

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, August 2, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. **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 July 19, 2016, Regular Planning & Zoning Commission meetings.

3b. Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0018).

3c. Consider and act upon a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 2-8, on 98.6± acres, located on the north side of US 380, 420± feet west of Gee Road. This property is zoned Commercial (C) and Single Family-10 (SF-10). (D16-0043).

3d. Consider and act upon a Preliminary Site Plan for a retail/restaurant development (Westfork Crossing), on 98.6± acres, located on the north side of US 380, 420± feet west of Gee Road. This property is zoned Commercial (C). (D16-0044).

3e. Consider and act upon an Amending Plat for Windsong Ranch, Phase 2C-1, on 44.6± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0060).

3f. Consider and act upon an Amending Plat for Windsong Ranch, Phase 2D-1, Block H, Lot 1R, on 7.5± acres, located on the west side of Copper Canyon Drive, 1,000± feet south of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0062).

**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 Replat of the Shops at Prosper Trail, Block A, Lot 3R, on 1.3± acres, located on the east side of Preston Road, 175±

feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0059).

5. Consider and act upon a Site Plan for First Baptist Church (Temporary Building), on 8.5± acres, located on the west side of Church Street, 300± feet south of First Street. This property is zoned Single Family-15 (SF-15). (D16-0061).
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. 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 29, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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

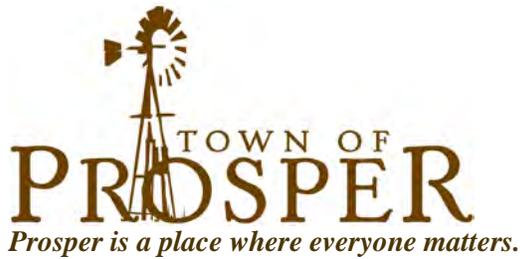
\_\_\_\_\_  
Date Notice Removed

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

### **NOTICE**

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

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Planning &amp; Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, July 19, 2016, 6:00 p.m.

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

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

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

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

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the July 5, 2016, Regular Planning & Zoning Commission meetings.**

**3b. Consider and act upon a Site Plan for an office building, on 0.6± acre, located on the northeast corner of Coleman Street and First Street. This property is zoned Downtown Office (DTO). (D16-0024).**

**3c. Consider and act upon an Amending Plat of Bryant's Addition, Block 15, Lot 1R, on 0.6± acre, located on the northeast corner of Coleman Street and First Street. This property is zoned Downtown Office (DTO). (D16-0025).**

**3d. Consider and act upon a Preliminary Plat for Parkside, for 161 single family residential lots and 9 HOA/open space lots, on 80.6± acres, located on the west side of Coit Road, 2,300± feet north of First Street. This property is zoned Planned Development-77 (PD-77). (D16-0058).**

**3e. Consider and act upon an extension of a preliminary plat for Twin Creek Estates, being 28 single family residential lots on 39.6± acres, located on the south side of Frontier Parkway, 4,300± feet west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D14-0050).**

Commission Snyder requested Item 3e. be removed from the Consent Agenda due to the discretionary nature of the request.

Motioned by Snyder, seconded by Robertson, to approve Items 3a., 3b., 3c., and 3d., subject to staff recommendations. Motion approved 5-0.

Motioned by Snyder, seconded by Robertson, to approve Item 3e., subject to staff recommendations. Motion approved 5-0.

**REGULAR AGENDA**

**4. Discussion - Prosper Real Estate Market.**

*Webb:* Summarized topics discussed at the July 12, 2016, Prosper Developer Council meeting. Indicated that this item has been postponed to the August 2, 2016 Planning & Zoning Commission meeting.

**5. Discussion - Accessory Structures and Guest Houses**

*Webb:* Discussed the current accessory structure regulations in the Zoning Ordinance. Presented information on the proposed amendments. Informed Commission the proposed regulations will be discussed more thoroughly at an upcoming meeting prior to the Public Hearing.

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

*Webb:* Discussed action taken at the July 12, 2016 Town Council meeting.

**7. Adjourn.**

Motioned by Atteberry, seconded by Snyder, to adjourn. Motion approved 5-0 at 6:20 p.m.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

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

**Re:** Planning & Zoning Commission Meeting – August 2, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0018).

**Background:**

Per PD-68, Site Plans and associated Landscape and Façade Plans for pad sites within the Shops at Prosper Trail development shall be approved by the Planning & Zoning Commission and Town Council.

In addition, PD-68 requires that all pad sites have a pitched roof with a minimum 6 in 12 inch slope; however, a flat roof with a parapet wall and cornice may be permitted subject to Planning & Zoning Commission and Town Council approval of a SUP for same. At the July 26, 2016, Council meeting, the Town Council approved an SUP for the building elevations shown in Attachment 4.

**Description of Agenda Item:**

The Site Plan shows one 5,600 square foot retail shell building. Access is provided from Preston Road and Prosper Trail. Adequate parking has been provided. The Site Plan conforms to the PD-68 development standards.

As a companion item, the Replat for the Shops at Prosper Trail, Block A, Lot 3R (D16-0059) is on the August 2, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Site Plan

3. Landscape Plan
4. Façade Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town Council adoption of the SUP ordinance for the flat roof with a parapet wall and cornice.

**Town Council Consideration:**

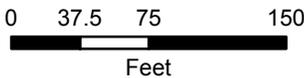
Upon a recommendation by the Planning & Zoning Commission, consideration for this item will be scheduled for the Town Council at their Regular meeting on August 23, 2016.



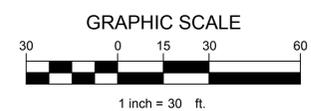
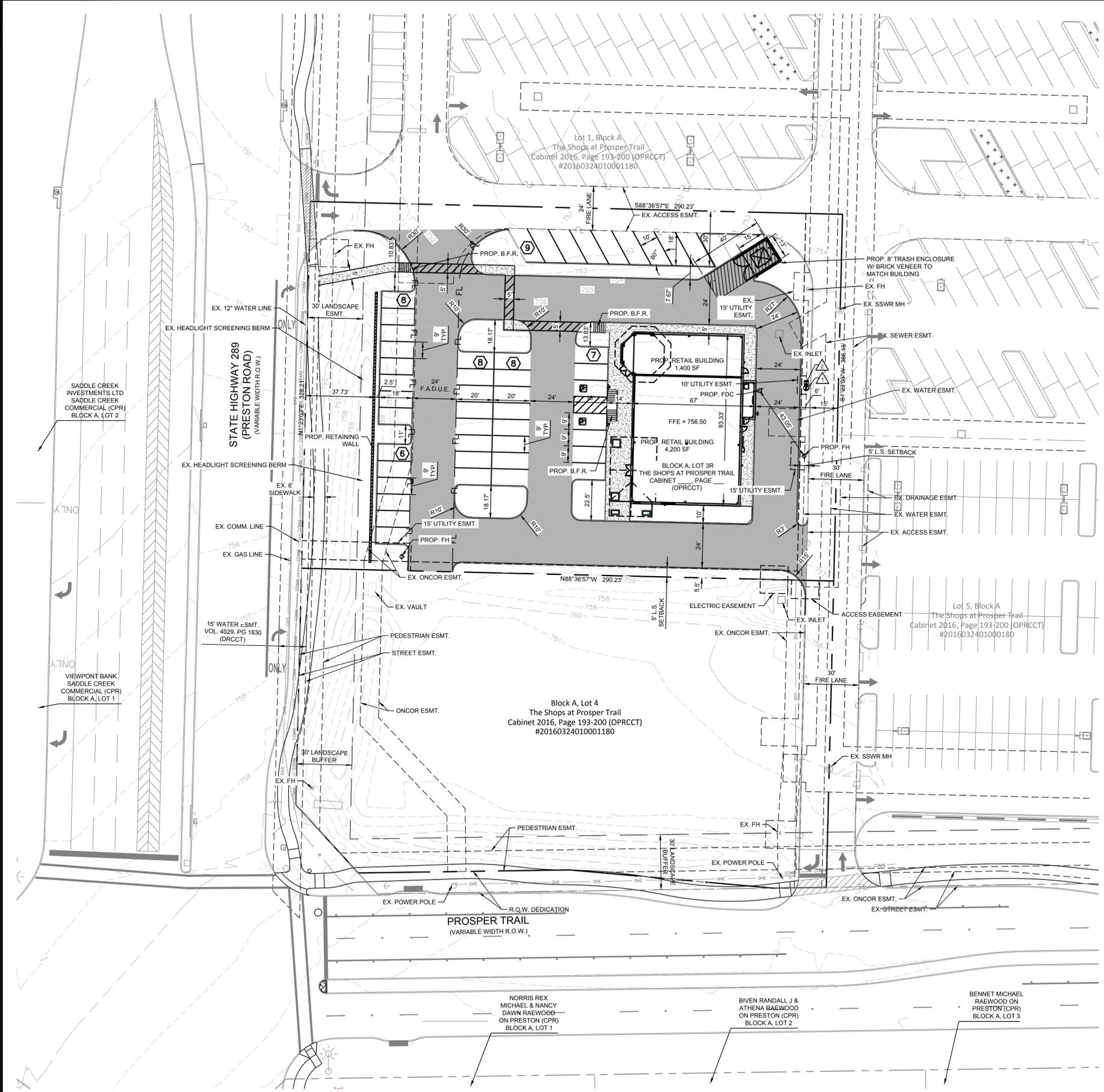
PRESTON RD

D16-0018

PROSPER TRL



PLOTTED BY: JVALDEZ  
 PLOT DATE: 7/25/2016 10:25 AM  
 LOCATION: C:\NEGTITE\SHARED\PROJECTS\2016-006 MQ PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 7/25/2016 10:05 AM



LEGEND

---	EX. STORM LINE
---	EX. SEWER LINE
---	EX. WATER LINE
○	EX. FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
---	PROPOSED PRIVATE SIDEWALK
---	PROPOSED DUMPSTER AREA CONCRETE PAVEMENT

**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 488850235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

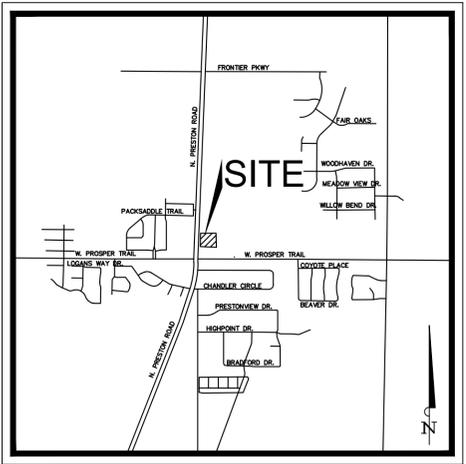
"NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE"

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1 1/2"	1

**BENCHMARK:**

- 'X' CUT IN CONCRETE SOUTHWEST CORNER OF PRESTON ROAD AND PROSPER TRAIL, +/- 105 FEET WEST OF CENTERLINE OF PRESTON ROAD +/- 80 FEET SOUTH OF CENTERLINE OF PROSPER TRAIL. POSTED ELEVATION: 760.63
- SQUARE CUT ON THE TOP, MIDDLE OF A CONCRETE WALL, NORTH SIDE OF PROSPER TRAIL, +/- 713.5 FEET



VICINITY MAP  
N.T.S.

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SITE MUST BE DEVELOPED IN ACCORDANCE W/ PD-68

**SITE DATA SUMMARY**

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE					
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.		PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ FT	PROV.			
3R	PD-68	RETAIL	1.33	57,900	5,600	25' - 5"	40% MAX	9.7%	0.4:1 MAX	0.10	RETAIL (1 PER 250 SQ FT)	23	46	1	2	45,349	78%	690	12,635	4053.00	4,712

CASE #: D16-0018

**SHOPS AT PROSPER TRAIL, LOT 3R**

**SITE PLAN**

OWNER:  
 MQ DEVELOPMENT PARTNERS  
 14801 QUORUM DRIVE  
 DALLAS, TEXAS 75254  
 PH: 214-980-8806  
 CONTACT NAME: ROLLAND UPHOFF

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572  
 CONTACT NAME: MATT MOORE

SURVEYOR:  
 AJ BEDFORD GROUP, INC.  
 301 N. ALAMO RD.  
 ROCKWALL, TX 75087  
 PH: 972.722.0225  
 CONTACT NAME: BILL ELAM

LEGAL DESCRIPTION:  
 THE SHOPS AT PROSPER TRAIL  
 BLOCK A, LOT 3R  
 1.329 ACRES (57,900 SQ. FT.)

CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: COLLIN COUNTY SCHOOL LAND NO. 13 ABSTRACT NO. 172

TEXAS REGISTRATION #141199

**CLAYMOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 WWW.CLAYMOOREENGINEERING.COM

**PRELIMINARY**

FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING CONSULTANTS  
 Engineer: MATT MOORE  
 P.E. No. 95813 Date: 07/25/2016

**THE SHOPS AT PROSPER TRAIL RETAIL BUILDING LOT 3R PROSPER, TEXAS**

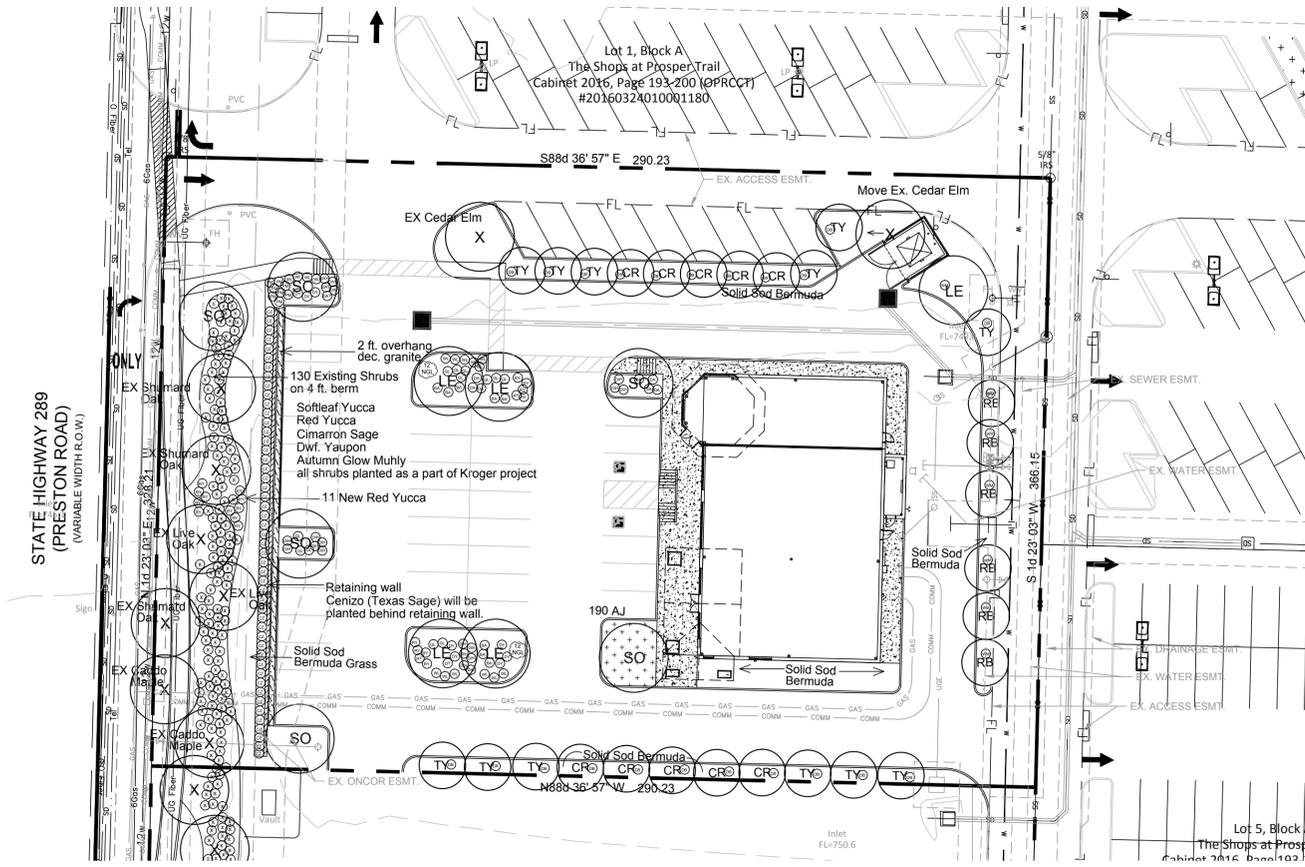
NO.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: CLC  
 DRAWN: JEV  
 CHECKED: MAM  
 DATE: 07/25/2016

SHEET  
**SP-1**

File No. 2016-006

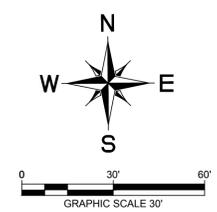


**TOWN OF PROSPER LANDSCAPE NOTES**

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees shall be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

**Town of Prosper, Texas Landscape Calculations**

		Required	Provided
<b>Perimeter Landscape Area</b>			
1 tree per 30 LF		7 trees	7 trees
22.5 shrubs per 30 LF		150 shrubs	155 shrubs
Preston Road	199.5 LF		
North property line	170 LF	11 small trees +11 shrubs	11 small trees +11 shrubs
East property line	125 LF	9 small trees + 9 shrubs	7 small trees + 9 shrubs
South property line	185 LF	12 small trees +12 shrubs	12 small trees +12 shrubs
<b>Interior Landscape Area</b>			
39 spaces		Required	Provided
15 sf area for each parking space		585 SF	891 SF
1 tree per 15 spaces		3 trees	8 trees +2 ex. trees
At least 1 tree within 150' of each parking space.			
<b>Foundation Planting</b>			
Bldg 5.422		Required	Provided
1 tree per 10,000 SF		1 tree	1 tree



**TREE LEGEND**

- Canopy Trees**
- LE Lacebark Elm
  - SO Shumard Oak
- Ornamental Trees**
- CR Crapemyrtle
  - RB Redbud
  - TY Tree Yaupon

**SHRUB LEGEND**

- DY Dwarf Yaupon
- DA Dwarf Abelia
- AJ Asian Jasmine
- DAY Daylily
- PM Pink Muhly
- BA Japanese Barberry
- GL Giant Liriope
- RY Red Yucca
- NGL New Gold Lantana
- DH Dwarf Indian Hawthorne
- DB Dwarf Burford Holly
- WM Dwarf Wax Myrtle
- CZ Cenizo (Texas Sage)
- WL Weeping Lovegrass

**LANDSCAPE NOTES**

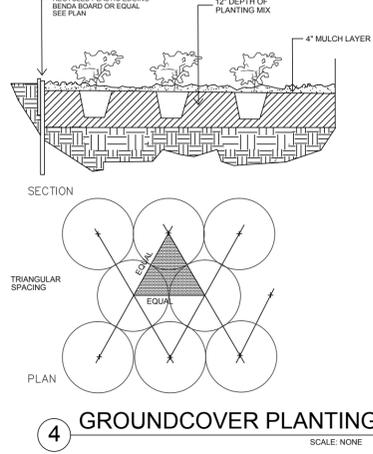
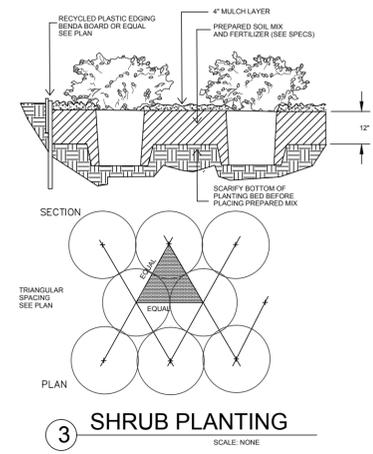
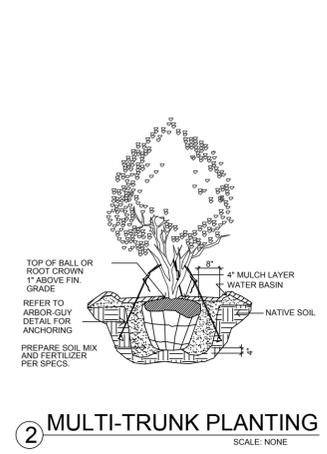
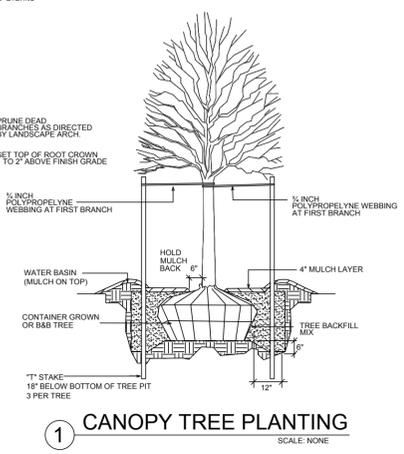
- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod bermuda tif all areas disturbed by construction activities.
- Any existing plant material that is damaged or destroyed shall be replaced with equal size and like-kind plant.

**HATCH LEGEND**

- Asian Jasmine
- Decomposed Granite

**PLANT LIST**

CANOPY TREES			
6	SO	Shumard Oak	Quercus shumardii 4" cal. 95 gal. 14' ht. 8' spread
5	LE	Lacebark Elm	Ulmus parvifolia 4" cal. 95 gal. 12' ht. 7' spread
ORNAMENTAL TREES			
6	RB	Redbud	Cercis canadensis 30 gal. 8' ht. multi-trunk female
12	TY	Tree Yaupon	Ilex vomitoria 30 gal. 8' ht. multi-trunk female
10	CR	Crapemyrtle	Lagerstroemia indica 30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS			
11	DY	Dwarf Yaupon	Ilex vomitoria 'Nana' 5 gal. 36" oc
6	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher' 5 gal. 36" oc
190	AJ	Asian Jasmine	Trachelospermum asiaticum 1 gal. 18" oc
5	DAY	Daylily	Hemerocallis 5 gal. 36" oc
8	PM	Pink Muhly	Muhlenbergia capillaris 5 gal. 36" oc
9	BA	Japanese Barberry	Berberis thunbergii 'Atropurpurea' 5 gal. 36" oc
12	GL	Giant Liriope	Liriope gigantea 5 gal. 36" oc
21	RY	Red Yucca	Hesperaloe parviflora 5 gal. 36" oc
24	NGL	New Gold Lantana	Lantana 'New Gold' 1 gal. 36" oc
15	DH	Dwarf Indian Hawthorne	Rapiolepis indica 'Pinkie' 5 gal. 36" oc
22	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana' 5 gal. 36" oc
8	WM	Dwarf Wax Myrtle	Myrica pusilla 5 gal. 36" oc
49	CZ	Cenizo (Texas Sage)	Leucophyllum frutescens 5 gal. 36" oc
16	WL	Weeping Lovegrass	Eragrostis curvula 5 gal. 36" oc



**LANDSCAPE PLAN**

DESIGN: CLC  
 DRAWN: JEV  
 CHECKED: MAM  
 DATE: 07/25/2016

SHEET  
**L-1**

PLOTTED BY: SCOTTFULLMILLER  
 PLOT DATE: 7/25/2016 4:39 PM  
 LOCATION: C:\USERS\SCOTTFULLMILLER\DOCUMENTS\AUTOCAD\_L\RD\MQPROSPER\MQPROSPER\_L1.S.DWG  
 LAST SAVED: 7/25/2016 4:35 PM



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,835 SQ. FT.
OPENING AREA	420 SQ. FT.
NET FACADE AREA	1,215 SQ. FT.

B-1	AREA = 170 SQ. FT.	14 %
CS-1	AREA = 153 SQ. FT.	12 %
S-1	AREA = 227 SQ. FT.	19 %
S-2	AREA = 570 SQ. FT.	47 %
WT-1	AREA = 95 SQ. FT.	8 %



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,057 SQ. FT.
OPENING AREA	136 SQ. FT.
NET FACADE AREA	921 SQ. FT.

B-1	AREA = 315 SQ. FT.	34 %
CS-1	AREA = 76 SQ. FT.	8 %
S-1	AREA = 182 SQ. FT.	20 %
S-2	AREA = 284 SQ. FT.	31 %
WT-1	AREA = 64 SQ. FT.	7 %

**1 WEST ELEVATION**

SCALE: 1/8" = 1'-0"

**2 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,430 SQ. FT.
OPENING AREA	139 SQ. FT.
NET FACADE AREA	1,291 SQ. FT.

B-1	AREA = 578 SQ. FT.	45 %
CS-1	AREA = 91 SQ. FT.	7 %
S-1	AREA = 240 SQ. FT.	19 %
S-2	AREA = 274 SQ. FT.	21 %
WT-1	AREA = 108 SQ. FT.	8 %



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,131 SQ. FT.
OPENING AREA	148 SQ. FT.
NET FACADE AREA	983 SQ. FT.

B-1	AREA = 324 SQ. FT.	33 %
CS-1	AREA = 68 SQ. FT.	7 %
S-1	AREA = 207 SQ. FT.	21 %
S-2	AREA = 318 SQ. FT.	32 %
WT-1	AREA = 66 SQ. FT.	7 %

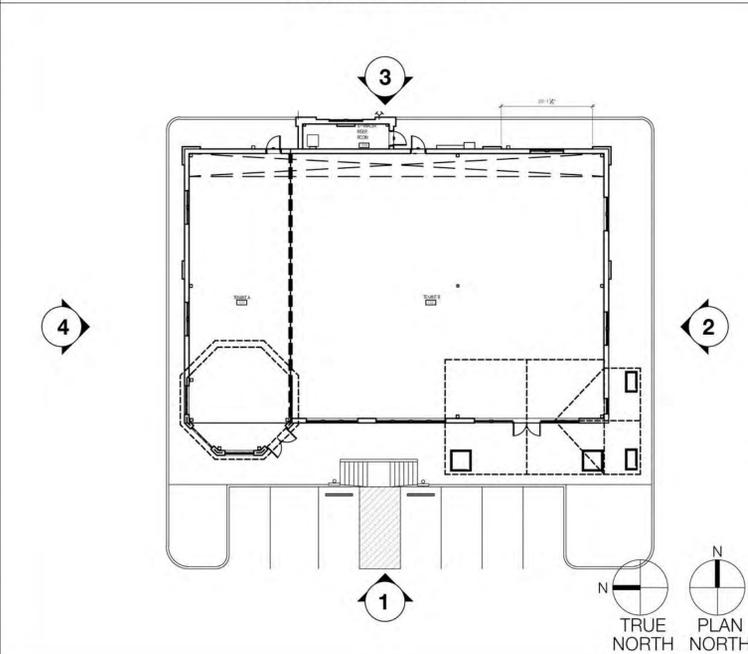
**3 EAST ELEVATION**

SCALE: 1/8" = 1'-0"

**4 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

**BUILDING OUTLINE**



**GENERAL NOTES**

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

**COLOR LEGEND**

S-1 MANUFACTURED STONE PALO PINTO COBBLE	SH-1 SHINGLED ROOF (SLOPE 8:12 MAX). GUTTERS & DOWNSPOUTS BERFRIDGE CHARCOAL GREY	B-1 DECORATIVE MASONRY OLDCASLITE - QUICK BRICK AUTUMN, NO FLASH
S-2 MANUFACTURED STONE GRANBURY COBBLE	DOOR & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM	CS-1 CAST STONE - ST. THOMAS TAN NO. 1103
		WT-1 WOOD TRIM CHARCOAL GREY

OWNER: MQ PROSPER RETAIL 14801 Quorum Dr Ste 160 Dallas, TX 75254 214-980-8806	APPLICANT: SBLM ARCHITECTS 16910 Dallas Parkway Dallas, TX 75248 469-554-7770	SURVEYOR: WINKELMAN & ASSOCIATES 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230 972-490-7090
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**THE SHOPS AT PROSPER TRAIL**  
ABS A0172 COLLIN COUNTY SCHOOL LAND #13  
SURVEY, TRACT 11, RETAIL BUILDING LOT 3  
July 18, 2016





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – August 2, 2016

---

**Agenda Item:**

Consider and act upon a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 2-8, on 98.6± acres, located on the north side of US 380, 420± feet west of Gee Road. This property is zoned Commercial (C) and Single Family-10 (SF-10). (D16-0043).

**Description of Agenda Item:**

The purpose of the Revised Conveyance Plat is to dedicate easements and divide Lots 2 and 3 into Lots 2-8 for the purpose of creating individual lots for future tenants. The Revised Conveyance Plat is not for development.

As a companion item, the Preliminary Site Plan for Westfork Crossing (D16-0044) is on the August 2, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Revised Conveyance Plat meets minimum development requirements.

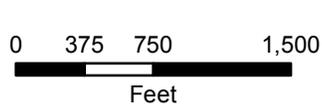
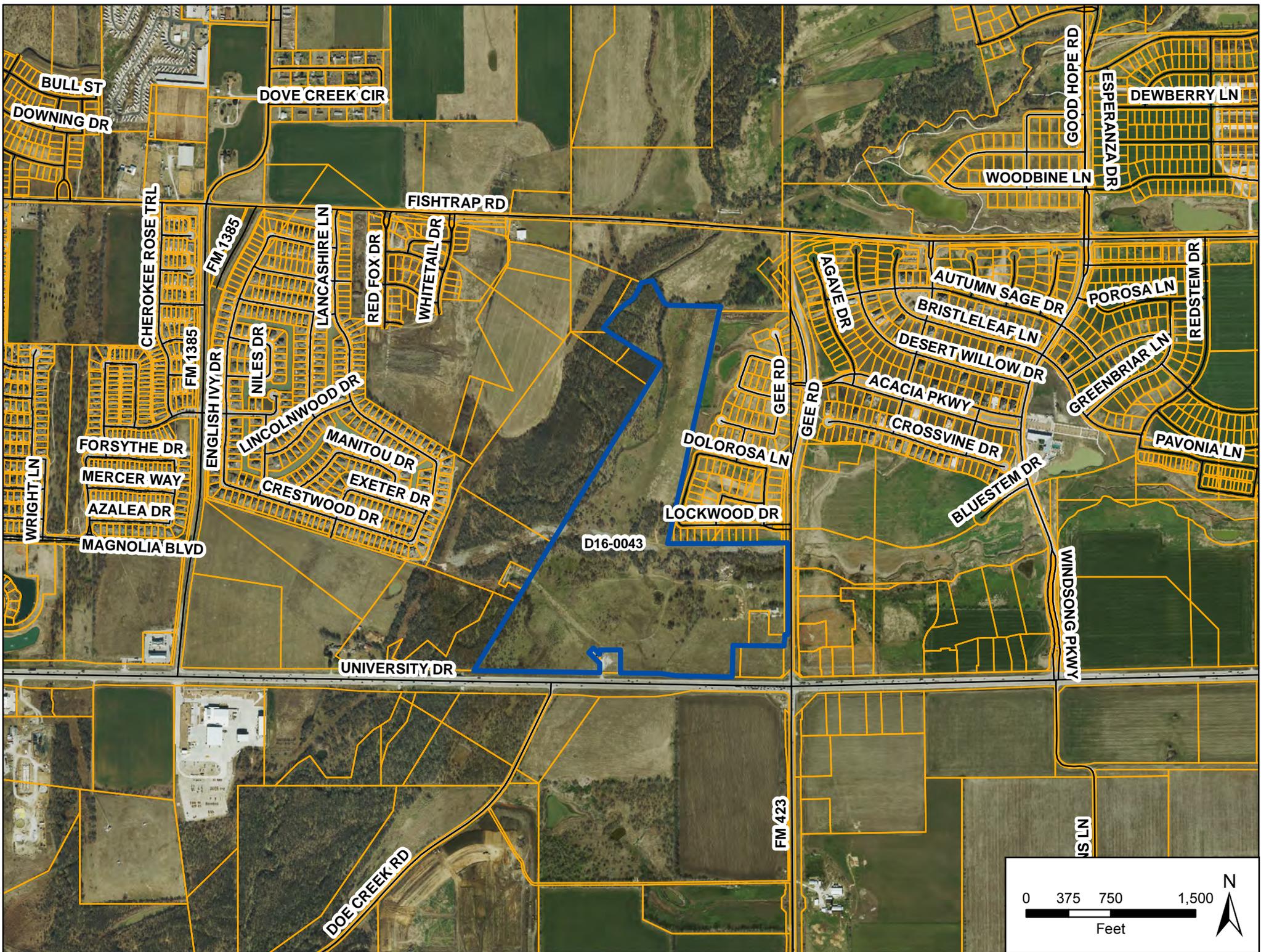
**Attached Documents:**

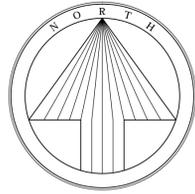
1. Location Map
2. Revised Conveyance Plat

**Town Staff Recommendation:**

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

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





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

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

1 inch = 100 ft.

Printed by: thornhill Plot Date: 7/28/2016 10:11 AM

1:28:05 PM

Drawing: 03/015\_00053\_15-14\_NAC\_380\_Plot\_Sheet\_15-14\_Corveyance\_Plat.dwg Saved By: thornhill Save Time: 7/28/2016

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

City of Irving, Texas  
Doc. No. 2001-66260 OPRDCT

M. Taylor Hansel  
Doc. No. 1994-91793 OPRDCT

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

P. BARNES SURVEY  
ABSTRACT NO. 79

Lot 8  
88,457 Ac.  
(3,853,175 S.F.)

M.E.P. & P.R.R. SURVEY  
ABSTRACT NO. 1476

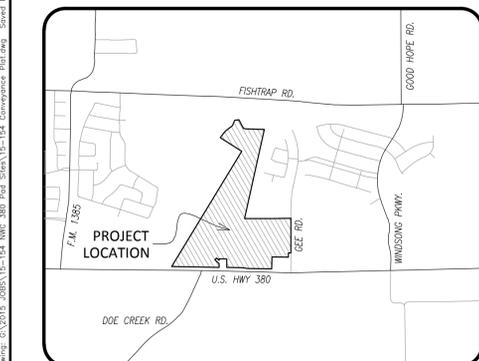
98.604 Ac. / 4,295,173 Sq. Ft. (Gross)  
97.482 Ac. / 4,246,322 Sq. Ft. (Net)

R.O.W. Dedication  
to Town of Prosper  
in fee simple  
1.121 Ac.  
(48,852 S.F.)

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

L. SALLING SURVEY  
ABSTRACT NO. 1675

Northeast 423/380, Ltd.  
Doc. No. 2014-64053 OPRDCT



LOCATION MAP  
1" = 2000'

**NOTES:**

- A Conveyance Plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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.
- The purpose of this Revised Conveyance Plat is to create 7 lots and dedicate easements.

Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
BL1	N 00°01'36" W	202.87'	BL17	S 03°42'12" W	70.35'	L33	S 89°05'32" E	341.76'
BL2	S 89°58'32" W	182.00'	BL18	N 89°09'54" W	356.79'	L34	S 81°41'07" E	126.73'
BL3	S 00°01'36" E	37.63'	BL19	S 00°50'06" W	279.49'	L35	S 89°09'25" E	804.87'
BL4	N 45°00'32" W	81.04'	L20	S 89°51'23" W	28.89'	L36	N 00°23'07" E	3.75'
BL5	S 44°50'32" W	58.50'	L21	N 88°37'25" W	42.50'	L37	N 00°23'07" E	59.95'
BL6	S 45°00'32" E	137.59'	L22	S 00°23'07" W	68.83'	L38	N 89°41'08" E	129.07'
BL7	S 00°01'36" E	82.34'	L23	N 89°09'25" W	209.64'	L39	S 00°21'44" W	202.51'
BL8	N 38°38'25" E	198.71'	L24	N 89°09'25" W	242.81'	L40	S 00°14'36" E	278.96'
BL9	N 52°40'32" E	203.71'	L25	S 00°50'35" W	253.71'	L41	S 03°20'51" W	325.51'
BL10	N 22°47'20" E	137.89'	L26	N 00°50'35" E	253.71'	L42	N 00°21'44" E	202.29'
BL11	N 81°13'54" E	101.01'	L27	N 89°09'25" W	184.94'	L43	N 00°14'36" W	278.35'
BL12	S 27°58'44" E	148.81'	L28	N 81°41'07" W	126.73'	L44	N 03°20'51" E	328.62'
BL13	S 27°58'44" E	76.59'	L29	N 89°05'32" W	185.43'	L45	N 89°05'32" W	24.04'
BL14	S 71°12'29" W	50.19'	L30	S 00°54'28" W	253.71'	L46	N 00°54'28" W	15.00'
BL15	S 89°51'31" W	60.00'	L31	N 00°54'28" E	253.71'	L47	S 89°05'32" E	13.82'
BL16	S 00°06'30" E	29.65'	L32	N 89°05'32" E	145.70'	L48	S 89°05'32" E	125.20'

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	51.11'	20.00'	146°25'15"	S 19°35'49" W 38.29'
C2	56.55'	60.00'	53°59'56"	S 26°36'51" E 54.48'
C3	25.47'	30.00'	48°59'04"	N 64°49'53" W 24.72'
C4	25.52'	30.00'	48°44'38"	S 68°28'16" W 24.76'
C5	21.03'	30.00'	40°59'35"	N 69°04'27" W 20.60'
C6	47.12'	30.00'	80°00'00"	S 45°50'35" W 42.43'
C7	47.12'	30.00'	80°00'00"	N 44°59'25" W 42.43'
C8	16.90'	130.00'	72°8'18"	N 85°25'16" W 16.94'
C9	12.93'	100.00'	72°24'25"	N 85°23'19" W 12.92'
C10	47.12'	30.00'	80°00'00"	S 45°54'28" W 42.43'
C11	47.12'	30.00'	80°00'00"	N 44°55'32" W 42.43'
C12	228.35'	50.00'	262°49'59"	N 47°19'03" E 75.00'
C13	43.36'	30.00'	82°49'04"	S 47°40'37" E 39.80'
C14	16.81'	130.00'	72°42'25"	S 85°23'58" E 16.79'
C15	13.04'	100.00'	72°8'18"	S 85°25'16" E 13.03'
C16	47.36'	30.00'	80°27'28"	N 45°36'51" E 42.60'
C17	29.43'	30.00'	56°32'24"	N 27°54'26" W 28.44'
C18	59.28'	60.00'	56°32'24"	N 27°54'26" W 56.88'
C19	368.97'	815.00'	23°56'22"	S 79°07'38" E 365.83'

POINT OF BEGINNING

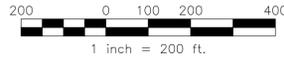
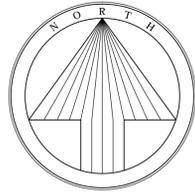
TOWN OF PROSPER CASE NO. D16-0043  
REVISED CONVEYANCE PLAT

# WESTFORK CROSSING ADDITION

BLOCK A, LOTS 2 THROUGH 8  
BEING A REPLAT OF BLOCK A, LOTS 2 & 3  
WESTFORK CROSSING ADDITION  
BEING 98.604 ACRES (GROSS; 97.482 ACRES NET) OF LAND  
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476  
A. JAMISON SURVEY, ABSTRACT NO. 672  
& P. BARNES SURVEY, ABSTRACT NO. 79  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northwest 423/380, Ltd.  
7001 Preston Rd., Ste. 410  
Dallas, Texas 75205  
Telephone (214) 224-4644  
Contact: Robert V. Dorazil

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



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

A. JAMISON SURVEY  
ABSTRACT NO. 672

M.E.P. & P.R.R. SURVEY  
ABSTRACT NO. 1476

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

P. BARNES SURVEY  
ABSTRACT NO. 79

WINDSONG RANCH  
PHASE 3A-1  
Doc. No. 2015-128 PRDCT

8  
88,437 Ac.  
(3,853,175 S.F.)

**TOWN APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Planning & Zoning Commission Chairperson

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

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

\_\_\_\_\_  
Development Services Department

STATE OF TEXAS §  
COUNTY OF DENTON §

**OWNER'S CERTIFICATE**

WHEREAS Northwest 423/380 LP is the owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, the A. Jamison Survey, Abstract No. 672, and the P. Barnes Survey, Abstract No. 79, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to Lots 2 and 3, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2012-93 of the Plat Records, Denton County, Texas (PRDCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the north line of U.S. Highway 380, a variable width public right-of-way, for the southwest corner of Lot 1, Block A, Westfork Crossing Addition;

THENCE along the north line of said highway, the following:

N 89°09'25" W, 564.17 feet to an aluminum TXDOT monument found;

N 81°44'11" W, 142.83 feet to a concrete highway monument found;

And N 89°05'32" W, 356.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the southeast corner of a tract conveyed to the City of Irving, Texas, recorded in Volume 5098, Page 2931, Deed Records, Denton County, Texas;

THENCE along the common line thereof, the following:

N 00°01'38" W, 202.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 89°58'22" W, 182.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 00°01'38" E, 37.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northeast corner of a tract conveyed to the Upper Trinity Regional Water District, recorded in Document No. 2008-5932, Official Public Records, Denton County, Texas (OPRDCT);

THENCE along the common line thereof, the following:

N 45°00'22" W, 81.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 44°59'38" W, 58.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 45°50'23" E, 137.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the west line of said City of Irving tract;

THENCE S 00°01'38" E, 82.34 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the north line of U.S. Highway 380;

THENCE N 89°05'32" W, 1116.47 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for a southeasterly corner of a tract conveyed to TVG Texas I, LLC, recorded in Document No. 2012-59927 OPRDCT;

THENCE N 31°24'24" E, along an east line of said TVG Texas tract, and of a tract conveyed to the City of Irving, Texas, recorded in Document No. 2001-66260 OPRDCT, a total distance of 3172.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE continuing along the common line of said TVG Texas tract, the following:

N 57°48'00" W, 602.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 38°38'25" E, 198.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 52°42'40" E, 203.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 22°47'20" E, 137.89 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 81°13'54" E, 101.01 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 27°58'48" E, 148.81 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 27°38'44" E, 76.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 71°12'09" E, 50.19 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 88°32'40" E, 451.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE S 12°39'45" W, passing at 47.81 feet the northwest corner of Windsong Ranch Phase 3A-1, an addition recorded in Document No. 2015-128 PRDCT, continuing along the west line thereof, passing at 1155.95 feet the southwest corner of said addition, and being a northeast corner of a remainder of said TVG Texas tract, and continuing along the west line thereof a total distance of 2150.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE N 89°55'46" E, 645.26 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE N 89°00'26" E, continuing along the common line thereof, passing at 431.28 feet a 5/8" iron rod with plastic cap found, continuing a total distance of 450.32 feet to a point in Gee Road, a prescriptive right-of-way at this point;

THENCE S 00°06'40" E, along Gee Road, passing at 236.49 feet a point for the northwest corner of a tract conveyed to Northwest 423/380, Ltd., recorded in Document No. 2014-64053 OPRDCT, and continuing along the west line thereof a total distance of 814.63 feet to a point for the northeast corner of a right-of-way dedication for Gee Road according to the Conveyance Plat of Westfork Crossing Addition, recorded in Document No. 2010-15 PRDCT;

THENCE along the common line of said right-of-way dedication, the following:

S 89°53'21" W, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 00°06'39" E, 29.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And S 03°42'12" W, 70.35 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northeast corner of Lot 1, Block A, Westfork Crossing Addition;

THENCE N 89°09'54" W, 384.38 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE S 00°50'06" W, 279.49 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 4,295,173 square feet or 98.604 acres of land.

**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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

Notary Public, State of Texas



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

THAT Northwest 423/380 LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTFORK CROSSING ADDITION, Block A, Lots 2 through 8, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Northwest 423/380 LP does hereby certify the following:

- The streets and alleys are dedicated for street 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 utility entities 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 said 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.

**ACCESS EASEMENT**

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

**FIRE LANE EASEMENT**

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

**DRAINAGE EASEMENT**

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

Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NORTHWEST 423/380, LP

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

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

TOWN OF PROSPER CASE NO. D16-0043  
REVISED CONVEYANCE PLAT

**WESTFORK CROSSING  
ADDITION**

BLOCK A, LOTS 2 THROUGH 8  
BEING A REPLAT OF BLOCK A, LOTS 2 & 3  
WESTFORK CROSSING ADDITION  
BEING 98.604 ACRES (GROSS; 97.482 ACRES NET) OF LAND  
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476  
A. JAMISON SURVEY, ABSTRACT NO. 672  
& P. BARNES SURVEY, ABSTRACT NO. 79  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northwest 423/380, Ltd.  
7001 Preston Rd., Ste. 410  
Dallas, Texas 75205  
Telephone (214) 224-4644  
Contact: Robert V. Dorazil

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

Plotted by: Inman, Plat Date: 7/28/2016, 10:11 AM  
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*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

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

**Re: Planning & Zoning Commission Meeting – August 2, 2016**

---

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a retail/restaurant development (Westfork Crossing), on 98.6± acres, located on the north side of US 380, 420± feet west of Gee Road. This property is zoned Commercial (C). (D16-0044).

**Description of Agenda Item:**

The Preliminary Site Plan shows four restaurants totaling 16,616 square feet and ten retail buildings totaling 213,500 square feet. Access is provided from US 380 and Gee Road. Adequate parking has been provided. The Preliminary Site Plan conforms to the Commercial development standards.

As a companion item, the Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 2-8 (D16-0043) is on the August 2, 2016 agenda.

**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.

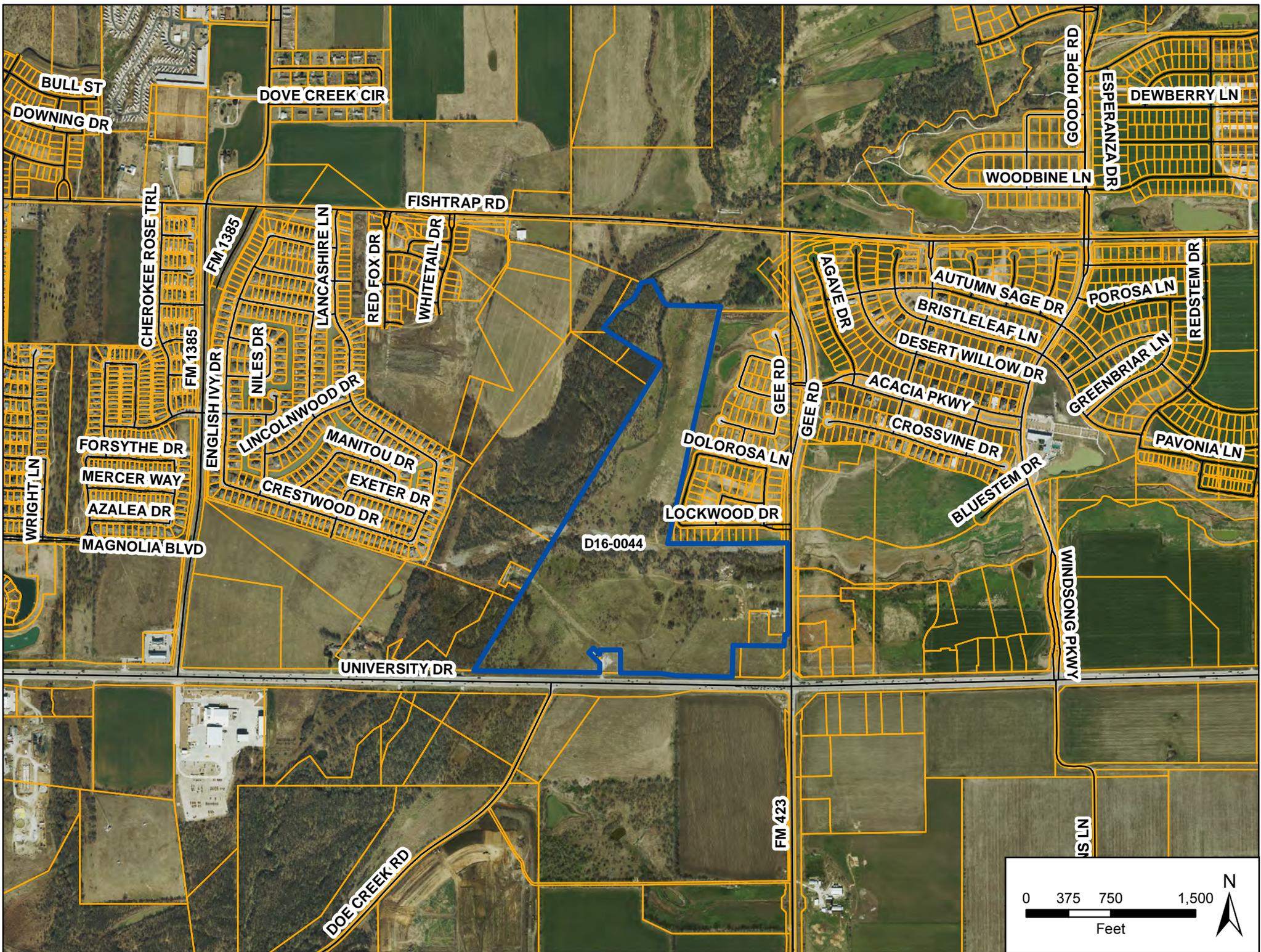
**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



BULL ST  
DOWNING DR

DOVE CREEK CIR

DEWBERRY LN

CHEROKEE ROSE TRL

FM 1385

FISHTRAP RD

WOODBINE LN

ESPERANZA DR

ENGLISH IVY DR

NILES DR

LANCASHIRE LN

RED FOX DR

WHITETAIL DR

AUTUMN SAGE DR

POROSA LN

LINCOLNWOOD DR

MANITOU DR

EXETER DR

CRESTWOOD DR

AGAVE DR

BRISTLELEAF LN

DESERT WILLOW DR

ACACIA PKWY

CROSSVINE DR

GREENBRIAR LN

REDSTEM DR

FORSYTHE DR

MERCER WAY

AZALEA DR

MAGNOLIA BLVD

WRIGHT LN

DOLOROSA LN

GEE RD

BLUESTEM DR

PAVONIA LN

D16-0044

LOCKWOOD DR

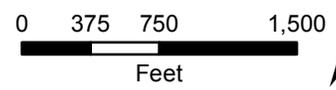
UNIVERSITY DR

WINDSONG PKWY

DOE CREEK RD

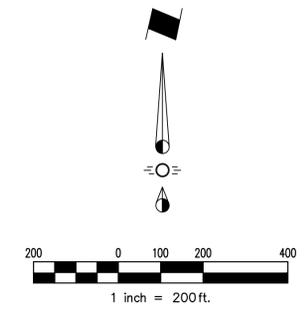
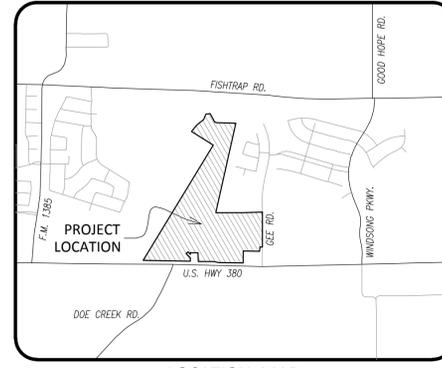
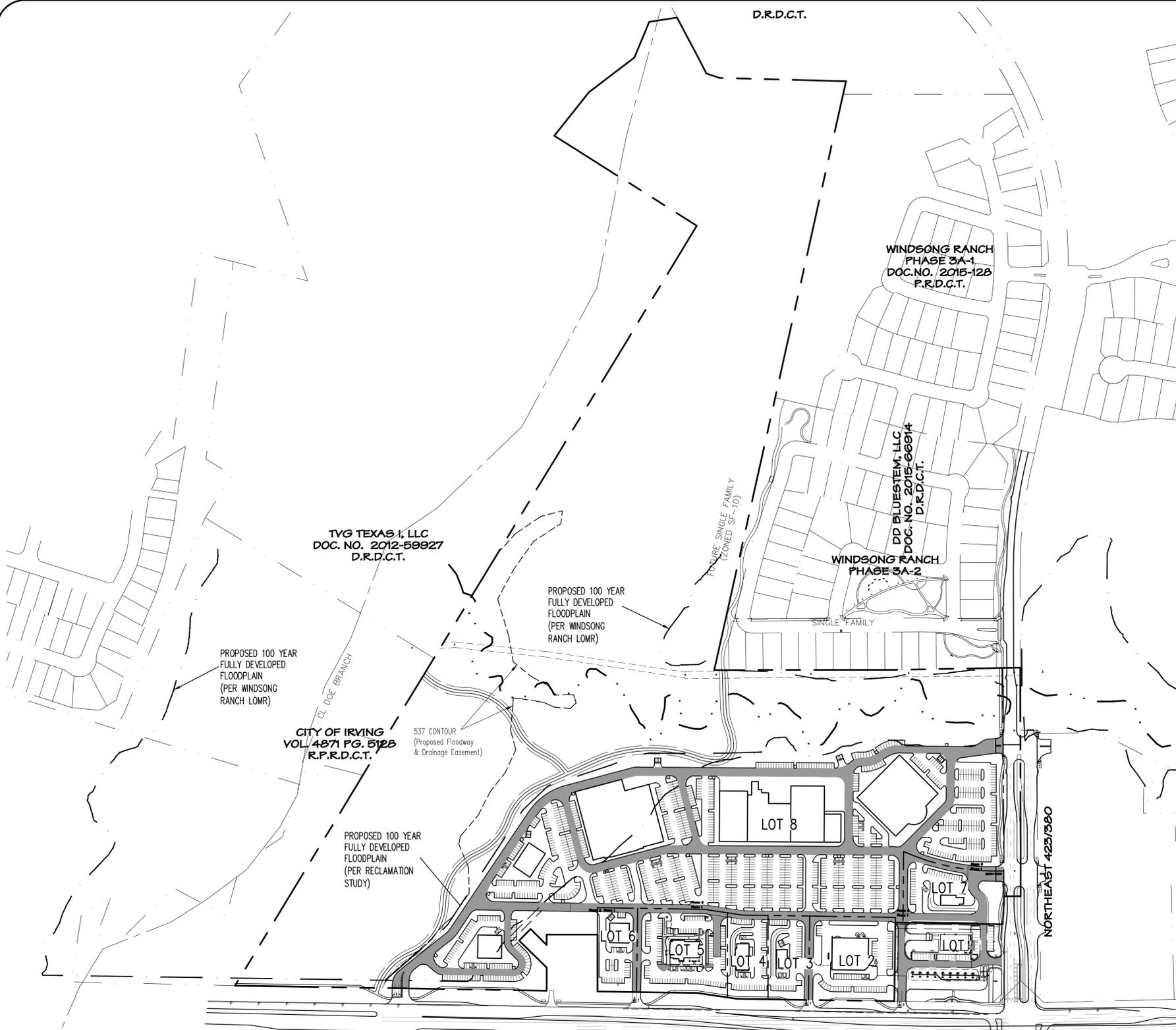
FM 423

NT LN



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LOCATION MAP  
1" = 2000'

**Town of Prosper Site Plan Notes:**

1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Speedbumps/humps are not permitted within a fire lane.
10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
19. Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
20. All Retaining walls along creek to be stone.
21. All landscape easements must be exclusive of any other type of easement.
22. Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
23. Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
24. All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.

Line #	Bearing	Distance
BL1	S 00°01'38" E	37.63'
BL2	N 43°00'22" W	81.04'
BL3	S 44°59'38" W	58.50'
BL4	S 45°50'23" E	137.59'
BL5	S 00°01'38" E	82.34'
BL6	N 38°38'25" E	198.71'
BL7	N 52°42'40" E	203.71'
BL8	N 22°47'20" E	137.89'
BL9	N 81°13'54" E	101.01'
BL10	S 27°58'48" E	148.81'
BL11	S 27°38'44" E	76.59'
BL12	S 71°12'09" E	50.19'
BL13	S 89°53'21" W	60.00'
BL14	S 00°06'39" E	29.65'
BL15	S 03°42'12" W	70.35'

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
2	C	RETAIL	91,758	2.11	14,742	Max. 40'	16.1%	0.1607:1	1:250	59	68	3	4	1,020	1,952	26,046	6,423	6,613
3	C	RESTAURANT W/ D.T.	43,764	1.00	2,652	Max. 40'	6.1%	0.0606:1	1:100	27	34	2	2	510	1,297	54,131	3,063	4,215
4	C	RESTAURANT W/ D.T.	43,632	1.00	4,397	Max. 40'	10.1%	0.1008:1	1:100	44	46	2	2	690	1,140	24,192	3,054	3,965
5	C	RESTAURANT W/ D.T.	96,969	2.23	6,567	Max. 40'	6.8%	0.0677:1	1:100	66	110	5	5	1,650	2,462	61,176	6,788	8,299
6	C	RETAIL	42,289	0.97	4,900	Max. 40'	11.6%	0.1159:1	1:250	20	27	2	2	405	2,024	24,647	2,960	4,253
7	C	RESTAURANT W/ D.T.	74,735	1.72	3,000	Max. 40'	4.0%	0.0401:1	1:100	30	37	2	2	555	1,013	27,431	5,231	12,875
8	C	RETAIL	3,853,175	88.46	193,858	Max. 40'	5.0%	0.0503:1	1:250	776	1119	16	18	16,785	35,586	638,153	269,722	2,766,484

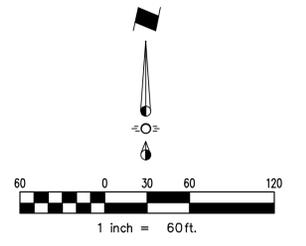
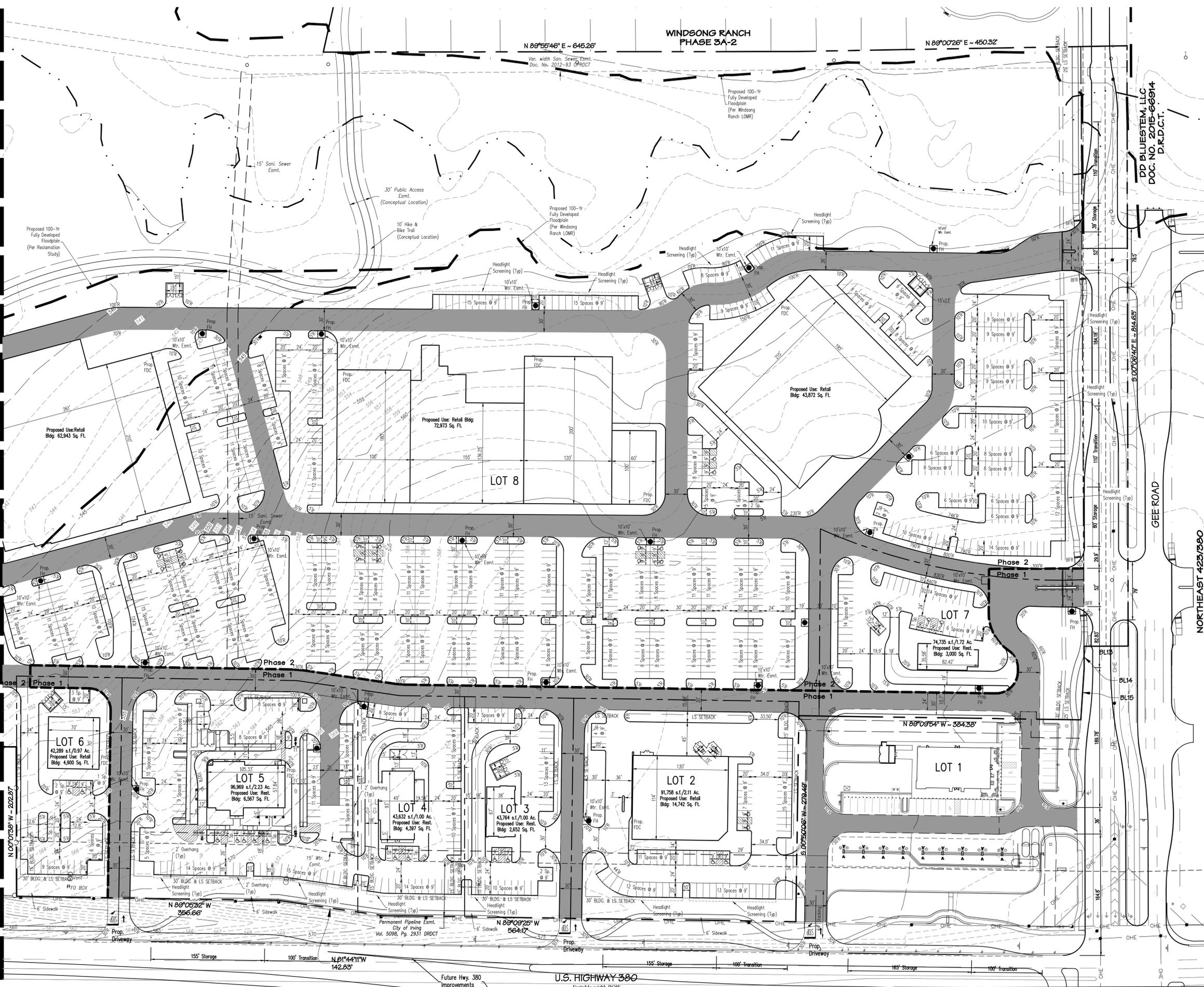
CASE No. - D16-0044  
 Sheet 1 of 3  
 REVISED PRELIMINARY SITE PLAN  
**WESTFORK CROSSING**  
 BLOCK A, LOTS 2-8  
 98.604 Acres  
 SITUATED IN THE  
 M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476  
 P. BARNES SURVEY, ABSTRACT NO. 79  
 A. JAMISON SURVEY, ABSTRACT NO. 672  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
 Northwest 423/380 LP  
 7001 Preston Road, Suite 410  
 Dallas, Texas 75205  
 Telephone (214) 224-4600  
 Contact: Robert Dorazil

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

Drawn by: G. SUTIS, 5/20/15, 154, NWC, 380 Road, State 15-154, Preliminary Site Plan, Rev. 7/28/2016, 10:24:13 AM  
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MATCHLINE SHEET 3



Line #	Bearing	Distance
BL1	S 00°01'38" E	37.63'
BL2	N 45°00'22" W	81.04'
BL3	S 44°59'38" W	58.50'
BL4	S 45°50'23" E	137.59'
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BL13	S 89°53'21" W	60.00'
BL14	S 00°06'39" E	29.65'
BL15	S 03°42'12" W	70.35'

- LEGEND**
- FIRELANE ACCESS & UTILITY EASEMENT
  - FUTURE HIGHWAY 380 IMPROVEMENTS
  - PHASE LINE
  - PROPOSED FIRE HYDRANT

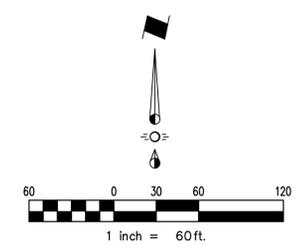
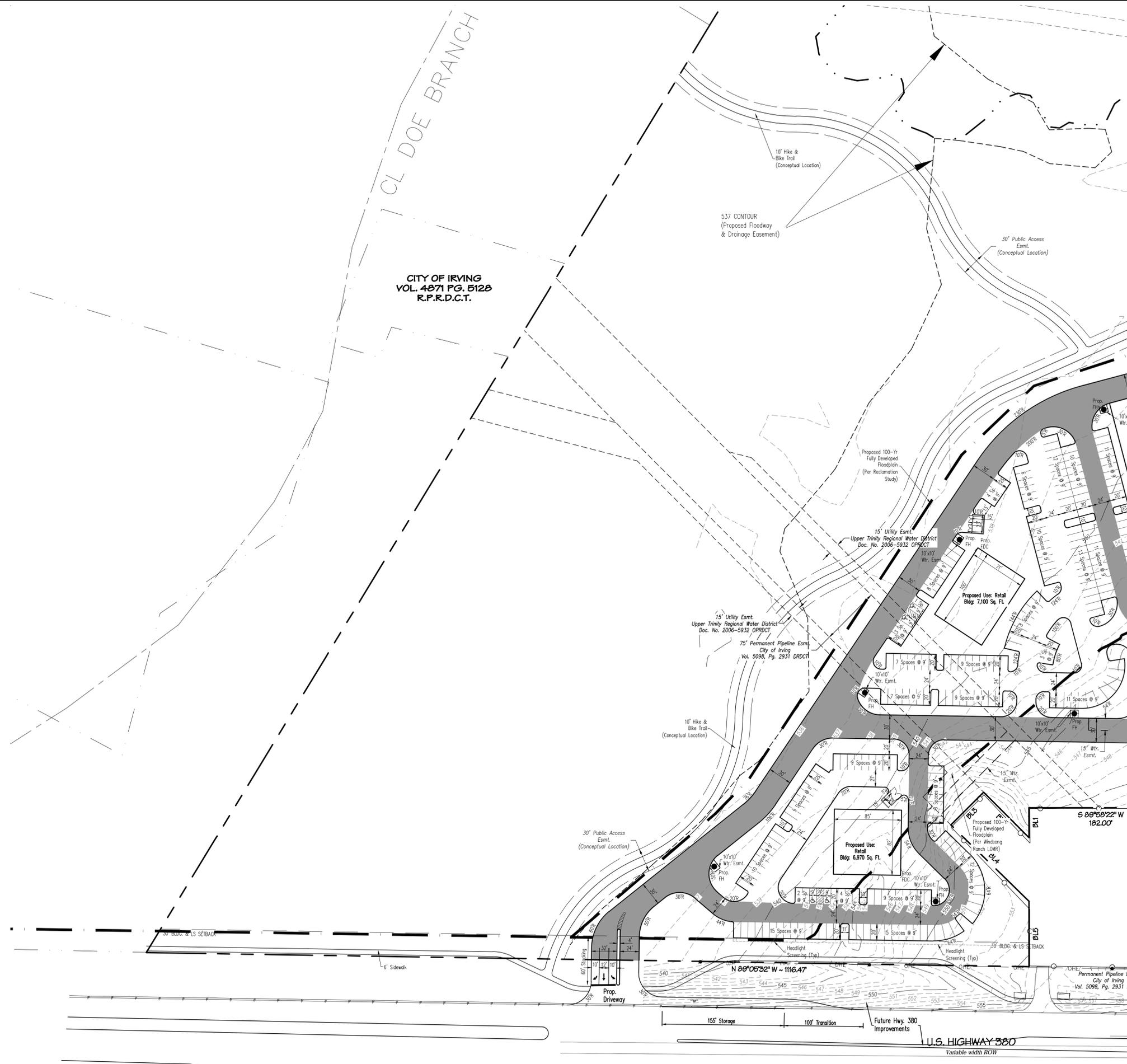
CASE No. - D16-0044  
 Sheet 2 of 3  
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 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 Contact: Kevin Wier

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Line Table		
Line #	Bearing	Distance
BL1	S 00°01'38" E	37.63'
BL2	N 45°00'22" W	81.04'
BL3	S 44°59'38" W	58.50'
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- LEGEND**
- FIRELANE ACCESS & UTILITY EASEMENT
  - FUTURE HIGHWAY 380 IMPROVEMENTS
  - PHASE LINE
  - PROPOSED FIRE HYDRANT

CASE No. - D16-0044  
 Sheet 3 of 3  
 REVISED PRELIMINARY SITE PLAN  
**WESTFORK CROSSING**  
 BLOCK A, LOTS 2-8  
 98.604 Acres  
 SITUATED IN THE  
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 P. BARNES SURVEY, ABSTRACT NO. 79  
 A. JAMISON SURVEY, ABSTRACT NO. 672  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

<p>OWNER / APPLICANT          Northwest 423/380 LP          7001 Preston Road, Suite 410          Dallas, Texas 75205          Telephone (214) 224-4600          Contact: Robert Dorazil</p>	<p>ENGINEER / SURVEYOR          Spiars Engineering, Inc.          TBPE No. F-2121          765 Custer Road, Suite 100          Plano, TX 75075          Telephone: (972) 422-0077          Contact: Kevin Wier</p>
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## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – August 2, 2016

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**Agenda Item:**

Consider and act upon an Amending Plat for Windsong Ranch, Phase 2C-1, on 44.6± acres, located on the west side of Teel Parkway, 2,000± feet south of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0060).

**Description of Agenda Item:**

The purpose of the Amending Plat is to revise a street name and to add an easement necessary for development. The Amending Plat conforms to the PD-40 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.

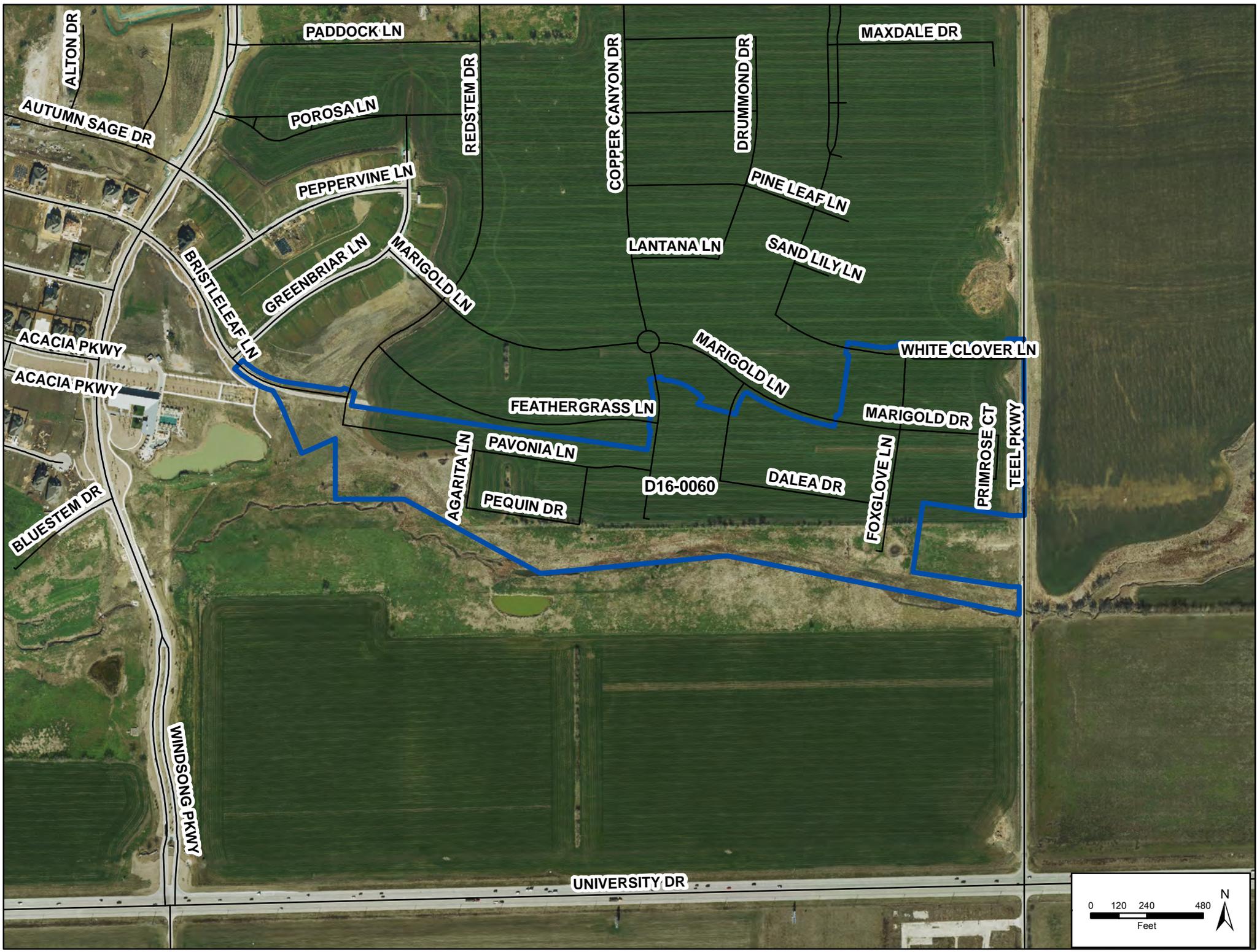
**Attached Documents:**

1. Location Map
2. 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 Amending Plat.



ALTON DR

PADDOCK LN

MAXDALE DR

AUTUMN SAGE DR

POROSA LN

COPPER CANYON DR

DRUMMOND DR

REDSTEM DR

PEPPERVINE LN

PINE LEAF LN

BRISTLELEAF LN

GREENBRIAR LN

MARIGOLD LN

LANTANA LN

SAND LILY LN

ACACIA PKWY

MARIGOLD LN

WHITE CLOVER LN

ACACIA PKWY

FEATHERGRASS LN

MARIGOLD DR

BLUESTEM DR

AGARITA LN

PAVONIA LN

D16-0060

DALEA DR

PRIMROSE CT

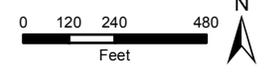
TEEL PKWY

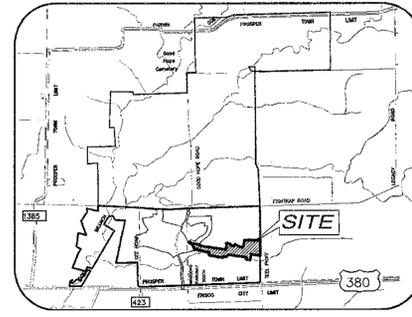
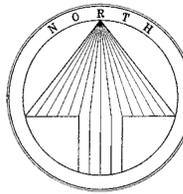
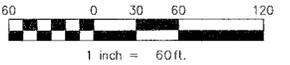
PEQUIN DR

FOXGLOVE LN

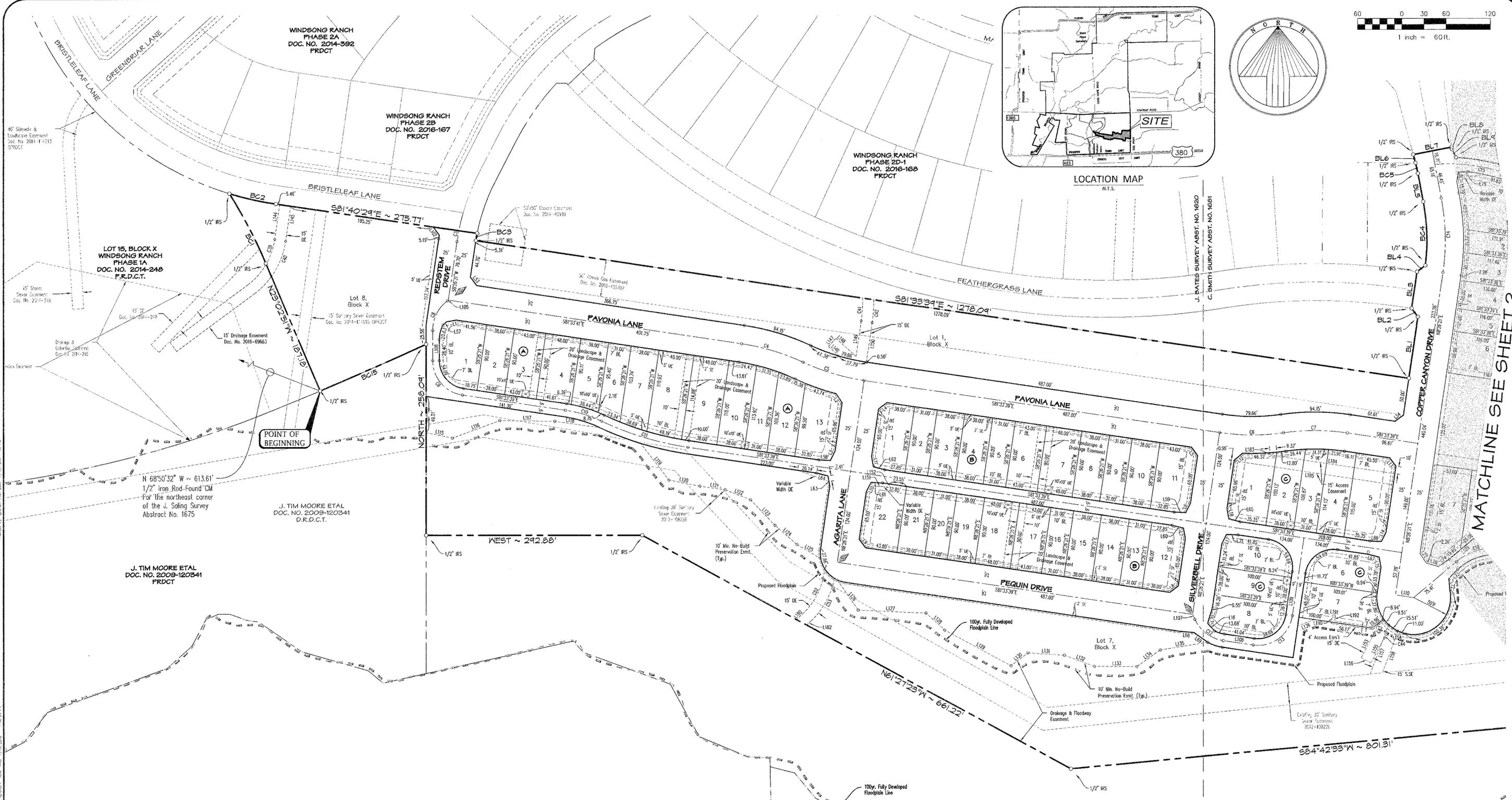
WINDSONG PKWY

UNIVERSITY DR





LOCATION MAP  
N.T.S.



MATCHLINE SEE SHEET 2

**LEGEND**

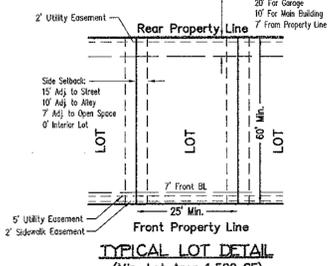
1/2" IRS	Iron Rod Set	W.E.	Water Easement
1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.E.	H.O.A. Easement
R.O.W.	Right Of Way	Street Name Change	
D.E.	Drainage Easement	Denotes Lot Frontage To Street	
S.S.E.	Sanitary Sewer Easement	No Drive Access	
W.E.	Water Easement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

- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  - All development will comply with Town of Prosper PD-40 Requirements.
  - All open space areas, Lots 1-8, Block X, to be owned and maintained by the H.O.A.
  - Fences adjacent to open space shall be ornamental metal. All other fencing shall be constructed of cedar, board on board, with a top rail, and shall be supported with galvanized steel posts. A common fence stain color shall be established.
  - Lots 1-8, Block X, to be used for amenities, sidewalks, trails and landscaping; easements for these uses are granted by this plat.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
  - This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.

**The Purposes of this Amending Plat are:**

- To revise the name of "Marigold Drive" to "Marigold Lane"
- To provide 4' access easement on the common line between Lot 7, Block C and Lot 7, Block X.

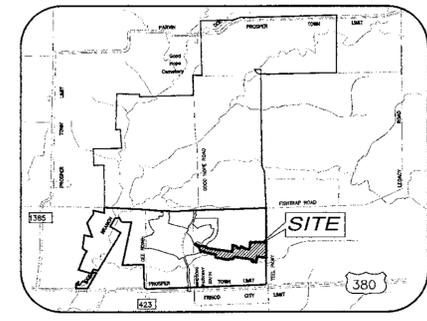
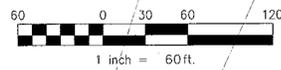
158 TH LOTS DEVELOPED TO PD-40 STANDARDS  
44.570 ACRES (3.55 UNITS/ACRE)  
AVERAGE LOT SIZE = 4,105.92 SF



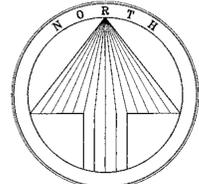
D#15-0009  
AMENDING PLAT  
**WINDSONG RANCH  
PHASE 2C-1**  
44.570 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

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



LOCATION MAP  
N.T.S.



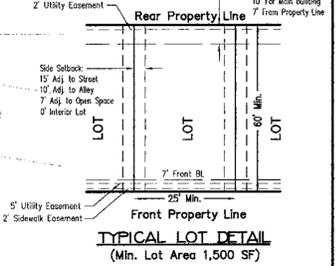
LEGEND

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

TWO-J PARTNERS L.L.P. & JULIA J GRAY TRUST  
DOC. # 2008-50023  
PRDCT

15' Water Easmt.  
2012-108223  
(To Be Abandoned  
By This Plat)

Access, Fire Lane, Water  
& Sanit. Sewer Easement  
2014-4142 (To be  
abandoned by this plat)



D#15-0009  
AMENDING PLAT

**WINDSONG RANCH  
PHASE 2C-1**

44.570 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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Sheet 2 of 4

MATCHLINE SEE SHEET 1

- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  - All development will comply with Town of Prosper PD-40 Requirements.
  - All open space areas, Lots 1-8, Block X, to be owned and maintained by the H.O.A.
  - Fences adjacent to open space shall be ornamental metal. All other fencing shall be constructed of cedar, board on board, with a top rail, and shall be supported with galvanized steel posts. A common fence stain color shall be established.
  - Lots 1-8, Block X, to be used for amenities, sidewalks, trails and landscaping easements for these uses are granted by this plat.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
  - This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.

**The Purposes of this Amending Plat are:**

- To revise the name of "Marigold Drive" to "Marigold Lane"
- To provide 4' access easement on the common line between Lot 7, Block C and Lot 7, Block X.

158 TH LOTS DEVELOPED TO PD-40 STANDARDS  
44.570 ACRES (3.55 UNITS/ACRE)  
AVERAGE LOT SIZE = 4,105.92 SF

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

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

BEGINNING at a 1/2" iron rod set in the southeast corner of Lot 15, Block X of Windsong Ranch Phase 1A, Document No. 2014-248, P.R.D.C.T.;

THENCE, N 23°02'51" W, a distance of 187.18 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 09°03'30", a radius of 675.00 feet, a chord of N 27°34'35" W - 106.60 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 08°41'23", a radius of 425.00 feet, a chord of S 77°19'47" E - 64.40 feet, an arc length of 64.46 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 81°40'29" E, a distance of 275.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 02°04'58", a radius of 275.00 feet, a chord of S 10°35'09" W - 10.00 feet, an arc length of 10.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 81°33'39" E, a distance of 1278.09 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

THENCE, N 36°33'39" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

THENCE, N 53°16'03" E, a distance of 14.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 18°04'07", a radius of 275.00 feet, a chord of N 01°47'28" W - 86.36 feet, an arc length of 86.72 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 10°49'32" W, a distance of 38.84 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 04°23'55", a radius of 190.50 feet, a chord of N 13°01'29" W - 14.62 feet, an arc length of 14.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 15°13'27" W, a distance of 11.74 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 79°10'28" E, a distance of 52.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 06°25'36" E, a distance of 2.73' feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 27°42'30" E, a distance of 12.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

THENCE around a reverse curve to the left having a central angle of 01°19'29", a radius of 1157.00 feet, a chord of S 49°22'53" E - 26.75 feet, an arc length of 26.75 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 39°57'22" W, a distance of 23.46 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 74°27'23" E, a distance of 112.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 01°45'52", a radius of 325.00 feet, a chord of S 13°19'27" W - 10.01 feet, an arc length of 10.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

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

THENCE, N 78°13'38" E, a distance of 14.23 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 22°21'07", a radius of 1025.01 feet, a chord of S 68°34'31" E - 397.34 feet, an arc length of 399.87 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 10°14'55" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 81°16'40" E, a distance of 15.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

THENCE, N 61°32'02" W, a distance of 15.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 10°46'20" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 02°07'43", a radius of 661.00 feet, a chord of S 80°17'31" E - 24.56 feet, an arc length of 24.56 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 81°21'23" E, a distance of 101.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 21°32'57", a radius of 200.00 feet, a chord of N 87°52'08" E - 74.78 feet, an arc length of 75.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a reverse curve to the right having a central angle of 02°50'51", a radius of 200.00 feet, a chord of N 78°31'05" E - 9.94 feet, an arc length of 9.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 40°40'52" E, a distance of 15.16 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 00°44'19", a radius of 121.70 feet, a chord of N 00°00'44" W - 1.57 feet, an arc length of 1.57 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°59'16" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 45°00'44" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°59'16" E, a distance of 376.44 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 44°58'55" E, a distance of 35.37 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°58'34" E, a distance of 70.00 feet, to a PK Nail set along the approximate centerline of Teel Parkway;

THENCE, S 00°01'26" E, continuing along said centerline, a distance of 751.86 feet, to a PK Nail set at the southeasterly corner of said subject tract and the northeast corner of Block A, Lot 1 conveyed to Teel Parkway Fire Station according to the plat recorded in Document No. 2014-12;

THENCE, S 89°59'16" W, along the common line between the subject tract and said Teel Parkway Fire Station tract, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 81°33'39" W, continuing along said common line, a distance of 375.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 08°26'21" W, continuing along said common line, a distance of 300.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

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

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

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

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

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

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

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

THENCE, N 00°00'00" E, a distance of 258.09 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 01°44'05", a radius of 5180.00 feet, a chord of S 66°21'14" W - 156.83 feet, an arc length of 156.83 feet, to the POINT OF BEGINNING with the subject tract containing 1,941,485 square feet or 44.570 acres of land.

LIEN HOLDER

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: \_\_\_\_\_  
Ken Shaw, Sr. Vice President

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ken Shaw, 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 \_\_\_\_\_, 2016

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

LANDSCAPE EASEMENT

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

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 Lot 7 Block X, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of Prosper to 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 2C-1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC does herein certify the following:

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

TVG TEXAS I, LLC

A Texas Limited Liability Company

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

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

By: \_\_\_\_\_  
Name: D. Craig Martin  
Title: Manager  
Address: 2242 Good Hope Road  
Prosper, Texas 75078

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

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

ACCESS EASEMENT

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

D#15-0009  
AMENDING PLAT

WINDSONG RANCH  
PHASE 2C-1

44.570 Acres Out Of The  
J. Bates Survey ~ Abstract No. 1620  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

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

Sheet 3 of 4

Boundary Line Table		
Line #	Length	Direction
BL1	84.00'	N 08°26'21" E
BL2	14.14'	N 36°33'39" W
BL3	50.00'	N 08°26'21" E
BL4	14.10'	N 53°16'03" E
BL5	38.84'	N 10°49'32" W
BL6	11.74'	N 15°13'27" W
BL7	52.92'	N 79°10'28" E
BL8	2.73'	S 06°25'36" E
BL9	12.50'	S 27°42'30" E
BL10	23.46'	S 39°57'22" W
BL11	112.51'	S 74°27'23" E
BL12	50.00'	S 77°33'29" E
BL13	14.23'	N 78°13'38" E
BL14	50.00'	N 101°4'55" E
BL15	15.73'	N 81°16'40" E
BL16	15.92'	N 61°32'02" W
BL17	50.00'	N 104°6'20" E
BL18	101.90'	S 81°21'23" E
BL19	15.16'	N 40°40'52" E
BL20	50.00'	N 89°59'16" E

Boundary Line Table		
Line #	Length	Direction
BL21	14.14'	S 45°00'44" E
BL22	35.37'	N 44°58'55" E
BL23	70.00'	N 89°58'34" E
BL24	60.00'	S 89°59'16" W
BL25	38.06'	N 89°58'23" E
BL26	119.15'	S 00°01'37" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	106.71'	675.00'	106.60'	N 27°34'35" W	9°03'30"
BC2	64.46'	425.00'	64.40'	S 77°19'47" E	8°41'23"
BC3	10.00'	275.00'	10.00'	S 10°35'09" W	2°04'58"
BC4	86.72'	275.00'	86.36'	N 01°47'28" W	18°04'07"
BC5	14.63'	190.50'	14.62'	N 13°01'29" W	4°23'55"
BC6	165.42'	243.00'	162.24'	S 68°13'15" E	39°00'12"
BC7	26.75'	1157.00'	26.75'	S 49°22'53" E	1°19'29"
BC8	10.01'	325.00'	10.01'	S 13°19'27" W	1°45'52"
BC9	96.99'	275.00'	96.49'	N 22°32'46" E	20°12'29"
BC10	399.87'	1025.01'	397.34'	S 68°34'31" E	22°21'07"
BC11	24.56'	661.00'	24.56'	S 80°17'31" E	2°07'43"
BC12	75.22'	200.00'	74.78'	N 87°52'08" E	21°32'57"
BC13	9.94'	200.00'	9.94'	N 78°31'05" E	2°50'51"
BC14	1.57'	121.70'	1.57'	N 00°00'44" W	0°44'19"
BC15	156.83'	5180.00'	156.83'	S 66°21'14" W	1°44'05"

Lot Line Table		
Line #	Length	Direction
L1	13.47'	N 80°00'15" E
L2	14.78'	S 33°54'51" E
L3	14.16'	S 26°52'27" W
L4	14.14'	N 53°26'21" E
L5	14.14'	S 36°33'39" E
L6	14.16'	S 26°52'27" W
L7	14.16'	S 09°59'45" E
L8	14.14'	S 53°26'21" W
L9	14.14'	N 36°33'39" W
L10	14.16'	S 26°52'27" E
L11	14.16'	N 09°59'45" W
L12	14.78'	N 50°47'33" E
L13	14.14'	S 36°33'39" E
L14	14.16'	S 26°52'27" W
L15	14.16'	S 09°59'47" E
L16	13.69'	N 43°35'31" W
L17	14.16'	N 26°52'27" E
L18	14.16'	N 09°59'45" W
L19	13.07'	N 08°32'27" E
L20	14.16'	S 26°52'27" W

Lot Line Table		
Line #	Length	Direction
L21	14.16'	S 09°59'45" E
L22	14.16'	S 63°07'33" E
L23	14.16'	N 80°00'15" E
L24	14.14'	S 36°33'34" E
L25	14.16'	S 26°52'36" W
L26	15.19'	N 74°44'35" W
L27	14.83'	N 33°41'30" W
L28	13.74'	S 38°09'23" E
L29	14.33'	S 26°33'03" W
L30	13.98'	S 10°16'31" E
L31	14.14'	S 53°26'26" W
L32	14.14'	N 36°33'39" W
L33	14.16'	N 26°52'27" E
L34	14.16'	N 09°59'45" W
L35	14.13'	N 63°05'11" W
L36	14.17'	N 80°13'42" E
L37	14.79'	S 39°05'20" E
L38	14.39'	S 51°06'12" W
L39	14.53'	N 46°32'19" E
L40	35.37'	S 45°02'37" E

Lot Line Table		
Line #	Length	Direction
L41	14.16'	N 09°59'36" W
L42	14.41'	N 26°19'35" E
L43	13.88'	N 10°26'19" W
L44	14.75'	N 50°56'31" E
L45	14.14'	S 41°33'29" E
L46	14.16'	S 21°52'37" W
L47	17.99'	S 14°59'35" E
L48	17.18'	N 07°48'40" W
L49	14.13'	S 84°57'09" W
L50	13.69'	N 39°46'12" W
L51	14.15'	N 23°06'57" E
L52	14.06'	N 14°35'25" W
L53	14.14'	N 36°33'39" W
L54	14.14'	S 53°26'21" W
L55	14.16'	N 26°52'36" E
L56	14.85'	N 05°13'37" W
L57	6.37'	N 47°50'16" E
L58	15.75'	S 87°16'17" E
L59	15.75'	S 87°16'17" E
L60	15.75'	S 75°51'01" E

Lot Line Table		
Line #	Length	Direction
L61	15.75'	S 87°16'17" E
L62	15.75'	S 75°51'01" E
L63	14.16'	N 09°59'45" W
L64	15.75'	N 75°51'01" W
L65	15.75'	S 75°51'01" E
L66	15.75'	S 87°16'17" E
L67	15.75'	S 75°51'01" E
L68	15.57'	N 84°35'08" W
L69	23.18'	N 54°39'23" W
L70	14.51'	N 16°48'37" E
L71	15.75'	S 87°16'17" E
L72	15.19'	S 05°00'20" E
L73	17.25'	S 44°24'54" W
L74	17.25'	N 55°50'11" E
L75	12.52'	S 87°37'25" W
L76	15.75'	N 75°51'01" W
L77	15.75'	N 87°16'17" W
L78	15.75'	S 02°43'43" W
L79	15.75'	S 14°08'59" W
L80	15.75'	N 87°16'17" W

Lot Line Table		
Line #	Length	Direction
L81	5.43'	N 69°34'35" W
L82	7.93'	N 09°59'36" W
L83	15.09'	S 73°36'01" W
L84	20.03'	S 73°58'36" E
L85	11.03'	N 63°01'51" W
L86	15.75'	N 87°16'17" W
L87	15.75'	N 75°51'01" W
L88	15.75'	N 87°16'17" W
L89	15.75'	N 75°51'01" W
L90	16.72'	S 87°43'53" W
L91	14.80'	N 80°50'51" W
L92	17.54'	N 80°50'51" W
L93	15.75'	S 87°43'53" W
L94	26.77'	N 06°59'29" E
L95	17.71'	N 18°16'52" E
L96	16.77'	S 87°43'53" W
L97	16.42'	N 80°50'51" W
L98	15.72'	S 03°07'37" W
L99	15.77'	S 14°32'53" W
L100	15.56'	N 78°28'13" W

Lot Line Table		
Line #	Length	Direction
L101	15.31'	S 89°54'46" E
L102	13.91'	N 35°42'09" W
L103	25.08'	N 50°07'33" E

Centerline Line Table		
Line #	Length	Direction
L103	30.21'	N 00°01'26" W
L104	17.15'	N 86°33'29" W
L105	1.36'	S 53°26'21" W
L106	40.68'	S 00°00'00" E
L107	7.29'	S 24°24'45" E
L108	41.04'	S 81°33'39" E
L109	106.00'	N 08°26'21" E
L110	25.00'	S 81°33'39" E
L111	11.83'	N 40°47'41" W
L112	25.00'	S 81°33'29" E
L113	37.74'	N 81°33'39" W
L114	11.02'	N 26°04'29" E

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	17.29'	5.50'	11.01'	N 00°00'47" W	179°59'54"
C2	17.28'	5.50'	11.00'	S 00°00'40" E	179°59'46"

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	4,878	0.112
2	A	3,420	0.079
3	A	3,870	0.089
4	A	4,320	0.099
5	A	3,499	0.080
6	A	3,090	0.071
7	A	4,090	0.094
8	A	5,442	0.125
9	A	5,520	0.127
10	A	4,361	0.100
11	A	3,470	0.080
12	A	3,975	0.091
13	A	4,909	0.113

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	4,221	0.097
2	B	2,790	0.064
3	B	3,420	0.079
4	B	3,420	0.079
5	B	2,790	0.064
6	B	3,870	0.089
7	B	4,320	0.099
8	B	3,420	0.079
9	B	2,790	0.064
10	B	3,420	0.079
11	B	4,671	0.107
12	B	4,221	0.097
13	B	2,790	0.064
14	B	3,420	0.079
15	B	3,420	0.079
16	B	2,790	0.064
17	B	3,870	0.089
18	B	4,320	0.099
19	B	3,420	0.079
20	B	2,790	0.064

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	B	3,420	0.079
22	B	4,671	0.107

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	5,158	0.118
2	C	4,000	0.092
3	C	3,481	0.080
4	C	4,364	0.100
5	C	6,283	0.144
6	C	4,612	0.106
7	C	5,055	0.116
8	C	4,756	0.109
9	C	3,800	0.087
10	C	4,265	0.098

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	8,603	0.197
2	D	3,702	0.085
3	D	4,423	0.102
4	D	4,408	0.101
5	D	3,596	0.083
6	D	6,610	0.152
7	D	6,741	0.155
8	D	3,576	0.082
9	D	3,870	0.089
10	D	4,326	0.099
11	D	3,420	0.079
12	D	3,420	0.079
13	D	4,320	0.099
14	D	3,870	0.089
15	D	2,790	0.064
16	D	3,420	0.079
17	D	3,420	0.079
18	D	2,790	0.064
19	D	4,769	0.109
20	D	4,776	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	D	2,790	0.064
22	D	3,420	0.079
23	D	3,420	0.079
24	D	2,790	0.064
25	D	3,870	0.089
26	D	4,320	0.099
27	D	3,420	0.079
28	D	3,420	0.079
29	D	4,671	0.107
30	D	5,648	0.130
31	D	4,332	0.099
32	D	4,332	0.099
33	D	7,388	0.170

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C3	40.37'	300.00'	40.34'	S 12°17'39" W	7°42'37"
C4	86.91'	300.00'	86.60'	S 73°15'43" E	16°35'52"
C5	86.91'	300.00'	86.60'	S 73°15'43" E	16°35'52"
C6	86.91'	300.00'	86.60'	S 89°51'35" E	16°35'52"
C7	86.91'	300.00'	86.60'	S 89°51'35" E	16°35'52"
C8	46.63'	50.00'	44.96'	S 26°43'10" W	53°26'21"
C9	66.90'	47.00'	61.40'	S 40°46'50" E	81°33'39"
C10	50.98'	176.00'	50.81'	S 73°15'43" E	16°35'52"
C11	122.83'	424.00'	122.40'	S 73°15'43" E	16°35'52"
C12	49.87'	50.00'	47.83'	S 52°59'06" E	57°09'06"
C13	73.83'	47.00'	66.47'	N 53°26'21" E	90°00'00"
C14	100.87'	300.00'	100.39'	S 01°11'35" E	19°15'52"
C15	130.54'	234.00'	128.86'	N 78°39'34" W	31°57'49"
C16	98.06'	79.00'	91.88'	N 27°07'09" W	71°07'00"
C17	73.83'	47.00'	66.47'	N 36°33'39" W	90°00'00"
C18	66.61'	79.00'	64.66'	N 74°16'57" E	48°18'48"
C19	20.96'	300.00'	20.96'	S 10°26'26" W	4°00'11"
C20	87.19'	1124.00'	87.16'	N 83°46'59" W	4°26'40"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C21	10.84'	1124.00'	10.84'	N 86°16'54" W	0°33'10"
C22	71.15'	100.00'	69.66'	N 61°10'40" W	40°45'58"
C23	73.83'	47.00'	66.47'	S 53°26'26" W	89°59'50"
C24	73.83'	47.00'	66.47'	S 36°33'34" E	90°00'10"
C					



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – August 2, 2016

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**Agenda Item:**

Consider and act upon an Amending Plat for Windsong Ranch, Phase 2D-1, Block H, Lot 1R, on 7.5± acres, located on the west side of Copper Canyon Drive, 1,000± feet south of Fishtrap Road. This property is zoned Planned Development-40 (PD-40). (D16-0062).

**Description of Agenda Item:**

The purpose of the Amending Plat is to correct the northern boundary of the lot. The Amending Plat conforms to the PD-40 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.

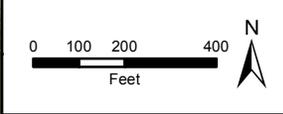
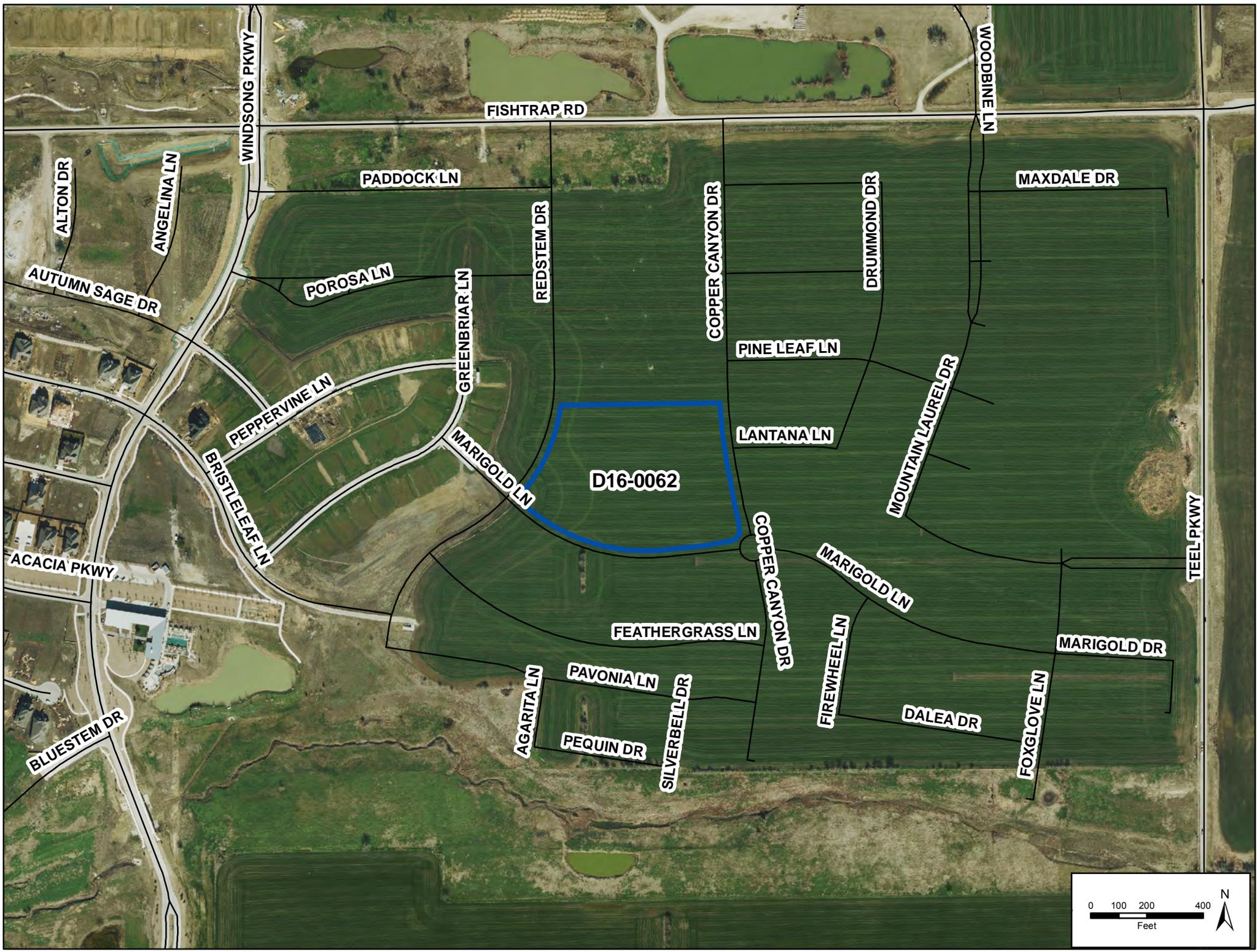
**Attached Documents:**

1. Location Map
2. 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 Amending Plat.



WHEREAS the Town of Prosper is the owner of a tract of land situated in the J. Bates Survey, Abstract No. 1620, and the C. Smith Survey, Abstract No. 1681, in the City of Prosper, Denton County, Texas, the subject tract being a portion of Lot 1, Block H, Windsong Ranch Phase 2D-1 according to the deed recorded in Document No. 2016-168 of the Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the south end of a corner clip being the intersection of the north line of Marigold Lane, a 50 foot right-of-way, created by the final plat of Windsong Ranch Phase 2D-1, with the east line of Redstem Drive, a 60 foot right-of-way, created by the final plat of Windsong Ranch Phase 2B, an addition recorded in Document No. 2016-167 PRDCT;

THENCE N 02°53'04" W, 11.75 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the north corner thereof;

THENCE along the east line of Redstem Drive, the following:

N 41°37'53" E, 17.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;  
 A tangent curve to the left having a central angle of 16°35'53", a radius of 530.00 feet, a chord of N 33°19'57" E - 153.00 feet, an arc length of 153.53 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And a compound curve to the left having a central angle of 16°36'02", a radius of 650.00 feet, a chord of N 16°43'59" E - 187.67 feet, an arc length of 188.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner of a tract conveyed to the Prosper Independent School District, according to the deed recorded in Document No. 2014-92181 OPRDCT;

THENCE N 89°03'54" E, 565.94 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Copper Canyon Drive, a 60 foot right-of-way, created by the final plat of Windsong Ranch Phase 2D-1;

THENCE along the west line of Copper Canyon Drive, the following:

A non-tangent curve to the left having a central angle of 07°10'54", a radius of 2035.00 feet, a chord of S 07°14'05" E - 254.91 feet, an arc length of 255.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;  
 S 10°49'32" E, 101.58 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

A tangent curve to the left having a central angle of 03°33'25", a radius of 530.00 feet, a chord of S 12°36'14" E - 32.90 feet, an arc length of 32.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

A reverse curve having a central angle of 04°06'59", a radius of 188.50 feet, a chord of S 12°19'27" E - 13.54 feet, an arc length of 13.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And S 10°15'57" E, 54.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the most northerly corner of a roundabout being the intersection of Copper Canyon Drive and Marigold Lane;

THENCE along said roundabout, the following:

S 17°05'02" W, 17.76 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

A non-tangent curve to the left having a central angle of 07°14'17", a radius of 67.50 feet, a chord of S 36°33'59" W - 8.52 feet, an arc length of 8.53 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And S 54°14'42" W, 18.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE along the north line of Marigold Lane, the following:

S 79°47'27" W, 99.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

A tangent curve to the right having a central angle of 04°23'02", a radius of 190.50 feet, a chord of S 81°58'58" W - 14.57 feet, an arc length of 14.58 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 84°10'28" W, 132.80 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

A tangent curve to the right having a central angle of 48°52'52", a radius of 650.00 feet, a chord of N 71°23'05" W - 537.87 feet, an arc length of 554.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

And N 46°56'39" W, 8.54 feet to the POINT OF BEGINNING with the subject tract containing 326,755 square feet or 7.501 acres of land.

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

THAT we, the Town of Prosper, acting herein by and through its duly authorized officers, does hereby certify and adopt this Amending Plat designating the herein above described property as **WINDSONG RANCH PHASE 2D-1, LOT 1R, BLOCK H**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Town of Prosper, does herein certify the following:

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

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

Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

TOWN OF PROSPER

By: Harlan Jefferson, Town Manager

D16-0062  
 AMENDING PLAT  
**WINDSONG RANCH PHASE 2D-1**  
**LOT 1R, BLOCK H**  
 BEING A AMENDMENT OF LOT 1, BLOCK H  
 BEING 7.501 ACRES  
 IN THE J. BATES SURVEY, ABSTRACT NO. 1620 &  
 THE C. SMITH SURVEY, ABSTRACT NO. 1681  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
 Town of Prosper Development Services  
 409 E. First Street  
 Prosper, Texas 75078  
 Telephone (972) 569-1093  
 Contact: Alex Glushko, AICP

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

Scale: 1" = 50' July, 2016 SEI Job No. 14-192

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 Harlan Jefferson, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Planning & Zoning Commission of the Town of Prosper, Texas.

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

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

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

\_\_\_\_\_  
 Development Services Department

**SURVEYOR'S CERTIFICATE**

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

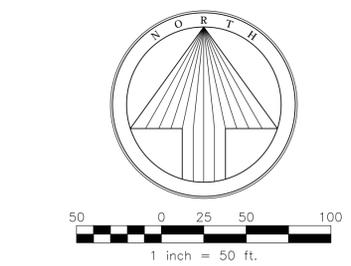


STATE OF TEXAS §  
 COUNTY OF COLLIN §

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 \_\_\_\_\_, 2016.

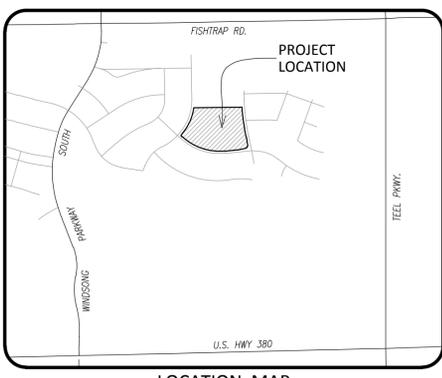
Notary Public, State of Texas



- NOTES:**
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  - The purpose of this amending plat is to correct the north line of the subject tract.
  - 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.

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

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" FOUND, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
ⓐ	BLOCK DESIGNATION
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



Drawing: G:\3214\_0853\_14-192\_Windsong\_Ranch\_Phase\_2D-1\14-192\_Amending\_Plat.dwg, Saved By: Eshob, Save Time: 7/26/2016 1:49:42 PM, Printed By: Eshob, Plot Date: 7/27/2016 8:54 AM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – August 2, 2016

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a Replat of the Shops at Prosper Trail, Block A, Lot 3R, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0059).

**Additional Information:**

Per state law, a public hearing is required for a Replat to allow parties of interest and citizens an opportunity to be heard; however, plat approval is non-discretionary and should be approved when the plat meets all required development standards.

**Description of Agenda Item:**

The purpose of this Replat is to dedicate easements in order to facilitate the development of a 5,600 square foot retail shell building on Block A, Lot 3R. Access is provided from Preston Road and Prosper Trail.

As a companion item, the Site Plan for the Shops at Prosper Trail (D16-0018) is on the August 2, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Replat meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Replat

**Town Staff Recommendation:**

Town staff recommends approval of the Replat subject to:

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

PACKSADDLE TRL

CLIPSTON DR

PRESTON RD

PRESTON RD

WATERTON DR

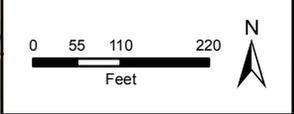
D16-0059

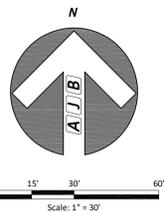
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GRAPEVINE CT

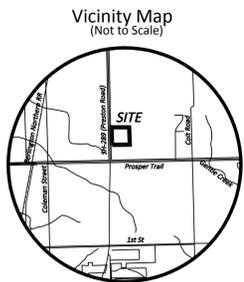
CHANDLER CIR





LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRCCT	Deed Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
RPCCCT	Real Property Records Collin County, Texas
OPRCCT	Official Public Records Collin County, Texas



GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the plat of The Shops at Prosper Trail recorded in Cabinet 2016, Page 193 of the Official Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0235J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, MQ Prosper Retail, LLC, is the sole owner of 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, being a portion of a tract of land described in deed to MQ Prosper Retail, LLC as recorded in County Clerk's Instrument No. 20140826000915740, Official Public Records, Collin County, Texas (OPRCCT) and being all of Lot 3, Block A of The Shops at Prosper Trail an addition to the Town of Prosper according to the plat recorded in Cabinet 2016, Page 193, Plat Records Collin County, Texas (PRCCT), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set for corner at the northerly end of a corner clip at the intersection of the north line of County Road No. 81 (Prosper Trail), a variable width right-of-way, as established by plat recorded in Cabinet 2016, Page 193 (PRCCT) with the east line of State Highway No. 289 (Preston Road), a variable width right-of-way, as established in deed to the State of Texas (Parcel 8, Part 2) as recorded in County Clerk's Instrument No. 20110802000807680 (OPRCCT);

THENCE along the east line of said State Highway No. 289, NORTH 01°23'03" EAST a distance of 128.71 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING at the southwest corner of said Lot 3 and the northwest corner of Lot 4 of said Block A;

THENCE continuing along the east line of said State Highway No. 289, NORTH 01°23'03" EAST a distance of 199.50 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Lot 3 and the southwest corner of Lot 1 of said Block A;

THENCE along the common line of said Lot 1 and Lot 3, SOUTH 88°36'57" EAST a distance of 290.23 feet to a 5/8 inch iron rod set for corner at the north east corner of said Lot 3;

THENCE continuing along said common line, SOUTH 01°23'03" WEST a distance of 199.50 feet to an x-cut in concrete set for corner at the southeast corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE along the common line of said Lot 3 and Lot 4 NORTH 88°36'57" WEST a distance of 290.23 feet to the POINT OF BEGINNING;

CONTAINING 1.329 acres or 57,900 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MQ Prosper Retail, LLC acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as THE SHOPS AT PROSPER TRAIL, Lot 3R, Block A, being a replat of Lot 3, Block A of The Shops at Prosper Trail an addition to the Town of Prosper according to the plat recorded in Cabinet 2016, Page 193, Plat Records Collin County, Texas, as an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. MQ Prosper Retail, LLC does herein certify the following:

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

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: MQ PROSPER RETAIL LLC  
a Texas limited liability company

By: Donald L. Silverman, Manager

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 Donald L. Silverman, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Austin J. Bedford, 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 \_\_\_\_\_, 2016.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford  
Registered Professional Land Surveyor  
Texas Registration # 4132  
A. J. Bedford Group, Inc.  
301 Alamo Road  
Rockwall, Texas 75087

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Austin J. Bedford, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

EASEMENT LANGUAGE

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

STREET EASEMENT

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

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 permit.

NO FLOOD PLAIN EXISTS ON THIS SITE

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

Purpose Statement: The purpose of this replat is to dedicate easements.

Town of Prosper Case No. D16-0059

REPLAT  
THE SHOPS AT PROSPER TRAIL  
LOT 3R, BLOCK A

being a replat of Lot 3, Block A of The Shops at Prosper Trail an addition to the Town of Prosper according to the plat recorded in Cabinet 2016, Page 193, Plat Records Collin County, Texas

BEING 1.329 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Owner: MQ Prosper Retail LLC 14801 Quorum Dr. Suite 160 Dallas, Texas 75254	Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021
--	---

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: March 29, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Prosper Trail Lot 3 RP 2016-07-14
Drawn By: Spradling/Elam	Job. No. 552-098
	GF No.

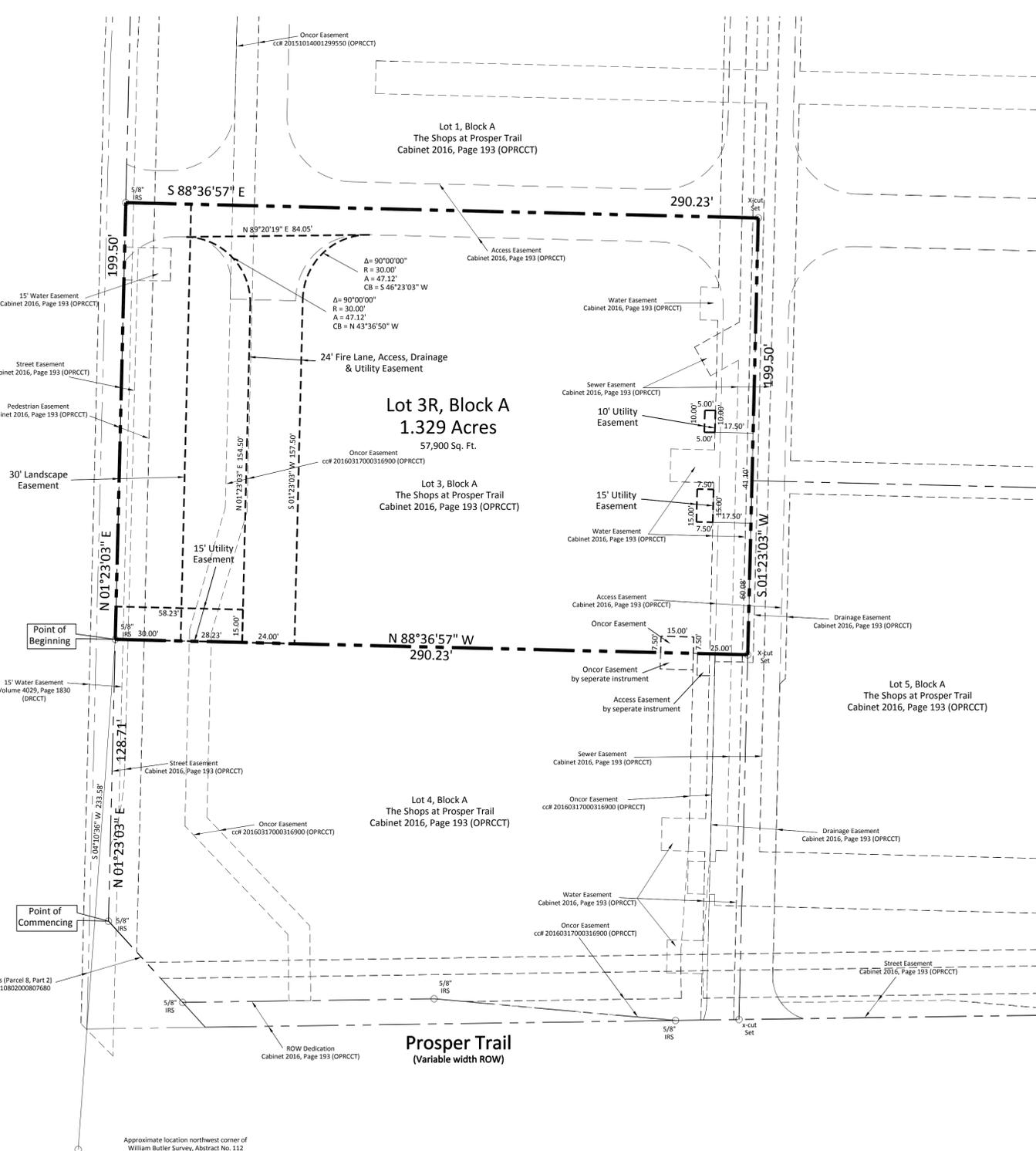
301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.a Bedfordgroup.com - ajb@Bedfordgroup.com

Sheet: 1  
Of: 1



TBPLS REG#10118200

State Highway 289 (Preston Road)  
(Variable width ROW)



Approximate location northwest corner of William Butler Survey, Abstract No. 112 (as shown on plat recorded in Cabinet H, Page 781)

N:\ALL FILES\552-CLAYMOORE ENGINEERING\PROSPER\PROSPER TRAIL\Prosper Trail Lot 3 RP 2016-07-14.dwg 7/20/2016 7:25:44 AM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – August 2, 2016

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### **Agenda Item:**

Consider and act upon a Site Plan for First Baptist Church (Temporary Building), on 8.5± acres, located on the west side of Church Street, 300± feet south of First Street. This property is zoned Single Family-15 (SF-15). (D16-0061).

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

The Site Plan shows 17,182 square feet of church-related buildings and the proposed 5,146 square foot Temporary Building. The proposed Temporary Building will replace two 1,536 square foot Temporary Buildings, which were recently removed. Access is provided from First Street and Church Street. The parking is adequate. Upon approval of the Site Plan, the Temporary Building shall be permitted for an initial three-year period. The applicant has provided the attached letter outlining the need for the Temporary Building.

### **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. Location Map
2. Site Plan
3. Letter of Intent

### **Town Staff Recommendation:**

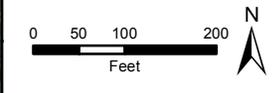
Town staff recommends approval of the Site Plan for a Temporary Building, subject to:

1. The issuance of Certificates of Occupancy for the temporary building from the Town's Building Inspections Division, which includes a health, life and safety inspection.
2. Town staff approval of emergency access points, fire lanes, including striping, widths, radii, and location, signage, alarm and pull station systems.
3. Engineering Department approval of any utility connections.

FIRST ST

CHURCH ST

D16-0061



# TOWN OF PROSPER SITE PLAN NOTES

Any Revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflict between plans.

1. Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
2. Open storage, where permitted shall be screened in accordance with the Comprehensive Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinklered. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
19. Temporary building will meet all the requirements of the Building Code.
20. Temporary building will meet all the requirements of the Fire Code.
21. Temporary building will be added to the existing fire alarm system and include one pull station and smoke alarm.
22. Temporary building will have a minimum 10' building separation.
23. Temporary building is approximately 82' 7 1/4" x 64' and 5,146 sq. ft.
24. Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings require engineering plans to be submitted and approved at the time of building permit.

## SITE DATA SUMMARY

Colin Co. School Land #12 Survey  
 Abstract 147  
 Block 7  
 Tract 168  
 Tract 172

Zoning: **Single Family**  
 Proposed Use: **House of Worship**  
 Lot Area: **8.491 acres (369,864 SF)**  
 Existing Building Area: **17,182 SF**  
 Temporary Building Area: **5146 SF**  
 Temporary Building Height: **12'-0" From Finish Floor**  
 Lot Coverage: **5.48%**  
 Floor Area Ratio: **6.83%**  
 Total Parking Required: **1 space / 3 seats**  
 Total Parking Provided: **108 Spaces**  
 Handicap Parking Required: **5 spaces including 1 Van Accessible**  
 Handicap Parking Provided: **2 spaces including 0 Van Accessible (Existing Condition)**  
 Interior Landscaping Provided: **N/A**  
 Square Footage of Impervious Surface: **92,606 SF**  
 Open Space Required: **7%**  
 Open Space Provided: **68.49%**

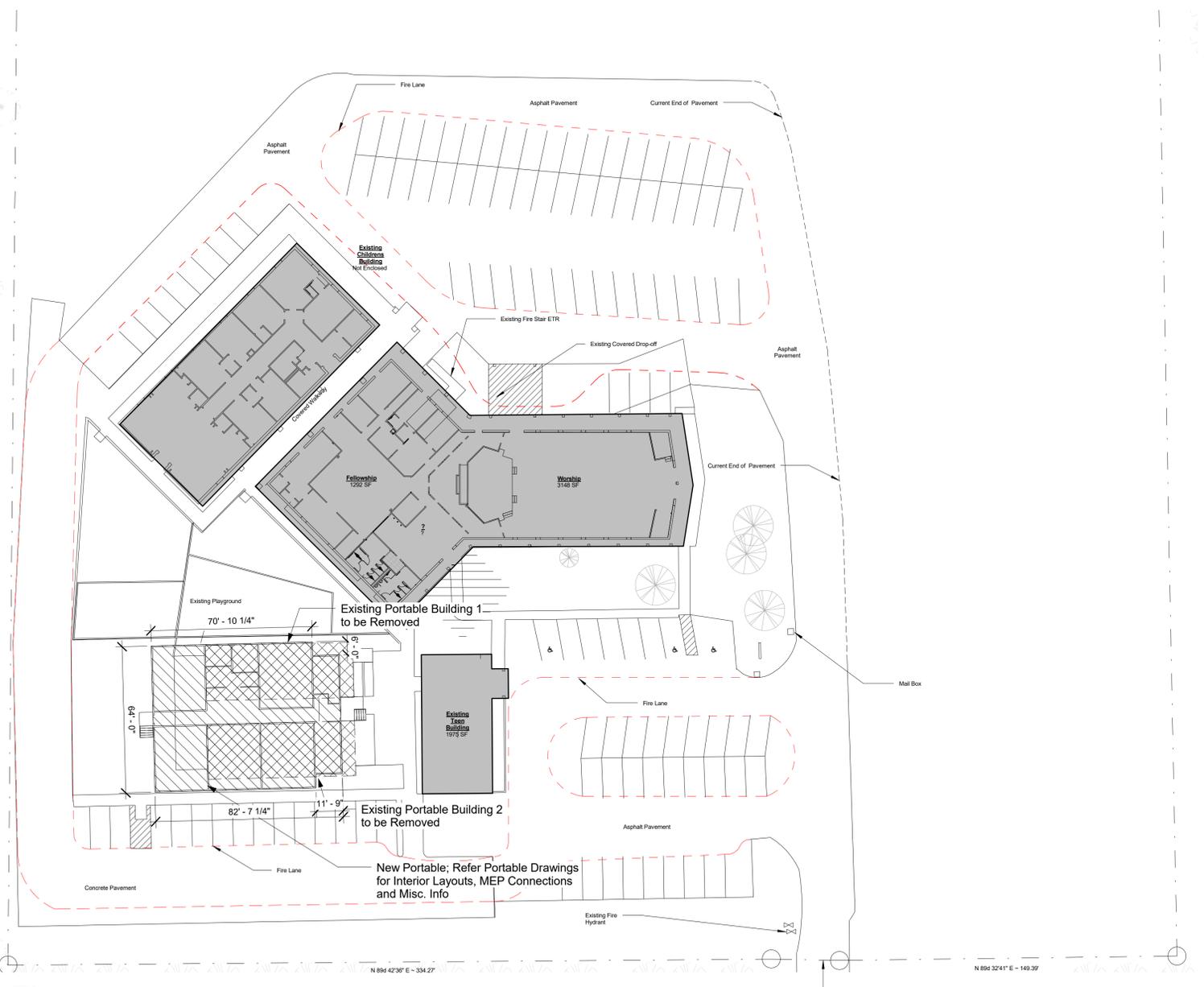
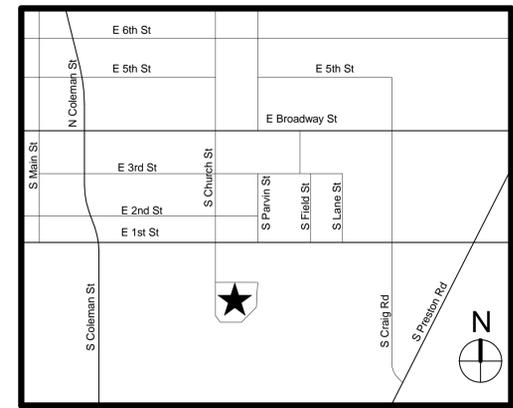
## NOTES

Owner to Restripe Existing Fire Lane per striping requirements:

**503.3 Marking.** Approved striping or, when allowed by the code official, signs, or both, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility.

(1) Striping - Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at twenty-five foot (25') intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs - Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be twelve inches (12") wide and eighteen inches (18") high. Signs shall be painted on a white background with letters and borders in red, using not less than two inch (2") lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'-6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.



**1 Site Plan**  
 SCALE: 1" = 30'-0"

Revision Schedule
-------------------



7-14-2011



**JH Architects**  
 HH Architects, Inc.  
 5910 North Central Expressway Suite 1200  
 Dallas, Texas 75206  
 972-404-1034  
 fax 972-404-1036

**FBC Prosper Interior Remodel**  
 601 S Church St, Prosper, TX 75078

D16-0061

1606 07/28/2016



Construction Documents  
 New Portable Building

**2.10A**



# First Baptist Prosper

July 15, 2016

Planning & Zoning Committee  
Town of Prosper  
409 E 1<sup>st</sup> St  
Prosper, TX 75078

To Whom It May Concern,

First Baptist Church has been utilizing two portable buildings for the past few years to supplement our current permanent facility. The lease for the two buildings expired and FBC would like to obtain a permit for a larger, single portable building that has 6 classrooms rather than the 4 of the previous setup. The primary use of this building is our weekday preschool.

The following information will assist in your review of our permit request:

Our weekday preschool's recent enrollment / staff totals:  
2014-15 - 176 students (approx); 27 staff  
2015-16 - 192 students; 33 staff  
2016-17 - 204 students; 34 staff and 2 subs

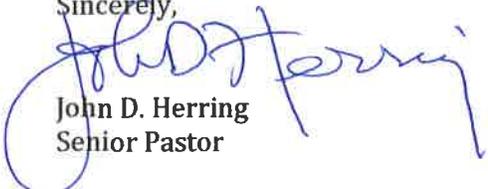
Of this total, 90 students and 11 staff will be in the new portable.

Other options explored: We looked at classrooms upstairs in the main building, but due to young children and moms with babies needing to go up and down stairs daily, we opted for this portable building. In addition we considered lowering our enrollment, but due to the growth of Prosper, and our long wait lists, this does not best serve our community. It was also discussed to possibly holding class in the church Fellowship Hall; this too would be a disservice to our community as the 5-0 lunch group, Cornerstone Assistance Network, and church Bible Study groups use this space.

The new, larger portable unit will allow all Pre-K classrooms to be in one building together, with two exterior entrances increasing the safety and security for students and staff. Our weekday preschool is a high demand program, as all classes will start the school year with a wait list.

Thank you for your time and consideration of this permit.

Sincerely,

  
John D. Herring  
Senior Pastor

cc: Alex Glushko

RECEIVED

JUL 18 2016

TOWN OF PROSPER  
DEVELOPMENT SERVICES



*Prosper is a place where everyone matters.*

**AGENDA**

**Meeting of the Prosper Town Council**

Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, July 26, 2016  
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. **CONSENT AGENDA: All Items Approved, 7-0**

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

- 4a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
  - Regular Meeting – July 12, 2016

- 4b. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

5. **CITIZEN COMMENTS:**

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

**REGULAR AGENDA:**

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Mayor and Town Council.

**PUBLIC HEARINGS:**

6. Conduct a Public Hearing and consider and act on a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private

gated, senior living development. (CA16-0002). [Companion Case Z16-0004] **(JW) Withdrawn by Applicant**

7. Conduct a Public Hearing and consider and act upon a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). [Companion Case CA16-0002] **(JW) Withdrawn by Applicant**
8. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007). **(JW) Approved, 7-0**
9. Conduct a Public Hearing, and consider and act upon an ordinance amending the Town's Zoning Ordinance, Ordinance No. 05-20, as amended, by amending Subsection 2.6 of Section 2 of Chapter 4, Subsection 4.3 of Section 4 of Chapter 4, and Subsection 5.2 of Section 5 of Chapter 4 regarding Downtown Office (DTO) District landscaping, screening and off-street parking requirements. (Z16-0012). **(JW) Approved, 7-0**

**DEPARTMENT ITEMS:**

10. Consider and act upon awarding Bid No. 2016-58-B Prosper Road Improvement Project 2016, to GRod Construction, LLC, related to construction services for DNT and Prosper Trail Reconstruction; and authorizing the Town Manager to execute a construction agreement for same. **(FJ) Approved, 7-0**
11. Discussion on Town Hall/Multi-Purpose Facility. **(HW)**

12. **EXECUTIVE SESSION:**

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

**12a.** *Section 551.087 – To discuss and consider economic development incentives.*

**12b.** *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

13. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
14. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
  - Broadway Enhancements. **(HW)**
  - FY 2016-2017 Budget Calendar. **(RB)**
15. Adjourn.