

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, January 20, 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 January 6, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a final plat for Prosper Plaza, Block A, Lots 3R and 8, on 2.2± acres, located on the north side of US 380, 700± feet west of Custer Road. This property is zoned Commercial (C). (D14-0083).
- 3c. Consider and act upon a site plan for Frontier Estates Amenity Center, Block X, Lot 6, on 1.2± acres, located 400± feet east of Preston Road, 1500± feet south of Frontier Parkway. This property is zoned Planned Development-15 (PD-15). (D14-0086).

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 to rezone 0.6± acre, located on the northwest corner of First Street and Church Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z14-0018).
5. Discuss differences between the Future Land Use Plan and the Zoning map.
6. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 16, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Carol Myers, Deputy Town Secretary

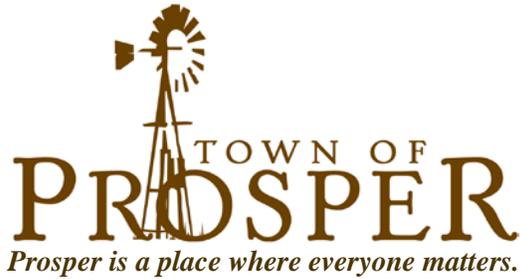
Date Noticed Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, January 6, 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 Mike McClung, Vice Chair Craig Moody, Secretary Chris Keith, Brian Barnes, David Snyder, John Hema, and John Alzner.

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the December 16, 2014 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon an extension of a preliminary plat for Meadowbrook, being 642 single family residential lots on 230.0± acres, located on the south side of First Street, 900± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D11-0006).**
- 3c. Consider and act upon an amending plat for Tanner's Mill, Phase 1B, Block X, Lots 2, 7, and 8, on 49.1± acres, located on the west side of Preston Road, 2,000± feet north of Prosper Trail. The property is zoned Planned Development-22 (PD-22). (D14-0085).**
- 3d. Consider and act upon a preliminary plat for Meadowbrook Collector, on 4.0± acres, located on the north side of US 380, 3,500± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D14-0090).**
- 3e. Consider and act upon a preliminary plat for Meadowbrook, being 645 single family residential lots, on 236.5± acres, located on the south side of First Street, 900± feet east of Coit Road. The property is zoned Planned Development-25 (PD-25). (D14-0091).**

Commissioner Alzner requested to pull items 3d and 3e for discussion.

Motioned by Snyder, seconded by Moody, to approve items 3a, 3b, and 3c subject to staff recommendations. Motion approved 7-0.

Commission Discussion

After clarification, motioned by Alzner, seconded by Snyder, to approve item 3d subject to staff recommendations. Motion approved 7-0.

Commission Discussion

After clarification, motioned by Snyder, seconded by Alzner, to approve item 3e subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

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

McClung: Inquired about the status of the analysis comparing the Future Land Use Plan (FLUP) and the existing zoning throughout the Town.

5. Adjourn.

Motioned by Keith, seconded by Snyder, to adjourn. Motion passed 7-0 at 6:15 p.m.

Pamela Clark, Planning Technician

Chris Keith, Secretary



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – January 20, 2015

Agenda Item:

Consider and act upon a final plat for Prosper Plaza, Block A, Lots 3R and 8, on 2.2± acres, located on the north side of US 380, 700± feet west of Custer Road. This property is zoned Commercial (C). (D14-0083).

Description of Agenda Item:

The purpose of the final plat is to dedicate easements necessary for the development of the property. Access will be provided from US 380. The final plat conforms to the Commercial development standards.

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.

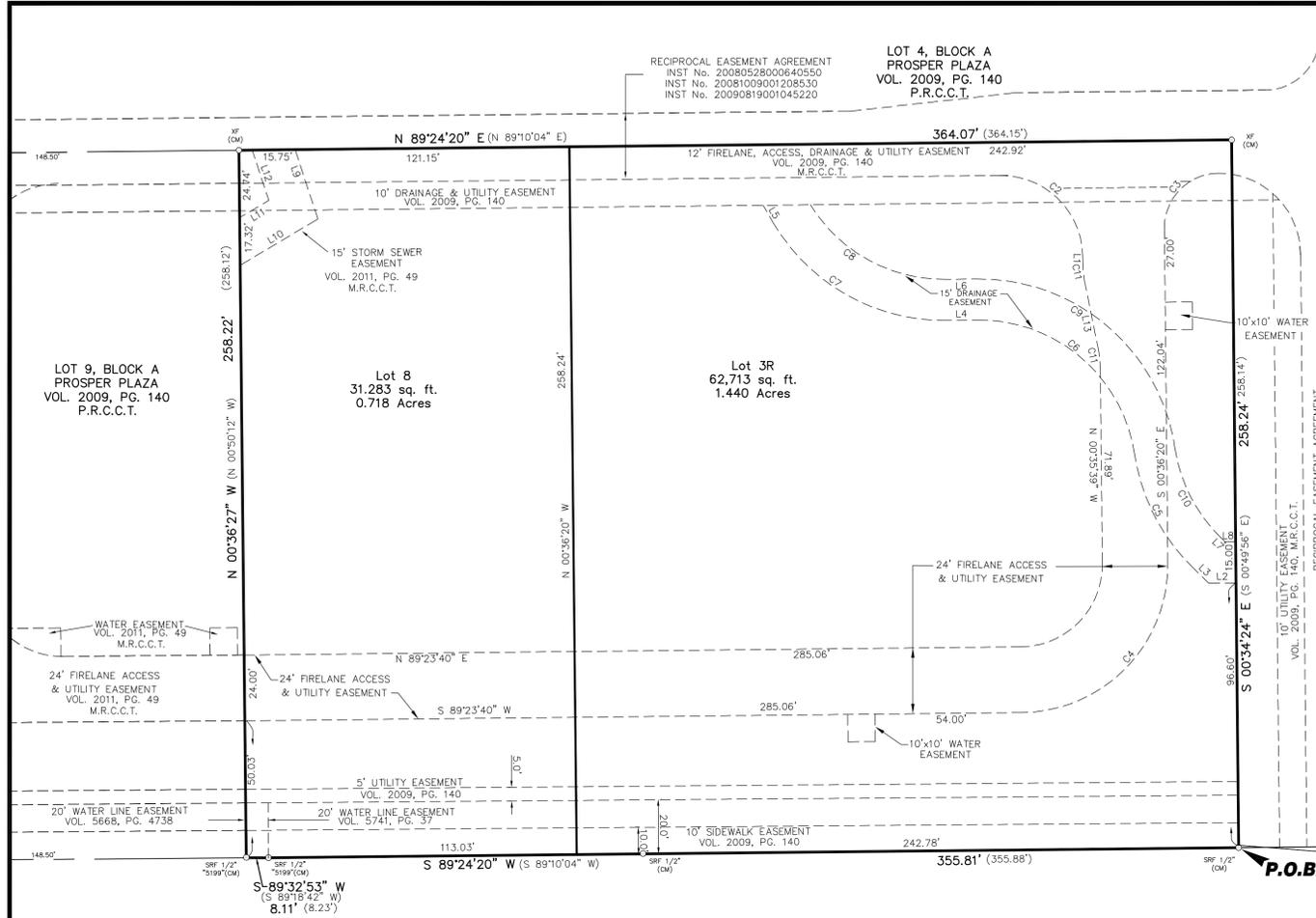
Attached Documents:

1. The final plat.

Town Staff Recommendation:

Town staff recommends approval of the final plat subject to:

1. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, and easements.
2. Town staff approval of the civil engineering plans.



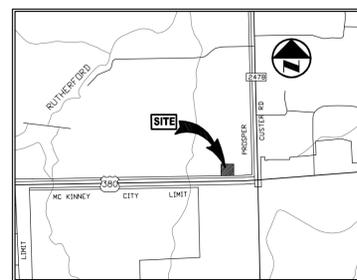
U.S. HIGHWAY 380
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE

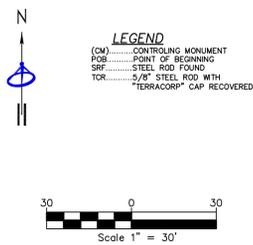
LINE	LENGTH	BEARING
L1	3.09'	S 00°49'56" E
L2	10.11'	N 89°23'40" E
L3	8.71'	S 45°36'20" E
L4	11.82'	N 89°23'40" E
L5	7.45'	S 30°36'20" E
L6	11.82'	S 89°23'40" W
L7	2.50'	N 45°36'20" W
L8	3.89'	S 89°23'40" W
L9	26.56'	S 18°18'15" E
L10	33.33'	S 59°24'20" W
L11	12.59'	S 59°24'20" W
L12	19.26'	S 18°18'15" E
L13	26.46'	S 11°21'46" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEAR	CH. DIST
C1	47.12'	30.00'	30.00'	90°00'00"	N 44°23'40" E	42.43'
C2	47.00'	30.00'	29.88'	89°45'44"	N 45°42'48" W	42.34'
C3	31.42'	20.00'	20.00'	90°00'00"	S 44°23'40" W	28.28'
C4	84.82'	54.00'	54.00'	90°00'00"	N 44°23'40" E	76.37'
C5	46.84'	72.50'	24.27'	37°01'02"	S 27°05'49" E	46.03'
C6	82.31'	57.50'	50.00'	82°01'02"	N 49°35'49" W	75.46'
C7	75.92'	72.50'	41.86'	60°00'00"	S 60°36'20" E	72.50'
C8	58.99'	57.50'	32.39'	58°47'04"	S 61°12'48" E	56.44'
C9	103.78'	72.50'	63.04'	82°01'02"	N 49°35'49" W	95.15'
C10	37.15'	57.50'	19.25'	37°01'02"	S 27°05'49" E	36.51'
C11	5.64'	30.00'	2.83'	10°46'29"	S 05°58'43" E	5.63'



VICINITY MAP



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Neil D. Culver, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Collin County, Texas.



Neil D. Culver
Registered Professional Land Surveyor
Texas Registration No. 5211

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Neil D. Culver, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for
State of Texas
My Commission Expires: _____

FLOOD CERTIFICATE:

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas this property DOES NOT lie within the Special Flood Hazard Area (100-year flood plain), Map Panel Number: 48085C0235 J, and is located in Zone "X".

GENERAL NOTES:

1. Bearings shown hereon are based on NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.

NOTICE: Selling a portion of the 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.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perales, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for
State of Texas
My Commission Expires: _____

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared William R. Hanks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for
State of Texas
My Commission Expires: _____

OWNER LOT 3R:
Rosebriar Prosper Plaza, L.P.
10017 Technology Blvd. West
Dallas, TX 75220
Contact: William R. Hanks
Ph: 214-902-2287

OWNER LOT 8:
Pop Holdings, LP
3318 Forest Lane, Ste 200
Dallas, TX 75234
Contact: Guillermo Perales
Ph: 972-620-2287

OWNER'S CERTIFICATE

WHEREAS Pop Holdings, LP and Rosebriar Prosper Plaza, L.P. are the owners of a 2.158 acre parcel of land situated in the Jeremiah Horn, Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, said tract being Lot 3, Block A, in Prosper Plaza, Block A, Lots 3, 9 and 10, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume 2010, Page 199 of the Plat Records of Collin County, Texas and comprised of part of the same tract conveyed in Warranty Deed, dated August 24, 2012 by Quail Landing Phase I, L.P. to Rosebriar Prosper Plaza, L.P., recorded in Document No. 2012090600115310 of the Official Public Records of Collin County, Texas and all of the same tract conveyed in Special Warranty Deed, dated June 30, 2014 by Rosebriar Prosper Plaza, L.P. to Pop Holdings, L.P., recorded in Document No. 2014063000067660 of the Official Public Records of Collin County, Texas, said parcel being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found in the North right-of-way line of U.S. Highway 380 (a variable width right-of-way), said point being the Southeast corner of said Lot 3 and the most southerly Southwest corner of Lot 4, Block A of said Prosper Plaza;

THENCE South 89°24'20" West (South 89°10'04" West, plat) along the said North right-of-way line of U.S. Highway 380 and South line of said Lot 3 for a distance of 355.81 (355.88, plat) feet to a 1/2-inch steel rod with "5199" cap found;

THENCE South 89°32'53" West (South 89°18'42" West, plat) continuing along the said North right-of-way line of U.S. Highway 380 and South line of said Lot 3, for a distance of 8.11 (8.23, plat) feet to a 1/2-inch steel rod with "5199" cap found at the Southeast corner of Lot 9, Block A, Prosper Plaza, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume 2009, Page 140 of the Plat Records of Collin County, Texas;

THENCE North 00°36'27" West (North 00°36'27" West, plat) departing said North right-of-way line and with the East line of said Lot 9 for a distance of 258.22 (258.12, plat) feet to a "+" cut in concrete found in a South line of said Lot 4;

THENCE North 89°24'20" East (North 89°10'04" East, plat) with said South line of said Lot 4, for a distance of 364.07 (364.15, plat) feet to a "+" cut in concrete found at a reentrant corner of said Lot 4;

THENCE South 00°34'24" East (South 00°49'56" East, plat) with a West line of said Lot 4, for a distance of 258.24 (258.14, plat) feet to the POINT OF BEGINNING and containing 93,979 square feet or 2.158 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, Pop Holdings, LP, and Rosebriar Prosper Plaza, L.P. acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as "PROSPER PLAZA, LOTS 3R & 8, BLOCK A", an addition to the Town of Prosper, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon.

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

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

WITNESS, my hand, this the _____ day of _____, 2015.

Guillermo Perales, Manager,
Pop Holdings, LP

William R. Hanks, CEO
Rosebriar Prosper Plaza, L.P.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2014 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Planning & Zoning Commission Chair

_____ Town Secretary

_____ Engineering Department

_____ Planning Department

FINAL PLAT
OF
PROSPER PLAZA
BLOCK A, LOTS 3R & 8

2.158 ACRES OF LAND
BEING A REPLAT OF LOT 3, BLOCK A, OF
PROSPER PLAZA
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
RECORDED IN VOLUME 2011, PAGE 49, P.R.C.C.T.
AND BEING SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT No. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4529, fax 972-805-4527
www.terracorpssurvey.com TBPLS Reg No. 101858-00



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – January 20, 2015

Agenda Item:

Consider and act upon a site plan for Frontier Estates Amenity Center, Block X, Lot 6, on 1.2± acres, located 400± feet east of Preston Road, 1500± feet south of Frontier Parkway. This property is zoned Planned Development-15 (PD-15). (D14-0086).

Description of Agenda Item:

The site plan shows a 630 square foot amenity center restroom and storage facility. Access is provided from Bozman Trail. Adequate parking has been provided. The site plan conforms to the Planned Development-15 (PD-15) development standards.

Budget Impact:

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

Legal Obligations and Review:

The site plan meets minimum development requirements.

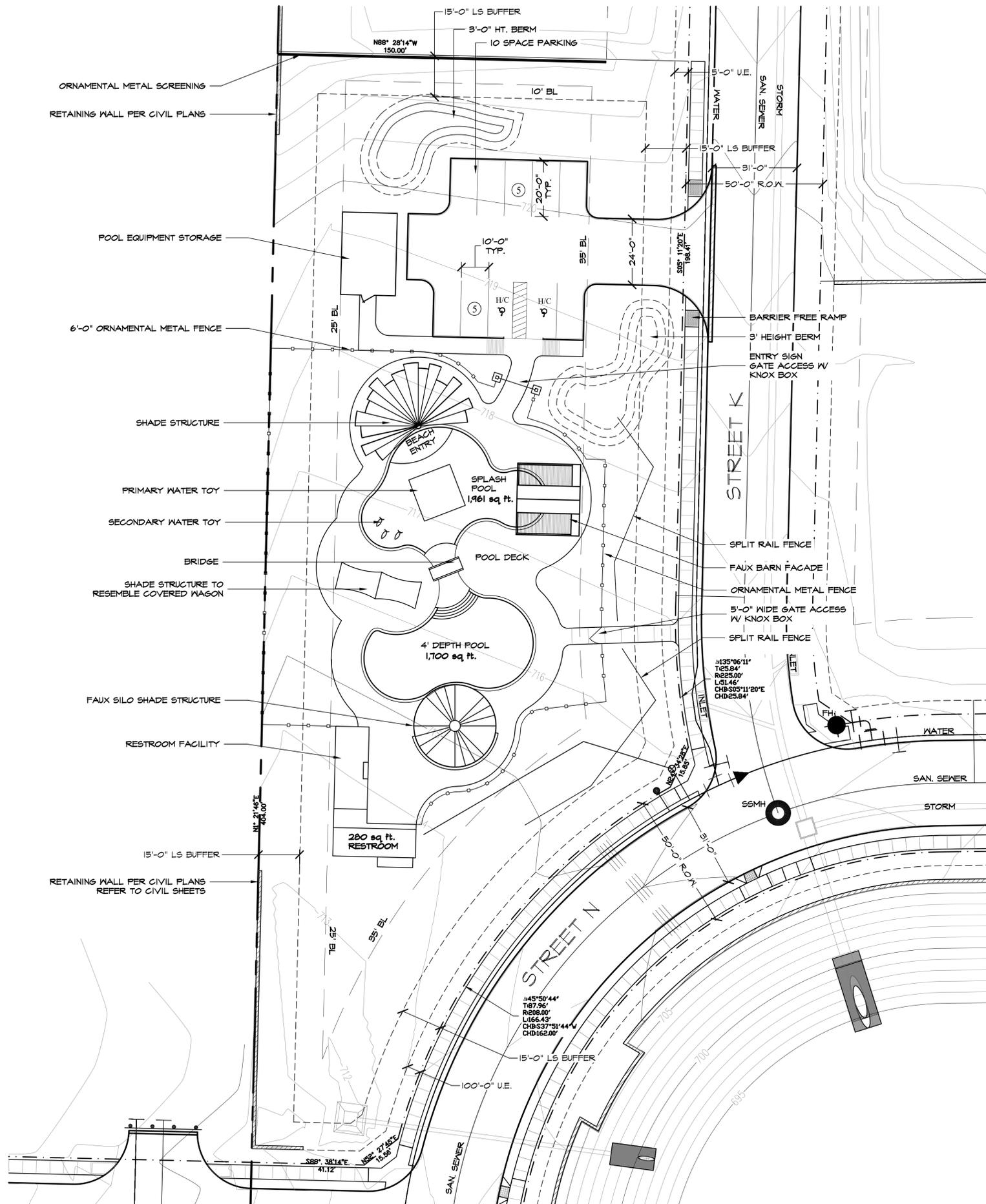
Attached Documents:

1. The site plan.

Town Staff Recommendation:

Town staff recommends approval of the site plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all driveways, turn lanes, median openings, sidewalks, hike and bike trails, and easements.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



LEGEND

(S)	PROPOSED PARKING COUNT	(715)	PROPOSED TOP OF PAVEMENT CONTOUR
BFR	BARRIER FREE RAMP	- - - 718 - - -	EXISTING CONTOUR INTERVAL
(H)	EXISTING FIRE HYDRANT	(X)	PROPOSED IRRIGATION METER
(M)	EXISTING SANITARY SEWER MANHOLE	(D)	PROPOSED DOMESTIC WATER METER
(W)	EXISTING WATER MAIN W/ VALVE	(V)	PROPOSED DETECTOR CHECK VAULT
(SS)	EXISTING SANITARY SEWER	(C)	PROPOSED CURB INLET
(S)	EXISTING STORM	(F)	FINISHED FLOOR ELEVATION
(R)	RIGHT-OF-WAY	(VAM)	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT (VAM)
(BFR)	EXISTING BARRIER FREE RAMP		

BLOCK Q, LOT 1X SITE INFORMATION

ZONING: PD-15
 PROPOSED USE: AMENITY CENTER
 LAND AREA: 51,619 S.F. OR 1.185 ACRES
 BUILDING AREA: 630 SF
 RESTROOM: 280 SF
 STORAGE: 280 SF

BUILDING HEIGHTS: 14'-4" (1 STORY)
 FLOOR TO AREA: 0.0162:1 [838/51,619]
 LOT COVERAGE: 1.62%

PARKING REQUIRED: 10 PARKING STALLS PER CHAPTER 4 SECTION 4.5 OF DEVELOPMENT REQUIREMENTS

PARKING PROVIDED: 10 TOTAL, (w/ 2 HANDICAP)
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 17,596 SF; 34%

INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 5,162 SF
 INTERIOR LANDSCAPE PROVIDED: 7,912 SF

OPEN SPACE REQUIRED: 7% OF 51,619 SF = 3,613 SF
 OPEN SPACE PROVIDED: 34,023 SF; 66%

WATER METER SCHEDULE

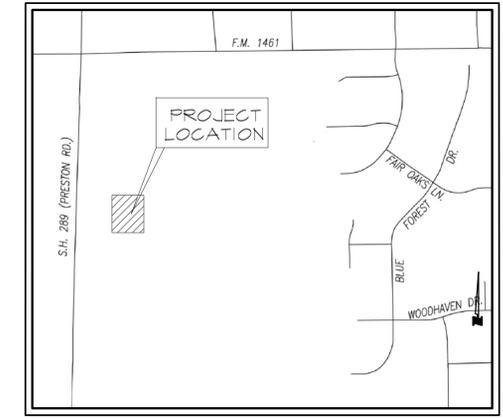
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	1"	1"	X		4"
2	1"	1"		X	

TOWN OF PROSPER SITE PLAN NOTES:

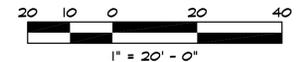
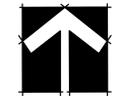
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

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

NOTE: NO FLOODPLAIN EXIST ON THE SITE



LOCATION MAP
NOT TO SCALE



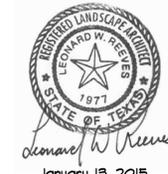
SITE PLAN
FRONTIER ESTATES
Lot Q, Block 1X
~AMENITY CENTER~

DEVELOPED TO PD-15 STANDARDS & HOA LOT S (4.56 AC.)
 COLLIN COUNTRY SCHOOL LAND SURVEY, ABSTRACT NO. 172

TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

OWNER:
 MERITAGE HOMES
 909 HIDDEN RIDGE
 SUITE 190
 IRVING, TEXAS 75038
 (972) 580-6370

LANDSCAPE ARCHITECT/APPLICANT:
 STUDIO 13 DESIGN GROUP, PLLC.
 1740 MIDWAY ROAD
 LEWISVILLE, TEXAS 75056
 (469) 635-1900
 CONTACT: LEONARD W. REEVES, ASLA, RLA
 lreeves@studio13.biz



January 13, 2015

Submittal 1/13/2015



PLANNING

To: Planning & Zoning Commission
From: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – January 20, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 0.6± acre, located at the northwest corner of First Street and Church Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z14-0018).

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	Undeveloped	Old Town Core District - Office
North	Single Family-15	Single Family	Old Town Core District - Office
East	Downtown Office	Public Park/Municipal Facility	Old Town Core District - Office
South	Single Family-15	Undeveloped	Old Town Core District - Office
West	Single Family-15	Single Family	Old Town Core District - Office

Requested Zoning – Z14-0018 is a request to rezone 0.6± acre, located at the northwest corner of First Street and Church Street from Single Family-15 (SF-15) to Downtown Office (DTO).

At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be developed. But the applicant indicated that a single office building, centered on the property, could be developed. The Planning and Zoning Commission will have the opportunity to review the plans at the time of Preliminary Site Plan

and Site Plan to ensure development will meet the requirements of the Downtown Office District regulations.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Core District – Office. The Comprehensive Plan notes that this area along First Street will gradually transition to boutique, cottage-style office uses. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – First Street is within the “Old Town District/Section E” on the Thoroughfare Plan. This segment of First Street is anticipated to be a two-lane, undivided roadway with on-street parallel parking. Church Street and Second Street are not on the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer service are available at the site.

Access – Access to the property is provided from First Street, Church 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. There is a small public park immediately east of the site.

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. Zoning Exhibit A.
2. Zoning map of the surrounding area.

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to rezone 0.6± acre, located at the northwest corner of First Street and Church Street, from Single Family-15 (SF-15) to Downtown Office (DTO)

WHEREAS Marcia Ann Pettis is the owner of a 0.640 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Town of Prosper, Collin County, Texas, being all of Lots 3, 4, 5, and 6, in Block 23, of Bryant's Addition to Prosper, an addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, of the Map Records of Collin County, Texas, and being more particularly described as follows:

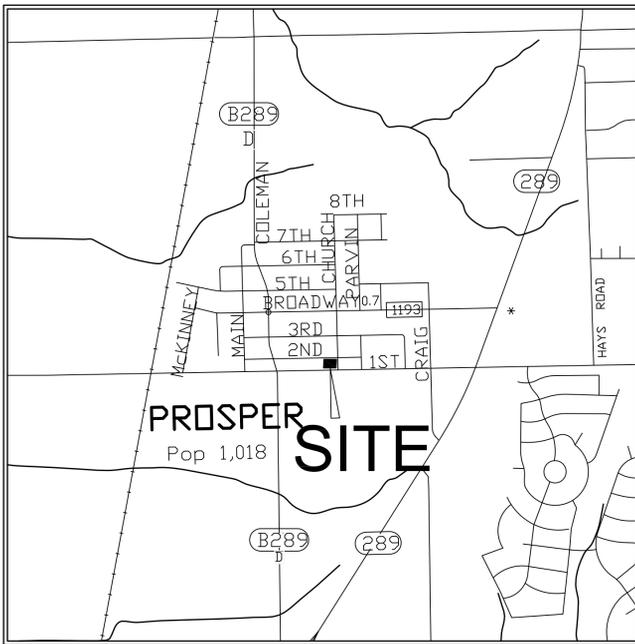
BEGINNING at a 3/8 inch iron rod found for the northeast corner of the herein described tract, same being at the intersection of the south line of East 2nd Street and the west line of Church Street, same being the northeast corner of said Lot 6;

THENCE South 02 degrees 40 minutes 54 seconds West, with the east line of said Lot 6 and the west line of said Church Street, a distance of 137.98 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southeast corner of said Lot 6, also being in the north line of East 1st Street;

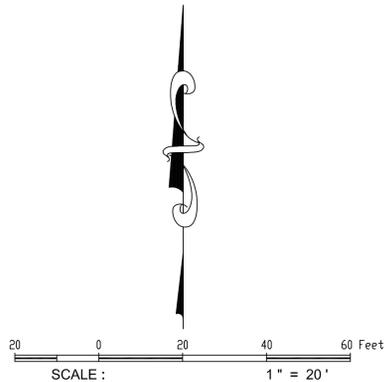
THENCE South 90 degrees 00 minutes 00 seconds West, with the south line of said Block 23 and the north line of said East 1st Street, a distance of 202.40 feet to a 1/2 inch iron rod found for corner, same being the southwest corner of said Lot 2, in said Block 23;

THENCE North 02 degrees 40 minutes 54 seconds East, with the west line of said Lot 3 and the east line of said Lot 2, a distance of 137.98 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northwest corner of said Lot 3, also being the northeast corner of said Lot 2;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 202.40 feet to the **POINT OF BEGINNING** and containing 0.640 acre of land, more or less, and being subject to any and all encumbrances that may affect.



VICINITY MAP (not to scale)

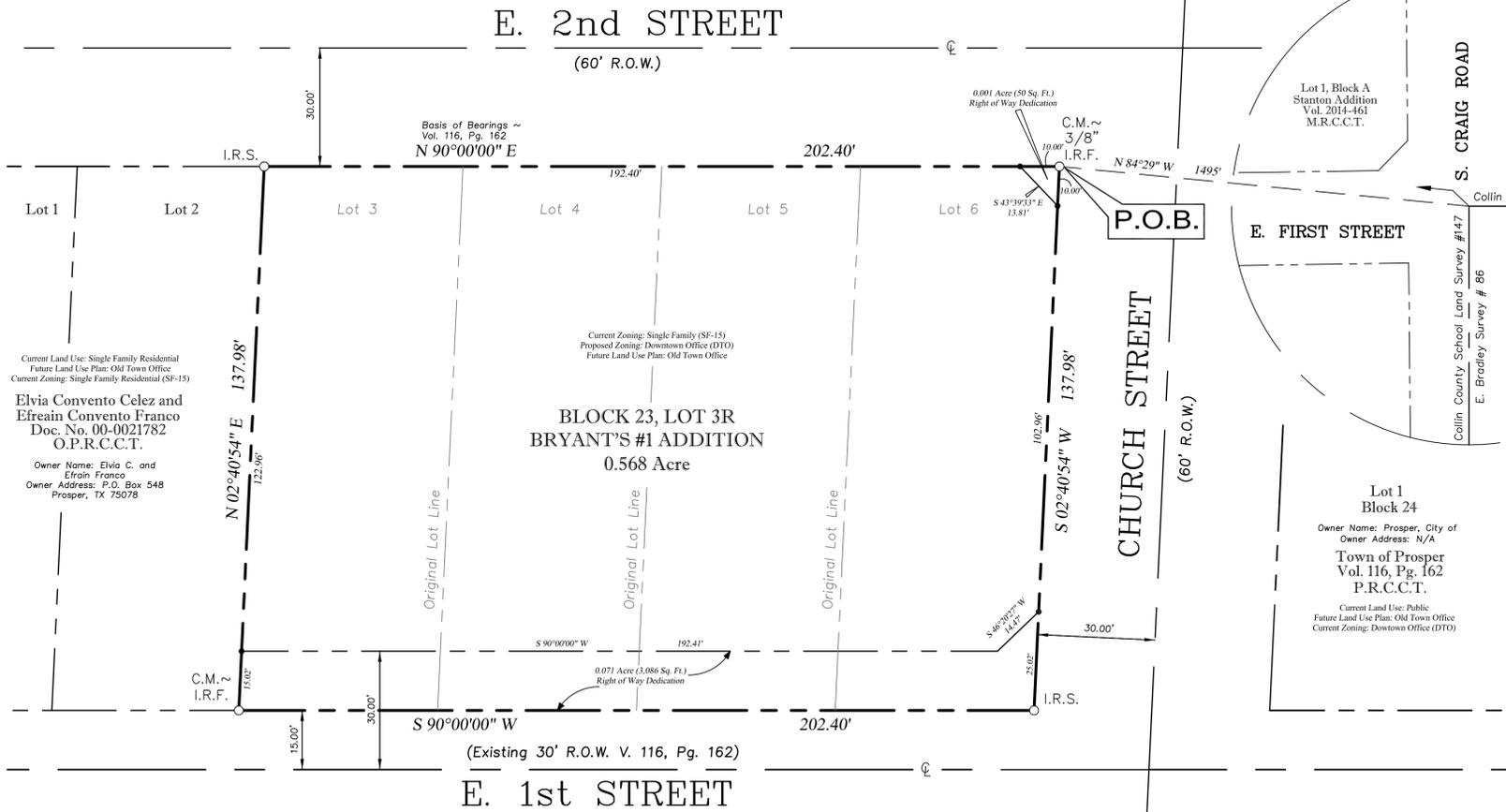
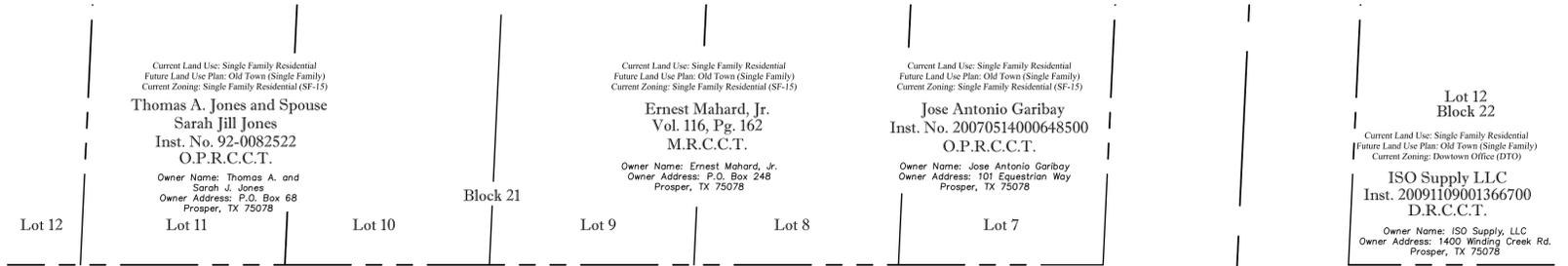


LEGEND

C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
A.S.C.	ARTHUR SURVEYING CO.
sq. ft.	SQUARE FEET

NOTES:

- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings are based on the north line of Block 23, Bryant's Addition to Prosper (Vol. 116, Pg. 162, M.R.C.C.T.).
- No portion of the subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480141 0235 J, present effective date of map June 2, 2009, herein property is situated within Zone "X" (unshaded). No floodplain exists on the site.
- One Lot: 0.640 Acre (Gross) Less 0.072 acre (3136 Sq. Ft.) ROW dedication = 0.568 Acre (Net)
- The thoroughfare alignments shown on this exhibit are for illustrative purposes and do not set the alignment. The alignment is determined at time of final plat.
- Location of abstract lines shown hereon are approximate.

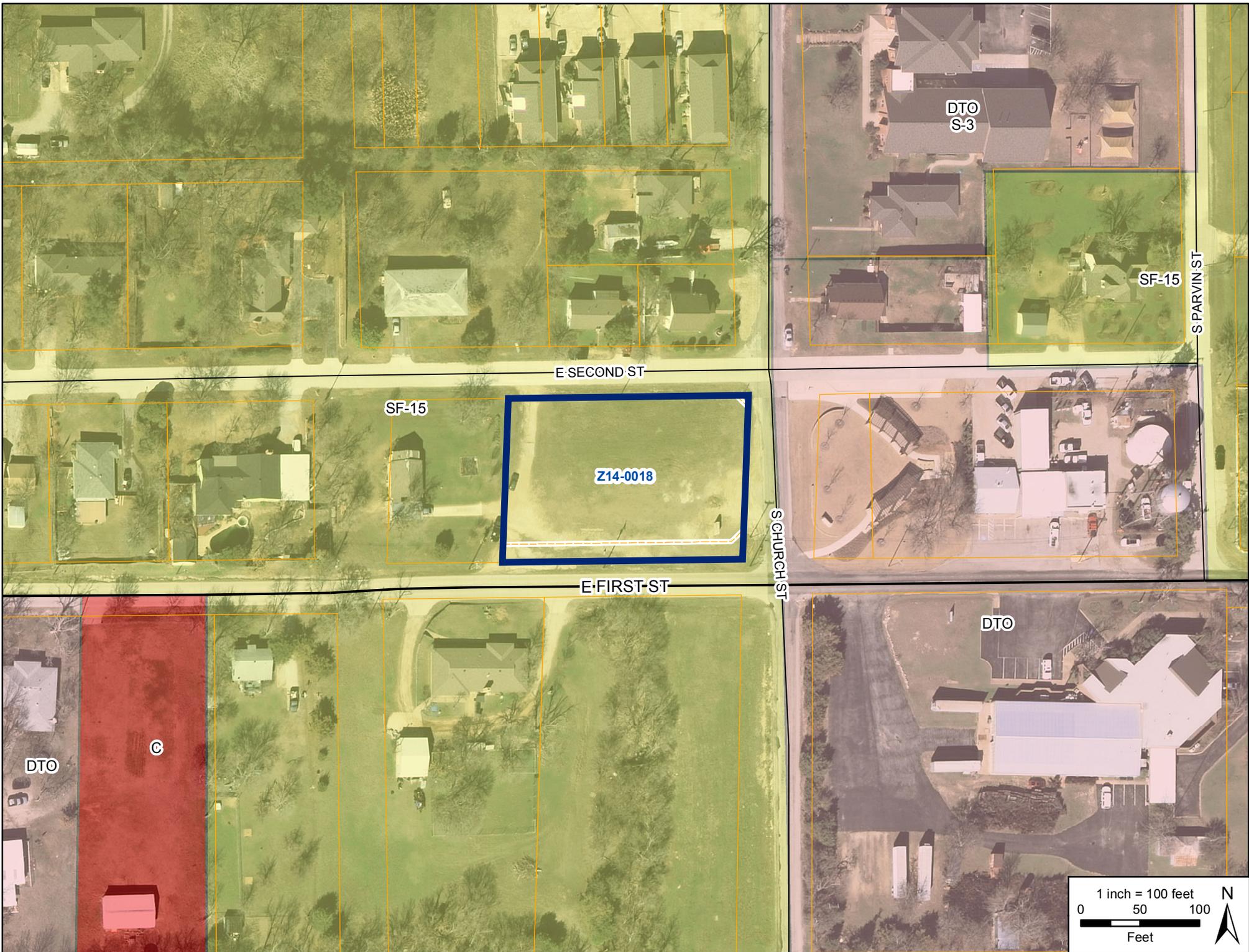


Douglas L. Arthur
Douglas L. Arthur R.P.L.S. No. 4357

ZONING EXHIBIT "A"
BRYANT'S #1 ADDITION
Block 23, Lot 3R
BRYANT'S ADDITION TO PROSPER
Block 23, Lots 3, 4, 5, and 6
0.640 Acre (Gross) less 0.072 Acre
in Right of Way Dedication being 0.568 Acre (Net)
Collin County School Land Survey, Abst. No. 147
Town of Prosper, Collin County, Texas



OWNER / DEVELOPER
Marcia Ann Pettis
509 E. First Street
Prosper, Texas 75078
(972) 979-9700



DTO
S-3

SF-15

S PARVIN ST

E SECOND ST

SF-15

Z14-0018

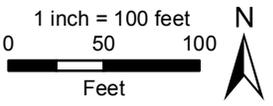
S CHURCH ST

E FIRST ST

DTO

C

DTO





PLANNING

To: Planning & Zoning Commission

From: John Webb, AICP, Director of Development Services JW

Re: Planning & Zoning Commission Meeting – January 20, 2015

Agenda Item:

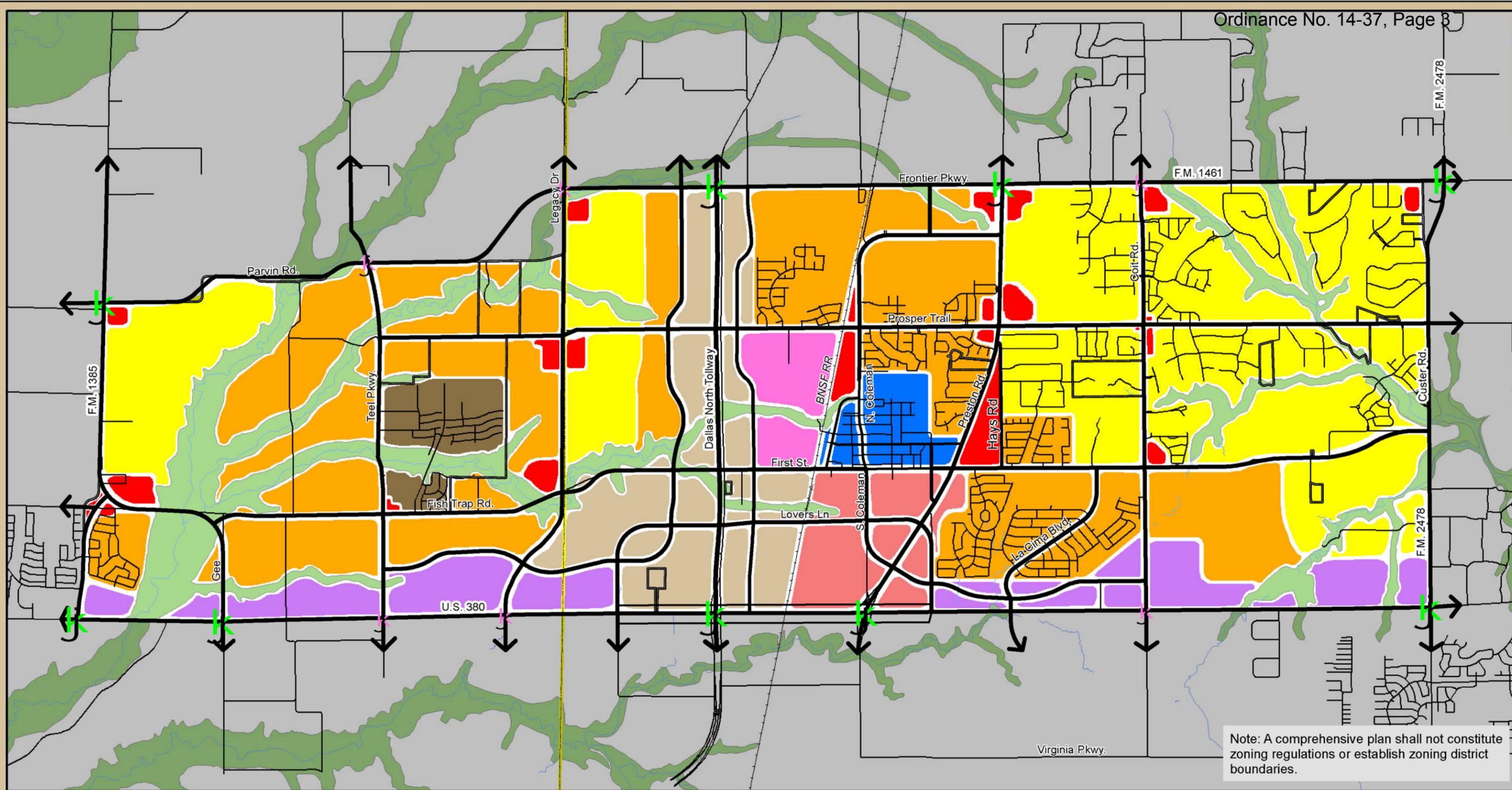
Discuss differences between the Future Land Use Plan and the Zoning map.

Background Information:

Per a request from Chairman McClung, staff worked with the Frisco GIS Department to create a map that depicts areas within the Town where the existing zoning differs from the recommendations of the Future Land Use Plan. It was not feasible to overlay the two maps, so the attached map is the Zoning map with differing Future Land Use areas noted with a bolder line.

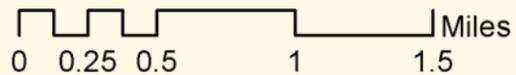
For example, in the western portion of the Town generally between Legacy and Teel, there are numerous Single Family-zoned areas with a bold, dark "blue" line. Per the legend, this indicates these areas as the "Tollway District" on the Future Land Use Plan (refer to the legend).

In general, it appears that the majority of the Town's zoning is in conformance with the Future Land Use Plan. In several instances, the differences are only the size of the area zoned vs. what is depicted on the Future Land Use Plan. For your reference, the Future Land Use Map is also attached.



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

June 2014

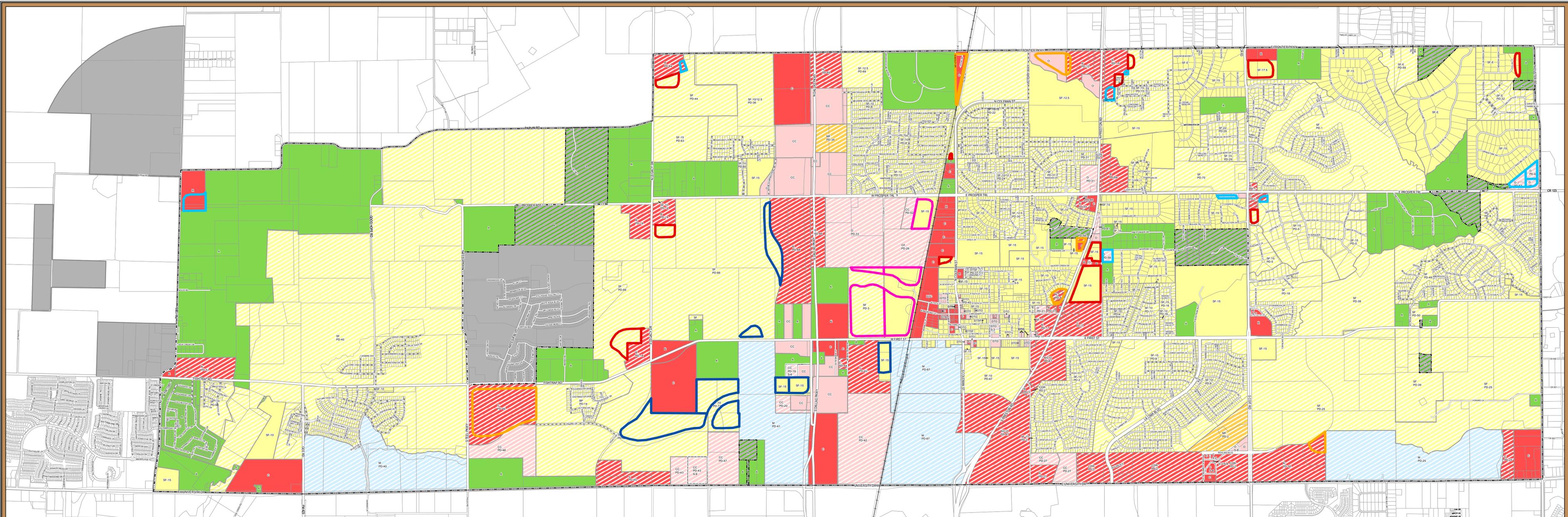


Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain
- jk Major Gateway
- jk Minor Gateway
- + Town of Prosper
- + ETJ

Future Land Use Plan





Legend

	Major Roads		Town Limits
	Minor Roads		ETJ Boundary
	Proposed Roads		Parcels
	Railroad		ETJ

Zoning Classifications

	Agricultural		Retail / Commercial
	Single Family		Mixed Use
	Multi-Family		Industrial
	Office / Service		Planned Development
			Annexation Agreements

Future Land Use Description - Discrepancies

	Low Density Residential		Business Park
	Medium Density Residential		Tollway District
	Retail & Neighborhood Services		

DISCLAIMER. The Town of Prosper has prepared this map or information for internal use only. It is made available under the Public Information Act. Any reliance on this map or information is AT YOUR OWN RISK. Prosper assumes no liability for any errors, omissions, or inaccuracies in the map or information regardless of the cause of such or for any decision made, action taken, or action not taken in reliance upon any maps or information provided herein. Prosper makes no warranty, representation, or guarantee of any kind regarding any maps or information provided herein or the sources of such maps or information and DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, including the implied warranties of merchantability and fitness for a particular purpose.

Prosper Zoning Classifications
 Source: Town of Prosper, Planning
 Date: January 14, 2015

1 inch = 1,500 feet

0 750 1,500 3,000 Feet



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – January 20, 2015

The chart below summarizes the Town Council's actions from their January 13, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing, and consider and act upon a request to rezone 9.4± acres, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Agricultural (A) to Planned Development-Single Family-12.5 (PD-SF-12.5). (Z14-0016).	Approved 4-1.	Tabled to the February 10, 2015 meeting.
Conduct a Public Hearing, and consider a request to rezone 56.5± acres, located on the west side of Teel Parkway, 300± feet south of Fishtrap Road, to amend Planned Development-40 (PD-40), Exhibit C, Section 3., c., c. (Townhouse Uses), and d. (Residential Development Standards). (Z14-0017).	Approved 6-0, subject to the language in Exhibit C, Section 3., c., c. (Townhouse Uses), E., being revised to read, "The buildings shall substantially conform to the building elevations, as shown in Exhibit F."	Approved 7-0, subject to replacing the conceptual elevations (Exhibit F) with the revised conceptual elevations (Revised Exhibit F).