

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

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. Recognition of new members and consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice Chair and Secretary.

**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.)

- 4a. Consider and act upon minutes from the September 1, 2015, Regular Planning & Zoning Commission meeting.
- 4b. Consider and act upon a Final Plat of Frontier Estates, Phase 2, being 95 single family residential lots, on 40.2± acres, located on the south side of Frontier Parkway, 1,000± feet east of Preston Road. The property is zoned Planned Development-15 (PD-15). (D15-0068).
- 4c. Consider and act upon a Final Plat of Prosper Lake on Preston, Phase 2, being 96 single family residential lots, on 45.0± acres, located 900± feet north of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0069).

**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.)

5. Planning & Zoning Commission member orientation.
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 October 2, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Pamela Clark, Planning Technician

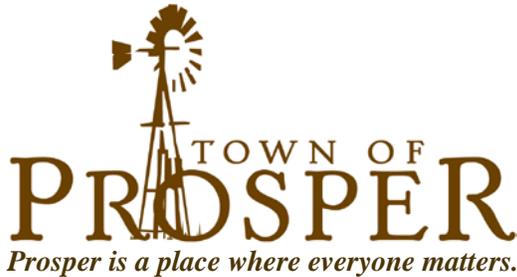
\_\_\_\_\_  
Date Noticed Removed

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><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>
---



**MINUTES**  
**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.**

Meeting was called to order at 6:00 p.m.

Commissioners present: Chair Craig Moody, Vice Chair Chris Keith, Secretary David Snyder, Brian Barnes, John Hema, and Brandon Daniel  
Commissioner absent: John Alzner

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 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)**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda subject to staff recommendations. Motion approved 6-0.

**REGULAR AGENDA**

- 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)**

*Hubbard:* Summarized the request and the purpose of the Replat being considered on the Regular Agenda.

*Snyder:* Asked about access to the new buildings and current condition of drainage retention area.

*Joanna Anzalone (Applicant's Representative):* Answered questions regarding the drainage retention area.

*Hubbard:* Stated access to the property would be provided via Coleman Street from the two existing entrances on the property.

Public Hearing opened by Chair Moody.

There being no speakers, the Public Hearing was closed.

Motioned by Keith, seconded by Snyder, to approve Item 4 subject to staff recommendations. Motion approved 6-0.

**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)**

*Glushko:* Summarized the request and provided information on the surrounding properties. Presented exhibits provided by the applicant. Provided information regarding deviations from the Zoning Ordinance. Informed Commissioners that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

*Snyder:* Inquired about what exhibits would be included in the ordinance. Requested information on the differences between PD-R versus Commercial and PD-25. Asked if the developer worked with Lowe's to ensure continuity throughout the development. Asked for information regarding how the developer made decisions regarding landscaping on the property.

*Glushko:* Explained that Exhibits A through G would be included in the ordinance and explained the differences between the proposed PD-R versus the current zoning.

*Craig Winkler (Kroger's Representative):* Discussed coordination with Lowe's regarding the appearance of building and uniformity of the facades within the development.

*Mike Clark (Applicant):* Described the landscaping and what they did to maintain continuity with the Lowe's development.

*Barnes:* Asked about the use of the future expansion.

*Winkler:* Stated the use of the future expansion has not been determined and would be based on market conditions and demand.

*Daniel:* Inquired about the landscaping on the eastern boundary of the fuel center.

*Keith:* Asked about the increased use of EIFS and the decreased amount of stone being used on this Kroger location versus the previously approved locations in Prosper.

*Glushko:* Explained that the proposed building on this site contains 16% of the façade being EIFS versus the 10% used on the other Kroger sites in Prosper. The increase is due to the style of roof at this site due to the desire to mimic the style of the proposed Lowe's and will be primarily located behind the store's signage. Stated the Zoning Ordinance requires 20% of stone to be used on the front façade of a building. The proposed plans show 7% of stone being used on three side and no stone on the rear of the building.

*Moody:* Asked for additional information about the reduction of the landscaping on the east side of the fuel station.

*Glushko:* Stated a decrease in the landscape requirement was necessary to accommodate an increase in the drive width on the western drive approach.

Public Hearing was opened by Chair Moody.

There being no speakers the Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the zoning request. Commissioners Hema, Keith and Moody proposed additional stone requirements on the front façade of the building.

Motioned by Snyder, seconded by Hema to approve, subject to increasing the stone requirement to 20% on the southern elevation. Motion approved 6-0.

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

*Webb:* Briefed the Commission on action taken by Town Council on the residential design standards.

**7. Adjourn.**

Motioned by Snyder, seconded by, Keith to adjourn. Motion approved 6-0 at 6:47 p.m.

---

**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 – October 6, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of Frontier Estates, Phase 2, being 95 single family residential lots, on 40.2± acres, located on the south side of Frontier Parkway, 1,000± feet east of Preston Road. The property is zoned Planned Development-15 (PD-15). (D15-0068).

**Description of Agenda Item:**

The Final Plat shows 95 single family residential lots. Access will be provided from Preston Road, Frontier Parkway and from Post Oak Court in the Highland Meadows subdivision. The Final Plat conforms to the Planned Development-15 (PD-15) standards and the approved Preliminary Plat.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

**Attached Documents:**

1. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

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



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Meritage Homes of Texas, LLC, is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 172, Town of Prosper, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Meritage Homes of Texas, LLC according to the deed recorded in Document No. 20130726001053280 of the Deed Records, Collin County, Texas (DRCCCT), the subject tract being more particularly described as follows:

BEGINNING at the common northwesterly property corner of Block A, Lot 3 of Highland Meadows according to the plat filed in Document No. 99-0020349 of the Plat Records, Collin County, Texas (PRCCT), and on the south line of Frontier Parkway (a variable width right-of way);

THENCE along the west line of said Highland Meadows the following:

S 00'41'42" E, 620.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 00'49'21" E, 110.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the north line of Frontier Estates Phase 1 according to the plat filed in Document No. 2014122301004390 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along northerly line of said Frontier Estates Phase 1 the following:

S 89'12'29" W, 148.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

N 45'48'26" W, 14.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 89'10'39" W, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 00'49'21" E, 189.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 44'14'04" W, 14.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 00'49'21" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S45'45'56" E, 14.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 00'49'21" E, 148.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 89'17'28" W, 1214.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

N 00'42'32" W, 10.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

S 89'17'28" W, 208.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

N 00'42'32" W, passing at 234.00 feet to the southeast corner of a remainder of that certain tract conveyed to Jerral W. Jones, et al, recorded in Volume 5184, Page 212 OPRCCT, and continuing along the common line thereof a total distance of 1118.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found, said point being on the said south line of Frontier Parkway;

THENCE N 89'17'28" E, 1629.46 feet continuing along said south line of Frontier Parkway to the POINT OF BEGINNING with the subject tract containing 1,725,179 square feet or 40.224 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MERITAGE HOMES OF TEXAS, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as FRONTIER ESTATES PHASE 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. D.R. Horton, -Texas, Ltd., does herein certify the following:

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

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

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

MERITAGE HOMES OF TEXAS, INC.

By: Bobby L. Samuel III

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

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

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

DRAINAGE, DETENTION AND ACCESS EASEMENT

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TOWN OF PROSPER §

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: Lot 3, Block X, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owner of the 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 any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the easement.

ACCESS EASEMENT

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

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.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-15.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-8.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-5.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-9.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-10.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-13.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-18.

Table with 4 columns: Lot #, Block #, Square Feet, Acres. Rows 1-4.

Table with 6 columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord. Rows C1-C12.

Table with 3 columns: Line #, Length, Direction. Rows L1-L29.

CERTIFICATE OF APPROVAL

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

Planning & Zoning Commission Chair

Town Secretary

Engineer Department

Development Services

TOWN CASE# D15-0068

FINAL PLAT

FRONTIER ESTATES PHASE 2

95 RESIDENTIAL LOTS DEVELOPED TO PD-15-SF-10 & SF-15 STANDARDS & 4 HOA LOTS (1.6288 Ac.) 40.224 ACRES OUT OF THE COLLIN CO. SCHOOL LAND SURVEY ~ ABSTRACT NO. 172 TOWN OF PROPER, COLLIN COUNTY, TEXAS

Owner/Applicant MERITAGE HOMES OF TEXAS, LLC 8840 Cypress Water Blvd Suite 100 Dallas, Texas 75063 Telephone (972) 580-6329 Contact: Bobby Samuel

Engineer/Surveyor Spiars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Tim C Spiars

Drawn by: Javien H. Doherty 8/24/2015 10:33:32 AM
Checked by: Javien H. Doherty 8/24/2015 10:33:32 AM
Printed by: Javien H. Doherty 8/24/2015 10:33:32 AM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – October 6, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of Prosper Lake on Preston, Phase 2, being 96 single family residential lots, on 45.0± acres, located 900± feet north of Prosper Trail and 1,500± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0069).

**Description of Agenda Item:**

The Final Plat shows 96 single family residential lots. Access will be provided from Prosper Trail, via Vista Ridge Drive in Prosper Lake on Preston, Phase 1, and through future cross-access between the eastern (Falls of Prosper, Phase 1) and northern (Frontier Estates, Phase 3) adjacent properties. The Final Plat conforms to the Single Family-15 (SF-15) development standards and the approved Preliminary Plat.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

**Attached Documents:**

1. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

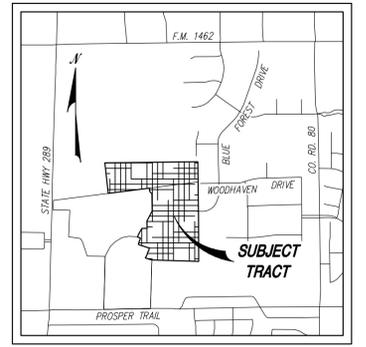
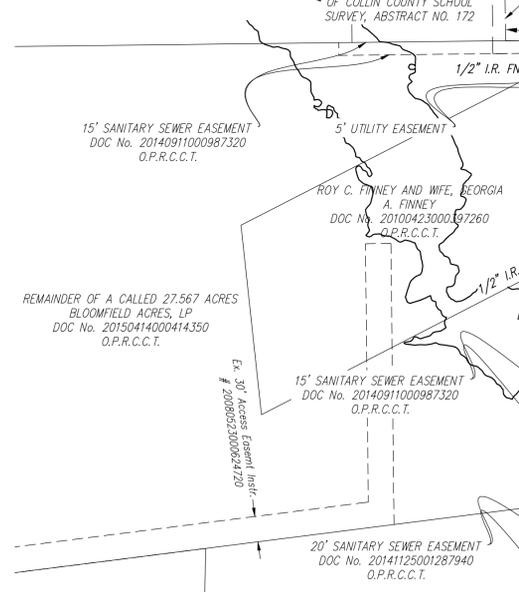
1. Town staff approval of all additions and/or alterations to the easements on the Final Plat.
2. Town staff approval of civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.
4. Town staff approval of a "Drainage and Detention Easement," to be dedicated to the Town of Prosper.
5. Town staff approval of a "Detention Pond Maintenance Agreement," which shall be executed prior to acceptance of the subdivision.

SURVEYOR'S NOTES

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING CERTIFICATES.
2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORRS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD83, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASIS IS GRID NORTH.
4) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.

- 5) ALL OPEN SPACE LOTS, TO BE OWNED AND MAINTAINED BY THE HOA.
6) 96 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 44.952 ACRES, 2.14 UNITS/ACRE, WITH A 15,459 SQUARE FEET AVERAGE LOT SIZE.
7) ALL LOTS ADJACENT TO OPEN SPACE SHOULD HAVE ORNAMENTAL METAL FENCES.
8) 6.895 ACRES OR 304,305 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO THE TOWN OF PROSPER IN FEE SIMPLE.
9) ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 1X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
10) KEY LOTS HAVE FENCE RESTRICTIONS.

- 11) TRANSFORMERS AND LARGE UNDERGROUND VAULTS TO BE LOCATED ON SOUTH SIDE OF WATERTON DRIVE. ALL OTHER ABOVE GROUND APPURTENANCES ON NORTH SIDE TO BE LOCATED OUT OF THE 5 FOOT HIKE & BIKE TRAIL EASEMENT.
12) PUBLIC HIKE & BIKE TRAIL TO BE BUILT TO TOWN STANDARDS. ALIGNMENT SUBJECT TO TOWN APPROVAL.
13) TWO POINTS OF ACCESS REQUIRED PRIOR TO DEVELOPMENT.
14) IF REQUIRED FLOODPLAIN RECLAMATION SUBJECT TO ENGINEERING APPROVAL OF FLOOD STUDY, WETLAND DELINEATION STUDY, HABITAT STUDY, & VEGETATIVE STUDY.

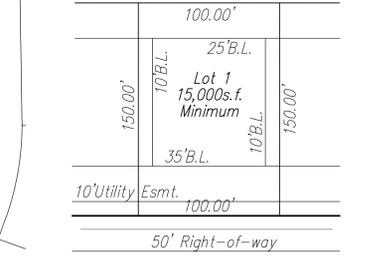
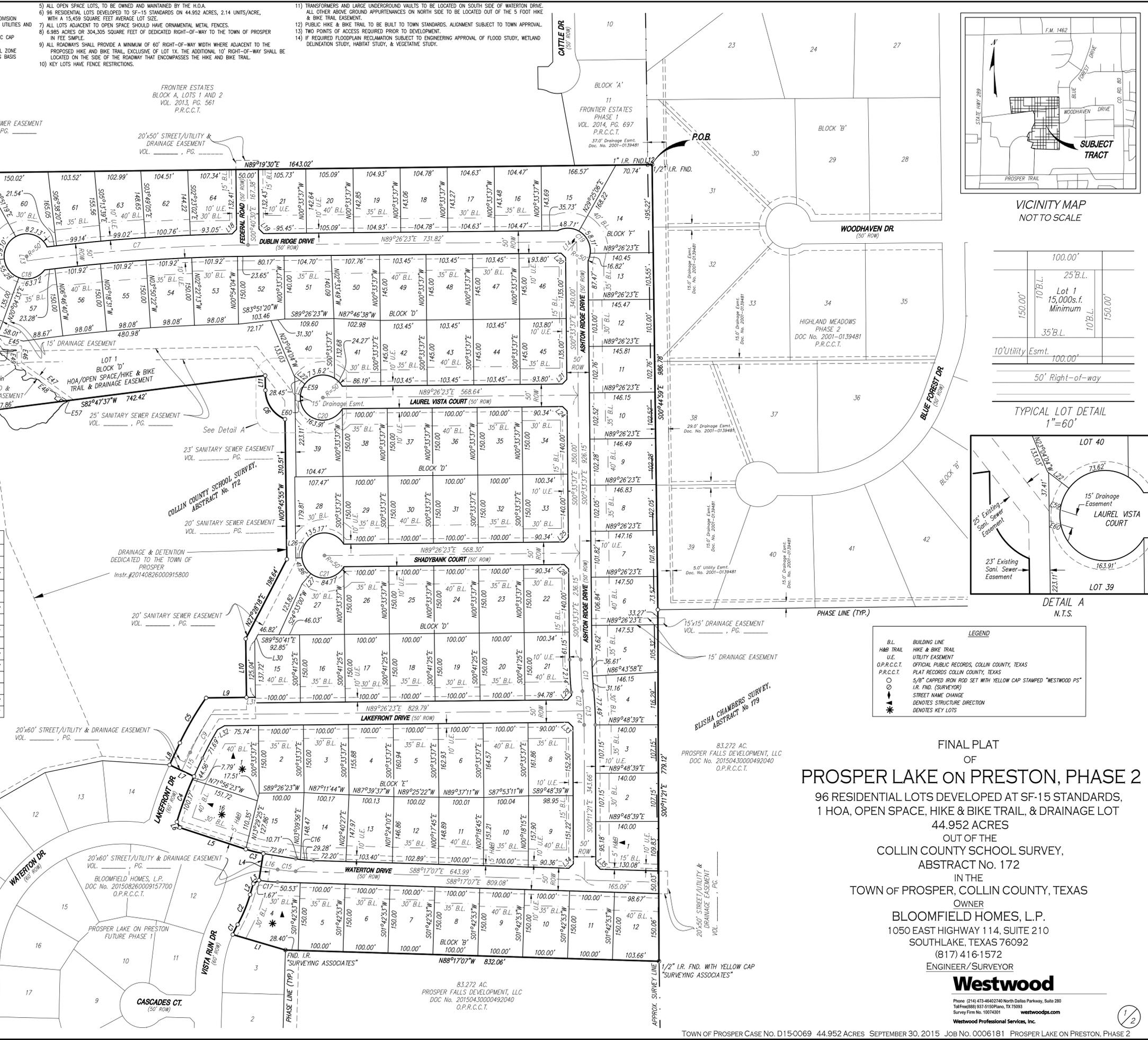


VICINITY MAP NOT TO SCALE

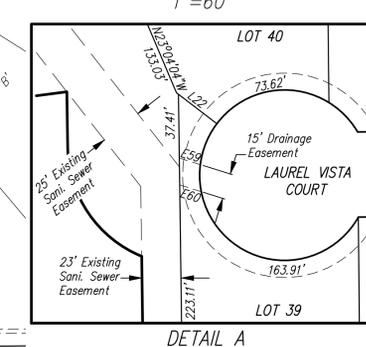
Table with 3 columns: CURVE TABLE, LINE TABLE, and LINE TABLE. It contains detailed survey data including curve radii, bearings, lengths, and line bearings for various lots and easements.

Table with 2 columns: LINE TABLE and LINE TABLE. It contains detailed survey data including line lengths and bearings for various lots and easements.

FLOOD STATEMENT
According to Map No. 48085C0120J & 48085C0235J of the Federal Emergency Management Agency (FEMA) flood insurance rate maps for Collin County, dated June 02, 2009, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage, on rare occasions 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.



TYPICAL LOT DETAIL 1" = 60'



DETAIL A N.T.S.

LEGEND
B.L. BUILDING LINE
HAB TRAIL HIKE & BIKE TRAIL
U.E. UTILITY EASEMENT
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"
I.R. FND. (SURVEYOR)
STREET NAME CHANGE
DENOTES STRUCTURE DIRECTION
DENOTES KEY LOTS

FINAL PLAT OF PROSPER LAKE ON PRESTON, PHASE 2

96 RESIDENTIAL LOTS DEVELOPED AT SF-15 STANDARDS, 1 HOA, OPEN SPACE, HIKE & BIKE TRAIL, & DRAINAGE LOT 44.952 ACRES OUT OF THE COLLIN COUNTY SCHOOL SURVEY, ABSTRACT No. 172 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS OWNER BLOOMFIELD HOMES, L.P. 1050 EAST HIGHWAY 114, SUITE 210 SOUTHLAKE, TEXAS 76092 (817) 416-1572 ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4642/240 North Dallas Parkway, Suite 280
Tel/Fax (888) 831-5150/Plano, TX 75093
Survey Firm No. 10074301 westwoods.com

LEGAL DESCRIPTION

Being 44.952 acres of land situated in the Town of Prosper, Collin County, Texas, being a part of the Collin County School Land Survey, Abstract No. 172, being a part of the 80.560 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20140826000915770 of the Deed Records, Collin County, Texas and being a part of the 27,567 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20150414000414350 of said Deed Records, said 44.952 acre tract being more particularly described as follows:

Beginning at a 1/2" iron rod found in the west line of Highland Meadows #2, an addition to the Town of Prosper as shown by plat of record in Document No. 2001-0139481 of said Deed Records, said rod being the northeast corner of said 27,567 acre tract;

Thence South 00°44'59" East with said west line, at a distance of 328.54 feet passing a 1/2" iron rod with cap found at the southeast corner of said 27,567 acre tract and the northeast corner of said 80,560 acre tract, and continuing a total distance of 986.78 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Highland Meadows #2 and the most northerly northwest corner of the 83,272 acre tract of land conveyed to CTMGT Prosper Falls 85 LLC by deed of record in Document No. 20150429000488110 of said Deed Records;

Thence South 00°11'21" East with the east line of said 80,560 acre tract, a distance of 779.12 feet to a 1/2" capped iron rod found at an ell corner in the north line of said 83,272 acre tract, said rod being the southeast corner of the herein described 44,952 acre tract;

Thence North 88°17'07" West with said north line, a distance of 832.06 feet to a 1/2" iron rod found for the most westerly northwest corner of said 83,272 acre tract, said rod being the most easterly northeast corner of the proposed Prosper Lake on Preston, Phase 1;

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

North 73°41'27" West a distance of 122.36 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS"; Along a curve to the right having a radius of 270.00 feet and an arc length of 24.69 feet (chord bears North 26°17'39" East, 24.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 330.00 feet and an arc length of 72.01 feet (chord bears North 22°39'46" East, 71.87 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 16°24'41" East a distance of 25.11 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 58°19'21" East a distance of 14.88 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°21'08" East a distance of 60.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 265.00 feet and an arc length of 40.28 feet (chord bears North 76°17'38" West, 40.24 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 71°56'23" West a distance of 154.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 27°58'19" West a distance of 14.39 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 720.00 feet and an arc length of 107.96 feet (chord bears North 20°41'20" East, 107.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 65°00'56" West a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for an angle point in the east line of the 29,542 acre tract of land conveyed to CADG Prosper 28, LLC by deed of record in County Clerk File No. 2015041400041450 of said Deed Records;

Thence in a northerly direction with the east line of said 29,542 acre tract the following calls and distances:

North 25°03'04" East a distance of 54.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 710.00 feet and an arc length of 115.59 feet (chord bears North 30°24'39" East, 115.46 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°14'05" East a distance of 89.90 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°45'55" West a distance of 130.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 27°28'18" East a distance of 198.64 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°45'55" West a distance of 310.51 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

Thence South 82°47'37" West with the south line of said 27,567 acre tract, a distance of 742.42 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence North 05°26'20" West over and across said 27,567 acre tract, a distance of 280.60 feet to a 1/2" capped iron rod found at the southeast corner of the 1,868 acre tract of land conveyed to Roy C. Finney, et ux by deed of record in Document No. 20100423000397260 of said Deed Records;

Thence North 06°07'48" West with the east line of said 1,868 acre tract, at 223.26 feet passing a 1/2" capped iron rod found at the northeast corner thereof and continuing over and across said 27,567 acre tract, a total distance of 263.23 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of Lot 1, Block A of Frontier Estates, an addition to the Town of Prosper as shown by plat of record in Volume 2013, Slide 561 of said Plat Records, said rod being the northwest corner of the herein described 44,952 acre tract;

Thence North 89°19'30" East with the south line of said Lot 1, passing the southwest corner of Lot 11, Block A of Frontier Estates, Phase 1, an addition to the Town of Prosper as shown by plat of record in Volume 2014, Slide 697 of said Plat Records, and continuing along the south line thereof a total distance of 1,643.02 feet to a 1" iron rod found for the southeast corner of said Lot 11;

Thence North 87°26'22" East a distance of 9.71 feet to the Point-of-Beginning and containing 44.952 acres or 1,958,124 square feet of land.

10. Open Space designations may include areas reserved for use only by Home Owners Association members and residents.

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

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

BLOOMFIELD HOMES, L.P. a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC. a Texas Corporation, General Partner

By: DONALD J. DYKSTRA, President

ACCESS EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

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

THE STATE OF TEXAS )
COUNTY OF COLLIN )

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

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, Professional Services, do hereby certify that he plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2013, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Prosper, Texas;

Date: This the \_\_\_\_\_ day of \_\_\_\_\_, 2015
RELEASED FOR REVIEW ONLY: 08-07-2015 IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(C), 29 T.A.C. 663.18 (C)
THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Jason B. Armstrong
Registered Professional Land Surveyor No. 5557

THE STATE OF TEXAS )
COUNTY OF COLLIN )

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

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

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

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

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

Table with 3 columns: LOT, ACREAGE, SQ.FT. for BLOCK 'B'.

Table with 3 columns: LOT, ACREAGE, SQ.FT. for BLOCK 'E'.

Table with 3 columns: LOT, ACREAGE, SQ.FT. for BLOCK 'F'.

Table with 3 columns: LOT, ACREAGE, SQ.FT. for BLOCK 'D'.

Table with 3 columns: LOT, ACREAGE, SQ.FT. for BLOCK 'D'.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

FINAL PLAT OF PROSPER LAKE ON PRESTON, PHASE 2
96 RESIDENTIAL LOTS DEVELOPED AT SF-15 STANDARDS, 1 HOA, OPEN SPACE, HIKE & BIKE TRAIL, & DRAINAGE LOT 44.952 ACRES OUT OF THE COLLIN COUNTY SCHOOL SURVEY, ABSTRACT No. 172 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS OWNER BLOOMFIELD HOMES, L.P. 1050 EAST HIGHWAY 114, SUITE 210 SOUTHLAKE, TEXAS 76092 (817) 416-1572 ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4682/2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Survey Firm No. 10074301 westwoodps.com
Westwood Professional Services, Inc.





## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

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

**Re: Planning & Zoning Commission Meeting – October 6, 2015**

The chart below summarizes the Town Council's actions from their September 22, 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 with recommendations.	Town Council adopted the ordinance, subject to the following condition: <ul style="list-style-type: none"> <li>• Unless an alternate material is approved by the Town Council, any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be 100% masonry and shall not be comprised of cementitious fiber board.</li> </ul>