item:**

Consider and act upon a Final Plat for Windsong Ranch Multifamily Addition, Block A, Lots 1 and 2, on 29.3± acres, located on the east side of Gee Road, 1,000± feet north of US 380. The property is zoned Planned Development-40 (PD-40). (D15-0017).

**Description of Agenda Item:**

The Final Plat shows two lots. Lot 1 is for a multifamily development (Adara Windsong Ranch); and there are no current development plans for Lot 2. The Final Plat dedicates all easements necessary for development and conforms to the PD-40 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

**Attached Documents:**

1. 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.
2. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.

COUNTY OF DENTON §  
STATE OF TEXAS §

WHEREAS, Terra Verde Group, LLC, acting by and through David Blom, are the owners of a tract of land situated in the J.L. SALING SURVEY, Abstract No. 1675, Denton County, Texas and embracing a portion of the 2,085.515 acre tract described in the deed to TVG Texas I, LLC as recorded in Document No. 2012-59927, of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped 1/2" iron rod found marked "SPIARSENG" (control monument) at the southwest corner of Gee Road as dedicated in the plat for WINDSONG RANCH PHASE IA, an addition to the Town of Prosper, Denton County, Texas according to the plat thereof recorded in Document No. 2014-248 of said Official Public Records;

**THENCE** South 77°23'09" East, along the southerly right-of-way line of said Gee Road, at 60.00 feet pass a capped 5/8" iron rod set marked "KHA" for the southwest corner of Lot 3 in Block X of said WINDSONG RANCH PHASE IA, continuing along the southerly line of said Lot 3, to and along the southerly line of Lot 38 in Block A of said WINDSONG RANCH PHASE IA, in all a distance of 178.47 feet to a capped 1/2" iron rod found marked "SPIARSENG" at the beginning of a non-tangent curve to the left;

**THENCE** generally easterly and southeasterly along the south line of said Block A the following:

along said curve to the left, having a central angle of 36°25'44", an arc length of 120.80 feet, a radius of 190.00 feet, and a long chord bearing and distance of South 82°06'52" East, 118.78 feet to the beginning of a reverse curve to the right;

along said curve to the right, having a central angle of 22°33'42", an arc length of 236.27 feet, a radius of 600.00 feet, and a long chord bearing and distance of South 89°02'53" East, 234.74 feet to a capped 1/2" iron rod found marked "SPIARSENG" at the beginning of a non-tangent curve to the right;

along said curve to the right, having a central angle of 7°26'53", an arc length of 533.61 feet, a radius of 4105.00 feet, and a long chord bearing and distance of South 73°47'17" East, 533.24 feet to a capped 1/2" iron rod found marked "SPIARSENG" at the beginning of a non-tangent curve to the left;

along said curve to the left, having a central angle of 8°28'08", an arc length of 392.43 feet, a radius of 2655.00 feet, and a long chord bearing and distance of South 74°02'47" East, 392.08 feet to a capped 1/2" iron rod found marked "SPIARSENG" at the beginning of a reverse curve to the right;

along said curve to the right, having a central angle of 23°41'16", an arc length of 289.40 feet, a radius of 700.00 feet, and a long chord bearing and distance of South 66°26'24" East, 287.35 feet to a capped 1/2" iron rod found marked "SPIARSENG" to the beginning of reverse curve to the left;

along said curve to the left having a central angle of 6°34'34", an arc length of 21.81 feet, a radius of 190.00 feet, and a long chord bearing and distance of South 57°53'13" East, 21.79 feet to a capped 1/2" iron rod found marked "SPIARSENG"

**THENCE** in a southeasterly direction, with said curve to the left, an arc distance of 21.81 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** South 37°17'44" East, a distance of 173.44 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 0°44'32", a radius of 1280.00 feet, a chord bearing and distance of South 52°20'00" West, 16.58 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the left, an arc distance of 16.58 feet to a point at the beginning of a compound curve to the left having a central angle of 3°56'10", a radius of 600.00 feet, a chord bearing and distance of South 49°59'39" West, 41.21 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the left, an arc distance of 41.22 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** South 48°01'34" West, a distance of 123.81 feet to a point at the beginning of a tangent curve to the left having a central angle of 47°49'06", a radius of 18.50 feet, a chord bearing and distance of South 24°07'01" West, 15.00 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the left, an arc distance of 15.44 feet to a point at the beginning of a reverse curve to the right having a central angle of 122°38'20", a radius of 65.50 feet, a chord bearing and distance of South 61°31'39" West, 114.93 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the right, an arc distance of 140.20 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 37°21'06", a radius of 1059.50 feet, a chord bearing and distance of South 71°23'36" West, 678.53 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the right, an arc distance of 690.70 feet to a point at the beginning of a compound curve to the right having a central angle of 16°44'50", a radius of 100.00 feet, a chord bearing and distance of North 81°33'25" West, 29.13 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a northwesterly direction, with said curve to the right, an arc distance of 29.23 feet to a capped 1/2" iron rod found marked "SPIARSENG";

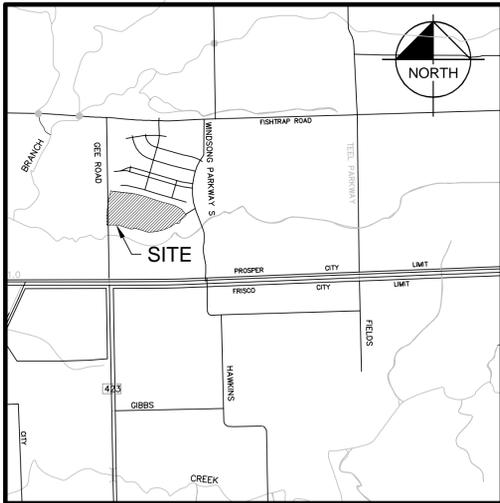
**THENCE** North 73°11'00" West, a distance of 314.34 feet to a point at the beginning of a tangent curve to the left having a central angle of 49°46'22", a radius of 50.00 feet, a chord bearing and distance of South 81°55'49" West, 42.08 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the left, an arc distance of 43.43 feet to a point at the beginning of a reverse curve to the right having a central angle of 49°46'22", a radius of 78.00 feet, a chord bearing and distance of South 81°55'49" West, 65.65 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a southwesterly direction, with said curve to the right, an arc distance of 67.76 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** North 73°11'00" West, a distance of 312.58 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** South 89°53'32" West, a distance of 269.79 feet to a capped 1/2" iron rod found marked "SPIARSENG";



VICINITY MAP  
N.T.S.

NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- 2. According to Map No. 48121C0430G, Community Panel No. 48121C0410G AND 48121C0430G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 3. Unless noted otherwise all corner monuments are 5/8" iron rod with "KHA" cap set.

**THENCE** North 0°06'28" West, a distance of 231.32 feet to a point at the beginning of a tangent curve to the right having a central angle of 12°43'19", a radius of 1600.00 feet, a chord bearing and distance of North 6°15'12" East, 354.53 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** in a northeasterly direction, with said curve to the right, an arc distance of 355.26 feet to a capped 1/2" iron rod found marked "SPIARSENG";

**THENCE** North 12°36'51" East, a distance of 236.58 feet to the **POINT OF BEGINNING** and containing 29.3144 acres or 1,276,938 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Terra Verde 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 **WINDSONG RANCH MULTIFAMILY**, Lots 1 & 2, Block 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Terra Verde Group, LLC 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: \_\_\_\_\_  
David Blom

STATE OF TEXAS §  
COUNTY OF Denton §

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

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

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

CERTIFICATE OF APPROVAL  
Approved this 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

SURVEYOR'S CERTIFICATE  
Know All Men By These Presents:

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

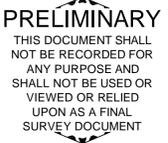
Dated this the \_\_\_ day of \_\_\_\_\_, 2015.

James Paul Ward  
Texas Registered Professional Land Surveyor No. 5606

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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 the 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.

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.

LANDSCAPE EASEMENT

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

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

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

**DRAINAGE AND FLOODWAY EASEMENT** This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block 1, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damage resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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 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 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.

STREET EASEMENT

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

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLUESTEM DRIVE RIGHT OF WAY DEDICATION	0.563	24,534
GEE ROAD RIGHT OF WAY DEDICATION	1.125	48,990
LOT 2, BLOCK A	2.578	112,302

OWNER/DEVELOPER:  
DAVID BLOM  
TERRA VERDE GROUP, LLC  
1001 WINDSONG PARKWAY SOUTH  
PROSPER, TEXAS 75078  
214.729.8380  
469.532.0681

SURVEYOR:  
KIMLEY-HORN  
801 CHERRY STREET, UNIT 11, #950  
FORT WORTH, TX 76102  
PAUL WARD, TX RPLS 5606  
paul.ward@kimley-horn.com  
817-339-2278

**Kimley»Horn**  
801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JPW	DAB	04/15/2015	061279403	1 OF 4

SHEET INDEX:

- 1. LEGAL
- 2. PLAT
- 3. PLAT
- 4. LINE TABLE

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

FINAL PLAT  
WINDSONG RANCH  
MULTIFAMILY ADDITION  
BLOCK A, LOTS 1 & 2  
29.3144 acres being a part of the  
J. SALING SURVEY,  
Abstract No. 1675  
Town of Prosper,  
Denton County, Texas  
April 15, 2015

RECORDING INFORMATION





GRAPHIC SCALE IN FEET

1" = 50.0'

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE

$\Delta=7^{\circ}26'53"$   
 $R=4105.00'$   
 $L=533.61'$   
 $CB=S73^{\circ}47'17"E$   
 $C=533.24'$

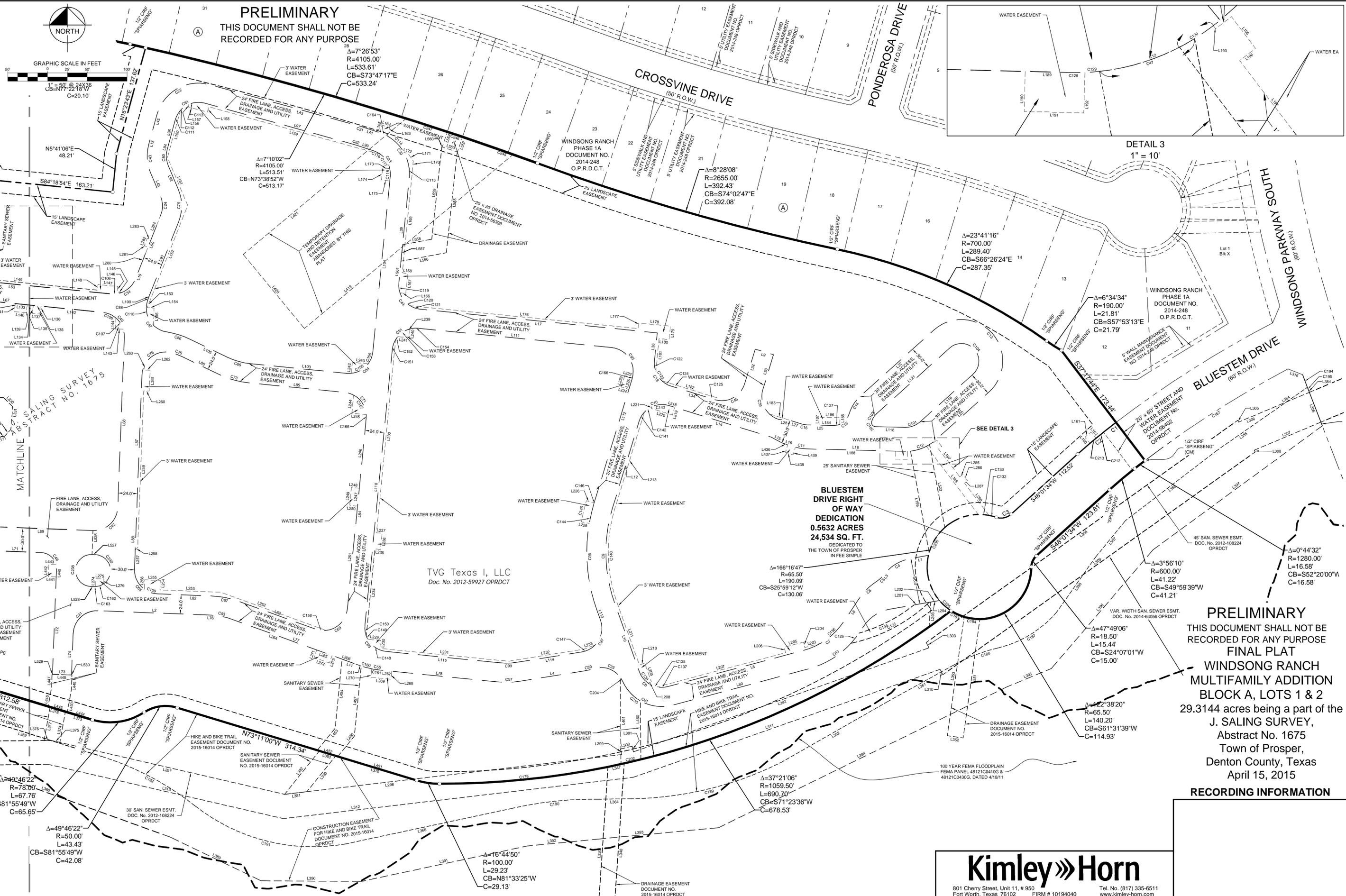
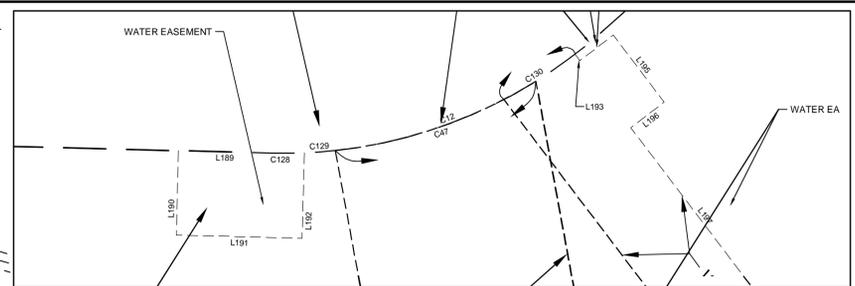
**CROSSVINE DRIVE**  
(50' R.O.W.)

**PONDEROSA DRIVE**  
(50' R.O.W.)

WINDSONG RANCH  
PHASE 1A  
DOCUMENT NO. 2014-248  
O.P.R.D.C.T.

$\Delta=8^{\circ}28'08"$   
 $R=2655.00'$   
 $L=392.43'$   
 $CB=S74^{\circ}02'47"E$   
 $C=392.08'$

**DETAIL 3**  
1" = 10'



MATCHLINE  
SALING SURVEY  
ABSTRACT NO. 1675

TVG Texas I, LLC  
Doc. No. 2012-59927 OPRDCT

**BLUESTEM DRIVE RIGHT OF WAY DEDICATION**  
0.5632 ACRES  
24,534 SQ. FT.  
DEDICATED TO THE TOWN OF PROSPER IN FEE SIMPLE

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
**FINAL PLAT**  
WINDSONG RANCH  
MULTIFAMILY ADDITION  
BLOCK A, LOTS 1 & 2  
29.3144 acres being a part of the  
J. SALING SURVEY,  
Abstract No. 1675  
Town of Prosper,  
Denton County, Texas  
April 15, 2015

**RECORDING INFORMATION**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JPW	DAB	04/15/2015	061279403	3 OF 4





*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 21, 2015**

---

**Agenda Item:**

Consider and act upon a Site Plan for Prosper Fire Station #2, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0019).

**Description of Agenda Item:**

The Site Plan depicts a 14,960 square foot Fire Station. Access is provided from Teel Parkway. Adequate parking has been provided. The Site Plan conforms to PD-40 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

**Attached Documents:**

1. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

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

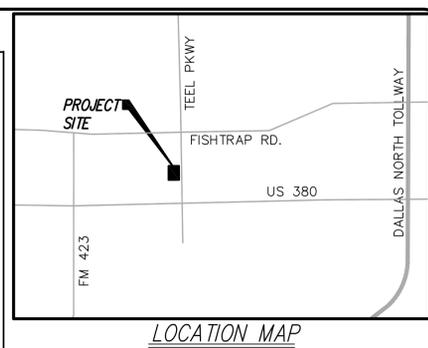
Drawing: Q:\Projects\WHJ14246\CAD\Sheets\C4.0 SITE PLAN.dwg at Apr. 14, 2015 - 5:00pm by Jonathan\_P  
 Layout: C4.0 SITE PLAN - P-BASE.dwg - X-BASE.dwg - LS-BASE.dwg - CLS Signature.dwg



**SITE DATA SUMMARY**

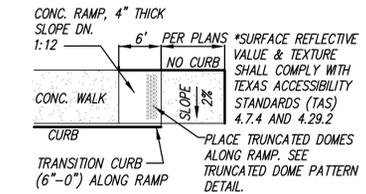
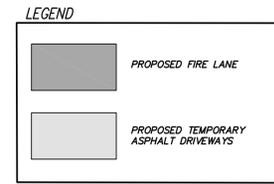
ZONING:	SINGLE FAMILY PD-40
PROPOSED USE:	FIRE STATION
NEAREST INTERSECTION:	TEEL & US 380 1500 LF SOUTH
GROSS LOT AREA:	119,198 SF 2.74 ACRES
BUILDING AREA:	14,960 SF
MAXIMUM BUILDING HEIGHT:	37'-0" ONE STORY
IMPERVIOUS AREA:	50,420 SF 42.30%
FLOOR AREA RATIO:	NA
TOTAL PARKING REQUIRED (1.0 SPACES PER 350 SF):	1.0 X 14,960/350 = 43 SPACES
TOTAL SPACES PROVIDED:	43 SPACES
TOTAL HC SPACES REQUIRED:	2 SPACES
TOTAL HC SPACES PROVIDED:	3 SPACES
TOTAL OPEN SPACE REQUIRED:	7%
TOTAL OPEN SPACE PROVIDED:	33.7%
TOTAL INTERIOR LANDSCAPE REQUIRED (1 TREE PER 20 PARKING SPACES):	43 SPACES/20 = 2 TREES
(15 SF OF LANDSCAPING FOR EACH PARKING SPACE):	655 SF
TOTAL INTERIOR LANDSCAPE PROVIDED:	3 TREES; 655 SF

\*NO TREES EXIST ON SITE.  
 \*\*NO 100-YR FLOODPLAIN EXIST ON SITE.



- PROSPER SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

**PROPOSED TRAIL NOTE:**  
 THE PROPOSED 8' TRAIL IS TO BE BUILT FOLLOWING THE COMPLETION OF TEEL PARKWAY. CONTRACTOR SHALL TRANSITION GRADING FROM THE 25' LANDSCAPE & ACCESS EASEMENT TO THE FINAL TOP OF CURB GRADES UPON COMPLETION OF TEEL PARKWAY.



**APPLICANT/ OWNER**  
 TOWN OF PROSPER FIRE DEPARTMENT  
 CONTACT: CHIEF RONNIE TUCKER  
 972-347-2424 1500 1ST ST,  
 PROSPER, TEXAS 75078

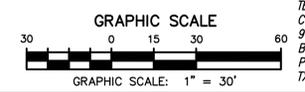
**ENGINEER:**  
 TEAGUE NALL & PERKINS  
 CONTACT: CHRIS SCHMITT  
 214-461-9867 17304 PRESTON  
 ROAD, SUITE 1340 DALLAS,  
 TEXAS 75252

**SITE PLAN FOR**  
**TEEL PARKWAY FIRE STATION**  
**LOT 1, BLOCK A**

DOC. 2014-12  
 P.R.D.C.T.  
 CALLED 2.736 ACRES  
 SITUATED IN THE  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

PREPARED: FEBRUARY 2015

**SURVEYOR**  
 TEAGUE NALL & PERKINS  
 CONTACT: TODD TURNER  
 940-383-4177 FIRST UNION  
 BANK BUILDING 1517 CENTRE  
 PLACE DRIVE, SUITE 320 DENTON,  
 TX 76205



no.	revision	by	date

scale	horiz	1:30
vert	N.A.	
date		

APRIL 2015

**teague nall & perkins**  
 17304 Preston Road, Suite 1340  
 Dallas, Texas 75252  
 214.461.9867 ph 214.461.9864 fx  
 TBPE Registration No. F-230  
 www.tnppinc.com



**Town of Prosper, Texas**  
 Construction Plans for  
**PROSPER FIRE STATION #2**

**SITE PLAN**

tnp project  
 WHJ 14246  
 sheet  
**C4.0**



## 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 21, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat for Teel Parkway Fire Station Addition, Block A, Lot 1, on 2.7± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0020).

**Description of Agenda Item:**

The Final Plat shows one non-residential lot. The Final Plat dedicates all easements necessary for development and conforms to the PD-40 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

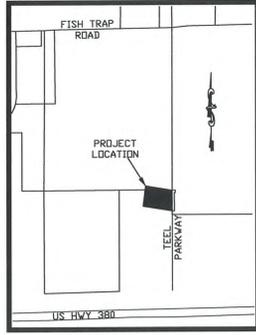
**Attached Documents:**

1. 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.
2. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.



LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	5/8 CAPPED IRON ROD FOUND STAMPED "TNP"
▲	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
○	EASEMENT CORNER (BY THIS PLAT)
---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING EASEMENT LINE
---	EASEMENT LINE (BY THIS PLAT)
---	EXISTING FLOODPLAIN LINE
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

VICINITY MAP  
NOT TO SCALE

**PLAT NOTES:**

- This plat was prepared without the benefit of a title commitment or report. For easements and encumbrances, the Surveyor relied solely on the easements identified on Exhibit B of the Deed to TVG, Texas I, LLC, as recorded in Document Number 2012-59927 of the Official Records of Denton County, Texas. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon. Teague Nall & Perkins, nor the Surveyor performed a detailed title search or abstract of the subject property and does not certify that all easements and encumbrances have been identified and/or shown hereon.
- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The coordinates and distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630.
- This property lies within Zone "A" and Zone "X" (unshaded), as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0430G, Map Revision Date April 18, 2011. However, per LOMR Case No. 14-06-2509A dated June 19, 2014, this property has been removed from the SFHA and lies entirely within Zone "X" (unshaded).
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All development will comply with Town of Prosper PD-40 Requirements.
- STREET EASEMENT** - The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called Town) its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonable and practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.
- FIRE LANE EASEMENT** - The Owner 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.
- 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 A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain 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.
- Utility information shown hereon is based on above ground visible evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.

**SURVEYOR'S CERTIFICATE**

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Todd B. Turner, R.P.L.S.  
Texas Registration Number 4859  
DATE: APRIL 7th, 2015

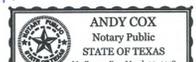


STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

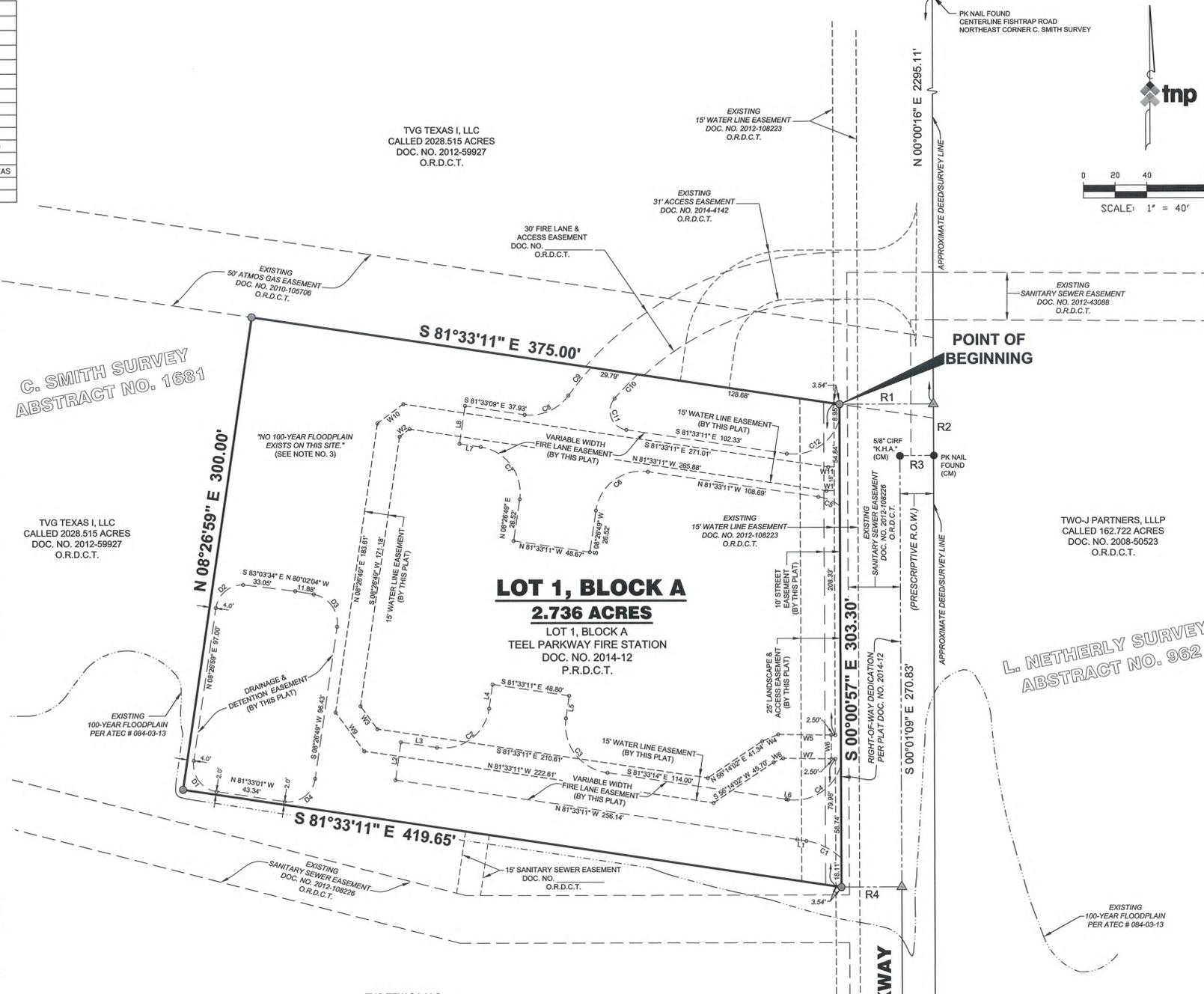
WITNESS my hand and seal of office, this the 7th day of APRIL, 2015.

Notary Public-in-and-for the State of Texas



**teague nall & perkins**  
1517 Centre Place Drive, Suite 320  
Denton, Texas 76205  
940.383.4177 ph 940.383.8026 fx  
www.tnplc.com  
T.B.P.L.S. Firm No. 10011601

L:\PROJECTS\WHJ4246 Prosper Fire Station No 2\cad\survey\WHJ4246 FINAL PLAT.dwg



TVG TEXAS I, LLC  
CALLED 2028.515 ACRES  
DOC. NO. 2012-59927  
O.R.D.C.T.

FIRE LANE EASEMENT CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°11'16"	40.74'	25.02'	N 63°37'19" W	24.63'
C2	90°00'00"	29.00'	45.55'	N 53°26'49" E	41.01'
C3	91°35'04"	30.00'	47.95'	S 37°20'00" E	43.01'
C4	83°41'05"	30.03'	43.86'	N 56°57'25" E	40.06'
C5	28°21'40"	30.00'	14.85'	N 67°22'25" W	14.70'
C6	90°00'00"	29.00'	45.55'	S 53°26'49" W	41.01'
C7	90°00'00"	29.00'	45.55'	N 36°33'11" W	41.01'
C8	60°31'46"	30.05'	31.75'	N 66°29'54" E	30.29'
C9	6°07'48"	212.00'	22.68'	N 39°15'53" E	22.67'
C10	6°24'25"	187.90'	21.01'	S 44°11'12" W	21.00'
C11	122°32'11"	12.00'	25.66'	S 20°17'06" E	21.05'
C12	83°34'49"	30.00'	43.76'	N 56°39'24" E	39.98'

DRAINAGE & DETENTION EASEMENT CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
D1	90°00'00"	17.00'	26.70'	N 36°33'01" W	24.04'
D2	82°55'26"	17.00'	24.60'	N 49°54'42" E	22.51'
D3	88°28'53"	18.00'	27.80'	S 35°47'38" E	25.12'
D4	90°00'10"	17.00'	26.70'	S 53°26'54" W	24.04'

FIRE LANE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°33'11" W	5.74'
L2	N 08°26'49" E	24.00'
L3	S 81°33'11" E	22.99'
L4	N 08°26'49" E	15.29'
L5	S 08°26'49" W	14.29'
L6	S 80°22'50" E	1.05'
L7	N 81°33'11" W	13.50'
L8	N 08°26'49" E	24.00'

WATER LINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
W1	N 89°48'10" W	4.94'
W2	S 53°26'49" W	7.93'
W3	S 36°33'10" E	17.93'
W4	N 67°08'12" E	10.98'
W5	S 89°22'01" E	33.52'
W6	N 00°00'58" W	15.00'
W7	N 89°18'09" W	30.49'
W8	S 67°08'12" W	6.51'
W9	N 36°33'10" W	30.36'
W10	S 53°26'49" E	20.36'
W11	S 89°48'10" W	3.81'

R.O.W. LINE TABLE		
LINE	BEARING	DISTANCE
R1	N 89°59'44" E	59.28'
R2	S 00°00'16" E	32.25'
R3	S 89°26'04" W	21.23'
R4	S 89°58'51" W	38.06'

**SURVEYOR**  
TEAGUE NALL & PERKINS  
1517 Centre Place Drive, Suite 320  
Denton, Texas 76205  
PH: 940-383-4177  
FAX: 940-383-8026  
T.B.P.L.S. Firm No. 10011601

**OWNER/DEVELOPER**  
TOWN OF PROSPER  
409 East First Street  
P.O. Box 307  
Prosper, Texas 75078  
PH: 972-346-3502  
FAX: 972-347-2842

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, THE TOWN OF PROSPER, TEXAS, is the owner of a 2.736 acre tract of land situated in the C. Smith Survey, Abstract No. 1681, Town of Prosper, Denton County, Texas, and being known as Lot 1, Block A of Teel Parkway Fire Station, an Addition to the Town of Prosper, Texas, according to the Conveyance Plat thereof recorded in Document No. 2014-12 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

- BEGINNING** at a 5/8 inch iron rod with cap stamped "TNP" set for corner in the West line of Teel Parkway, a variable width right-of-way, said point being the Northeast corner of the above cited Lot 1, Block A, from which a PK nail found at the approximate centerline intersection of said Teel Parkway with Fishtrap Road bears North 89°59'44" East a distance of 59.28 feet and North 00°00'16" East a distance of 2295.11 feet;
- THENCE** South 00°00'57" East along the West line of said Teel Parkway, for a distance of 303.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Southeast corner of said Lot 1, Block A;
- THENCE** North 81°33'11" West along the South line of said Lot 1, Block A, for a distance of 419.65 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of said Lot 1, Block A;
- THENCE** North 08°26'59" East along the West line of said Lot 1, Block A, for a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northwest corner of said Lot 1, Block A;
- THENCE** South 81°33'11" East along the North line of said Lot 1, Block A, for a distance of 375.00 feet to the POINT OF BEGINNING, and containing 2.736 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE TOWN OF PROSPER, TEXAS, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOT 1, BLOCK A, TEEL PARKWAY FIRE STATION, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Town of Prosper 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 landscaped 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.

TOWN OF PROSPER, TEXAS

By: \_\_\_\_\_  
Authorized Agent  
  
Printed Name \_\_\_\_\_  
  
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 they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Town Secretary

Engineering Department

Development Services Department

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**TEEL PARKWAY**  
**FIRE STATION**  
BEING 2.736 ACRES OF LAND SITUATED IN THE  
C. SMITH SURVEY, ABSTRACT NO. 1681  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
JOB NO. WHJ14246 APRIL 2015



## 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 21, 2015

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**Agenda Item:**

Consider and act upon a Final Plat for Redstem Drive, being a 0.5± acre segment of Redstem Drive, located at the intersection of Fishtrap Road, 2,200± feet west of Teel Parkway. (D15-0028).

**Description of Agenda Item:**

The Final plat shows a segment of Redstem Drive, 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.

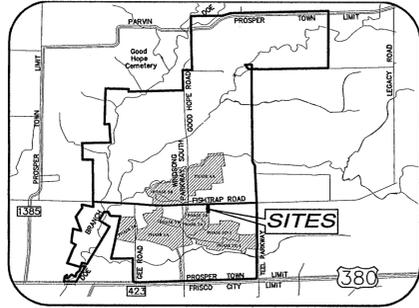
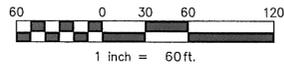
**Attached Documents:**

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.



LOCATION MAP  
N.T.S.

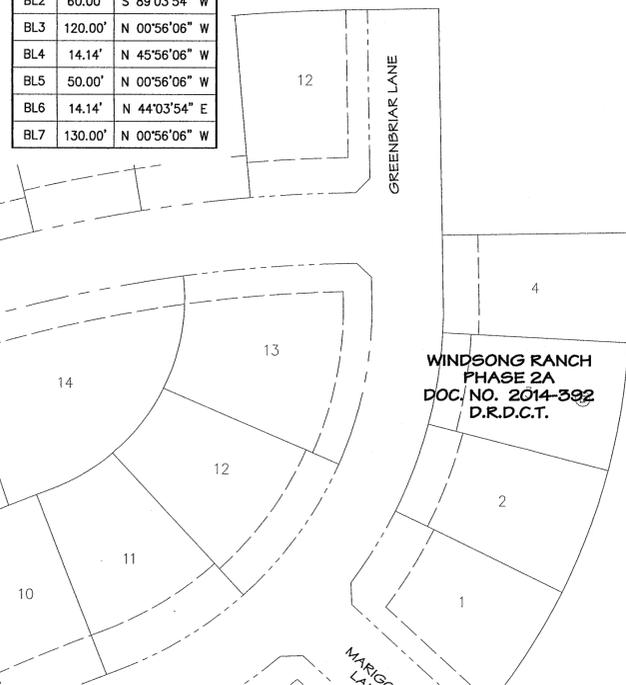
**NOTES:**

- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.

**Legend**

- 1/2" IR Iron Rod Set
- 1/2" RF Iron Rod Found
- BL Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- H.O.A. Home Owners Association
- U.E. Utility Easement

Line #	Length	Direction
BL1	60.00'	N 89°03'54" E
BL2	60.00'	S 89°03'54" W
BL3	120.00'	N 00°56'06" W
BL4	14.14'	N 45°56'06" W
BL5	50.00'	N 00°56'06" W
BL6	14.14'	N 44°03'54" E
BL7	130.00'	N 00°56'06" W



WINDSONG RANCH  
PHASE 2A  
DOC. NO. 2014-392  
D.R.D.C.T.

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

PROSPER INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2014-92181  
D.R.D.C.T.

STATE OF TEXAS §  
COUNTY OF DENTON §

**OWNER'S CERTIFICATE**

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

COMMENCING at a PK Nail Found in the northwest corner of the C. SMITH SURVEY ABST. NO. 1681, and bearing N 82°34'17" E a distance of 618.97 feet to the PLACE OF BEGINNING;

- THENCE, N 89°03'54" E, a distance of 60.00 feet;
- THENCE, S 00°56'06" E, a distance of 320.00 feet;
- THENCE, S 89°03'54" W, a distance of 60.00 feet;
- THENCE, N 00°56'06" W, a distance of 120.00 feet;
- THENCE, N 45°56'06" W, a distance of 14.14 feet;
- THENCE, N 00°56'06" W, a distance of 50.00 feet;
- THENCE, N 44°03'54" E, a distance of 14.14 feet;
- THENCE, N 00°56'06" W, a distance of 130.00 feet; to the POINT OF BEGINNING with the subject tract containing 19800.00 square feet or 0.455 acres of land.

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

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

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

TVG TEXAS I, LLC.  
A Texas Limited Liability Company

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

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

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

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

**CERTIFICATE OF APPROVAL**

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

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

**SURVEYOR'S CERTIFICATE**

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of \_\_\_\_\_, Texas.  
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.



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

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

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

**LIEN HOLDER:**

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: \_\_\_\_\_  
Jerry Schillaci, Sr. Vice President

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jerry Schillaci, 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**  
**REDSTEM DRIVE**  
0.455 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

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



*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 21, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat for Copper Canyon Drive, being a 1.1± acre segment of Copper Canyon Drive, located at the intersection of Fishtrap Road, 2,000± feet west of Teel Parkway. (D15-0029).

**Description of Agenda Item:**

The Final plat shows a segment of Copper Canyon Drive, 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.

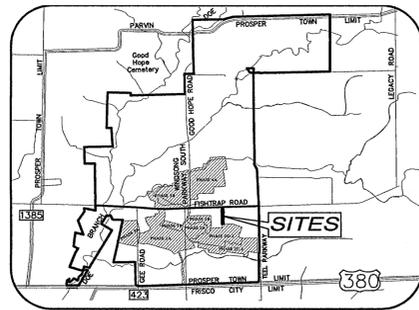
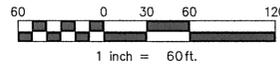
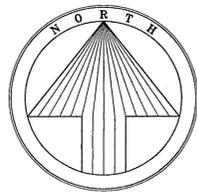
**Attached Documents:**

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.



LOCATION MAP  
N.T.S.

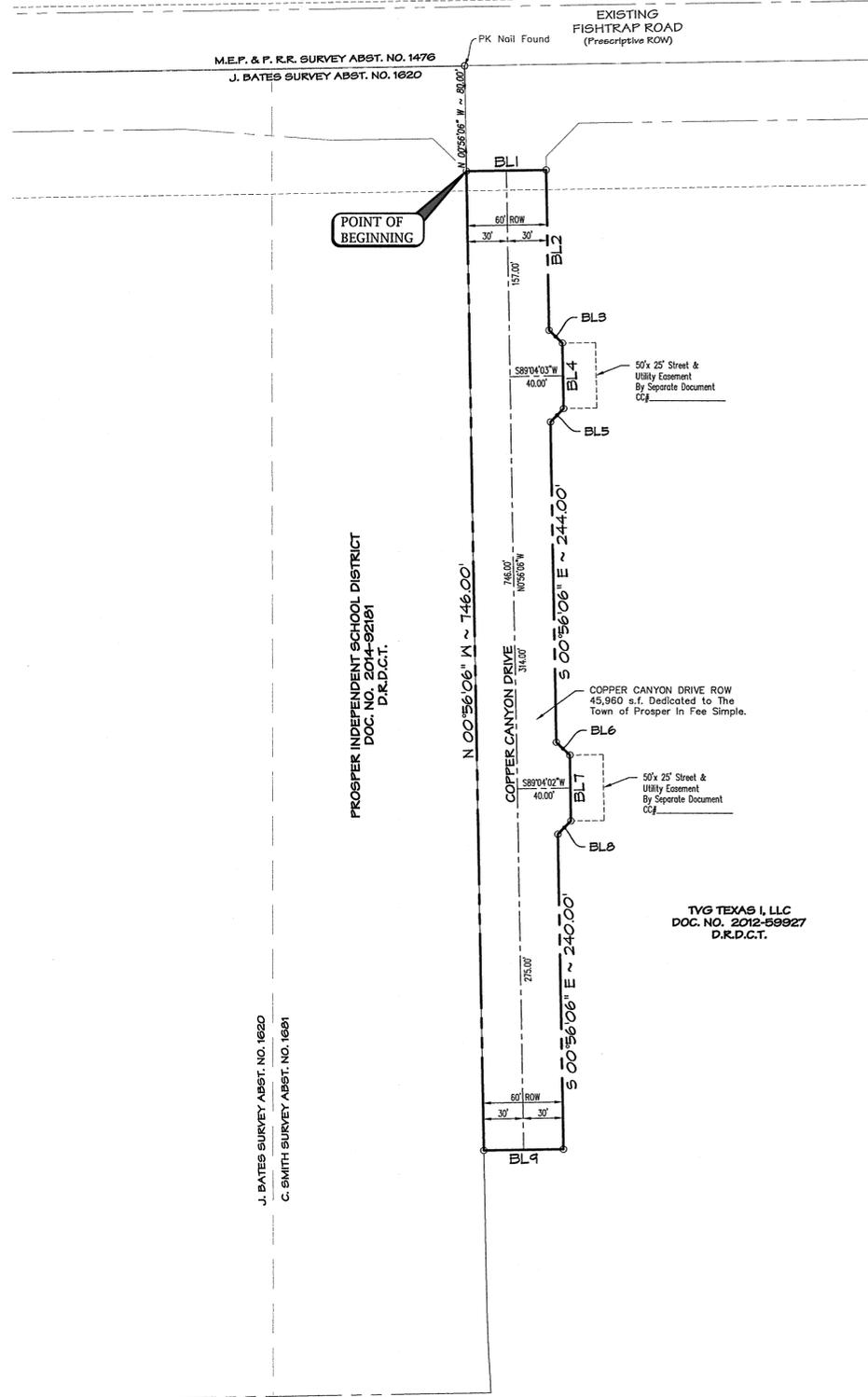
**NOTES:**

- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.

**Legend**

- 1/2" IR Iron Rod Set
- 1/2" RF Iron Rod Found
- BL Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- H.O.A. Home Owners Association
- U.E. Utility Easement

Line #	Length	Direction
BL1	60.00'	N 89°03'54" E
BL2	122.00'	S 00°56'06" E
BL3	14.14'	S 45°56'06" E
BL4	50.00'	S 00°56'06" E
BL5	14.14'	S 44°03'54" W
BL6	14.14'	S 45°56'06" E
BL7	50.00'	S 00°56'06" E
BL8	14.14'	S 44°03'54" W
BL9	60.00'	S 89°03'54" W



STATE OF TEXAS §  
COUNTY OF DENTON §

**OWNER'S CERTIFICATE**

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

COMMENCING at a PK Nail Found in the northwest corner of the C. Smith Survey, Abstract. No. 1681, and bearing N 00°56'06" W a distance of 80.00 feet to the PLACE OF BEGINNING;

- THENCE, N 89°03'54" E, a distance of 60.00 feet;
- THENCE, S 00°56'06" E, a distance of 122.00 feet;
- THENCE, S 45°56'06" E, a distance of 14.14 feet;
- THENCE, S 00°56'06" E, a distance of 50.00 feet;
- THENCE, S 44°03'54" W, a distance of 14.14 feet;
- THENCE, S 00°56'06" E, a distance of 244.00 feet;
- THENCE, S 45°56'06" E, a distance of 14.14 feet;
- THENCE, S 00°56'06" E, a distance of 50.00 feet;
- THENCE, S 44°03'54" W, a distance of 14.14 feet;
- THENCE, S 00°56'06" E, a distance of 240.00 feet;
- THENCE, S 89°03'54" W, a distance of 60.00 feet;
- THENCE, N 00°56'06" W, a distance of 746.00 feet; to the POINT OF BEGINNING with the subject tract containing 45960.00 square feet or 1.055 acres of land.

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

That TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Copper Canyon Drive, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC, does herein certify the following:

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

TVG TEXAS I, LLC.  
A Texas Limited Liability Company

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

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

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

STATE OF TEXAS §  
COUNTY OF DENTON §

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

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

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

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

\_\_\_\_\_  
Planning & Zoning Commission Chair

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

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

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

**SURVEYOR'S CERTIFICATE**

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

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

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



STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

**LIEN HOLDER:**

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: \_\_\_\_\_  
Jerry Schillaci, Sr. Vice President

STATE OF TEXAS §  
COUNTY OF HARRIS §

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

**COPPER CANYON DRIVE**

1.055 Acres Out Of The  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

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



## 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 21, 2015

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**Agenda Item:**

Consider and act upon a Conveyance Plat for La Cima Crossing, Block A, Lots 1 and 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). (D15-0030).

**Description of Agenda Item:**

The purpose of the Conveyance Plat is to allow for the conveyance of land. The Conveyance Plat conforms to the PD-2 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Conveyance Plat meets minimum development requirements.

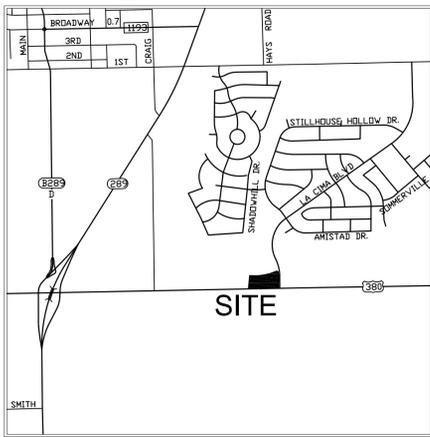
**Attached Documents:**

1. Conveyance Plat

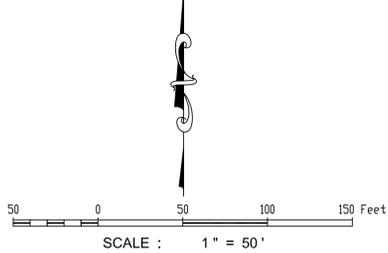
**Town Staff Recommendation:**

Town staff recommends approval of the Conveyance Plat, subject to:

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

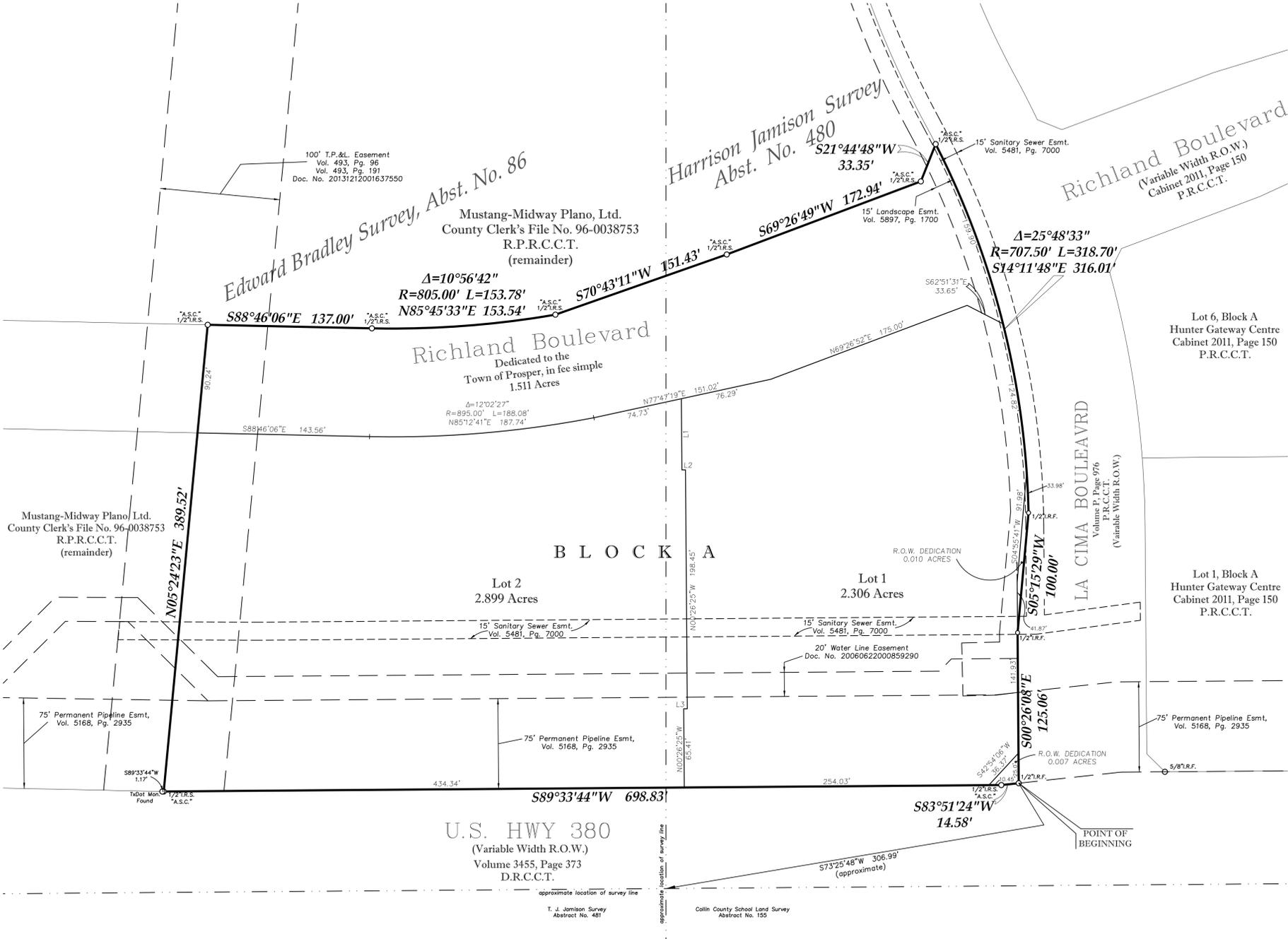


VICINITY MAP 1" = 2000'



**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 the 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 of by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.



LINE	BEARING	DISTANCE
L1	N00°26'25"W	59.17'
L2	S89°33'35"W	3.00'
L3	N89°33'35"E	3.00'

- NOTES:**
- Bearings shown are based on Texas State Plane Coordinate System, North Central Zone NAD83 (U.S. Feet).
  - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - It is my opinion that no portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480141-0235 J, present effective date of map June 2, 2009, herein property is situated within Zone "X" (unshaded).
  - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

- LEGEND:**
- MON. - MONUMENT
  - I.R.S. - IRON ROD SET
  - I.R.F. - IRON ROD FOUND
  - FND. - FOUND
  - ROW - RIGHT-OF-WAY
  - CM - CONTROL MONUMENT
  - POB - POINT OF BEGINNING
  - A.S.C. - ARTHUR SURVEYING COMPANY
  - D.E. - DRAINAGE EASEMENT
  - W.E. - WATER EASEMENT
  - A.E. - ACCESS EASEMENT
  - B.L. - BUILDING LINE
  - S.U.E. - STREET & UTILITY EASEMENT
  - P.A.E. - PEDESTRIAN ACCESS EASEMENT
  - F.L.A.U.D.E. - FIRE LANE, ACCESS & UTILITY EASEMENT
  - D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
  - R.P.R.C.C.T. - REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
  - TXDOT - TEXAS DEPT. OF TRANSPORTATION

State of Texas §  
County of Denton §

That I, Douglas L. Arthur, 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.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/2/2015

Douglas L. Arthur, R.P.L.S.  
Number 4357

State of Texas §  
County of Denton §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Douglas L. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

State of Texas §  
County of Collin §

**Owner's Certificate and Dedication**

WHEREAS MUSTANG-MIDWAY PLANO, LTD. is the owner of all that certain lot, tract or parcel of land situated in the Edward Bradley Survey, Abstract Number 86, and the Harrison Jamison Survey, Abstract Number 480, Town of Prosper, Collin County, Texas, and being a part of a called 872.746 acre tract of land described as tract One by deed to Mustang-Midway Plano, Ltd., recorded under County Clerk's File Number 96-0038753 of the Real Property Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of La Cima Boulevard, an addition to the Town of Prosper, according to the plat thereof recorded in Volume P, Page 976, of the Plat Records of Collin County, Texas, being in the south line of said Mustang-Midway Plano tract, and the north line of U.S. Highway No. 380;

**THENCE** South 83 degrees 51 minutes 24 seconds West, with the north line of said U.S. Highway No. 380, a distance of 14.58 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

**THENCE** South 89 degrees 33 minutes 44 seconds West, with the north line of said U.S. Highway No. 380, a distance of 698.83 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** North 05 degrees 24 minutes 23 seconds East, a distance of 389.52 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** South 88 degrees 46 minutes 06 seconds East, a distance of 137.00 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 805.00 feet, having a delta angle of 10 degrees 56 minutes 42 seconds, whose chord bears North 85 degrees 45 minutes 33 seconds East, a distance of 153.54 feet;

**THENCE** continuing with said curve an arc length of 153.78 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** North 70 degrees 43 minutes 11 seconds East, a distance of 151.43 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** North 69 degrees 26 minutes 49 seconds East, a distance of 172.49 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** North 21 degrees 44 minutes 48 seconds East, a distance of 33.35 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being in the west line of said La Cima Boulevard, and being at the beginning of a non-tangent curve to the right having a radius of 707.50 feet, having a delta angle of 25 degrees 48 minutes 33 seconds, whose chord bears South 17 degrees 11 minutes 48 seconds East, a distance of 316.01 feet;

**THENCE** continuing with the west line of said La Cima Boulevard and with said curve an arc length of 318.70 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 05 degrees 15 minutes 29 seconds West, with the west line of said La Cima Boulevard, a distance of 100.00 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 00 degrees 26 minutes 08 seconds East, with the west line of said La Cima Boulevard, a distance of 125.06 feet to the **POINT OF BEGINNING**, and containing 6.733 acres of land, more or less, and being subject to any and all easements that may affect.

- Therefore, know all men by these presents:
- THAT MUSTANG-MIDWAY PLANO, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as La Cima Crossing Addition, Block A, Lot 1 and Lot 2, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.
- MUSTANG-MIDWAY PLANO, LTD., 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 to 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 the public utilities being subordinate to the public's and own 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 AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2015.

MUSTANG-MIDWAY PLANO, LTD.

By: \_\_\_\_\_  
Steve Folsom

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 Steve Folsom, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

**CERTIFICATE OF ACCEPTANCE**

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

**CONVEYANCE PLAT**  
La Cima Crossing Addition  
Block A, Lot 1 and 2  
6.733 Gross Acres (R.O.W.)  
5.205 Net Acres (w/o R.O.W.)  
out of the  
Edward Bradley Survey, Abst. No. 86  
Harrison Jamison Survey, Abst. No. 480  
Town of Prosper, Collin County, Texas  
- 2015 -

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors  
(972) 221-9439 ~ Fax (972) 221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75057 ~ TFRN No: 10063800  
Established 1986  
www.arthursurveying.com

**OWNER**  
MIDWAY-MUSTANG PLANO, LTD.  
16475 Dallas Parkway, Suite 820  
Addison, TX 75001  
Phone: (469) 556-8443  
Contact:

**ENGINEER**  
ALLEN-CORRELL ENGINEERING  
6100 Shady Oaks Drive  
Frisco, Texas 75034  
Phone: (469) 556-8443  
Contact: Mike Allen

DRAWN BY: JAW/J.H.B. DATE: 04/01/15 SCALE: 1"=50' CHECKED BY: D.L.A. ASC No: 1404162-9

## PLANNING



**To: Planning & Zoning Commission**  
**From: Pamela Clark, Planning Technician**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – April 21, 2015**

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The chart below summarizes the Town Council's actions from their April 14, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
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).	Approved 6-0	Approved 6-0