

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

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

CONSENT AGENDA

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

- 3a. Consider and act upon minutes from the November 17, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat for Prosper Trail Elevated Storage Tank, Block A, Lot 1, on 1.6± acres, located on the north side of Prosper Trail, 2,500± feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0078).
- 3c. Consider and act upon a Site Plan for Prosper Trail Elevated Storage Tank, on 1.6± acres, located on the north side of Prosper Trail, 2,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0079).
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0083).
- 3e. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0084).
- 3f. Consider and act upon a Site Plan for a professional office (Lynn A. Gross, CPA), on 0.5± acre, located on the northeast corner of Coleman Street and Broadway Street (101 E. Broadway Street). The property is zoned Downtown Office (DTO). (D15-0088).

REGULAR AGENDA

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

4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development (Montclair), 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). (S15-0007).
5. Conduct a Public Hearing, and consider and act upon a request to rezone 1.0± acre, located on the northeast corner of Coleman Street and First Street from Single Family-15 (SF-15) to Downtown Office (DTO). (Z15-0012).
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on November 20, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

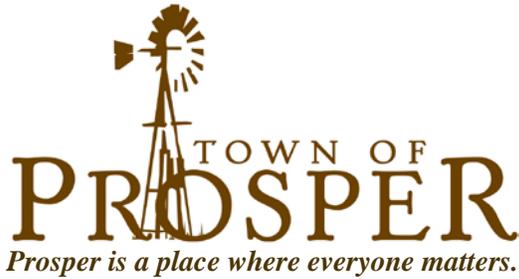
Date Notice Removed

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.

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, November 17, 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, Secretary David Snyder, Brandon Daniel, Tripp Davenport, and Chad Robertson

Vice Chair Hema arrived at 6:01 p.m.

Commissioner Andres arrived at 6:08 p.m.

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; Pamela Clark, Planning Technician; and Doug Kowalski, Chief of Police

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 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. 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).**
- 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).**

Motioned by Snyder, seconded by Davenport, to approve Items 3a, 3c, 3f, and 3h on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Item 3b. Commissioners expressed concerns regarding the access to the development and cut through traffic from US 380, the desire to ensure the quality of the development meets the requirements set forth in PD-67, public safety, and the need to elevate the security within the development. Commissioners asked if two way access would be permitted from the US 380 entrance and what roads would be constructed with the development.

Lauren Nuffer (Applicant's Representative): Provided information regarding the drive widths at each entrance and stated the entrance on US 380 would be a right turn only entry and exit once the construction of US 380 is complete. Described the parking lot lighting and the use of security cameras throughout the development

Alzner: Informed Commissioners that a Public Meeting Appearance Card had been submitted by Dietrich Juengling in opposition to the request.

Motioned by Snyder, seconded by Daniel, to approve Item 3b, subject to staff recommendations. Motion approved 7-0.

Item 3d. Commissioners expressed concerns regarding the access to the development from US 380, the desire to ensure the quality of the development meets the requirements set forth in PD-67, public safety, and the need to elevate the security within the development. Requested for clarification on what improvements would be included in the escrow fees.

Motioned by Snyder, seconded by Andres, to approve Item 3d, subject to staff recommendations. Motion approved 7-0.

Item 3e. Commissioners requested for clarification on what improvements would be included in the escrow fees.

Motioned by Daniel, seconded by Snyder, to approve Item 3e, subject to staff recommendations. Motion approved 7-0.

Item 3g. Commissioners asked if the density of the development conforms to the Future Land Use Plan and asked if the density of the development would affect the population projections outlined in the Comprehensive Plan.

Glushko: Summarized the conformance of PD-65 to the Future Land Use Plan.

Motioned by Hema, seconded by Robertson, to approve Item 3g, subject to staff recommendations. Motion approved 7-0.

Item 3i. Commissioners asked about the Right-of-Way width of Cook Lane and the secondary access point off of Prosper Trail. Asked if the applicant could provide information regarding the primary use of the buildings and type of tenant occupancies.

Scott Schere (Applicant's Representative): Explained the buildings are expected to be approximately 25% office and 75% warehouse. Described the size of the lease spaces and the amount of possible tenants per building.

Motioned by Snyder, seconded by Robertson, to approve Item 3i, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. 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 due to the Thanksgiving holiday packets for December 1, 2015, Planning & Zoning meeting would be delivered on November 20, 2015.

5. Adjourn.

Motioned by Snyder, seconded by Hema, to adjourn at 6:44 p.m. Motion approved 7-0.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

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

Agenda Item:

Consider and act upon a Final Plat for Prosper Trail Elevated Storage Tank, Block A, Lot 1, on 1.6± acres, located on the north side of Prosper Trail, 2,500± feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0078).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development of a Town elevated water storage tank. The Final Plat conforms to the PD-70 development standards.

As a companion item, the Site Plan for Prosper Trail Elevated Storage Tank (D15-0079) is on the December 1, 2015 agenda.

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.

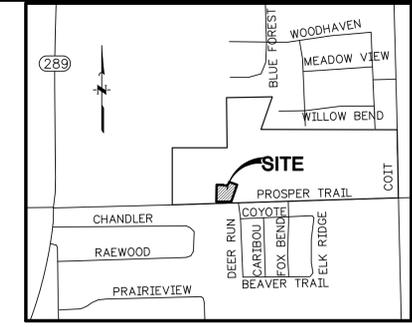
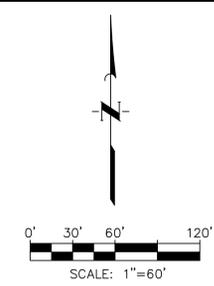
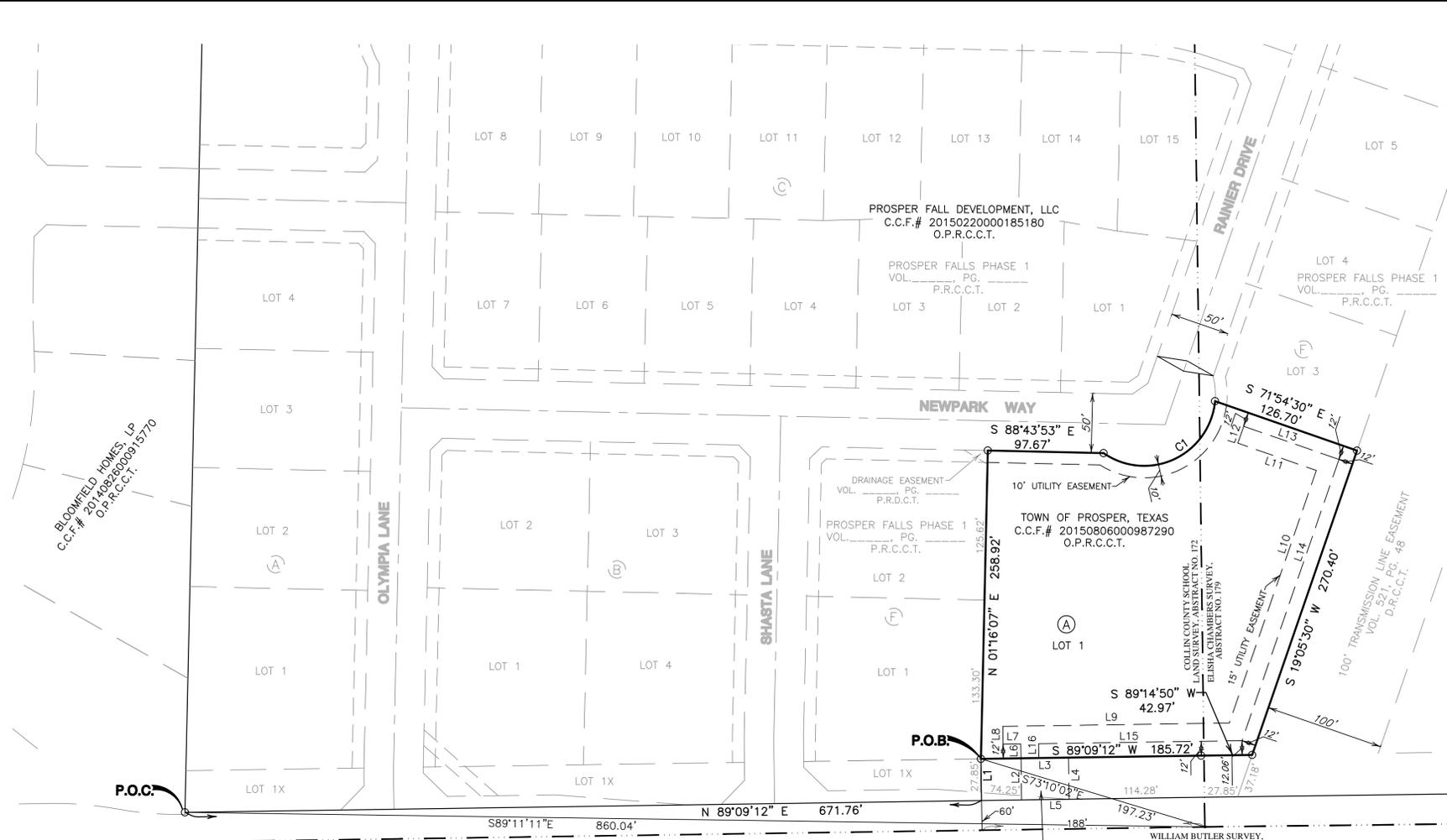
Attached Documents:

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.



VICINITY MAP
(NOT TO SCALE)

BLOOMFIELD HOMES, LP
C.C.F.# 20110978000915770
O.P.R.C.C.T.

PROSPER FALL DEVELOPMENT, LLC
C.C.F.# 20150220000185180
O.P.R.C.C.T.

PROSPER FALLS PHASE 1
VOL. PG.
P.R.C.C.T.

LOT 4
PROSPER FALLS PHASE 1
VOL. PG.
P.R.C.C.T.

DRAINAGE EASEMENT
VOL. PG.
P.R.D.C.T.

PROSPER FALLS PHASE 1
VOL. PG.
P.R.C.C.T.

TOWN OF PROSPER, TEXAS
C.C.F.# 20150806000987290
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY, ABSTRACT NO. 172
ELISHA CHAMBERS SURVEY,
ABSTRACT NO. 175

100' TRANSMISSION LINE EASEMENT
VOL. 521, PG. 48
D.R.C.C.T.

P.O.C.

P.O.B.

PROSPER TRAIL
VOLUME 4996, PAGE 4938, D.R.C.C.T.
VOLUME 5370, PAGE 5363, D.R.C.C.T.
(VARIABLE WIDTH RIGHT-OF-WAY)

40' ACCESS EASEMENT
C.C.F.# 20150806000987300
O.P.R.C.C.T.

WILLIAM BUTLER SURVEY,
ABSTRACT NO. 112

LEGEND

- D.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.C.F. # COUNTY CLERK FILE NUMBER
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- (A) BLOCK
- STREET NAME CHANGE

Line Table		
Line #	Direction	Length
L1	N 00°50'47" W	34.98'
L2	N 00°50'48" W	35.00'
L3	N 89°09'12" E	40.00'
L4	S 00°50'47" E	35.00'
L5	S 89°09'12" W	40.00'
L6	N 00°49'42" W	12.00'
L7	S 89°09'12" W	15.00'
L8	N 00°49'42" W	15.00'
L9	S 89°09'12" W	191.02'
L10	S 19°05'30" W	224.40'
L11	S 70°54'30" E	70.00'
L12	S 19°05'30" W	15.00'
L13	S 70°54'30" E	85.00'
L14	S 19°05'30" W	249.91'
L15	S 89°09'12" W	171.54'
L16	N 00°49'42" W	12.00'

Curve Table					
Curve #	Curve	Radius	Length	Chord Bearing	Chord Length
C1	119°23'27"	60.00'	125.03'	N 65°07'50" E	103.60'

FLOOD NOTE:
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAP #48085C0235J FOR COLLIN COUNTY, TEXAS.

SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X); DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

NOTES:
1. 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.

2. POINT OF BEGINNING is located approximately 188' west and 60' north of the southeast line of the Collin County School Land Survey, Abstract No. 172. (information based on Collin County Appraisal District Maps)

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
PROSPER TRAIL ELEVATED STORAGE TANK ADDITION
 BLOCK A, LOT 1
 BEING 1639 ACRES OUT OF THE
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
 AND THE
 ELISHA CHAMBERS SURVEY, ABSTRACT NO. 179
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 NOVEMBER 2015
 CASE NO. D15-0078

OWNER/DEVELOPER:
TOWN OF PROSPER, TEXAS
 409 E. First Street
 Town of Prosper, Texas 75078
 Phone: (972) 346-3502
 Fax: (972) 347-2842
 Contact Person: Harlan Jefferson, Town Manger

SURVEYOR/ENGINEERS:
 Brown & Gay Engineers, Inc.
 2595 Dallas Pkwy., Suite 204, Frisco, TX 75034
 Tel: 972-464-4800 Fax: 972-464-4899
 Civil engineers and surveyors

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS TOWN OF PROSPER, TEXAS, is the owner of a 1.639 acres parcel or tract of land situated in the Collin County School Land Survey, Abstract Number 172 and the Elisha Chambers Survey, Abstract Number 179, Town of Prosper, Texas, Collin County, Texas and being all of a tract of land described in deed to the Town of Prosper, Texas as recorded in County Clerk File Number 20150806000987290, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner in the north line of Prosper Trail, a variable width right-of-way, at the southeast corner of a tract of land described in deed to Bloomfield Homes, LP, as recorded in County Clerk File Number 20140826000915770, Official Public Records, Collin County, Texas and the southwest corner of a tract of land described in deed to Prosper Falls Development, LLC, as recorded in County Clerk File Number 20150220000185180, Official Public Records, Collin County, Texas;

THENCE North 89°09'13" East, along the north line of said Prosper Trails a distance of 671.76 feet to a point for corner;

THENCE North 00°50'47" West, departing the north line of said Prosper Trails a distance of 34.98 feet to the POINT OF BEGINNING;

THENCE North 01°16'07" East, a distance of 258.92 feet to a point for corner;

THENCE South 89°43'53" East, a distance of 97.67 feet to a point for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears North 65°07'50" East, 103.60 feet;

THENCE in a Northeasterly direction along said curve to the left having a central angle of 119°23'27", a radius of 60.00 feet, an arc length of 125.03 feet to a point for corner;

THENCE South 71°54'30" East, a distance of 126.70 feet to a point for corner;

THENCE South 19°05'30" West, a distance of 270.40 feet to a point for corner;

THENCE South 89°14'50" West, a distance of 42.97 feet to a point for corner;

THENCE South 89°09'12" West, a distance of 185.72 feet to the POINT OF BEGINNING and containing 71,402 square feet or 1.639 acres of land more or less.

OWNERS DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE TOWN OF PROSPER, TEXAS acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER TRAIL ELEVATED STORAGE TANK an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The owner 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_____.

TOWN OF PROSPER, TEXAS

BY: Harlan Jefferson - Town Manager

Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, 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_____.

PRELIMINARY
RELEASED 11-18-15 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

David F. McCullah,
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

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

FINAL PLAT
PROSPER TRAIL ELEVATED STORAGE TANK ADDITION
BLOCK A, LOT 1
BEING 1.639 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172
AND THE
ELISHA CHAMBERS SURVEY, ABSTRACT NO. 179
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
NOVEMBER 2015
CASE NO. D16-0078

OWNER/DEVELOPER:
TOWN OF PROSPER, TEXAS
409 E. First Street
Town of Prosper, Texas 75078
Phone: (972) 346-3502
Fax: (972) 347-2842
Contact Person: Harlan Jefferson, Town Manger

SURVEYOR/ENGINEERS:
Brown & Gay Engineers, Inc.
2595 Dallas Pkwy., Suite 204, Frisco, TX 75034
Tel: 972-464-4800 Fax: 972-464-4899
Civil engineers and surveyors





PLANNING

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

Agenda Item:

Consider and act upon a Site Plan for Prosper Trail Elevated Storage Tank, on 1.6± acres, located on the north side of Prosper Trail, 2,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0079).

Description of Agenda Item:

The Site Plan shows a 180-foot tall, two million gallon, elevated water storage tank. The tank will resemble the tank located on Craig Road at First Street. The elevated storage water tank is needed to accommodate the growth and demand in Prosper. Fencing adjacent to single family residential lots will be wooden privacy fencing, per PD-70, and the remaining perimeter fencing will be ornamental metal, to be constructed by the surrounding residential developer. Access is provided from future Newpark Way. Adequate parking has been provided. The site plan conforms to the PD-70 development standards.

As a companion item, the Final Plat for Prosper Trail Elevated Storage Tank, Block A, Lot 1 (D15-0078) is on the December 1, 2015 agenda.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. The Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, and irrigation plans.

SITE PLAN DATA SUMMARY TABLE	
ZONING	SF PD - 70
PROPOSED USE	ELEVATED STORAGE TANK
LOT AREA, EXCLUDING RIGHT-OF-WAY	±1.210 ACRES (52,700 SF)
BUILDING AREA	3,117.25 SF
BUILDING HEIGHT	180 FT
LOT COVERAGE	2,375.83 SF
FLOOR AREA RATIO	0.0592
TOTAL PARKING REQUIRED	0
TOTAL PARKING PROVIDED	3
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	0
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	0
INTERIOR LANDSCAPING REQUIRED	N.A.
INTERIOR LANDSCAPING PROVIDED	45,939.27 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	6,919.92 SF
OPEN SPACE REQUIRED	N.A.
OPEN SPACE PROVIDED	45,939.27 SF
FOR MULTI-FAMILY DEVELOPMENTS: NUMBER OF DWELLING UNITS	N.A.

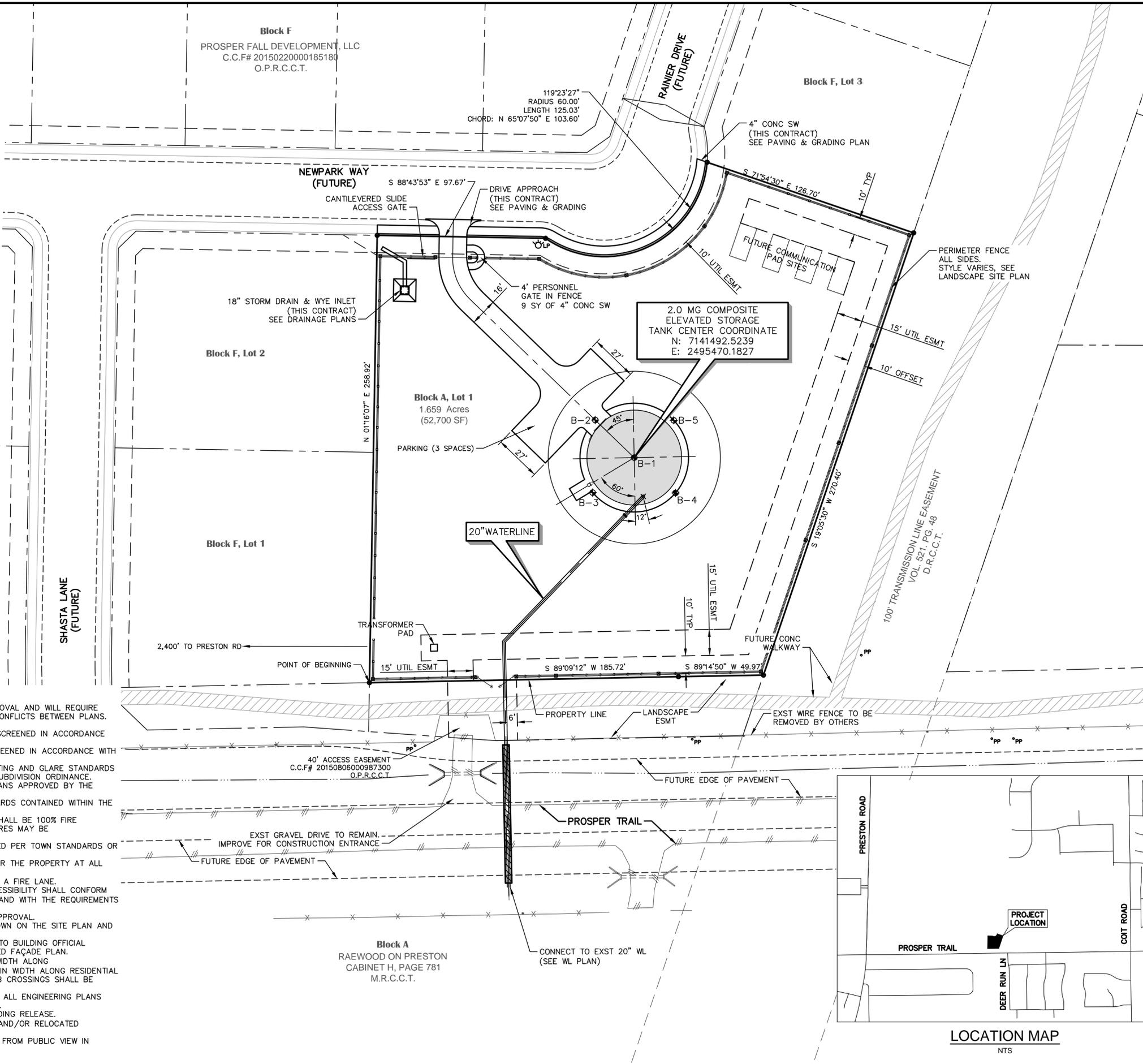
BENCHMARKS:

USGS DISK STAMPED DAA SET IN CONCRETE ±22' NORTH OF THE CENTERLINE OF CR 4 AND ±2,500' EAST OF THE CENTERLINE INTERSECTION OF CR 4 & CR 6, ±5' SOUTHEAST OF A PIPE FENCE CORNER ELEVATION = 618.59'

MAG NAIL SET BY A&W SURVEYORS, INC. IN ASPHALT PAVEMENT NEAR INTERSECTION OF COIT ROAD & PROSPER TRAILS, ±99' EAST AND ±61' SOUTH OF THE POWER POLE ON PROSPER TRAILS NEAR THE NORTHWEST CORNER OF SAID INTERSECTION ELEVATION = 758.93'

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



LEGEND

- D.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.C.F. # COUNTY CLERK FILE NUMBER
- CHAIN LINK FENCE
- WIRE FENCE
- MISC. FENCE
- WOOD FENCE
- ASPHALT
- 24" RCP STORM SEWER
- R.O.W. LINE
- LOT LINE
- EASEMENT LINE
- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- BORE LOCATION
- UTILITY POLE (PP)
- STREET LIGHT (LP)
- STREET NAME CHANGE

- NOTES:**
- NO 100-YR FLOODPLAIN EXISTS ON THE SITE.
 - 20" WL CALLED TO BE INSTALLED BY OTHERS IS TO BE CONSTRUCTED AS PART OF THE "FALLS AT PROSPER" DEVELOPMENT PROJECT.
 - PROSPER FALLS, PHASE 1 DEVELOPMENT PROJECT TO BE UNDER CONSTRUCTION DURING CONSTRUCTION OF THIS PROJECT. ACCESS FOR THIS PROJECT SHALL BE FROM PROSPER TRAIL ONLY.

North arrow pointing up.

Graphic scale in feet: 0, 15, 30, 60. SCALE: 1"=30'

Professional Engineer Seal for D. BRYANT GASWELL, No. 91721, State of Texas.

NOVEMBER 3, 2015

RESPONSIBLE ENGINEER: BROWN & GAY ENGINEERS, INC. TEXAS REGISTERED ENGINEERING FIRM F-1046

REV.	DESCRIPTION	BY	DATE

TOWN OF PROSPER, TEXAS

ENGINEERING SERVICES

409 E. FIRST STREET
P.O. BOX 307
PROSPER, TEXAS 75078
P: (972) 346-3502

TOWN OF PROSPER
CASE #D-15-0079

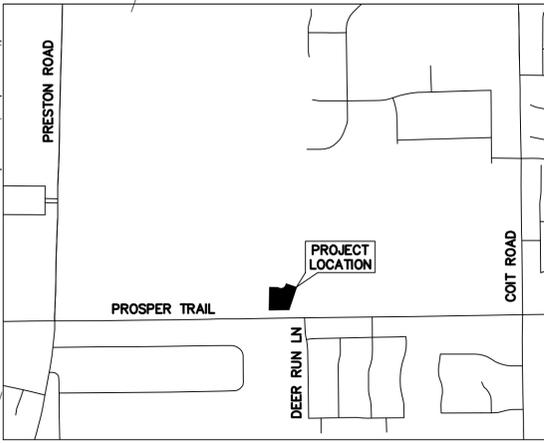
SITE PLAN

PROSPER TRAIL ELEVATED STORAGE TANK
BLOCK A, LOT 1
ADDITION

BGE Brown & Gay Engineers, Inc.

2595 Dallas Pkwy, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046

DESIGNED:	DATE	SCALE	PROJECT NO.	SHEET
BC	NOV 2015	AS SHOWN	0407-WA BGE-3453	G-3
DRAWN:	FG			SEQ.
CHECKED:	DF			5 of 28



BROWN & GAY ENGINEERS, INC. 0:\Projects\3453-00 Prosper Trail 2 MG Elevated Storage Tank\03_CADD\01_Site Plan P AND Z SUBMITTAL.dwg Nov 18, 2015-11:06am roth

PROSPER TRAIL 2.0 MG ELEVATED STORAGE TANK CITY PROJECT NO. 0407-WA



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

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

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0083).

Description of Agenda Item:

The Preliminary Site Plan shows a 123,494 square foot grocery store with a fuel center, car wash, and retail/restaurant buildings totaling 172,964 square feet. Access is provided from US 380, Gee Road, and Windsong Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-40 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.

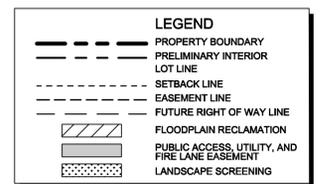
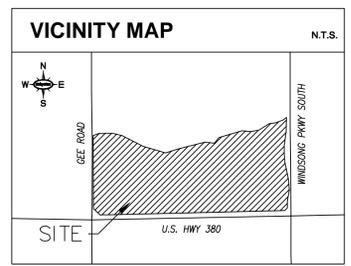
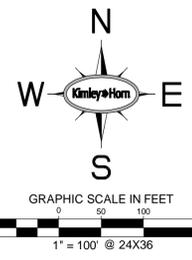
Attached Documents:

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.
3. Town staff approval of all landscaping located within the Town's 15-foot waterline easement.
4. City of Irving approval of all landscaping located within the 75-foot waterline easement.
5. Labeling all car wash drying and vacuum island areas on Lot 5, and providing all required stacking spaces for Car Wash Self Service-Drying Areas and Vacuum Islands at the time of Site Plan.

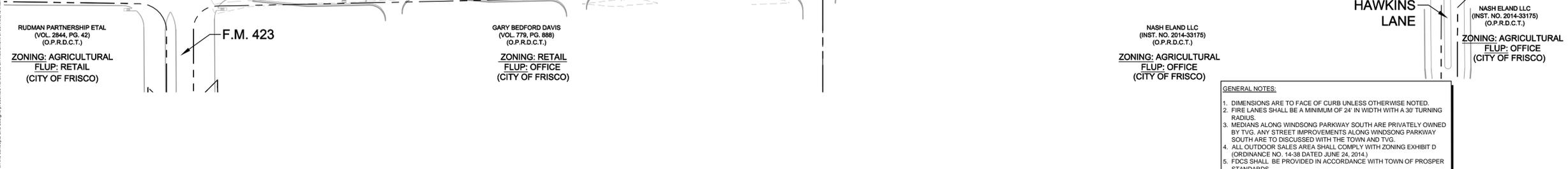
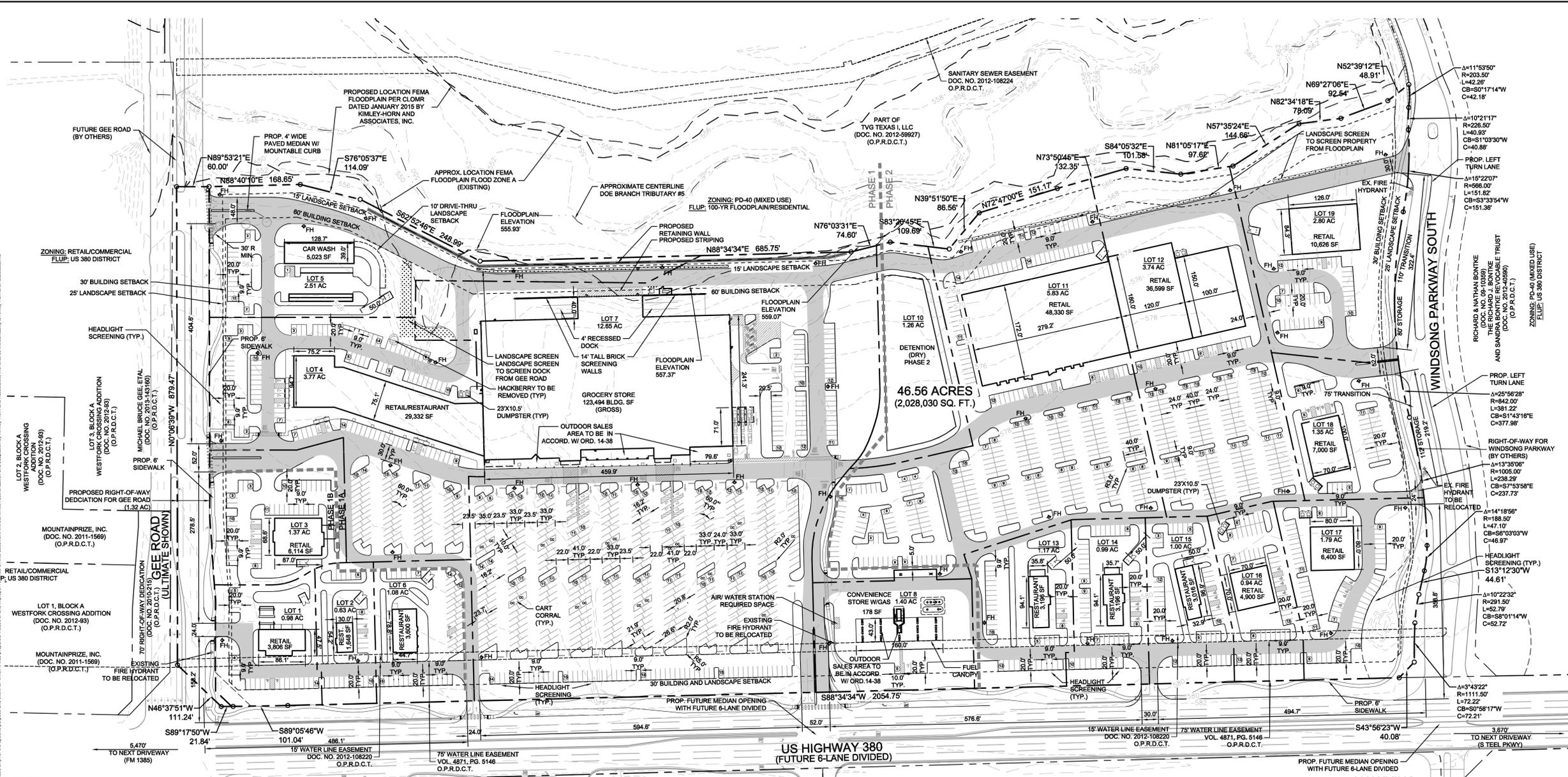


TOWN OF PROSPER SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED, ALTERNATIVE FIRE PREVENTION 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/SHUMPS 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 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 WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF 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.
- LOTS SHALL HAVE FRONTAGE ON A COMMON ACCESS DRIVE OR A PUBLIC STREET. THE COMMON ACCESS DRIVE SHALL BE A DEDICATED PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT, AND SHALL USE BEST EFFORTS TO INSTALL BERMS ALONG US HIGHWAY 380.
- DEVELOPER SHALL MAINTAIN THREE (3) FOOT BERMS FOR PURPOSES OF SCREENING ALONG GEE ROAD AND WINDSONG RANCH PARKWAY, AND SHALL USE BEST EFFORTS TO INSTALL BERMS ALONG US HIGHWAY 380.
- ALL RETAINING WALLS ALONG CREEK TO BE STONE.

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
- MEDIANS ALONG WINDSONG PARKWAY SOUTH ARE PRIVATELY OWNED BY TVG. ANY STREET IMPROVEMENTS ALONG WINDSONG PARKWAY SOUTH ARE TO DISCUSSED WITH THE TOWN AND TVG.
- ALL OUTDOOR SALES AREA SHALL COMPLY WITH ZONING EXHIBIT D (ORDINANCE NO. 14-38 DATED JUNE 24, 2014).
- FCDS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF PROSPER STANDARDS.
- TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 15' 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.
- HIGHWAY US 380, FM 423, GEE RD, AND HAWKINS LN. ARE SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.
- MEDIAN OPENINGS ALONG US 380 ARE CONTINGENT ON TXDOT APPROVAL.
- LANDSCAPE IMPROVEMENTS WITHIN THE EXISTING CITY OF IRVING EASEMENT SHALL BE SUBJECT TO THE CITY OF IRVING'S APPROVAL.
- FOUNDATION PLANTINGS WILL CONFORM TO LANDSCAPE PLANS TO BE APPROVED BY THE TOWN.
- LOADING AREAS LOCATED ADJACENT TO MAJOR CREEKS SHOULD BE SCREENED FROM THE FLOODPLAIN BY A SOLID LIVING SCREEN TO REACH A MIN. OF 14 FT. TALL WITHIN 2 YEARS.



SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
1	PD-40	RETAIL	42,488	0.98	3,806	22'	9.0%	0.09-1	1:250	16	23	1	2	345	3,016	31,951	17,780	3,715
2	PD-40	RESTAURANT W/ D.T.	27,590	0.63	1,648	22'	6.0%	0.06-1	1:100	17	24	1	2	360	2,391	18,776	1,931	4,775
3	PD-40	RETAIL	59,558	1.37	6,114	22'	10.3%	0.103-1	1:250	25	45	2	4	675	5,860	38,868	4,169	8,716
4	PD-40	RETAIL/RESTAURANT (35%)	164,301	3.77	29,332	40'	17.9%	0.179-1	1:250 (RET)/1:100 (REST.)	179	209	7	8	3,105	15,636	109,113	11,501	10,220
5	PD-40	CAR WASH	109,244	2.51	5,023	22'	4.6%	0.046-1	1:500	11	17	1	1	255	9,527	81,391	7,647	13,303
6	PD-40	RESTAURANT W/ D.T.	46,851	1.08	3,600	22'	7.7%	0.077-1	1:100	36	48	2	2	3,105	3,595	35,841	3,280	3,815
7	PD-40	GROCERY/RETAIL	551,020	12.65	123,494	40'	22.4%	0.224-1	1:250	494	578	12	12	8,670	23,782	365,257	38,571	38,487
8	PD-40	CONVENIENCE STORE W/FUEL	60,810	1.40	178	40'	0.3%	0.003-1	3/EMPLOYEE	3	5	1	1	75	1,718	54,766	4,251	4,148
10	PD-40	DETENTION	54,718	1.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	PD-40	RETAIL	254,006	5.83	48,330	40'	19.0%	0.19-1	1:250	194	381	8	9	5,715	13,000	176,951	17,780	15,725
12	PD-40	RETAIL	162,934	3.74	36,599	40'	22.5%	0.225-1	1:250	147	207	7	7	3,105	4,738	106,098	11,405	15,499
13	PD-40	RESTAURANT W/ D.T.	51,075	1.17	3,196	40'	6.3%	0.063-1	1:100	32	40	2	2	600	1,671	38,290	3,575	7,918
14	PD-40	RESTAURANT	42,953	0.99	3,196	40'	7.4%	0.074-1	1:75	43	52	3	3	780	3,351	26,813	3,007	9,593
15	PD-40	RESTAURANT W/ D.T.	43,478	1.00	3,016	40'	6.9%	0.069-1	1:100	31	47	2	3	705	3,465	29,177	3,043	7,820
16	PD-40	RETAIL	40,743	0.94	4,900	40'	12.0%	0.12-1	1:250	20	55	3	4	825	2,140	28,259	2,852	5,444
17	PD-40	RETAIL	77,832	1.79	6,400	40'	8.2%	0.082-1	1:250	26	68	3	4	1,020	3,060	47,773	5,448	20,599
18	PD-40	RETAIL	58,729	1.35	7,000	40'	11.9%	0.119-1	1:250	28	38	2	4	570	4,815	38,839	4,111	8,075
19	PD-40	RETAIL	122,170	2.80	10,626	40'	8.7%	0.087-1	1:250	43	48	2	2	720	6,657	57,228	8,552	47,659
SUBTOTAL				45.24														
ROW DEDICATION				1.32														
TOTAL			1,970,498	46.56	296,458					1,345	1,883	59	70	28,245	108,422	1,285,390	134,105	225,511

*SINGLE-STORY BUILDING

Kimley»Horn

PRELIMINARY SITE PLAN
WINDSONG RANCH MARKETPLACE
LOTS 1-8, 10-19
CASE # D15-0083

46.56 AC. SITUATED IN THE
 J. SALING SURVEY, ABSTRACT NO. 1675
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE : NOVEMBER 18, 2015

Owner/Applicant:
 NORTHEAST 423380, LTD
 7001 PRESTON ROAD
 SUITE 410
 DALLAS, TX 75205
 TEL NO. (214) 224-4600
 CONTACT: ROBERT DORAZIL

Engineer:
 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE
 SUITE 1000
 DALLAS, TX 75251
 TEL NO. (972) 770-1300
 CONTACT: MATT LUCAS, P.E.

IMAGES: © 2015 Kimley-Horn and Associates, Inc. All rights reserved. No part of this document may be reproduced without written permission from Kimley-Horn and Associates, Inc. All other trademarks are the property of their respective owners.
 PLOTTED BY: J. SALING SURVEY, ABSTRACT NO. 1675, TOWN OF PROSPER, DENTON COUNTY, TEXAS. PRELIMINARY SITE PLAN. DATE: NOVEMBER 18, 2015.



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 – December 1, 2015

Agenda Item:

Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger) a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0084).

Description of Agenda Item:

The Site Plan consists of a 123,494 square foot grocery store, a 178 square foot convenience store with fuel pumps, and a 29,332 square foot retail/restaurant building. Access is provided from US 380 and Gee Road. Adequate parking has been provided. The Site Plan conforms to the PD-40 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.

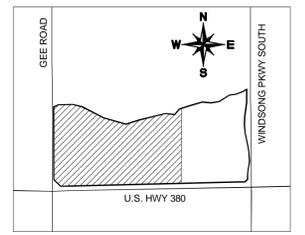
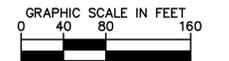
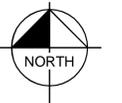
Attached Documents:

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. Town staff approval of all landscaping located within the Town's 15 foot waterline easement.
4. City of Irving approval of all landscaping located within the 75 foot waterline easement.



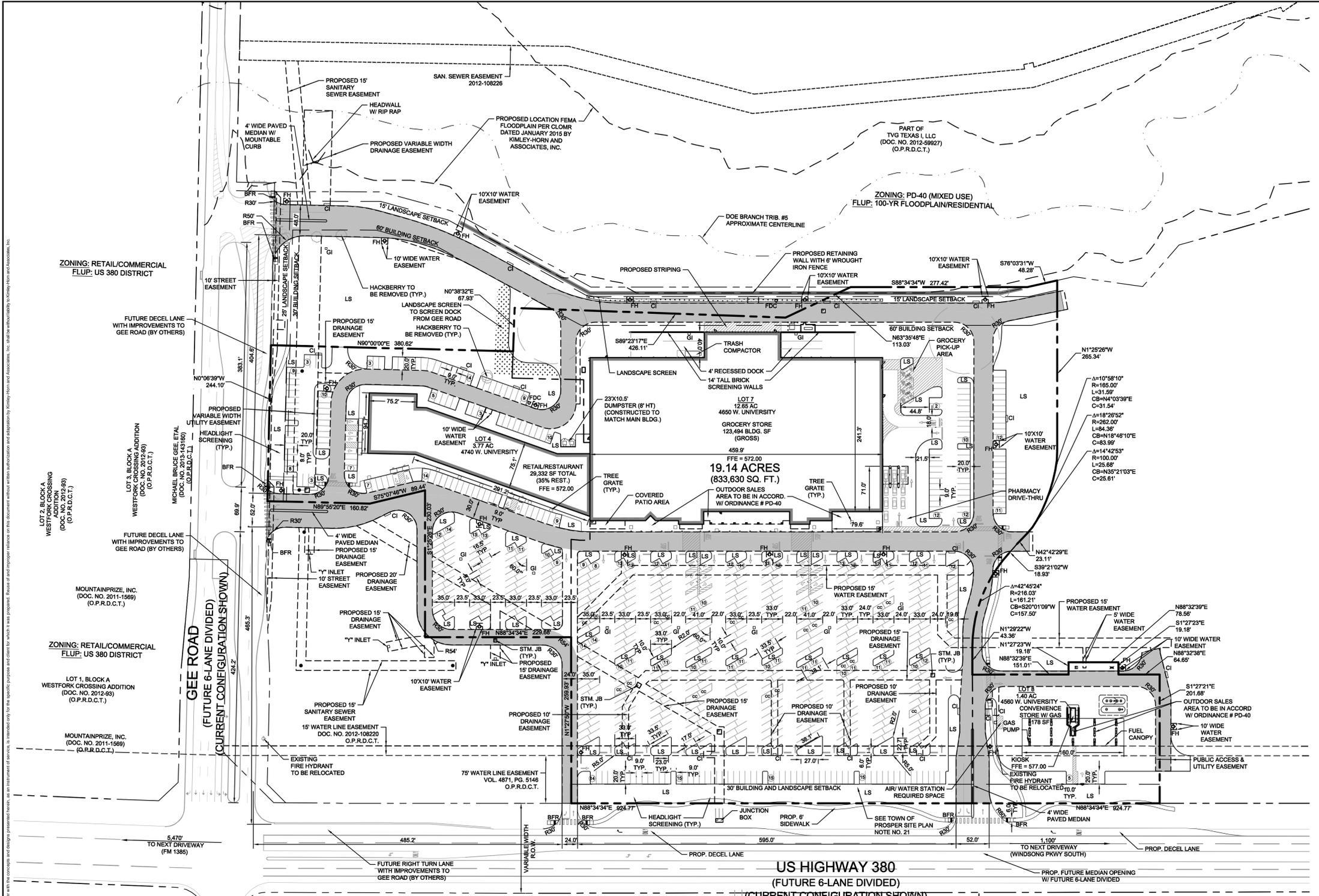
LOCATION MAP

LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT
- LANDSCAPE SCREEN
- CI CURB INLET
- GI GRATE INLET
- LS LANDSCAPE AREA
- SD STORM DRAIN JB/MH
- SM SANITARY SEWER MH
- FH PROPOSED FIRE HYDRANT
- FDC PROPOSED FDC

TOWN OF PROSPER SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
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- SIDEWALKS OF NOT LESS THAN SIX (6) FEET WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
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- LOTS SHALL HAVE FRONTAGE ON A COMMON ACCESS DRIVE OR A PUBLIC STREET. THE COMMON ACCESS DRIVE SHALL BE A DEDICATED PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT.
- ON-SITE PARKING LOT LIGHTING SHALL INCLUDE DIMMERS.
- DEVELOPER SHALL MAINTAIN THREE (3) FOOT BERMS FOR PURPOSES OF SCREENING ALONG GEE ROAD AND WINDSONG RANCH PARKWAY, AND SHALL USE BEST EFFORTS TO INSTALL BERMS ALONG US HIGHWAY 380.
- ALL RETAINING WALLS ALONG CREEK TO BE STONE.
- LOADING AREAS LOCATED ADJACENT TO MAJOR CREEKS SHOULD BE SCREENED FROM THE FLOODPLAIN BY A SOLID LIVING SCREEN TO REACH A MIN. OF 14 FT. TALL WITHIN 2 YEARS.



US HIGHWAY 380 (FUTURE 6-LANE DIVIDED) (CURRENT CONFIGURATION SHOWN)

GEE ROAD (FUTURE 6-LANE DIVIDED) (CURRENT CONFIGURATION SHOWN)

LOT 4, 7 & 8
19.14 ACRES (833,630 SQ. FT.)
ZONING: PD-40 (MIXED USE) FLUP: 100-YR FLOODPLAIN/RESIDENTIAL

LOT 1, BLOCK A WESTFORK CROSSING ADDITION (DOC. NO. 2012-49) (O.P.R.D.C.T.)
ZONING: RETAIL/COMMERCIAL FLUP: US 380 DISTRICT

LOT 2, BLOCK A WESTFORK CROSSING ADDITION (DOC. NO. 2012-49) (O.P.R.D.C.T.)
ZONING: RETAIL/COMMERCIAL FLUP: US 380 DISTRICT

LOT 3, BLOCK A WESTFORK CROSSING ADDITION (DOC. NO. 2012-49) (O.P.R.D.C.T.)
ZONING: RETAIL/COMMERCIAL FLUP: US 380 DISTRICT

MOUNTAINPRIZE, INC. (DOC. NO. 2011-1569) (O.P.R.D.C.T.)
ZONING: RETAIL/COMMERCIAL FLUP: US 380 DISTRICT

MOUNTAINPRIZE, INC. (DOC. NO. 2012-108220) (O.P.R.D.C.T.)

RUDMAN PARTNERSHIP ETAL (VOL. 2844, PG. 42) (O.P.R.D.C.T.)
ZONING: AGRICULTURAL FLUP: RETAIL (CITY OF FRISCO)

GARY BEDFORD DAVIS (VOL. 778, PG. 988) (O.P.R.D.C.T.)
ZONING: RETAIL FLUP: OFFICE (CITY OF FRISCO)

NASH ELAND LLC (INST. NO. 2014-23175) (O.P.R.D.C.T.)
ZONING: AGRICULTURAL FLUP: OFFICE (CITY OF FRISCO)

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
4	PD-40	RESTAURANT (35%)	164,301	3.77	29,332	40'	17.9%	0.179:1	1:250 (RET.), 1:100 (REST.)	179	207	7	8	3,105	15,636	106,620	11,501	12,713
7	PD-40	GROCERY/RETAIL	551,020	12.65	123,494	40'	22.4%	0.224:1	1:250	494	578	12	12	8,670	23,782	365,500	38,571	38,244
8	PD-40	CONVENIENCE STORE W/FUEL	60,810	1.40	178	40'	0.3%	0.003:1	MIN. 3 SPACES (EMPLOYEE)	3	5	1	1	75	1,718	54,767	4,257	4,147
SUBTOTAL																		
ROW DEDICATION			57,499	1.32														
TOTAL			833,630	19.14	153,004					676	790	20	21	11,850	41,136	526,887	54,329	55,104

*SINGLE-STORY BUILDING

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
- MEDIANS ALONG WINDSONG PARKWAY SOUTH ARE PRIVATELY OWNED BY TVG. ANY STREET IMPROVEMENTS ALONG WINDSONG PARKWAY SOUTH ARE TO BE DISCUSSED WITH THE TOWN AND TVG.
- ALL OUTDOOR SALES AREAS SHALL COMPLY WITH ZONING EXHIBIT D (ORDINANCE NO. PD-40).
- FDCS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF PROSPER STANDARDS.
- TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 15' 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.
- GEE RD. IS SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.
- FOUNDATION PLANTINGS WILL CONFORM TO LANDSCAPE PLANS TO BE APPROVED BY THE TOWN.

Kimley»Horn

SITE PLAN
WINDSONG RANCH MARKETPLACE
LOTS 4, 7 & 8
CASE # D15-0084

19.14 AC. SITUATED IN THE
 J. SALING SURVEY, ABSTRACT NO. 1675
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE : NOVEMBER 18, 2015

Owner/Applicant: **Owner**
 NORTHEAST 423/380, LTD
 7001 PRESTON ROAD
 SUITE 410
 DALLAS, TX 75205
 CONTACT: ROBERT DORAZIL

Engineer: **Kimley-Horn and Associates, Inc.**
 12750 MERIT DRIVE
 SUITE 1000
 DALLAS, TX 75251
 TEL NO. (972) 770-1300
 CONTACT: MATT LUCAS, P.E.

IMAGES: KIMLEY-HORN
 PLOTTED BY: J. SALING
 DATE: 11/18/15
 C-DATE: 11/18/15
 C-SCALE: 1"=40'-0"
 C-SHEET: 15 OF 15
 C-TITLE: WINDSONG RANCH MARKETPLACE



PLANNING

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

Agenda Item:

Consider and act upon a Site Plan for a professional office (Lynn A. Gross, CPA), on 0.5± acre, located on the northeast corner of Coleman Street and Broadway Street (101 E. Broadway Street). The property is zoned Downtown Office (DTO). (D15-0088).

Description of Agenda Item:

The Site Plan shows an existing 1,700 square foot, two story building. The applicant is proposing to utilize the first story as a professional office (Lynn A. Gross, CPA). Access is provided from Broadway Street. Adequate parking has been provided. The Site Plan conforms to the DTO 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.

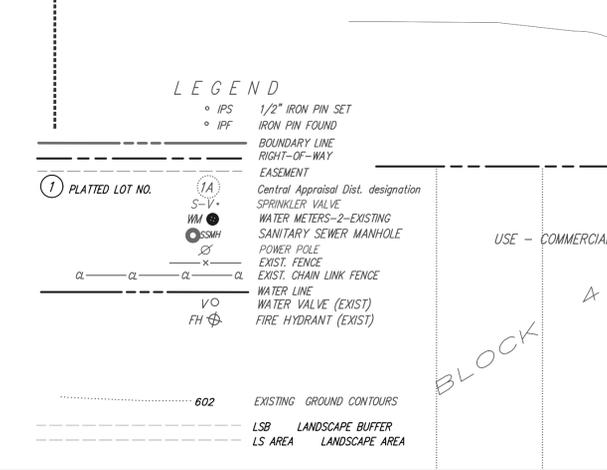
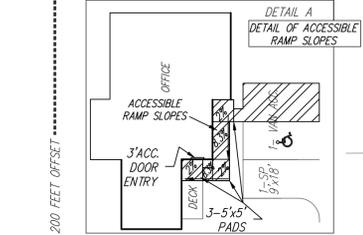
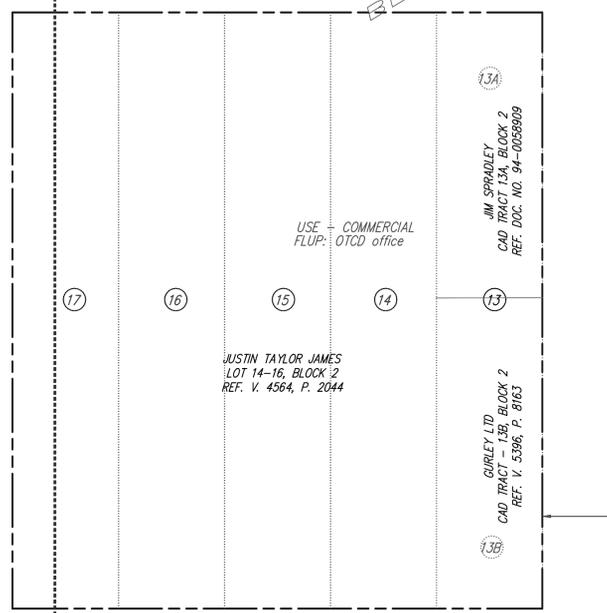
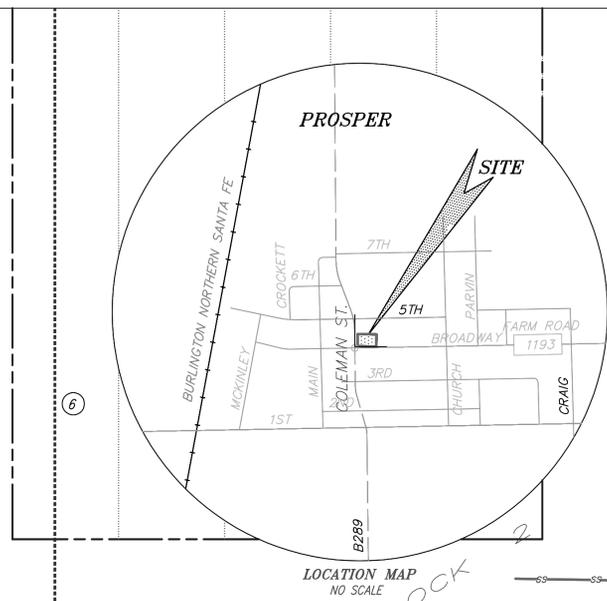
Attached Documents:

1. The Site Plan

Town Staff Recommendation:

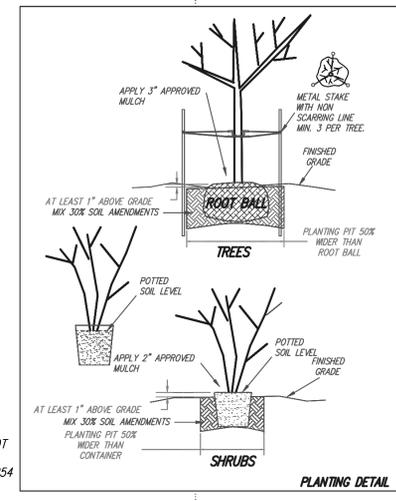
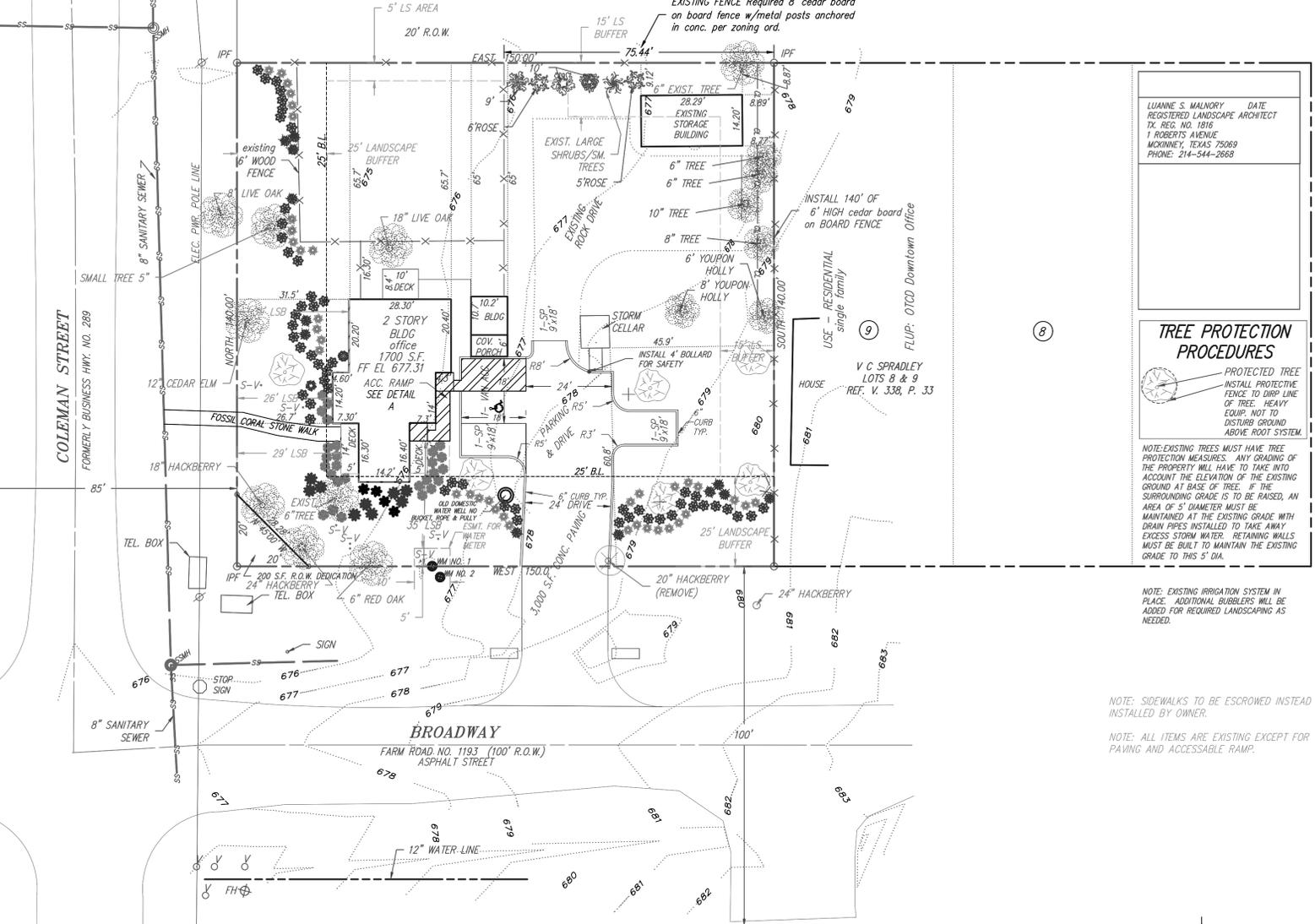
Town staff recommends approval of the Site Plan subject to:

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



PROPOSED & EXISTING PLANTS & TREES		REQUIRED	PROVIDED
EXISTING TREES ON SITE TO BE RETAINED AS LABELED:	51" RECD, 51" CREDIT		9
EXISTING TREES TO BE REMOVED AS LABELED-L:			1 AS LABELED
NEW TREES - LIVE OAK (QUERCUS VIRGINIANA) - 3" CALIPER AT TIME OF PLANTING:		6	6
EXISTING TREES TO BE RETAINED:		145	145

EXISTING TREES:
 RETAIN: 18" LIVE OAK (QUERCUS VIRGINIANA)
 5" SMALL TREE
 12" CEDAR ELM (ULMUS CARASSIFOLIA)
 18" HACKBERRY (CELTIS)
 6" RED OAK (QUERCUS RUBRA)
 24" HACKBERRY (CELTIS)
 6" SMALL TREE (SWC HOUSE)
 6" TREE (NEC PROPERTY)
 EAST LINE TREES 3-6", 1-8", 1-10" (ALONG EXIST. CH. LINK FENCE)
ROW TREES: 8" LIVE OAK (QUERCUS VIRGINIANA)
 24" HACKBERRY (CELTIS)
REMOVE: 20" HACKBERRY (CELTIS)



LUANNE S. MALNORY DATE REGISTERED LANDSCAPE ARCHITECT TX. REG. NO. 1816
 1 ROBERTS AVENUE MCKINNEY, TEXAS 75069
 PHONE: 214-544-2668

TREE PROTECTION PROCEDURES
 PROTECTED TREE: INSTALL PROTECTIVE FENCE TO DRIP LINE OF TREE. HEAVY EQUIP. NOT TO DISTURB GROUND ABOVE ROOT SYSTEM.

NOTE: EXISTING IRRIGATION SYSTEM IN PLACE. ADDITIONAL BUBBLERS WILL BE ADDED FOR REQUIRED LANDSCAPING AS NEEDED.

NOTE: SIDEWALKS TO BE ESCROWED INSTEAD OR INSTALLED BY OWNER.

NOTE: ALL ITEMS ARE EXISTING EXCEPT FOR PAVING AND ACCESSIBLE RAMP.

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.
 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Uniform Building Code.
 11) All signage is subject to Building Official approval.
 12) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 13) All exterior building materials are subject to Building Official approval.
 14) Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per town standards.
 15) Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
 16) Site plan approval is required prior to grading release.
 17) All new electrical lines shall be installed and/or relocated underground.
 18) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 19) This property falls within the Neighborhood Empowerment Zone No. 2 (19a).

IRRIGATION NOTES
 1. Mainlines, valves, or control wires shall not be located in the Town of Prosper right of way.
 2. All systems shall have rain and freeze sensors. The sensors shall be wired in-line. They shall be capable of working independently of each other.
 3. Locate valves a minimum of 3 feet away from any storm sewer, water and sanitary sewer lines and 5 feet from town fire hydrants and water valves.
 4. The bore depth under streets, drive aisles, and fire lanes shall allow two feet (minimum) from the bottom of paving to the top of the sleeve or greater if required to clear other utilities.
 5. Any time heads are placed in a manner as to be parallel and near a public water and sanitary sewer line, these heads shall be fed from stubbed laterals or backfills. A minimum of 5 feet separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
 6. Irrigation system shall be designed to minimize runoff water from paved or landscaped areas.
 7. All irrigation heads in the Town of Prosper Right of Way shall utilize a swing joint connection.
 8. No valves, backflow preventer assemblies quick couplers etc. shall be located closer than 10' from the curb or street or drive intersection.

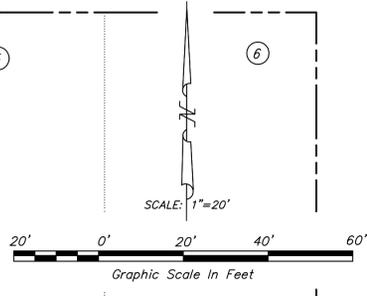
NOTE: THERE ARE NO PROTECTED TREES 20" OR LARGER. UNDERGROUND IRRIGATION SYSTEM IS EXISTING. TO BE INSPECTED FOR RAIN, FREEZE AND WIND DETECTOR SENSORS TO BE INSTALLED PER TOWN OF PROSPER REGULATIONS. All trees and shrubs to be irrigated by bubbler irrigation lines. Separate valves shall be provided to turn off the spray irrigation lines in times of drought.

SITE DATA SUMMARY TABLE	
ZONING	D10
PROPOSED USE	OFFICE
LOT AREA	0.4821 ACRE
INTERIOR BUILDING AREA	1700 S.F.
BUILDING HEIGHT	15'
LOT COVERAGE BLDG	0.077
PAVING	0.0912
FLOOR AREA RATIO	0.077
PARKING REQUIRED W/RATIO	3 SPACES
PARKING PROVIDED	3 SPACES
ACCESSIBLE PARKING REQUIRED	1 VAN ACC.
ACCESSIBLE PARKING PROVIDED	1 VAN ACC.
INTERIOR LANDSCAPING REQUIRED	more than 20 spaces
INTERIOR LANDSCAPING PROVIDED	N/A
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	1,600 S.F.
OPEN SPACE REQUIRED	1420 S.F.
OPEN SPACE PROVIDED	17400 S.F.

*Square footage of additional impervious surface is 3000 S.F.

NOTE: TOTERS TO BE USED FOR TRASH. TOTERS TO BE KEPT OUT OF SIGHT OF RIGHT OF WAY OF COLEMAN STREET AND BROADWAY STREET. TOTERS TO BE PLACED AT THE CURB ON TRASH PICK UP DAYS AND REMOVED THE SAME DAY.

G.M. GEER, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653
 TEX. ENGR. FIRM NO. F-12913
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 Phone: 972-562-3959
 EMAIL: gmgeer1@sbglobal.net
 www.geersurveyingandengineering.com



CASE: D15-0088

Site, Landscape, Screening Plan & Tree Survey
LYNN A. GROSS, CPA LLC
 101 EAST BROADWAY
 21,000 S.F. IN THE TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

APPLICANT: LYNN A. GROSS, CPA LLC
 OWNER: NALLS ENTERPRISES, LLC
 SURVEYOR/ENGINEER: G. M. GEER

101 E. BROADWAY STREET
 PROSPER, TEXAS 75078
 972-346-3100

1500 HARVEST RIDGE LN.
 PROSPER, TEXAS 75078
 214-533-1105

1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 972-562-3959

NOVEMBER 16, 2015 SHEET 4



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

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

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development (Montclair), 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). (S15-0007).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	SF-15	Single Family Residential (previous Deion Sanders Residence)	Low Density Residential
North	SF-15	Single Family Residential (previous Finney Residence) and proposed single family residential subdivision (Prosper Lake on Preston, Phase 2)	Low Density Residential
East	SF-15	Proposed single family residential subdivision (Prosper Lake on Preston, Phases 1 and 2)	Low Density Residential
South	SF-15 and PD-68-Retail	Proposed retail development (Shops at Prosper Trail) and proposed single family residential subdivision (Prosper Lake on Preston)	Low Density Residential and Retail & Neighborhood Services
West	PD-68-Retail and PD-22-Single Family Residential	Proposed retail development (Shops at Prosper Trail) and single family residential (Tanner's Mill, Phase 1A)	Retail & Neighborhood Services and Medium Density Residential

Requested Zoning – S15-0007 is a request for a SUP for a Private Street Development for Montclair. A Preliminary Plat for Montclair (D15-0077) was approved by the Planning & Zoning Commission on November 3, 2015. The Zoning Ordinance allows for a Private Street Development in the SF-15 District, subject to approval of a SUP, in accordance with the Conditional Development Standards outlined in Chapter 3, Section 1.4, which is attached for reference.

In conjunction with the SUP request, the applicant is proposing four associated exhibits, as follows:

1. Exhibit A (Boundary Survey)
2. Exhibit B (Conceptual Layout) – The exhibit shows the general layout of the subdivision, which conforms to the approved Preliminary Plat. The exhibit shows the location of the proposed gates, which defines the private street area. The private streets exclude two single family residential lots which will be incorporated into a future subdivision to the north. The exhibit also shows the secondary point of emergency access, in accordance with the Fire Code.
3. Exhibit C (Entry Detail) – Shows the locations of entry gates, columns, screening, fencing, stacking, and turnaround.
4. Exhibit D (Conceptual Entry Gate Elevation)

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

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

The surrounding properties are zoned single family residential uses to the north, east and portions of the south and west; the remaining portions of the properties to the south and west are zoned for retail uses. The proposed private street development will not have an adverse impact on the surrounding properties, and the proposed use is harmonious and compatible with the surrounding existing and proposed uses.

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

The activities requested, as shown on the attached exhibits, are normally associated with the requested use.

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

The property is zoned Single Family-15 (SF-15) and the Future Land Use Plan (FLUP) recommends Low Density Residential uses for the property; therefore, the nature of the proposed use is reasonable.

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

The proposed SUP does not have any negative impacts on the surrounding properties.

This request satisfies the Town's criteria for SUP approval.

Future Land Use Plan – The Future Land Use Plan (FLUP) recommends Low Density Residential uses for the property. This request conforms to the FLUP.

Conformance to the Thoroughfare Plan – The property has direct access to Preston Road, an existing six-lane divided thoroughfare. The SUP exhibit complies with the Thoroughfare Plan.

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

Access – Access to the property is provided from Preston Road. Adequate access is provided to the property.

Schools – This property is located within the Prosper Independent School District (PISD).

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

Environmental Considerations – The 100-year floodplain is located Block A, Lot 6X, as shown on the attached approved Preliminary Plat.

Legal Obligations and Review:

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

Attached Documents:

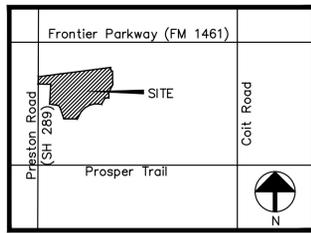
1. Zoning map of surrounding area
2. Proposed SUP Exhibits A, B, C, and D
3. Conditional Development Standards for Private Street Development
4. Approved Preliminary Plat

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the SUP request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on January 12, 2016.



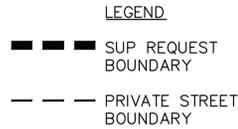
VICINITY MAP
n.t.s.



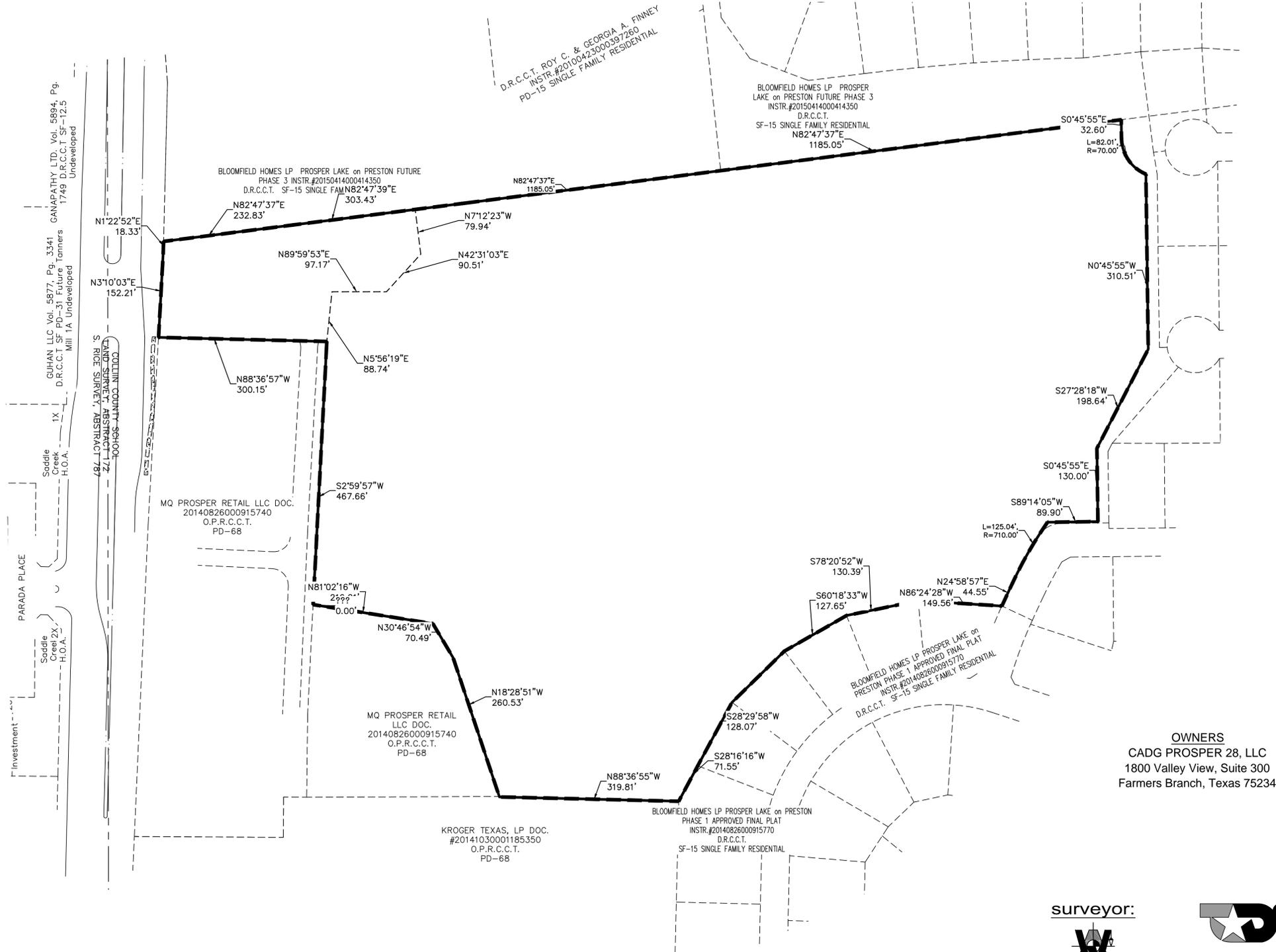
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Legal Description 30.21 Acre Tract
Being a 29.542 acre tract of land situated in the Collin County School Land No. 13 Survey, Abstract No. 172, in the Town of Prosper, Collin County, Texas, and being a portion of an 80.560 acre tract of land conveyed to Bloomfield Homes, LP, recorded in county Clerk's Instrument No. 2014082.6000915770, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found with red plastic cap stamped "W.A.L." found in the east right-of-way of State Highway 289 (variable width right-of-way) in the south line of a 27.960 acre tract of land conveyed to CADG Prosper 28, LLC, recorded in County Clerk's Instrument No. 20131213001642780, Official Public Records, Collin County, Texas, said rod being the northwest corner of said 80.560 acre tract;
THENCE North 82 degrees 47 minutes 37 seconds East, departing said right-of-way and along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 232.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
THENCE North 82 degrees 47 minutes 39 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 303.43 feet;
THENCE North 82 degrees 47 minutes 37 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 1185.06 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described tract;
THENCE departing said common line; and over and across said Bloomfield Homes, LP, tract the following calls and distances;
South 00 degrees 45 minutes 55 seconds East, a distance of 32.66 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 70.00 feet and an arc length of 82.01 feet (chord bears South 34 degrees 19 minutes 36 seconds East 77.40 feet) to a 5/8 inch iron rod with yellow plastic cap stranded "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 310.51 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 27 degrees 28 minutes 18 seconds West, a distance of 198.64 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 89 degrees 14 minutes 05 seconds West, a distance of 89.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 710.00 feet and an arc length of 125.04 feet (chord bears South 30 degrees 01 minutes 46 seconds West 124.87 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 24 degrees 59 minutes 04 seconds West a distance of 44.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
North 86 degrees 24 minutes 28 seconds West a distance of 149.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 78 degrees 20 minutes 52 seconds West, a distance of 130.39 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for a corner;
South 60 degrees 18 minutes 33 seconds West, a distance of 127.65 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for carrier;
South 45 degrees 45 minutes 01 seconds West, a distance of 130.23 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 28 degrees 29 minutes 58 seconds West, a distance of 128.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 28 degrees 16 minutes 16 seconds West; a distance of 71.55 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for the northeast corner of the 13.957 acre tract of land conveyed to Kroger Texas LP., by deed recorded in county Clerk's Instrument No. 20141030001185850 Official Public Records, Collin County, Texas;
THENCE North 88 degrees 36 minutes 57 seconds west along the common south line of said Bloomfield Homes, LP-; tract and the north line of said Kroger Texas LP, tract, a distance of 319.81 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found in the east line of the 28.829 acre tract (remainder) of land conveyed to MQ Prosper Retail LLC by deed of record in County Clerk's instrument No. 200140826000915740 Official Public Records, Collin County, Texas, for the most southerly southwest corner of the herein described tract;
THENCE along the common west line of said Bloomfield Homes, LP, tract and the east line of said MQ Prosper Retail LLC tract the following calls and distances:
North 18 degrees 28 minutes 51 seconds West; a distance of 260.53 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner;
North 30 degrees 46 minutes 54 seconds west, a distance of 70.49 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner;
North 81 degrees 02 minutes 16 seconds West, a distance of 216.21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner;
North 02 degrees 59 minutes 57 seconds East, a distance of 467.66 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner;
North 88 degrees 36 minutes 57 seconds West, a distance of 300.15 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner and being in the east right-of-way-line of aforementioned State Highway 289;
THENCE North 03 degrees 10 minutes 03 seconds East, departing said common line and along said east right-of-way line of State Highway 289 a distance of 152.21 feet to a TxDOT monument with brass tap found for corner;
THENCE North 01 degree 22 minutes 52 seconds East, continuing along said east right-of-way line a distance of 18.33 feet to the POINT OF BEGINNING and containing 1,316,077 square feet or 30.21 acres of land, more or less.



OWNERS
CADG PROSPER 28, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

surveyor:



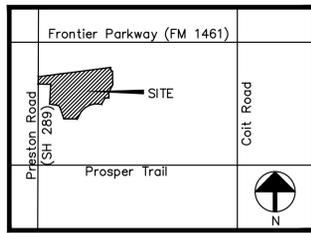
A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX.
75187 PHONE: (972) 681-4975 FAX:
(972) 681-4954
WWW.AWSURVEY.COM



TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRM NO. 12790
TDS PROJECT NO. 15004

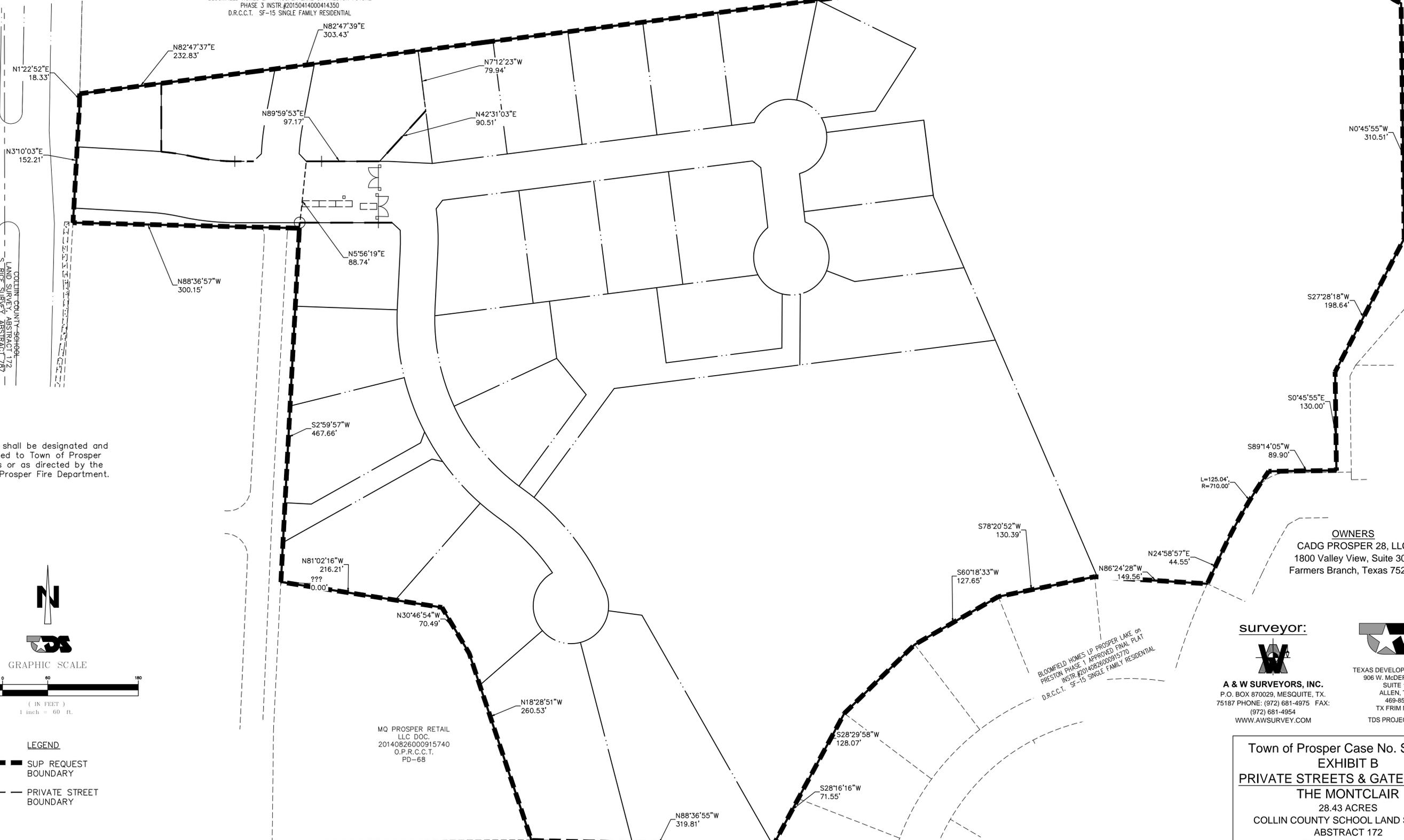
Town of Prosper Case No. S15-007
EXHIBIT A
PRIVATE STREETS & GATE EXHIBIT
THE MONTCLAIR
28.43 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT 172
TOWN of PROSPER
COLLIN COUNTY, TEXAS

NOVEMBER 2015 GA-01



VICINITY MAP
n.t.s.

BLOOMFIELD HOMES LP PROSPER LAKE on PRESTON FUTURE
PHASE 3 INSTR.#20150414000414350
D.R.C.C.T. SF-15 SINGLE FAMILY RESIDENTIAL



NOTE:
Fire lane shall be designated and constructed to Town of Prosper standards or as directed by the Town of Prosper Fire Department.

OWNERS
CADG PROSPER 28, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

surveyor:



A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX.
75187 PHONE: (972) 681-4975 FAX:
(972) 681-4954
WWW.AWSURVEY.COM

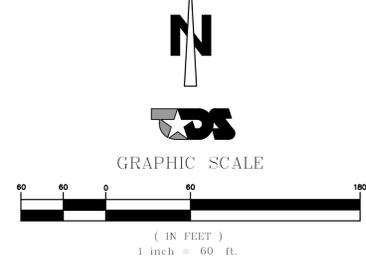


TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
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ALLEN, TX 75013
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TX FRM NO. 12790
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Town of Prosper Case No. S15-007
EXHIBIT B
PRIVATE STREETS & GATE EXHIBIT
THE MONTCLAIR
28.43 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT 172
TOWN of PROSPER
COLLIN COUNTY, TEXAS

NOVEMBER 2015 GA-01

CAD FILE: C:\TDS-Projects\Prosper\TDS\15004-CAD-PSX\DWG\Planning\15004 PRELIMINARY PLAT.dwg PLOT DATE/TIME: 11/19/2015 - 2:15 pm

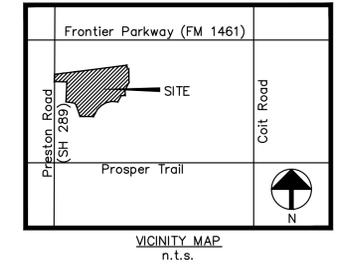
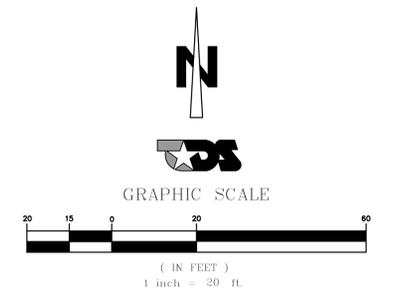
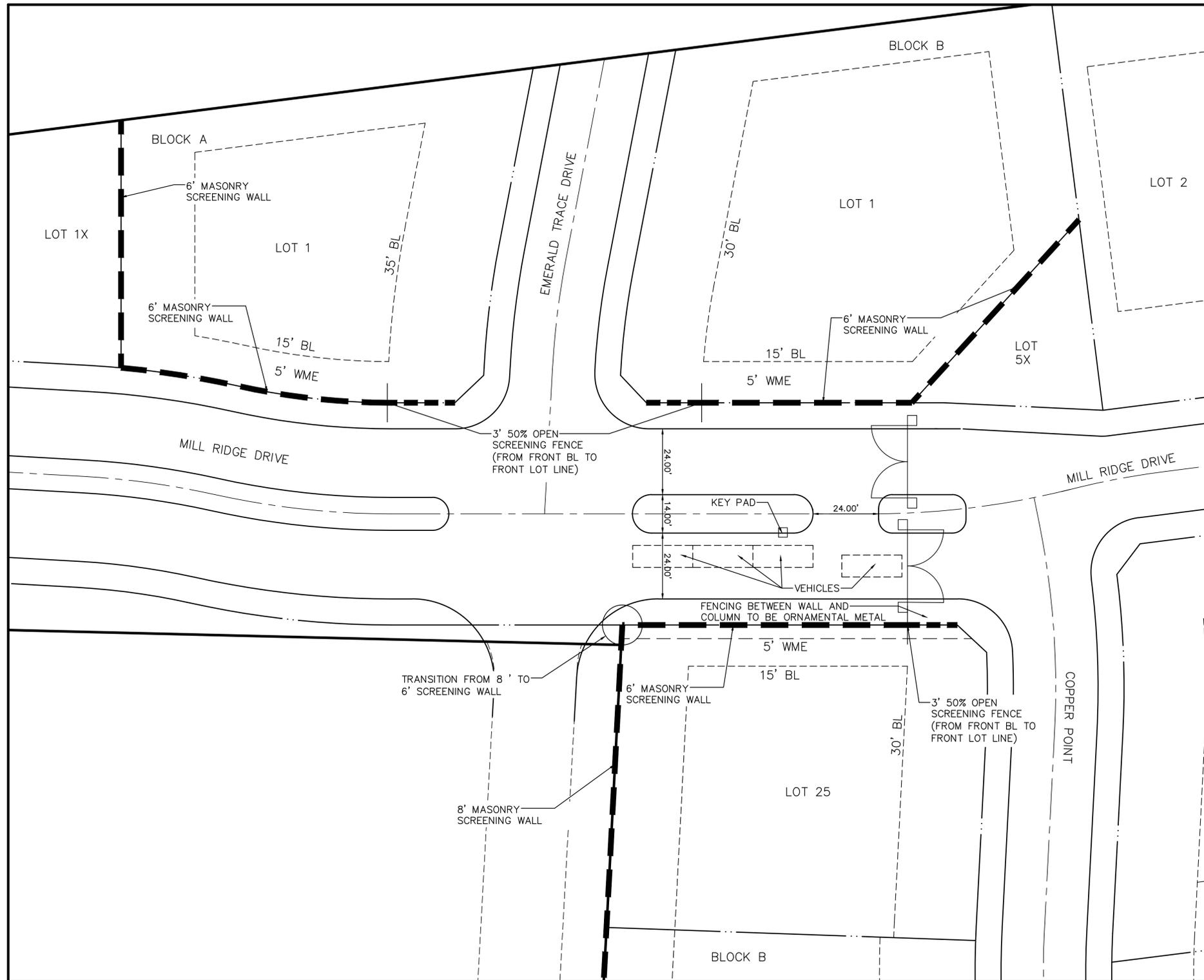


LEGEND
 - - - SUP REQUEST BOUNDARY
 - - - PRIVATE STREET BOUNDARY

MQ PROSPER RETAIL
LLC DOC.
20140826000915740
O.P.R.C.C.T.
PD-68

BLOOMFIELD HOMES LP PROSPER LAKE on PRESTON
PHASE 1 APPROVED FINAL PLAT
INSTR.#20140826000915740

CAD FILE: C:\TDS-Projects\Dropbox\TDS\15004-CA-PSA\DWG\Planning\15004 - PRELIMINARY PLAT.dwg PLOT DATE/TIME: 11/19/2015 - 1:41pm



NOTE:
 No portion of longitudinal wall to be in the right-of-way.

OWNERS
 CADG PROSPER 28, LLC
 1800 Valley View, Suite 300
 Farmers Branch, Texas 75234

BLOOMFIELD HOMES, L.P.
 1050 E. Highway 114, Suite 210
 Southlake, Texas 76092

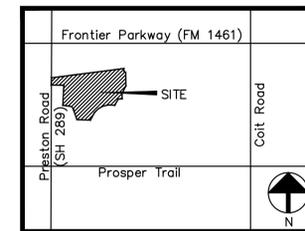
surveyor:

A & W SURVEYORS, INC.
 P.O. BOX 870029, MESQUITE, TX.
 75187 PHONE: (972) 681-4975 FAX:
 (972) 681-4954
 WWW.AWSURVEY.COM

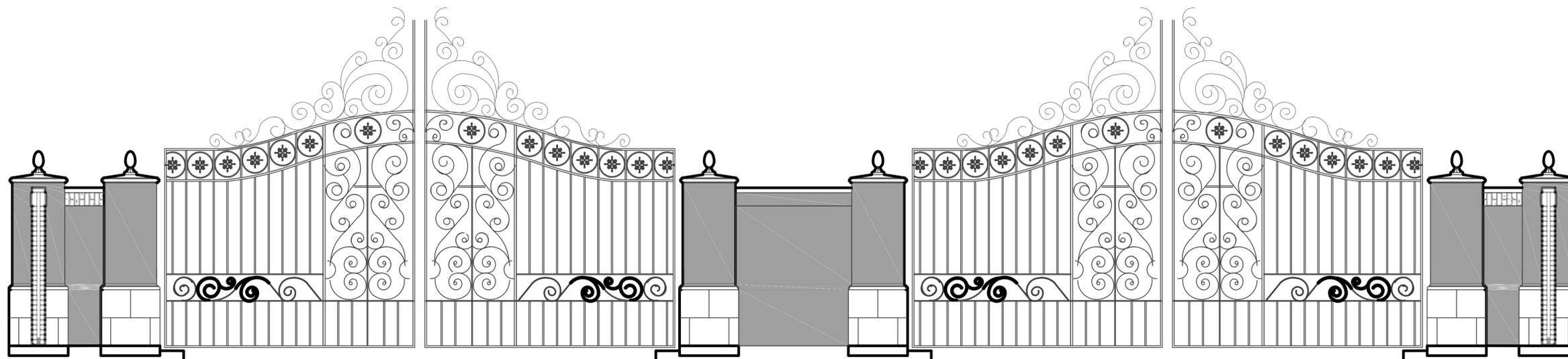
TEXAS DEVELOPMENT SERVICES
 906 W. McDERMOTT DRIVE
 SUITE 196-296
 ALLEN, TX 75013
 469-853-6538
 TX FRIM NO. 12790
 TDS PROJECT NO. 15004

TOWN OF PROSPER CASE NO. D15-0077

Town of Prosper Case No. S15-007
 Gate Exhibit C
THE MONTCLAIR
 26 RESIDENTIAL LOTS
 9 OPEN SPACE LOTS
 DEVELOPED TO SF15 STANDARDS
 30.21 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY
 ABSTRACT 172
 TOWN of PROSPER
 COLLIN COUNTY, TEXAS
 NOVEMBER 2015 GATE 03



VICINITY MAP
n.t.s.



01 ENTRY GATE ELEVATION

SCALE: N.T.S.



01 WALL SECTION

SCALE: N.T.S.

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TX FRIM NO. 12790
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TOWN OF PROSPER CASE NO. D15-0077

Town of Prosper Case No. S15-007
Gate Exhibit D
THE MONTCLAIR
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DEVELOPED TO SF15 STANDARDS
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ABSTRACT 172
TOWN of PROSPER
COLLIN COUNTY, TEXAS

NOVEMBER 2015 GATE 03

1.4 CONDITIONAL DEVELOPMENT STANDARDS:

1. Private Street Development:

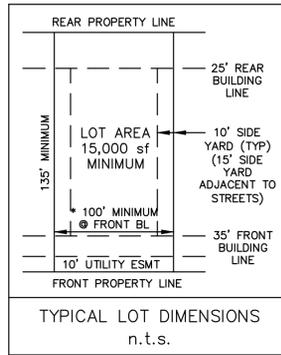
Private Street Developments are subject to provisions of the Thoroughfare and Circulation Design Requirements ordinance, as it exists or may be amended. Private Street Developments are permitted by Specific Use Permit in the referenced districts. Private Street Developments that exist as of the adoption of this Ordinance, May 10, 2005, and properties that are zoned by a planned development that permits Private Street Developments are excluded from the requirement for a Specific Use Permit. In considering a request for a Specific Use Permit for a Private Street Development, the Town Council shall use any of the following criteria:

New Development

- a) Non-disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);
- b) Non-disruption to and from properties of future developments either on-site or off-site to the proposed subdivision;
- c) No negative effect on traffic circulation on public streets;
- d) No impairment of access to and from public facilities including schools or parks;
- e) Adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);
- f) Existence of natural and/or man-made boundaries around the development (creeks, floodplain, golf courses, parks); and/or
- g) Absence of a concentration of Private Street Developments in the vicinity of the requested Private Street Development.
- h) And any other criteria deemed appropriate by the Town Council

Conversion of existing subdivision to private streets

- Criteria would include all the issues and procedures involved with new developments;
- Petition signed by one hundred (100) percent of the owners in the existing subdivision requesting approval to convert to private streets;
- Formation of a property owners' association, if none exists, that would be responsible for owning and maintaining the converted streets and right-of-ways;
- Replatting of existing subdivision to reflect changes; and/or
- Applicant agreeing to contract with the Town for purchase of the converted infrastructure and rights-of-way from the Town.



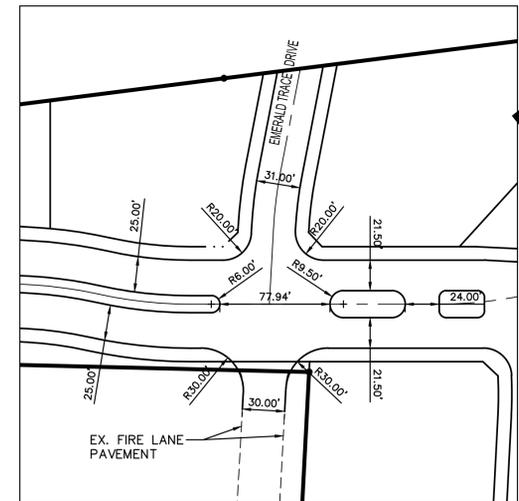
GANAPATHY LTD. Vol. 5894, Pg. 1749 D.R.C.C.T. SF-12.5 Undeveloped

±100'- S89°55'37"W, School Land No. 13 Survey, Abstract No. 172

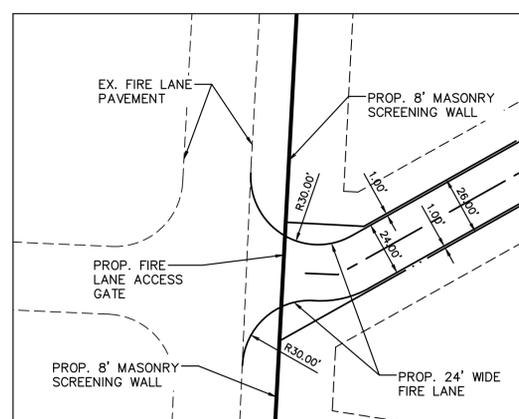
GUHAN LLC Vol. 5877, Pg. 3341 D.R.C.C.T. SF PD-31 Future Farmers Mill 1A Undeveloped

SH 288 (PRESTON ROAD) (120' R.O.W.)

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT 172

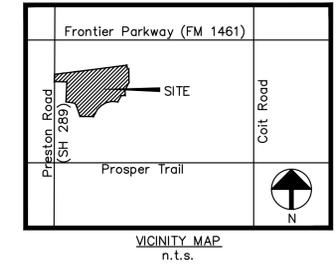
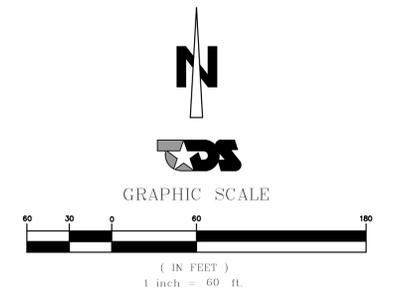


EMERALD TRAIL INTERSECTION
1" = 60'



CONNECTION TO EX. FIRE LANE
1" = 60'

- NOTES:**
- No FEMA 100-year floodplain exists on the site.
 - Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
 - The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
 - All fencing adjacent to open space shall consist of ornamental metal.
 - Detention for the development will be in the onsite existing pond. See Town approved Phase 1 construction plans for Prosper Lakes on Preston for detailed information.
 - HOA to own and maintain medians within development.
 - Visibility easements to be added as needed during final engineering and final platting.
 - No easements are permitted within the Landscape Easement without Town of Prosper approval.
 - No driveway access along Mill Ridge Road for Lot 1 Block A and Lot 1 Block B.
 - Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is withholding of utilities and building permits.
 - Lots denoted with a ► have fencing restrictions.



- LEGEND**
- DENOTES KEY LOT AND/OR HOUSE ORIENTATION
 - SCREENING WALL
 - X DENOTES HOA LOT

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Farmers Branch, Texas 75234

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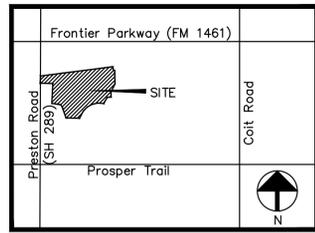
TEXAS DEVELOPMENT SERVICES
906 W. McDERMOTT DRIVE
SUITE 196-296 ALLEN, TX 75013
469-853-6538 TX FRM NO. 12790
TDS PROJECT NO. 15004

TOWN OF PROSPER CASE NO. D15-0077

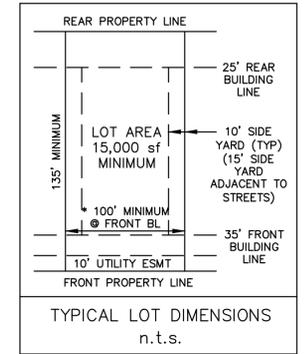
PRELIMINARY PLAT
THE MONTCLAIR
26 RESIDENTIAL LOTS
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ABSTRACT 172
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OCTOBER 2015 PP-01



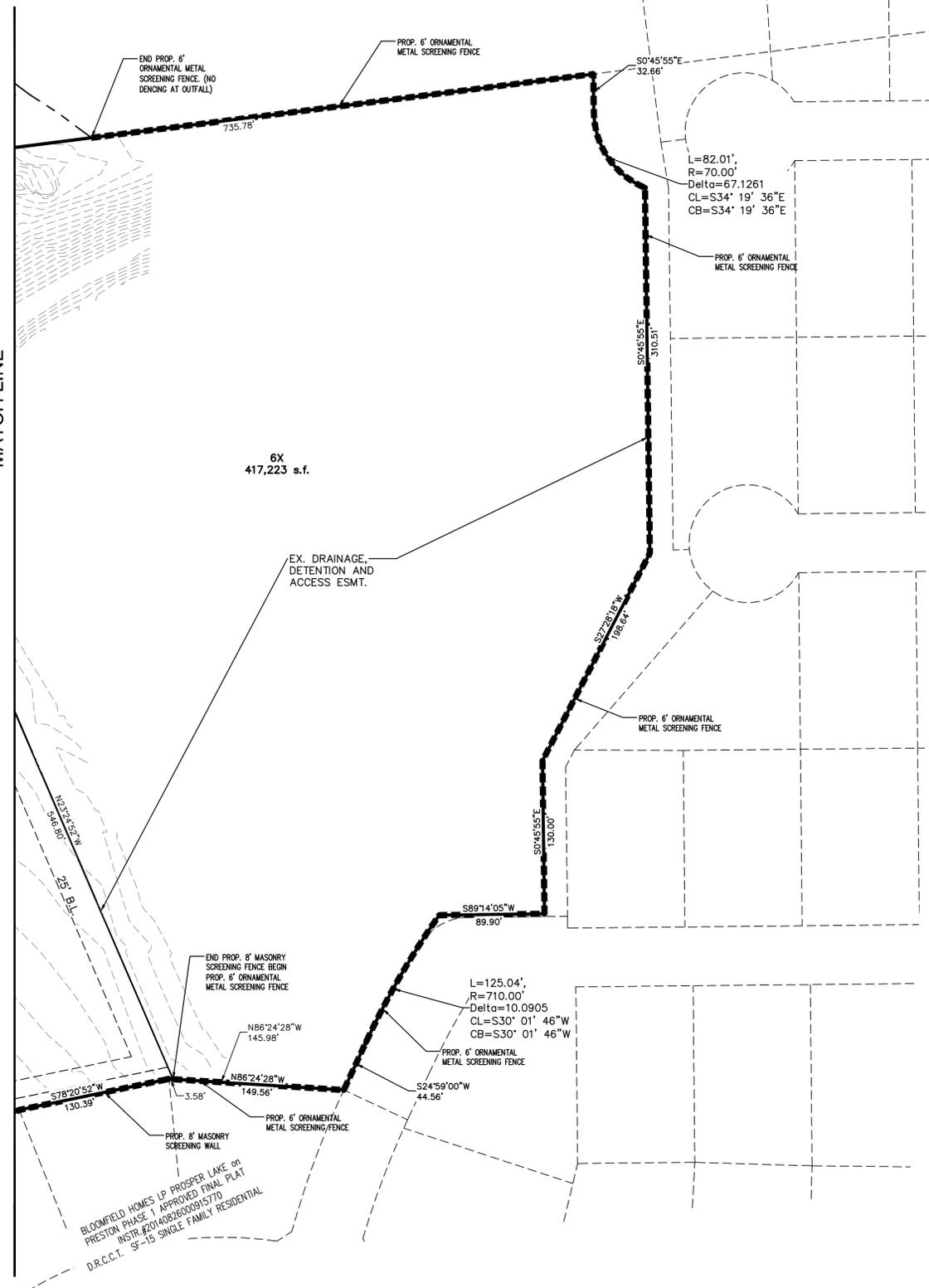
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VICINITY MAP
n.t.s.



MATCH LINE



LEGEND

- ▶ DENOTES KEY LOT AND/OR HOUSE ORIENTATION
- SCREENING WALL
- X DENOTES HOA LOT

NOTES:

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2. Open space lots are designated with an X. All open space lots shall be owned and maintained by the HOA.
3. The thoroughfare alignments shown on this exhibit are for illustrative purposes and does not set the alignment. The alignment is determined at time of Final Plat.
4. All fencing adjacent to open space shall consist of ornamental metal.
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6. HOA to own and maintain medians within development.
7. Visibility easements to be added as needed during final engineering and final platting.
8. No easements are permitted within the Landscape Easement without Town of Prosper approval.
9. No driveway access along Mill Ridge Road for Lot 1 Block A and Lot 1 Block B.
10. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is withholding of utilities and building permits.
11. Lots denoted with a ▶ have fencing restrictions.

OWNERS
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 1800 Valley View, Suite 300
 Farmers Branch, Texas 75234

 BLOOMFIELD HOMES, L.P.
 1050 E. Highway 114, Suite 210
 Southlake, Texas 76092

surveyor:



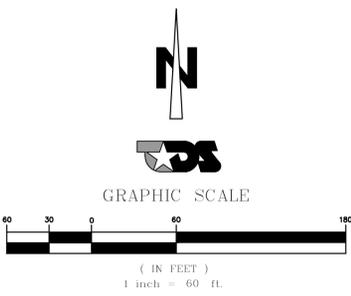
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TEXAS DEVELOPMENT SERVICES
 906 W. McDERMOTT DRIVE
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PRELIMINARY PLAT
THE MONTCLAIR
 26 RESIDENTIAL LOTS
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 ABSTRACT 172
 TOWN of PROSPER
 COLLIN COUNTY, TEXAS
 OCTOBER 2015 PP-02

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OWNER'S CERTIFICATE

Legal Description 30.21 Acre Tract
Being a 29.542 acre tract of land situated in the Collin County School Land No. 13 Survey, Abstract No. 172, in the Town of Prosper, Collin County, Texas, and being a portion of an 80,560 acre tract of land conveyed to Bloomfield Homes, LP, recorded in county Clerk's Instrument No. 2014082.6000915770, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found with red plastic cap stamped "W.A.L." found in the east right-of-way of State Highway 289 (variable width right-of-way) in the south line of a 27.960 acre tract of land conveyed to CADG Prosper 28, LLC, recorded in County Clerk's Instrument No. 20131213001642780, Official Public Records, Collin County, Texas, said rod being the northwest corner of said 80.560 acre tract;
THENCE North 82 degrees 47 minutes 37 seconds East, departing said right-of-way and along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 232.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
THENCE North 82 degrees 47 minutes 39 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 303.43 feet;
THENCE North 82 degrees 47 minutes 37 seconds East, along the common north line of said Bloomfield Homes, LP, tract and the south line of said CADG Prosper 28, LLC, tract a distance of 1185.06 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described tract;
THENCE departing said common line; and over and across said Bloomfield Homes, LP, tract the following calls and distances:
South 00 degrees 45 minutes 55 seconds East, a distance of 32.66 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 70.00 feet and an arc length of 82.01 feet (chord bears South 34 degrees 19 minutes 36 seconds East 77.40 feet) to a 5/8 inch iron rod with yellow plastic cap stranded "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 310.51 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 27 degrees 28 minutes 18 seconds West, a distance of 198.64 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 00 degrees 45 minutes 55 seconds East, a distance of 130.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 89 degrees 14 minutes 05 seconds West, a distance of 89.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
Along a curve to the left having a radius of 710.00 feet and an arc length of 125.04 feet (chord bears South 30 degrees 01 minutes 46 seconds West 124.87 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 24 degrees 59 minutes 04 seconds West a distance of 44.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
North 86 degrees 24 minutes 28 seconds West a distance of 149.56 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 78 degrees 20 minutes 52 seconds West, a distance of 130.39 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for a corner;
South 60 degrees 18 minutes 33 seconds West., a distance of 127.65-feet to & 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for carrier;
South 45 degrees 45 minutes 01 seconds West., a distance of 130.23 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;
South 28 degrees 29 minutes 58 seconds West, a distance of 128.07 feet to a 5/8 inch iron rod with yellow plastic tap stamped "WESTWOOD PS" set for corner;
South 28 degrees 16 minutes 16 seconds West; a distance of 71.55 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for the northeast corner of the 13.957 acre tract of land conveyed to Kroger Texas LP., by deed recorded in county Clerk's Instrument No. 20141030001185850 Official Public Records, Collin County, Texas;
THENCE North 88 degrees 36 minutes 57 seconds west along the common south line of said Bloomfield Homes, LP-; tract and the north line of said Kroger Texas LP, tract, a distance of 319.81 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL." found in the east line of the 28.829 acre tract (remainder) of land conveyed to. MQ Prosper Retail LLC by deed of

record in County Clerk's instrument No. 200140826000915740 Official Public Records, Collin County, Texas, for the most southerly southwest corner of the herein described tract;
THENCE along the common west line of said Bloomfield Homes, LP, tract and the east line of said MQ Prosper Retail LLC tract the following calls and distances:
North 18 degrees 28 minutes 51 seconds West; a distance of 260.53 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 30 degrees 46 minutes 54 seconds East, a distance of 70.49 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 81 degrees 02 minutes 16 seconds West, a distance of 216'21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 02 degrees 59 minutes 57 seconds East, a distance of 467.66 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner;
North 88 degrees 36 minutes 57 seconds West, a distance of 300.15 feet to a 1/2 inch iron rod with red plastic cap stamped "WAL" found for corner and being in the east right-of-way-line of aforementioned State Highway 289;
THENCE North 03 degrees 10 minutes 03 seconds East, departing said common line and along said east right-of-way line of State Highway 289 a distance of 152.21 feet to a TxDOT monument with brass top found for corner;
THENCE North 01 degree 22 minutes 52 seconds East, continuing along said east right-of-way line a distance of 18.33 feet to the POINT OF BEGINNING and containing 1,316,077 square feet or 30.21 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CADG Prosper 28, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property AVIANTE VILLAGE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets thereon. The (Owner Name) does herein certify the following:
1. The streets and alleys are dedicated for street 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.

AND SEAL OF OFFICE this the _____ day of _____ 20 _____

Notary Public, State of Texas

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

WITNESS, my hand, this the _____ day of _____ 20 _____

BY:

NOTES:

- 1. No FEMA 100-year floodplain exists on the site.
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- 10. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is withholding of utilities and building permits.
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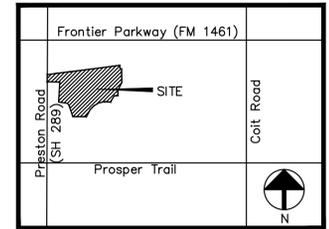
Authorized Signature _____ Printed Name and Title _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 20 _____

Notary Public, State of Texas



VICINITY MAP
n.t.s.

OWNERS
CADG PROSPER 28, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

BLOOMFIELD HOMES, L.P.
1050 E. Highway 114, Suite 210
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surveyor:

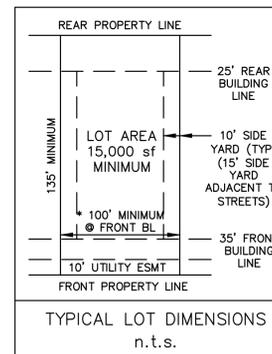


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TEXAS DEVELOPMENT SERVICES
306 W. McDERMOTT DRIVE
SUITE 196-296
ALLEN, TX 75013
469-853-6538
TX FRM NO. 12790
TDS PROJECT NO. 15004

LOT AREA TABLE	
LOT	AREA
BLOCK A 1	19395 s.f.
BLOCK A 2	15000 s.f.
BLOCK A 3	15001 s.f.
BLOCK A 4	15000 s.f.
BLOCK A 5	15001 s.f.
BLOCK A 6	15050 s.f.
BLOCK A 7	15060 s.f.
BLOCK A 8	15667 s.f.
BLOCK A 9	16592 s.f.
BLOCK A 10	24375 s.f.
BLOCK A 11	15537 s.f.
BLOCK A 12	17058 s.f.
BLOCK A 13	15000 s.f.
BLOCK A 14	15000 s.f.
BLOCK A 15	17837 s.f.
BLOCK A 16	15307 s.f.
BLOCK A 17	15161 s.f.
BLOCK A 18	260045 s.f.
BLOCK A 19	40931 s.f.
BLOCK A 20	35401 s.f.
BLOCK A 21	23942 s.f.
BLOCK A 22	27261 s.f.
BLOCK A 23	19937 s.f.
BLOCK A 24	15675 s.f.
BLOCK A 25	15150 s.f.
BLOCK A 1 X	2666 s.f.
BLOCK A 2 X	3418 s.f.
BLOCK A 3 X	934 s.f.
BLOCK A 4 X	587 s.f.
BLOCK A 5 X	2401 s.f.
BLOCK A 6 X	417223 s.f.
BLOCK A 7 X	27413 s.f.
BLOCK A 8 X	6395 s.f.
BLOCK B 1	15040 s.f.
BLOCK B 1 X	8772 s.f.



TYPICAL LOT DIMENSIONS
n.t.s.

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: Block A Lot 1X, 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 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

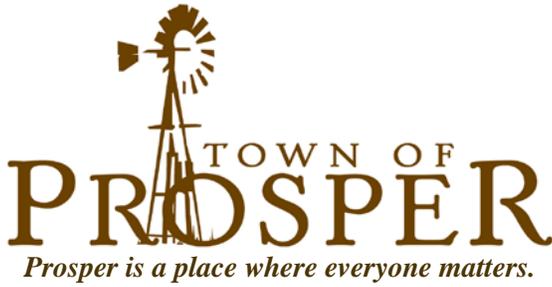
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and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

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.

PRELIMINARY PLAT

THE MONTCLAIR
26 RESIDENTIAL LOTS
9 OPEN SPACE LOTS
DEVELOPED TO SF15 STANDARDS
30.21 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT 172
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OCTOBER 2015 PP-03



PLANNING

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

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 1.0± acre, located on the northeast corner of Coleman Street and First Street from Single Family-15 (SF-15) to Downtown Office (DTO). (Z15-0012).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single Family Residence and Undeveloped Land	Old Town Core District – Office
North	Downtown Single Family and Single Family-15	Single Family Residence	Old Town Core District – Single Family
East	Single Family-15	Single Family Residence	Old Town Core District – Office
South	Downtown Office and Commercial	Undeveloped and Commercial (Bliss Pet Resort & Spa)	Old Town Core District – Office
West	Single Family-15	Single Family Residence	Old Town Core District – Office

Requested Zoning – The purpose of the rezoning request is to allow for the development of an office building, in accordance with the DTO District standards and the Future Land Use Plan. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. The applicant has indicated that they may be presenting a conceptual layout and elevations to the Planning & Zoning Commission and/or Town Council for informational purposes only.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Core District – Office. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – Coleman Street is depicted on the Old Town Inset Map as a two-lane divided, 84' right-of-way, with on-street parallel parking and sidewalks. This segment of First Street is depicted on the Old Town Inset Map as a two-lane undivided, 60' right-of-way, with on-street parallel parking and sidewalks.

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

Access – Access to the property will be provided from Coleman Street, First Street, and Second Street.

Schools – This property is located within the Prosper Independent School District (PISD).

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

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, staff has not received any public hearing notice reply forms.

Attached Documents:

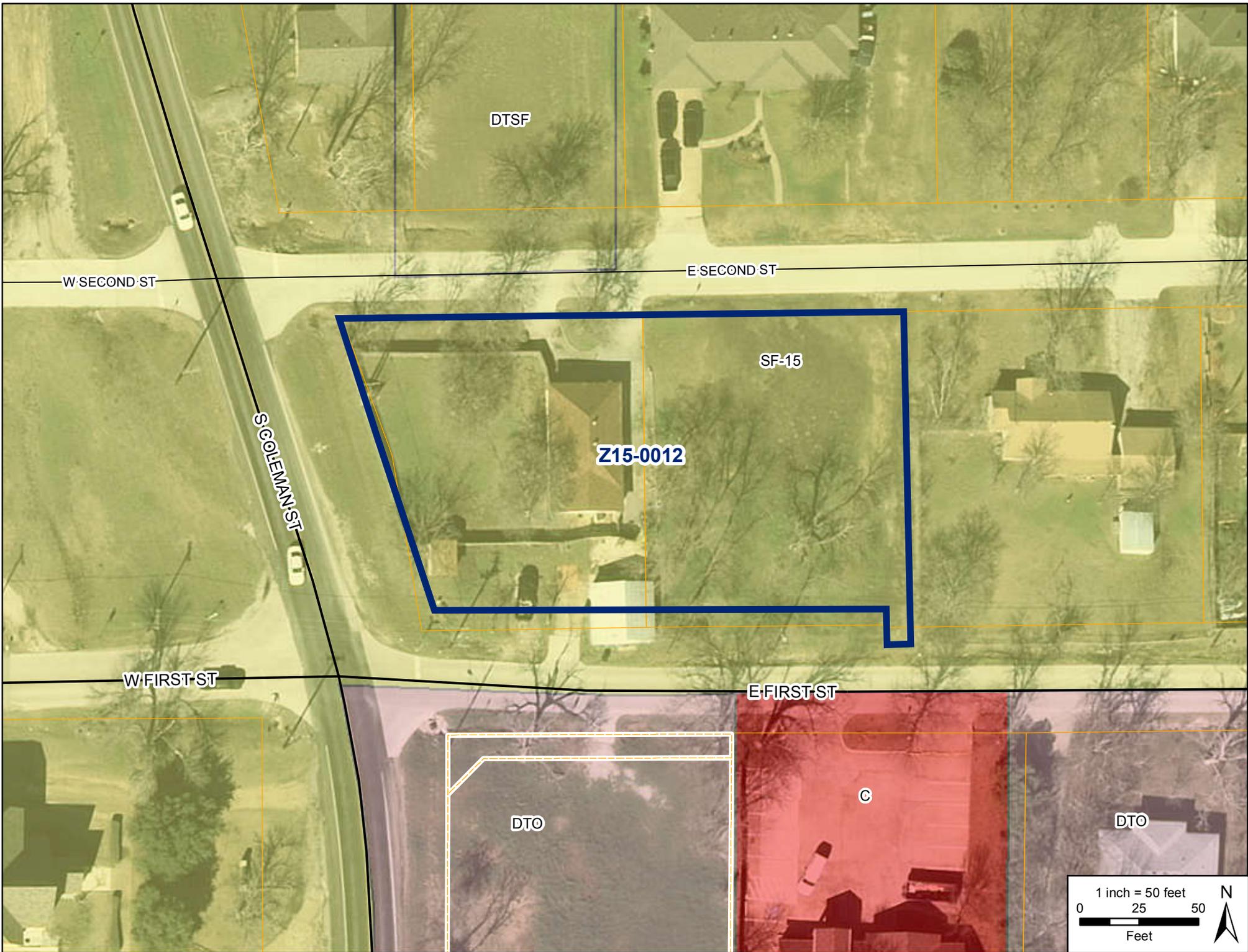
1. Surrounding zoning map
2. Zoning Exhibit A
3. Old Town Inset Map

Town Staff Recommendation:

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

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on January 12, 2016.



DTSF

W SECOND ST

E SECOND ST

S COLEMAN ST

SF-15

Z15-0012

W FIRST ST

E FIRST ST

DTO

C

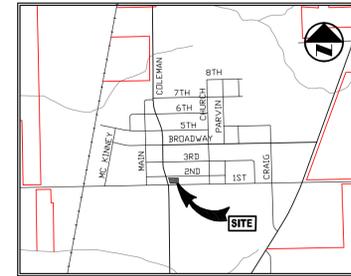
DTO

1 inch = 50 feet

0 25 50

Feet

N



VICINITY MAP

LEGAL DESCRIPTION

DESCRIPTION of a 0.982 acre parcel of land situated in the Collin County School Land, Survey, Abstract No. 147, City of Prosper, Collin County, Texas, said tract being comprised of part of Lots 2 & 3 and all Lot 4 thru 6, Block 15, Bryant's Addition, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume 116, Page 162 of the Deed Records of Collin County Texas and a portion of Hall Street conveyed by the City of Prosper, Texas to Tracy Boston in instrument recorded in Volume 4514, Page 2930 of the Deed Records of Collin County Texas, said parcel being more particularly described as follows:

BEGINNING at the intersection of South Coleman Street (a 50 foot wide right-of-way) and the centerline of East Second Street (a 50 foot wide right-of-way);

THENCE North 89°21'21" East, with the centerline of East Second Street, for a distance of 271.59 feet;

THENCE South 01°11'59" East, departing said centerline, for a distance of 175.18 feet to a point in the centerline of East First Street (a 50 foot wide right-of-way);

THENCE South 89°48'41" West, with the centerline of East First Street, for a distance of 218.99 feet to the intersection of the said centerline First Street and the centerline of South Coleman Street (a 50 foot wide right-of-way);

THENCE North 18°18'19" West, with the said centerline of South Coleman Street, for a distance of 95.88 feet;

THENCE North 17°43'14" West, continuing with the said centerline of South Coleman Street, for a distance of 85.86 feet, to the PLACE OF BEGINNING and containing 42,772 square feet or 0.982 acres of land, more or less



OTCD O OLD TOWN CORE DISTRICT OFFICE
 OTCD SF OLD TOWN CORE DISTRICT SINGLE FAMILY



FLOOD NOTE
 According to the F.I.R.M. # 48085C0235J this property does lie in "Zone X" and does not lie within the 100-year flood zone.

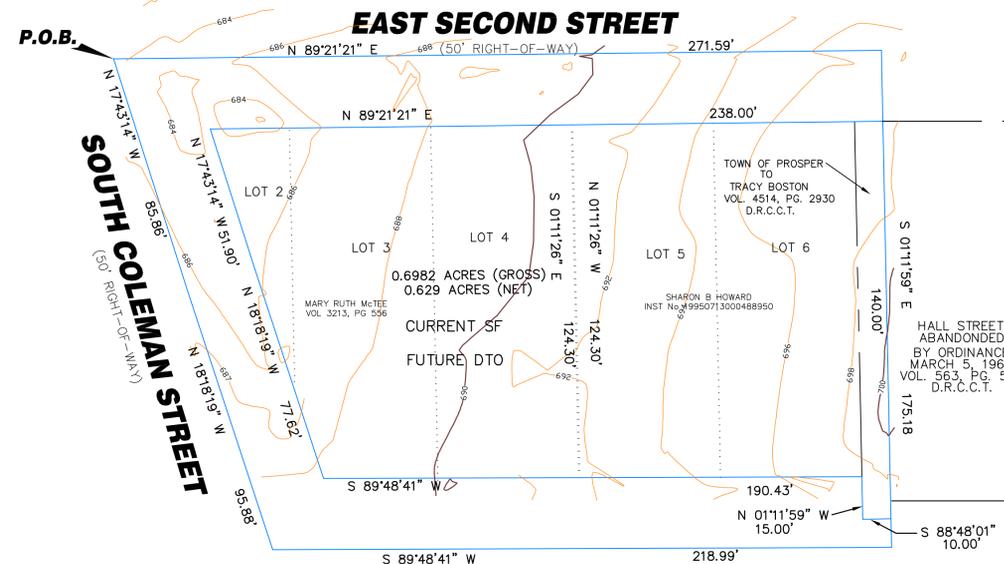
EXHIBIT A
 OF

PART LOTS 2&3, & ALL LOTS 4-6, BLOCK 15, BRYANTS ADDITION & A PORTION OF HALL STREET

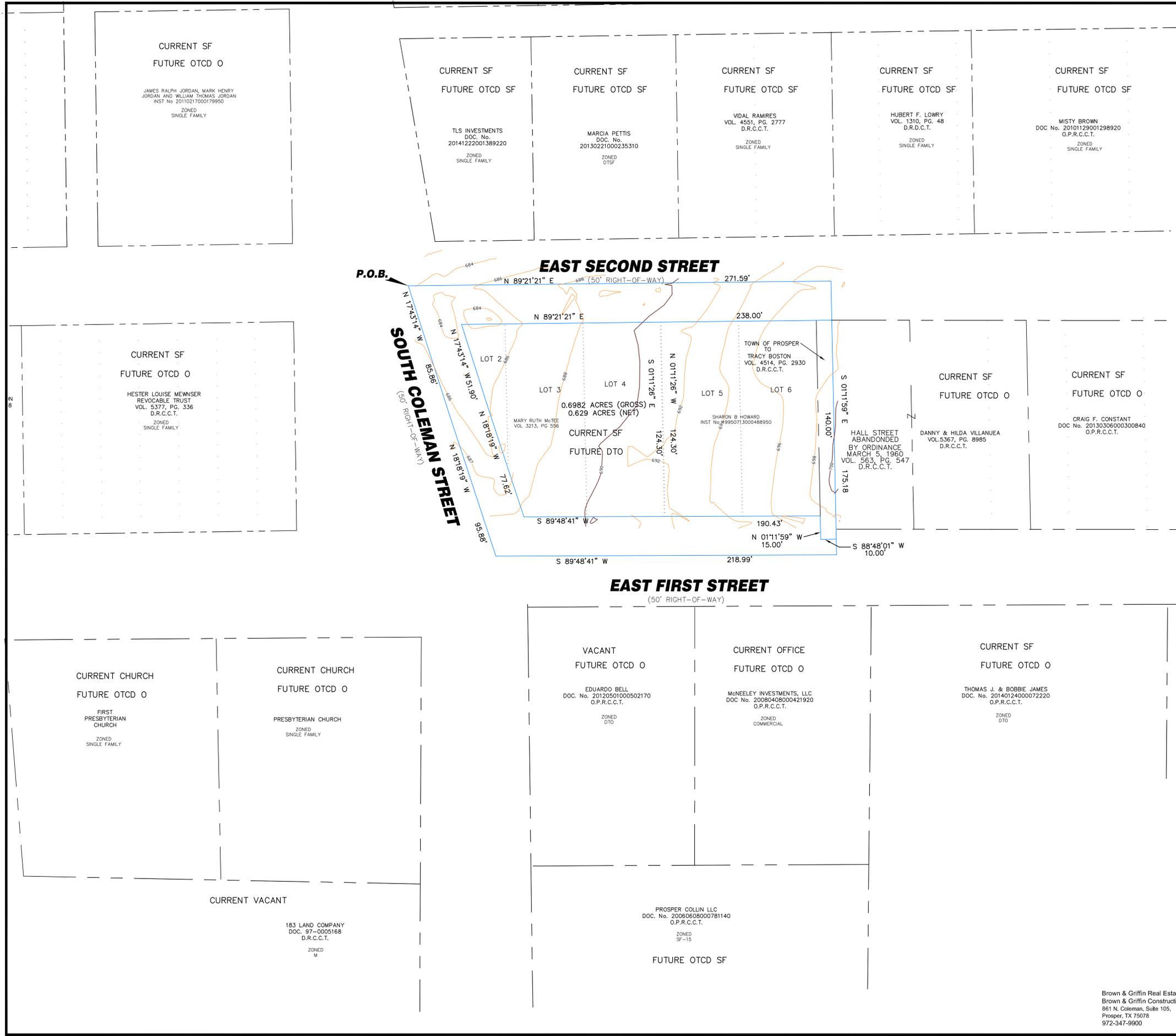
BEING AN ADDITION TO THE CITY OF PROSPER COLLIN COUNTY, TEXAS ACCORDING TO THEIR PLAT THEREOF RECORDED IN VOLUME 116, PAGE 162 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147 TOWN OF PROSPER, CASE No. Z15-0012 COLLIN COUNTY, TEXAS

TerraCorp Associates LLC
 3960 Broadway Blvd. Ste 236
 Garland, TX 75043
 ph. 972-805-4526, fax 972-805-4526
 www.terracorp.com TBPLS Reg No. 101858-00

Brown & Griffin Real Estate Advisors (Owner)
 Brown & Griffin Construction (Applicant)
 861 N. Coleman, Suite 105,
 Prosper, TX 75078
 972-347-9900



Neil D. Culver
 NEIL D. CULVER
 5211
 PROFESSIONAL LAND SURVEYOR



DRAWING: TX15031033-001.dwg

Old Town Transportation Plan

Section A: Four lane divided roadway with a landscaped median and a landscaped parkway separating pedestrians from traffic. This section serves as a major entrance into Old Town from the east. No on-street parking.

Section B: Two lane divided boulevard with a large center median containing landscaping. Wide travel lanes allow for bicycle accommodation and a landscaped parkway separates pedestrians from traffic. No on-street parking.

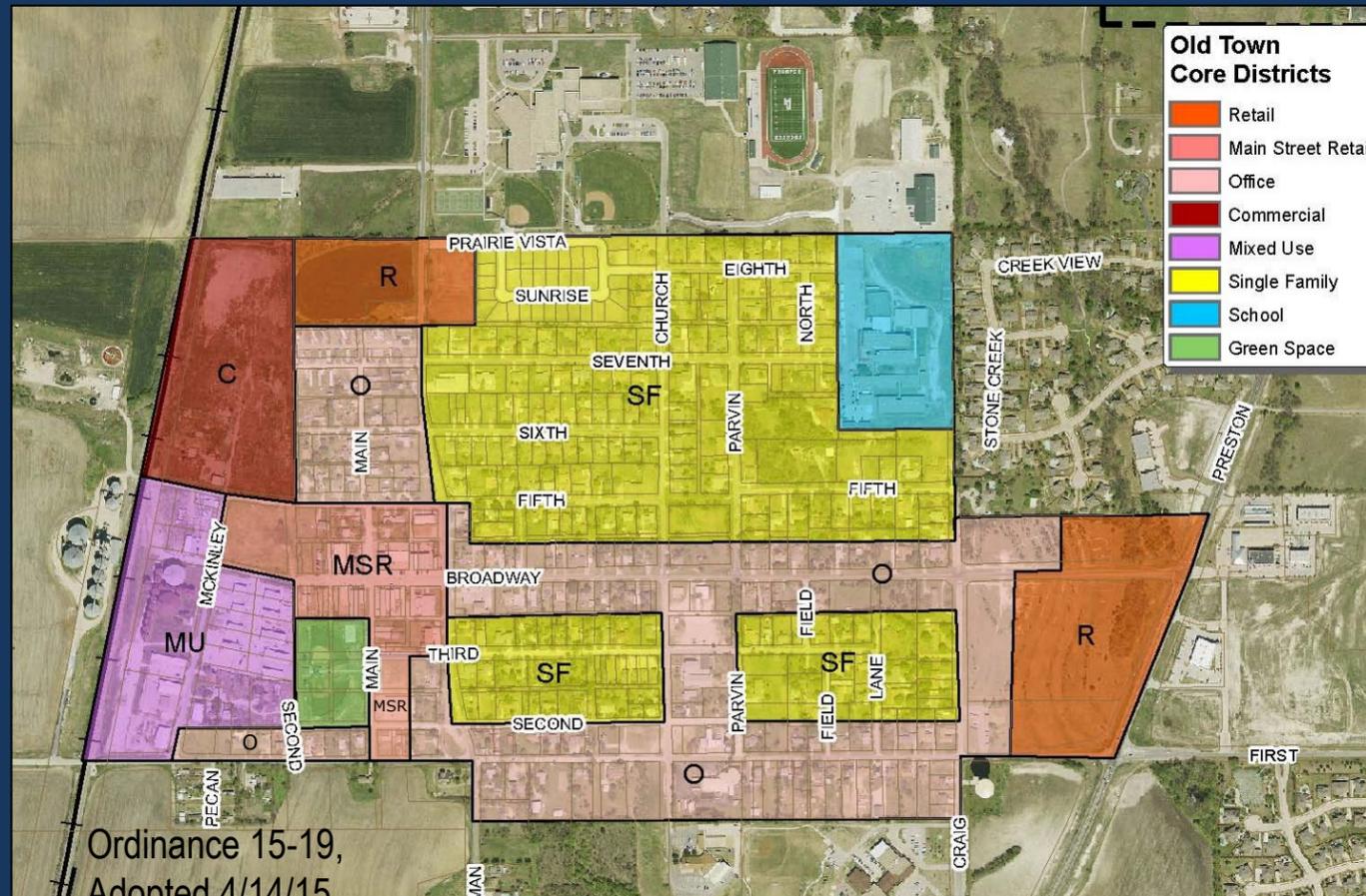
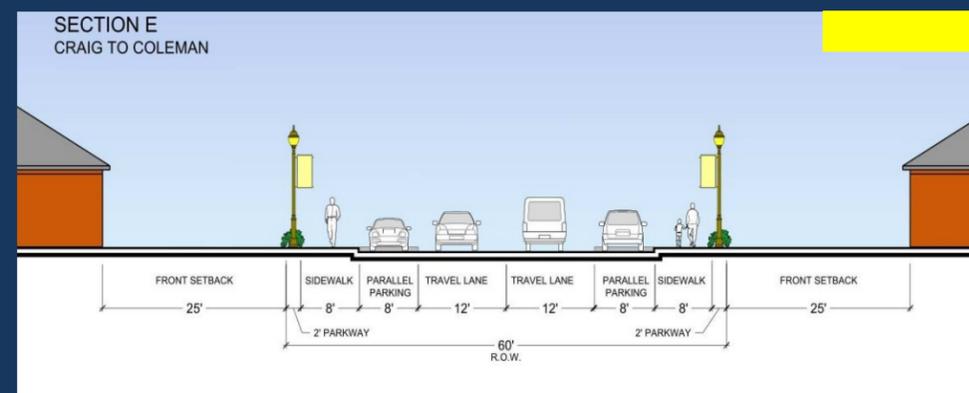
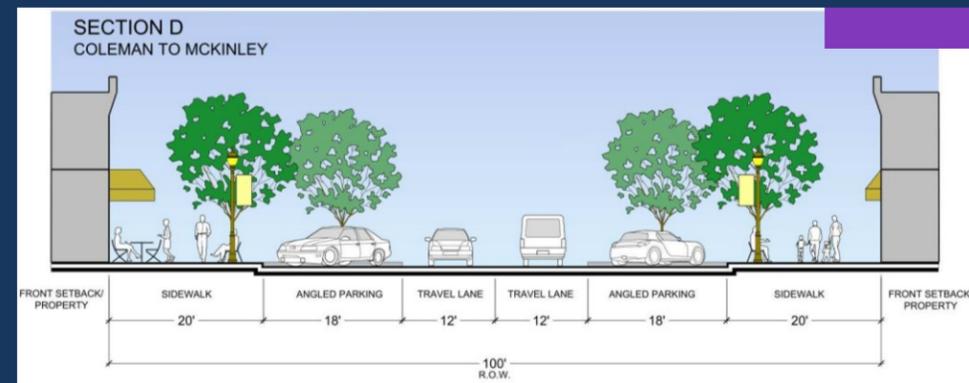
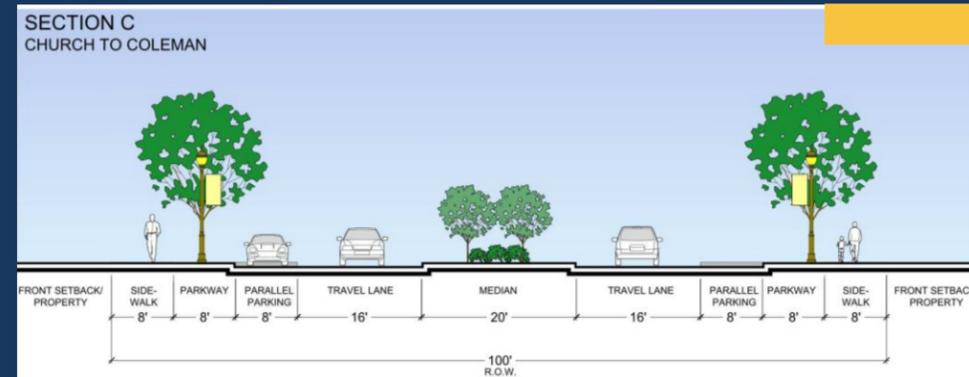
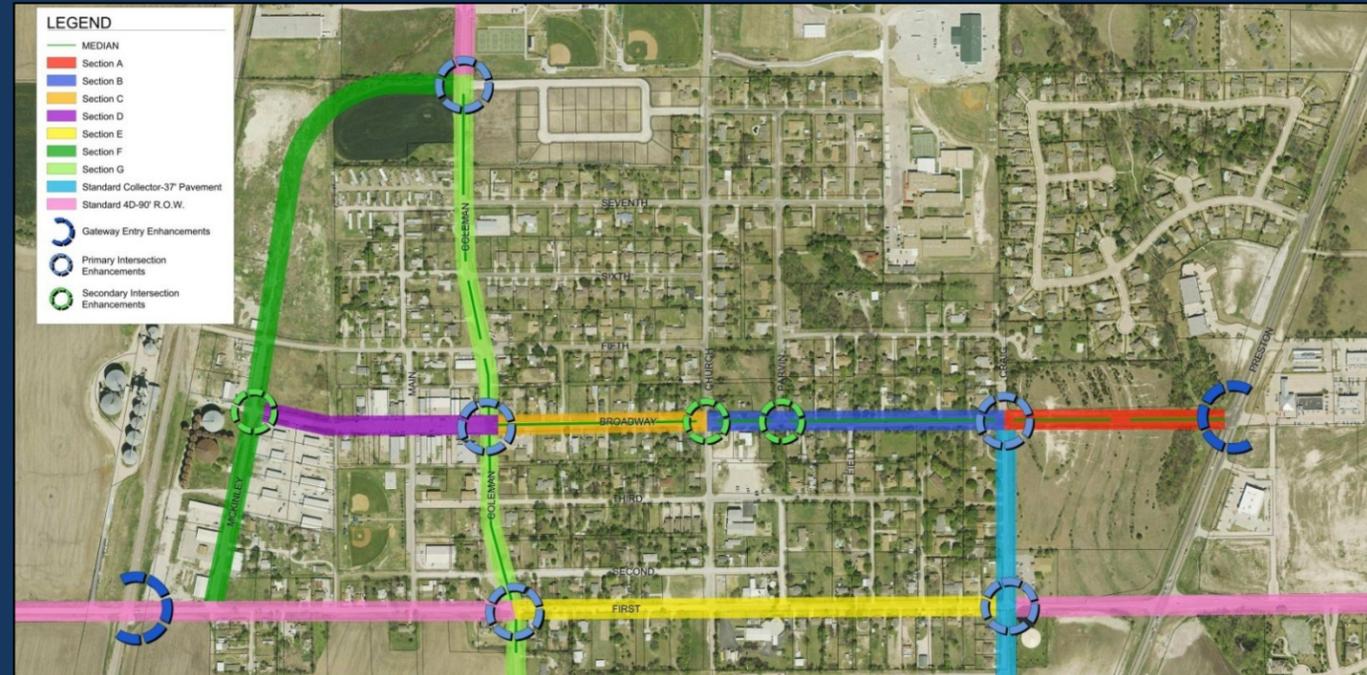
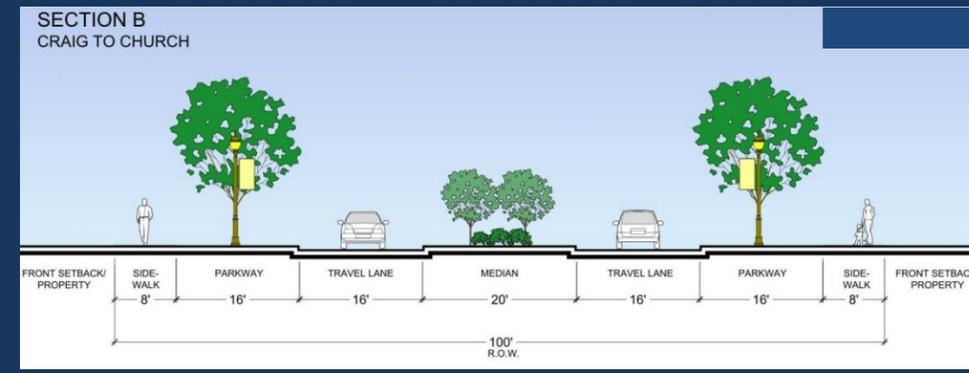
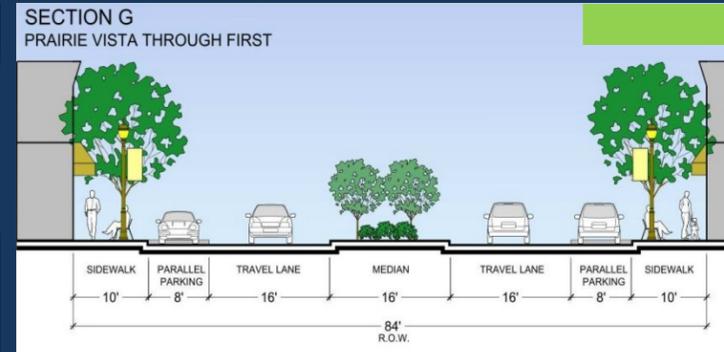
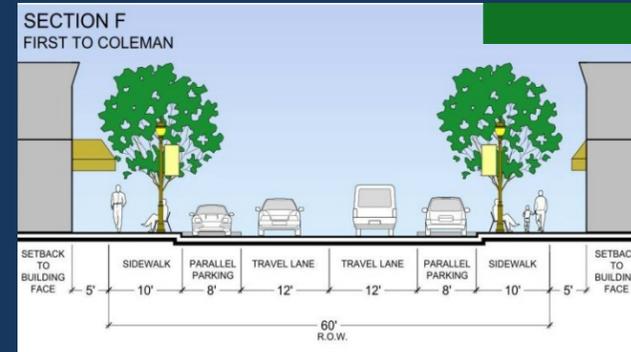
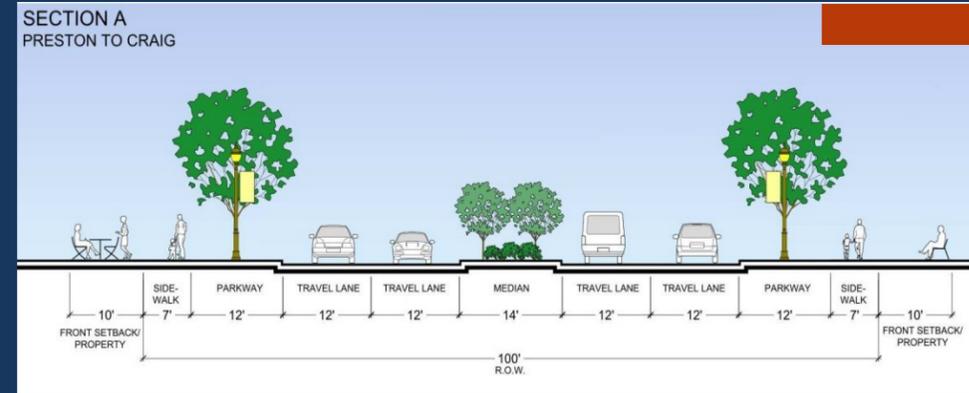
Section C: Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

Section D: Two lane undivided urban roadway. Wide 20' sidewalks accommodate patio seating, pedestrian traffic and street trees. On-street angled parking is permitted and bulb-outs are located at intersections to enhance pedestrian visibility at crosswalks.

Section E: Two lane undivided roadway with on-street parallel parking and an immediately adjacent 8' sidewalk. A large private setback of 25' is included.

Section F: Two lane undivided roadway with on-street parallel parking and a 15' sidewalk. 10' of the sidewalk will be located within the right-of-way and the additional 5 feet will be a 5' setback to building face.

Section G: Two lane divided roadway with a center median containing landscaping. On-street parallel parking and a 10' sidewalk are included.



Land Use
The predominant land use within Old Town will be **single-family** residential. All infill development within such areas should conform to the architectural guidelines established for the Old Town district. Such guidelines are created to protect the continuity of look and feel within Old Town.

Along Broadway and First Street, single-family uses will gradually transition to boutique, cottage-style **office** and/or specialty retail uses. Broadway west of Coleman, will be the retail core of the downtown.

Shops, restaurants, and small office uses may be located within the **main street retail** area. This area is intended to be the heart and main activity center of the Old Town Area. As redevelopment occurs, building frontages should be brought to the property line to be consistent with ultimate streetscape improvements.

Adjacent to the retail core, a **mixed-use** district incorporating mixed use lofts/apartments will serve as a buffer between the Business Park and the core of Old Town. This area will also provide rooftops that service adjacent retail establishments.

The **Green space** area will serve as a community park and its location adjacent to the retail core of Old Town and the mixed-use district will make it an opportunistic and useable open space area.

Niche **retail** is recommended along Preston Road and at the northern end of Coleman. Retail development within these areas should fit within the architectural framework of the Old Town area. Setbacks should be reduced, when possible, along Coleman and Broadway to frame the roadways.

Ordinance 15-19,
Adopted 4/14/15