

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, September 1, 2015, 6:00 p.m.

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

CONSENT AGENDA

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

- 3a. Consider and act upon minutes from the August 18, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for a commercial building for medical, retail and office uses, Eagle Crossing Addition, on 5.1± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0066)

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 Eagles Crossing Addition, Block A, Lots 1R-1, 2R and 3R, on 9.5± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0067)
5. Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011)
6. 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 August 28, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Carol Myers, Deputy Town Secretary

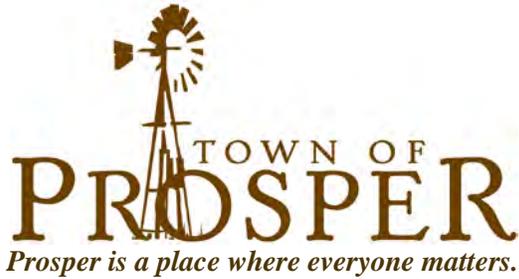
Date Noticed Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, August 18, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

Called to order at 6:01 p.m.

Commissioners present: Secretary David Snyder, Brian Barnes, John Hema, Brandon Daniel, and John Alzner

Commissioner(s) absent: Chair Craig Moody and Vice Chair Chris Keith

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

3a. Consider and act upon minutes from the August 4, 2015 Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Site Plan for a Utility Distribution/Transmission Facility (Atmos Gas), on 0.2± acre, located on the south side of First Street, 500± feet west of the BNSF Railroad. The property is zoned Planned Development-67 (PD-67). (D15-0026).

3c. Consider and act upon a Final Plat of Windsong Ranch, Phase 2E, being 26 single family residential lots, on 7.8± acres, located on the southeast corner of Fishtrap Road and Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0054).

Motioned by Daniel, seconded by Hema, to approve the Consent Agenda subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

4. Discussion on proposed amendments to the Zoning Ordinance regarding permitted land uses.

Webb: Briefed the Commission on various land uses regulated by the Zoning Ordinance and the need to either require a Specific Use Permit in certain non-residential districts; permit by right, increase the development standards or delete antiquated terms. He noted the staff recommendations would be provided to the Prosper Developers Council then processed in the standard manner with Public Hearings by the Planning & Zoning Commission and Town Council.

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

No discussion.

6. Adjourn.

Motioned by Barnes, seconded by Alzner, to adjourn at 6:24 p.m. Motion approved 5-0.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – September 1, 2015

Agenda Item:

Consider and act upon a Site Plan for a commercial building for medical, retail and office uses, Eagle Crossing Addition, on 5.1± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0066)

Description of Agenda Item:

The Site Plan shows a 21,730 square foot building for medical, retail and office uses. Access is provided from Coleman Street. The Site Plan conforms to the Commercial development standards.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. Site Plan

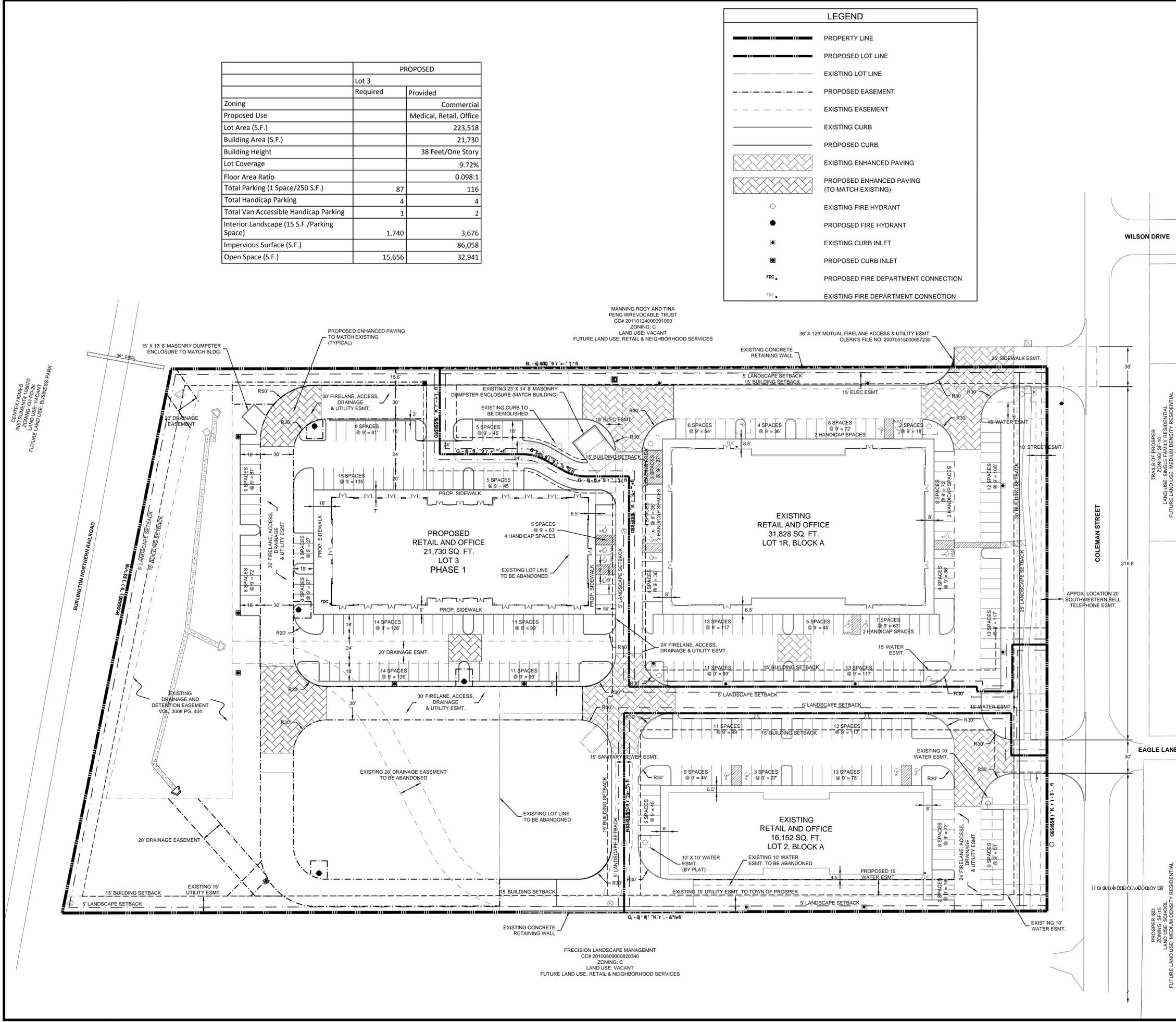
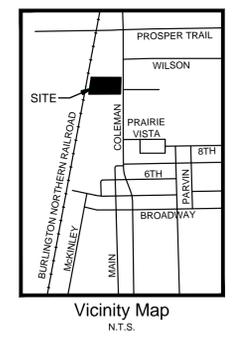
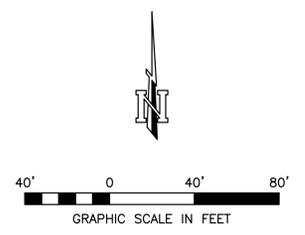
Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscaping, irrigation and façade plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings and sidewalks.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
4. Planning and Zoning Commission approval of Eagles Crossing Addition Replat. (Case #D15-0067)

	PROPOSED	
	Required	Provided
Zoning		Commercial
Proposed Use		Medical, Retail, Office
Lot Area (S.F.)		223,518
Building Area (S.F.)		21,730
Building Height		38 Feet/One Story
Lot Coverage		9.72%
Floor Area Ratio		0.098:1
Total Parking (1 Space/250 S.F.)	87	116
Total Handicap Parking	4	4
Total Van Accessible Handicap Parking	1	2
Interior Landscape (15 S.F./Parking Space)	1,740	3,676
Impervious Surface (S.F.)		86,058
Open Space (S.F.)	15,656	32,941

LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CURB
	PROPOSED CURB
	EXISTING ENHANCED PAVING
	PROPOSED ENHANCED PAVING (TO MATCH EXISTING)
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED FIRE DEPARTMENT CONNECTION
	EXISTING FIRE DEPARTMENT CONNECTION



TOWN OF PROSPER SITE PLAN NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH 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 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 WALL 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 OR 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.

SITE NOTES:

- NO EXISTING TREES ON THE UNDEVELOPED PORTION OF THIS SITE.
- FEMA MAP PANEL 48085C0260 SHOWS THAT NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB.
- ANY EXISTING PLANT MATERIAL THAT IS DEAD OR DECLINING WILL NEED TO BE REPLACED PRIOR TO CERTIFICATE OF OCCUPANCY.

DATE	REVISION	MARK

SITE PLAN
EAGLE CROSSING
LOTS 1R, 2R, 3R

CROSSLAND HOLDINGS, LLC
861 COLEMAN STREET
PROSPER, TEXAS 75078

DRAWN BY:	JCS
DESIGNED BY:	JKA
LATEST REVISION:	8/25/2015
KSA JOB NO.:	11460
PROJECT NAME:	PROSPER
CONTACT:	ROCKY HUSSMAN T. 972.347.5668

KSA
 8875 Spring Dr., McKinney, Texas 75070
 T. 972.342.2995 F. 972.342.0750
 www.ksaeng.com

This document is released for the purpose of interim review under the authority of David L. Perkins, P.E., 111631, on August 24, 2015. It is not to be used for construction, bidding, or permit purposes.

SEAL: TPBE Firm Registration No. F-1356
 SHEET NO.



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – September 1, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a Replat of Eagles Crossing Addition, Block A, Lots 1R-1, 2R and 3R, on 9.5± acres, located on the west side of Coleman Street, 1,250± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0067)

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.

Description of Agenda Item:

The purpose of this Replat is to move the property lines of Block A, Lots 1R, 2 and 3 to create Block A, Lots 1R-1, 2R and 3R in order to facilitate the development of a 21,730 square foot building for medical, retail and office uses on Block A, Lot 3R. Access is provided on Coleman Street. [Companion to Case #D15-0066]

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. Replat

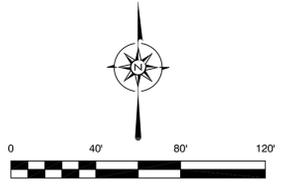
Town Staff Recommendation:

Town staff recommends approval of the Replat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Final Plat.
2. Town staff approval of civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, easements and sidewalks.

COLLIN COUNTY SCHOOL LAND SURVEY #12
ABSTRACT NO. 147

ROCKY MANNING AND THE TINA
PENG MANNING REVOCABLE TRUST
INST. NO. 2011012400091060



- NOTES:**
- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
 - FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, COMMUNITY NUMBER 480141, EFFECTIVE DATE 06-02-09 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0235 J OF SAID MAP; AND NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE COMMON LOT LINES BETWEEN LOTS 1R, 2R AND 3R.

LINETYPE LEGEND

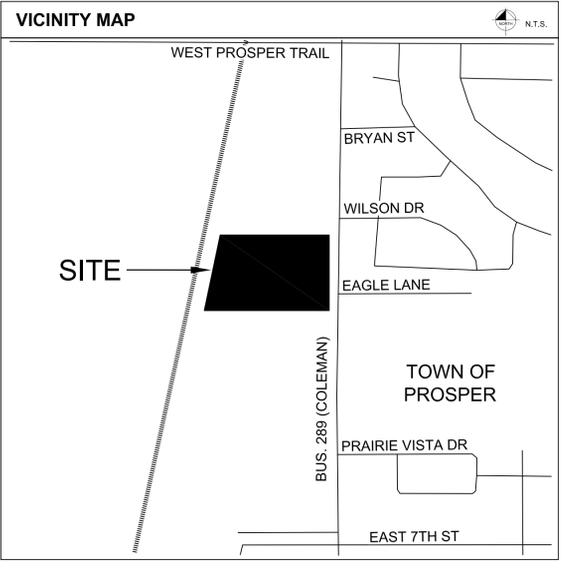
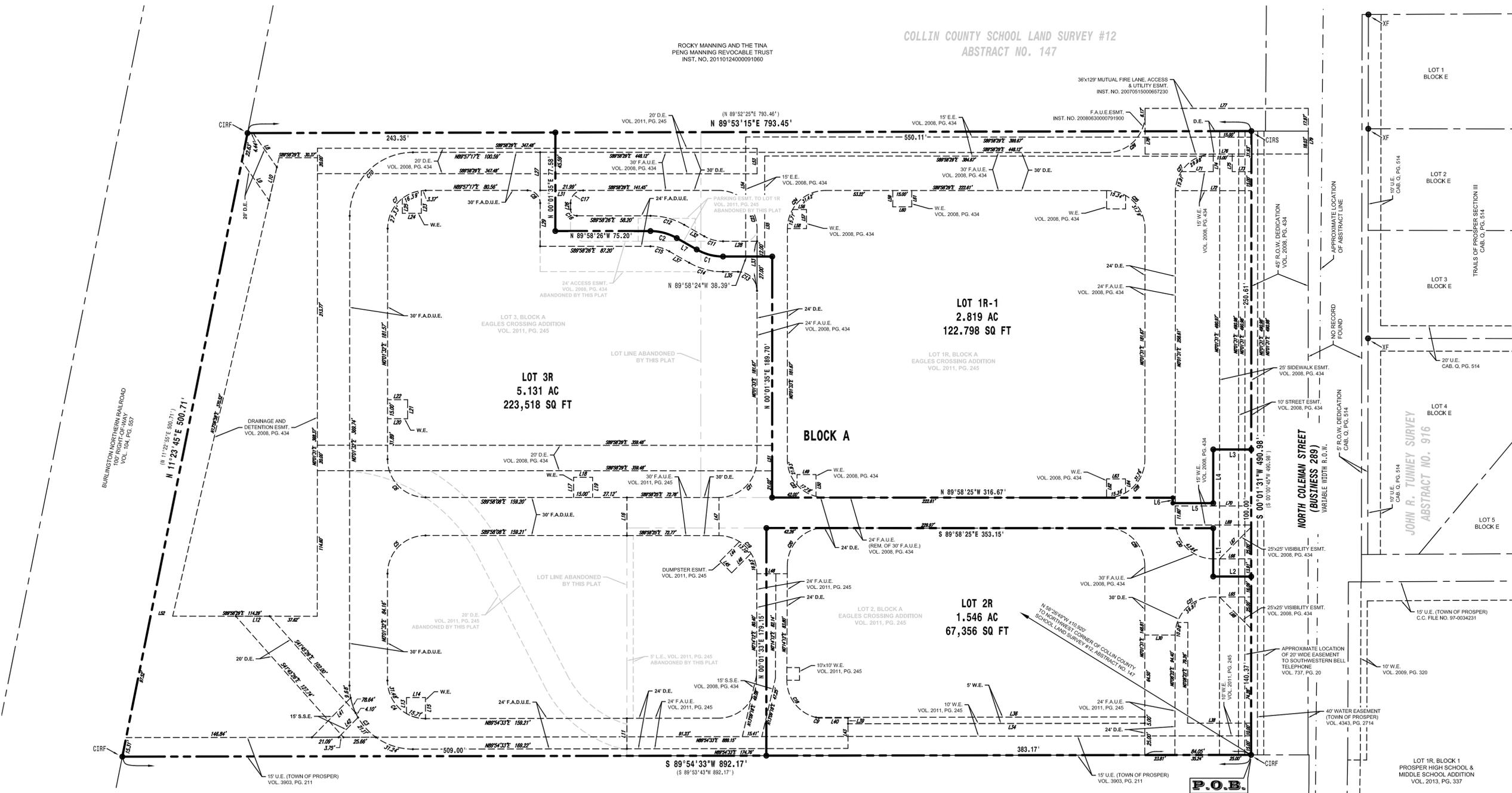
PROPERTY LINE	---
EASEMENT LINES	- - - - -
ADJOINER LINES	---

LEGEND

U.E.	= UTILITY EASEMENT	CIRF	= CAPPED IRON ROD FOUND
S.S.E.	= SANITARY SEWER EASEMENT	IRF	= IRON ROD FOUND
D.E.	= DRAINAGE EASEMENT	CIRS	= CAPPED IRON ROD SET
W.E.	= WATER EASEMENT	[]	= PLAT/DEED CALLS
F.A.U.E.	= FREELINE, ACCESS AND UTILITY EASEMENT	P.O.B.	= POINT OF BEGINNING
F.A.D.U.E.	= FREELINE, ACCESS, DRAINAGE AND UTILITY EASEMENT	R.O.W.	= RIGHT-OF-WAY

LOT AREA TABLE

LOT NO.	ACRES	SQUARE FEET
1R	2.819	122,798
2R	1.546	67,356
3R	5.131	223,518



LINE TABLE

NO.	BEARING	LENGTH
L1	N00°00'05"E	38.00'
L2	N89°58'25"W	30.00'
L3	N89°58'25"W	30.00'
L4	S00°01'33"W	42.27'
L5	N89°58'25"W	31.99'
L6	N00°01'35"E	4.27'
L7	S60°18'13"E	18.16'
L8	N34°53'26"W	32.78'
L9	N34°53'26"W	37.68'
L10	S13°08'58"W	26.91'
L11	S00°05'27"E	24.00'
L12	N89°58'29"W	26.82'
L13	S00°05'27"E	12.60'
L14	N89°54'33"E	15.00'
L15	S00°05'27"E	16.62'
L16	N00°00'05"E	30.00'
L17	S00°01'52"W	15.87'
L18	S89°58'08"E	15.00'
L19	S00°01'52"W	15.87'
L20	N89°58'28"W	15.87'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°40'11"	42.00'	21.75'	S75°08'19"E	21.51'
C2	29°40'12"	42.00'	21.75'	N75°08'19"W	21.51'
C3	90°06'59"	50.00'	78.64'	S45°01'57"E	70.78'
C4	90°06'59"	30.00'	47.18'	S45°01'57"E	42.47'
C5	90°00'20"	30.00'	47.13'	S45°01'42"W	42.43'
C6	89°59'40"	30.00'	47.12'	S44°58'18"E	42.42'
C7	89°55'44"	30.00'	47.09'	S44°59'25"W	42.40'
C8	90°04'19"	10.00'	15.72'	S45°00'34"E	14.15'
C9	4°20'32"	30.00'	2.27'	S78°46'49"E	2.27'
C10	89°55'44"	50.00'	78.48'	S44°59'25"W	70.67'
C11	29°40'11"	30.00'	15.54'	S75°08'19"E	15.36'
C12	29°40'12"	54.00'	27.96'	S75°08'19"E	27.65'
C13	89°59'57"	15.00'	23.56'	S44°58'26"E	21.21'
C14	29°40'11"	54.00'	27.96'	S75°08'19"E	27.65'
C15	29°40'12"	30.00'	15.54'	S75°08'19"E	15.36'
C16	90°00'01"	5.00'	7.85'	S44°58'25"E	7.07'
C17	89°59'58"	10.00'	15.71'	S44°51'33"W	14.14'
C18	76°50'45"	30.00'	40.24'	S38°11'10"E	37.29'
C19	89°59'58"	30.00'	47.12'	N44°58'26"W	42.43'
C20	81°50'17"	30.00'	42.85'	S40°56'42"W	39.30'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	90°00'00"	30.00'	47.12'	N45°01'33"E	42.43'
C22	90°00'00"	30.00'	47.12'	S44°58'27"E	42.43'
C23	89°59'38"	30.00'	47.12'	N44°58'36"W	42.42'
C24	89°59'58"	30.00'	47.12'	S45°01'32"W	42.43'
C25	90°00'02"	30.00'	47.12'	N44°58'30"W	42.43'
C26	87°19'51"	30.00'	45.73'	N46°21'37"E	41.43'
C27	89°51'32"	30.00'	47.05'	S44°57'17"W	42.37'
C28	90°00'02"	30.00'	47.12'	N45°01'32"E	42.43'
C29	83°50'53"	30.00'	43.90'	N42°06'10"W	40.09'
C30	89°50'59"	30.00'	47.05'	S44°53'58"E	42.37'
C31	89°50'59"	30.00'	47.05'	S44°57'01"W	42.37'

OWNER/APPLICANT:
CROSSLAND HOLDINGS, LLC
861 N COLEMAN STREET
PROSPER, TX 75078-2340
PH: 972-347-5659
CONTACT: CHRISTOPHER CROSSLAND

OWNER/APPLICANT:
CROSSMAC INVESTMENTS, LLC
1800 SE 52ND STREET
ROGERS, ARKANSAS 72758
PH: 972-347-5659
CONTACT: CHRISTOPHER CROSSLAND

ENGINEER:
KSA ENGINEERS, INC.
8875 SYNERGY DRIVE
MCKINNEY, TX 75070
PH: 972-542-2985
CONTACT: JOANNA ANZALONE

SURVEYOR:
ALL AMERICAN SURVEYING
301 W BROADWAY STREET
GAINESVILLE, TX 76240
PH: 940-665-9105
FAX: 940-665-9106
CONTACT: J.E. THOMPSON, II

FOR PRELIMINARY REVIEW ONLY

REPLAT
OF
EAGLES CROSSING ADDITION
BLOCK A, LOTS 1R-1, 2R AND 3R
BEING A REPLAT OF BLOCK A, LOTS 1R, 2 AND 3
EAGLES CROSSING ADDITION
VOL. 2011, PAGE 245
AND
BEING 9.497 ACRES
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY #12,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

D15-6607

ENGINEER:
KSA ENGINEERS, INC.
8875 SYNERGY DRIVE
MCKINNEY, TX 75070
PH: 972-542-2985
CONTACT: JOANNA ANZALONE

SURVEYOR:
ALL AMERICAN SURVEYING
301 W BROADWAY STREET
GAINESVILLE, TX 76240
PH: 940-665-9105
FAX: 940-665-9106
CONTACT: J.E. THOMPSON, II

DRAWN BY: AAS DATE: 07/20/2015 JOB NO: 1506.0041 SCALE: 1" = 40' PAGE: 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CROSSLAND HOLDINGS, LLC, AND CROSSMAC INVESTMENTS, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #12, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 1R, 2 AND 3, BLOCK A, ACCORDING TO THE FINAL PLAT AND REVISED CONVEYANCE PLAT OF EAGLES CROSSING ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 2011, PAGE 245, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, COMMON TO THE SOUTHWEST CORNER OF A 45 FOOT WIDE STRIP OF LAND DEDICATED AS PUBLIC RIGHT-OF-WAY BY PLAT RECORDED IN VOLUME 2008, PAGE 434, SAID PLAT RECORDS, AND ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO PRECISION LANDSCAPE MANAGEMENT, INC., PROFIT SHARING PLAN, RECORDED IN INSTRUMENT NO. 20110809000820340, OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS, AND ON THE WEST LINE OF NORTH COLEMAN STREET (BUSINESS 289), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 89°54'33" WEST, WITH THE SOUTH LINE OF SAID EAGLES CROSSING ADDITION, AND WITH THE NORTH LINE OF SAID PRECISION LANDSCAPE MANAGEMENT TRACT, A DISTANCE OF 892.17 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID LOT 3, COMMON TO THE NORTHWEST CORNER OF SAID PRECISION LANDSCAPE MANAGEMENT TRACT, AND ON THE EAST LINE OF A CALLED 100 FOOT WIDE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD, RECORDED IN VOLUME 104, PAGE 557, SAID OFFICIAL RECORDS;

THENCE NORTH 11°23'45" EAST, WITH THE WEST LINE OF SAID LOT 3, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 500.71 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO ROCKY MANNING AND THE TINE PENG MANNING REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20110124000091060, SAID OFFICIAL RECORDS;

THENCE NORTH 89°53'15" EAST, WITH THE NORTH LINE OF SAID EAGLES CROSSING ADDITION, AND WITH THE SOUTH LINE OF SAID MANNING TRACT, A DISTANCE OF 793.45 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF AFORESAID LOT 1R, COMMON TO THE NORTHEAST CORNER OF AFORESAID 45 FOOT WIDE RIGHT-OF-WAY DEDICATION, AND ON THE WEST LINE OF AFORESAID NORTH COLEMAN STREET;

THENCE SOUTH 00°01'31" WEST, WITH THE EAST LINE OF SAID EAGLES CROSSING ADDITION, AND WITH THE WEST LINE OF SAID 45 FOOT WIDE RIGHT-OF-WAY DEDICATION, AND WITH THE WEST LINE OF SAID NORTH COLEMAN STREET, A DISTANCE OF 490.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.497 ACRES (413,871 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CROSSLAND HOLDINGS, LLC, AND CROSSMAC INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS EAGLE CROSSING ADDITION, AN ADDITION TO THE TOWN OF PROSPER, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON.

CROSSLAND HOLDINGS, LLC, AND CROSSMAC INVESTMENTS, LLC DO HEREIN CERTIFY THE FOLLOWING:

- 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____.
BY CROSSLAND HOLDINGS, LLC

BY:
AUTHORIZED SIGNATURE PRINTED NAME AND TITLE

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20____.
BY CROSSMAC INVESTMENTS, LLC

BY:
AUTHORIZED SIGNATURE PRINTED NAME AND TITLE

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE TOWN OF PROSPER (CALLED "TOWN") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS: THE PORTION OF LOT 3R, BLOCK A, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT". THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES, STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN E. THOMPSON, II, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

J.E. Thompson
JOHN E THOMPSON, II
RPLS NO. 4857



STATE OF TEXAS §
COUNTY OF COOKE §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN E. THOMPSON, II, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE
PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.
PLANNING & ZONING COMMISSION CHAIR
TOWN SECRETARY
ENGINEERING DEPARTMENT
DEVELOPMENT SERVICES DEPARTMENT

FOR PRELIMINARY REVIEW ONLY

REPLAT OF
EAGLES CROSSING ADDITION
BLOCK A, LOTS 1R-1, 2R AND 3R
BEING A REPLAT OF BLOCK A, LOTS 1R, 2 AND 3
EAGLES CROSSING ADDITION
VOL. 2011, PAGE 245
AND
BEING 9.497 ACRES
IN THE
COLLIN COUNTY SCHOOL LAND SURVEY #12,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
CROSSLAND HOLDINGS, LLC
861 N COLEMAN STREET
PROSPER, TX 75076-2340
PH: 972-347-5659
CONTACT: CHRISTOPHER CROSSLAND

OWNER/APPLICANT:
CROSSMAC INVESTMENTS, LLC
1800 SE 52ND STREET
ROGERS, ARKANSAS 72758
PH: 972-347-5659
CONTACT: CHRISTOPHER CROSSLAND

ENGINEER:
KSA ENGINEERS, INC
8875 SYNERGY DRIVE
MCKINNEY, TX 75070
PH: 972-542-2995
CONTACT: JOANNA ANZALONE

SURVEYOR:
ALL AMERICAN SURVEYING
301 W BROADWAY ST
GAINESVILLE, TX 76240
PH: 940-665-9105
FAX: 940-665-9106
CONTACT: J.E. THOMPSON, II

ALL AMERICAN SURVEYING logo and contact information: 301 W. BROADWAY ST. GAINESVILLE, TX 76240. PH. 940-665-9105. FAX. 940-665-9106.



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – September 1, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Commercial and Planned Development-25-Commercial	Undeveloped	US 380 District
North	Commercial	Prosper Plaza	US 380 District
East	Planned Development-73-Retail	Partially Developed (Kohl's/Lowe's)	US 380 District
South	City of McKinney	City of McKinney	City of McKinney
West	Planned Development-25-Mixed Use	Undeveloped	US 380 District

Requested Zoning – The purpose of this request is to develop the property for use as a big box grocery store (Kroger) and associated convenience store with gas pumps. Development of the property is proposed in accordance with Exhibit C (development standards), Exhibit D (conceptual development plan), Exhibit F (conceptual architectural elevations), and Exhibit G (conceptual landscape plans), and in accordance with the Retail (R) District, with the exception of the standards which vary from the Town’s requirements, as listed below.

1. Uses – The proposed PD allows for a big box grocer (Kroger) and convenience store with gas pumps. The convenience store with gas pumps is subject to the regulations outlined in Section A.4, 8, which is consistent with the previously approved rezoning requests for the Kroger's at the Shops at Prosper Trail and Windsong Marketplace. The proposed PD limits the permitted uses in the Retail District, as outlined in Exhibit C, Section A.3.
2. Landscaping – The proposed PD requires four-inch caliper trees planted on twenty-five foot centers along US 380, as opposed to the ordinance requirement of three-inch caliper trees planted on thirty-foot center. The proposed PD requires two to three foot berms along US 380 to provide for screening of the outdoor sales and display (noted below in #3). The proposed PD reduces the required foundation planting requirement from thirteen (13) to four (4) trees. The PD proposes the elimination of the required interior/side yard landscape setback for the eastern property line of the convenience store with gas pump lot. This is necessary due to site restraints that exist in order to allow for the expansion of the existing western most drive approach on US 380 to include a divided entry feature that meets Fire standards.
3. Outdoor Sales and Display – The Zoning Ordinance does not allow for Outdoor Sales and Display. The proposed PD allows for Outdoor Sales and Display in the areas designated on Exhibit D, which is consistent with previously approved Kroger sites.
4. Cart Corrals and Rustic Fencing – The proposed PD requires ornamental metal cart corrals and rustic fencing along the entry drive, consistent with the approved rezoning for the eastern adjacent property (Prosper Plaza-Lowe's).
5. Façade Plan – The proposed PD provides for conceptual elevations for the big box grocery store (Kroger) and the gas pump canopy. The proposed PD allows for a reduction to the required stone on all sides of the proposed building. The proposed PD eliminates the ten percent requirement of stone on the north elevation, reduces the ten percent stone requirement on the east and west elevations to seven percent, and reduces the twenty percent stone requirement on the south elevation to seven percent. The proposed PD allows for an increase to the permitted secondary materials (i.e. EIFS) on the south elevation from ten percent up to sixteen percent. The proposed PD allows a single material to exceed 80 percent and allows for 99 percent of a single material on the north/rear elevation. The proposed PD allows for the use of "Quik-Brick," consistent with what was approved at the Shops at Prosper Trail and Windsong Marketplace Kroger rezoning requests.

Town staff requested the applicant to revise the building elevations to incorporate similar architectural elements (i.e. barn doors) to create a unified architectural theme between the two proposed big boxes (Kroger and Lowe's). The applicant has indicated a preference to not provide such features. The approved conceptual elevation for Lowe's is attached for reference.

6. Building Height – The proposed PD provides for an increased building height for unoccupied architectural elements. The Zoning Ordinance allows for an increased building height in conjunction with two additional feet of building setbacks, per each one foot of increased height. The requested modification removes the requirement for added building setbacks.
7. Parking – The proposed PD provides for a potential, future expansion. The first phase of development provides for standard retail parking ratio, one space per 250 square feet, and the future expansion allows for a reduction in the required parking ratio for one space per 265 square feet.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District for the property.

Thoroughfare Plan – The property is adjacent to US 380, a major thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

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

Access – Primary access to the property will be provided from US 380. Secondary access will be provided from Custer Road via cross access through the Lowe's site.

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

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

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

Legal Obligations and Review:

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

Attached Documents:

1. Zoning map of the surrounding area
2. Proposed Exhibits A, B, C, D, E, F, and G
3. Conceptual elevations (Prosper Plaza-Lowe's)

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the rezoning request, as proposed.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on September 22, 2015.

SF
PD-25

SF
PD-25

M
PD-25

C
PD-25

Z15-0011

R
PD-73

C

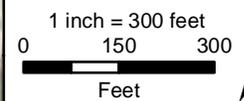
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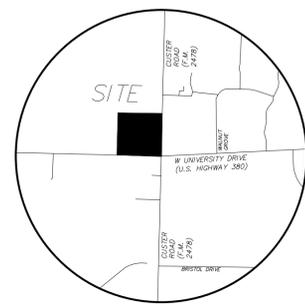
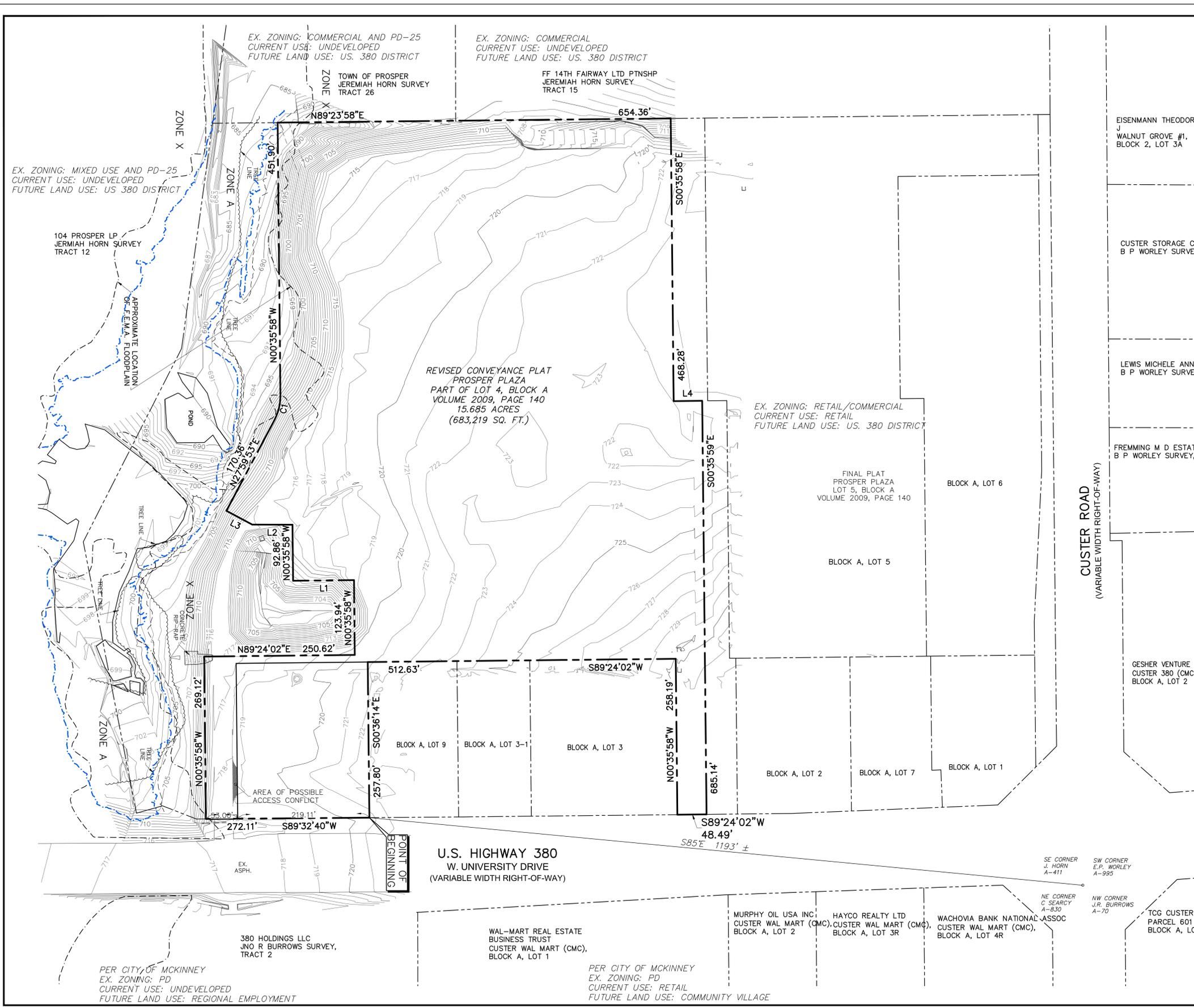
N CUSTER RD

E UNIVERSITY DR

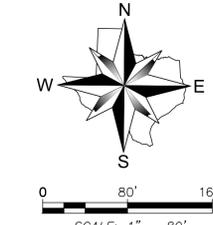
W UNIVERSITY DR

GUSTER RD





VICINITY MAP
NOT TO SCALE



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

LEGEND
--- ZONING BOUNDARY

EXISTING ZONING	COMMERCIAL AND PD-25
PROPOSED ZONING	PLANNED DEVELOPMENT
TOTAL GROSS	15.685 AC
TOTAL NET	15.685 AC
FUTURE LAND USE	US 380 DISTRICT
PLAN DESIGNATION	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	28°35'51"	85.00'	42.43'	41.99'	N13°41'57"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°24'02"W	101.35'
L2	N89°46'02"W	67.12'
L3	N62°00'07"W	48.63'
L4	N89°24'02"E	47.47'

CASE NO. Z15-0011

EXHIBIT A - ZONING EXHIBIT

KROGER TEXAS, L.P.
1331 E. AIRPORT FREEWAY
IRVING, TEXAS 75062

JEREMIAH HORN SURVEY,
ABSTRACT NO. 411
CITY OF PROSPER
COLLIN COUNTY, TEXAS

No.	DATE	REVISION	APPROV
4.	08-28-2015	PD RESUBMITTAL	M.B.
3.	08-18-2015	PD AND PSP RESUBMITTAL	M.B.
2.	08-03-2015	PD AND PSP SUBMITTAL	M.B.
1.	07-10-2015	PRELIMINARY BUDGET PLANS	M.B.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6720 HILGRET PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75248
Phone: (972) 490-7099
Fax: (972) 490-7098
E-mail: info@winkelmann.com
www.winkelmann.com

EXHIBIT A
ZONING EXHIBIT
PROSPER PLAZA
PROSPER, TEXAS

SW569



CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

Prosper Plaza

Exhibit "B"

Statement of Intent and Purpose

The Applicant intends to develop a shopping center anchored by a full service grocery store and will include 9 fuel pump (18 stations) and kiosk. The store is currently planned to be approximately 123,000 square feet.

The grocery store is being developed on the existing lot next to the purposed Lowes to fill out much of the remaining developable land at Prosper Plaza.

-EXHIBIT C-
REVISED 8/27/15

Planned Development Standards

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance

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

Tract A Retail District

A.1 Except as noted below, the Tract shall develop in accordance with the Retail District, as it exists or may be amended.

A.2 Development Plans:

1. Concept Plan: Development shall be in conformance with the attached concept plan, set forth in Exhibit D.
2. Elevation: Development shall be in conformance with the attached elevations, set forth in Exhibits F.
3. Landscape Plan: Development shall be in conformance with the attached landscape plan, set forth in Exhibit G.

A.3 Uses. Uses shall be permitted in accordance with the Retail District. A big box retail building and fuel center is a permitted use.

The following uses shall be prohibited:

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

A.4 Regulations:

1. U.S. Highway 380
 - a. Tree plantings shall be provided at minimum rate of one tree of a minimum four (4) inch caliper (at the time of planting) per twenty five (25) lineal feet.
 - b. Trees may be planted outside of the 30' landscape buffer but must be placed on the roadway side of the nearest adjacent paved area.
 - c. A berm of a variable height of two (2) feet to three (3) feet shall be provided within the landscape buffer to provide additional screening of the outdoor sales, and display areas.
 - d. Trees may be grouped or clustered together to provide additional screening as an alternative to planting all at a specific distance between trees.
2. Outdoor sales display and storage shall be permitted but limited to a big box and fuel center subject to the following conditions:
 - a. Shall be located in the locations identified on Exhibit D.
 - b. Shall not block or impair sidewalks, ADA access, doorways or fire lanes.
3. Foundation landscape required in accordance with Exhibit G.
4. Cart corrals shall consist of ornamental metal fence.
5. Building Materials: may include "Quik Brick" (a 4" manufactured concrete masonry unit) and cultured stone (manufactured) individually stacked, as provided in the conceptual building elevations in Exhibit F1 through F2 which is a part herein, in addition to those permitted in Chapter 4, Section 8 of the Zoning Ordinance.

A single material, provided it is a mix of different colors throughout, may comprise up to ninety-nine (99) percent of the rear elevation of the big box building, as shown in Exhibit F.

 - A maximum of 16% of EIFS is permitted on the front façade.
 - A minimum of 7% of stone is permitted on the front and side facades.
 - No stone is required on the rear elevation.
6. Building Height: Buildings should be a maximum of two (2) stories, not to exceed 40 feet in height, excluding unoccupied architectural elements that may be allowed up to 48 feet in height.
7. Convenience Store with Gas Pumps subject to the following regulations:
 - a. Convenience Store with Gas Pumps is permitted only within two-hundred and fifty (250) feet of the right-of-way line of US 380
 - b. Convenience Store with Gas Pumps is permitted to be off the corner as shown on Exhibit D.

- c. Convenience Store with Gas Pumps is permitted at a maximum of one (1) location on the property;
 - d. Canopies shall have pitched roofs and the color and style of the metal roof on the gas station canopy shall be consistent with the metal roof on the main building;
 - e. Canopy support columns shall be entirely masonry encased; and
 - f. The canopy band face shall be a color complimentary with the main structure or an accent color and may not be backlit.
 - g. Gas pumps shall be removed if permanently closed for more than six (6) months, including reclassification of fuel tanks per TCEQ Regulations.
8. Front Building Sidewalk:
- a. One tree for every 100 LF of store frontage shall be planted in the sidewalk area.
9. Required parking row terminus island trees (canopy or ornamental alternative) adjacent to the existing east/west access drive parallel to US-380 may be planted within the existing drainage easement.
10. Parking:
- a. The required parking ratio for the big box building, if expanded as shown, shall be 1 space per 265 sf (3.77:1)
11. No interior (side yard) landscape buffers shall be required between fuel center lot and adjacent lots.



CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

EXHIBIT E

Projected Development Schedule

Prosper Plaza

July 31, 2015

<u>Kroger will give notice to proceed (NTP) to go out to bid.</u>	<u>Weeks from NTP</u>
a. Send bid documents out to bid	1 week
b. Receive Bids	4 weeks
c. Award Site Work Contract	8 weeks
d. Complete Pad	20 weeks
e. Provide temporary power and all weather access roads to the Kroger pad and staging area	20 weeks
f. Provide fire lanes for Kroger building and Fuel Station	23 weeks
<u>Items to be completed from Pad delivery</u>	<u>Weeks</u>
g. Paving complete	10 weeks
h. Provide permanent power	8 weeks
i. Monument / Pylon signs	12 weeks
<u>Items to be completed prior to the fuel center opening</u>	<u>Weeks</u>
j. Striping Critical to open Fuel Center	3 weeks
<u>Items to be completed prior to Kroger Grand Opening</u>	<u>Weeks</u>
k. Kroger Opening	0 week
l. Landscaping	8 weeks
m. Striping	6 weeks
n. NOT	4 weeks
o. Site work 100% punched out	4 weeks



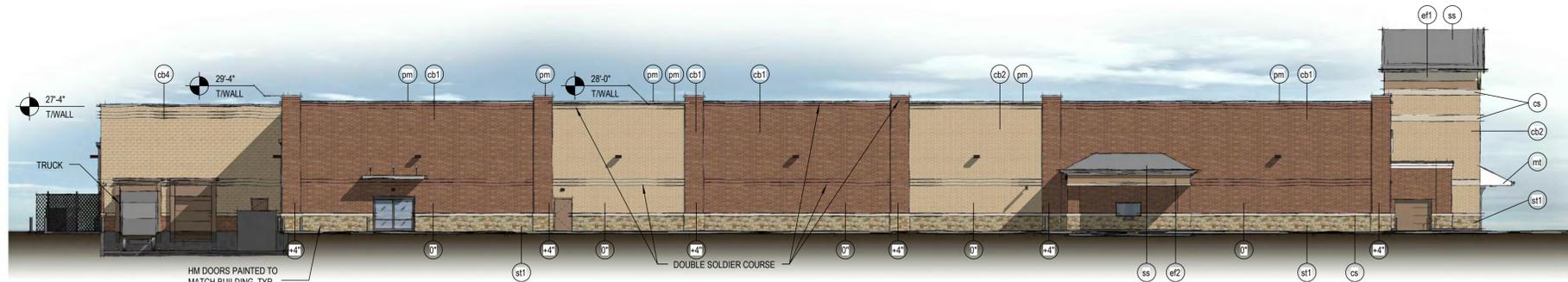
SOUTH ELEVATION

Material Percentages		
	Square Footage	
South Facade (Gross)	14,605 sf	
Storefront/ Doors	1,842 sf	
South Facade (Net)	12,763 sf	
	S.F.	%
Conc. Block	8,018 sf	62.8%
Conc. Block - Split Face	0 sf	0 %
Stone	1,253 sf	9.8%
EIFS	1,947 sf	15.3%
Cast Stone	446 sf	3.5%
Metal Canopy	1,099 sf	8.6%

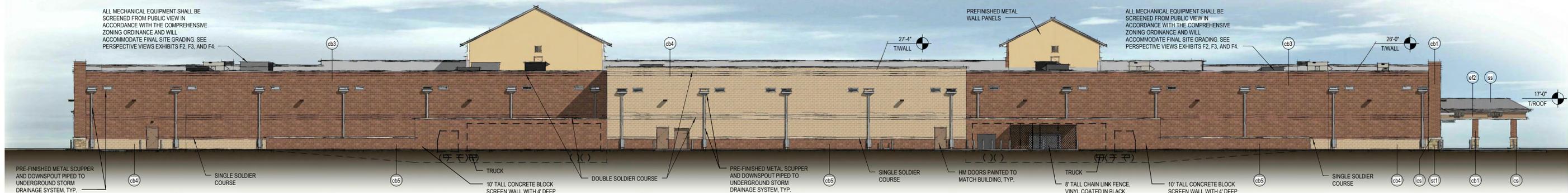
Material Percentages		
	Square Footage	
West Facade (Gross)	8,644 sf	
Storefront/ Doors	306 sf	
West Facade (Net)	8,338 sf	
	S.F.	%
Conc. Block	6,094 sf	73.0%
Conc. Block - Split Face	957 sf	11.5%
Stone	807 sf	9.7%
EIFS	190 sf	2.3%
Cast Stone	213 sf	2.6%
Metal Canopy	77 sf	0.9%

Facade Plan Checklist

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division"
- "All mechanical equipment shall be screened from public view in accordance with the Comprehensive 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 Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."



WEST ELEVATION



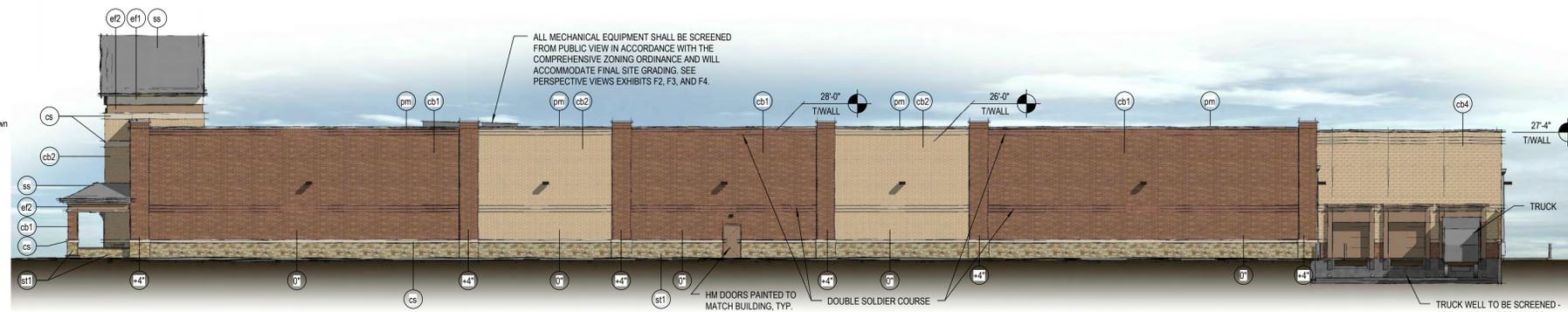
NORTH ELEVATION

Material Percentages		
	Square Footage	
North Facade (Gross)	12,509 sf	
Storefront/ Doors	122 sf	
North Facade (Net)	12,387 sf	
	S.F.	%
Conc. Block	6,832 sf	55.2%
Conc. Block - Split Face	5236 sf	42.3 %
Stone	42 sf	0.3%
EIFS	99 sf	0.8 %
Cast Stone	85 sf	0.7%
Metal Canopy	93 sf	0.7%

Material Percentages		
	Square Footage	
East Facade (Gross)	8,724 sf	
Storefront/ Doors	212 sf	
East Facade (Net)	8,512 sf	
	S.F.	%
Conc. Block	6,360 sf	74.7%
Conc. Block - Split Face	910 sf	10.7%
Stone	884 sf	10.4%
EIFS	113 sf	1.3%
Cast Stone	205 sf	2.4%
Metal Canopy	40 sf	0.5%

FINISH SCHEDULE

st1	Dry Stack Stone	ef1	Reinforced E.I.F.S.
	D/W Stone Supply - Oklahoma Golden Chopped Stone	ef2	Dryvit - #456 Oyster Shell
cb1	Architectural Concrete Block		Reinforced E.I.F.S.
	Oldcastle - Quik Brik - Sandalwood Blend - 4"	ef2	Dryvit - #381 Monastery Brown
cb2	Architectural Concrete Block	mt	Exposed Metal
	Oldcastle - Quik Brik - Artic White - 4"		Paint to match Zinc Grey
cb3	Architectural Concrete Block	pm	Metal Coping
	Oldcastle - Quik Brik - Sandalwood Blend - 8"		Berridge - Zinc Grey
cb4	Architectural Concrete Block	sf	Clear Anodized
	Oldcastle - Quik Brik - Artic White - 8" split	ss	Standing Seam Metal Roof
cb5	Architectural Concrete Block		Berridge - Galvalume
	Oldcastle - Quik Brik - Sandalwood Blend - 8" split	gl	Glazing
mr	Mortar		Grey Tint
	Amerimix - Light Tan		
cs	Cast Stone		
	Siteworks - Natural		



EAST ELEVATION

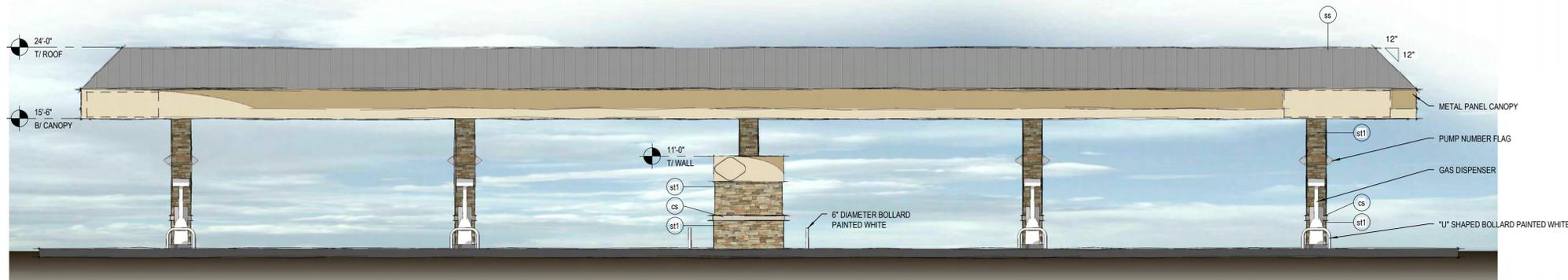
EXHIBIT F1 - CONCEPT ELEVATIONS

August 19, 2015

Big Box Store

Prosper, TX
K515451





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE AND WILL ACCOMMODATE FINAL SITE GRADING.

Facade Plan Checklist

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division"
- "All mechanical equipment shall be screened from public view in accordance with the Comprehensive 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 Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

Material Percentages				
	East	West	South	North
Metal Roof	35.1%	33.7%	49.0%	49.0%
Metal Canopy	35.4%	34.2%	36.5%	37.0%
Stone	23.6%	26.4%	12.3%	13.3%
Cast Stone	2.0%	2.0%	0.7%	0.7%
Glass	3.9%	3.7%	1.5%	0.0%

FINISH SCHEDULE

- st1 Dry Stack Stone
DFW Stone Supply - Oklahoma Golden Chopped Stone
- sf Clear Anodized
- ss Standing Seam Metal Roof
Berridge - Galvalume
- mr Mortar
Amerimix - Light Tan
- cs Cast Stone
Siteworks - Natural

EXHIBIT F3 - CONCEPT FUEL CENTER ELEVATIONS

August 25, 2015

Prosper, TX
K515451



LOT 1, KROGER

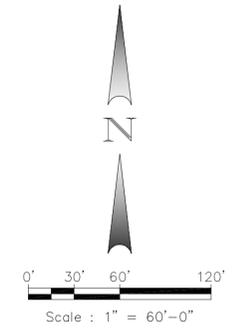
CITY OF PROSPER/PD LANDSCAPE REQUIREMENTS	
PERIMETER BUFFER	30' PERIMETER BUFFER (U.S. HIGHWAY 380)
REQUIRED	PROVIDED
30'	30'
15' PERIMETER BUFFER ON COLLECTOR STREETS	
REQUIRED	PROVIDED
N/A	N/A
15' PERIMETER BUFFER ON ADJACENT RESIDENTIAL	
REQUIRED	PROVIDED
N/A	N/A
5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
REQUIRED	PROVIDED
5'	5'
LANDSCAPING	1 CAL INCH/10'
REQUIRED (ADJ U.S. HIGHWAY 380)	PROVIDED
6 CAL INCH	6 CAL INCH
REQUIRED PARKING LOT LANDSCAPING	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE
REQUIRED	PROVIDED
564 SPACES X 15 = 8,460 SF	13,215 SF
REQUIRED PARKING LOT TREES	1 TREE (3") PER PARKING ISLAND
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE
FOUNDATION LANDSCAPING	1 TREE (3") PER AT 10,000 SF WITHIN 30' OF BUILDING FACE
REQUIRED	PROVIDED
118,062 / 10,000 = 12 TREES	4 TREES

LOT 2, FUEL CENTER

CITY OF PROSPER/PD LANDSCAPE REQUIREMENTS	
PERIMETER BUFFER	30' PERIMETER BUFFER (U.S. HIGHWAY 380)
REQUIRED	PROVIDED
30'	30'
15' PERIMETER BUFFER ON COLLECTOR STREETS	
REQUIRED	PROVIDED
N/A	N/A
15' PERIMETER BUFFER ON ADJACENT RESIDENTIAL	
REQUIRED	PROVIDED
N/A	N/A
5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
REQUIRED	PROVIDED
5'	5'
LANDSCAPING	1 CAL INCH/10'
REQUIRED (ADJ U.S. HIGHWAY 380)	PROVIDED
22 CAL INCH	40 CAL INCH
REQUIRED PARKING LOT LANDSCAPING	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE
REQUIRED	PROVIDED
14 SPACES X 15 = 210 SF	492 SF
REQUIRED PARKING LOT TREES	1 TREE (3") PER PARKING ISLAND
	1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE
FOUNDATION LANDSCAPING	1 TREE (3") PER AT 10,000 SF WITHIN 30' OF BUILDING FACE
REQUIRED	PROVIDED
N/A	N/A

LOT 3, DETENTION POND

CITY OF PROSPER/PD LANDSCAPE REQUIREMENTS	
PERIMETER BUFFER	5' PERIMETER BUFFER ON ALL OTHER PERIMETERS
REQUIRED	PROVIDED
5'	5'
LANDSCAPING	1 ORNAMENTAL (3") AND 1 SHRUB (5-GAL) PER 15 LF
REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
847 / 15 = 56 ORNAMENTALS	56 ORNAMENTALS
847 / 15 = 56 SHRUBS	56 SHRUBS



CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5

BEFORE YOU DIG...



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY A. CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 08/28/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

OVERALL LANDSCAPE
 PLAN - EXHIBIT 'G'
 ZC 15-0011

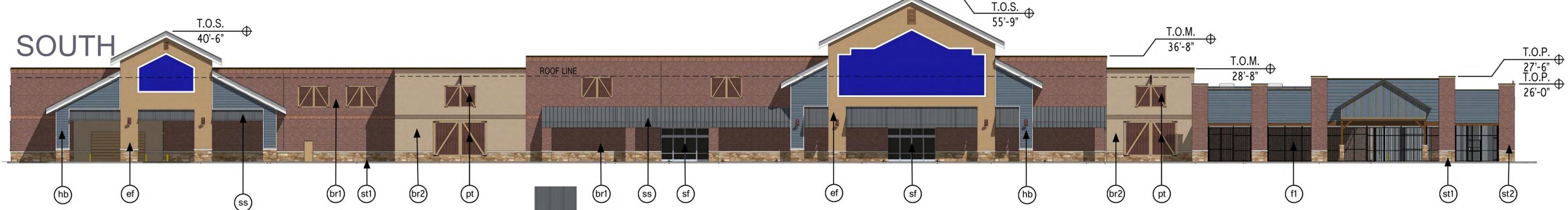
SITE PLAN B
 LANDSCAPE CALCULATIONS
 PROSPER PLAZA
 PROSPER, TEXAS

L-0A

SW 569

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8720 HILDBEST PLAZA DRIVE, SUITE 325
 FORT WORTH, TEXAS 76116
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 4086
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SOUTH



SOUTH FACADE (GROSS): 19,639s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 1,381 s.f.
SOUTH FACADE (NET): 18,255 s.f. = 100%

STONE	1,339s.f. = 7%
BRICK	11,593s.f. = 64%
STUCCO	2,303s.f. = 13%
METAL CANOPY	1,368s.f. = 7%
HARDY BOARD	1,652s.f. = 9%

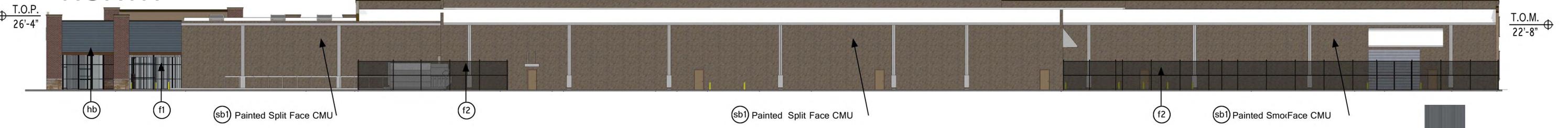
EAST FACADE (GROSS): 9,968 s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,530 s.f.
EAST FACADE (NET): 7,438 s.f. = 100%

CMU	1,231s.f. = 16%
STONE	2,553s.f. = 34%
HARDY BOARD	2,364s.f. = 32%
BRICK	1,290s.f. = 17%

EAST



NORTH



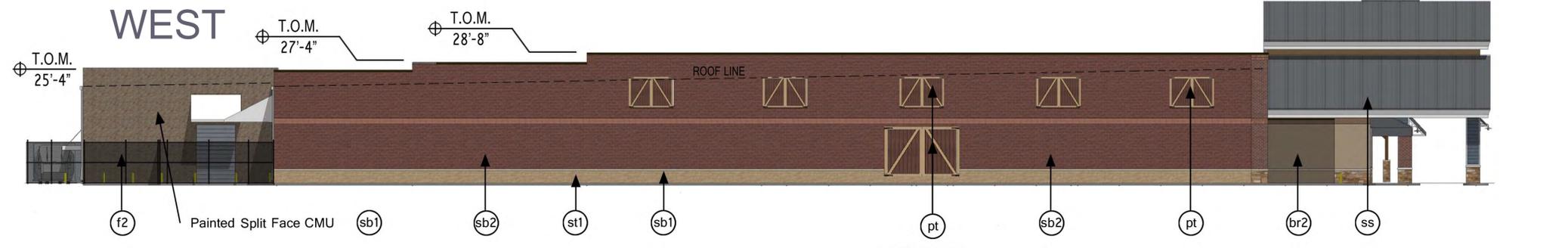
NORTH FACADE (GROSS): 13,235s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,440s.f.
NORTH FACADE (NET): 10,795s.f. = 100%

CMU	10,129s.f. = 94%
STONE	38s.f. = .3%
BRICK	230s.f. = 2%
HARDY BOARD	398s.f. = 4%

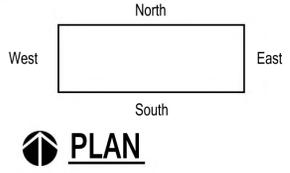
WEST FACADE (GROSS): 9,465s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 591s.f.
WEST FACADE (NET): 8874s.f. = 100%

CMU	8,067s.f. = 91%
STONE	108s.f. = 1.1%
BRICK	666s.f. = 7.5%
HARDY BOARD	33s.f. = .4%

WEST



- "THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION"
- "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 INSPECTION DEPARTMENT"
- "WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT."



FINISH SCHEDULE

- | | |
|---|--|
| (st1) Dry Stack Stone
DFW Stone Supply - Oklahoma Golden Chopped Stone | (sb3) Architectural Concrete Block
Headwaters - Smooth Face CMU, Painted SW7693 |
| (hb) Hardi Board Siding
Paint - SW 7603 Pool House | (pt) Paint - SW 6335 Fire Brick - "Hardi Board Siding"
SW 7693 Stone Barrier - "Hardi Board Siding" |
| (br1) Architectural Brick
Acme Brick - Cranberry Flash Ruff | (cs) Cast Stone
Siteworks - Natural |
| (br2) Architectural Brick
Acme Brick - Canyon Gray | (ef) Stucco
Paint SW 7693 Stone Barrier |
| (sb1) Architectural Concrete Block
Headwaters - Split Face CMU, Painted SW7693 | (pm) Metal Coping
Berridge - Zinc Grey |
| (sb2) Architectural Concrete Block
Headwaters - Split Face CMU, Painted SW7591 | (sf) Clear Anodized
Aluminum |
| | (ss) Standing Seam Metal Roof
Berridge - Galvalume |
| | (f1) Architectural Fence
Ornamental Fence W/Windscreen |
| | (f2) Architectural Fence
Chain link Fence W/Windscreen |

GRAPHIC REPRESENTATION ONLY/NOT FOR CONSTRUCTION
 Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

LOWE'S OF PROSPER, TEXAS

W. UNIVERSITY DR. @ N. CUSTER DR.
 PROSPER, TEXAS

EXHIBIT F
 ZONING: Z15-009

9639 McCULLOUGH AVE. PH. 210.340.2400
 SAN ANTONIO, TEXAS 78216 FAX. 210.340.2449
 PROJECT No. 2015006 DATE: 05/05/15





PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – September 1, 2015

The chart below summarizes the Town Council’s actions from their August 25, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing and consider and act upon a request to amend Chapter 2, Zoning Districts and Chapter 4, Development Requirements of the Zoning Ordinance regarding Alternating Single Family Plan Elevations, Exterior Residential Masonry Construction, Impervious Coverage of Residential Front Yards, Single Family Corner Lot Landscaping, Residential Garage Standards, Residential Driveway Standards, Carports and Size of Garages; and amend Chapter 3, Building Regulations of the Code of Ordinances regarding residential fences and exterior masonry construction. (Z15-0005).	Approved 6-0 with recommendations	Approved 7-0 with conditions