

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, November 17, 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 November 3, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for Gates of Prosper, Phase 1, for a big box retail building (Walmart) and a convenience store with fuel pumps, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0061).
- 3c. Consider and act upon a Site Plan for Gates of Prosper, for a detention pond, on 8.2± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0082).
- 3d. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block A, Lot 3, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0062).
- 3e. Consider and act upon a Site Plan for Whispering Farms Commercial Center, for a medical office building (Dr. McGuinness Office) on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0063).
- 3f. Consider and act upon an Amending Plat of Whispering Farms Commercial Center, Block A, Lot 4R-C, on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0064).
- 3g. Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 223 single family residential lots and five (5) HOA/open space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).

- 3h. Consider and act upon a Site Plan for Lakes of La Cima, Phase 6B Amenity Center, on 0.7± acres, located on the northeast corner of La Cima Boulevard and Austin Drive. This property is zoned Planned Development-6 (PD-6). (D15-0080).
- 3i. Consider and act upon a Preliminary Site Plan for an office/warehouse development (Prosper Business Park), on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D15-0081).

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

Note: The order in which items are heard on the agenda is subject to change.

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on November 13, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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

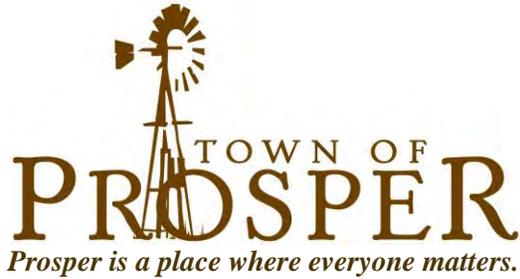
\_\_\_\_\_  
Date Notice Removed

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

**NOTICE**

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

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



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, November 3, 2015, 6:00 p.m.

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

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

Commissioners present: Chair John Alzner, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson

Commissioner(s) absent: Vice Chair John Hema, and Secretary David Snyder

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

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

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the October 20, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Lakewood Drive, on 4.0± acres, located on the north side of US 380, 3,500± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0060).**
- 3c. Consider and act upon a Final Plat of Falls of Prosper, Phase 1, for 60 single family residential lots and four (4) HOA/Open Space lots, on 35.7± acres, located on the north side of Prosper Trail, 1,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0070).**
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Prosper Crossing), on 28.4± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0072).**
- 3e. Consider and act upon a Site Plan for a retail building and an amenity center lot for Prosper Crossing (CVS Pharmacy), on 2.0± acres, located on the northeast corner of US 380 and Coit Road. The property is zoned Planned Development-38 (PD-38). (D15-0073).**
- 3f. Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 211 single family residential lots and five (5) HOA/Open Space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).**

- 3g. Consider and act upon a Preliminary Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and one (1) HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Gee Road and Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0076).**
- 3h. Consider and act upon a Preliminary Plat for Montclair, for 26 single family residential lots and nine (9) Open Space lots on 30.2± acres, located on the east side of Preston Road, 1,800 feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D15-0077).**

Staff informed Commissioners that the applicant requested Item 3f. be removed from the Consent Agenda and not be acted on. No action was taken on Item 3f.

Motioned by Daniel, seconded by Robertson, to approve Items 3a., 3b., 3c., 3d., 3e., 3g. and 3h. on the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a Replat of Prosper Plaza, Block A, Lots 5R and 6R, and consider and act upon a Revised Conveyance Plat of Prosper Plaza, Block A, Lot 4, on 32.1± acres, located on the west side of Custer Road, 200± feet north of US 380. The property is zoned Commercial (C), Planned Development-25 (PD-25) and Planned Development-73 (PD-73). (D15-0075).**

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

Public Hearing opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

Motioned by Robertson, seconded by Davenport, to approve Item 4, subject to staff recommendations. Motion approved 5-0.

- 5. Conduct a Public Hearing, and consider and act upon a request for an amendment to Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O). (S15-0006).**

*Hubbard:* Summarized the request and provided a brief history of the project. Informed Commissioners that one Public Hearing Reply Form has been received, not in opposition to the request. Recommended approval of the request.

Public Hearing opened by Chair Alzner.

There being no speakers, the Public Hearing was closed.

*Alzner:* Stated concerns with the open fencing backing up to the adjacent multifamily development.

*Robertson:* Expressed support for the continuity of the fencing throughout the development.

Motioned by Davenport, seconded by Andres, to approve Item 5, subject to staff recommendations. Motion approved 5-0.

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

*Glushko:* Informed Commissioners that there are currently no scheduled meeting cancellations due to the Holidays for either November or December.

*Alzner:* Requested information regarding the submittal and approval process for commercial façade plans.

**7. Adjourn.**

Motioned by Davenport, seconded by Daniels, to adjourn at 6:23 p.m. Motion approved 5-0.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



*Prosper is a place where everyone matters.*

## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

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### **Agenda Item:**

Consider and act upon a Site Plan for Gates of Prosper, Phase 1, for a big box retail building (Walmart) and a convenience store with fuel pumps, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0061).

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

The Site Plan consists of a 189,543 square foot big box retail building (Walmart) and a 499 square foot convenience store with fuel pumps. Access is provided from US 380 and future Richland Boulevard. Adequate parking has been provided. The Site Plan conforms to the PD-67 development standards.

The following cases related to the Site Plan for Gates of Prosper, Phase 1, Block A, Lot 3, are also being considered on the November 17, 2015, agenda: Gates of Prosper, Block A, Lot 3, Final Plat (D15-0062) and Gates of Prosper Detention Pond Site Plan (D15-0082).

### **Budget Impact:**

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

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

The Site Plan meets minimum development requirements.

### **Attached Documents:**

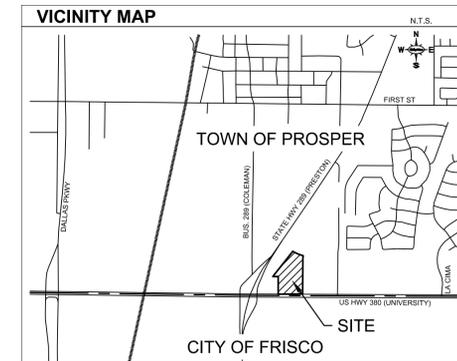
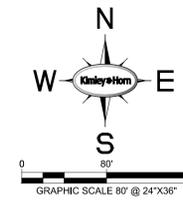
1. Site Plan

### **Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

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TXDOT DRAINAGE EASEMENT  
TRACT 3 PART 2  
VOL. 630 PG. 1  
D.R.C.C.T.

TXDOT DRAINAGE EASEMENT  
TRACT 2 PART 1  
VOL. 626 PG. 567  
D.R.C.C.T.

MATCH LINE - SEE INSET  
ON SHEET 2 OF 3

NOT A PART OF THIS SITE PLAN  
FUTURE RETAIL  
BY OTHERS  
CURRENT ZONING: R/C/O (PD-67)  
(RETAIL / COMMERCIAL / OFFICE)  
LAND USE: VACANT

STATE HIGHWAY 280 (PRESTON ROAD)  
(VARIABLE WIDTH RIGHT-OF-WAY)

NOT A PART OF THIS SITE PLAN  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 2  
12.028 ACRES  
CURRENT ZONING: R/C/O  
(PD-67)  
(RETAIL / COMMERCIAL / OFFICE)  
LAND USE: VACANT

RICHLAND BLVD

NOT A PART OF THIS SITE PLAN  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 4  
13.369 ACRES  
CURRENT ZONING: R/C/O  
(PD-67)  
(RETAIL / COMMERCIAL / OFFICE)  
LAND USE: VACANT

NOT A PART OF THIS SITE PLAN  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 1  
8.196 ACRES  
PROPOSED  
CONSTANT LEVEL  
RETENTION POND  
(BY DEVELOPER)

MATCH LINE - SEE SHEET 2 OF 3  
MATCH LINE - SEE SHEET 3 OF 3



PROPOSED BIG BOX  
RETAIL BUILDING  
189,543 S.F.  
FFE: 698.00  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 3  
18.862 ACRES

C.R. No. 73 (LOVERS LANE) - UNIMPROVED  
INSTR. NO. 20070708000832780, O.P.C.C.T.

# Kimley»Horn

## SITE PLAN SHEET 1 OF 3 GATES OF PROSPER, PHASE I BLOCK A, LOT 3

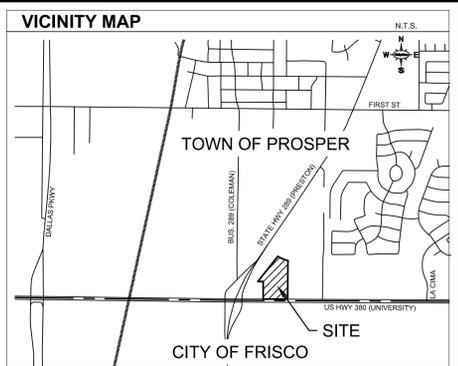
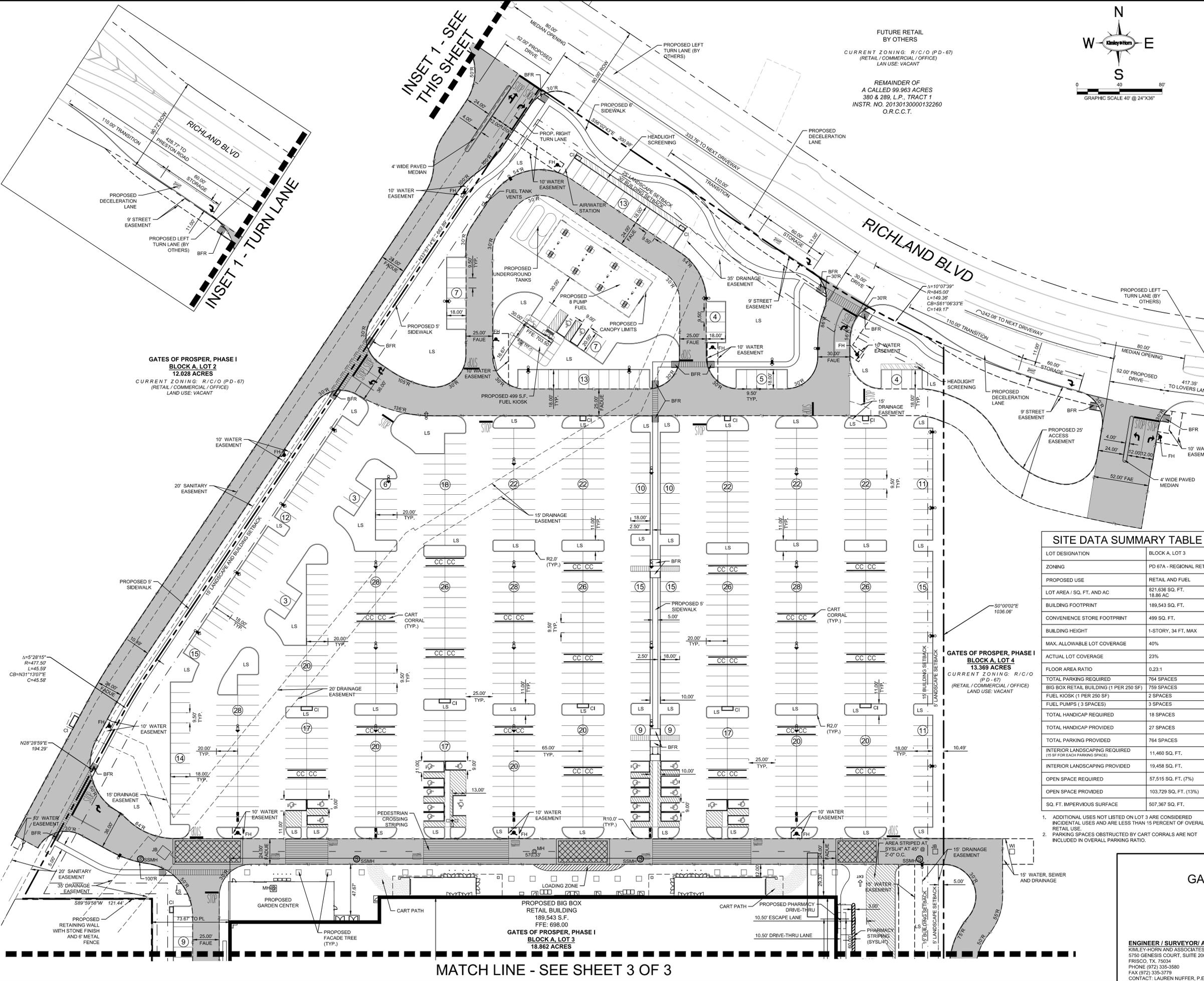
CASE # D15-0061  
18.862 ACRES  
BEN RENISON SURVEY, ABSTRACT NO. 755  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARATION DATE: NOVEMBER 9, 2015

**ENGINEER / SURVEYOR / APPLICANT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
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FRISCO, TX 75034  
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CONTACT: LAUREN NUFFER, P.E.

**DEVELOPER**  
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**OWNER**  
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**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- FAUE FIRE LANE, ACCESS AND UTILITY EASEMENT (FAUE)
- LANDSCAPE SCREENING, DOUBLE ROW OF EVERGREEN TREES, 8' AT TIME OF PLANTING TO BE PROVIDED PER PD-67.
- LANDSCAPE HEADLIGHT SCREENING.
- PROPOSED ENHANCED PAVEMENT - STAINED AND STAMPED CONCRETE
- FUTURE LIMITS OF HWY 380
- FH FIRE HYDRANT
- CI CURB INLET
- WI WYE INLET
- SSMH SANITARY MANHOLE
- LS LANDSCAPE AREA
- BFR BARRIER FREE RAMP
- JB JUNCTION BOX
- MH STORM MANHOLE
- LP LIGHT POLE

**TOWN OF PROSPER SITE PLAN NOTES**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE 8-TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - A DOUBLE ROW OF EVERGREEN TREES, 8' AT THE TIME OF PLANTING TO BE PROVIDED IN ACCORDANCE WITH PD-67.
- GENERAL NOTES**
- NO FLOODPLAIN EXISTS ON THE SITE.
  - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
  - FDOS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
  - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 15' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER. FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - NO UTILITY EASEMENTS SHALL BE LOCATED INSIDE LANDSCAPE SETBACK ALONG PRESTON ROAD, RICHLAND DRIVE AND LOVERS LANE.
  - ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
  - LOCATIONS OF PROPOSED LIGHTS AND CART CORRALS ARE SUBJECT TO CHANGE.

**SITE DATA SUMMARY TABLE**

LOT DESIGNATION	BLOCK A, LOT 3
ZONING	PD 67A - REGIONAL RETAIL
PROPOSED USE	RETAIL AND FUEL
LOT AREA / SQ. FT. AND AC	821,636 SQ. FT. 18.86 AC
BUILDING FOOTPRINT	189,543 SQ. FT.
CONVENIENCE STORE FOOTPRINT	499 SQ. FT.
BUILDING HEIGHT	1-STORY, 34 FT. MAX
MAX. ALLOWABLE LOT COVERAGE	40%
ACTUAL LOT COVERAGE	23%
FLOOR AREA RATIO	0.23:1
TOTAL PARKING REQUIRED	784 SPACES
BIG BOX RETAIL BUILDING (1 PER 250 SF)	759 SPACES
FUEL KIOSK (1 PER 250 SF)	2 SPACES
FUEL PUMPS (3 SPACES)	3 SPACES
TOTAL HANDICAP REQUIRED	18 SPACES
TOTAL HANDICAP PROVIDED	27 SPACES
TOTAL PARKING PROVIDED	784 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF FOR EACH PARKING SPACE)	11,460 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	19,458 SQ. FT.
OPEN SPACE REQUIRED	57,515 SQ. FT. (7%)
OPEN SPACE PROVIDED	103,729 SQ. FT. (13%)
SQ. FT. IMPERVIOUS SURFACE	507,367 SQ. FT.

1. ADDITIONAL USES NOT LISTED ON LOT 3 ARE CONSIDERED INCIDENTAL USES AND ARE LESS THAN 15 PERCENT OF OVERALL RETAIL USE.  
2. PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

**Kimley-Horn**  
**SITE PLAN**  
 SHEET 2 OF 3  
**GATES OF PROSPER, PHASE I**  
**BLOCK A, LOT 3**  
 CASE # D15-0061  
 18,862 ACRES  
 BEN RENISON SURVEY, ABSTRACT NO. 755  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARATION DATE: NOVEMBER 9, 2015

**ENGINEER / SURVEYOR / APPLICANT**  
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**DEVELOPER**  
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 PHONE (214) 740-3368  
 CONTACT: SCOTT SHIP

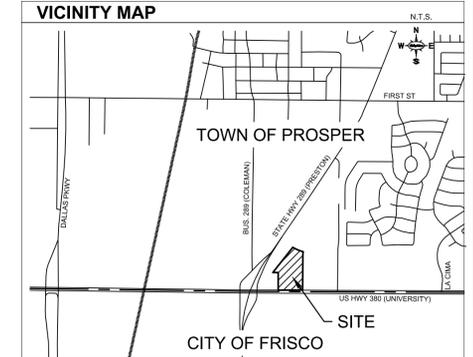
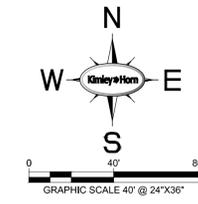
**OWNER**  
 380 & 289, LP  
 8000 WARREN PARKWAY  
 FRISCO, TX 75034  
 PHONE (972) 543-2412  
 CONTACT: SCOTT SHIP

MATCH LINE - SEE SHEET 3 OF 3



PROPOSED BIG BOX  
RETAIL BUILDING  
189,543 S.F.  
FFE: 698,00  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 3  
18.862 ACRES  
A PORTION OF  
A CALLED 99,963 ACRES  
380 & 289, L.P., TRACT 1  
INSTR. NO. 20130130000132260  
O.R.C.C.T.

GATES OF PROSPER, PHASE I  
BLOCK A, LOT 4  
13.369 ACRES  
CURRENT ZONING: R/C/O  
(P D-67)  
(RETAIL / COMMERCIAL / OFFICE)  
LAND USE: VACANT



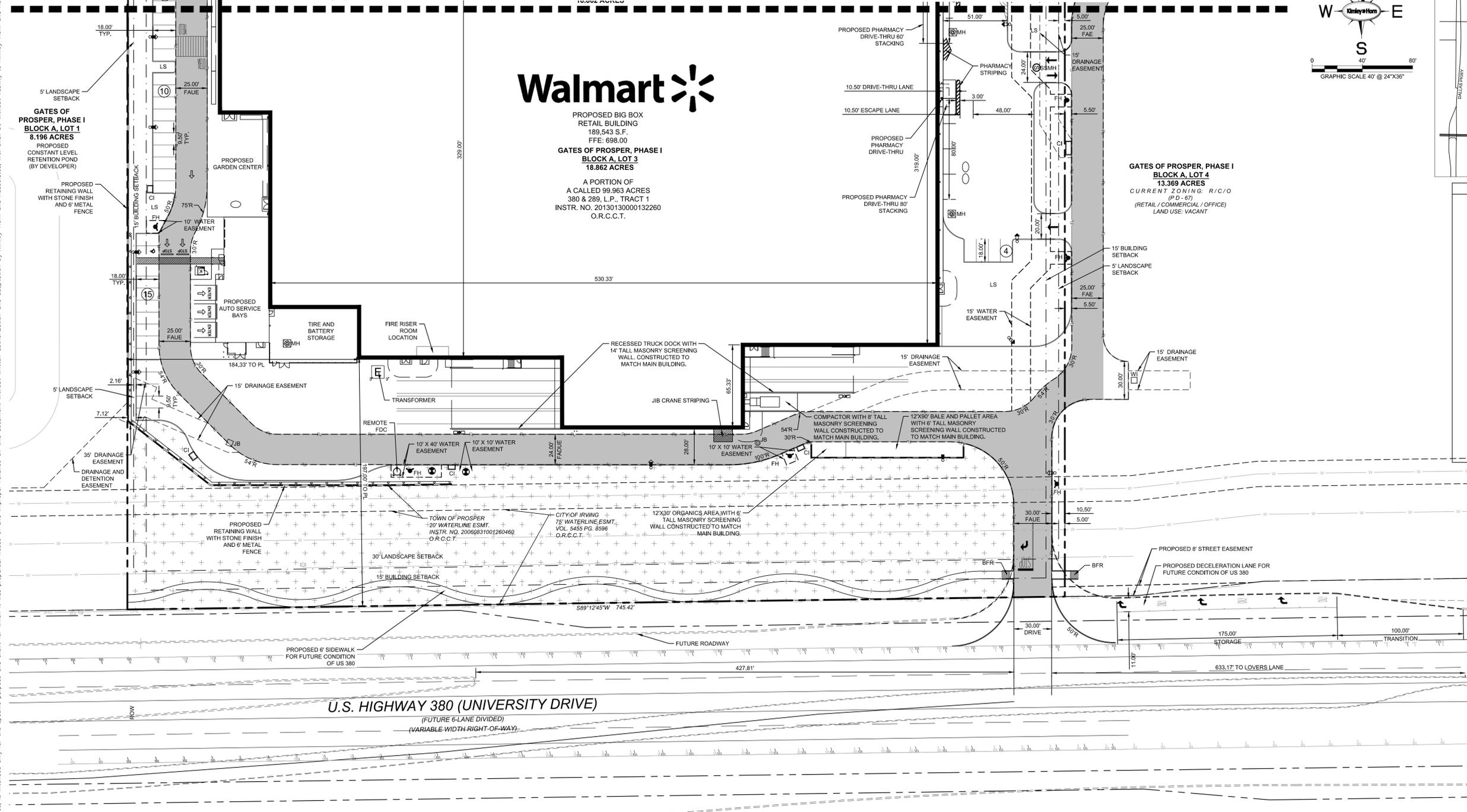
**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- ▨ FIRE LANE, ACCESS AND UTILITY EASEMENT (FAUE)
- ▨ LANDSCAPE SCREENING, DOUBLE ROW OF EVERGREEN REES, 8' AT TIME OF PLANTING TO BE PROVIDED PER PD-67.
- ▨ LANDSCAPE HEADLIGHT SCREENING.
- ▨ PROPOSED ENHANCED PAVEMENT - STAINED AND STAMPED CONCRETE
- - - FUTURE LIMITS OF HWY 380
- FH FIRE HYDRANT
- CI CURB INLET
- WI WYE INLET
- SSMH SANITARY MANHOLE
- LS LANDSCAPE AREA
- BFR BARRIER FREE RAMP
- JB JUNCTION BOX
- MH STORM MANHOLE
- LP LIGHT POLE

**SITE DATA SUMMARY TABLE**

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OPEN SPACE PROVIDED	103,729 SQ. FT. (13%)
SQ. FT. IMPERVIOUS SURFACE	507,367 SQ. FT.

1. ADDITIONAL USES NOT LISTED ON LOT 3 ARE CONSIDERED INCIDENTAL USES AND ARE LESS THAN 15 PERCENT OF OVERALL RETAIL USE.  
2. PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO



**U.S. HIGHWAY 380 (UNIVERSITY DRIVE)**  
(FUTURE 6-LANE DIVIDED)  
(VARIABLE-WIDTH RIGHT-OF-WAY)

**Kimley»Horn**  
SITE PLAN

SHEET 3 OF 3  
GATES OF PROSPER, PHASE I  
BLOCK A, LOT 3

CASE # D15-0061  
18.862 ACRES  
BEN RENISON SURVEY, ABSTRACT NO. 755  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARATION DATE: NOVEMBER 9, 2015

**ENGINEER / SURVEYOR/ APPLICANT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
5750 GENESIS COURT, SUITE 200  
FRISCO, TX 75034  
PHONE (972) 335-3580  
FAX (972) 335-3779  
CONTACT: LAUREN NUFFER, P.E.

**DEVELOPER**  
BLUE STAR LAND  
8000 WARREN PARKWAY  
FRISCO, TX 75034  
PHONE (214) 740-3369  
CONTACT: SCOTT SHIP

**OWNER**  
380 & 289, LP  
8000 WARREN PARKWAY  
FRISCO, TX 75034  
PHONE (972) 543-2412  
CONTACT: SCOTT SHIP

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## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

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**Agenda Item:**

Consider and act upon a Site Plan for Gates of Prosper, for a detention pond, on 8.2± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0082).

**Description of Agenda Item:**

The Site Plan consists of a detention pond, which is necessary for development of the Gates of Prosper development. The Site Plan conforms to the PD-67 development standards.

The following cases related to the Site Plan for Gates of Prosper Detention Pond are also being considered on the November 17, 2015, agenda: Gates of Prosper, Phase 1 Site Plan (D15-0061) and Gates of Prosper, Block A, Lot 3, Final Plat (D15-0062).

**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

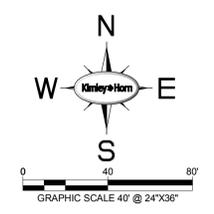
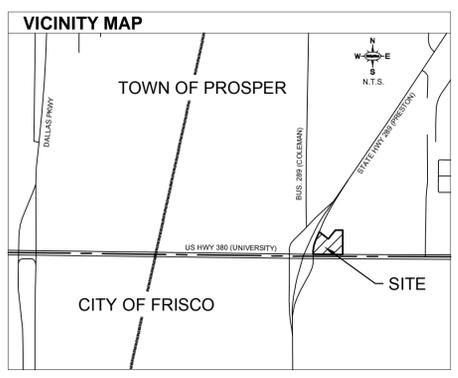
**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscaping, and irrigation plans.
2. Escrow will be required for all improvements unable to be built at time of development.

Plotted By: Mullinix, Judd Date: November 10, 2015 03:42:45pm File Path: \\K:\V\FRI-Civil\68100008 - Gates - Richland and Loversa\Drawn\Plan\_Site\Final\_Site\_Plan.dwg  
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SITE DATA SUMMARY TABLE	
LOT DESIGNATION	BLOCK A, LOT 1
ZONING	PD 67A - REGIONAL RETAIL
PROPOSED USE	DETENTION POND
LOT AREA / SQ. FT. AND AC	357,034 SQ. FT. 8.196 AC
BUILDING FOOTPRINT	0 SQ. FT.
CONVENIENCE STORE FOOTPRINT	0 SQ. FT.
BUILDING HEIGHT	N/A
MAX. ALLOWABLE LOT COVERAGE	40%
ACTUAL LOT COVERAGE	0%
FLOOR AREA RATIO	N/A
TOTAL PARKING REQUIRED	0 SPACES
BIG BOX RETAIL BUILDING (1 PER 250 SF)	0 SPACES
FUEL KIOSK (1 PER 250 SF)	0 SPACES
FUEL PUMPS (3 SPACES)	0 SPACES
TOTAL HANDICAP REQUIRED	0 SPACES
TOTAL HANDICAP PROVIDED	0 SPACES
TOTAL PARKING PROVIDED	0 SPACES
INTERIOR LANDSCAPING REQUIRED (15 SF FOR EACH PARKING SPACE)	0 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	0 SQ. FT.
OPEN SPACE REQUIRED	0 SQ. FT. (0%)
OPEN SPACE PROVIDED	357,034 SQ. FT. (100%)
SQ. FT. IMPERVIOUS SURFACE	0 SQ. FT.

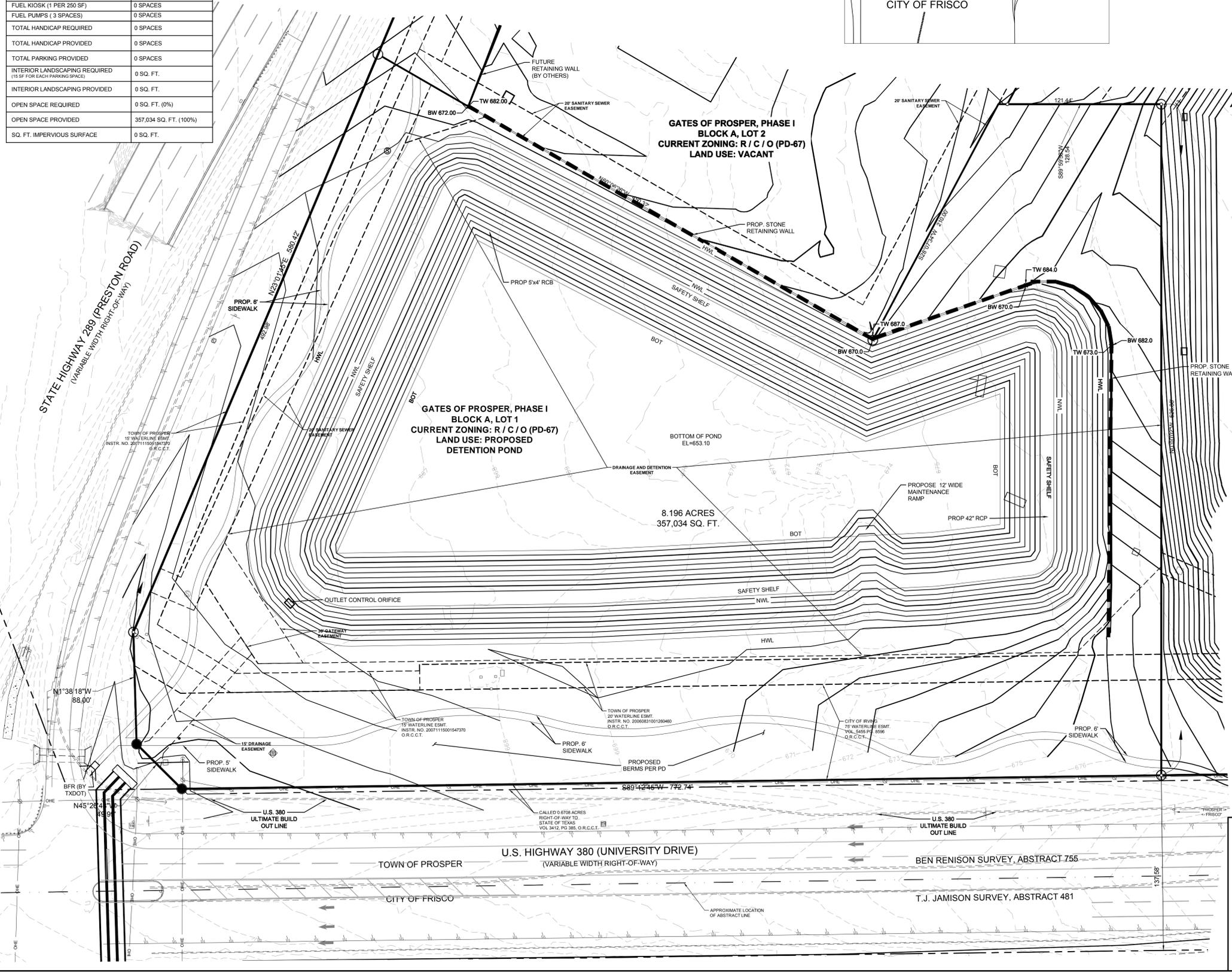


LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	FIRE LANE, ACCESS AND UTILITY EASEMENT (FAUE)
	LANDSCAPE SCREENING, DOUBLE ROW OF EVERGREEN REES, 8' AT TIME OF PLANTING TO BE PROVIDED PER PD-67.
	LANDSCAPE HEADLIGHT SCREENING.
	PROPOSED ENHANCED PAVEMENT- STAINED AND STAMPED CONCRETE
	FUTURE LIMITS OF HWY 380
	FH FIRE HYDRANT
	CI CURB INLET
	WI WYE INLET
	SSMH SANITARY MANHOLE
	LS LANDSCAPE AREA
	BFR BARRIER FREE RAMP
	JB JUNCTION BOX
	MH STORM MANHOLE
	LP LIGHT POLE
	BOT BOTTOM OF POND
	NWL NORMAL WATER LEVEL
	HWL HIGH WATER LEVEL
	BW 548.49 -> x BOTTOM OF WALL
	TW 548.49 -> x TOP OF WALL

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

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

SITE PLAN	
SHEET 1 OF 1	
GATES OF PROSPER, PHASE I	
BLOCK A, LOT 1	
TOWN OF PROSPER CASE # D15-0082	
8.196 ACRES	
BEN RENISON SURVEY, ABSTRACT NO. 755	
TOWN OF PROSPER, COLLIN COUNTY, TEXAS	
PREPARATION DATE: NOVEMBER 3, 2015	
<b>ENGINEER / SURVEYOR/APPLICANT</b>	<b>OWNER</b>
KIMLEY-HORN AND ASSOCIATES, INC.	BLUE STAR LAND
5750 GENESIS COURT, SUITE 200	380 & 289, LP
FRISCO, TX 75034	8000 WARREN PARKWAY
PHONE (972) 335-3580	FRISCO, TX 75034
FAX (972) 335-3779	PHONE (972) 740-3389
CONTACT: CHRIS LEPPERT, P.E.	CONTACT: SCOTT SHIPP



	© 2014 KIMLEY-HORN 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM	TEXAS REGISTERED ENGINEERING FIRM F-928
	KHA PROJECT: 068100008 DATE: 11/10/2015 SCALE: AS SHOWN DESIGNED BY: CCL DRAWN BY: CCL CHECKED BY: CCL	REVISIONS No. DATE BY



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

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**Agenda Item:**

Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block A, Lot 3, on 18.9± acres, located on the north side of US 380, 800± feet east of Preston Road. The property is zoned Planned Development-67 (PD-67). (D15-0062).

**Description of Agenda Item:**

The Final Plat dedicates all easements necessary for development and conforms to the PD-67 development standards.

The following cases related to the Final Plat for Gates of Prosper, Phase 1, Block A, Lot 3, are also being considered on the November 17, 2015, agenda: Gates of Prosper, Phase 1, Site Plan (D15-0061) and Gates of Prosper Detention Pond Site Plan (D15-0082).

**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.

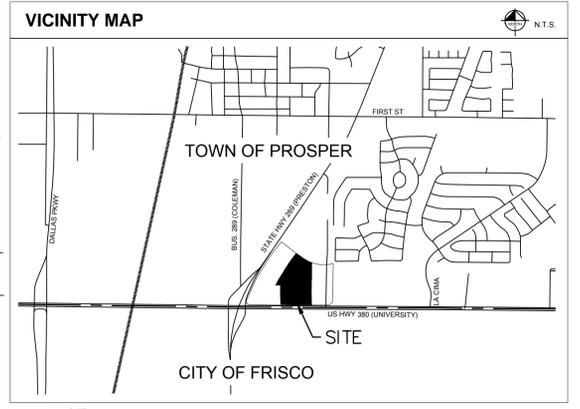
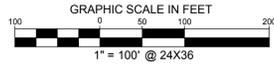
**Attached Documents:**

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 and dedications on the Final Plat.



**LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	IRF: IRON ROD FOUND
	IRFC: IRON ROD FOUND WITH CAP
	IRSC: IRON ROD SET WITH CAP
	NTS: NOT TO SCALE
	C.M.: CONTROLLING MONUMENT
	D.R.C.C.T.: DEED RECORDS OF COLLIN COUNTY, TEXAS
	M.R.C.C.T.: MAP RECORDS OF COLLIN COUNTY, TEXAS
	O.R.C.C.T.: OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
	FND: FOUND

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
  - Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.
  - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - 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.
  - See sheet 2 for line and curve tables.

**FINAL PLAT**  
**GATES OF PROSPER PHASE 1**  
**BLOCK A, LOT 3**  
 AN ADDITION TO THE TOWN OF PROSPER

18.862 ACRES (GROSS)

SITUATED IN THE  
 BEN RENISON SURVEY, ABSTRACT NO. 755  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 JULY 2015  
 CASE No. D15-0062

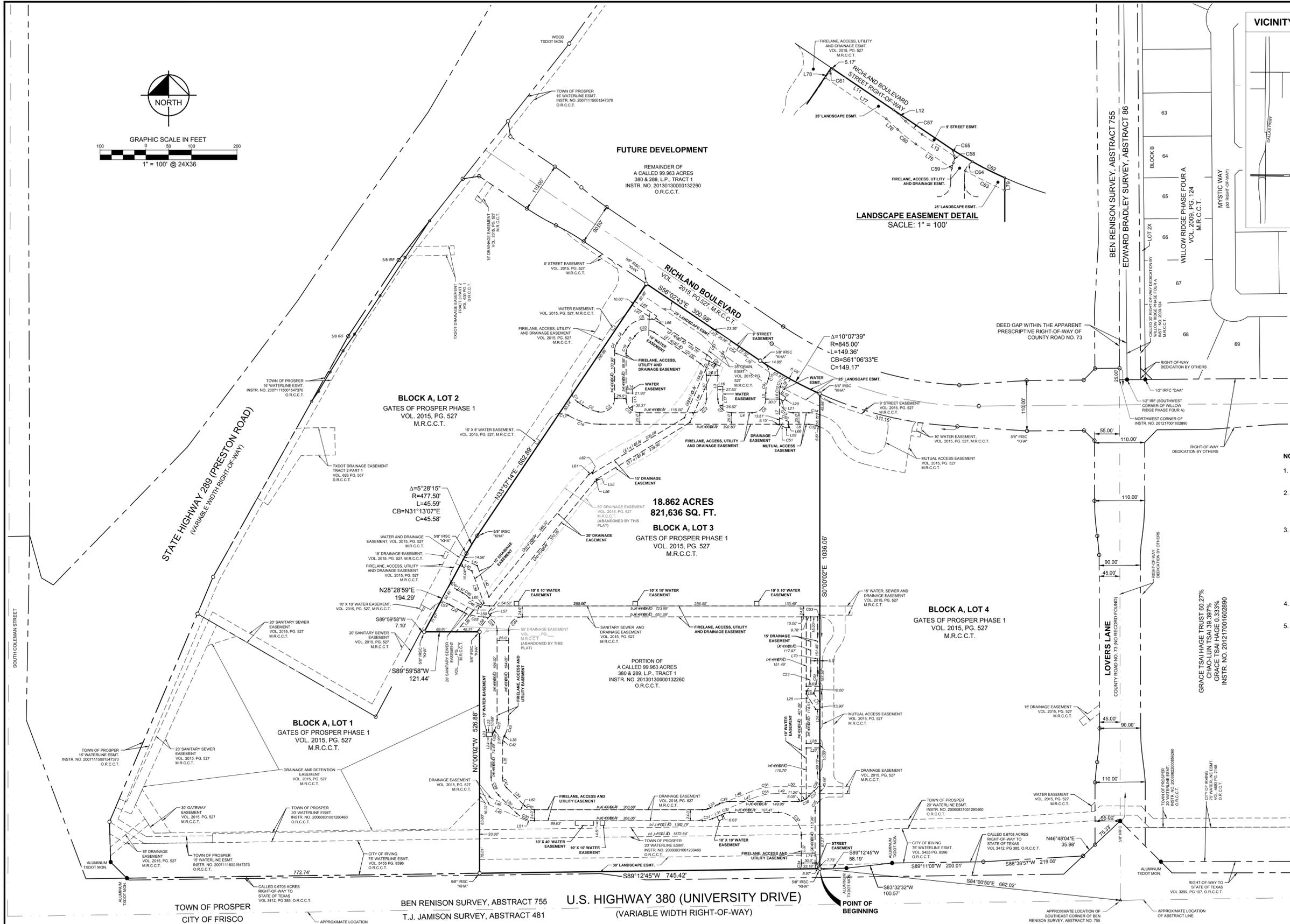
**Kimley»Horn**

5750 Genesis Court, Suite 200 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by
1" = 100'	MBM	KHA
Date	Project No.	Sheet No.
09/15/2015	063362277	1 OF 2

**SURVEYOR:**  
 Kimley-Horn and Associates  
 5750 Genesis Court, Suite 200  
 Frisco, TX 75034  
 P (972) 335-3580  
 F (972) 335-3779  
 Contact: Michael B. Marx, R.P.L.S.

**ENGINEER:**  
 Kimley-Horn and Associates  
 5750 Genesis Court, Suite 200  
 Frisco, TX 75034  
 P (972) 335-3580  
 F (972) 335-3779  
 Contact: Lauren Nuffer, P.E.

**OWNER:**  
 380 & 289 L.P.  
 1 Cowboys Parkway  
 Irving, TX 75063-4999



**FUTURE DEVELOPMENT**  
 REMAINDER OF  
 A CALLED 99.963 ACRES  
 380 & 289, L.P., TRACT 1  
 INSTR. NO. 20130130000132260  
 O.R.C.C.T.

**LANDSCAPE EASEMENT DETAIL**  
 SCALE: 1" = 100'

**BLOCK A, LOT 2**  
 GATES OF PROSPER PHASE 1  
 VOL. 2015, PG. 527  
 M.R.C.C.T.

**18.862 ACRES**  
**821,636 SQ. FT.**  
**BLOCK A, LOT 3**  
 GATES OF PROSPER PHASE 1  
 VOL. 2015, PG. 527  
 M.R.C.C.T.

**BLOCK A, LOT 4**  
 GATES OF PROSPER PHASE 1  
 VOL. 2015, PG. 527  
 M.R.C.C.T.

**BLOCK A, LOT 1**  
 GATES OF PROSPER PHASE 1  
 VOL. 2015, PG. 527  
 M.R.C.C.T.

**U.S. HIGHWAY 380 (UNIVERSITY DRIVE)**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**TOWN OF PROSPER**  
**CITY OF FRISCO**

**BEN RENISON SURVEY, ABSTRACT 755**  
**T.J. JAMISON SURVEY, ABSTRACT 481**

DWG NAME: FC\FP\_SURVEY\380&289\063362277\FINAL PLAT.DWG PLOTTED BY: MAMX, MICHAEL.B@172015 2:08 PM LAST SAVED: 9/17/2015 2:01 PM

OWNER'S CERTIFICATE

STATE OF TEXAS Y

COUNTY OF COLLIN Y

WHEREAS, 380 & 289, L.P., is the owner of a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being all Block A, Lot 3 of Gates of Prosper Phase 1, Block A, Lots 1-4, an addition to the Town of Prosper, Texas, according to the Conveyance Plat, recorded in Volume 2015, Page 527, Map Records of Collin County, Texas, and being out of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of the herein described tract of land, in the southerly line of said 99.963 acre tract, and in the northerly right-of-way of U.S. Highway No. 380 (University Drive), according to the right-of-way dedication to State of Texas recorded in Volume 3412, Page 385, said Official Records, and bears South 46°48'26" West a distance of 111.30 feet, South 86°38'57" West a distance of 219.00 feet, South 89°11'09" West a distance of 200.01 feet, South 83°32'32" West a distance of 100.57 feet, and South 89°12'45" West a distance of 58.19 feet from a 5/8 inch with plastic cap found at the eastern-most southeast corner of said 99.963 acre tract, common to the southeast corner of a right-of-way dedication for County Road No. 73 (Lovers Lane) according to the agreement recorded in Instrument No. 20070709000937390, said Official Records;

THENCE South 89°12'45" West, along the southerly line of said 99.963 acre tract and along the northerly right-of-way of U.S. Highway No. 380, a distance of 745.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°00'02" West, departing the southerly line of said 99.963 acre tract and the northerly right-of-way line of U.S. Highway No. 380, over and across said 99.963 acre tract, a distance of 526.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°59'58" West, over and across said 99.963 acre tract, a distance of 121.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 28°28'59" East, over and across said 99.963 acre tract, a distance of 194.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 5°28'15", a radius of 477.50 feet, a chord bearing and distance of North 31°13'07" East, 45.58 feet;

THENCE in a northeasterly direction, over and across said 99.963 acre tract, and with said curve to the right, an arc distance of 45.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE North 33°57'14" East, over and across said 99.963 acre tract, a distance of 662.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 56°02'43" East, over and across said 99.963 acre tract, a distance of 300.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 10°07'39", a radius of 845.00 feet, a chord bearing and distance of South 61°06'33" East, 149.17 feet;

THENCE in a southeasterly direction, over and across said 99.963 acre tract, and with said curve to the left, an arc distance of 149.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 0°00'02" East, over and across said 99.963 acre tract, a distance of 1036.06 feet to the POINT OF BEGINNING and containing 18.862 acres (821,636 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 380 & 289, 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 GATES OF PROSPER PHASE 1, BLOCK A, LOT 3, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 380 & 289, L.P. does herein certify the following:

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the \_\_\_ day of \_\_\_, 20\_\_.

BY 380 & 289, L.P.

BY: \_\_\_\_\_

Authorized Signature Printed Name and Title

STATE OF TEXAS S

COUNTY OF \_\_\_\_\_ S

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, grantees, successors and assigns: The Portion of Lot 3, 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.

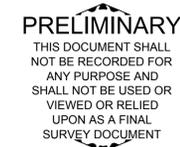
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the \_\_\_ day of \_\_\_, 20\_\_.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS S

COUNTY OF COLLIN S

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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

Table with 3 columns: LINE TABLE, LINE TABLE, LINE TABLE. Each column has 6 sub-columns: NO., BEARING, LENGTH, NO., BEARING, LENGTH. Contains 27 rows of survey data.

Table with 6 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE. Each column has 6 sub-columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 27 rows of curve data.

Table with 6 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE. Each column has 6 sub-columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 27 rows of curve data.

Table with 6 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE. Each column has 6 sub-columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 27 rows of curve data.

CERTIFICATE OF APPROVAL

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

- Planning & Zoning Commission Chair
Town Secretary
Engineering Department
Development Services Department

FINAL PLAT
GATES OF PROSPER PHASE 1
BLOCK A, LOT 3
AN ADDITION TO THE TOWN OF PROSPER

18.862 ACRES (GROSS)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
JULY 2015
CASE No. D15-0062



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

SURVEYOR:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Lauren Nuffer, P.E.

OWNER:
380 & 289 L.P.
1 Cowboys Parkway
Irving, TX 75063-4999

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MBM, KHA, 09/15/2015, 068109008, 2 OF 2

FILE NAME: K:\EPL\_SURVEY\06352277-PROSPER\DWG\06352277\_FINAL\_PLAT.DWG - PLOTTED BY: MARX, MICHAEL B. 9/17/2015 2:01 PM LAST SAVED



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

---

**Agenda Item:**

Consider and act upon a Site Plan for Whispering Farms Commercial Center, for a medical office building (Dr. McGuiness Office), on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0063).

**Description of Agenda Item:**

The Site Plan consists of a 14,621 square foot medical office building. Access is provided from Prosper Trail and Coit Road. Adequate parking has been provided. The Site Plan conforms to the PD-5 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

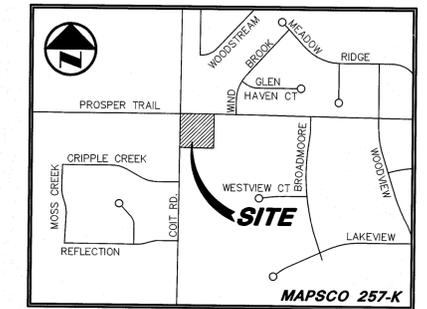
**Attached Documents:**

1. Site Plan

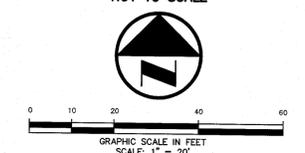
**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Escrow will be required for all improvements unable to be built at time of development.



VICINITY MAP NOT TO SCALE



LEGEND

Legend table listing symbols for items like BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, etc.

SITE DATA SUMMARY TABLE

Table with columns ITEM, LOT 4R-C, and values for ZONING, PROPOSED USE, LOT AREA, BUILDING (SF), COVERED PORCH (SF), etc.

\*DOES NOT INCLUDE THE SPACES ASSOCIATED WITH THE PARKING AGREEMENT (DOC. NO. 20070906001247510)

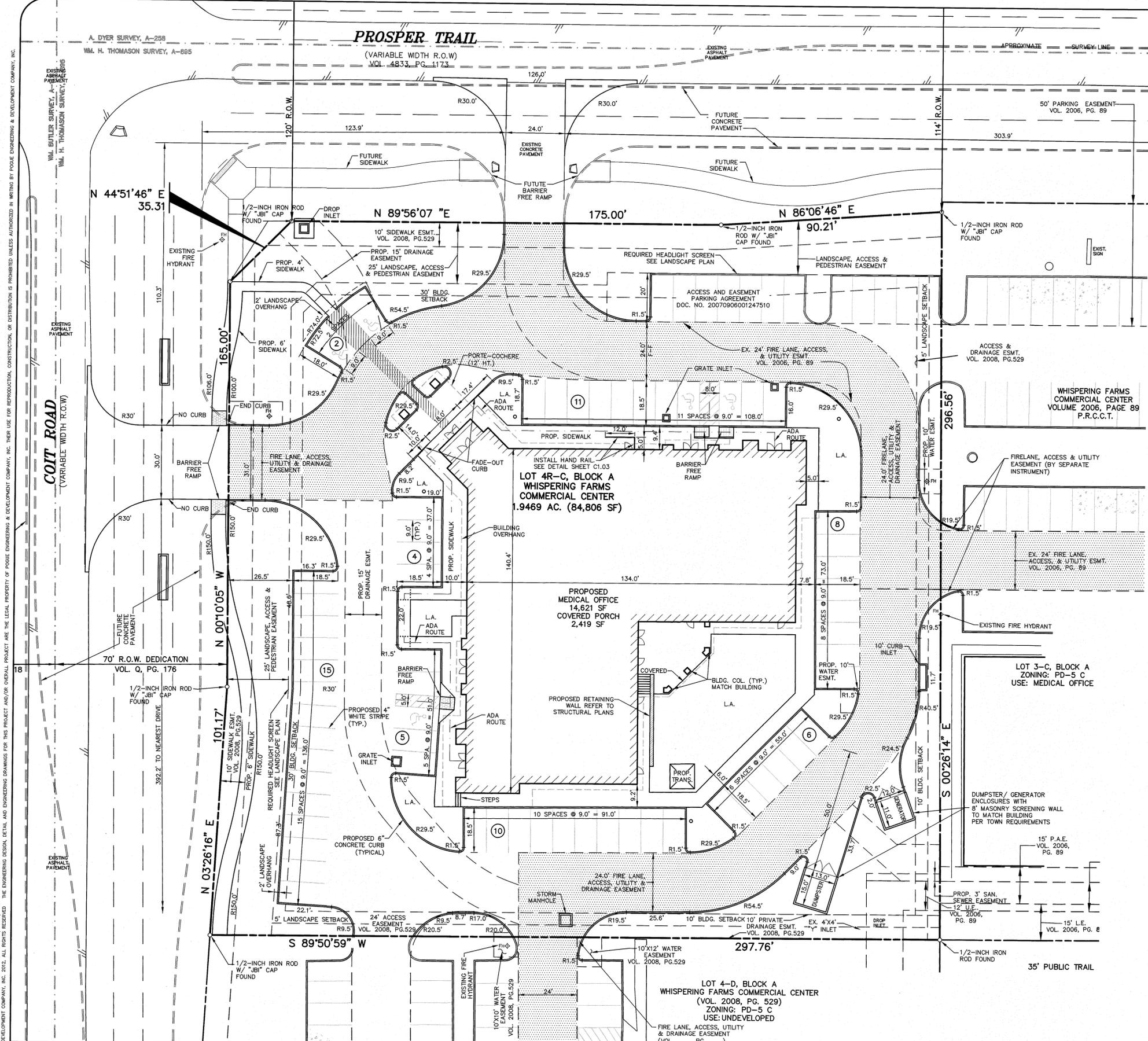
PROSPER SITE PLAN NOTES

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.

- FRANCHISE UTILITY NOTES:
1. TOWN OF PROSPER (972) 346-3502
2. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
3. ATMOS ENERGY (GAS) - (972) 485-6270 - MR. CHIP MERRITT
4. TIME WARNER CABLE - (972) 742-5892
5. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

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... TAVAC 811 logo.

- BENCH MARK LIST:
BENCHMARK #1 SQUARE CUT ON NORTHWEST CORNER OF WEST HEADWALL OF FM 2478 BRIDGE OVER RUTHERFORD BRANCH. ELEVATION = 639.49
BENCHMARK #2 SQUARE CUT ON TOP OF CURB WEST SIDE OF DRIVE ON PROPERTY SOUTH SIDE OF PROSPER TRAIL, APPROXIMATELY 185 FEET EAST FROM CENTER LINE OF COIT ROAD. ELEVATION = 754.82



Revision table with columns NO., DATE, REVISION / DESCRIPTION, PI NUMBER.

OWNER
DERMATOLOGY ASSETS OF PROSPER, LLC
C/O MR. FRED R. SUTTON
FRED R. SUTTON REAL ESTATE SERVICES
1512 DANUBE LANE
PLANO, TEXAS 75075
(972) 423-2758 PHONE

PROJECT INFORMATION
DR. MCGUINNESS OFFICE
BLOCK A, LOT 4R-C
WHISPERING FARMS COMMERCIAL CENTER
W.H. THOMASON SURVEY, ABSTRACT NO. 895
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
ZONING: PD-5 C

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, PE 98271 ON 11-11-2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, PE
P.E. No.: 98271
Date: 11-11-2015

POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. logo and address: 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069

CASE # D15-0063
SITE PLAN
WHISPERING FARMS COMMERCIAL CENTER
BLOCK A, LOT 4R-C
DR. MCGUINNESS OFFICE
TOWN OF PROSPER, TEXAS
SHEET NO. C1.01

ASAMUELSON 11/11/2015 1:45PM
N:\JOBS\1400-1499\1482-11-025-SITE PLAN.DWG
© POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

---

**Agenda Item:**

Consider and act upon an Amending Plat of Whispering Farms Commercial Center, Block A, Lot 4R-C, on 2.0± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D15-0064).

**Description of Agenda Item:**

The purpose of the Amending Plat is to add and abandon easements necessary for development. The Amending Plat conforms to the PD-5 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Amending Plat meets minimum development requirements.

**Attached Documents:**

1. The Amending Plat

**Town Staff Recommendation:**

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

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





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – November 17, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Plat of Prosper Center NE Quadrant, for 223 single family residential lots and five (5) HOA/open space lots, on 68.3± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D15-0074).

**Description of Agenda Item:**

The Preliminary Plat shows 223 single family residential lots and five (5) HOA/open space lots. Access will be provided from future Prairie Drive and future Legacy Drive. The Preliminary Plat conforms to the PD-65 development standards.

The subject property was filed as Block B, Lot 1 on the Conveyance Plat for Prosper Center (D14-0045). Following approval of this Preliminary Plat, a Final Plat will be required for development of the subdivision.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Preliminary Plat meets minimum development requirements.

**Attached Documents:**

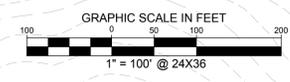
1. Preliminary Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Preliminary Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.
2. Town staff approval of preliminary water, sewer, and drainage plans.



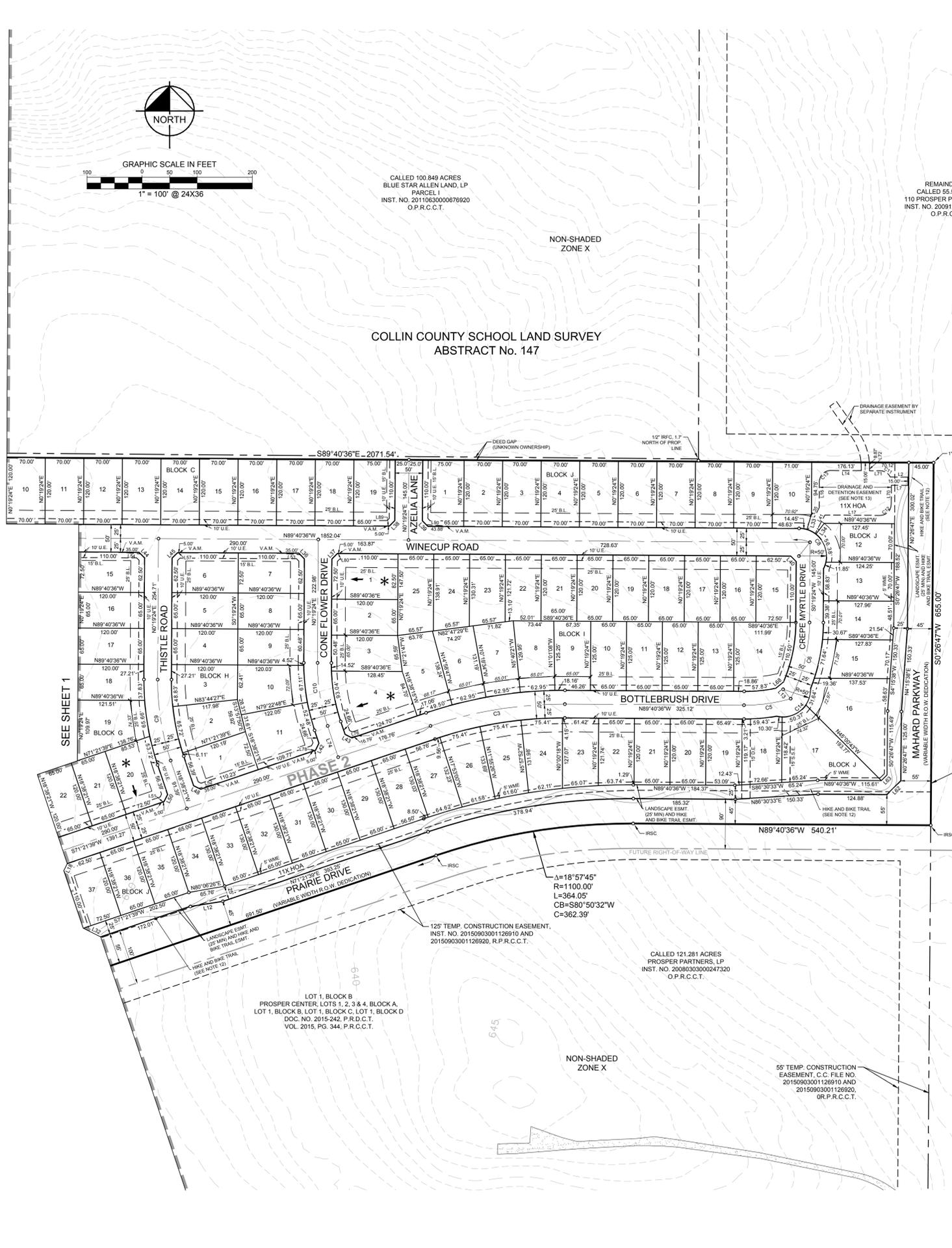


CALLED 100.849 ACRES  
BLUE STAR ALLEN LAND, LP  
PARCEL  
INST. NO. 20110630000678920  
O.P.R.C.C.T.

REMAINDER OF  
CALLED 65.50 ACRES  
110 PROSPER PROPERTY, LP  
INST. NO. 20091218001516510  
O.P.R.C.C.T.

NON-SHADED  
ZONE X

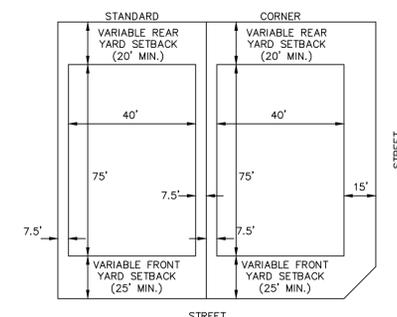
### COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT No. 147



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°27'35"	350.00	186.07	S64°37'33"E	183.89
C2	28°47'00"	300.00	150.71	N85°45'09"E	149.13
C3	18°57'45"	750.00	248.22	S80°50'32"W	247.09
C4	56°36'39"	815.00	805.26	N80°20'01"W	772.90
C5	16°22'39"	300.00	85.75	N82°08'04"E	85.46
C6	27°21'00"	300.00	143.20	N13°59'54"E	141.85
C7	40°16'50"	300.00	210.91	S89°32'11"E	206.59
C8	115°50'32"	50.00	101.09	N31°45'21"W	84.73
C9	18°57'45"	450.00	148.93	S09°09'28"E	148.25
C10	18°57'45"	350.00	115.83	S09°09'28"E	115.31
C11	63°41'18"	20.00	22.23	N57°49'57"W	21.10
C12	90°00'00"	20.00	31.42	N45°19'24"E	28.28

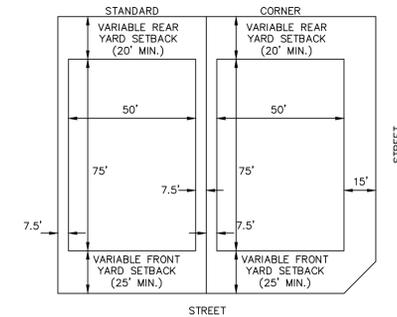
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	90°00'00"	20.00	31.42	S45°19'24"W	28.28
C14	57°43'15"	50.00	50.37	N63°02'11"E	48.27
C15	2°49'33"	1045.00	51.54	S50°48'20"E	51.53
C16	24°01'51"	1460.00	612.35	N28°39'19"E	607.87
C17	92°12'38"	50.00	80.47	S46°25'43"W	72.06
C18	102°37'00"	50.00	89.55	N48°03'30"W	78.05
C19	46°37'34"	50.00	40.69	N79°06'00"E	39.58
C20	37°53'51"	50.00	33.07	N30°32'59"E	32.47
C21	52°08'51"	50.00	45.51	S03°55'09"E	43.95
C22	180°00'00"	6.00	18.85	S71°21'39"W	12.00
C23	180°00'00"	6.00	18.85	N71°21'39"E	12.00

LINE TABLE	LINE TABLE	LINE TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°40'36"E	14.14	L33	N16°52'45"E	28.51	L65	N26°21'39"E	14.14
L2	N89°40'36"W	32.07	L34	N37°58'37"E	25.00	L66	S83°11'54"W	5.76
L3	N10°58'57"E	23.01	L35	S27°25'41"W	45.05	L67	N44°41'23"E	32.39
L4	N51°04'39"W	25.59	L36	S44°40'36"E	14.14	L68	N50°48'34"E	17.91
L5	N52°01'41"W	8.98	L37	N45°19'24"E	14.14	L69	N18°38'21"W	40.45
L6	S89°28'03"E	32.67	L38	N45°19'24"E	14.14	L70	N00°19'24"E	34.49
L7	S89°40'36"E	30.00	L39	S44°40'36"E	14.14	L71	S89°40'36"E	19.75
L8	S85°35'28"E	37.79	L40	S44°40'36"E	14.14	L72	N00°20'02"E	6.14
L9	N59°56'56"W	28.79	L41	N27°25'41"E	37.96	L73	S89°23'31"E	56.56
L10	S49°23'46"E	25.00	L42	S26°21'39"W	14.14	L74	N18°38'21"W	59.66
L11	S49°23'46"E	32.23	L43	N63°38'21"W	14.14	L75	S89°54'35"E	7.72
L12	S81°01'18"W	59.59	L44	S44°40'36"E	14.14	L76	S76°52'32"W	18.67
L13	S39°11'26"E	21.89	L45	N45°19'24"E	14.14	L77	N66°52'36"E	31.30
L14	N89°40'36"W	55.97	L46	N45°19'24"E	14.14	L78	S84°14'09"W	5.76
L15	N63°38'21"W	14.14	L47	S75°26'48"W	18.89	L79	N75°26'48"E	37.79
L16	S00°19'24"W	47.48	L48	N63°38'21"W	14.14	L80	N83°11'54"E	5.76
L17	S89°40'36"E	100.60	L49	S35°50'32"W	16.28	L81	N84°14'09"E	5.76
L18	N26°21'39"E	14.14	L50	N26°21'39"E	14.14	L82	N44°41'22"E	37.79
L19	N06°31'02"W	13.61	L51	N64°14'09"E	5.76	L83	N33°28'44"E	5.76
L20	N85°34'29"E	14.15	L52	N75°26'48"E	37.79	L84	N44°41'23"E	37.79
L21	N04°25'48"W	14.13	L53	S85°35'28"E	37.79	L85	N33°28'44"E	5.76
L22	N85°36'14"E	14.14	L54	S85°35'28"E	37.79	L86	N44°41'23"E	37.79
L23	N04°23'46"W	14.14	L55	N63°38'21"W	14.14	L87	S33°28'44"W	5.76
L24	N79°01'03"W	17.39	L56	S26°21'39"W	14.14	L88	N83°11'54"E	5.76
L25	S35°50'32"W	16.28	L57	S83°11'54"W	5.76	L89	S83°11'54"W	5.76
L26	S44°40'36"E	14.14	L58	S85°36'14"W	35.36	L90	S86°02'58"E	46.94
L27	N85°36'14"E	14.14	L59	S04°23'46"E	35.36	L91	S18°38'21"E	35.50
L28	S04°23'46"E	14.14	L60	N04°23'46"W	14.14	L92	S18°38'21"E	116.00
L29	S82°51'04"W	14.87	L61	N85°36'14"E	14.14	L93	S18°38'21"E	73.50
L30	N45°19'24"E	14.14	L62	N45°31'10"E	35.48	L94	N18°38'21"W	104.00
L31	N26°21'39"E	35.36	L63	S45°23'05"W	14.71	L95	S18°38'21"E	104.00
L32	N63°38'21"W	35.36	L64	S63°38'21"E	14.14			



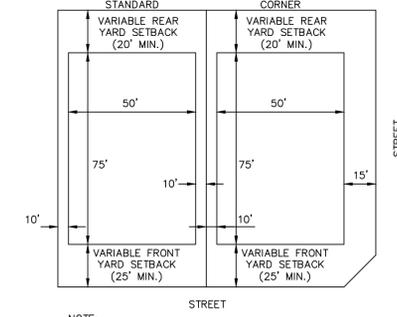
NOTE:  
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.  
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type A)  
NTS



NOTE:  
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.  
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type B)  
NTS



NOTE:  
1. THE SIDE YARD SETBACK ON THE STREET SIDE OF KEYED LOTS MATCHES THE FRONT SETBACK OF THE ADJOINING LOT TO THE REAR.  
2. FRONT AND REAR YARD BUILDING SETBACK LINES TO BE STAGGERED PER ZONING.

TYPICAL PAD DIMENSIONS - PD-65 (Type C)  
NTS

### PRELIMINARY PLAT PROSPER CENTER NE QUADRANT PHASES 1 AND 2

PD-65 ZONING

68.329 ACRES

223 RESIDENTIAL LOTS

BLOCK A - LOTS 1-37; BLOCK B - LOTS 1-9;  
BLOCK C - LOTS 1-19; BLOCK E - LOTS 1-34;  
BLOCK F - LOTS 1-22; BLOCK G - LOTS 1-30;  
BLOCK H - LOTS 1-11; BLOCK I - LOTS 1-25;  
BLOCK J - LOTS 1-37

5 OPEN SPACE (HOA) LOTS

BLOCK A - LOT 38X; BLOCK B - LOT 10X;  
BLOCK D - LOT 1X; BLOCK J - LOT 11X  
BLOCK K - LOT 1X

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,  
COLLIN COUNTY AND DENTON COUNTY, TEXAS

TOWN OF PROSPER CASE # D15-0074

# Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRN	KHA	11/09/2015	061179110	2 OF 3

DEVELOPER:  
Heritage Homes of Texas LLC  
8840 Cypress Waters Blvd  
Suite 100  
Dallas, Texas 75019  
Ph: 972.580.6300

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

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

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, PROSPER PARTNERS, LP, is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas and the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being all of Lot 1, Block B, Prosper Center, according to the Conveyance Plat thereof recorded in Document No. 2015-242, Plat Records of Denton County, Texas, also recorded in Volume 2015, Pg. 344, Plat Records of Collin County, Texas, the same being a portion of a called 356.537 acre tract of land described in the deed to Prosper Partners, LP, recorded in Instrument No. 2008-22064, Official Records of Denton County, Texas, and a portion of a called 121.281 acre tract of land described in the deed to Prosper Partners, LP, recorded in Instrument No. 20080303000247320, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the western-most southwest corner of said Lot 1, Block B, common to the southeast corner of Lot 1, Block A, said Prosper Center, and on the northerly right-of-way line of Prairie Drive, a variable width public right-of-way according to said Conveyance Plat of Prosper Center;

THENCE North 40°36'14" East, along the common line between said Lot 1, Block B and Lot 1, Block A, a distance of 1316.48 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 40°30'49", a radius of 1400.00 feet, a chord bearing and distance of North 20°20'50" East, 969.44 feet;

THENCE in a northeasterly direction, continuing along the common line between said Lot 1, Block B and Lot 1, Block A, and with said curve to the left, an arc distance of 989.94 feet to a point for northerly corner of said Lot 1, Block B, being on the easterly line of said 356.537 acre tract, and at the end of said curve;

THENCE South 0°05'25" West, along the easterly line of said Lot 1, Block B, and along the easterly line of said 356.537 acre tract, a distance of 1173.72 feet to a point for the northwest corner of address 121.281 acre tract;

THENCE South 89°40'36" East, along the northerly line of said Lot 1, Block B, and along the northerly line of said 121.281 acre tract, a distance of 2071.54 feet to a one-inch iron pipe found for the northeast corner of said 121.281 acre tract, common to a re-entrant corner on the westerly line of called 55.50 acre tract of land described in the deed to 110 Prosper Partner, LP, recorded in Instrument No. 20091218001516510, said Official Public Records;

THENCE South 0°26'47" West, along the easterly line of said Lot 1, Block B, and along the easterly line of said 121.281 acre tract, a distance of 655.00 feet to a point for the southeast corner of said Lot 1, Block B;

THENCE departing the westerly line of said 55.50 acre tract, and crossing said 121.281 acre tract, and crossing said 356.537 acre tract, along the southerly line of said Lot 1, Block B, the following ten (10) courses:

- 1. North 89°40'36" West, a distance of 540.21 feet to a point at the beginning of a tangent curve to the left having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of South 80°50'32" West, 362.39 feet;
2. In a southwesterly direction, with said curve to the left, an arc distance of 364.05 feet to a point for corner;
3. South 71°21'39" West, a distance of 1293.71 feet to a point at the beginning of a tangent curve to the right having a central angle of 59°14'35", a radius of 1100.00 feet, a chord bearing and distance of North 79°01'03" West, 1087.39 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 1137.38 feet to a point for corner;
5. North 49°23'46" West, a distance of 73.76 feet to a point for corner;
6. North 40°36'14" East, a distance of 55.00 feet to a point for corner;
7. North 49°23'46" West, a distance of 7.75 feet to a point for corner;
8. North 4°23'46" West, a distance of 35.36 feet to a point for corner;
9. North 40°36'14" East, a distance of 22.72 feet to a point for corner;
10. North 49°22'13" West, a distance of 70.00 feet to the POINT OF BEGINNING, and containing 68.329 acres (2,976.394 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

- 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 and 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: PROSPER PARTNERS, LP

By: Prosper Partners GP, LLC
Its General Partner

By: \_\_\_\_\_
Authorized Signature

Printed Name and Title

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public In And For The State Of Texas

Printed Name

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 Lot 10, Block K, 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.

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.

ACCESS EASEMENT

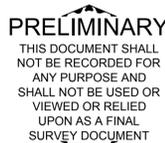
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

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

KNOW ALL MEN BY THESE PRESENTS:

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



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

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

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

Engineering Department

Planning & Zoning Commission Chair

Town Secretary

Development Services Department

PRELIMINARY PLAT
PROSPER CENTER NE QUADRANT
PHASES 1 AND 2

PD-65 ZONING

68.329 ACRES

223 RESIDENTIAL LOTS
BLOCK A - LOTS 1-37; BLOCK B - LOTS 1-9;
BLOCK C - LOTS 1-19; BLOCK E - LOTS 1-34;
BLOCK F - LOTS 1-22; BLOCK G - LOTS 1-30;
BLOCK H - LOTS 1-11; BLOCK I - LOTS 1-25;
BLOCK J - LOTS 1-37

5 OPEN SPACE (HOA) LOTS
BLOCK A - LOT 38X; BLOCK B - LOT 10X;
BLOCK D - LOT 1X; BLOCK J - LOT 11X
BLOCK K - LOT 1X

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS
TOWN OF PROSPER CASE # D15-0074

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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CRN, KHA, 11/09/2015, 061179110, 3 OF 3

DEVELOPER:
Heritage Homes of Texas LLC
8840 Cypress Waters Blvd
Suite 100
Dallas, Texas 75019
Ph: 972.580.6300

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

LOT TABLE - BLOCK A: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 37 rows of lot data.

LOT TABLE - BLOCK B: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 10 rows of lot data.

LOT TABLE - BLOCK C: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 19 rows of lot data.

LOT TABLE - BLOCK D: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 1 row of lot data.

LOT TABLE - BLOCK E: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 34 rows of lot data.

LOT TABLE - BLOCK F: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 22 rows of lot data.

LOT TABLE - BLOCK G: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 30 rows of lot data.

LOT TABLE - BLOCK H: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 11 rows of lot data.

LOT TABLE - BLOCK I: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 25 rows of lot data.

LOT TABLE - BLOCK J: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 37 rows of lot data.

LOT TABLE - BLOCK K: Table with 4 columns (LOT NO., ACRES, SQ. FT., LOT TYPE) and 1 row of lot data.

DWG NAME: P:\CIP\ SURVEY\08179110-PROSPER CENTER NE PRELIM PLAT.DWG PLOTTED BY: NQMH, CHRIS 10/26/15 1:59 PM LAST SAVED: 11/20/15 1:51 PM



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

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

**Re:** Planning & Zoning Commission Meeting – November 17, 2015

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**Agenda Item:**

Consider and act upon a Site Plan for Lakes of La Cima, Phase 6B Amenity Center, on 0.7± acres, located on the northeast corner of La Cima Boulevard and Austin Drive. This property is zoned Planned Development-6 (PD-6). (D15-0080).

**Description of Agenda Item:**

The site plan shows a 247 square foot amenity center restroom and storage facility, swimming pool, and shade structures. Access is provided from Falcon Drive. Adequate parking has been provided. The site plan conforms to the PD-6 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. The Site Plan

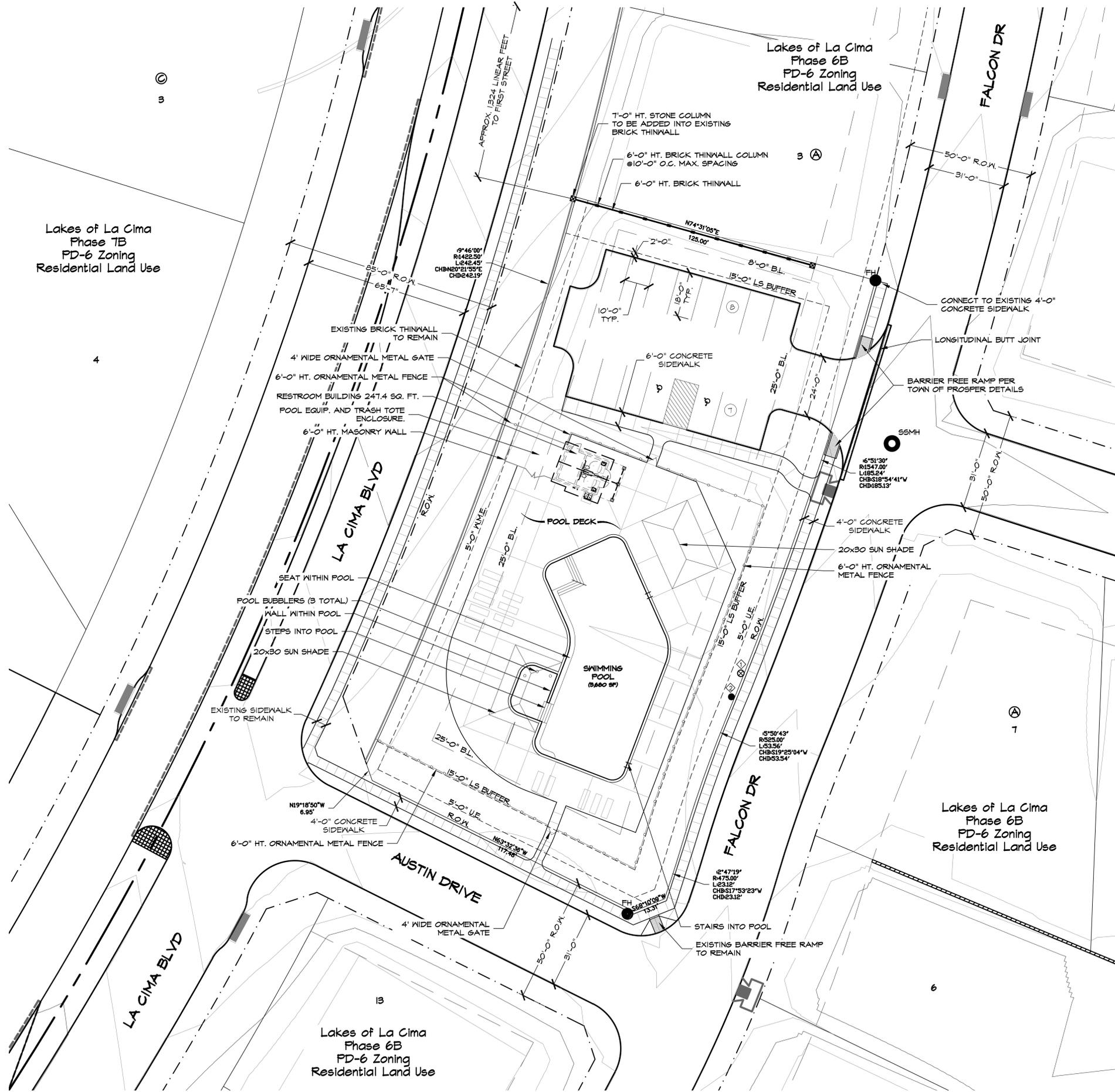
**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

Plotted by: ##### Plot Date: 11/9/2015 3:54 PM

Drawing: S:\Projects\LAC001 - Lakes of LaCima AC\DWG\LAC001-SP.dwg Saved By: Station4 Save Time: 11/9/2015 3:53 PM



LEGEND

⑩	PROPOSED PARKING COUNT	750	PROPOSED CONTOUR INTERVAL
BFR	BARRIER FREE RAMP	- - - 725 - - -	EXISTING CONTOUR INTERVAL
○	EXISTING POWER POLE	◇	PROPOSED DOMESTIC WATER METER
●	EXISTING FIRE HYDRANT	⊙	PROPOSED IRRIGATION METER
⊙	EXISTING SANITARY SEWER MANHOLE	□	PROPOSED CURB INLET
— —	EXISTING WATER MAIN W/ VALVE	FFE	FINISHED FLOOR ELEVATION
— —	EXISTING SANITARY SEWER	- - -	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT (VAM)
— —	EXISTING STORM	♿	HANDICAP PARKING SPACE
— —	RIGHT-OF-WAY		
■	BARRIER FREE RAMP		

BLOCK A, LOT 1R SITE INFORMATION

ZONING: PD-6  
 PROPOSED USE: AMENITY CENTER  
 LAND AREA: 32,600 S.F. OR 0.748 ACRES  
 BUILDING AREA: 247.40 SQUARE FEET

BUILDING HEIGHT: 12'-2" (1 STORY)  
 FLOOR TO AREA: 0.0075:1 [247.4/32,600]  
 LOT COVERAGE: 0.75%

PARKING REQUIRED: 10 PARKING STALLS

PARKING PROVIDED: 15 TOTAL, (w/ 2 HANDICAP)  
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 19,043 SF; 58%

INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 3,260 SF  
 INTERIOR LANDSCAPE PROVIDED: 6,491 SF

OPEN SPACE REQUIRED: 7% OF 32,600 SF = 2,282 SF  
 OPEN SPACE PROVIDED: 13,557 SF; 42%

TOWN OF PROSPER SITE PLAN NOTES:

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

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

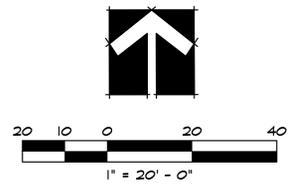
NOTE: NO FLOODPLAIN EXIST ON THE SITE

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	1"	1"	X		4"
◇	1"	1"		X	



LOCATION MAP NOT TO SCALE



SITE PLAN  
 Lakes of La Cima, Ph. 6B  
 Block A, Lot 1R  
 ~AMENITY CENTER~

BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK A, LAKES OF LA CIMA PHASE SIX B IN THE H. JAMISON SURVEY, ABSTRACT NO. 480 TOWN OF PROSPER CASE NO. D15-0080

TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS



OWNER:  
 LAKES OF LA CIMA HOA  
 8360 LBJ FREEWAY,  
 SUITE 300  
 DALLAS, TEXAS 75243  
 (254)760-6926  
 CONTACT: TOMMY VAN WOLFE

ENGINEER/SURVEYOR:  
 SPIARS ENGINEERING, INC.  
 765 CUSTER ROAD,  
 SUITE 100  
 PLANO, TEXAS 75075  
 (972) 422-0077  
 CONTACT: TIM SPIARS

LANDSCAPE ARCHITECT/APPLICANT:  
 STUDIO 13 DESIGN GROUP, PLLC.  
 386 W. MAIN STREET  
 LEWISVILLE, TEXAS 75057  
 (469) 635-1900  
 CONTACT: LEONARD W. REEVES, ASLA, RLA  
 LREEVES@STUDIO13.BZ



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

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

**Re:** Planning & Zoning Commission Meeting – November 17, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for an office/warehouse development (Prosper Business Park), on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D15-0081).

**Description of Agenda Item:**

The Preliminary Site Plan shows twenty-four (24) office/warehouse buildings (Prosper Business Park). Primary access is provided from the future extension of Cook Lane. The second point of access, as required by the Fire Code, is provided via an off-site access easement through the northern adjacent property to Prosper Trail. The Preliminary Site Plan conforms to PD-26 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

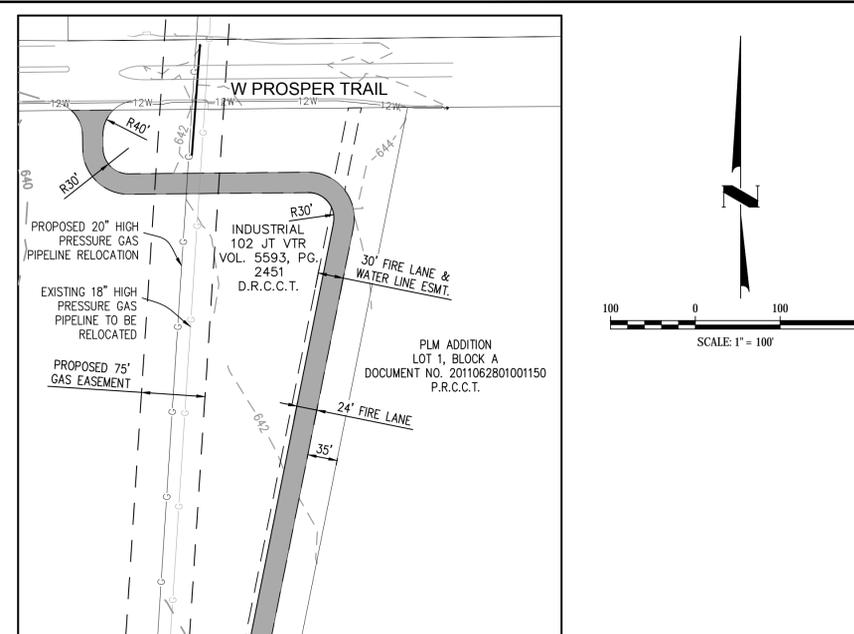
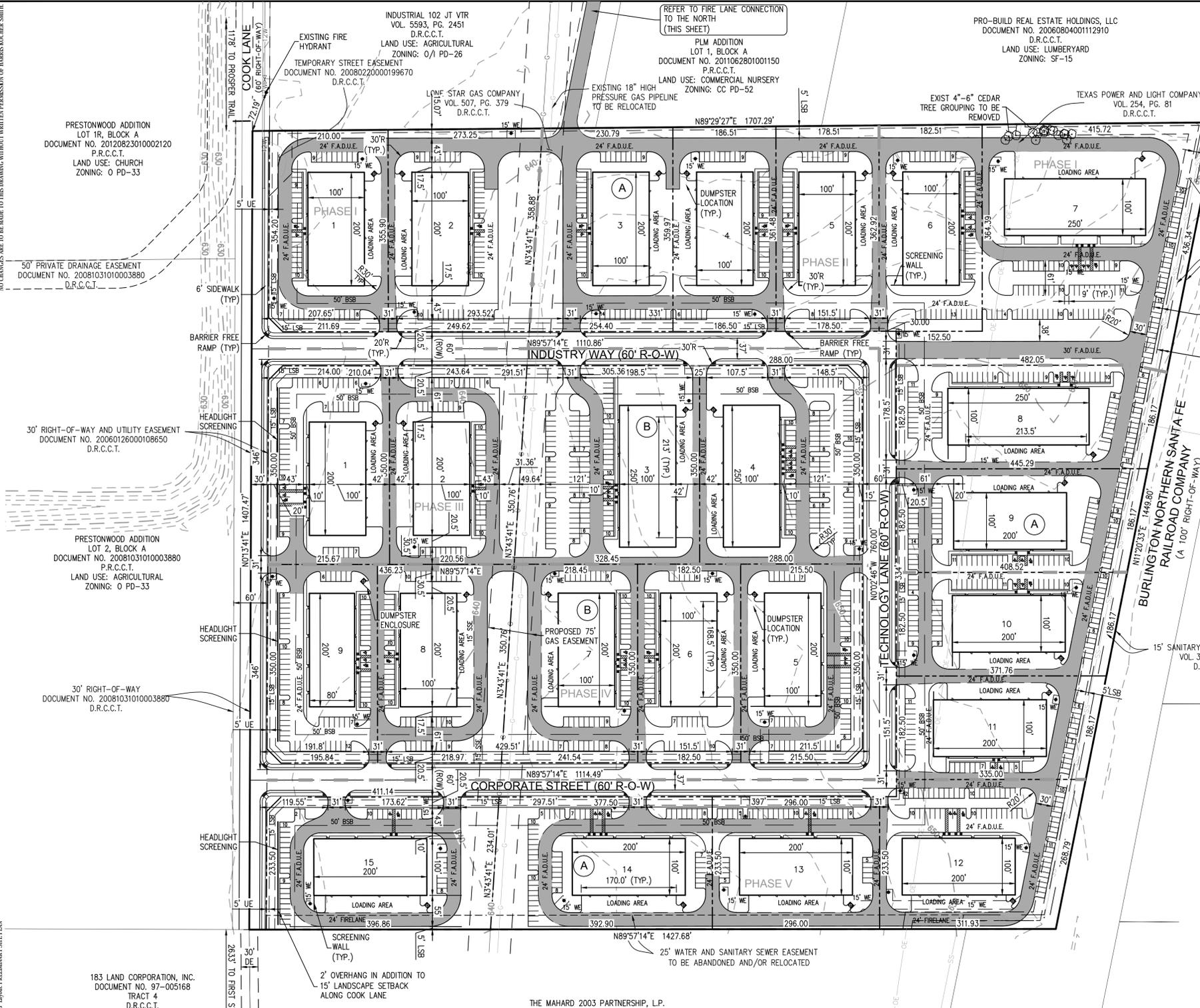
**Attached Documents:**

1. Preliminary Site Plan

**Town Staff Recommendation:**

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

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

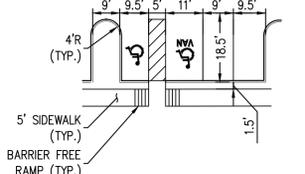


FIRE LANE CONNECTION TO THE NORTH

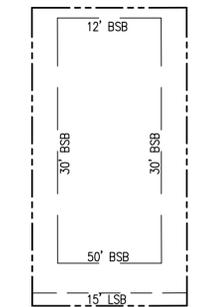
SITE DATA SUMMARY TABLE

ZONING:	PLANNED DEVELOPMENT (PD-26)											
	PROPOSED USE: OFFICE/WAREHOUSE											
	LOT AREA, EXCLUDING ROW	BUILDING AREA (SF)	BUILDING HEIGHT (FT)	LOT COVERAGE:	FLOOR AREA RATIO:	PARKING* REQUIRED (SPACES):	PARKING PROVIDED (SPACES):	INTERIOR LANDSCAPING REQUIRED (SF):	INTERIOR LANDSCAPING PROVIDED (SF):	IMPERVIOUS SURFACE (SF):	OPEN SPACE REQUIRED (SF):	OPEN SPACE PROVIDED (SF):
<b>BLOCK A</b>												
LOT 1	74,860 SF, 1.72 AC	20,000	26	26.8%	0.268:1	30 (2 ADA)	43 (2 ADA)	645	1,718	53,524	5,240	11,594
LOT 2	93,317 SF, 2.14 AC	20,000	26	21.4%	0.214:1	30 (2 ADA)	42 (2 ADA)	600	2,553	56,110	6,532	19,192
LOT 3	87,089 SF, 2.00 AC	20,000	26	23.0%	0.230:1	30 (2 ADA)	42 (2 ADA)	720	2,508	56,861	6,096	13,213
LOT 4	67,275 SF, 1.54 AC	20,000	26	29.7%	0.297:1	30 (2 ADA)	34 (2 ADA)	525	1,946	50,199	4,709	12,572
LOT 5	64,650 SF, 1.48 AC	20,000	26	30.9%	0.309:1	30 (2 ADA)	36 (2 ADA)	540	2,913	48,306	4,526	11,232
LOT 6	66,367 SF, 1.52 AC	20,000	26	30.1%	0.301:1	30 (2 ADA)	41 (3 ADA)	600	2,671	49,608	4,646	13,647
LOT 7	167,845 SF, 3.85 AC	25,000	26	14.9%	0.149:1	37 (2 ADA)	96 (5 ADA)	1,470	4,566	109,609	11,749	53,243
LOT 8	84,619 SF, 1.94 AC	25,000	26	29.5%	0.295:1	37 (2 ADA)	74 (3 ADA)	1,125	3,260	63,423	5,923	15,438
LOT 9	77,910 SF, 1.77 AC	20,000	26	25.7%	0.257:1	30 (2 ADA)	72 (3 ADA)	1,095	2,435	56,768	5,454	16,209
LOT 10	71,201 SF, 1.63 AC	20,000	26	28.1%	0.281:1	30 (2 ADA)	59 (3 ADA)	885	2,004	53,124	4,984	13,575
LOT 11	64,492 SF, 1.48 AC	20,000	26	31.0%	0.310:1	30 (2 ADA)	36 (2 ADA)	525	1,214	48,359	4,514	12,660
LOT 12	88,285 SF, 2.03 AC	20,000	26	22.7%	0.227:1	30 (2 ADA)	63 (3 ADA)	960	2,687	64,511	6,180	20,495
LOT 13	69,116 SF, 1.59 AC	20,000	26	28.9%	0.289:1	30 (2 ADA)	34 (2 ADA)	960	3,299	51,644	4,838	9,973
LOT 14	89,944 SF, 2.06 AC	20,000	26	22.2%	0.222:1	30 (2 ADA)	55 (3 ADA)	825	2,226	58,628	6,296	15,687
LOT 15	94,334 SF, 2.17 AC	20,000	26	21.2%	0.212:1	30 (2 ADA)	39 (2 ADA)	690	963	57,858	6,603	18,819
<b>BLOCK B</b>												
LOT 1	75,192 SF, 1.73 AC	20,000	26	26.6%	0.266:1	30 (2 ADA)	52 (3 ADA)	780	2,370	54,315	5,263	14,615
LOT 2	81,235 SF, 1.86 AC	20,000	26	24.6%	0.246:1	30 (2 ADA)	51 (2 ADA)	720	2,245	54,447	5,686	10,159
LOT 3	110,917 SF, 2.55 AC	25,000	26	22.5%	0.225:1	37 (2 ADA)	98 (4 ADA)	1,470	3,470	75,847	7,764	15,594
LOT 4	100,800 SF, 2.31 AC	25,000	26	24.8%	0.248:1	37 (2 ADA)	101 (5 ADA)	1,530	3,230	75,444	7,056	13,720
LOT 5	75,425 SF, 1.73 AC	20,000	26	26.5%	0.265:1	30 (2 ADA)	53 (3 ADA)	795	2,404	54,495	5,280	10,747
LOT 6	63,875 SF, 1.47 AC	20,000	26	31.3%	0.313:1	30 (2 ADA)	43 (2 ADA)	645	3,774	47,836	4,471	10,006
LOT 7	80,498 SF, 1.85 AC	20,000	26	24.8%	0.248:1	30 (2 ADA)	53 (3 ADA)	795	2,683	53,530	5,635	10,323
LOT 8	80,681 SF, 1.85 AC	20,000	26	24.8%	0.248:1	30 (2 ADA)	49 (2 ADA)	735	2,638	53,713	5,648	9,793
LOT 9	68,250 SF, 1.57 AC	16,000	26	23.4%	0.234:1	46 (2 ADA)	72 (3 ADA)	1,080	2,044	48,945	4,778	9,777

\* REQUIRED PARKING BASED ON 25% OFFICE (1/350 SF) AND 75% WAREHOUSE (1/1,000 SF) ON ALL LOTS EXCEPT LOT 9, BLOCK B LOT 9, BLOCK B TO BE 100% OFFICE

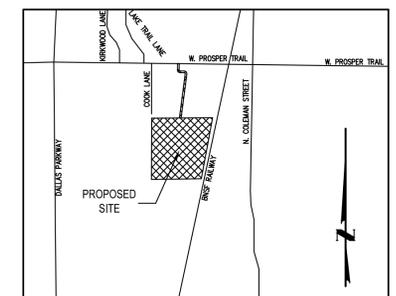


TYPICAL PARKING DETAIL NTS



TYPICAL LOT DETAIL NTS

- LEGEND:**
- LSB LANDSCAPE SETBACK
  - BSB BUILDING SETBACK
  - WE WATERLINE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - FADUE FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - FD FIRE HYDRANT
  - ET EXISTING TREE
  - D DUMPSTER



VICINITY MAP N.T.S.

**SITE PLAN NOTES:**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREA AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.

- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL DIMENSIONS ARE TO BACK OF CURB WHERE APPLICABLE.
- UNLESS OTHERWISE NOTED, ALL FIRELANES HAVE AN INNER TURNING RADIUS OF 30'.
- 10' SANITARY SEWER EASEMENT PER AS-BUILT DRAWINGS FOR PROSPER OFFSITE SEWER PREPARED BY SPIARS ENGINEERING DATED 10/31/07, TO BE DEDICATED BY PLAT.

OWNER/DEVELOPER:  
NORTH-FORTY DEVELOPMENT  
7002 LEBANON RD. SUITE 101  
FRISCO, TEXAS 75034  
214-436-5348



A PRELIMINARY SITE PLAN OF  
LOTS 1-15, BLOCK A AND LOTS 1-9, BLOCK B  
**PROSPER BUSINESS PARK**  
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
AND BEING A PORTION OF THE COLLIN COUNTY SCHOOL SURVEY,  
ABSTRACT NUMBER 147, COLLIN COUNTY TEXAS  
NOVEMBER 03, 2015  
CASE NO. D15-0081



## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

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

**Re: Planning & Zoning Commission Meeting – November 17, 2015**

The chart below summarizes the Town Council's actions from their November 10, 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 3, Permitted Uses and Definitions of the Zoning Ordinance regarding the list of Permitted Uses, the Use Chart, Conditional Development Standards and Definitions. (Z15-0007).	Recommended approval by a vote of 6-0 subject to: <ol style="list-style-type: none"> <li>1. Clarify Appendix B., 1., b. to state twenty-eight (28) days,</li> <li>2. Amend Appendix B., 6. to clarify Funeral Homes with on-site cremation services shall require a Specific Use Permit, and</li> <li>3. Amend Appendix C., 1. to include the term, "inventory."</li> </ol>	Recommended approval by a vote of 7-0 subject to: <ol style="list-style-type: none"> <li>1. Amend Appendix B., 3. to add Hotel, Limited Services shall require a Specific Use Permit.</li> </ol>