

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, July 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 June 16, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat of Whitley Place, Phase 9, being 30 single family residential lots, on 22.3± acres, located 1,600± feet north of First Street, 4,500± feet west of Custer Road. The property is zoned Planned Development-49 (PD-49). (D15-0038).
- 3c. Consider and act upon an Amending Plat of Lakes of La Cima, Phase 6B, Block A, Lot 1R, on 0.7± acre, located on the northwest corner of Austin Drive and Falcon Drive. The property is zoned Planned Development-6 (PD-6). (D15-0053).
- 3d. Consider and act upon a Conveyance Plat for Meadowbrook Park, Block A, Lot 1 on 22.8± acres, located on the east side of Coit Road, 1,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0055).
- 3e. Consider and act upon a Final Plat of Shady Creek RV Addition, Block A, Lot 1, on 6.0± acres, located on the north side of Fishtrap Road, 550± feet west of FM 1385. The property is located within the Town's Extraterritorial Jurisdiction (ETJ). (D15-0042).
- 3f. Consider and act upon a Final Plat of Parks at Legacy, Phase II, being 159 single family residential lots, on 41.5± acres, located on the south side of Fishtrap Road, 2,400± feet east of Teel Parkway. The property is zoned Planned Development-14 (PD-14). (D15-0057).
- 3g. Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 140 single family residential lots on 67.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).

REGULAR AGENDA

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

4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, located on the southeast corner of First Street and Coit Road. (CA15-0004). [*Companion Case to Z15-0006*].
5. Conduct a Public Hearing, and consider and act upon a request to rezone 18.7± acres, from Single Family-15 (SF-15) to Planned Development-Single Family-10 (PD-SF-10), located on the southeast corner of First Street and Coit Road. (Z15-0006). [*Companion Case to CA15-0004*].
6. Consider and act upon a Preliminary Site Plan for a day care, office, and bank development (Whispering Gables Addition), and a solid living screen in lieu of a masonry wall, on 5.3± acres, located on the northwest corner of Richland Boulevard and First Street. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0051).
7. Consider and act upon a Site Plan for Whispering Gables Addition, Block A, Lot 3, for a Child Day Care Center (Rogy's Learning Center), on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Retail (O) and Specific Use Permit-8 (S-8). (D15-0052).
8. Conduct a Public Hearing, and consider a request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway. (Z15-0010).
9. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF Railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).
10. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
11. 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 July 17, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

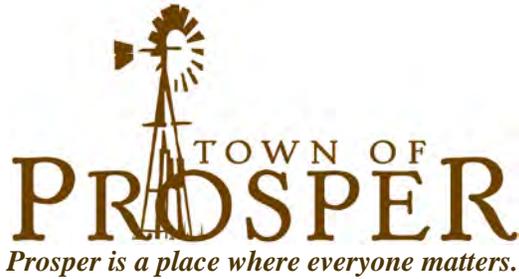
Date Noticed Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, June 16, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

Meeting was called to order at 6:01 p.m.

Commissioners present: Craig Moody, Chris Keith, Brian Barnes, David Snyder, John Hema, Brandon Daniel 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.

3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice Chair, and Secretary.

Motioned by Snyder, seconded by Keith, for Craig Moody to be Chair. Motioned approved 7-0.

Motioned by Snyder, seconded by Hema, for Chris Keith to be Vice Chair. Motion approved 7-0.

Motioned by Keith, seconded by Barnes, for David Snyder to be Secretary. Motion approved 7-0.

CONSENT AGENDA

4a. Consider and act upon minutes from the June 2, 2015 Regular Planning & Zoning Commission meeting.

4b. Consider and act upon a Final Plat of Windsong Ranch, Phase 3A-2, being 54 single family residential lots, on 20.1± acres, located on the west side of Gee Road, 1,200± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0046).

4c. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 2E, for 26 single family residential lots, on 7.8± acres, located on the southeast corner of Windsong Parkway and Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0047).

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

REGULAR AGENDA

5. **Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, located on the southeast corner of First Street and Coit Road. (CA15-0004). [Companion Case to Z15-0006].**
6. **Conduct a Public Hearing, and consider and act upon a request to rezone 18.7± acres, from Single Family-15 (SF-15) to Planned Development-Single Family-10 (PD-SF-10), located on the southeast corner of First Street and Coit Road. (Z15-0006). [Companion Case to CA15-0004]**

Glushko: Informed Commission that the applicant requested Items 5 and 6 be tabled to the July 21, 2015 Regular Planning & Zoning Commission meeting.

Public Hearings opened by Chair Moody. There were no speakers.

Motioned by Snyder, seconded by Keith, to table Item 5 and continue the Public Hearing to the July 21, 2015 Regular Planning & Zoning Commission meeting. Motion approved 7-0.

Motioned by Snyder, seconded by Keith, to table Item 6 and continue the Public Hearing to the July 21, 2015 Regular Planning & Zoning Commission meeting. Motion approved 7-0.

7. **Conduct a Public Hearing, and consider and act upon a request for an amendment to Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O). (S15-0005).**

Glushko: Summarized the SUP request and provided information on the surrounding properties. Explained the differences of the previously approved SUP and the proposed changes. Stated the increase in building size necessitates the SUP amendment. Presented information provided on exhibits submitted by the applicant. Presented a side by side comparison of the current and proposed elevations. Informed Commissioners that Town staff has received two Public Hearing Notice Reply Forms; not in opposition to the request. Recommended that the Planning & Zoning Commission approve the request to amend Specific Use Permit-8.

Snyder: Asked why parking was not increased with the building size increase. Asked about hours of operation and peak traffic activity throughout the day. Asked about the ages of the children and about the security of the playground and building.

Pann Sribhen (Applicant Representative): Stated that the parking requirement is based on the number of teachers and students and that the proposed plan meets the standards. Described the times of day when the majority of parents will be dropping off or picking up students. Described the masonry wall surrounding the playground and wrought iron fencing along the remaining western edge of the property.

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

Commissioners agreed with staff recommendation; Chair Moody requested to have additional elements from existing elevations included in the proposed elevations.

Motioned by Snyder, seconded by Alzner, to approve Item 7 subject to staff recommendations. Motion approved 7-0.

8. Conduct a Public Hearing, and consider and act upon an amendment to Planned Development-38 (PD-38), on 83.6± acres, located on the northeast corner of US 380 and Coit Road. (Z15-0008).

Glushko: Summarized the request and provided information on the surrounding properties. Presented information regarding present zoning and proposed amendments to PD-38. Provided information regarding ownership and explained development constraints caused by having multiple owners. Presented a comparison of the existing and proposed elevations for the development. Informed Commissioners that Town staff has received two Public Hearing Notice Reply Forms; not in opposition to the request. Recommended that the Planning & Zoning Commission approve the request to amend PD-38, subject to retaining the elevations, as shown on the existing PD-38, Exhibit F.3.

Moody: Asked if the elevations being approved are site specific or if it would establish the standard for the remainder of the development and asked if retaining the existing elevations would set the standards for the remaining tracts of land.

Snyder: Requested clarification on if the Planned Development standards would apply to all the tracts of land being zoned. Asked if a uniform façade plan would be required for all four tracts of land.

Webb: Explained that Town staff cannot guarantee that all developments will be uniform, but that all concept plans and elevations will be presented to the Planning & Zoning Commission and Town Council for approval.

Glushko: Explained the other property owners would be required to present conceptual elevations at the time of development to be approved by the Planning & Zoning Commission and Town Council.

Public Hearing opened by Chair Moody.

Barry Knight (Orange Development Representative): Explained that they have worked with Town staff to have enhanced architectural features and enhanced landscape features. Stated they are open to implementing the existing architectural standards of PD-38, Exhibit F.3 as long as the building can remain functional as a CVS Pharmacy. Stated the design for the building is the same as other locations, but that the materials being used are unique due to the masonry requirements in Prosper.

Doug Mousel (LandPlan Development): Expressed support of the development as long as the landscape standards and architectural standards are not compromised.

Knight: Presented an exhibit that showed the conceptual landscaping for the entire development.

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

Commissioners supported staff recommendations and expressed the desire to retain the existing architectural standards as shown in existing PD-38, Exhibit F.3.

Motioned by Snyder, seconded by Alzner, to approve Item 8 subject to staff recommendations and retaining the integrity of the architectural and landscape standards of existing PD-38. Motion approved 7-0.

9. Conduct a Public Hearing, and consider and act upon a request to rezone 12.3± acres, from Commercial (C) to Planned Development-Retail (PD-R), located on the west side of Custer Road, 200± feet north of US 380. (Z15-0009).

Glushko: Summarized the requested zoning change and provided information on the surrounding properties. Presented information provided on exhibits submitted by the applicant. Explained the reason for the rezoning request. Described proposed outdoor sales, storage, and display areas on the property and the proposed landscaping and easements along Custer Road. Described staff's recommendations. Informed Commissioners that Town staff has received one Public Hearing Notice Reply Form; not in opposition to the request. Recommended that the Planning & Zoning Commission approve the request subject to staff recommendations.

Hema: Inquired if living screening would be installed to screen the back of the property and what type of screening would be planted along Custer Road to screen the storage area.

Alzner: Asked if there would be a height limit for the open storage and the type of screening around the pallets and staging areas.

Snyder: Requested information about the dumpster facing the right-of-way on Tract B.

Keith: Asked about why the applicant has expressed concern about the tree planting next to the foundation.

Public Hearing opened by Chair Moody.

Bill Hanks (Developer): Addressed the concern regarding the dumpster location on Tract B. Expressed concern regarding the foundation tree plantings and the effect they would have on the foundation. Described the existing conditions on the northern edge of the property.

Matthew Minton (Lowe's Representative): Described the operational need for the outside display, sales, and storage areas. Stated that some of the pallets could be stacked eight to ten feet high. Described the proposed garden center area, consisting of a hardi board header and iron fencing backed in mesh material. Discussed the concern with planting in the easements and informed that the utility providers would be required to replace the plantings if removed. Expressed that the foundation plantings are a maintenance issue. Stated the moisture sensitive soils are also a deciding factor as to whether or not foundation planting should be done. Stated they can look into above ground planters. Expressed that they will have to scale back on the plantings along Custer Road to cover the cost of the recommended planting in other areas.

Webb: Stated that staff requested the enhanced screening as a result of the applicant's request for outside display, sales, and storage. Stated that the property to the north has not been developed and the screening along the northern edge of the property is not permanent.

Darrel Kotzur (Crosspoint Engineering): Described the existing retaining wall and the existing trees on the property. Described what they have done to accommodate staff requests and requirements. Stated existing parking on the east side of the property is going to be eliminated. Described the proposed three-foot berm along Custer Road, as shown on Exhibit G, and expressed concern regarding landscape expenses. Described the proposed cart corrals which are required to be ornamental, per the proposed PD.

Doug Mousel (LandPlan Development): Expressed concerns with scaling back on elevations and landscaping on the north side of the property.

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

Commissioners agreed with staff recommendations.

Motioned by Snyder, seconded by Hema, to approve Item 9 subject to staff recommendations. Motion approved 7-0.

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

Webb: Provided an update on the residential development standards being presented to Council. Stated that the Subdivision Ordinance update should be presented during the summer.

11. Adjourn.

Motioned by Snyder, seconded by Daniel, to adjourn. Motion approved 7-0 at 8:08 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon a Final Plat of Whitley Place, Phase 9, being 30 single family residential lots, on 22.3± acres, located 1,600± feet north of First Street, 4,500± feet west of Custer Road. The property is zoned Planned Development-49 (PD-49). (D15-0038).

Description of Agenda Item:

The Final Plat shows 30 single family residential lots. Access will be provided from Glacier Point Court and Briar Cliff Drive. The Final Plat conforms to the Planned Development-49 (PD-49) development standards and the approved Preliminary Plat.

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 civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all drive openings, street sections, hike and bike trails and easements, and sidewalks.

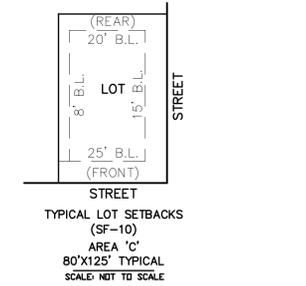
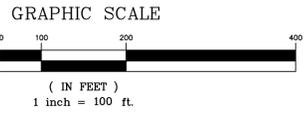
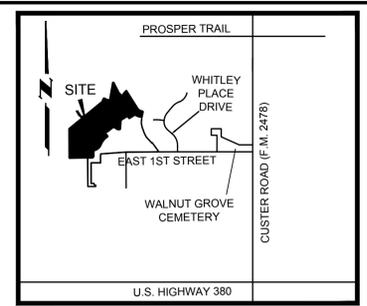
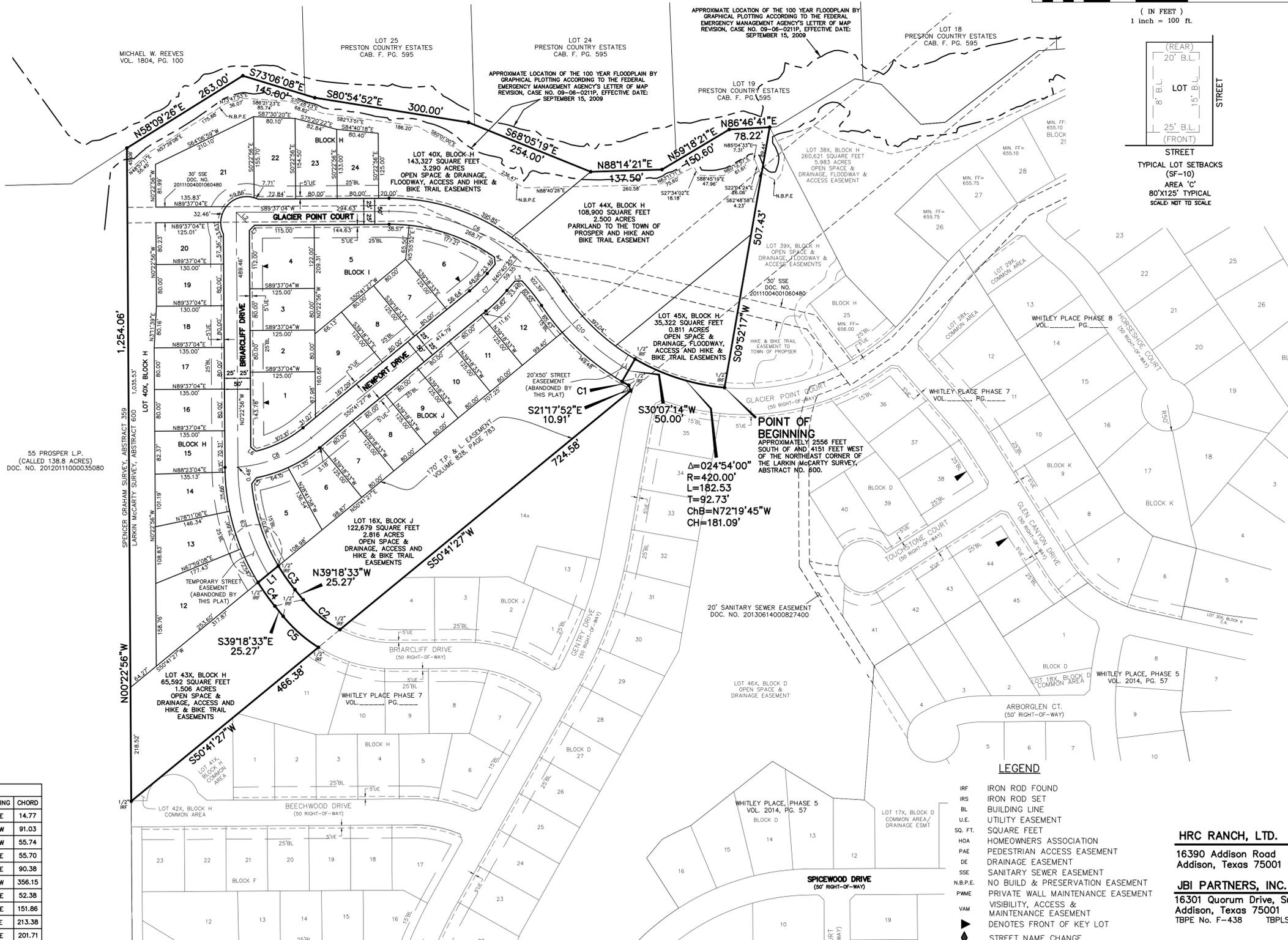
LOT AREA TABLE			
BLOCK-LOT	SQUARE FEET	ACRES	AREA DESIGNATION
H-12	21,991	0.505	C
H-13	14,397	0.331	C
H-14	12,257	0.281	C
H-15	10,924	0.251	C
H-16	10,800	0.248	C
H-17	10,800	0.248	C
H-18	10,600	0.243	C
H-19	10,400	0.239	C
H-20	10,351	0.238	C
H-21	23,341	0.536	C
H-22	12,510	0.287	C
H-23	11,500	0.264	C
H-24	10,320	0.237	C
H-40X	143,410	3.292	C
H-43X	65,592	1.506	C
H-44X	108,900	2.500	C
H-45X	35,322	0.811	C
I-1	16,001	0.367	C
I-2	10,000	0.230	C
I-3	10,000	0.230	C
I-4	15,200	0.349	C
I-5	24,546	0.563	C
I-6	16,323	0.375	C
I-7	10,000	0.230	C
I-8	10,000	0.230	C
I-9	14,576	0.335	C
J-5	14,845	0.341	C
J-6	11,118	0.255	C
J-7	10,000	0.230	C
J-8	10,000	0.230	C
J-9	10,000	0.230	C
J-10	10,000	0.230	C
J-11	10,000	0.230	C
J-12	12,910	0.296	C
J-16X	122,679	2.816	C

AVERAGE SQUARE FEET OF RESIDENTIAL LOT AREA = 12,857 SQ. FT.
 DENSITY = 30 DU/22.319 AC. = 1.34 DU/AC.

55 PROSPER L.P.
 (CALLED 138.8 ACRES)
 DOC. NO. 20120111000035080

LINE TABLE		
NO.	BEARING	LENGTH
L1	S50°41'27"W	50.49
L2	N45°22'56"W	28.28
L3	N88°07'52"E	13.52
L4	S06°47'00"E	13.52
L5	N37°44'05"E	14.81
L6	N51°12'33"W	12.63
L7	N44°37'04"E	14.14

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	14.77	001°48'03"	470.00	7.39	S60°46'48"E	14.77
C2	91.66	023°20'32"	225.00	46.48	N50°58'49"W	91.03
C3	55.79	008°31'27"	375.00	27.95	N35°02'50"W	55.74
C4	55.74	007°30'54"	425.00	27.91	S35°33'06"E	55.70
C5	90.79	018°54'58"	275.00	45.81	S48°46'02"E	90.38
C6	371.11	056°42'03"	375.00	202.34	N62°01'54"W	356.15
C7	52.45	010°01'02"	300.00	26.29	N45°40'56"E	52.38
C8	154.30	035°21'45"	250.00	79.70	N68°22'20"E	151.86
C9	216.00	030°56'21"	400.00	110.70	S15°51'06"E	213.38
C10	203.47	026°11'53"	445.00	103.55	S46°46'49"E	201.71



LOT AREA AND LOT NUMBER SUMMARY	
LOT AREA	NO. OF RESIDENTIAL LOTS
MIN. 10,000 SQUARE FEET	30 LOTS

- NOTE:
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 - ALL IRON RODS ARE ONE-HALF INCH IRON RODS SET WITH A YELLOW CAP STAMPED "JBI", UNLESS OTHERWISE NOTED.
 - LOTS 40X & 43X, BLOCK H AND LOT 16X, BLOCK J ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE HOA.
 - TOTAL AREA OF RIGHT-OF-WAY BEING DEDICATED TO THE TOWN OF PROSPER IN FEE SIMPLE BY THIS PLAT IS 110,582 SQUARE FEET OR 2.539 ACRES.
 - LOTS 40X & 43X, BLOCK H AND LOT 16X, BLOCK J ARE DRAINAGE EASEMENTS TO BE MAINTAINED BY HOA.
 - ALL PRIVATE WALL MAINTENANCE EASEMENTS AND RETAINING WALLS TO BE OWNED & MAINTAINED BY THE LOT OWNERS.
 - ALL FENCING ADJACENT TO OPEN SPACES SHALL BE ORNAMENTAL METAL.
 - ALL WOOD FENCING SHALL BE STAINED SEALED BOARD ON BOARD WITH METAL POST.
 - ALL DEVELOPMENT WILL COMPLY WITH THE TOWN OF PROSPER PD-49 REQUIREMENTS.
 - EACH MAILBOX WILL BE IRON, WROUGHT-IRON, OR CAST ALLOY POSTS OR STAND. BRICK MAIL BOXES SHALL BE PROHIBITED.
 - A MINIMUM OF 4 OFF-STREET, CONCRETE PARKING SPACES SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT. AS PART OF THE PARKING REQUIREMENT, AT LEAST 2 OF THE OFF-STREET PARKING SPACES SHALL BE IN AN ENCLOSED GARAGE. GARAGE DOORS SHALL BE LOCATED ON OR BEHIND THE APPLICABLE SETBACK LINE FOR THE RESIDENTIAL UNIT. DETACHED, STAND-ALONE CARPORTS SHALL BE PROHIBITED. THE PARKING OF MOTOR HOMES, BOATS AND/OR TRAILERS ON A LOT FACING A STREET OR ON A STREET, IS PROHIBITED.
 - ALL MECHANICAL EQUIPMENT (POOL, AIR CONDITIONING, ETC.) SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW. A COMBINATION OF HEGGED OR WALLS SHOULD BE USED TO SCREEN EQUIPMENT OR MECHANICAL AREAS, AS PERMITTED BY DEED RESTRICTIONS.
 - PUBLIC HIKE AND BIKE TRAIL TO BE OWNED AND MAINTAINED BY THE TOWN OF PROSPER.
 - KEY LOT FENCING RESTRICTIONS EXIST ON THIS PLAT.

FINAL PLAT
WHITLEY PLACE, PHASE 9
 30 SINGLE FAMILY LOTS, 1 PARKLAND DEDICATION LOT AND 4 OPEN SPACE AND COMMON AREA LOTS DEVELOPED TO PLANNED DEVELOPMENT - 49 STANDARDS
 22.319 ACRES OUT OF THE LARKIN McCARTY SURVEY, ABSTRACT NO. 600
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

HRC RANCH, LTD. OWNER
 16390 Addison Road
 Addison, Texas 75001 (972)931-8971

JBI PARTNERS, INC. PLANNER/SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972)248-7676
 TBPE No. F-438 TBPLS No. 10076000

Resubmitted: May 20, 2015
 Submitted: June 05, 2014
 Sheet 1 of 2

Drawing: H:\Projects\WCD045\Phase 9\WCD045P9.dwg Saved By: blogsdon Save Time: 6/10/2015 9:52 AM
 Plotted by: blogsdon Plot Date: 7/13/2015 8:56 AM
WHITLEY PLACE, PHASE 9

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, HRC RANCH, LTD. is the owner of a parcel of land located in the Town of Prosper, Collin County, Texas a part of the Larkin McCarty Survey, Abstract No. 600, and being part of a called 198.86 acre tract of land described in a deed to HRC Ranch, LTD., as recorded in Volume, 4911, Page 2695, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of Lot 39X, Block H of Whitley Place, Phase 7, an addition to the Town of Prosper, as recorded in Volume 2015, Page 283, Collin County Map Records, said point being in the north line of Glacier Point Court (a 50 foot wide right-of-way);

THENCE Northwesterly, 182.53 feet along the north line of Glacier Point Court and along a curve to the right having a central angle of 24 degrees 54 minutes 00 seconds, a radius of 420.00 feet, a tangent of 92.73 feet, and whose chord bears North 72 degrees 19 minutes 45 seconds West, 181.09 feet to a one-half inch iron rod found for corner;

THENCE South 30 degrees 07 minutes 14 seconds West, 50.00 feet to a one-half inch iron rod found for corner in the south line of Glacier Point Court;

THENCE Southeasterly, 14.77 feet along the south line of Glacier Point Court and along a curve to the left having a central angle of 01 degrees 48 minutes 03 seconds, a radius of 470.00 feet, a tangent of 7.39 feet, and whose chord bears South 60 degrees 46 minutes 48 seconds East, 14.77 feet to a one-half inch iron rod found for corner;

THENCE South 21 degrees 17 minutes 52 seconds East, 10.91 feet to a one-half inch iron rod found at the most northerly corner of Lot 17X, Block J of said Whitley Place, Phase 7;

THENCE along the west line of said Whitley Place, Phase 7 as follows:

South 50 degrees 41 minutes 27 seconds West, 724.58 feet to a one-half inch iron rod found at the southwest corner of Lot 4, said Block J, said point being in the north line of Briarcliff Drive (a 50 foot wide right-of-way); Northwestly, 91.66 feet along the north line of Briarcliff Drive and along a curve to the right having a central angle of 23 degrees 20 minutes 32 seconds, a radius of 225.00 feet, a tangent of 46.48 feet, and whose chord bears North 50 degrees 58 minutes 49 seconds West, 91.03 feet to a one-half inch iron rod found for corner; North 39 degrees 18 minutes 33 seconds West, 25.27 feet along the north line of Briarcliff Drive to a one-half inch iron rod found for corner; Northwestly, 55.79 feet along the north line of Briarcliff Drive and along a curve to the right having a central angle of 08 degrees 31 minutes 27 seconds, a radius of 375.00 feet, a tangent of 27.95 feet, and whose chord bears North 35 degrees 02 minutes 50 seconds West, 55.74 feet to a one-half inch iron rod found for corner; South 50 degrees 41 minutes 27 seconds West, 50.49 feet to a one-half inch iron rod found in the south line of Briarcliff Drive; Northwestly, 55.74 feet along the south line of Briarcliff Drive and along a curve to the left having a central angle of 07 degrees 30 minutes 54 seconds, a radius of 425.00 feet, a tangent of 27.91 feet, and whose chord bears South 35 degrees 33 minutes 06 seconds East, 55.70 feet to a one-half inch iron rod found for corner; South 39 degrees 18 minutes 33 seconds East, 25.27 feet along the south line of Briarcliff Drive to a one-half inch iron rod found for corner; Southeastly, 90.79 feet along the south line of Briarcliff Drive and along a curve to the left having a central angle of 18 degrees 54 minutes 58 seconds, a radius of 275.00 feet, a tangent of 45.81 feet, and whose chord bears South 48 degrees 46 minutes 02 seconds East, 90.38 feet to a one-half inch iron rod found at the northwest corner of Lot 11, Block H; South 50 degrees 41 minutes 27 seconds West, 466.38 feet to a one-half inch iron rod found at the west corner of Lot 42X, said Block H, said point being in the west line of said 198.86 acre tract of land, and said point being in the east line of a called 138.8 acre tract of land originally described in a deed to 162 Prosper, L.P., as recorded in Document No. 20060629000895600, Collin County Deed Records, since described in an Affidavit of Merger into 55 Prosper, L.P., as recorded in document No. 2012011000035080, Collin County Deed Records;

THENCE North 00 degrees 22 minutes 56 seconds West, 1,254.06 feet along the west line of said 198.86 acre tract of land and along the east line of said 138.8 acre tract of land to a point at the northwest corner of said 198.86 acre tract of land, said point being the northeast corner of said 138.8 acre tract of land, and said point being in Naugle Branch;

THENCE along the north line of said 198.86 acre tract of land and along the meanders of Naugle Branch as follows:

North 58 degrees 09 minutes 26 seconds East, 263.00 feet to a point for corner; South 73 degrees 06 minutes 08 seconds East, 145.00 feet to a point for corner; South 80 degrees 54 minutes 52 seconds East, 300.00 feet to a point for corner; South 68 degrees 05 minutes 19 seconds East, 245.00 feet to a point for corner; North 88 degrees 14 minutes 21 seconds East, 137.50 feet to a point for corner; North 59 degrees 18 minutes 21 seconds East, 150.60 feet to a point for corner; North 86 degrees 46 minutes 41 seconds East, 78.22 feet to a point at the north corner of Lot 39X, Block H of said Whitley Place, Phase 7, said point being the northwest corner of Lot 38X, Block H of Whitley Place, Phase 8, an addition to the Town of Prosper, as recorded in Volume 2015, Page 285, Collin County Map Records;

THENCE North 00 degrees 22 minutes 56 seconds West, 1,254.06 feet to the POINT OF BEGINNING and containing 972,200 square feet or 22.319 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HRC RANCH, LTD. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WHITLEY PLACE, PHASE 9; an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

HRC RANCH, LTD. 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.

HRC RANCH, LTD.
a Texas limited partnership
WCD Whitley Place, GP, Inc.,
a Texas corporation, its general Partner

By: _____
Dale Clark, President

STATE OF TEXAS §

COUNTY OF DALLAS §

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

DRAINAGE 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 D, Lot 46X, Block F, Lot 27X and Block H, Lot 39X, as shown on the plat are called "Drainage Easement". The Drainage 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 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 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 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 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.

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

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, structures, 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.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Dan B. Ramsey, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dan B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, 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 _____, by the Planning & Zoning Commission of the Town of Prosper, Texas.

Planning & Zoning Commission Chair

Town Secretary

Engineering Department

Development Services Department

FINAL PLAT

WHITLEY PLACE, PHASE 9

30 SINGLE FAMILY LOTS, 1 PARKLAND DEDICATION LOT AND 4 OPEN SPACE AND COMMON AREA LOTS DEVELOPED TO PLANNED DEVELOPMENT - 49 STANDARDS

22.319 ACRES OUT OF THE LARKIN McCARTY SURVEY, ABSTRACT NO. 600 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

HRC RANCH, LTD.

16390 Addison Road
Addison, Texas 75001

(972)931-8971

JB PARTNERS, INC.

16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
TBPE No. F-438

PLANNER/SURVEYOR/ENGINEER

(972)248-7676

Resubmitted: May 20, 2015
Submitted: June 05, 2014

Sheet 2 of 2

Plotted by: bigsdon Plot Date: 7/13/2015 8:56 AM
Drawings: H:\Projects\WCD045.dwg WCD045p1(Phase 9).dwg Saved By: bigsdon Save Time: 6/10/2015 9:52 AM
WHITLEY PLACE, PHASE 9



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon an Amending Plat of Lakes of La Cima, Phase 6B, Block A, Lot 1R, on 0.7± acre, located on the northwest corner of Austin Drive and Falcon Drive. The property is zoned Planned Development-6 (PD-6). (D15-0053).

Description of Agenda Item:

The purpose of the Amending Plat is to combine four lots into one lot to facilitate the development of an amenity center. Access will be provided from Austin Drive and Falcon Drive. The Amending Plat conforms to the Planned Development-6 (PD-6) development standards.

Budget Impact:

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

Legal Obligations and Review:

The Amending Plat meets minimum development requirements.

Attached Documents:

1. Amending Plat

Town Staff Recommendation:

Town staff recommends approval of the Amending Plat subject to:

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

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Lakes of La Cima Homeowners Association, Inc., is the owner of a tract of land situated in the H. Jamison Survey, Abstract No. 480, City of Prosper, Collin County, Texas, the subject tract being all of Lots 1, 2, and 3, Block A, Lakes of La Cima Phase Six B, an addition to the Town of Prosper according to the plat thereof recorded in Cabinet 2013, Page 69 of the Plat Records, Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the north line of Austin Drive, a 50 foot public right-of-way, with the east line of La Cima Boulevard, an 85 foot public right-of-way;

THENCE N 19°18'50" W, 6.95 feet along said corner clip to a 1/2" iron rod with plastic cap found for the most southerly corner of Lot 1, Block X;

THENCE along the east line thereof, around a non-tangent curve to the left having a central angle of 09°46'00", a radius of 1422.50 feet, a chord of N 20°21'55" E - 242.19 feet, an arc length of 242.48 feet to a 1/2" iron rod with plastic cap found for the southwest corner of Lot 4, Block A;

THENCE S 74°31'05" E, 125.00 feet along the south line thereof to a 1/2" iron rod with plastic cap found on the west line of Falcon Drive, a 50 foot public right-of-way, for the southeast corner of Lot 4;

THENCE along the west line of Falcon Drive, around a non-tangent curve to the right having a central angle of 06°51'30", a radius of 1547.50 feet, a chord of S 18°54'41" W - 185.13 feet, an arc length of 185.24 feet to a 1/2" iron rod with plastic cap found;

THENCE continuing along the west line of Falcon Drive, around a reverse curve having a central angle of 05°50'43", a radius of 525.00 feet, a chord of S 19°25'04" W - 53.54 feet, an arc length of 53.56 feet to a 1/2" iron rod with plastic cap found;

THENCE continuing along the west line of Falcon Drive, around a reverse curve having a central angle of 02°47'19", a radius of 475.00 feet, a chord of S 17°53'23" W - 23.12 feet, an arc length of 23.12 feet to a 1/2" iron rod with plastic cap found for the east end of a corner clip being the intersection of Falcon Drive and Austin Drive;

THENCE S 68°10'09" W, 13.31 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE N 63°32'56" W, 117.49 feet along the north line of Austin Drive to the POINT OF BEGINNING with the subject tract containing 32,600 square feet or 0.748 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Lakes of La Cima Homeowners Association, Inc., do hereby adopt this plat designating the hereinabove described property as LAKES OF LA CIMA PHASE SIX B AMENITY CENTER, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That Lakes of La Cima Homeowners Association, Inc., 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 our hands at Collin County, Texas, this ___ day of ___, 2015.

LAKES OF LA CIMA HOMEOWNERS ASSOCIATION, INC.

By: SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of ___, 2015.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

AMENDING PLAT

LAKES OF LA CIMA PHASE SIX B AMENITY CENTER
LOT 1R, BLOCK A
BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK A
LAKES OF LA CIMA PHASE SIX B
IN THE H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

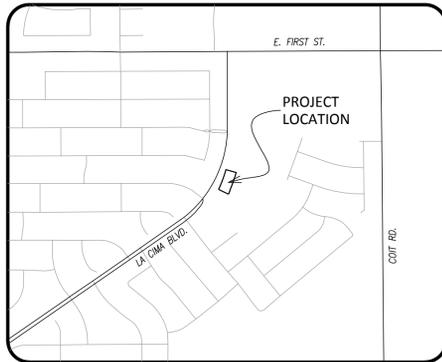
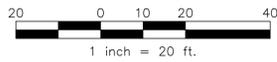
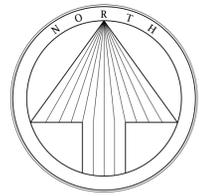
CERTIFICATE OF APPROVAL

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

OWNER / APPLICANT
Lakes of La Cima Homeowners Assoc., Inc.
8360 LBJ Freeway, Ste. 300
Dallas, Texas 75243
Telephone (254) 760-6926
Contact: Tommy Van Wolf

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



LOCATION MAP
1" = 1000'

LEGEND

(Not all items may be applicable)

Table with 2 columns: Symbol and Description. Includes items like 1/2" IRON ROD WITH PLASTIC CAP STAMPED, CONTROL MONUMENT, UTILITY EASEMENT, etc.

NOTES:

- 1. Basis of bearing derived from the Final Plat of Lakes of La Cima Phase Six B, recorded in Cabinet 2013, Page 69, Plat Records, Collin County, Texas.
2. The purpose of this replat is to combine 3 lots into 1, to allow for development of an amenity center.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. The lot created herein is to be owned and maintained by the La Cima Homeowners Association.



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon a Conveyance Plat for Meadowbrook Park, Block A, Lot 1 on 22.8± acres, located on the east side of Coit Road, 1,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0055).

Description of Agenda Item:

The purpose of the Conveyance Plat is to dedicate parkland to the Town of Prosper. The parkland dedication was approved by the Town Council on January 8, 2013. Access will be provided from Coit Road. The Conveyance Plat conforms to the Planned Development-25 (PD-25) development standards and the approved preliminary plat.

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.
2. Town staff approval of a parks maintenance agreement.

COIT 18 PARTNERS, LTD.
18.028 ACRE TRACT
DOC. NO. 20070423000545140

S89° 38'35"E 969.49'

BLOCK A LOT 1
22.840 ACRES
(17.827 NET ACRES)
DEDICATED TO THE
TOWN OF PROSPER IN FEE SIMPLE

55 PROSPER, L.P.
DOC. NO. 2012010100035080

APPROXIMATE LIMITS OF
100 FLOOD PLAIN
FEMA MAP NO. 48085C0235J
DATED JUNE 2, 2009

LEGAL DESCRIPTION

WHEREAS PROSPER 236, LLC, is the owner of a tract of land situated in the James Stone Survey, Abstract No. 847 in the Town of Prosper, Collin County, Texas, being part of a 117.004 acre tract, as recorded in Document No. 20150130000109770 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at 1/2 inch iron rod found at the most northerly northwest corner of said 117.004 acre tract, being in the east line of Coit Road (Variable R.O.W.), as described in Doc. No. 2010407000363170, in said Deed Records, same being the southwest corner of a 18.028 acre tract, as described Doc. No. 20070423000545410, in said Deed Records;

THENCE, South 89° 38'35" East, along the north line of said 117.004 acre tract and the south line of said 18.028 acre tract, at 919.49 feet, passing the southeast corner of said 18.028 acre tract, and continuing for a total distance of 969.49 feet, to a 1/2 inch iron rod found at a northeast corner of said 117.004 acre tract;

THENCE, South 00° 18'44" West, along an east line of said 117.004 acre tract, for a distance of 444.50 feet, to a 1/2 inch iron rod found;

THENCE, South 38° 14'51" East, continuing along said east line, for a distance of 148.84 feet, to a 1/2 inch iron rod found, being an interior ell corner of said 117.004 acre tract and being in the south line of a 170' TP & L Easement, as described in Vol. 810, Pg. 693, in said Deed Records;

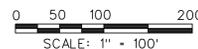
THENCE, South 51° 46'30" West, along the south line of said 170' TP & L Easement, for a distance of 1350.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 117.004 acre tract and the east line of said Coit Road;

THENCE, North 00° 04'52" East, along the west line of said 117.004 acre tract and the east line of said Coit Road, for a distance of 1403.24 feet, to the POINT OF BEGINNING and containing 22.840 acres of land.

PROSPER 236, LLC.
DOC. NO. 20150130000109770

NOTES

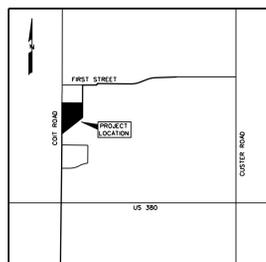
- Bearing are referenced to a 117.004 acre tract, as described in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- C.M. - Controlling Monuments
IRF - Iron Rod Found
- No Flood Plain exists on site.
- Selling a portion of this addition by metes and bounds is a violation of the Town ordinance and State law, and is subject to fines and withholding of utilities and building permits.



PROSPER MIDDLE SCHOOL NO. 2 ADDITION
BLOCK A, LOTS 1 & 2
DOC. NO. 20081208010004240

JAMES STONE SURVEY
ABSTRACT NO. 847
I.C. WILLIAMS SURVEY
ABSTRACT NO. 948

75' PIPELINE ESMT.
VOL. 5214, PG. 2301



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PROSPER 236, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MEADOWBROOK PARK, BLOCK A LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That PROSPER 236, 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.
BY:

PROSPER 236, LLC.

David Goduti, President

STATE OF TEXAS
COUNTY OF

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Warren L. Corwin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the Town of Prosper.

Signature of Registered Public Land Surveyor
Registration No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, Registered Public Land Surveyor, 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.

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

Notary Public in and for the State of Texas

My Commision Expires On:

CONVEYANCE PLAT
OF
MEADOWBROOK PARK
BLOCK A, LOT 1
OUT OF THE
JAMES STONE SURVEY, ABSTRACT NO. 847
IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER
PROSPER 236, LLC.

13809 RESEARCH BLVD., SUITE 655
AUSTIN, TEXAS 78750

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

TOTAL ACRES 22.840

JULY 2015 SCALE: 1"=100'



PLANNING

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

Agenda Item:

Consider and act upon a Final Plat of Shady Creek RV Addition, Block A, Lot 1, on 6.0± acres, located on the north side of Fishtrap Road, 550± feet west of FM 1385. The property is located within the Town's Extraterritorial Jurisdiction (ETJ). (D15-0042).

Description of Agenda Item:

The purpose of the Final Plat is to accommodate the proposed expansion of the private RV park. Town ordinances and State Law permit municipalities to require properties in their ETJ to plat property in accordance with the municipalities' standards.

As a courtesy, Town staff provided notice of the plat application to the following entities:

- Aubrey Fire Department
- Denton County Development Services
- Denton County Engineering Services
- Denton County Environmental Services
- Denton County Fire Marshal
- Mustang Water

To date, staff has only received responses from Denton County Development Services regarding building setbacks needed.

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:

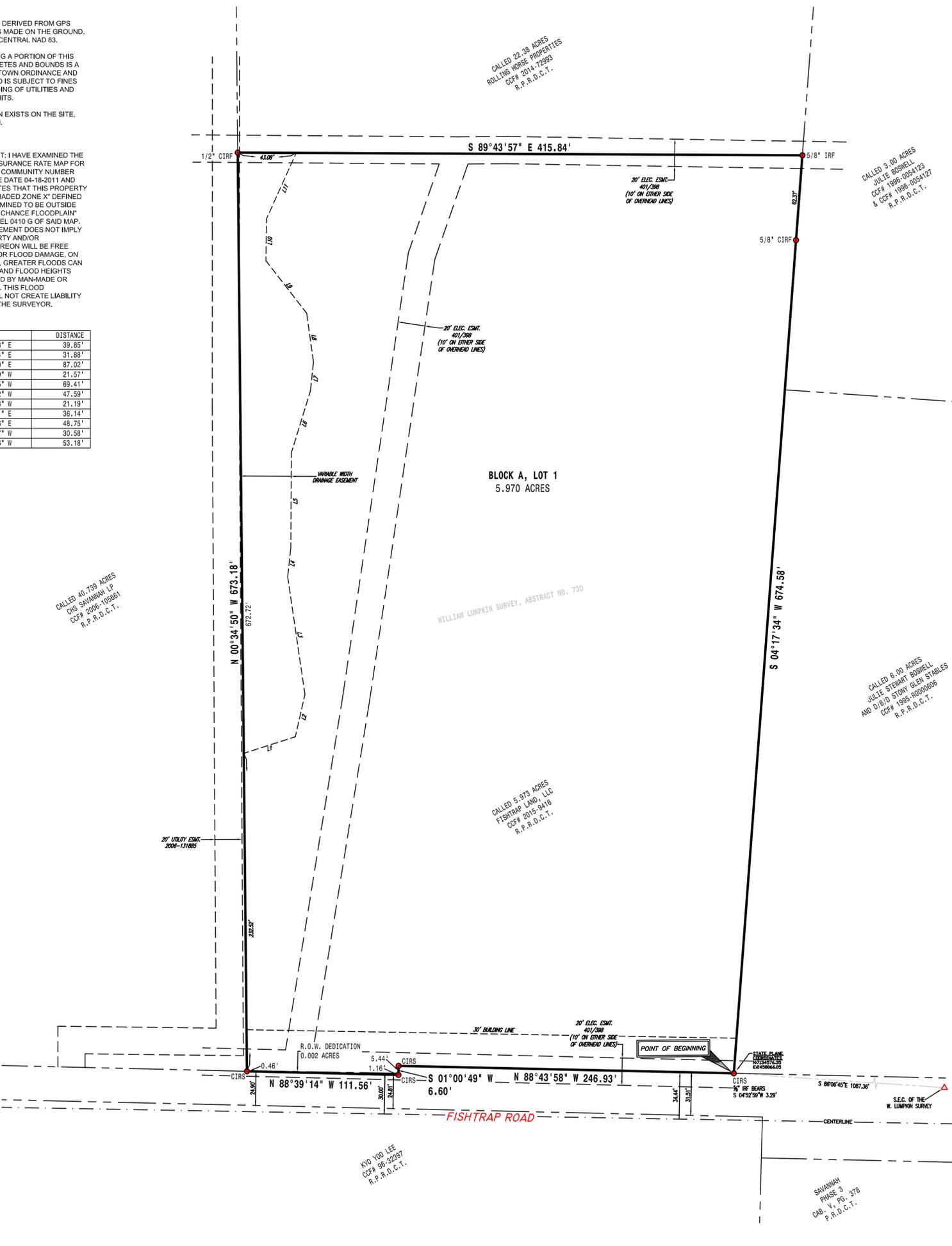
1. Jurisdictional approval of all additions and/or alterations to easements on the Final Plat.

NOTES:

- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO FLOODPLAIN EXISTS ON THE SITE, PER FEMA FIRM.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0410 C OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.

LINE	BEARING	DISTANCE
L1	N 72°15'08" E	39.85'
L2	N 12°50'04" E	31.88'
L3	S 08°23'10" E	87.02'
L4	S 06°02'39" W	21.57'
L5	S 00°19'35" W	69.41'
L6	S 17°10'22" W	47.59'
L7	S 06°01'13" W	21.19'
L8	S 07°57'21" E	36.14'
L9	S 37°57'46" E	48.75'
L10	S 00°41'57" W	30.58'
L11	S 24°21'46" W	53.18'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS FISHTRAP LAND, LLC, IS THE RIGHTFUL OWNER OF THAT TRACT OF LAND BEING SITUATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.973 ACRE TRACT OF DESCRIBED IN THE DEED TO FISHTRAP LAND, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-9416, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 5.973 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JULIE STEWART BOSELL AND D/B/O STONY GLEN STABLES, RECORDED IN COUNTY CLERK'S FILE NO. 1995-R000066, SAID REAL PROPERTY RECORDS, AND IN THE NORTH LINE OF FISHTRAP ROAD, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 04°52'29" WEST, A DISTANCE OF 3.29';

THENCE WITH THE SOUTHERLY LINE OF SAID 5.973 ACRE TRACT, AND THE NORTH LINE OF SAID FISHTRAP ROAD, THE FOLLOWING COURSES:

NORTH 88°43'58" WEST, A DISTANCE OF 246.93' TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 01°00'49" WEST, A DISTANCE OF 6.60' TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 88°39'14" WEST, A DISTANCE OF 111.56' TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 5.973 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 40.739 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHS SAVANNAH LP, RECORDED IN COUNTY CLERK'S FILE NO. 2006-105661, SAID REAL PROPERTY RECORDS;

THENCE NORTH 00°34'50" WEST, WITH THE WEST LINE OF SAID 5.973 ACRE TRACT, AND THE EAST LINE OF SAID 40.739 ACRE TRACT, A DISTANCE OF 673.18' TO A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.973 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 22.38 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROLLING HORSE PROPERTIES, RECORDED IN COUNTY CLERK'S FILE NO. 2014-72993, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89°43'57" EAST, WITH THE NORTH LINE OF SAID 5.973 ACRE TRACT, AND THE SOUTH LINE OF SAID 22.38 ACRE TRACT, A DISTANCE OF 415.84' TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.973 ACRE TRACT, AND IN THE WEST LINE OF A CALLED 3.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JULIE BOSWELL, RECORDED IN COUNTY CLERK'S FILE NO. 1996-0054123 AND FILE NO. 1996-0054127, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 04°17'34" WEST, WITH THE EAST LINE OF SAID 5.973 ACRE TRACT, AND THE WEST LINE OF SAID 3.00 ACRE TRACT, PASSING EN ROUTE AT A DISTANCE OF 62.37' A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF SAID 6.00 ACRE TRACT, CONTINUING ON SAID COURSE WITH THE WEST LINE OF SAID 6.00 ACRE TRACT, A TOTAL DISTANCE OF 674.58' TO THE POINT OF BEGINNING AND ENCLOSING 5.972 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FISHTRAP LAND, LLC, 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, SHADY CREEK RV ADDITION, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. FISHTRAP LAND, LLC, DOES HEREIN CERTIFY THE FOLLOWING:

- WATER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT, 7965 FM 2931, AUBREY, TX 76227, (940) 440-9561.
- SANITARY SEWER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESHWATER SUPPLY DISTRICT 10, 2540 KING ARTHUR BLVD, LEWISVILLE, TX 75056, (472) 899-4000.
- ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7701 S STEMMONS FWY, CORINTH, TX 76210, (940) 321-7800.
- THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE COMMISSIONERS' COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
- A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
- NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AND IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOODPLAIN ELEVATION.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE JURISDICTIONAL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS. WITNESS, MY HAND, THIS THE ___ DAY OF ___, 20__.

BY: _____
REPRESENTATIVE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 2015.

NOTARY PUBLIC, STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

THAT I, J.E. THOMPSON II, 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.

J.E. THOMPSON II, R.P.L.S. 4857



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 J.E. THOMPSON II, 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

LEGEND

	PROPERTY CORNER
	BENCHMARK
	CAPPED IRON ROD FOUND
	IRON ROD FOUND
	CAPPED IRON ROD SET
	METAL FENCE CORNER POST
	METAL FENCE CORNER POST
	PLAT/DEED CALLS
	POINT OF BEGINNING
	RIGHT-OF-WAY

LINETYPE LEGEND

	PROPERTY LINE
	EASEMENT LINES
	DEED/LOT LINES
	ADJOINER LINES

CERTIFICATE OF APPROVAL

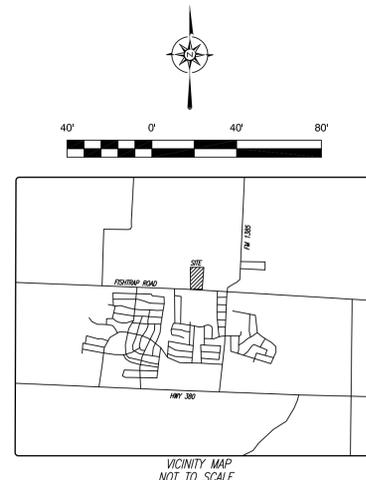
APPROVED THIS ___ DAY OF ___, 20__ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

PLANNING & ZONING COMMISSION CHAIR

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



FINAL PLAT
SHADY CREEK RV ADDITION
LOT 1, BLOCK A
BEING 5.972 ACRES IN THE WILLIAM LUMPKIN SURVEY ABSTRACT NO. 730 TOWN OF PROSPER (ETJ) DENTON COUNTY, TEXAS

CASE NO. D15-0056
301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106

DRAWN BY: J.E.G. DATE: 04-30-2015 JOB NO: 150164-2 SCALE: 1" = 40' PAGE: 1 OF 1

KVO VON LEE
COP# 96-32297
R.P. R.O.C.T.

SAVANNAH
PHASE 3
D&B V. PG. 378
P.R.O.C.T.



PLANNING

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

Agenda Item:

Consider and act upon a Final Plat of Parks at Legacy, Phase II, being 159 single family residential lots, on 41.5± acres, located on the south side of Fishtrap Road, 2,400± feet east of Teel Parkway. The property is zoned Planned Development-14 (PD-14). (D15-0057).

Description of Agenda Item:

The Final Plat shows 159 single family residential lots. Access will be provided from Fishtrap Road and Prairie Drive. The Final Plat conforms to the Planned Development-14 (PD-14) 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:

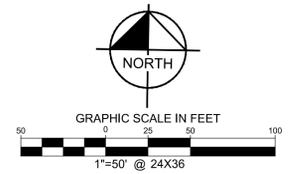
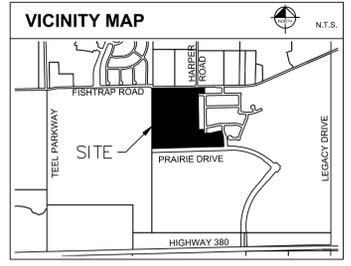
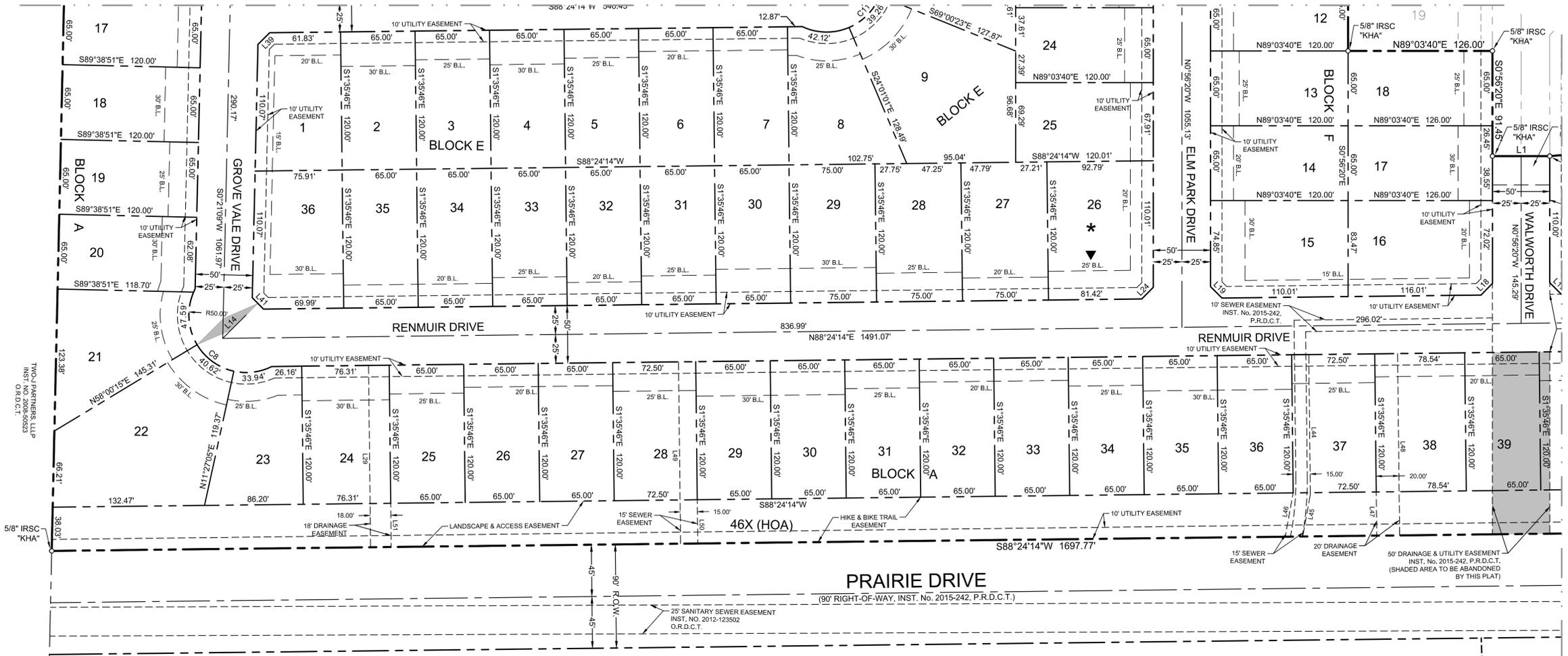
1. Final Plat

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 civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.
4. Town staff approval of a Revised Preliminary Plat.

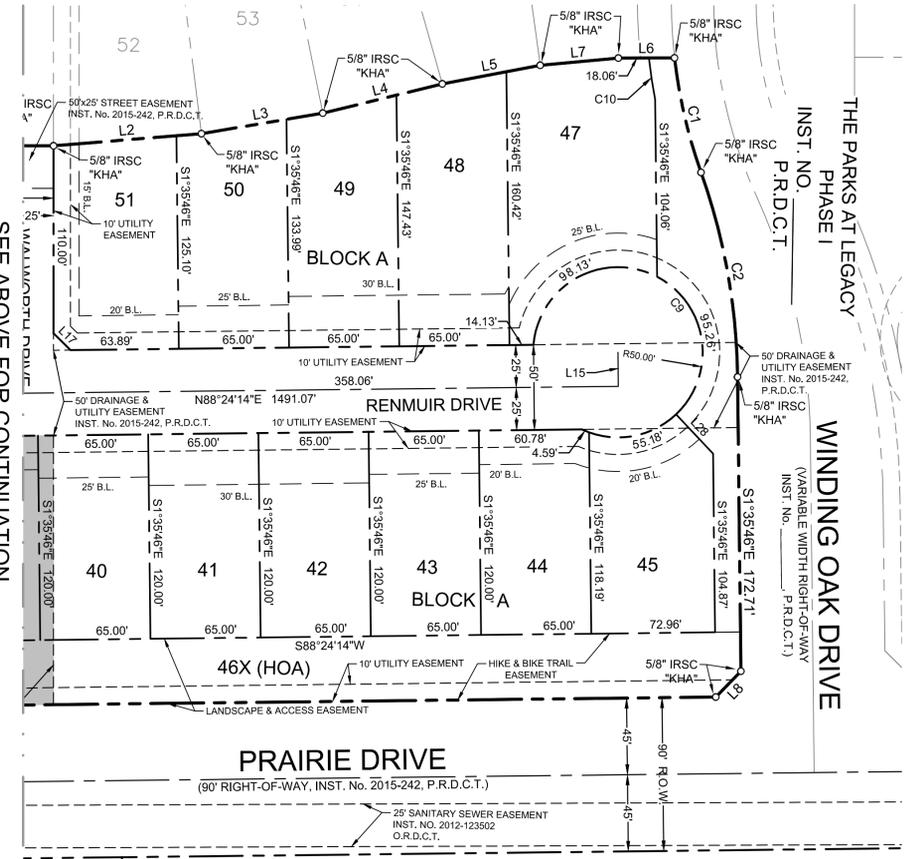
SEE SHEET 1 FOR CONTINUATION



LEGEND

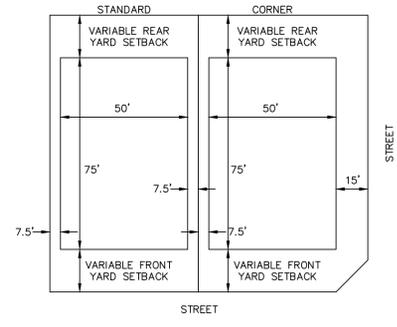
- IRSC IRON ROD WITH CAP SET
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.R.D.C.T. DEED RECORDS
- O.R.D.C.T. ORIGINAL RECORDS
- P.R.D.C.T. PLAT RECORDS
- D.C.T. DENTON COUNTY, TEXAS
- D.C.T. DENTON COUNTY, TEXAS
- D.C.T. DENTON COUNTY, TEXAS
- B.L. BUILDING LINE
- H.O.A. HOME OWNERS ASSOCIATION
- KEY LOT FENCING RESTRICTIONS
- EXIST ON THIS LOT
- FRONT OF LOT
- STREET NAME CHANGE

SEE BELOW FOR CONTINUATION



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°03'40"E	50.00'	L19	S46°16'03"E	14.06'	L37	S45°56'20"E	14.14'
L2	N84°22'30"E	87.52'	L20	S44°03'40"W	14.14'	L38	S43°50'34"W	14.20'
L3	N79°31'36"E	72.55'	L21	S45°56'20"E	14.14'	L39	N44°22'41"E	14.38'
L4	N75°21'11"E	72.53'	L22	S44°03'40"W	14.14'	L40	N44°03'40"E	14.14'
L5	N78°21'45"E	58.76'	L23	S45°56'20"E	14.14'	L41	N45°37'19"W	13.90'
L6	N88°50'20"E	33.15'	L24	S43°43'57"W	14.22'	L42	N46°16'03"W	28.12'
L7	N83°47'52"E	46.27'	L25	N44°22'41"E	14.38'	L43	N46°16'03"W	28.12'
L8	S43°27'13"W	21.21'	L26	N45°37'19"W	13.90'	L44	N01°35'46"W	121.45'
L9	S44°03'37"W	33.36'	L27	S46°11'03"E	14.08'	L45	N09°24'43"E	37.24'
L10	N45°26'23"W	35.66'	L28	S44°14'49"E	31.75'	L46	N09°24'43"E	38.72'
L11	N43°43'57"E	14.22'	L29	N01°35'46"W	158.00'	L47	N01°35'46"W	38.00'
L12	S88°43'57"W	22.94'	L30	S43°43'57"W	14.22'	L48	S01°35'46"E	158.00'
L13	S45°37'19"E	27.82'	L31	N45°37'19"W	13.90'	L49	N01°35'46"W	158.00'
L14	N44°22'41"E	28.78'	L32	N44°22'41"E	14.38'	L50	S01°35'46"E	38.00'
L15	N01°35'46"W	20.00'	L33	S46°16'03"E	14.06'	L51	S01°35'46"E	38.00'
L16	S88°43'57"W	22.94'	L34	N44°22'41"E	14.38'			
L17	S46°16'03"E	14.06'	L35	N45°37'19"W	13.90'			
L18	N43°43'57"E	14.22'	L36	S43°43'57"W	14.22'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°12'41"	300.00'	69.17'	S14°01'11"E	69.02'
C2	19°01'45"	369.00'	122.55'	S11°06'39"E	121.99'
C3	10°50'39"	245.00'	46.37'	S84°31'37"E	46.30'
C4	3°52'07"	315.00'	21.27'	S81°02'21"E	21.26'
C5	10°50'38"	270.00'	51.10'	S84°31'37"E	51.02'
C6	10°50'39"	290.00'	54.89'	S84°31'37"E	54.80'
C7	139°44'07"	50.00'	121.94'	S44°22'41"W	93.89'
C8	143°37'57"	50.00'	125.34'	S45°37'19"E	95.01'
C9	290°06'10"	50.00'	253.16'	N30°48'20"W	57.28'
C10	4°28'58"	315.00'	24.65'	S09°21'24"E	24.64'
C11	141°01'36"	50.00'	123.07'	N43°43'57"E	94.27'
C12	141°01'36"	50.00'	123.07'	N43°43'57"E	94.27'



NOTE:
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEVED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.

TYPICAL PAD DIMENSIONS - PD14
NTS

NOTES:

- According to Community Panel No. 4812C0430G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area and no 100 year floodplain exists on this site. 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.
- See Sheet No. 3 for Lot Area Table.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All Open Space Lots (Block A - Lots 1X & 46X, Block B - Lot 1X, and Block K - Lot 19X) shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
- Fencing on all lots adjacent to open space lots shall be ornamental metal.
- Key lot fencing restrictions exist on this plat.
- 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.
- Single-family district PD-14 standards apply to this subdivision.
- 8.144 acres (354,775 sq.ft.) of right-of-way dedicated to the Town of Prosper, in fee simple.

Lots: 159 (100% PD-14)
Acreage: 41.540
Density: 3.828 D.U./AC
Avg. Lot Size: 0.194 acres (8,457 sq.ft.)

**FINAL PLAT
PARKS AT LEGACY
PHASE II**
41.540 ACRES
BEING A REPLAT OF LOT 4, BLOCK A
PROSPER CENTER, RECORDED IN
INSTRUMENT No. 2015-242, P.R.D.C.T.

159 RESIDENTIAL LOTS
BLOCK A - LOTS 1-45 & 47-51, BLOCK B - LOTS 1-13,
BLOCK C - LOTS 1-22, BLOCK E - LOTS 1-36,
BLOCK F - LOTS 1-18, BLOCK K - LOTS 1-20

4 OPEN SPACE (HOA) LOTS
BLOCK A - LOTS 1X & 46X, BLOCK B - LOT 1X,
BLOCK K - LOT 19X

L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN PROJECT # D15-0057

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	JULY 2015	067252021	2 OF 3

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Thomas Fletcher, P.E.

OWNER:
Prosper Partners, LP
10950 Research Road
Frisco, Texas 75034
Ph: 214.387.3993
Contact: Clint Richardson

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, PROSPER PARTNERS, LP, is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas and being all of Lot 4, Block A, Prosper Center, according to the Conveyance Plat thereof, recorded in Instrument No. 2015-242, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set, hereinafter referred to as iron rod set, for the northwest corner of said Lot 4, same being the southwest corner of a 0.805 acres right-of-way dedication to the Town of Prosper by said Conveyance Plat;

THENCE South 89°56'57" East, along the common line between said Lot 4 and said right-of-way dedication, a distance of 398.06 feet to an iron rod set for corner;

THENCE North 89°03'34" East, continuing along said common line, a distance of 851.92 feet to an iron rod set for the northeast corner of said Lot 4, common with the northwest corner of Lot 3, Block A, of said Prosper Center;

THENCE along the common line between said Lots 3 and 4, the following sixteen (16) calls:

- South 0°56'20" East, a distance of 145.98 feet to an iron rod set for corner;
- South 89°03'40" West, a distance of 150.96 feet to an iron rod set for corner;
- South 0°56'20" East, a distance of 840.00 feet to an iron rod set for corner;
- North 89°03'40" East, a distance of 126.00 feet to an iron rod set for corner;
- South 0°56'20" East, a distance of 91.45 feet to an iron rod set for corner;
- North 89°03'40" East, a distance of 50.00 feet to an iron rod set for corner;
- North 84°22'30" East, a distance of 87.52 feet to an iron rod set for corner;
- North 79°31'36" East, a distance of 72.55 feet to an iron rod set for corner;
- North 75°21'11" East, a distance of 72.53 feet to an iron rod set for corner;
- North 78°21'45" East, a distance of 58.76 feet to an iron rod set for corner;
- North 83°47'52" East, a distance of 46.27 feet to an iron rod set for corner;
- North 88°50'20" East, a distance of 33.15 feet to an iron rod set at the beginning of a non-tangent curve to the left having a central angle of 13°12'41", a radius of 300.00 feet, a chord bearing and distance of South 14°01'11" East, 69.02 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 69.17 feet to an iron rod set at the beginning of a reverse curve to the right having a central angle of 19°01'45", a radius of 369.00 feet, a chord bearing and distance of South 11°06'39" East, 121.99 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 122.55 feet to an iron rod set for corner at the end of said curve to the right;
- South 1°35'46" East, a distance of 172.71 feet to an iron rod set for corner;
- South 43°24'13" West, a distance of 21.21 feet to an iron rod set for the southeast corner of said Lot 4, common with the most southerly southwest corner of said Lot 3, same being on the north right-of-way line of Prairie Drive (90 foot right-of-way, Inst. No. 2015-242, said Plat Records);

THENCE South 88°24'14" West, along the common line between said Lot 4 and said right-of-way line of Prairie Drive, a distance of 1697.77 feet to an iron rod set for the southwest corner of said Lot 4, same being on the east line of a tract of land described in deed to TWO-J Partners, LLLP, recorded in Instrument No. 2008-50523, Official Records, Denton County Texas;

THENCE North 0°21'09" East, along the common line between said Lot 4 and said TWO-J tract, a distance of 1427.65 feet to the **POINT OF BEGINNING** and containing 41.540 acres (1,809,499 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER PARTNERS, LP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PARKS AT LEGACY, PHASE II**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. PROSPER PARTNERS, LP, does herein certify the following:

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

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

WITNESS, my hand, this the _____ day of _____, 2015.

BY: PROSPER PARTNERS, LP

By: Prosper Partners GP, LLC
Its: General Partner

By: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

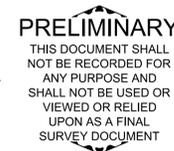
Given under my hand and seal of office on this the _____ day of _____, 2015.

Notary Public In And For The State Of Texas

Printed Name

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Marx, 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.



MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Michael Marx, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 2015.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

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

Engineering Department

Planning & Zoning Commission Chair

Town Secretary

Development Services Department

**FINAL PLAT
PARKS AT LEGACY
PHASE II
41.540 ACRES
BEING A REPLAT OF LOT 4, BLOCK A
PROSPER CENTER, RECORDED IN
INSTRUMENT No. 2015-242, P.R.D.C.T.**

159 RESIDENTIAL LOTS
BLOCK A - LOTS 1-45 & 47-51, BLOCK B - LOTS 1-13,
BLOCK C - LOTS 1-22, BLOCK E - LOTS 1-36,
BLOCK F - LOTS 1-18, BLOCK K - LOTS 1-20

4 OPEN SPACE (HOA) LOTS
BLOCK A - LOTS 1X & 46X, BLOCK B - LOT 1X,
BLOCK K - LOT 19X

L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN PROJECT # D15-0057

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A - LOT 1	0.189	8,235	BLOCK A - LOT 33	0.179	7,800	BLOCK C - LOT 1	0.202	8,814	BLOCK E - LOT 12	0.179	7,800	BLOCK F - LOT 9	0.179	7,800
BLOCK A - LOT 1X	0.191	8,339	BLOCK A - LOT 34	0.179	7,800	BLOCK C - LOT 2	0.179	7,800	BLOCK E - LOT 13	0.179	7,800	BLOCK F - LOT 10	0.179	7,800
BLOCK A - LOT 2	0.173	7,544	BLOCK A - LOT 35	0.179	7,800	BLOCK C - LOT 3	0.179	7,800	BLOCK E - LOT 14	0.179	7,800	BLOCK F - LOT 11	0.179	7,800
BLOCK A - LOT 3	0.212	9,245	BLOCK A - LOT 36	0.179	7,800	BLOCK C - LOT 4	0.184	8,019	BLOCK E - LOT 15	0.179	7,800	BLOCK F - LOT 12	0.179	7,800
BLOCK A - LOT 4	0.369	16,084	BLOCK A - LOT 37	0.200	8,700	BLOCK C - LOT 5	0.207	9,000	BLOCK E - LOT 16	0.199	8,650	BLOCK F - LOT 13	0.179	7,800
BLOCK A - LOT 5	0.225	9,779	BLOCK A - LOT 38	0.216	9,424	BLOCK C - LOT 6	0.207	9,000	BLOCK E - LOT 17	0.199	8,650	BLOCK F - LOT 14	0.179	7,800
BLOCK A - LOT 6	0.179	7,800	BLOCK A - LOT 39	0.179	7,800	BLOCK C - LOT 7	0.207	9,000	BLOCK E - LOT 18	0.179	7,800	BLOCK F - LOT 15	0.231	10,049
BLOCK A - LOT 7	0.179	7,800	BLOCK A - LOT 40	0.179	7,800	BLOCK C - LOT 8	0.179	7,800	BLOCK E - LOT 19	0.179	7,800	BLOCK F - LOT 16	0.238	10,376
BLOCK A - LOT 8	0.179	7,800	BLOCK A - LOT 41	0.179	7,800	BLOCK C - LOT 9	0.179	7,800	BLOCK E - LOT 20	0.179	7,800	BLOCK F - LOT 17	0.188	8,190
BLOCK A - LOT 9	0.179	7,800	BLOCK A - LOT 42	0.179	7,800	BLOCK C - LOT 10	0.179	7,800	BLOCK E - LOT 21	0.179	7,800	BLOCK F - LOT 18	0.188	8,190
BLOCK A - LOT 10	0.179	7,800	BLOCK A - LOT 43	0.179	7,800	BLOCK C - LOT 11	0.203	8,856	BLOCK E - LOT 22	0.179	7,800	BLOCK K - LOT 1	0.202	8,814
BLOCK A - LOT 11	0.179	7,800	BLOCK A - LOT 44	0.179	7,796	BLOCK C - LOT 12	0.203	8,856	BLOCK E - LOT 23	0.179	7,800	BLOCK K - LOT 2	0.179	7,800
BLOCK A - LOT 12	0.179	7,800	BLOCK A - LOT 45	0.197	8,583	BLOCK C - LOT 13	0.179	7,800	BLOCK E - LOT 24	0.179	7,800	BLOCK K - LOT 3	0.177	7,717
BLOCK A - LOT 13	0.179	7,800	BLOCK A - LOT 46X	1.666	72,592	BLOCK C - LOT 14	0.179	7,800	BLOCK E - LOT 25	0.189	8,232	BLOCK K - LOT 4	0.313	13,638
BLOCK A - LOT 14	0.179	7,800	BLOCK A - LOT 47	0.269	11,699	BLOCK C - LOT 15	0.179	7,800	BLOCK E - LOT 26	0.253	11,003	BLOCK K - LOT 5	0.280	12,205
BLOCK A - LOT 15	0.179	7,800	BLOCK A - LOT 48	0.230	10,033	BLOCK C - LOT 16	0.207	9,000	BLOCK E - LOT 27	0.207	9,000	BLOCK K - LOT 6	0.178	7,771
BLOCK A - LOT 16	0.179	7,800	BLOCK A - LOT 49	0.209	9,111	BLOCK C - LOT 17	0.207	9,000	BLOCK E - LOT 28	0.207	9,000	BLOCK K - LOT 7	0.199	8,649
BLOCK A - LOT 17	0.179	7,800	BLOCK A - LOT 50	0.193	8,388	BLOCK C - LOT 18	0.207	9,000	BLOCK E - LOT 29	0.207	9,000	BLOCK K - LOT 8	0.199	8,650
BLOCK A - LOT 18	0.179	7,800	BLOCK A - LOT 51	0.205	8,919	BLOCK C - LOT 19	0.180	7,856	BLOCK E - LOT 30	0.179	7,800	BLOCK K - LOT 9	0.179	7,800
BLOCK A - LOT 19	0.179	7,800	BLOCK B - LOT 1	0.207	9,023	BLOCK C - LOT 20	0.179	7,800	BLOCK E - LOT 31	0.179	7,800	BLOCK K - LOT 10	0.179	7,800
BLOCK A - LOT 20	0.179	7,796	BLOCK B - LOT 1X	0.484	21,063	BLOCK C - LOT 21	0.179	7,800	BLOCK E - LOT 32	0.179	7,800	BLOCK K - LOT 11	0.295	12,829
BLOCK A - LOT 21	0.232	10,109	BLOCK B - LOT 2	0.180	7,862	BLOCK C - LOT 22	0.214	9,304	BLOCK E - LOT 33	0.179	7,800	BLOCK K - LOT 12	0.235	10,216
BLOCK A - LOT 22	0.353	15,375	BLOCK B - LOT 3	0.180	7,862	BLOCK E - LOT 1	0.202	8,814	BLOCK E - LOT 34	0.179	7,800	BLOCK K - LOT 13	0.179	7,800
BLOCK A - LOT 23	0.196	8,552	BLOCK B - LOT 4	0.180	7,862	BLOCK E - LOT 2	0.179	7,800	BLOCK E - LOT 35	0.179	7,800	BLOCK K - LOT 14	0.179	7,800
BLOCK A - LOT 24	0.210	9,157	BLOCK B - LOT 5	0.180	7,862	BLOCK E - LOT 3	0.179	7,800	BLOCK E - LOT 36	0.214	9,304	BLOCK K - LOT 15	0.179	7,800
BLOCK A - LOT 25	0.179	7,800	BLOCK B - LOT 6	0.180	7,863	BLOCK E - LOT 4	0.179	7,800	BLOCK F - LOT 1	0.205	8,950	BLOCK K - LOT 16	0.179	7,800
BLOCK A - LOT 26	0.179	7,800	BLOCK B - LOT 7	0.181	7,863	BLOCK E - LOT 5	0.179	7,800	BLOCK F - LOT 2	0.179	7,800	BLOCK K - LOT 17	0.179	7,800
BLOCK A - LOT 27	0.179	7,800	BLOCK B - LOT 8	0.181	7,863	BLOCK E - LOT 6	0.179	7,800	BLOCK F - LOT 3	0.179	7,800	BLOCK K - LOT 18	0.214	9,304
BLOCK A - LOT 28	0.200	8,700	BLOCK B - LOT 9	0.181	7,863	BLOCK E - LOT 7	0.179	7,800	BLOCK F - LOT 4	0.179	7,800	BLOCK K - LOT 19	0.207	9,000
BLOCK A - LOT 29	0.179	7,800	BLOCK B - LOT 10	0.181	7,863	BLOCK E - LOT 8	0.212	9,214	BLOCK F - LOT 5	0.179	7,800	BLOCK K - LOT 19X	0.183	7,992
BLOCK A - LOT 30	0.179	7,800	BLOCK B - LOT 11	0.181	7,863	BLOCK E - LOT 9	0.341	14,835	BLOCK F - LOT 6	0.179	7,800	BLOCK K - LOT 20	0.227	9,905
BLOCK A - LOT 31	0.179	7,800	BLOCK B - LOT 12	0.181	7,863	BLOCK E - LOT 10	0.213	9,270	BLOCK F - LOT 7	0.179	7,800			
BLOCK A - LOT 32	0.179	7,800	BLOCK B - LOT 13	0.181	7,863	BLOCK E - LOT 11	0.179	7,800	BLOCK F - LOT 8	0.179	7,800			



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 140 single family residential lots on 67.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).

Description of Agenda Item:

The purpose of the Revised Preliminary Plat is to:

1. depict the Phase 1 lots, for which a Final Plat has been approved (D14-66)
2. incorporate the northern adjacent property into Phase 2, and
3. withdraw the Phase 3 lots.

The Revised Preliminary Plat shows 140 single family residential lots. Access will be provided from Prosper Trail and Federal Road in Frontier Estates. The Revised Preliminary Plat conforms to Single Family-15 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Revised Preliminary Plat meets minimum development requirements.

Attached Documents:

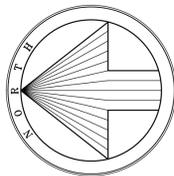
1. Revised Preliminary Plat
2. Previously approved Preliminary Plat

Town Staff Recommendation:

Town staff recommends approval of the Revised Preliminary Plat subject to:

1. Recommendations of the approved Preliminary Plat.
2. Town staff approval of additions and/or alterations to the easements on the plat.
3. Town staff approval of all preliminary water, sewer, and drainage plans.
4. Town staff approval of all thoroughfare locations, design criteria, right-of-way dedication, turn lanes, drive openings, median openings, street sections, cross-access, and sidewalks.
5. Town staff approval of two points of access to each phase of development at the time of Final Plat.

6. Town staff approval of staggered front yard setbacks, in accordance with Section 9.3, F., of the Zoning Ordinance.
7. Town staff approval of all hike and bike trails and easements.



LEGEND

CIRS 5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"

CIRF IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"

X "X" Cut Found

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

H.B.E. Hike & Bike Trail Esmt.

DE DRAINAGE EASEMENT

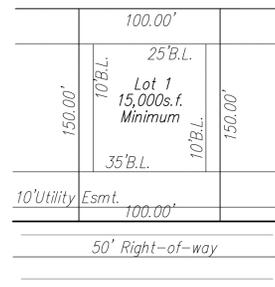
BL BUILDING LINE

UE UTILITY EASEMENT

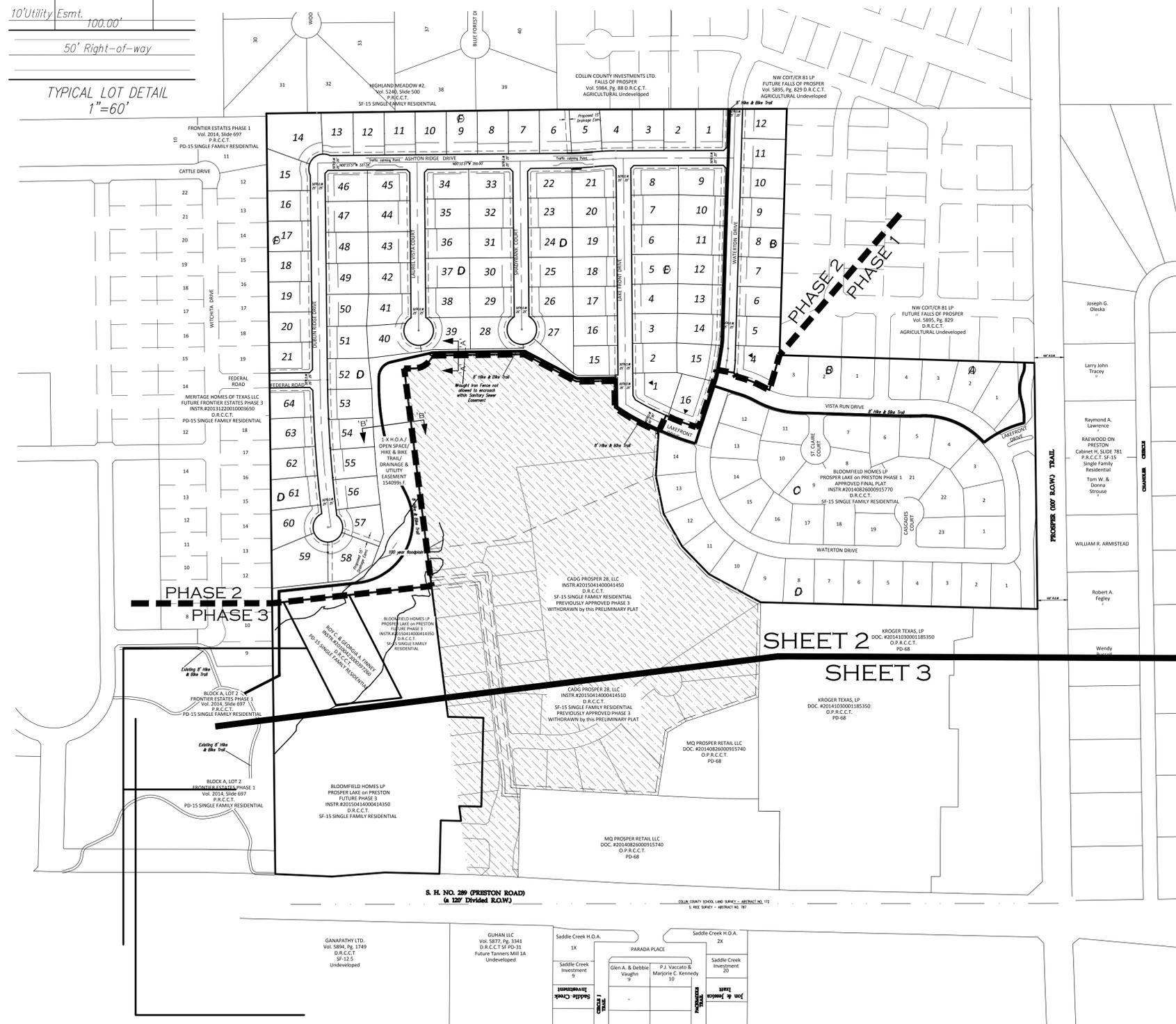
Denotes HOUSE ORIENTATION

Denotes STREET NAME CHANGE

ACREAGE/SQ.FT.																				
BLOCK 'A'	ACREAGE	SQ.FT.	BLOCK 'C'	ACREAGE	SQ.FT.	BLOCK 'D'	ACREAGE	SQ.FT.	BLOCK 'D'	ACREAGE	SQ.FT.	BLOCK 'D'	ACREAGE	SQ.FT.	BLOCK 'E'	ACREAGE	SQ.FT.	BLOCK 'F'	ACREAGE	SQ.FT.
LOT 1	0.476	20752	LOT 1	0.345	15008	LOT 1	0.348	15143	LOT 24	0.344	15000	LOT 47	0.344	15000	LOT 1	0.406	17672	LOT 1	0.344	15001
LOT 2	0.433	18847	LOT 2	0.344	15001	LOT 2	0.344	15000	LOT 25	0.344	15000	LOT 48	0.344	15001	LOT 2	0.344	15000	LOT 2	0.344	15001
LOT 3	0.344	15005	LOT 3	0.397	17304	LOT 3	0.344	15000	LOT 26	0.344	15000	LOT 49	0.344	15001	LOT 3	0.349	15198	LOT 3	0.344	15001
LOT 4	0.344	15001	LOT 4	0.398	17319	LOT 4	0.344	15001	LOT 27	0.406	17679	LOT 50	0.344	15000	LOT 4	0.356	15495	LOT 4	0.344	15000
			LOT 5	0.344	15002	LOT 5	0.344	15000	LOT 28	0.344	15000	LOT 51	0.344	15001	LOT 5	0.360	15694	LOT 5	0.344	15001
			LOT 6	0.345	15046	LOT 6	0.344	15000	LOT 29	0.344	15000	LOT 52	0.344	15003	LOT 6	0.365	15892	LOT 6	0.356	15523
			LOT 7	0.397	17304	LOT 7	0.344	15000	LOT 30	0.344	15000	LOT 53	0.344	15000	LOT 7	0.369	16089	LOT 7	0.356	15503
			LOT 8	0.438	19092	LOT 8	0.349	15219	LOT 31	0.344	15000	LOT 54	0.344	15000	LOT 8	0.368	16051	LOT 8	0.355	15467
			LOT 9	0.457	19920	LOT 9	0.422	18369	LOT 32	0.344	15000	LOT 55	0.344	15000	LOT 9	0.372	16198	LOT 9	0.354	15430
			LOT 10	0.460	20056	LOT 10	0.352	15331	LOT 33	0.344	15001	LOT 56	0.344	15000	LOT 10	0.360	15683	LOT 10	0.353	15393
			LOT 11	0.344	15002	LOT 11	0.356	15500	LOT 34	0.344	15001	LOT 57	0.358	15575	LOT 11	0.355	15483	LOT 11	0.353	15357
			LOT 12	0.344	15001	LOT 12	0.344	15001	LOT 35	0.344	15001	LOT 58	0.466	20303	LOT 12	0.351	15284	LOT 12	0.352	15320
			LOT 13	0.370	16110	LOT 13	0.346	15062	LOT 36	0.344	15000	LOT 59	0.653	28435	LOT 13	0.346	15086	LOT 13	0.353	15386
			LOT 14	0.394	17176	LOT 14	0.354	15420	LOT 37	0.344	15000	LOT 60	0.401	17459	LOT 14	0.351	15268	LOT 14	0.367	16888
			LOT 15	0.404	17609	LOT 15	0.345	15048	LOT 38	0.344	15000	LOT 61	0.382	16625	LOT 15	0.355	15470	LOT 15	0.367	16888
			LOT 16	0.366	15941	LOT 16	0.344	15000	LOT 39	0.346	15064	LOT 62	0.362	15722	LOT 16	0.401	17480	LOT 16	0.344	15000
			LOT 17	0.344	15000	LOT 17	0.345	15028	LOT 40	0.345	15028	LOT 63	0.349	15202	LOT 17	0.344	15000	LOT 17	0.344	15000
			LOT 18	0.358	15609	LOT 18	0.344	15000	LOT 41	0.344	15001	LOT 64	0.344	15001	LOT 18	0.344	15000	LOT 18	0.344	15000
			LOT 19	0.384	16728	LOT 19	0.344	15001	LOT 42	0.344	15001				LOT 19	0.344	15000	LOT 19	0.344	15000
			LOT 20	0.419	18245	LOT 20	0.344	15000	LOT 43	0.344	15001				LOT 20	0.344	15000	LOT 20	0.344	15000
			LOT 21	0.449	19580	LOT 21	0.356	15502	LOT 44	0.344	15000				LOT 21	0.344	15000	LOT 21	0.344	15000
			LOT 22	0.422	18382	LOT 22	0.344	15001	LOT 45	0.344	15002				LOT 22	0.344	15000	LOT 22	0.344	15000
			LOT 23	0.374	16305	LOT 23	0.344	15000	LOT 46	0.344	15002				LOT 23	0.344	15000	LOT 23	0.344	15000



TYPICAL LOT DETAIL
1"=60'

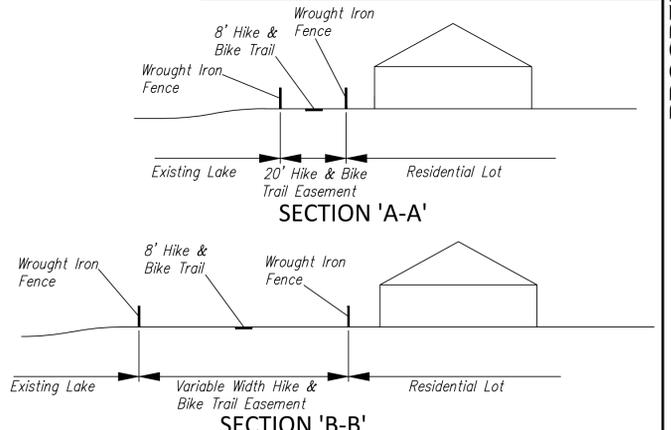
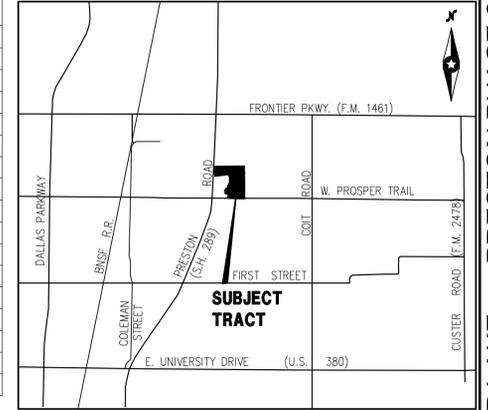


Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	24.69'	270.00'	005°14'26"	S26°17'39"W	24.69'
C2	72.01'	330.00'	012°30'10"	N22°39'46"E	71.87'
C3	40.28'	265.00'	008°42'30"	S76°17'38"E	40.24'
C4	107.96'	720.00'	008°35'27"	S20°41'20"W	107.86'
C5	115.59'	710.00'	009°19'39"	S30°24'39"W	115.46'
C6	82.01'	70.00'	067°07'22"	S34°19'36"E	77.40'
C7	260.10'	50.00'	298°03'00"	S06°30'05"W	51.47'
C8	417.86'	4025.00'	005°56'54"	S85°51'09"W	417.67'
C9	459.36'	3975.00'	006°37'16"	S86°00'52"W	459.10'
C10	497.65'	4000.00'	007°07'42"	S85°45'39"W	497.33'
C11	123.74'	50.00'	141°47'55"	N45°37'04"W	94.49'
C12	261.80'	50.00'	300°00'00"	S00°33'37"E	50.00'
C13	261.80'	50.00'	300°00'00"	S00°33'37"E	50.00'
C14	69.79'	775.00'	005°09'34"	S03°08'24"E	69.77'
C15	72.04'	800.00'	005°09'34"	S03°08'24"E	72.02'
C16	74.29'	825.00'	005°09'34"	S03°08'24"E	74.27'
C17	65.90'	775.00'	004°52'20"	N03°17'02"W	65.88'
C18	77.22'	800.00'	005°31'50"	N02°57'16"W	77.19'
C19	79.64'	825.00'	005°31'50"	N02°57'16"W	79.60'
C21	95.94'	680.00'	008°05'01"	S29°01'34"W	95.86'
C22	71.69'	650.00'	006°19'08"	S28°08'38"W	71.65'
C23	39.99'	300.00'	007°38'15"	S84°28'00"E	39.96'
C24	39.99'	300.00'	007°38'15"	S84°28'00"E	39.96'
C25	39.99'	300.00'	007°38'15"	S84°28'00"E	39.96'

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.91	N45°45'46"E
L2	14.38	S44°14'14"E
L3	14.10	S45°22'29"E
L4	14.15	N44°28'43"E
L5	17.52	N60°35'31"E
L6	14.14	S45°33'37"E
L7	14.14	N44°28'23"E
L8	14.14	N45°33'37"W
L9	14.14	N44°28'23"E
L10	14.13	N45°37'04"W
L11	14.14	S45°40'30"E
L12	14.19	N44°06'41"E
L13	10.37	S07°48'12"E
L14	37.29	N80°38'52"W
L15	25.93	S00°11'21"E
L16	44.56	S24°59'04"W



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

- SURVEYOR'S NOTES**
- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
 - 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (GORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASIS IS GRID NORTH.
 - 4) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO FEMA MAP 4808500120J, JUNE 2, 2009.
 - 5) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
 - 6) ALL OPEN SPACE LOTS, TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - 7) 140 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 67.209 ACRES, 2.08 UNITS/ACRE, WITH A 15,855 AVERAGE LOT SIZE.
 - 8) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - 9) ALL LOTS ADJACENT TO OPEN SPACE SHOULD HAVE ORNAMENTAL METAL FENCES.
 - 10) 11,881 ACRES OR 508,830 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO THE TOWN OF PROSPER IN FEE SIMPLE.
 - 11) ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 1X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
 - 12) KEY LOTS HAVE FENCE RESTRICTIONS.
 - 13) TRANSFORMERS AND LARGE UNDERGROUND VAULTS TO BE LOCATED ON SOUTH SIDE OF WATERFORD DRIVE. ALL OTHER ABOVE GROUND APPURTENANCES ON NORTH SIDE TO BE LOCATED OUT OF THE 5 FOOT HIKE & BIKE TRAIL EASEMENT.
 - 14) PUBLIC HIKE & BIKE TRAIL TO BE BUILT TO TOWN STANDARDS, ALIGNMENT SUBJECT TO TOWN APPROVAL.
 - 15) TRAFFIC CALMING DETAILS TO BE DETERMINED AT TIME OF FINAL PLAT.

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

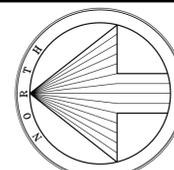
_____ Engineering Department

_____ Development Services Department

"D15-0058"
REVISED PRELIMINARY PLAT
OF
PROSPER LAKE ON PRESTON
140 RESIDENTIAL LOTS/4 OPEN SPACE LOTS 67.209 ACRES
OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
IN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210,
SOUTHLAKE TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR
Westwood
Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Westwoodps.com
Westwood Professional Services, Inc.
Survey Firm Number: 10074301

COLLIN COUNTY INVESTMENTS LTD.
FALLS OF PROSPER
Vol. 5984, Pg. 88 D.R.C.C.T.
AGRICULTURAL Undeveloped

NW COIT/CR 81 LP
FUTURE FALLS OF PROSPER
Vol. 5895, Pg. 829 D.R.C.C.T.
AGRICULTURAL Undeveloped



SURVEYOR'S NOTES

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORSS6), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASIS IS GRID NORTH.
- 4) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO FEMA MAP 480850120U, JUNE 2, 2009.
- 5) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
- 6) ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 7) 140 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 67.209 ACRES, 2.08 UNITS/ACRE, WITH A 15,855 AVERAGE LOT SIZE.
- 8) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- 9) ALL LOTS ADJACENT TO OPEN SPACE SHOULD HAVE ORNAMENTAL METAL FENCES.
- 10) 11.681 ACRES OR 508,830 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO THE TOWN OF PROSPER IN FEE SIMPLE.
- 11) ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 1X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
- 12) KEY LOTS HAVE FENCE RESTRICTIONS.
- 13) TRANSFORMERS AND LARGE UNDERGROUND VALVETS TO BE LOCATED ON SOUTH SIDE OF WATERTON DRIVE. ALL OTHER ABOVE GROUND APPURTENANCES ON NORTH SIDE TO BE LOCATED OUT OF THE 5 FOOT HIKE & BIKE TRAIL EASEMENT.
- 14) PUBLIC HIKE & BIKE TRAIL TO BE BUILT TO TOWN STANDARDS. ALIGNMENT SUBJECT TO TOWN APPROVAL.
- 15) TRAFFIC CALMING DETAILS TO BE DETERMINED AT TIME OF FINAL PLAT.

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

NW COIT/CR 81 LP
FUTURE FALLS OF PROSPER
Vol. 5895, Pg. 829
D.R.C.C.T.
AGRICULTURAL Undeveloped

Josepn G. Oleska
11

Larry John Tracey
10

Raymond A. Lawrence
9

RAEWOOD ON PRESTON
Cabinet H, SLIDE 781
P.R.C.C.T. SF-15
Single Family Residential
Tom W. & Donna Strouse

WILLIAM R. ARMISTEAD
7

Robert A. Fegley
6

VISTA RUN DRIVE
8' Hike & Bike Trail

BLOOMFIELD HOMES LP
PROSPER LAKE ON PRESTON PHASE 1
APPROVED FINAL PLAT
INSTR.#20140826000915770
D.R.C.C.T.
SF-15 SINGLE FAMILY RESIDENTIAL

WATERTON DRIVE

KROGER TEXAS, LP
DOC. #20141030001185350
O.P.R.C.C.T.

CADG PROSPER 28, LLC
INSTR.#2015041400041450
D.R.C.C.T.
SF-15 SINGLE FAMILY RESIDENTIAL
PREVIOUSLY APPROVED PHASE 3
WITHDRAWN BY THIS PRELIMINARY PLAT

1-X H.O.A./
OPEN SPACE/
HIKE & BIKE
TRAIL/
DRAINAGE &
UTILITY
EASEMENT
154099s.f.

BLOOMFIELD HOMES LP
PROSPER LAKE ON PRESTON
FUTURE PHASE 3
INSTR.#2015041400041450
D.R.C.C.T.
SF-15 SINGLE FAMILY
RESIDENTIAL

LEGEND

CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
X	"X" Cut Found
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
H.B.E.	Hike & Bike Trail Esmt.
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
▲	DENOTES HOUSE ORIENTATION
◆	DENOTES STREET NAME CHANGE

OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210,
SOUTHLAKE TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR
Westwood

"D15-0058"
REVISED PRELIMINARY PLAT
OF
PROSPER LAKE ON PRESTON
140 RESIDENTIAL LOTS/4 OPEN SPACE LOTS 67.209 ACRES
OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
IN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §
PHASE 2 LEGAL DESCRIPTION

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172, in the Town of Prosper, Collin County, Texas, and being a portion of a tract of land described in deed to Deion Sanders as recorded in County Clerk's Instrument No. 98-0089030 (Volume 4230, Page 140), Official Public Records, Collin County, Texas, and being more particularly described as follows:

THENCE, South 89 degrees 06 minutes 54 seconds West, along the north right-of-way line of said Prosper Trail, a distance of 831.15 feet to the Point of Beginning and containing 3,507,831 square feet or 80,529 acres of land.

Being 44.9535 acres of land situated in the Town of Prosper, Collin County, Texas, being a part of the Collin County School Land Survey, Abstract No. 172, being a part of the 80,560 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20140826000915770 of the Deed Records, Collin County, Texas and being a part of the 27,567 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20150414000414350 of said Deed Records, said 44.9535 acre tract being more particularly described as follows:

Beginning at a 1/2" iron rod found at in the west line of Highland Meadows #2, an addition to the Town of Prosper as shown by plat of record in Volume 5420, Slide 500 of the Plat Records, Collin County, Texas, said rod being the northeast corner of said 27,567 acre tract;

Thence South 00°44'59" East with said west line, at a distance of 328.54 feet passing a 1/2" iron rod with cap found at the southeast corner of said 27,567 acre tract and the northeast corner of said 80,560 acre tract, and continuing a total distance of 986.78 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Highland Meadows #2;

Thence South 00°11'21" East with the east line of said 80,560 acre tract, a distance of 779.12 feet to a 1/2" iron rod found at an ell corner in the north line of the 77,719 acre tract of land conveyed to NW Coit/CR 81 LP by deed of record in Volume 5895, Page 829, of said Deed Records, said rod being the southeast corner of the herein described 44.9535 acre tract;

Thence North 88°17'07" West with said north line, a distance of 832.06 feet to a 1/2" iron rod found for the most westerly northwest corner of said 77,419 acre tract, said rod being the most easterly northeast corner of the proposed Prosper Lake on Preston, Phase 1;

Thence in a northwesterly direction over and across said 80,560 acre tract and with the north line of said proposed Prosper Lake on Preston, Phase 1 the following calls and distances:

- North 73°41'27" West a distance of 122.36 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
Along a curve to the right having a radius of 270.00 feet and an arc length of 24.70 feet (chord bears North 26°17'39" East, 24.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
Along a curve to the left having a radius of 330.00 feet and an arc length of 72.01 feet (chord bears North 22°39'46" East, 71.87 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 16°24'41" East a distance of 25.11 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 58°19'21" East a distance of 14.88 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 09°21'08" East a distance of 60.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
Along a curve to the right having a radius of 265.00 feet and an arc length of 40.28 feet (chord bears North 76°17'38" West, 40.24 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 71°56'23" West a distance of 154.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 27°58'19" West a distance of 14.40 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
Along a curve to the right having a radius of 720.00 feet and an arc length of 107.95 feet (chord bears North 20°41'20" East, 107.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 65°00'56" West a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for an angle point in the east line of the 29,542 acre tract of land conveyed to CADG Prosper 28, LLC by deed of record in County Clerk File No. 2015041400041450 of said Deed Records;
Thence in a northerly direction with the east line of said 29,542 acre tract the following calls and distances:
North 25°03'04" East a distance of 54.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
Along a curve to the right having a radius of 710.00 feet and an arc length of 115.59 feet (chord bears North 30°24'39" East, 115.46 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 89°14'05" East a distance of 89.90 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 00°45'55" West a distance of 130.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 27°28'18" East a distance of 198.64 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";
North 00°45'55" West a distance of 310.51 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 70.00 feet and an arc length of 82.01 feet (chord bears North 34°19'36" West, 77.40 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°45'55" West a distance of 32.66 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 27,567 acre tract for the northeast corner of said 29,542 acre tract;

Thence South 82°47'37" West with the south line of said 27,567 acre tract, a distance of 739.92 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence North 06°08'47" West over and across said 27,567 acre tract, a distance of 543.86 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of Lot 1, Block A of Frontier Estates, an addition to the Town of Prosper as shown by plat of record in Volume 2013, Slide 561 of said Plat Records, said rod being the northwest corner of the herein described 44.9535 acre tract;

Thence North 89°19'30" East with the south line of said Lot 1, passing the southwest corner of Lot 11, Block A of Frontier Estates, Phase 1, an addition to the Town of Prosper as shown by plat of record in Volume 2014, Slide 697 of said Plat Records, and continuing along the south line thereof a total distance of 1,644.07 feet to a 1" iron rod found for the southeast corner of said Lot 11;

Thence North 87°26'22" East a distance of 9.71 feet to the Point-of-Beginning and containing 44.9535 acres or 1,958,176 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BLOOMFIELD HOMES LP., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER LAKE ON PRESTON PHASE 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLOOMFIELD HOMES LP, does herein certify the following:

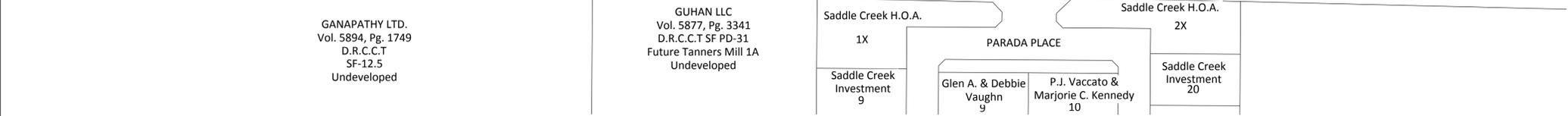
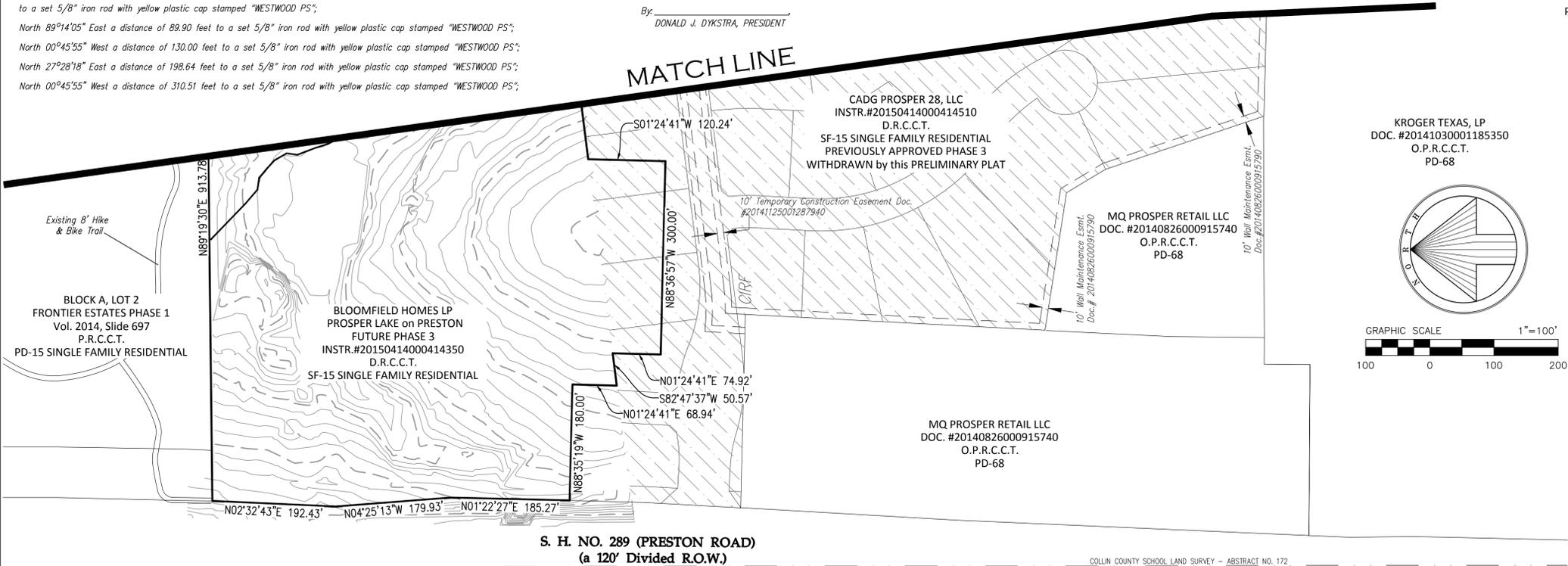
- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever the purposes indicated on this 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. Trees in right of way shall be maintained by the home owner.
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

a Texas Limited Partnership
a Texas Corporation, General Partner
By: BLOOMFIELD HOMES INC.

By: DONALD J. DYKSTRA, PRESIDENT



THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared DONALD J. DYKSTRA, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BLOOMFIELD HOMES LP, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JASON B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

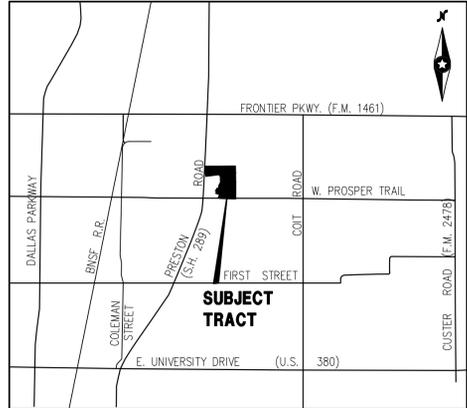
JASON B. ARMSTRONG
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5557

THE STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS 15TH DAY OF JUNE, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND table with symbols for various markers like CIRCS, CIRF, X, P.R.C.C.T., D.R.C.C.T., H.B.E., DE, BL, UE, and arrows.

- SURVEYOR'S NOTES
1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (GORS96), TEXAS NORTH CENTRAL ZONE 4202, NAD83, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASIS IS GRID NORTH.
4) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO FEMA MAP 48085C0120J, JUNE 2, 2009.
5) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
6) ALL OPEN SPACE LOTS, TO BE OWNED AND MAINTAINED BY THE H.O.A.
7) 140 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 67.209 ACRES, 2.08 UNITS/ACRE, WITH A 15,855 AVERAGE LOT SIZE.
8) THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
9) ALL LOTS ADJACENT TO OPEN SPACE SHOULD HAVE ORNAMENTAL METAL FENCES.
10) 11,681 ACRES OR 508,830 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO THE TOWN OF PROSPER IN FEE SIMPLE.
11) ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 1X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
12) KEY LOTS HAVE FENCE RESTRICTIONS.
13) TRANSFORMERS AND LARGE UNDERGROUND VAULTS TO BE LOCATED ON SOUTH SIDE OF WATERTON DRIVE. ALL OTHER ABOVE GROUND APPURTENANCES ON NORTH SIDE TO BE LOCATED OUT OF THE 5 FOOT HIKE & BIKE TRAIL EASEMENT.
14) PUBLIC HIKE & BIKE TRAIL TO BE BUILT TO TOWN STANDARDS. ALIGNMENT SUBJECT TO TOWN APPROVAL.
15) TRAFFIC CALMING DETAILS TO BE DETERMINED AT TIME OF FINAL PLAT.

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

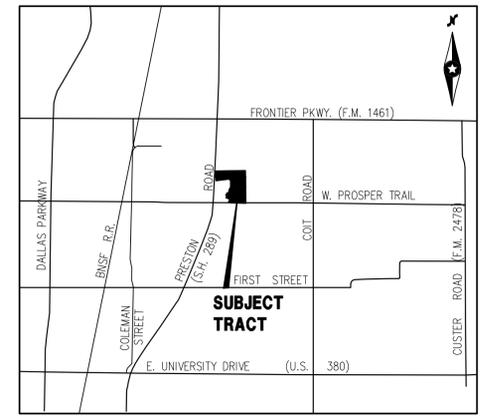
"D15-0058"
REVISED PRELIMINARY PLAT
OF
PROSPER LAKE ON PRESTON
140 RESIDENTIAL LOTS/4 OPEN SPACE LOTS 67.209 ACRES
OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
IN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
OWNER

BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210,
SOUTHLAKE TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR

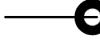
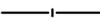
Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoods.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301



Legend

-  = Fire Hydrant
-  = Valve
-  = Sanitary Sewer and Manhole
-  = Water Line
-  = Storm Sewer and Inlet

PRELIMINARY UTILITY PLAN
 OF
**PROSPER LAKE ON PRESTON
 PHASE 2**
 96 LOTS / 44.9535 ACRES

OUT OF THE
 COLLIN COUNTY SCHOLL LAND SURVEY, ABSTRACT NO. 172
 IN THE
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 OWNER
BLOOMFIELD HOMES, L.P.
 1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE TEXAS 76092
 817-416-1572
 ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodsps.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301



NOTES
1) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

MERITAGE HOMES OF TEXAS LLC
FUTURE FRONTIER ESTATES PHASE 2
INSTR.#20131220010003650
D.R.C.C.T.
PD-15 SINGLE FAMILY RESIDENTIAL

FRONTIER ESTATES PHASE 1
Vol. 2014, Slide 697
P.R.C.C.T.
PD-15 SINGLE FAMILY RESIDENTIAL

ROY C. & GEORGIA A. FINNEY
INSTR.#20100423000397260
D.R.C.C.T.
PD-15 SINGLE FAMILY RESIDENTIAL

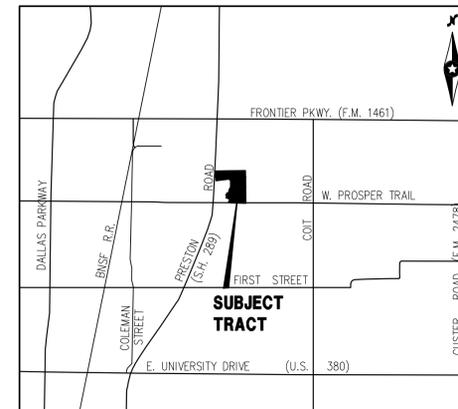
CADG PROSPER 28, LLC
INSTR.#2015041400041450
D.R.C.C.T.
SF-15 SINGLE FAMILY RESIDENTIAL

COLLIN COUNTY INVESTMENTS LTD.
Vol. 5984, Pg. 88
D.R.C.C.T.
AGRICULTURAL Undeveloped

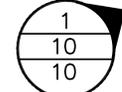
BLOOMFIELD HOMES LP
FUTURE PROSPER LAKE ON PRESTON
PHASE 1
INSTR.#20140826000915770
D.R.C.C.T.
SF-15 SINGLE FAMILY RESIDENTIAL

NW COIT/CR 81 LP
Vol. 5895, Pg. 829
D.R.C.C.T.
AGRICULTURAL Undeveloped

NW COIT/CR 81 LP
Vol. 5895, Pg. 829
D.R.C.C.T.
AGRICULTURAL Undeveloped



Legend

-  = Watershed ID
-  = Acreage
-  = Q₁₀₀
-  = Drainage Area Divide

DRAINAGE AREA MAP
OF
**PROSPER LAKE ON PRESTON
PHASE 2**

96 LOTS / 44.9535 ACRES

OUT OF THE
COLLIN COUNTY SCHOLL LAND SURVEY, ABSTRACT NO. 172
IN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

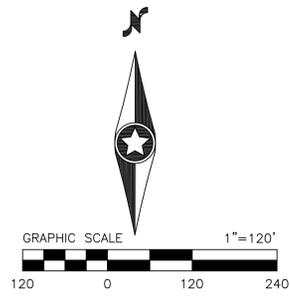
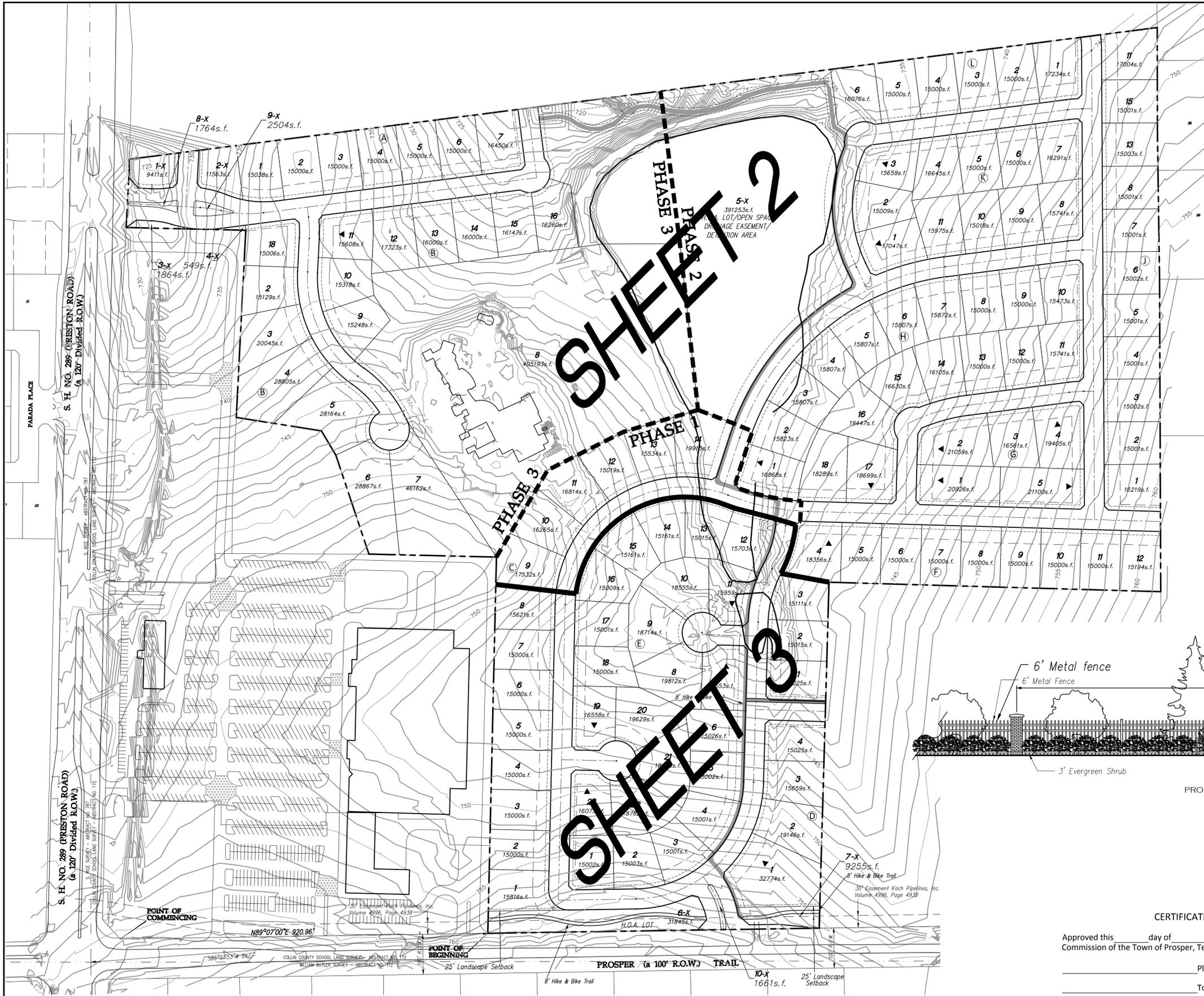
OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR

Westwood

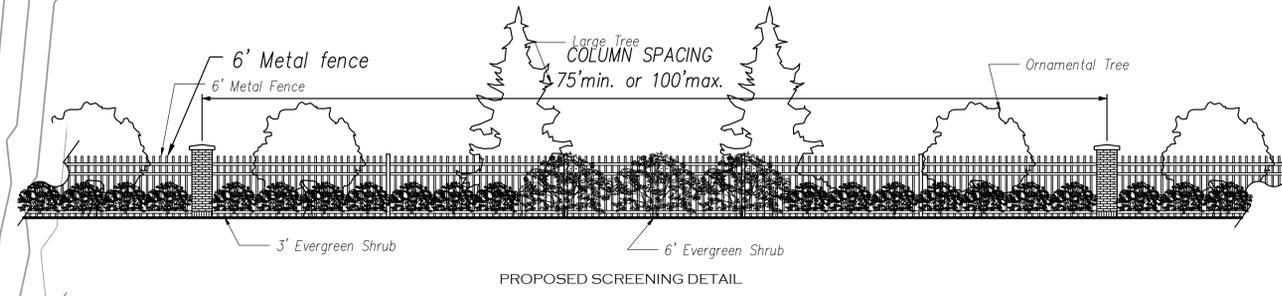
Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301

PROSPER LAKE ON PRESTON PHASE 2



- NOTES:**
1. ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 5X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
 2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.



CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2014 by the Planning & Zoning Commission of the Town of Prosper, Texas

_____ Planning & Zoning Commission Chair

_____ Town Secretary

_____ Engineering Department

_____ Planning Department

PRELIMINARY PLAT
OF
**PROSPER LAKE
ON
PRESTON**
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
**80.529 ACRES ~ 127 RESIDENTIAL LOTS
7 OPEN SPACE LOTS**

OWNER:
Douglas Properties Inc.
2309 Avenue K, Suite 100
Plano, Texas 75074
Phone: 972-422-1658

ENGINEER/SURVEYOR:
TIPTON ENGINEERING
a division of Westwood

2740 North Dallas Parkway,
Suite 280 Plano, Texas 75093
(214) 473-4640
Firm No. F-11756
Survey Firm No. 10074301
richard.hovas@westwoodps.com
Richard Hovas

THIS PLAT FILED IN CABINET _____, SLIDE _____, P.R.C.C.T.

JULY 11, 2014 Sheet: 1 OF 3

GANAPATHY LTD.
Vol. 5894, Pg. 1749
D.R.C.C.T
SF-125
Undeveloped

GUHAN LLC
Vol. 5877, Pg. 3341
D.R.C.C.T SF PD-31
Future Tanners Mill 1A
Undeveloped

Saddle Creek
Investment

CIRCLE J
TRAIL

SADDLE CREEK PHASE 1
Volume 2009, SLIDE 52
P.R.C.C.T. SF PD-31
Single Family Residential
P.J. Vaccaro & Glen A. & Marjorie C. Debbie Vaughn Kennedy

PACKSADDLE
TRAIL

Jon & Jessica
Izatt

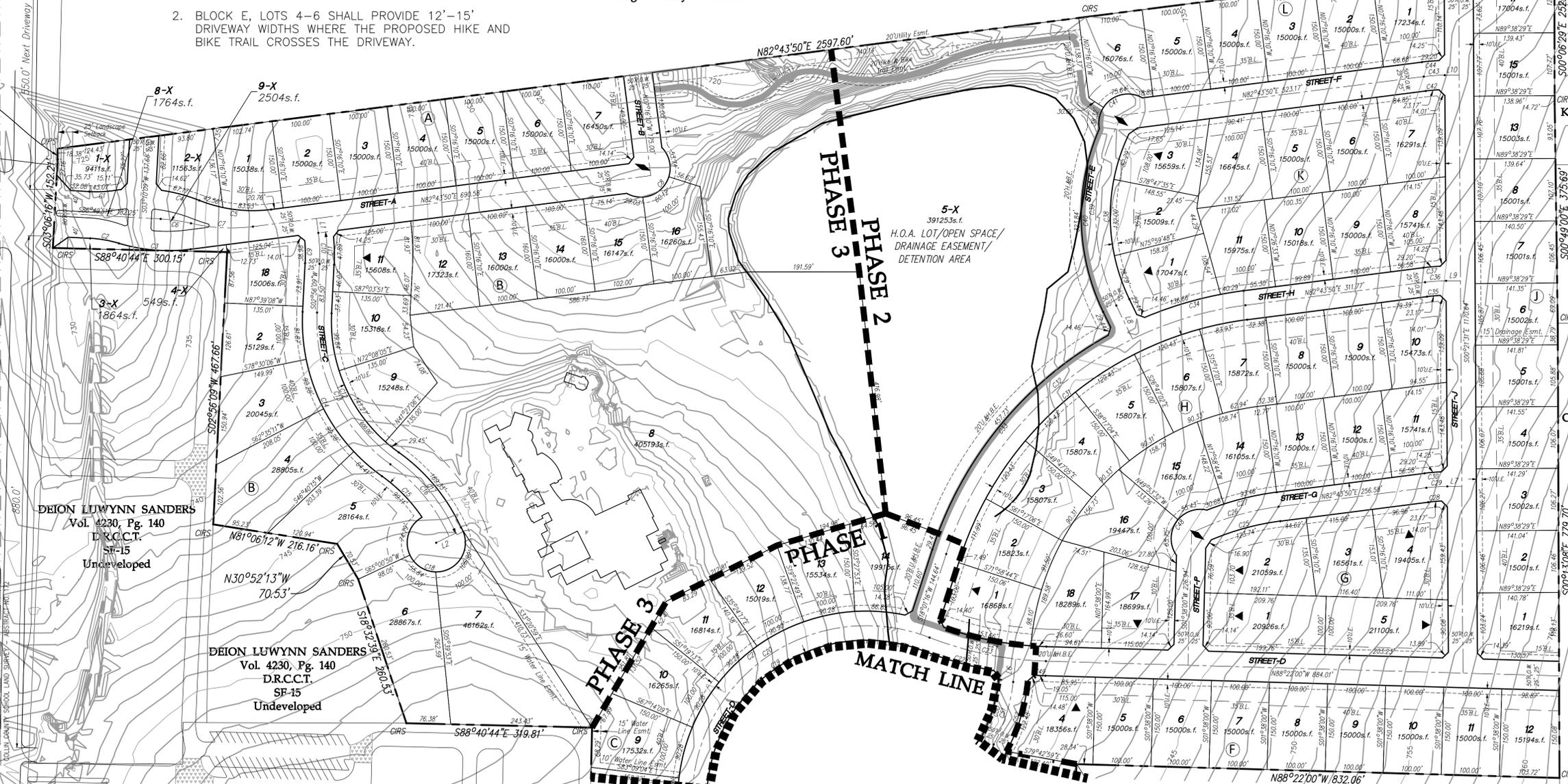
Saddle Creek
Investment

Saddle Creek
H.O.A.

NOTES:

1. ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 5X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.

CADG PROSPER 28 LLC
Instr.#20131213001642780
D.R.C.C.
SF-15 S-1
Single Family Residential



NOTES:

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

SURVEYOR'S NOTES

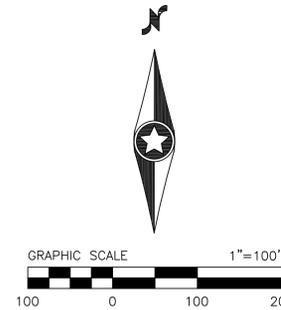
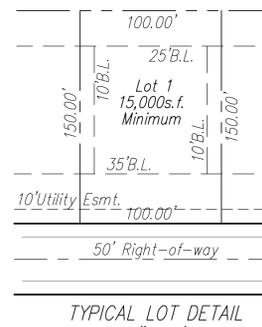
- 1) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 2) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASE IS US GRID NORTH.
- 3) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
- 4) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
- 5) ALL OPEN SPACE AREAS LOTS 1X-7X, TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 6) 127 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 80.529 ACRES, 1.57 UNITS/ACRES, WITH A 19,755 AVERAGE LOT SIZE
- 7) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
- 8) All lots adjacent to open space should have ornamental metal fences.
- 9) 12,465 acres or 542,984 square feet of dedicated right-of-way to the Town of Prosper in fee simple.

LEGEND

CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
X	"X" Cut Found
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
B.U.&H.B.E.	Building, Utility, Hike & Bike Trail Esmt.
U.&H.B.E.	Utility, Hike & Bike Trail Esmt.
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
▲	DENOTES HOUSE ORIENTATION
▲	DENOTES STREET NAME CHANGE

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



PRELIMINARY PLAT OF PROSPER LAKE ON PRESTON

IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
80.529 ACRES ~ 127 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

OWNER: Douglas Properties Inc.
2309 Avenue K, Suite 100
Plano, Texas 75074
Phone: 972-422-1658

ENGINEER/SURVEYOR: **TIPTON ENGINEERING**
a division of Westwood
2740 North Dallas Parkway,
Suite 280 Plano, Texas 75093
(214) 473-4640
Firm No. F-11756
Survey Firm No. 10074301
richard.hovas@westwoodsps.com
Richard Hovas

THIS PLAT FILED IN CABINET _____, SLIDE _____, P.R.C.C.T. **JULY 11, 2014** Sheet: 2 OF 3

PROSPER LAKE ON PRESTON

BLUE FOREST DRIVE

Devin R. & Kirstian L. Thomas
Eric James & Tracey Scherer

HIGHLAND MEADOWS #2
Volume 5240, SLIDE 500
P.R.C.C.T.
SF-15
Single Family Residential

Paul & Collee Davidson
Kenneth Mickel & Stephanie Williamson

Richard H. Wylot
Jerry L. & Cathy A. Miller

COLLIN COUNTY INVESTMENTS
Vol. 5984, Pg. 88
D.R.C.C.T.
AGRICULTURAL
Undeveloped

Curve Table with columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Length. Contains 40 rows of curve data.

Line Table with columns: Line #, Direction, Length. Contains 17 rows of line data.

Line Table with columns: Line #, Direction, Length. Contains 10 rows of line data.

NOTES: 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

SURVEYOR'S NOTES: 1) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.

DEION LUWYNN SANDERS Vol. 4230, Pg. 140 D.R.C.C.T. SF-15 Undeveloped

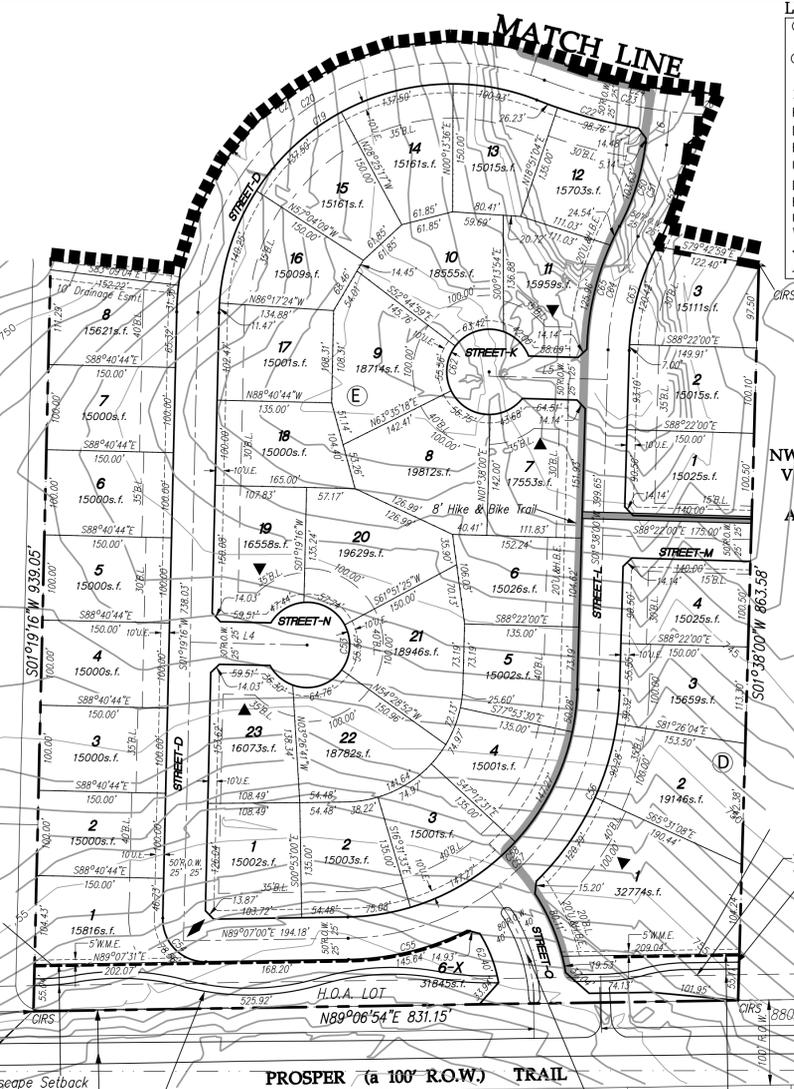
DEION LUWYNN SANDERS Vol. 4230, Pg. 140 D.R.C.C.T. SF-15 Undeveloped

POINT OF BEGINNING

PROSPER TRAIL Right-of-Way Dedication Vol. 4996, Pg. 4938

Wendy Russell Robert A. Fegley Leonard J. & Kathleen M. Biemer Tom W. & Donna Strouse Raymond A. Lawrence Larry John Tracey Joseph G. Olesk

STATE OF TEXAS & COUNTY OF COLLIN & BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172, in the Town of Prosper, Collin County, Texas, and being a portion of a tract of land described in deed to Deion Sanders as recorded in County Clerk's Instrument No. 98-0089030

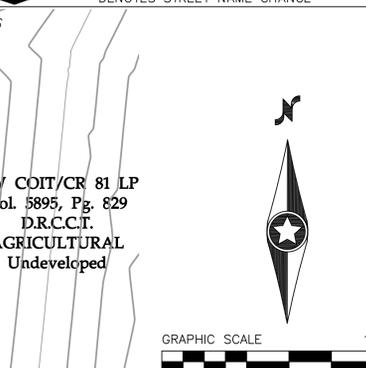


PROSPER (a 100' R.O.W.) TRAIL

CHANDLER CRIRCLE

THENCE, South 00 degrees 49 minutes 00 seconds East, a distance of 375.69 feet to a point for corner; THENCE, South 00 degrees 13 minutes 08 seconds East, a distance of 779.70 feet to a point for corner;

LEGEND: CIRS 5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"; CIRF IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"; X "X" Cut Found



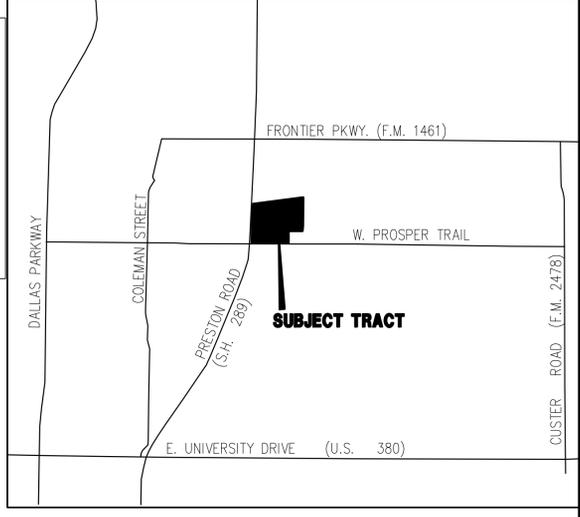
SURVEYORS CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS; I, Harry, L. Dickens, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2013, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Prosper, Texas;

THE STATE OF TEXAS) COUNTY OF COLLIN) BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2014.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas



NOTES: 1. ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 5X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.

2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.

Released for review only: 8-1-2013 In accordance with Texas Board of Professional Land Surveying Rule 663.18(c), 29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed. "Preliminary, this document shall not be recorded for any purpose."

Harry L. Dickens Registered Professional Land Surveyor No. 5939

BEFORE ME, the undersigned authority, on this day personally appeared JIM DOUGLAS, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DOUGLAS PROPERTIES INC., and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2014. Notary Public in and for the State of Texas

PRELIMINARY PLAT OF PROSPER LAKE ON PRESTON IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172 TOWN OF PROSPER, COLLIN COUNTY, TEXAS 80.529 ACRES ~ 127 RESIDENTIAL LOTS 7 OPEN SPACE LOTS

PROSPER LAKE ON PRESTON



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, located on the southeast corner of First Street and Coit Road. (CA15-0004). *[Companion Case to Z15-0006].*

Description of Agenda Item:

At the June 16, 2015 Planning & Zoning Commission meeting, this item was tabled to the July 21, 2015 in order to give the applicant an opportunity to finalize details of the proposal. Since the meeting, the applicant has withdrawn this item, as indicated in the attached letter.

Attached Documents:

1. Withdrawal letter

Town Staff Recommendation:

No further action on this item is required.



p i a r s
E N G I N E E R I N G

765 Custer Road, Suite 100 • Plano, Texas 75075 • (972) 422-0077 • Fax (972) 422-0075 • TBPE Reg. No. F-2121

July 10, 2015

Mr. Alex Glushko
Town of Prosper – Development Services
409 E. First Street
Prosper, Texas 75078

Re: **Request to Withdraw Future Land Use Amendment (CA15-0004)**
Enclave at Coit
Prosper, Texas
SEI No.: 15-009

Dear Alex,

As the representative of Coit 18 Partners, Ltd., I hereby request that Future Land Use Amendment case CA15-0004 be withdrawn at the July 21st Planning & Zoning Meeting to allow the developer to finalize details of the amendment.

Please don't hesitate to contact me should you have any questions concerning this request.

Sincerely,
Spiars Engineering, Inc.

Greg T. Helsel, P.E.



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 18.7± acres, from Single Family-15 (SF-15) to Planned Development-Single Family-10 (PD-SF-10), located on the southeast corner of First Street and Coit Road. (Z15-0006). *[Companion Case to CA15-0004]*

Description of Agenda Item:

At the June 16, 2015 Planning & Zoning Commission meeting, this item was tabled to the July 21, 2015 in order to give the applicant an opportunity to finalize details of the proposal. Since the meeting, the applicant has withdrawn this item, as indicated in the attached letter.

Attached Documents:

1. Withdrawal letter

Town Staff Recommendation:

No further action on this item is required.



p i a r s
E N G I N E E R I N G

765 Custer Road, Suite 100 • Plano, Texas 75075 • (972) 422-0077 • Fax (972) 422-0075 • TBPE Reg. No. F-2121

July 10, 2015

Mr. Alex Glushko
Town of Prosper – Development Services
409 E. First Street
Prosper, Texas 75078

Re: **Request to Withdraw Planned Development Zoning Change (Z15-0006)**
Enclave at Coit
Prosper, Texas
SEI No.: 15-009

Dear Alex,

As the representative of Coit 18 Partners, Ltd., I hereby request that zoning case Z15-0006 be withdrawn at the July 21st Planning & Zoning Meeting to allow time for the developer to finalize details of the planned development.

Please don't hesitate to contact me should you have any questions concerning this request.

Sincerely,
Spiars Engineering, Inc.

Greg T. Helsel, P.E.



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for a day care, office, and bank development (Whispering Gables Addition), and a solid living screen in lieu of a masonry wall, on 5.3± acres, located on the northwest corner of Richland Boulevard and First Street. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0051).

Description of Agenda Item:

The Preliminary Site Plan shows one 12,010 square foot day care building, two office buildings totaling 16,000 square feet, and one 4,800 bank with a drive-through. Access is provided from Richland Boulevard and Coit Road. Adequate parking has been provided. The Preliminary Site Plan conforms to the Office District and Specific Use Permit-8 development standards.

While Preliminary Site Plans are generally acted upon on the Consent Agenda, this item is being considered on the Regular Agenda to allow the Planning & Zoning Commission to consider approval of a solid living screen in lieu of a masonry wall, for the non-residential development adjacent to residential (multifamily) development, as allowed by the Zoning Ordinance.

A solid living screen in lieu of a masonry wall has been approved for the southern half of the day care property in conjunction with approval of the Specific Use Permit for the Child Day Care Center (Lot 3). This request is for a solid living screen along the western property line of the office tract (Lot 1).

The proposed solid living screen that was approved in conjunction with the SUP consists of,

- an ornamental metal fence,
- one (1) large evergreen tree, 3-inch caliper minimum at the time of planting, planted on 30-foot centers, and
- evergreen shrubs, 45-gal and 8 feet in height at the time of planting, planted on 6-foot centers.

The applicant is proposing the same solid living screen for the remainder of the subject property, adjacent to the multifamily residential development to the west.

Budget Impact:

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

Legal Obligations and Review:

The Preliminary Site Plan meets minimum development requirements.

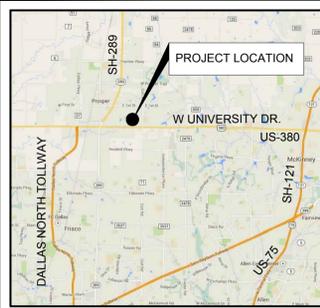
Attached Documents:

1. Preliminary Site Plan

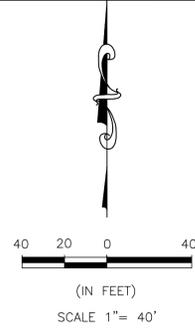
Town Staff Recommendation:

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

1. Planning & Zoning Commission approval of a solid living screening in lieu of a masonry wall.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
4. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



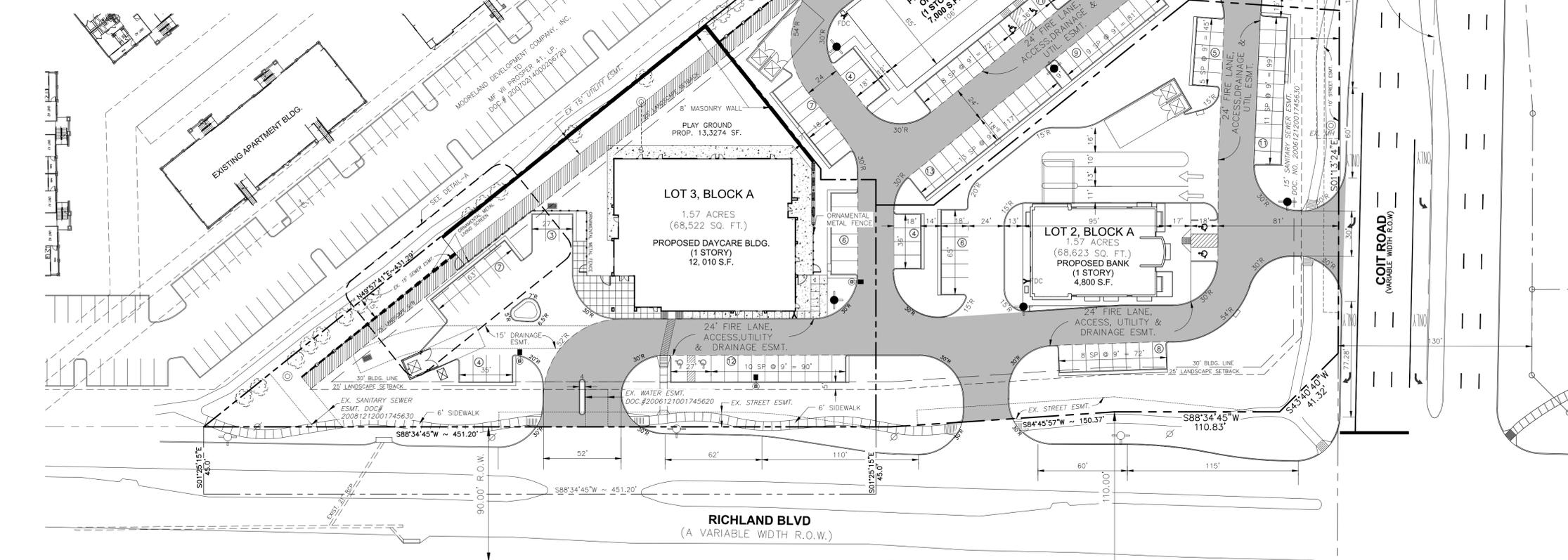
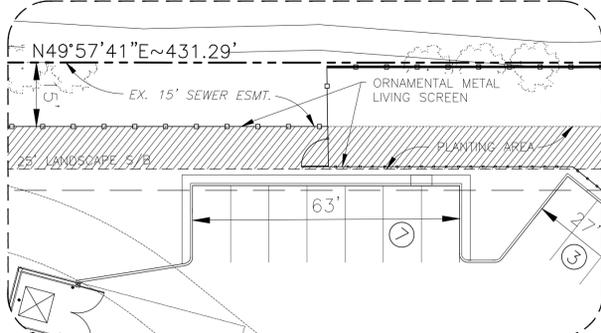
LOCATION MAP



SITE PLAN GENERAL NOTES:

- 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 AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGN 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 ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

DETAIL A



LEGENDS:

- ⊙ EXISTING MH
- ⊙ PROP. MH
- ⊠ TRANSFORMER PAD
- ▬ FIRE LANE
- ⦿ PROPOSED FIRE HYDRANT
- ⊕ EXIST FIRE HYDRANT
- ⚡ FDC
- PROPOSED PROPERTY LINE
- - - LANDSCAPE SETBACK LINE
- BUILDING LINE
- - - EASEMENT LINE
- ORNAMENTAL FENCE
- MASONRY WALL

REMAINDER OF MUSTANG - MIDWAY PLANO, LTD. DOC. NO. 96-0038753 D.R.C.C.T.

NOTE: ALL DIMENSION ARE MEASURING FROM FACE OF CURB

SITE DATA SUMMARY TABLE		LOT 1
DESCRIPTION	DESCRIPTION	LOT 1
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		OFFICE DISTRICT
LOT AREA (SQUARE FEET & ACRES)		91,994 S.F. (2.11 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)		16,000 S.F.
PARKING REQUIRED (BASED ON CITY STANDARD: RETAIL 1 SP / 350 S.F. OF BLDG. AREA)		46 SP
PARKING PROVIDED		
STANDARD PARKING		60 SP
HANDICAP PARKING		4 SP
TOTAL PARKING PROVIDED		64 SP
IMPERVIOUS AREA		
BUILDING FOOT PRINT AREA (SQUARE FEET)		16,000 S.F.
AREA OF SIDEWALK, PAVEMENT & OTHER IMPREVIOUS FLATWORK (S.F.)		41,458 S.F.
TOTAL IMPERVIOUS AREA		57,458 S.F.
OPEN SPACE		
OPEN SPACE REQUIRED (@ 7%) (SQUARE FEET)		6,440 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)		8,296 S.F.
DESCRIPTION		LOT 2
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		OFFICE DISTRICT
LOT AREA (SQUARE FEET & ACRES)		68,623 S.F. (1.57 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)		4,800 S.F.
PARKING REQUIRED (THIS RATIO IS BASED ON 1 SP / 350 S.F. OF BLDG. AREA)		14 SP
PARKING PROVIDED		
STANDARD PARKING		34 SP
HANDICAP PARKING		2 SP
TOTAL PARKING PROVIDED		36 SP
IMPERVIOUS AREA		
BUILDING FOOT PRINT AREA (SQUARE FEET)		4,800 S.F.
AREA OF SIDEWALK, PAVEMENT & OTHER IMPREVIOUS FLATWORK (S.F.)		42,752 S.F.
TOTAL IMPERVIOUS AREA		47,552 S.F.
OPEN SPACE		
OPEN SPACE REQUIRED (@ 7%) (SQUARE FEET)		4,804 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)		15,182 S.F.
DESCRIPTION		LOT 3
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		OFFICE DISTRICT
LAND USE (FROM ZONING ORDINANCE)		DAY CARE
LOT AREA (SQUARE FEET & ACRES)		68,522.07 S.F. (1.57 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)		12,010 S.F.
TOTAL BUILDING AREA (SQUARE FEET)		12,010 S.F.
BUILDING HEIGHT (# STORES)		1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)		29 FEET
LOT COVERAGE		17.53 %
FLOOR AREA RATIO		1:1
PARKING		
PARKING RATIO (STUDENTS) (FROM ZONING ORDINANCE)		15SP/10 STUDENTS
PARKING RATIO (TEACHERS) (FROM ZONING ORDINANCE)		15SP/TEACHER
REQUIRED PARKING (# SPACES) FOR 120 STUDENTS		12 SP
REQUIRED PARKING (# SPACES) FOR 10 TEACHERS		10 SP
TOTAL REQUIRED PARKING		22 SP
PROVIDED PARKING (# SPACES)		36 SP
ACCESSIBLE PARKING REQUIRED (# SPACES)		2 SP
ACCESSIBLE PARKING PROVIDED (# SPACES)		2 SP
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)		0 SP
LANDSCAPE AREA (INCLUDING TURF AREAS)		
LANDSCAPE EDGE AREA PROVIDED (SQUARE FEET)		11,045 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING) (S.F.)		3,488 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (S.F.)		4,879
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER AREAS (S.F.)		21,440 S.F.
TOTAL LANDSCAPE AREA (SQUARE FEET)		31,972 S.F.
IMPERVIOUS AREA		
BUILDING FOOT PRINT AREA (SQUARE FEET)		12,010 S.F.
AREA OF SIDEWALK, PAVEMENT & OTHER IMPREVIOUS FLATWORK (S.F.)		29,606 S.F.
TOTAL IMPERVIOUS AREA		41,616 S.F.
OPEN SPACE		
OPEN SPACE REQUIRED (@ 7%) (SQUARE FEET)		4,797 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)		5,646 S.F.
PLAY GROUND AREA		
PLAYGROUND AREA (65 S.F. PER STUDENT) FOR 190 STUDENTS		12,350 S.F.
PLAYGROUND AREA PROVIDED		13,327 S.F.

FOR REVIEW ONLY

PRELIMINARY SITE PLAN

WHISPERING GABLES ADDITION
LOT 1, 2 AND 3, BLOCK "A"
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER	MICHAEL CRISE	175 RIDGE ROAD, SUITE 600 MCKINNEY, TX 75070-5108 (214) 726-0468
APPLICANT	DAWN ROGY-MEYER	ROGY'S LEARNING PLACE 1619 W. LUTHERY DR., FLORIDA, IL 61615 (309) 427-5090 EXT. 1 (309) 369-3958 CELL
PSA ENGINEERING		
17819 DAVENPORT ROAD, SUITE 215 DALLAS, TX 75252 (972) 248-9651 TX T.B.P.E. REGISTRATION # F-006974 T.B.P.L.S. FIRM REGISTERED NO. 100433		
DESIGN	DRAWN	DATE
PSA	PSA	07/17/2015
SCALE	NOTES	FILE
AS SHOWN	PSA	21517.RLP
NO.		C-11



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Consider and act upon a Site Plan for Whispering Gables Addition, Block A, Lot 3, for a Child Day Care Center (Rogy's Learning Center), on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Retail (O) and Specific Use Permit-8 (S-8). (D15-0052).

Background:

Site Plans are generally considered on the Consent Agenda; however, approval of this Site Plan is subject to approval of the previous item on the Planning & Zoning Commission's agenda, which is the Preliminary Site Plan for the Whispering Gables Addition (D15-0051).

Description of Agenda Item:

The Site Plan shows a 12,010 square foot Child Day Care Center (Rogy's Learning Center). Access is provided from Richland Boulevard. Adequate parking has been provided.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets the minimum development requirements.

Attached Documents:

1. Site Plan

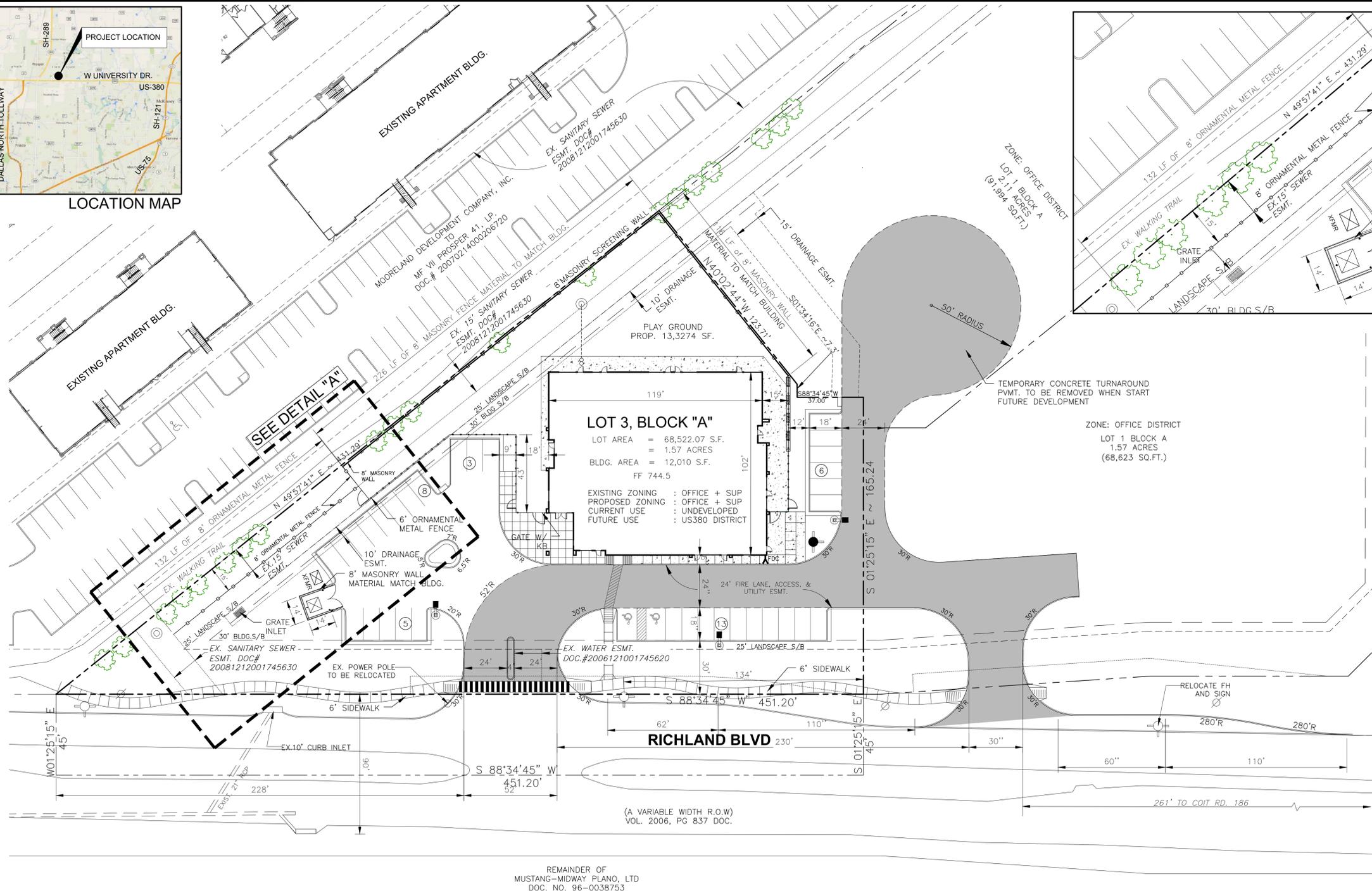
Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of a Final Plat.
2. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
3. 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.
4. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



LOCATION MAP



LOT 3, BLOCK "A"
 LOT AREA = 68,522.07 S.F.
 = 1.57 ACRES
 BLDG. AREA = 12,010 S.F.
 FF 744.5

EXISTING ZONING : OFFICE + SUP
 PROPOSED ZONING : OFFICE + SUP
 CURRENT USE : UNDEVELOPED
 FUTURE USE : US380 DISTRICT

ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 2.11 ACRES
 (9,984 SQ.F.T.)

REMAINDER OF
 MUSTANG-MIDWAY PLANO, LTD
 DOC. NO. 96-0038753

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

RICHLAND BLVD

(A VARIABLE WIDTH R.O.W.)
 VOL. 2006, PG 837 DOC.

261' TO COIT RD. 186

ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

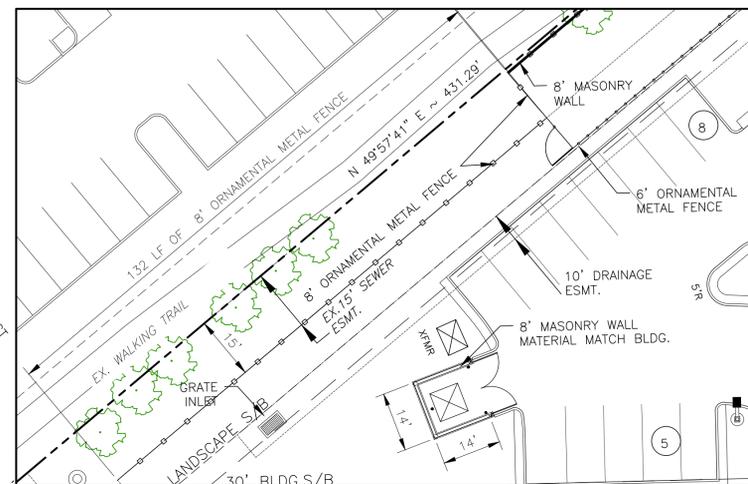
ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

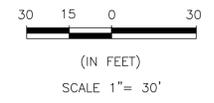
ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)

TEMPORARY CONCRETE TURNAROUND
 PVMT. TO BE REMOVED WHEN START
 FUTURE DEVELOPMENT

ZONE: OFFICE DISTRICT
 LOT 1 BLOCK A
 1.57 ACRES
 (68,623 SQ.F.T.)



DETAIL "A"
 SCALE 1:20



SITE DATA SUMMARY TABLE	
DESCRIPTION	LOT 3
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	OFFICE DISTRICT
LAND USE (FROM ZONING ORDINANCE)	DAY CARE
LOT AREA (SQUARE FEET & ACRES)	68,522.07 S.F. (1.57 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)	12,010 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	12,010 S.F.
BUILDING HEIGHT (# STORES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	29 FEET
FLOOR AREA RATIO	17.53%
PARKING	
PARKING RATIO (STUDENTS) (FROM ZONING ORDINANCE)	1SP/10 STUDENTS
PARKING RATIO (TEACHERS) (FROM ZONING ORDINANCE)	1SP/TEACHER
REQUIRED PARKING (# SPACES) FOR 120 STUDENTS	12 SP
REQUIRED PARKING (# SPACES) FOR 10 TEACHERS	10 SP
TOTAL REQUIRED PARKING	22 SP
PROVIDED PARKING (# SPACES)	34 SP
ACCESSIBLE PARKING REQUIRED (# SPACES)	2 SP
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 SP
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED (SQUARE FEET)	11,045 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING) (S.F.)	3,488 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (S.F.)	4,879
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER AREAS (S.F.)	21,440 S.F.
TOTAL LANDSCAPE AREA (SQUARE FEET)	31,972 S.F.
IMPERVIOUS AREA	
BUILDING FOOT PRINT AREA (SQUARE FEET)	12,010 S.F.
AREA OF SIDEWALK, PAVEMENT & OTHER IMPERVIOUS FLATWORK (S.F.)	38,132 S.F.
OTHER IMPERVIOUS AREA	0
TOTAL IMPERVIOUS AREA	50,142 S.F.
OPEN SPACE	
OPEN SPACE REQUIRED (@ 7%) (SQUARE FEET)	4,797 S.F.
OPEN SPACE PROVIDED (SQUARE FEET)	5,646 S.F.
PLAY GROUND AREA	
PLAYGROUND AREA (65 S.F PER STUDENT) FOR 190 STUDENTS	12,350 S.F.
PLAYGROUND AREA PROVIDED	13,327 S.F.

NOTE : THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE

FOR REVIEW ONLY

- LEGENDS:**
- EXISTING MH
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROP. FDC
 - EXIST. PROPERTY LINE
 - PROPERTY LINE
 - LANDSCAPE SETBACK LINE
 - BUILDING LINE
 - PROP. SITE LIGHTING (20 FT. HEIGHT)
 - EXISTING POWER POLE
 - INDICATE NUMBER OF PARKING SPACES
 - TRANSFORMER PAD
 - EXISTING TREE
 - PROPOSED RETAINING WALL

- SITE PLAN GENERAL NOTES:**
- 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 AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGN IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 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 ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

SITE PLAN

ROGY'S LEARNING PLACE
 WHISPERING GABLES ADDITION
 LOT 3, BLOCK "A" 1.57 ACRES
 H.JAMISON SURVEY, ABSTRACT NO.480
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

OWNER	MICHAEL CRISE	173 RIDGE ROAD, SUITE 600 MCKINNEY, TX 75070-5108 (214) 726-0468
APPLICANT	DAWN ROGY-MEYER	ROGY'S LEARNING PLACE 1619 W.LUTHY DR., FLORENZA, IL 61615 (309) 427-5090 EXT.1 (309) 369-3958 CELL
PSA ENGINEERING		
17819 DAVENPORT ROAD, SUITE 215 DALLAS, TX 75252 (972)248-9651 TX T.B.P.E. REGISTRATION # F-006974 T.B.P.L.S. FIRM REGISTERED NO. 100433		
DESIGN	DRAWN	DATE
PSA	PSA	07-08-15
SCALE	NOTES	FILE
AS SHOWN	PSA	21517.RLP
NO.	C-1.2	



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Conduct a Public Hearing, and consider a request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway. (Z15-0010).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-40-Townhomes	Single Family (Windsong Ranch Phase 1C) – under construction and undeveloped	Medium Density Residential
North	Planned Development-40 Single Family	Single Family (Windsong Ranch Phase 3B) and undeveloped	Medium Density Residential
East	Planned Development-40 Single Family	Undeveloped	Medium Density Residential
South	Planned Development-40 Single Family	Single Family (Windsong Ranch Phase 1C) – under construction and undeveloped	Medium Density Residential
West	Planned Development-40 Single Family	Single Family (Windsong Ranch Phase 1C) – under construction	Medium Density Residential

Requested Zoning – Z15-0010 is a request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway. The subject property was originally excluded from the original overall 2,100 acre Planned Development-40 (PD-40) because it was under separate ownership. Since establishment of PD-40, the developer of Windsong Ranch acquired the

subject property and is seeking to incorporate it into the PD. Development of the property will be in accordance with the requirements for “Type B” lots. “Type B” lots are a minimum of 9,000 square feet with minimum lot widths of 70 feet and minimum lot depths of 100 feet. They have a minimum front yard setback of 25 feet and interior side yard setback of 8 feet. The minimum dwelling area of a “Type B” lot is 2,100 square feet. PD-40 permits a maximum of 1,100 “Type B” lots within the development. The applicant is proposing to allow for standard development of “Type B” lots with the exception that the minimum lot size has been increased from 9,000 square feet to 10,000 square feet.

Future Land Use Plan – The Future Land Use Plan (FLUP) recommends Medium Density Residential for the property.

Thoroughfare Plan – The property is adjacent to Fishtrap Road, a proposed four-lane major thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer service are being extended to the property with development.

Access – Access to the property will be provided from Fishtrap Road and Windsong Parkway.

Schools – This property is served by the Prosper Independent School District (PISD).

Parks – This property is subject to the Town’s park dedication requirements, although it is not anticipated that this property will be needed for the development of a park.

Environmental Considerations – No floodplain exists on the site.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by State Law. Town staff has not received any public hearing notice reply forms.

Attached Documents:

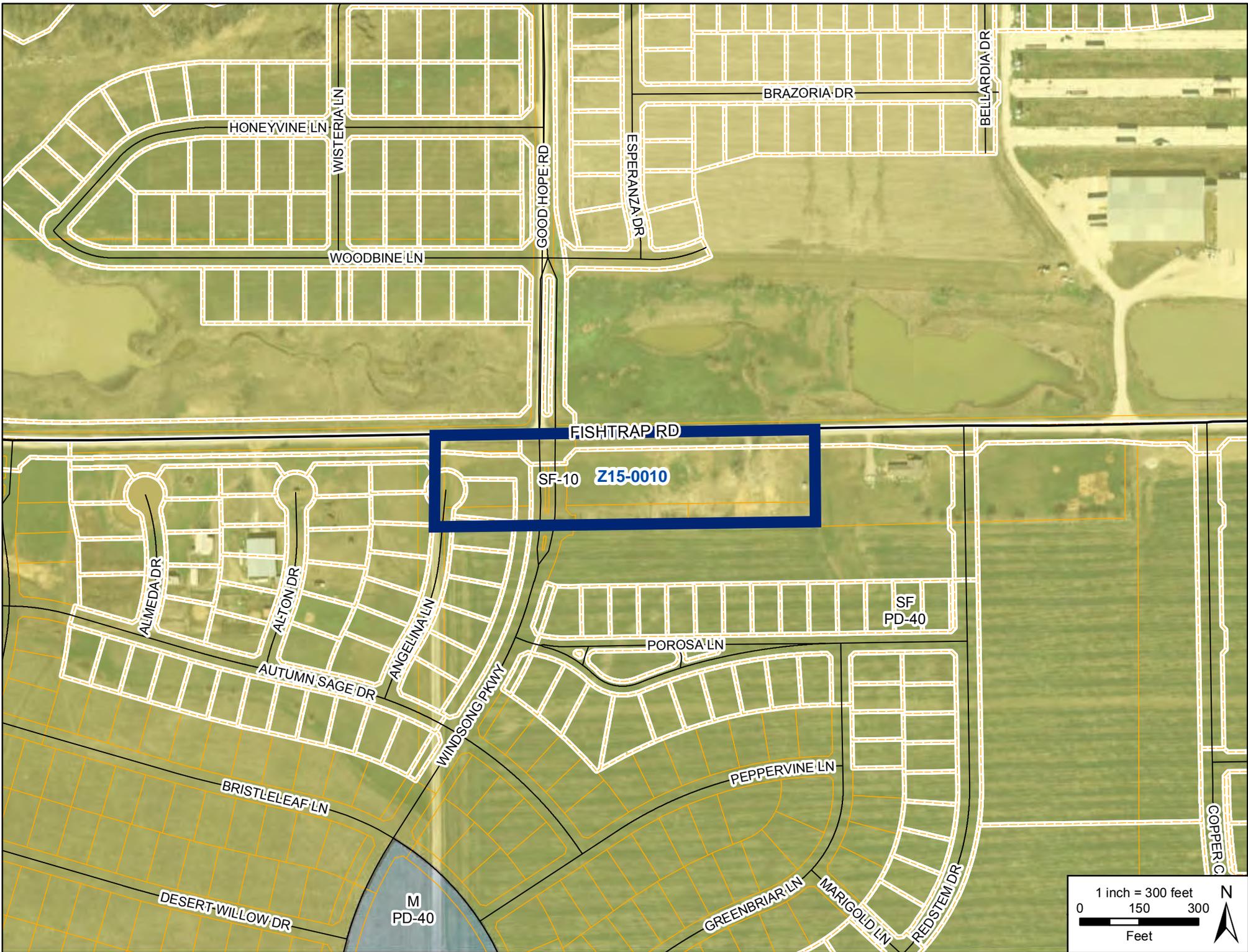
1. Zoning map of the surrounding area
2. Zoning Exhibits A, B, C, D, and E

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town’s Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on August 11, 2015.



HONEYVINE LN

WISTERIA LN

WOODBINE LN

GOOD HOPE RD

BRAZORIA DR

ESPERANZA DR

BELLARDIA DR

FISHTRAP RD

SF-10 Z15-0010

ALAMEDA DR

ALTON DR

AUTUMN SAGE DR

ANGELINA LN

WINDSONG PKWY

POROSA LN

SF PD-40

BRISTLELEAF LN

DESERT WILLOW DR

M PD-40

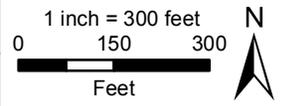
PEPPERVINE LN

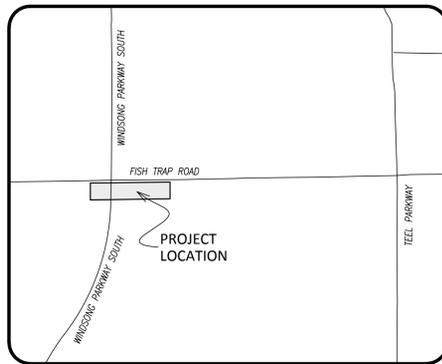
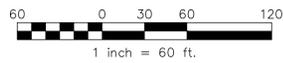
GREENBRIAR LN

MARIGOLD LN

REDSTEM DR

COPPERC





LOCATION MAP
1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Bates Survey, Abstract No. 1620, Town of Prosper, Denton County, Texas, the subject tract being all of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in document number 2012-81508, Deed Records Denton County, Texas, the subject tract being more particularly described as follows:

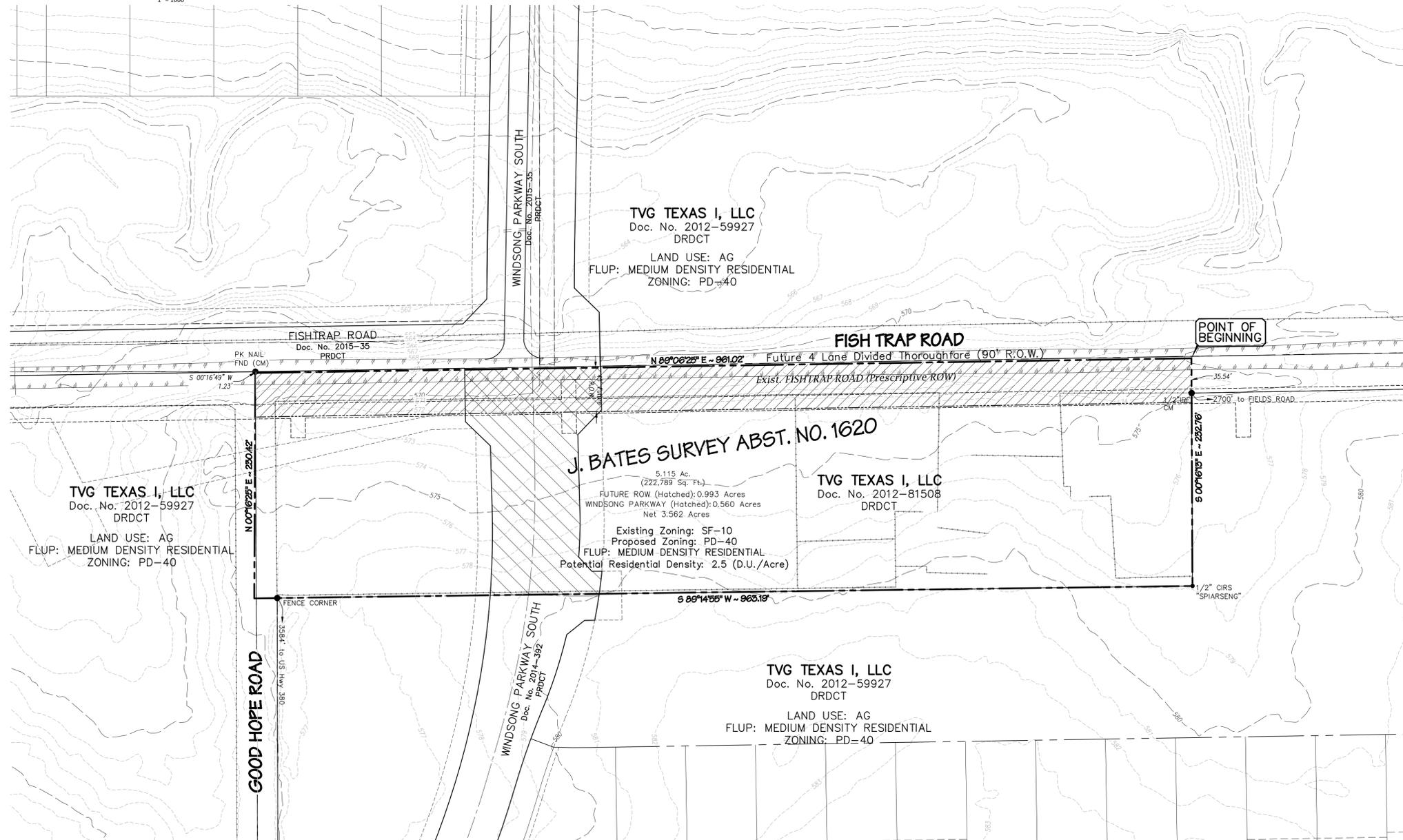
BEGINNING at a point in the centerline of Fish Trap Road that bears North 00°16'13" West, 35.54 feet from a 1/2" iron rod found on the south line of Fish Trap Road for the northeast corner of the subject tract;

THENCE South 00°16'13" East departing said centerline of Fish Trap Road and passing at a distance of 35.54 feet the northwesterly corner of that certain tract described in deed to TVG Texas I, LLC, recorded in Document Number 2012-59927 of the Deed Records, Denton County, Texas, for a total distance of 232.76 feet along the common line thereof to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE South 89°14'55" West, 963.19 feet continuing along the common line thereof, to the centerline of Good Hope Road;

THENCE North 00°16'25" East, 230.42 feet along said centerline of Good Hope Road to said centerline of Fish Trap Road, from which a PK nail found bears South 00°16'49" West, 1.23 feet;

THENCE North 89°06'25" East, 961.02 feet along said centerline of Fish Trap Road to the PLACE OF BEGINNING with the subject tract containing 222,789 square feet or 5.115 acres of land.



Notes:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.
3. The owners of the property desire to change the zoning to PD-40.
4. No flood plain exists on this site.
5. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

#Z15-0010
ZONING EXHIBIT "A"

WINDSONG RANCH - REEVES TRACT

5.115 Acres
J. BATES SURVEY, ABST. 1620
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Current Zoning: SF-10 (Single Family - 10)
Proposed Zoning: PD-40 (Planned Development)

ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121	OWNER/DEVELOPER TVG Texas I, LLC 1001 Windsong Parkway South Prosper, TX 75078 Telephone: 972-238-7410
---	---

EXHIBIT "B"

Statement of Intent and Purpose

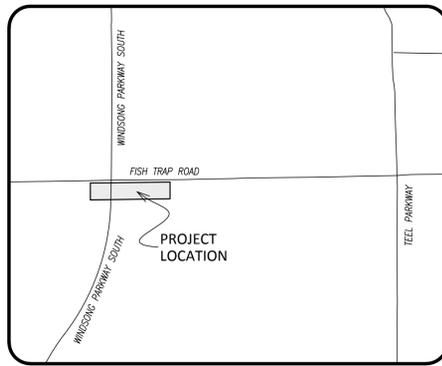
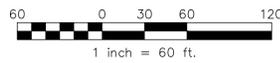
The purpose of this PD Amendment is to add 5.115 acres of land into the PD-40 zoning ordinance. This tract was originally left out of the original PD-40 zoning case because it was owned by other parties.

EXHIBIT "C"

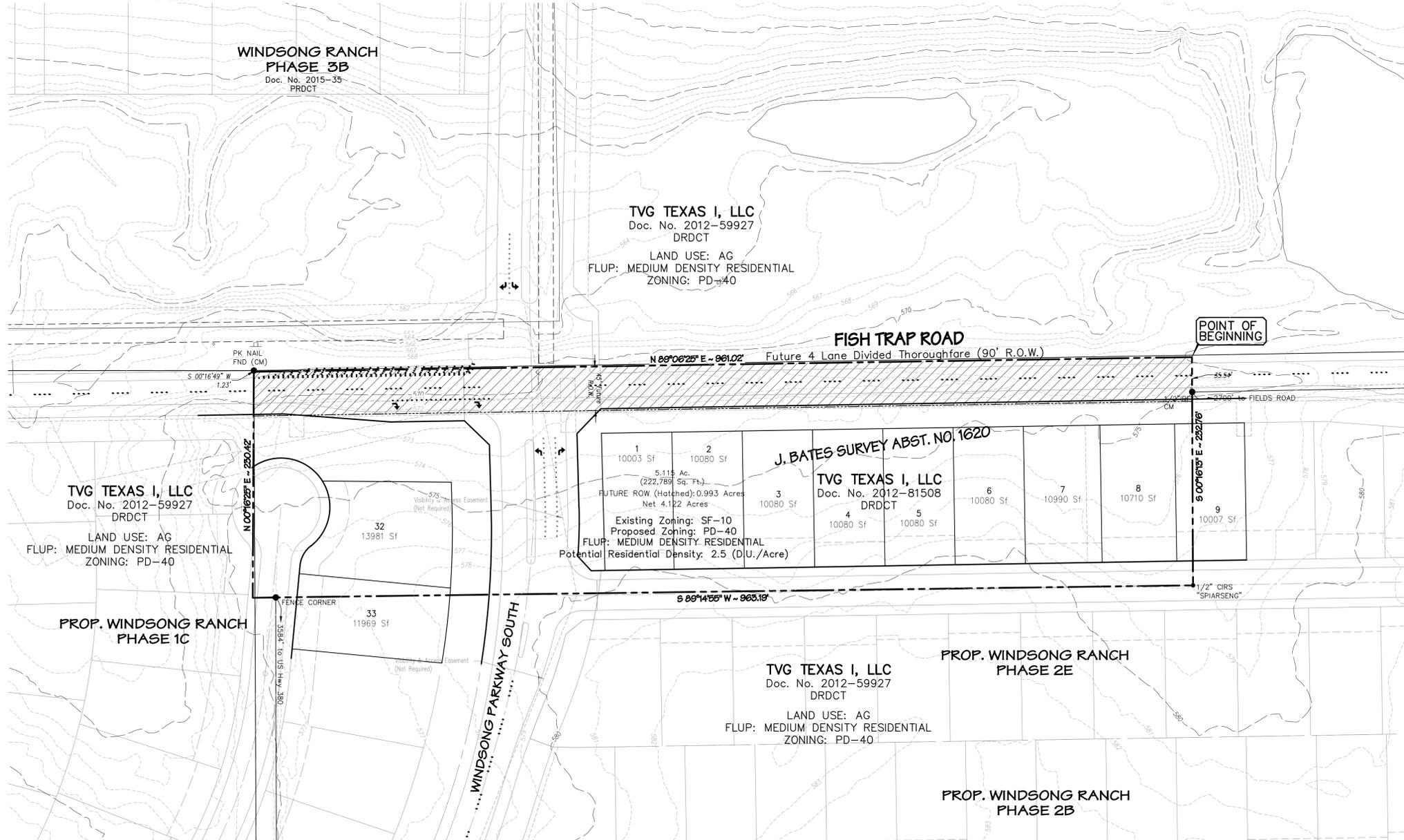
Planned Development Standards

Except as otherwise set forth in these development standards, the property, as described in Exhibit A, shall develop under Ordinance 08-030, as adopted by the Town Council on March 25, 2008, in accordance with Exhibit C, (2.) Single-Family Residential Tract, (e.) Area and building regulations, (b.) Type B Lots, except as follows:

- A. Minimum Lot Size: The minimum lot size for Type B Lots shall be ten thousand (10,000) square feet. A typical lot will be 70' x 128', but may vary as long as requirements in Table 1 are accommodated.



LOCATION MAP
1" = 1000'



Notes:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.
3. The owners of the property desire to change the zoning to PD-40.
4. No flood plain exists on this site.
5. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

#Z15-0010
EXHIBIT D

WINDSONG RANCH - REEVES TRACT

5.115 Acres
J. BATES SURVEY, ABST. 1620
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
Current Zoning: SF-10 (Single Family - 10)
Proposed Zoning: PD-40 (Planned Development)

ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121	OWNER/DEVELOPER TVG Texas I, LLC 1001 Windsong Parkway South Prosper, TX 75078 Telephone: 972-238-7410
---	---

EXHIBIT "E"

DEVELOPMENT SCHEDULE

Reeves Tract – a portion of Phases 1C and 2E
5.115 Acres to be added to PD-40
Southeast corner of Fishtrap Road and Windsong Parkway South

Begin Excavation:	July 2015
Begin Utilities:	September 2015
Begin Paving:	December 2015
Town Acceptance of Public Improvements:	March 2016

This schedule is subject to change due to various factors beyond the control of developer.



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF Railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-67-Mixed Use	Undeveloped Land	US 380 District
North	Single Family-15	Undeveloped Land	Business Park
East	Planned Development-67-Mixed Use	Undeveloped Land	US 380 District
South	Planned Development-67-Mixed Use	Undeveloped Land	US 380 District
West	Single Family-15	Commercial (Mahard Egg Farm Yard)	US 380 District

Requested Zoning – S15-0004 is a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF railroad. The property is zoned Planned Development-67 (PD-67). The applicant, Atmos Energy, is proposing to develop above ground gas line piping and equipment and the associated screening wall and landscaping.

Atmos Energy is in the process of updating a major natural gas distribution pipeline in Collin and Denton Counties. The project requires the installation of a new main line valve station in Prosper primarily required for emergency shutdown when necessary and to regulate and reduce

the pressure. The project is also required due to the relocation of a measuring station on US 380 necessitated by the widening of that highway. Removable panels are required to accommodate access to the valves when necessary.

Exhibit B shows the layout which consists of the reservation of a future 15 feet of right-of-way dedication, the location of the above ground gas line piping and equipment, gravel pavement, screening walls, and landscaping.

Exhibit C shows the landscaping which consists of two large trees and five ornamental trees along First Street, two large trees and five ornamental trees along the residentially zoned property to the west, five ornamental trees and six shrubs along the eastern property line, and six ornamental trees and six shrubs along the southern property line.

Exhibit D shows the proposed screening wall which consists of stone columns, pre-cast brick-like wall paneling, and a solid gate constructed of a composite wood-alternative, weather proof material.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request. These criteria, as well as staff's responses for each, are below:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

According to the Future Land Use Plan, the surrounding properties to the east, west, and south are located in the Tollway District and the properties to the north are located in the Business Park District. Both Districts anticipate high intensity uses. According to the existing zoning, PD-67 (Gates of Prosper), the subject property anticipates commercial uses in the Downtown Center District. The proposed use is harmonious and compatible with the surrounding existing and proposed uses. The proposed facility is located in the far northwest sector of PD-67 as noted on attached PD-67, Exhibit D. The facility will not negatively impact the planned uses of the Gates of Prosper.

2. *Are the activities requested by the applicant normally associated with the requested use?*

The activities requested by the applicant, as shown on Exhibit B, are normally associated with the use of a Utility Distribution/Transmission Facility.

3. *Is the nature of the use reasonable?*

The property is zoned Planned Development-67 (PD-67) and the Future Land Use Plan recommends Tollway District uses for the property. The nature of the use is reasonable to ensure the ability to accommodate growth and demands on the natural gas infrastructure..

4. *Has any impact on the surrounding area been mitigated?*

Attached Exhibits C and D provide an adequate screen and landscaping between uses, which mitigates any impact on the surrounding area.

The proposed Utility Distribution/Transmission Facility use is harmonious and compatible with the surrounding uses and the proposed uses in the Tollway and Business Park District. The impact on the surrounding area has been mitigated. Therefore, this request satisfies the Town's criteria for SUP approval.

Future Land Use Plan – The Future Land Use Plan recommends Tollway District uses for the property.

Conformance to the Thoroughfare Plan – The property has direct access to First Street, a future existing four-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water service have been extended to the property. Sanitary sewer service is not necessary for the proposed development.

Access – Access to the property is provided from First Street.

Schools – This property is located within the Prosper Independent School District (PISD). It is not anticipated that a school site will be needed on this property.

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

Environmental Considerations – There is no 100-year floodplain located on the property.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. Town staff has not received any Public Hearing Notice Reply forms.

Attached Documents:

1. Zoning map of surrounding area
2. PD-67, Exhibit D
3. SUP Exhibits A, B, C, and D

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF Railroad.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on August 11, 2015.

SF
PD-3

SF-15

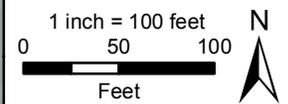
W FIRST ST

S15-0004

SF-15

M
PD-67

©
PD-42



Site of Atmos Facility (not to scale)



VICINITY MAP
PROSPER, TX
NOT TO SCALE

Property ID	Owner	Volume	Page	Doc. No.	Existing Zoning	Existing Land Use	Future Land Use
1	Country Properties	4389	38	876	SP-35	Industrial	Old Town Gate District
2	Ray McGee	5683	4486	SP-35	SP-35	Residential	Old Town Gate District
3	Kelley Wilkins	5683	4298	SP-35	SP-35	Residential	Old Town Gate District
4	Rocky Wilkins	5683	4298	SP-35	SP-35	Residential	Old Town Gate District
5	Anthony Cruz	52-0035840		SP-35	SP-35	Residential	Old Town Gate District
6	M. S. Darden Estate			SP-35	SP-35	Residential	Old Town Gate District
7	Marie Sough	4568	140	SP-35	SP-35	Residential	Old Town Gate District
8	Wendell Sobe			SP-35	SP-35	Residential	Old Town Gate District
9	Wanda Management	20061228000027000	SP-35	SP-35	Residential	Old Town Gate District	
10	Dani New Trust	14-004868		SP-35	SP-35	Residential	Civic / School
11	Madison Barrie	3848	4418	SP-35	SP-35	Residential	Civic / School
12	Steph McFarland	1982	2059	SP-35	SP-35	Residential	Civic / School
13	Joan Gravston	97-0008298		SP-35	SP-35	Residential	Civic / School
14	Joan Gravston	97-0008299		SP-35	SP-35	Residential	Civic / School
15	Joan Gravston	1395	384	SP-35	SP-35	Residential	Civic / School
16	Joan Gravston	4331	2501	SP-35	SP-35	Residential	Civic / School
17	Steph McFarland			SP-35	SP-35	Residential	Civic / School
18	Jesus Gonzalez	2007050900000000000	SP-35	SP-35	Residential	Civic / School	
19	Warne Heath			SP-35	SP-35	Residential	Civic / School
20	First Presbyterian Church	1430	192	SP-35	SP-35	Church	Civic / School
21	First Presbyterian Church	838	298	SP-35	SP-35	Church	Civic / School
22	First Presbyterian Church	189	629	SP-35	SP-35	Church	Civic / School
23	Vivian Bell			SP-35	SP-35	Residential	Town House
24	McHenry Investments	2006060600000000000	SP-35	SP-35	Residential	Town House	
25	J.M. Carpenter	2006090200000000000	SP-35	SP-35	Residential	Town House	
26	Monter Kaufman	2904	892	SP-35	SP-35	Residential	Town House
27	First Baptist Church Prosper	5624	4884	SP-35	SP-35	Church	Town House
28	Ernest Mahand			SP-35	SP-35	Vacant	Town House
29	Manard Egg Farm	1725	830	SP-35	SP-35	Commercial	Town House
30	First Baptist Church Prosper			SP-35	SP-35	Church	Town House
31	Godwin Investments	5435	6499	2007070900000000000	SP-35	Residential	Town House
32	Prosper Coll. LLC			2006050600000000000	SP-35	Residential	Town House

TRACT 2
EXISTING ZONING PD-3
RETAIL / COMMERCIAL / OFFICE, RETAIL AND INDUSTRIAL
+/- 1,210,490 SF BUILDING AREA (NOT INCLUDING RESIDENTIAL)

PROPOSED ZONING PD-SUBDISTRICT 2 (LIFESTYLE CENTER)
224.17 GROSS ACRES
190.69 NET ACRES

TRACT 3
EXISTING ZONING PD-3
COMMERCIAL, INDUSTRIAL, & RETAIL

PROPOSED ZONING PD-SUBDISTRICT 3 (DOWNTOWN CENTER)
114.98 GROSS ACRES
94.92 NET ACRES

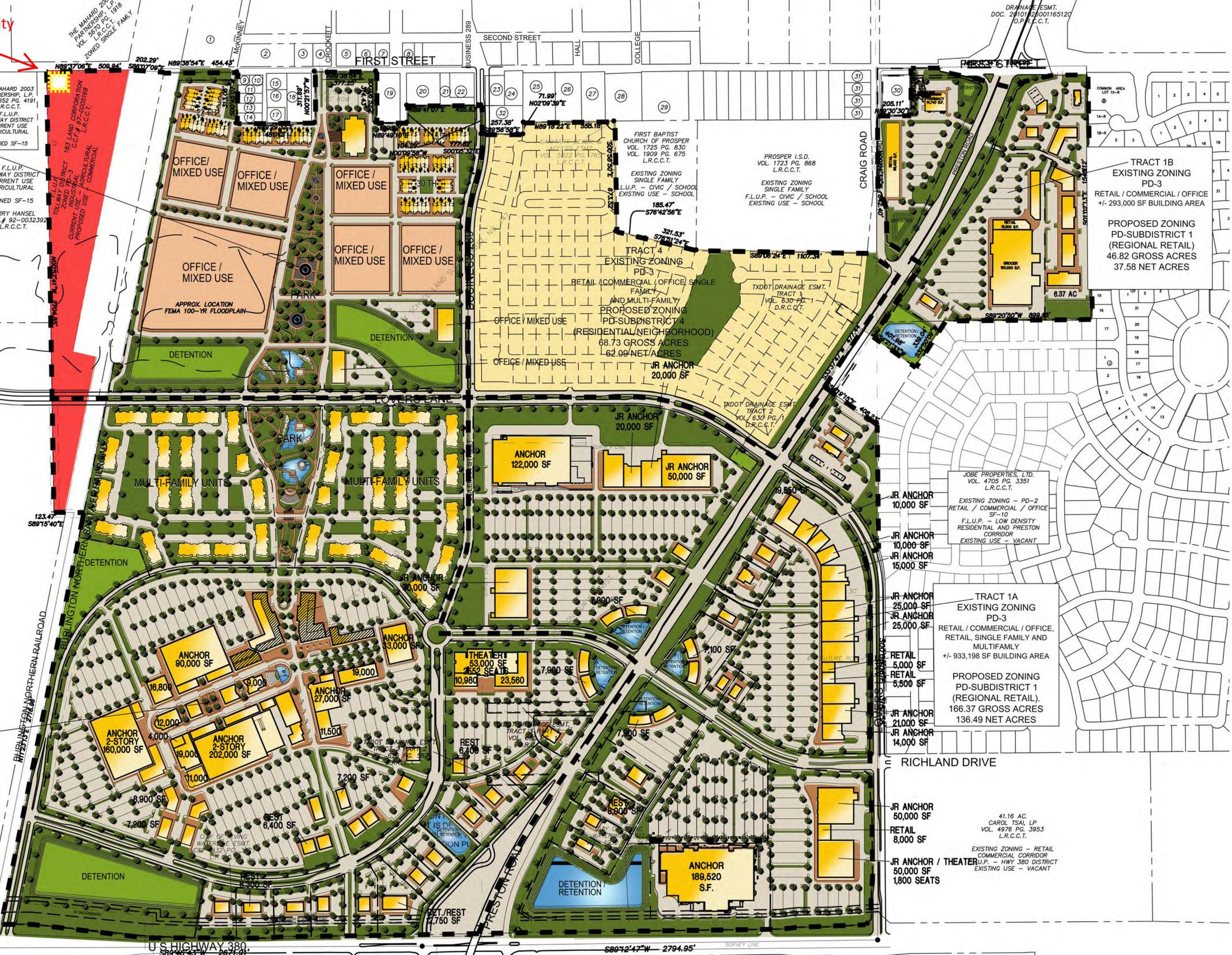
182.724 ACRES
GODWIN INVESTMENTS, LTD.
VOL. 5951, PG. 1651
L.R.C.C.T.

EXISTING ZONING - COMMERCIAL COMMERCIAL CORRIDOR
F.L.U.P. - TOLLWAY DISTRICT
EXISTING USE - VACANT

182.724 ACRES
GODWIN INVESTMENTS, LTD.
VOL. 5951, PG. 1651
L.R.C.C.T.

EXISTING ZONING - COMMERCIAL COMMERCIAL CORRIDOR
F.L.U.P. - TOLLWAY DISTRICT
EXISTING USE - VACANT

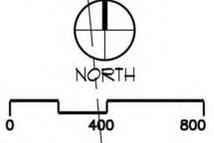
POOP ALBERTA FRIED TEXAS, LLC
DOC. 2010050000000000000
O.P.R.C.C.T.



183 LAND CORPORATION
LAND 048 04800007-0005168
O.P.R.C.C.T.

NOTE:
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
OVERALL BUILDING, PARKING AND LOT LAYOUTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT REPRESENT THE FINAL LAYOUT.

BLUE STAR AUSTIN INVESTMENTS PHASE 1
DOC. 20060919001346200
O.P.R.C.C.T.



TRACT 1B
EXISTING ZONING PD-3
RETAIL / COMMERCIAL / OFFICE
+/- 293,000 SF BUILDING AREA

PROPOSED ZONING PD-SUBDISTRICT 1 (REGIONAL RETAIL)
46.82 GROSS ACRES
37.58 NET ACRES

JOB PROPERTIES, LTD.
VOL. 4705 PG. 3351
L.R.C.C.T.

EXISTING ZONING - PD-2
RETAIL / COMMERCIAL / OFFICE
SF-10
F.L.U.P. - LOW DENSITY RESIDENTIAL AND PRESTON CORRIDOR
EXISTING USE - VACANT

TRACT 1A
EXISTING ZONING PD-3
RETAIL / COMMERCIAL / OFFICE, RETAIL, SINGLE FAMILY AND MULTIFAMILY
+/- 933,198 SF BUILDING AREA

PROPOSED ZONING PD-SUBDISTRICT 1 (REGIONAL RETAIL)
166.37 GROSS ACRES
136.49 NET ACRES

41.16 AC.
CAROL TSAI, LP
VOL. 4976 PG. 3953
L.R.C.C.T.

EXISTING ZONING - RETAIL COMMERCIAL CORRIDOR
F.L.U.P. - HWY 380 DISTRICT
EXISTING USE - VACANT

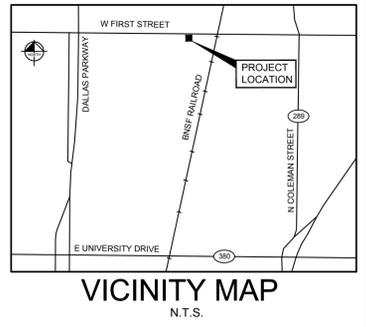
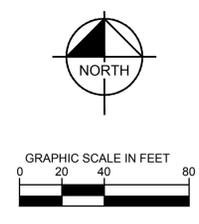
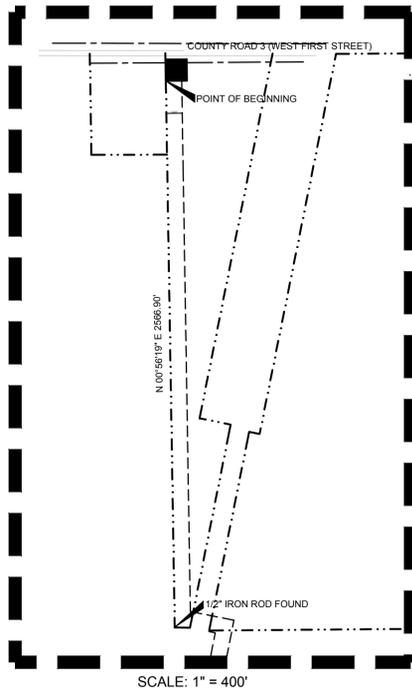
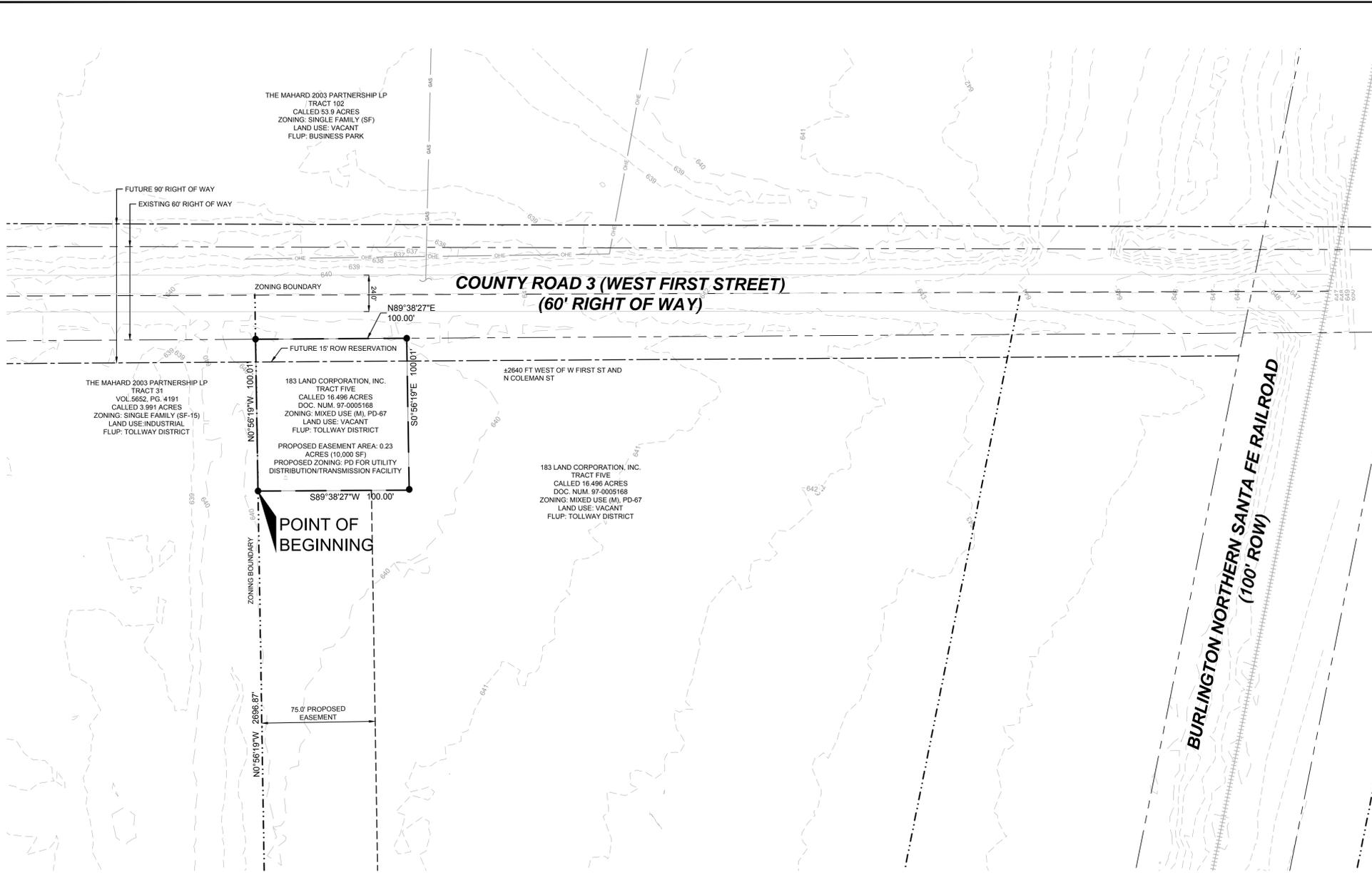
Applicant:
Kimley-Horn and Associates, Inc.
5750 Genesis Court Suite 200
Frisco, TX 75034
972-335-3580
Fax 972-335-3779
Contact: Frank Abbott

Owner:
Blue Star Allen Land, L.P.
8000 Warren Parkway
Bldg. 1, Suite 100
Frisco, TX 75034

Owner:
183 Land Corporation, Inc.
8000 Warren Parkway
Bldg. 1, Suite 100
Frisco, TX 75034

EXHIBIT D-621.07_ACRES
SCALE: 1/8" = 1'-0" JOB# 200688 ISSUE DATE: 03/12/14
APPROVED BY: DATE:

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- LEGEND**
- EASEMENT LINE
 - DEED LINE
 - EXISTING RIGHT OF WAY
 - EXISTING CONTOUR
 - ZONING BOUNDARY

- NOTES**
1. NO FLOODPLAIN EXISTS ON THIS SITE.
 2. NO WATER METER EXISTS ON THIS SITE.
 3. THE DEED LINE ON THE WEST SIDE OF THE PROPERTY ACTS AS A ZONE BOUNDARY LINE.
 4. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSE AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

EXHIBIT "A"
ATMOS ENERGY CORPORATION
0.23 ACRE SITE
183 LAND CORPORATION, INC.

(STATE OF TEXAS) (COUNTY OF COLLIN)

All that certain 0.23 acre site being situated in the Collin County School Land Survey, Abstract 147, in Collin County, Texas and being a part of Tract Five, a called 16.496 acres tract described in a Special Warranty Deed to 183 Land Corporation, Inc., as recorded in Doc. Num. 97-0005168 of the Official Public Records of said county and said site being described by metes and bounds, as follows:

BEGINNING, at a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southwest corner described herein, on the line dividing said Tract Five and a called 3.991 acres tract recorded in Vol. 5652, Pg. 4191 of said Official Public Records, said **POINT OF BEGINNING** bears North 00°56'19" West, a distance of 2,566.90 feet from a 1/2 inch iron rod found for the southwest corner of said Tract Five (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE -4202);

THENCE North 00°56'19" West, along said dividing line, a distance of 100.01 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the occupied south line of County Road 3 (West First Street), for the northwest corner described herein;

THENCE North 89°38'27" East, along said south line, a distance of 100.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the northeast corner described herein;

THENCE South 00°56'19" East, leaving said south line, a distance of 100.01 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southeast corner described herein.

THENCE South 89°38'27" West, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing **10,000 square feet or 0.23 acre** of land.

Revision: #4 03-16-15

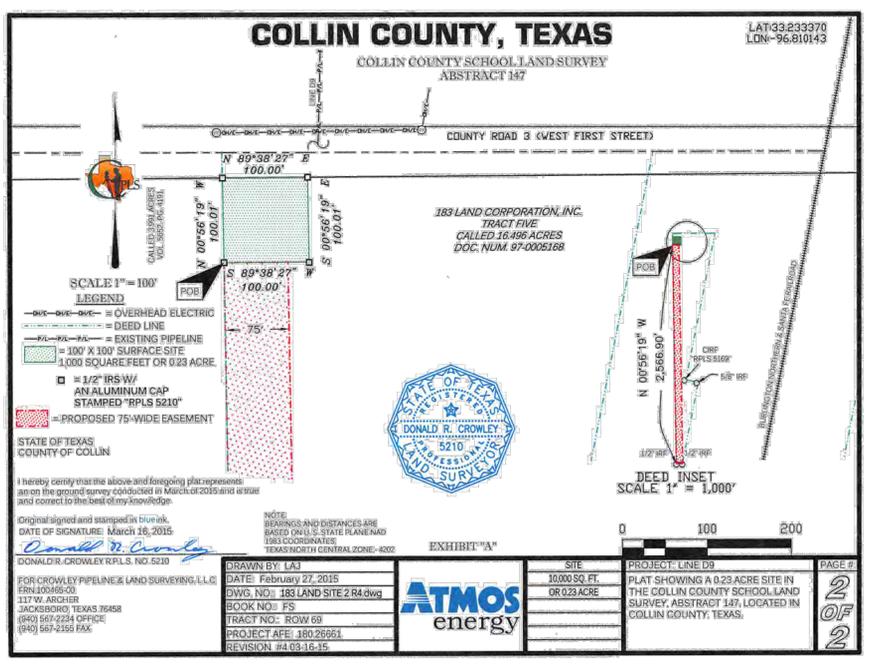
I hereby certify that the above and foregoing description represents an on the ground survey conducted in March of 2015 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink:

 Date of Signature: March 16, 2015.
 DONALD R. CROWLEY, R.P.L.S. NO. 5210
 FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
 ERN:100465-00
 117 WEST ARCHER
 JACKSBORO, TEXAS 76458
 (940) 567-2155 Fax
 (940) 567-2234 Office



Pg. 1 of 2
 LINE D9
 PROJECT #: 180-26661
 183 LAND CORPORATION SITE 2.R4.doc



STATE OF TEXAS
 COUNTY OF COLLIN

I hereby certify that the above and foregoing description represents an on the ground survey conducted in March of 2015 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink:
 DATE OF SIGNATURE: March 16, 2015

 DONALD R. CROWLEY, R.P.L.S. NO. 5210

NOTE: BEARINGS AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE -4202

EXHIBIT "A"

DATE: February 27, 2015	SITE: 10,000 SQ. FT. OR 0.23 ACRE	PROJECT: LINE D9	PAGE: 1
DWS: NO. 183 LAND SITE 2.R4.dwg	PLAT SHOWING A 0.23 ACRE SITE IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT 147, LOCATED IN COLLIN COUNTY, TEXAS.		2 OF 2
BOOK NO: FS			
TRACT NO: ROW 69			
PROJECT A/E: 180-26661			
REVISION: #4 03-16-15			

SUP EXHIBIT A: S15-0004
PROSPER CITY GATE

Being 0.23 Acres Out Of The
COLLIN COUNTY SCHOOL LAND SURVEY
Abstract No. 147, CALLED 16.496 ACRES
Town of Prosper, Collin County, Texas
Submitted March 23, 2015
Resubmitted July 13, 2015

Owner: 183 Land Corporation 1 Cowboys Parkway Irving TX 75063 Contact: Joe Hickman	Applicant: Atmos Energy Corporation 1881 Corporate Drive McKinney, Texas 75069 Contact: John J. Mangarilla Phone: (214) 733-5145	Engineer: Kimley-Horn and Associates, Inc. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Contact: Sarah Williamson, P.E. Phone: (972) 770-1300	Surveyor: Crowley Pipeline & Land Surveying, L.L.C. 117 West Archer Jacksboro, Texas 76458 Contact: Donald R. Crowley, R.P.L.S. Phone: (940) 567-2234
---	--	--	---

REVISIONS

No.	DATE	BY

D15-XXXX - PROSPER CITY GATE

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
084425003

DATE
07/13/2015

SCALE AS SHOWN

SEG

SEG

DRAWN BY

CHECKED BY

STW

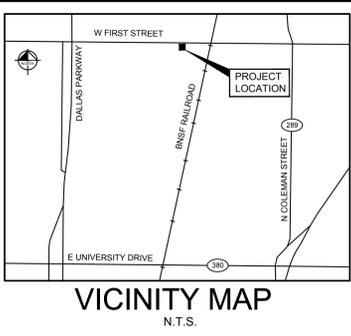
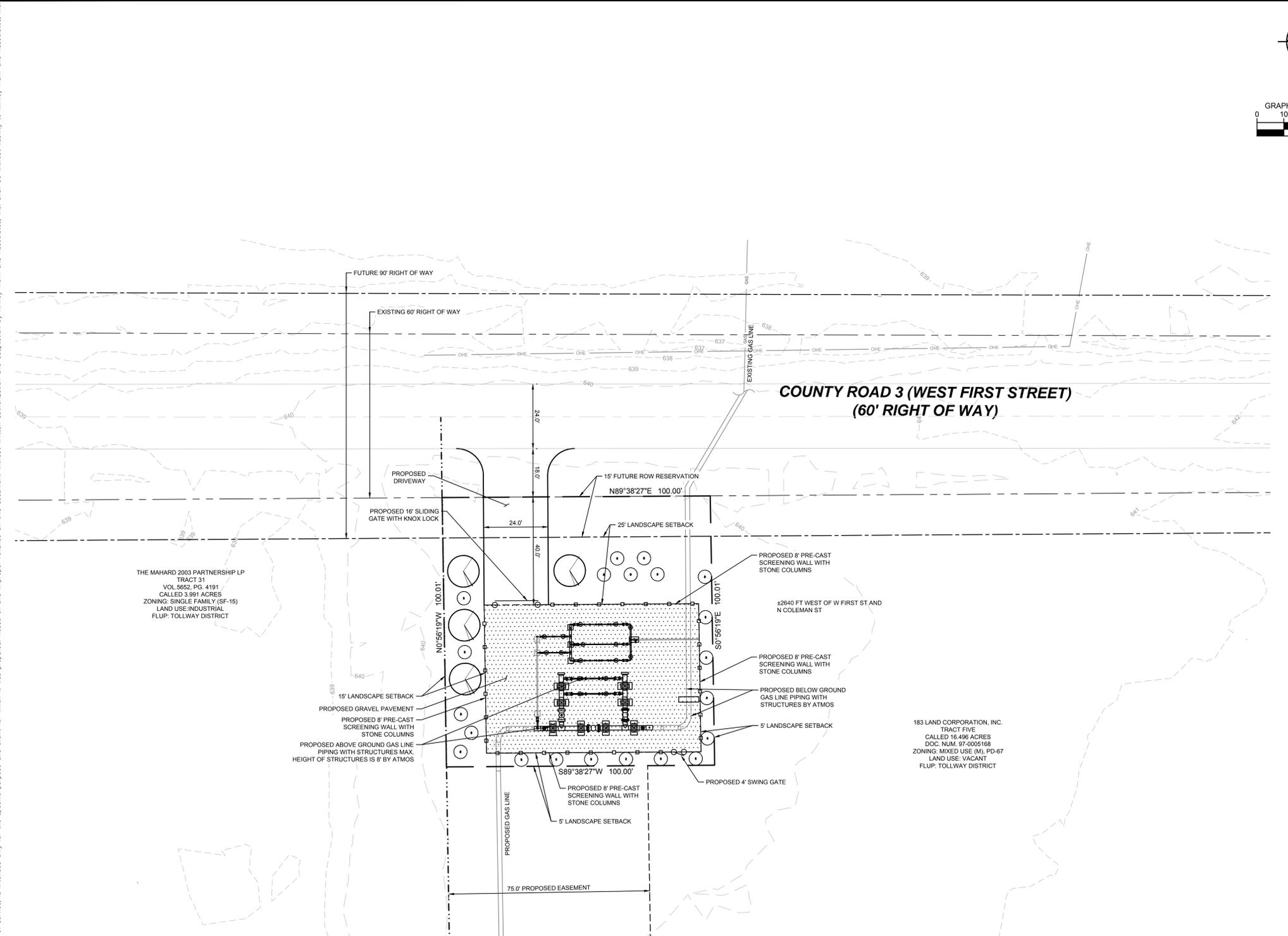
PROSPER CITY GATE

EXHIBIT A

SHEET NUMBER

EXHIBIT A

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT 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 ASSOCIATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- LEGEND**
- EASEMENT LINE
 - - - DEED LINE
 - - - LANDSCAPE SETBACK
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING CONTOUR
 - - - GAS
 - - - OHE
 - - - GAS
 - PROPOSED GAS LINE
 - PROPOSED 8' SCREENING WALL (NORTH AND WEST SIDE TO BE CLAY FIRED BRICK, SOUTH AND EAST SIDE TO BE ASHLAR PRE-CAST CONCRETE)
 - PROPOSED GRAVEL PAVEMENT
 - PROPOSED LACE BARK ELM
 - PROPOSED YAUPON HOLLY

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

SITE DATA SUMMARY TABLE

PROPOSED ZONING	SUP - UTILITY DISTRIBUTION/ TRANSMISSION FACILITY
LOT AREA	0.23 AC, 10,000 S.F.
BUILDING AREA	N/A
BUILDING HEIGHT	N/A
LOT COVERAGE ALLOWED	N/A
LOT COVERAGE	N/A
TOTAL PARKING REQUIRED	0 SPACES, UNMANNED
TOTAL PARKING PROVIDED	0 SPACES, UNMANNED
SQ. FT. IMPERVIOUS SURFACE	N/A
OPEN SPACE REQUIRED (7%)	0.016 ACRES (700 SF)
OPEN SPACE PROVIDED	0.11 ACRES (4640 SF)
LIGHTING REQUIRED	N/A
LIGHTING PROVIDED	N/A

SUP EXHIBIT B: S15-0004
PROSPER CITY GATE
 Being 0.23 Acres Out Of The
COLLIN COUNTY SCHOOL LAND SURVEY
Abstract No. 147, CALLED 16.496 ACRES
Town of Prosper, Collin County, Texas
Town Project No. S15-0004
Submitted March 23, 2015
Resubmitted July 13, 2015

Owner: 183 Land Corporation, 1 Cowboys Parkway, Irving TX, 75063, Contact: Joe Hickman
Applicant: Atmos Energy Corporation, 1681 Corporate Drive, McKinney, Texas 75069, Contact: John J Manganiello, Phone: (214)733-5145
Engineer: Kimley-Horn and Associates, Inc., 12750 Merit Drive, Suite 1000, Dallas, Texas 75251, Contact: Sarah Williamson, P.E., Phone: (972)770-1300
Surveyor: Crowley Pipeline & Land Surveying, L.L.C., 117 West Archer, Jacksboro, Texas 76458, Contact: Donald R. Crowley, R.P.L.S., Phone: (940)567-2234

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX, 75251
 PHONE: 972-770-1300 FAX: 972-770-2860
 WWW.KIMLEY-HORN.COM TX-P-828

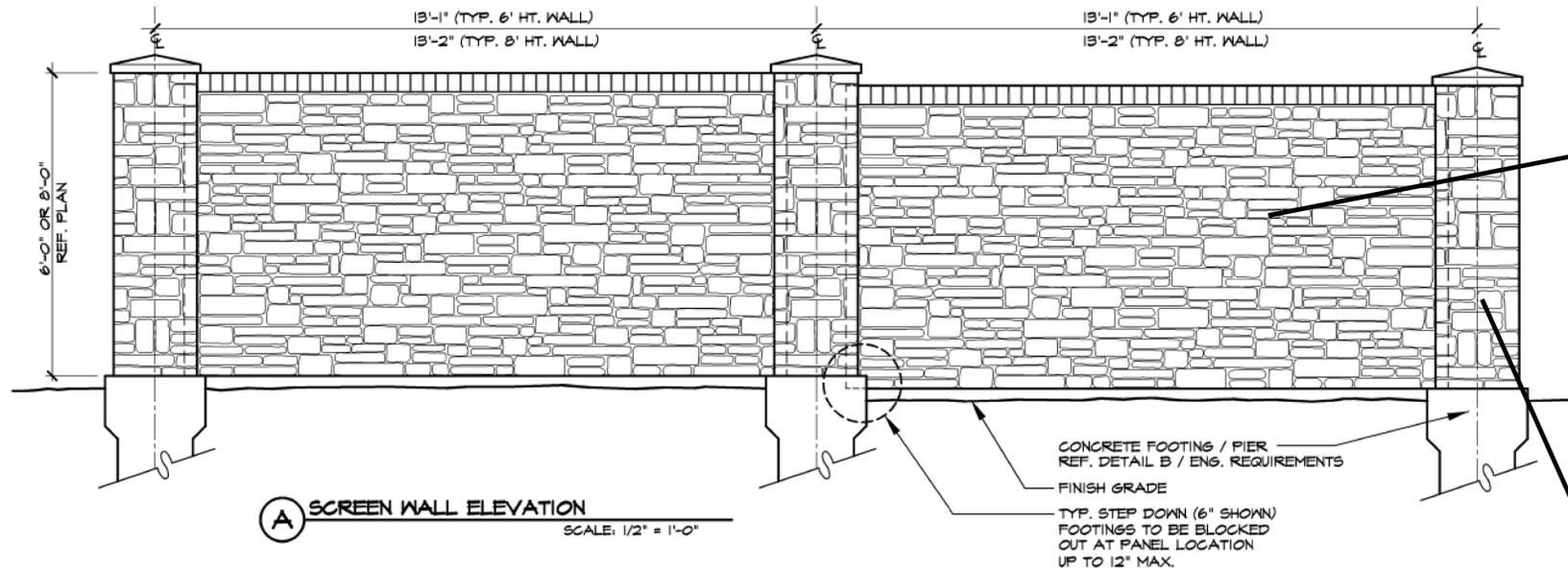
PROSPER CITY GATE

EXHIBIT B

KHA PROJECT	06425003	DATE	07/13/2015	SCALE	AS SHOWN	SEG	BY
DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
SHEET NUMBER							
EXHIBIT B							

NO. 2015-0004 - Search - Limestone Pigeons Mail Color -
 DATE: 07/13/2015 10:51 AM
 LAST SAID: 07/13/2015 10:51 AM
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
 DWG NAME: PROSPER CITY GATE (SITE ZENW)

This document, together with the concepts and designs presented herein, as an instrument of service, 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.



A SCREEN WALL ELEVATION
 SCALE: 1/2" = 1'-0"

PRE-CAST SCREENING WALL DETAIL
 (REFER TO PICTURES ON THIS SHEET FOR PATTERN AND COLOR)



PRE-CAST SCREENING WALL



VEHICULAR GATE
 (GATE TO BE MADE OF AN ECO-FRIENDLY, COMPOSITE WOOD-ALTERNATIVE, WEATHER PROOF MATERIAL)



STONE COLUMN

NOTES

1. THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

**SUP EXHIBIT D: S15-0004
 PROSPER CITY GATE**

**Being 0.23 Acres Out Of The
 COLLIN COUNTY SCHOOL LAND SURVEY
 Abstract No. 147, CALLED 16.496 ACRES
 Town of Prosper, Collin County, Texas
 Town Project No. S15-0004
 Submitted March 23, 2015
 Resubmitted July 13, 2015**

Owner: 183 Land Corporation 1 Cowboys Parkway Irving TX, 75063 Contact: Joe Hickman	Applicant: Atmos Energy Corporation 1681 Corporate Drive McKinney, Texas 75069 Contact: John J Manganiello Phone: (214)733-5145	Engineer: Kimley-Horn and Associates, Inc. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Contact: Sarah Williamson, P.E. Phone: (972)770-1300	Surveyor: Crowley Pipeline & Land Surveying, L.L.C. 117 West Archer Jacksonville, Texas 76458 Contact: Donald R. Crowley, R.P.L.S. Phone: (940)567-2234
--	---	---	---

No.	REVISIONS	DATE	BY

Kimley-Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 084425003	DATE 07/13/2015
SCALE AS SHOWN	SEG SEG
DESIGNED BY	CHECKED BY
DRAWN BY	STW

PROSPER CITY GATE

EXHIBIT D

SHEET NUMBER
EXHIBIT D



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – July 21, 2015

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

Item	Planning & Zoning Recommendation	Town Council Action
<p>Conduct a Public Hearing, and consider and act upon an ordinance amending Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O). (S15-0005).</p>	<p>Approved 7-0, with the request that the architectural elements depicted in the elevations of the current SUP be included in the proposed elevations.</p> <p>Following the meeting the applicant revised the elevations to incorporate elements of the existing SUP conceptual elevations, including additional stone and higher pitched roof features.</p> <p>An exhibit comparing the conceptual elevations of the existing SUP, the conceptual elevations acted on by the Planning & Zoning Commission, and the revised conceptual elevations proposed, are attached for reference.</p>	<p>Approved 6-0, with the amended conceptual elevations.</p>
<p>Conduct a Public Hearing, and consider and act upon a request to rezone 12.3± acres, from Commercial (C) to Planned Development-Retail (PD-R), located on the west side of Custer Road, 200± feet north of US 380. (Z15-0009).</p>	<p>Approved 7-0, subject to:</p> <ol style="list-style-type: none"> 1. Revising the PD to require screening for open storage on the north side of the big box. 2. Revising the PD to require foundation plantings or an alternate form of foundation planting in front of the big box. 3. Revising the PD to require the parking row islands provide ground cover, grasses, shrubs, boulders, etc. in conjunction with decomposed granite. 4. Revising the PD to require alternative type of surfacing (i.e. stained concrete) for the loading area in front of the big box. 	<p>Approved 5-1, subject to:</p> <ol style="list-style-type: none"> 1. Revising the PD to require the parking row islands provide ground cover, grasses, shrubs, boulders, etc. in conjunction with decomposed granite.

EXISTING EXHIBIT D



EXHIBIT D ACTED ON BY THE P&Z COMMISSION



PROPOSED EXHIBIT D

