

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, September 20, 2016, 7:00 p.m.

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. **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 September 6, 2016, Regular Planning & Zoning Commission meetings.

3b. Consider and act upon a Site Plan for an office building at Prosper Town Center, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0064).

3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 5, Block A, Lot 1, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0065).

**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 1.7± acres from Office (O) and Retail (R) to Planned Development-Retail (PD-R), located on the west side of Hays Road, 2,600± feet north of First Street. (Z16-0020).

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

6. 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 September 16, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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

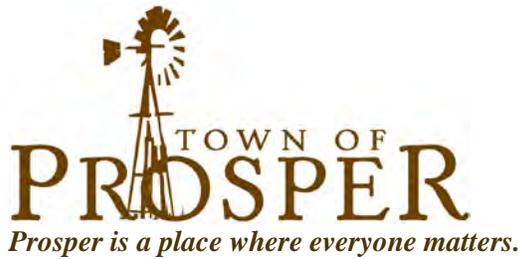
\_\_\_\_\_  
Date Notice Removed

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

**NOTICE**

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

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Planning &amp; Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, September 6, 2016, 6:00 p.m.

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

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

Commissioners present: John Alzner Chair, John Hema Vice Chair, David Snyder Secretary, Brandon Daniels, Craig Andres, and Chad Robertson  
Commissioner absent: Bobby Atteberry

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

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

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the August 16, 2016, Regular Planning & Zoning Commission meetings.**

**3b. Consider and act upon an Amending Plat for Gentle Creek Estates, Phase 3, Block L, Lots 8 and 9, on 0.6± acre, located at 1171 and 1181 Broken Bend Drive. This property is zoned Planned Development-1 (PD-1). (D16-0066).**

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

**REGULAR AGENDA**

**4. Consider and act upon the re-approval of a Final Plat of Prosper Tuscan Square, Block A, Lots 1-4, on 6.5± acres, located on the southwest corner of Prosper Trail and Coleman Street. This property is zoned Retail (R). (D14-0056).**

*Webb:* Summarized the request and recommended approval.

Motioned by Daniel, seconded by Andres, to approve Item 4. Motion approved 6-0.

**5. Consider and act upon an extension of a Site Plan for a Convenience Store with Gas Pumps in the Westfork Crossing Development (RaceTrac), on 2.4± acres, located on the northwest corner of US 380 and Gee Road. This property is zoned Commercial (C). (D14-0072).**

*Webb:* Summarized the request and recommended approval.

*Snyder:* Requested the applicant revise their letter to state that the request is for a six-month extension.

*David Bond:* Described the property and the proposed expansion of US 380.

Commissioners expressed support for the project.

Motioned by Snyder, seconded by Hema, to approve Item 5, subject to staff recommendations and revising the request letter to state the extension is for a period of six months.

- 6. Conduct a Public Hearing, and consider and act upon a request to repeal Ordinance No. 06-77, a Specific Use Permit for a Mini-Warehouse/Public Storage Facility (SUP-2), on 4.8± acres, located on the south side of Richland Boulevard, 250± feet east of Prosper Commons Boulevard. This property is zoned Commercial (C) and Specific Use Permit-2 (SUP-2). (S16-0010).**

*Glushko:* Summarized the request and provided a brief history on the property, and recommended approval.

The Public Hearing was opened by Chair Alzner.

*Adam Whitworth (Applicant):* Requested clarification regarding the amount of acreage being repealed with the request.

*Glushko:* Confirmed the acreage being repealed corresponds to the original acreage from Ordinance 06-77.

*Jason Whitworth (Owner):* Described property and the proposed use.

There being no other speakers the Public Hearing was closed.

Commissioners voiced support for the request.

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

- 7. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding variances for distance requirements for Alcoholic Beverages. (Z16-0017).**

*Webb:* Presented information on the zoning ordinance amendment, current regulations, and the process being established to allow variance requests.

*Snyder:* Requested the Town Attorney consider additional language to be added to the Zoning Ordinance allowing for variance requests.

The Public Hearing was opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Commissioners voiced support for the request. Secretary Snyder voiced support with the request that the Town Attorney confirm the appropriateness of the inclusion of additional language in the Zoning Ordinance regarding the allowance for variance requests.

Motioned by Snyder, seconded by Robertson, to approve. Motion approved 6-0.

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

*Webb:* Summarized recent action taken by the Town Council and noted there may be a future joint work session with the Town Council to discuss the Brookhollow PD amendment.

9. **Adjourn.**

Motioned by Robertson, seconded by Snyder, to adjourn. Motion approved 6-0 at 6:37 p.m.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – September 20, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for an office building at Prosper Town Center, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0064).

**Description of Agenda Item:**

The Site Plan consists of a 37,884 square foot, three-story office building. Access is provided via access easements from Preston Road and Hays Road. An amendment to PD-7 was recently approved which permits developments within PD-7 to front on access easements in lieu of public streets. Adequate parking has been provided. The Site Plan conforms to the PD-7 development standards.

As a companion item, the Conveyance Plat for Prosper Town Center, Phase 5, Block A, Lot 1 (D16-0065) is on the September 20, 2016, 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. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

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



STONE CREEK DR

RIVERHILL DR

RIDGEWOOD DR

HAYS RD

MEADOW RUN DR

BROADWAY ST

PRESTON RD

PRESTON RD

D16-0064

NORTH RIDGE TRL

BRUSH CREEK RD

CEDAR RIDGE DR

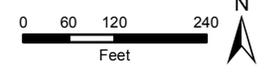
SHADY CREEK CT

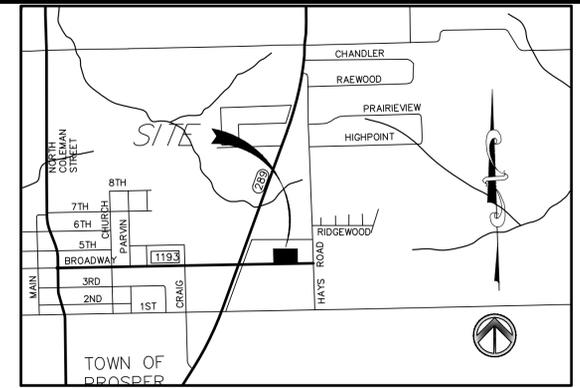
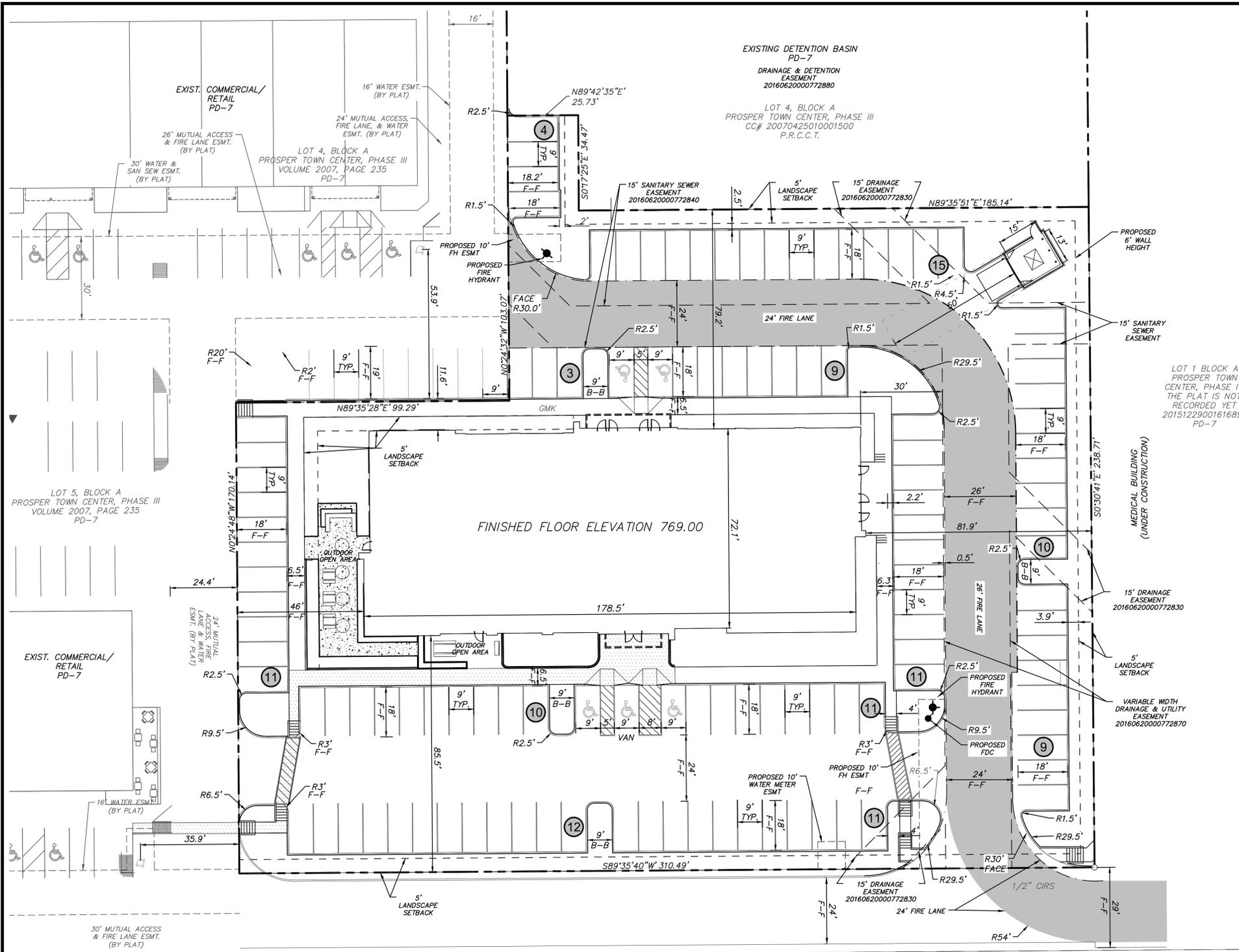
CRESCENT VALLEY DR

CEDAR HOLLOW DR

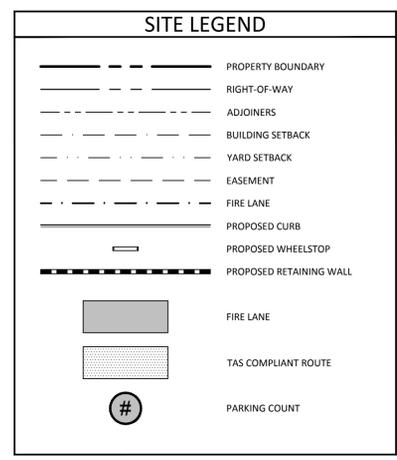
FIRST ST

FIRST ST





**VICINITY MAP**  
NOT TO SCALE



**SCREENING NOTES**

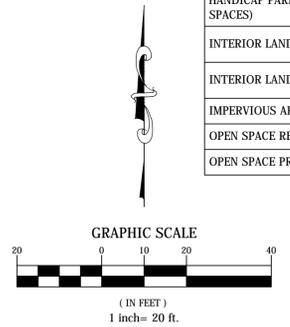
- THE PLANNED TRASH CONTAINERS FOR THE SITE WILL BE LOCATED IN A BRICK OR STONE ENCLOSURE CONSTRUCTED TO MATCH THE BUILDING ACCORDING TO TOWN REGULATIONS.

**ENGINEER AND SURVEYOR:**  
DUNAWAY ASSOCIATES L.P.  
170 N. PRESTON RD, STE. 10  
PROSPER, TEXAS 75078  
PHONE: (469) 481-6747  
FAX: (817) 335-7437  
CONTACT: RANDALL SIEMON, P.E.

**APPLICANT:**  
MR. MIKE DAUGHTERY  
DPG PARTNERS  
2010 MOORES LANE, STE. 108  
TEXARKANA, TEXAS 75503

**OWNER:**  
MR. JOHN C. HARRIS  
PROSPER TOWN CENTER 1  
4601 LANGLAND RD., STE. 107  
DALLAS, TEXAS 75244-3953

SITE SUMMARY	
ZONING	PD-7
PROPOSED USE	OFFICE
PROJECTED LOT AREA (GROSS)	68,144 S.F./1.564 AC.
FLOOR AREA (GROSS)	37,884 S.F.
BUILDING AREA (S.F.)	12,628
BUILDING HEIGHT (FEET)	47'6"
LOT COVERAGE (PERCENT)	18.5%
FLOOR AREA RATIO	0.556:1
TOTAL REQUIRED PARKING (NO. OF SPACES) 1/350 RATIO	109
PARKING PROVIDED (NO. OF SPACES)	116 Spaces
HANDICAP PARKING REQUIRED (NO. OF SPACES)	5 Spaces
HANDICAP PARKING PROVIDED (NO. OF SPACES)	5 Spaces
INTERIOR LANDSCAPE REQUIRED (S.F.)	1,740
INTERIOR LANDSCAPE PROVIDED (S.F.)	6,674
IMPERVIOUS AREA (S.F.)	61,470
OPEN SPACE REQUIRED (S.F.) (7%)	4,770
OPEN SPACE PROVIDED (S.F.) (7.1%)	4,822



**TOWN OF PROSPER**  
CASE# D16-0064  
PROSPER TOWN CENTER,  
PHASE V, BLOCK A,  
LOT 1, 1.564 ACRES  
SEPTEMBER 15, 2016

**WATER METER SCHEDULE**

ID	TYPE	SIZE	NO.	SAN SEWER
1	DOMESTIC	4"	1	1-6"
2	IRRIGATION	1-1/2"	1	N/A

**VACANT PROPERTY PLANNED COMMERCIAL PD-7**  
REMAINDER OF PRESTON DEVELOPMENT, LTD.  
CC #20061228001820350

- SITE PLAN NOTES:**  
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION 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) 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 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.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- NO TREES ON FLOOD PLAIN, DRAINAGE WAYS, WETLANDS, OR CREEKS ON SITE.
- NO PROPOSED FLOOD PLAIN RECLAMATION ON SITE.
- NO EXISTING IMPROVEMENTS ON SITE.
- ALL DIMENSIONS TO BACK OF CURB, UNLESS NOTED.

**SITE PLAN**

**DUNAWAY**  
170 N. Preston Road • Suite 10 • Prosper, Texas 75078  
(972) 335-7437 (TX REG. 11-14)

**DPG EXECUTIVE OFFICE BUILDING**  
PROSPER TOWN CENTER  
PROSPER, TEXAS 75078

PRELIMINARY FOR BIDDING ONLY  
THESE DOCUMENTS ARE FOR BIDDING ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
**RANDALL E. SIEMON**  
P.E.# 73607  
09/15/2016

JOB NO.: B0002361.001  
DRAWN BY:  
DESIGNED BY:  
CHECKED BY:  
DATE: 09/15/2016  
SHEET: **C1.0**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – September 20, 2016

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**Agenda Item:**

Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 5, Block A, Lot 1, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0065).

**Description of Agenda Item:**

The purpose of this plat is to dedicate easements to allow for property transaction and commercial development on Lot 1. An amendment to PD-7 was recently approved which permits developments within PD-7 to front on access easements in lieu of public streets.

As a companion item, the Site Plan for Prosper Town Center (D16-0064) is on the September 20, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Conveyance Plat meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

**Town Staff Recommendation:**

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

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



STONE CREEK DR

RIVERHILL DR

RIDGEWOOD DR

HAYS RD

MEADOW RUN DR

BROADWAY ST

PRESTON RD

PRESTON RD

D16-0065

NORTH RIDGE TRL

BRUSH CREEK RD

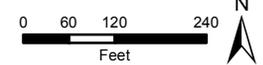
CEDAR RIDGE DR

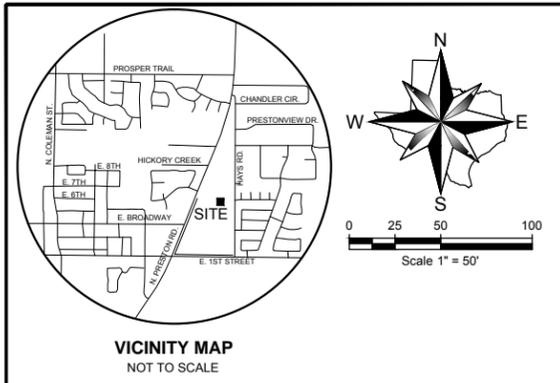
CRESCENT VALLEY DR

SHADY CREEK CT

CEDAR HOLLOW DR

FIRST ST





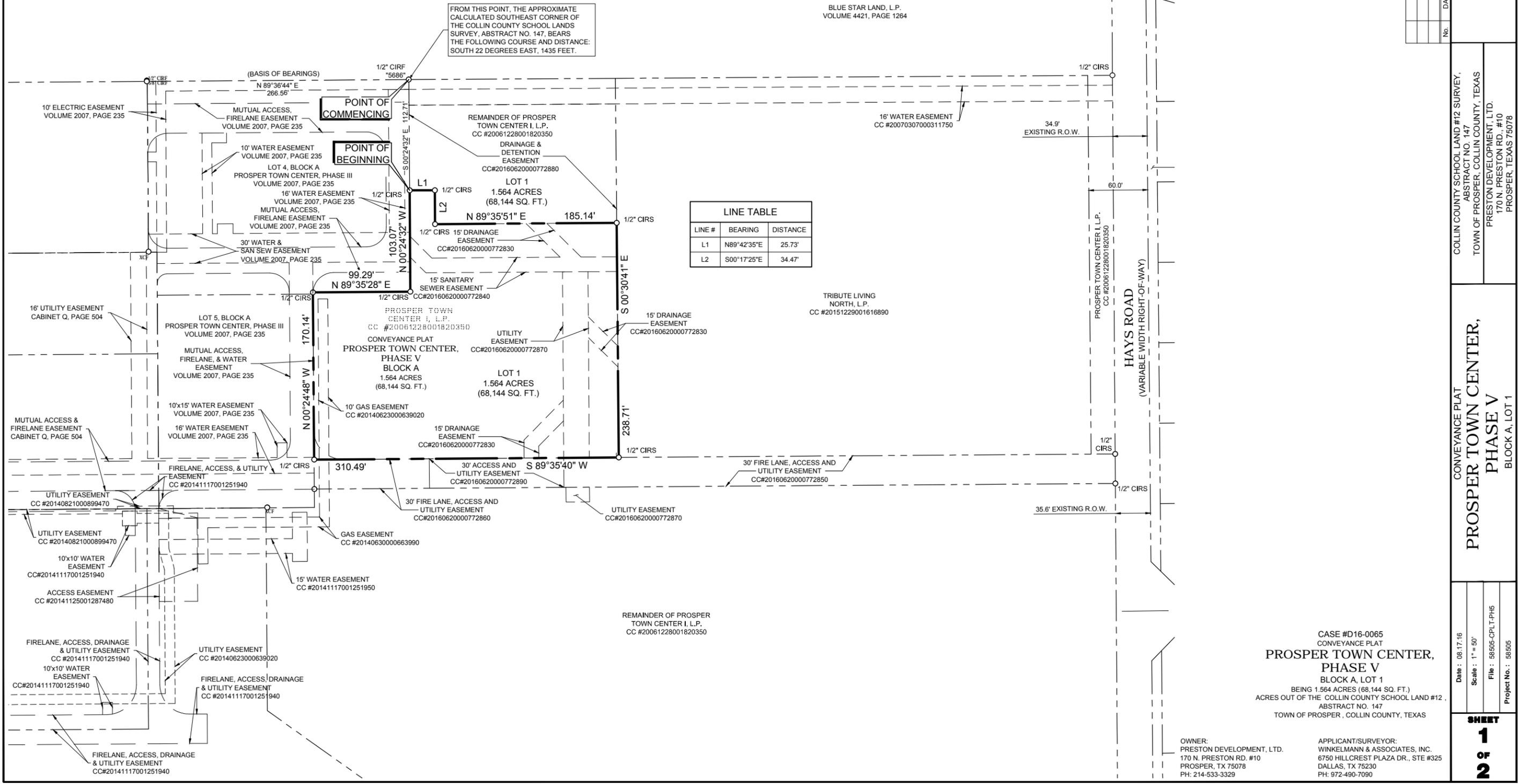
NOTE:  
Per Planned Development-7, lots may achieve access via an easement in lieu of fronting on a public street.

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
CM	CONTROLLING MONUMENT
AMON	TxDOT ALUMINUM MONUMENT
BMON	TxDOT BRASS MONUMENT

Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. 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.

No floodplain exists on the site.



REVISION	APPROVAL
No.	DATE

COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PRESTON DEVELOPMENT, L.L.D.  
170 N. PRESTON RD., #10  
PROSPER, TEXAS 75078

CONVEYANCE PLAT  
**PROSPER TOWN CENTER, PHASE V**  
BLOCK A, LOT 1

Date:	08.17.16
Scale:	1" = 50'
File:	58505-CPLT-PH5
Project No.:	58505

CASE #D16-0065  
CONVEYANCE PLAT  
**PROSPER TOWN CENTER, PHASE V**  
BLOCK A, LOT 1  
BEING 1.564 ACRES (68,144 SQ. FT.)  
ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #12,  
ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:  
PRESTON DEVELOPMENT, LTD.  
170 N. PRESTON RD. #10  
PROSPER, TX 75078  
PH: 214-533-3329

APPLICANT/SURVEYOR:  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR., STE #325  
DALLAS, TX 75230  
PH: 972-490-7090

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, We, Prosper Town Center I, L.P., are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Town of Prosper, Collin County, Texas and being a portion of a tract of land described in deed to Prosper Town Center I, L.P. as recorded in County Clerk's Instrument No. 20061228001820350, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch capped iron rod found stamped 5686 for corner on the South line of a tract of land described in deed to Blue Star Land, L.P. as recorded in Volume 4421, Page 1264, Official Public Records, Collin County, Texas, said point being the Northeast corner of Lot 4, Block A, Prosper Town Center Phase III, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 235, Official Public Records, Collin County, Texas

THENCE South 00 deg 24 min 32 sec East, departing the South line of said Blue Star Land tract, along the East line of said Lot 4, Block A, a distance of 112.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the POINT OF BEGINNING;

THENCE over and across said Prosper Town Center tract the following:

North 89 deg 42 min 35 sec East, departing the East line of said Lot 4, Block A, a distance of 25.73 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 00 deg 17 min 25 sec East, a distance of 34.47 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 89 deg 35 min 51 sec East, a distance of 185.14 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 00 deg 30 min 41 sec East, a distance of 238.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 89 deg 35 min 40 sec West, a distance of 310.49 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of Lot 5, Block A, of said Prosper Town Center, Phase III;

THENCE North 00 deg 24 min 48 sec West, along the East line of Lot 5, Block A, a distance of 170.14 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the South line of Lot 4, Block A of said Prosper Town Center, Phase III;

THENCE North 89 deg 35 min 28 sec East, along the South line of said Lot 4, Block A, a distance of 99.29 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said iron rod being the Southeast corner of said Lot 4, Block A;

THENCE North 00 deg 24 min 32 sec West, along the East line of said Lot 4, Block A, a distance of 103.07 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 68,144 square feet or 1.564 acres of land, more or less. Bearings shown hereon are based upon the Northerly line of Lot 4, Block A, Prosper Town Center Phase III according to the plat thereof recorded in Volume 2007, Page 235, Plat Records, Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Prosper Town Center I, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER TOWN CENTER, PHASE V, Lots 1, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Prosper Town Center I, L.P. do herein certify the following:

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

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: Prosper Town Center I, L.P.

John C. Harris, Manager

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 John C. Harris, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Leonard J. Lueker, 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 \_\_\_\_\_, 2016.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

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 Leonard J. Lueker, 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 \_\_\_\_\_, 2016.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

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

CASE #D16-0065
CONVEYANCE PLAT
PROSPER TOWN CENTER,
PHASE V
BLOCK A, LOT 1
BEING 1.564 ACRES (68,144 SQ. FT.)
ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #12,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:
PROSPER TOWN CENTER I, L.P.
170 N. PRESTON RD. #10
PROSPER, TX 75078
PH: 214-533-3329
APPLICANT/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., STE #325
DALLAS, TX 75230
PH: 972-490-7090

CONVEYANCE PLAT
PROSPER TOWN CENTER,
PHASE V
BLOCK A, LOT 1

COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT
NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PRESTON DEVELOPMENT, L.T.D.
170 N. PRESTON RD., #10
PROSPER, TEXAS 75078

Date : 09.28.15
Scale : N/A
File : 585905-CPLT-PH5
Project No. : 585905

SHEET
2 of 2

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
170 N. PRESTON RD., STE 325
DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas Notary Public Registration No. 89
0722-00000000
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**PLANNING**

**To: Planning & Zoning Commission**  
**From: Jonathan Hubbard, Planner**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – September 20, 2016**

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 1.7± acres from Office (O) and Retail (R) to Planned Development-Retail (PD-R), located on the west side of Hays Road, 2,600± feet north of First Street. (Z16-0020).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Office and Retail	Undeveloped	Retail and Neighborhood Services
<b>North</b>	Office and Retail	Convenience Store (Texaco) and Tree Farm (Tree Source, Inc.)	Retail and Neighborhood Services
<b>East</b>	Agricultural/Planned Development-58	Self-Storage (High Point Self Storage, Inc.) and Office (Allstate Insurance)	Low Density Residential
<b>South</b>	Single Family-15	Single Family Residential	Retail and Neighborhood Services
<b>West</b>	Office and Single Family-15	Convenience Store (Texaco) and Undeveloped	Retail and Neighborhood Services and Medium Density Residential

**Requested Zoning** –The Zoning Ordinance permits a Child Day Care in all zoning districts except Industrial upon approval of a Specific Use Permit (SUP) by Town Council. A development under a SUP is required to meet all standards of the Town’s Zoning Ordinance. The applicant is requesting to deviate from the Zoning Ordinance’s outdoor play space requirement, as outlined below; therefore, the applicant is requesting the approval of a Planned Development (PD) in order to deviate from the minimum development standards. The proposed

PD would allow for development a specific day care building, which will be a 1-story building, totaling 11,120 square feet and will be constructed in a single phase. The facility will accommodate 216 children. To achieve this, the applicant is proposing to adopt a series of PD exhibits, as described below:

- Exhibit A – Boundary survey of the property. The applicant has acquired property from the adjacent Texaco to allow the proposed development to have access to Preston Road and to meet minimum development standards.
- Exhibit B – Statement of intent and purpose.
- Exhibit C – Development standards, which requires development in accordance with the Retail District, with the exception that Child Day Care is a permitted use by right, and that development shall conform to the attached layout, architectural, landscape and outdoor play space exhibits.
- Exhibit D – Conceptual layout, which depicts the location of the building, setbacks, access, parking, detention and outdoor play space for the day care. Access will be provided from Preston Road and Hays Road. Parking has been provided in accordance with the Child Day Care ratio set forth in the Town's Zoning Ordinance. The general circulation pattern is designated for traffic to enter from Preston Road. The applicant has indicated parents will be required to park in the designated parking spaces and walk the children into the classrooms.

The Town Engineer has concerns with potential cut through traffic. At the time of final site plan, the applicant will be required to provide traffic calming devices, as shown on Exhibit D, which may include but are not limited to pavement treatments, visual deterrents, etc. subject to approval by the Town's Engineering and Fire Departments.

- Exhibit E – Development schedule.
- Exhibit F – Architectural renderings, which depict the style and material of the proposed building. The building will consist primarily of brick and stone construction. The elevations meet the minimum standards of the Town's Zoning Ordinance.
- Exhibit G – Conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance.
- Exhibit H – Outdoor play space plan, which depicts the area of outdoor play space. The Zoning Ordinance requires a Child Day Care to provide outdoor play space at a ratio of 65 square feet per child based on the maximum licensed capacity of the facility, and does not allow the play space to have a dimension of less than thirty (30) feet. The applicant is proposing to provide the outdoor play space to meet the standards of the Zoning Ordinance, but is requesting a reduction to the dimension of less than thirty (30) feet requirement.

The applicant is required to provide 14,040 square feet of outdoor play space to meet the 65 square feet of outdoor play space per child requirement. The applicant has provided 15,302 square feet of outdoor play space. Specifically, the applicant is proposing 11,845 square feet of play space with dimensions greater than 30 feet and 3,457 square feet of play space with dimensions less than 30 feet. Of the 3,457 square feet of play space with dimensions less than 30 feet, the narrowest dimension is 20 feet. Staff feels that adequate play space has

been provided meeting the standards of the Town's Zoning Ordinance and that the request is reasonable.

It should be noted, that staff has researched Zoning Ordinances of Prosper's ten comparable cities and determined of those cities the City of Frisco is the only other city which regulates the outdoor play space associated with a Child Day Care and does not fall back to the state's regulations.

Future Land Use Plan – The Future Land Use Plan recommends Retail and Neighborhood Services for the property. The rezoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Preston Road, an existing six-lane divided major thoroughfare, and Hays Road, which is depicted on the Thoroughfare Plan as a future two-lane undivided, commercial collector. Exhibit A reflects right-of-way dedication necessary for Hays Road, in accordance with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water service has been extended to the property. Sanitary sewer service will need to be extended to the site prior to or in conjunction with development.

Access – Access to the property will be provided from Preston Road and Hays Road.

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

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

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

**Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by State Law.

In conjunction with providing notification, staff notified surrounding property owners that approval of the Planned Development could impact their ability to obtain or renew permits for alcohol sales. To date, Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

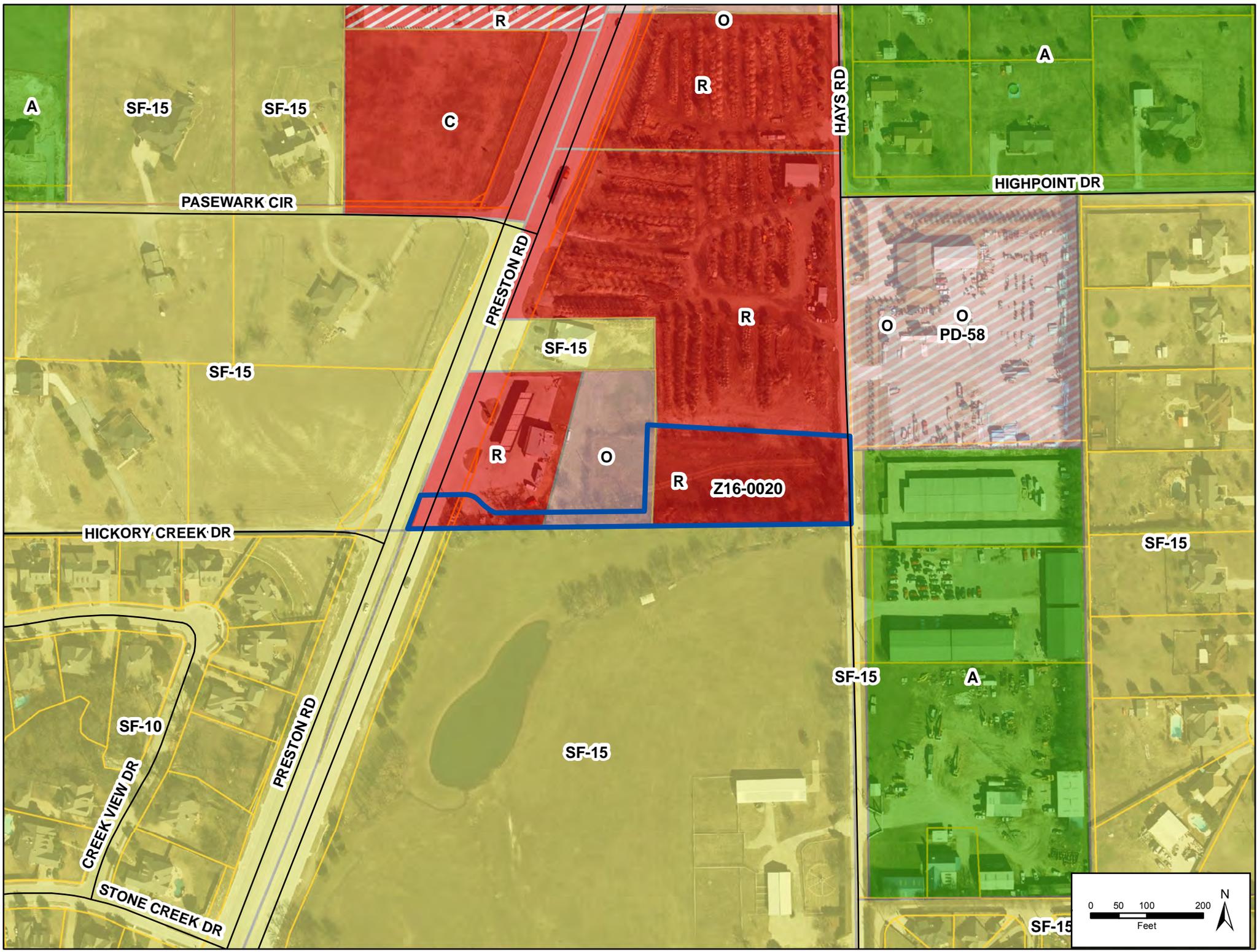
1. Zoning map of the surrounding area
2. Proposed PD Exhibits A, B, C, D, E, F, G and H

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the request to rezone 1.7± acres from Office (O) and Retail (R) to Planned Development- Retail (PD-R), located on the west side of Hays Road, 2,600± feet north of First Street.

**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 October 11, 2016.



A

SF-15

SF-15

R

O

R

A

PASEWARK CIR

HAYSDR

HIGHPOINT DR

C

PRESTON RD

R

O

PD-58

SF-15

SF-15

R

O

R

Z16-0020

O

HICKORY CREEK DR

SF-15

SF-15

A

SF-10

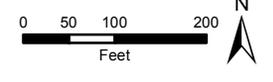
SF-15

CREEK VIEW DR

PRESTON RD

STONE CREEK DR

SF-15



**Owner's Certificate**

**Metes and Bounds Description: (1.743 Acres)**

Being a tract of land, situated in the John R. Tunney Survey, Abstract No. 916, in Collin County, Texas, and being all of that called 1.342 acre tract of land described by deed to MA Realty Services, LLC, as recorded under Document No. 20100929001043970, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and also being a part of that called 2.000 acre tract, as recorded under Document No. 20150113000038940, O.P.R.C.C.T., said tract being more particularly described as follows:

**BEGINNING** at an "X" cut set in concrete paving for the southeasterly corner of said 1.342 acre tract, same being the northeasterly corner of that tract of land, described by deed to Blue Star Land, L.P., as recorded in Volume 4421, Page 1264, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in County Road No. 77;

**THENCE** South 89°22'00" West, along the southerly line of said 1.342 acre tract, same being the northerly line of said Blue Star Land, L.P. tract, passing at a distance of 353.37', a 1/2" iron rod with a plastic cap stamped "RPLS 5560" found for the southwesterly corner of said 1.342 acre tract, same being the southeasterly corner of said 2.000 acre tract, and continuing along the common line between said 2.000 acre and Blue Star Land, L.P. tracts, passing at a distance of 709.16' to a TxDot Brass Monument found in the southeasterly monumented line of State Highway No. 289, and continuing over and across said State Highway No. 289, a total distance of 788.89' to a point for corner in the approximate centerline of said State Highway No. 289;

**THENCE** North 21°13'08" East, along said approximate centerline of State Highway No. 289, a distance of 64.06' to a point for corner;

**THENCE** North 89°22'00" East, over and across said State Highway No. 289, a distance of 80.32' to a point for corner in the southeasterly monumented line of said State Highway No. 289, same being in the northwesterly line of said 2.000 acre tract, same being at the beginning of a curve to the right, having a radius of 30.00', a central angle of 49°14'46", and a chord which bears, South 66°24'18" East, a chord distance of 25.00';

Thence along said curve to the right, in a southeasterly direction, an arc length of 25.79' to a point for corner, said corner being at the beginning of a curve to the left, having a radius of 100.00', a central angle of 21°06'10", and a chord which bears, South 52°20'00" East, a chord distance of 36.62';

Thence along said curve to the left, in a southeasterly direction, an arc length of 36.63' to a point for corner;

**THENCE** continuing over and across said 2.000 acre tract, the following courses and distances:

North 89°22'00" East, a distance of 266.06' to a point for corner;

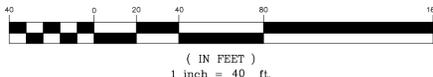
North 02°05'20" East, a distance of 153.19' to a point for corner;

South 86°52'02" East, passing at a distance of 15.00', a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said 1.342 acre tract, same being an "ell" corner of a tract of land described by deed to H & R Partners, LP, as recorded under Document No. 20071227001707200, O.P.R.C.C.T., and continuing along the common line between said H & R Partners, LP tract and said 1.342 acre tract, a total distance of 360.28' to an "X" cut set in concrete for the northeasterly corner of said 1.342 acre tract, same being the southeasterly corner of said H & R Partners, LP tract, said corner also being in County Road No. 77;

**THENCE** South 00°45'40" East, along the easterly line of said 1.342 acre tract, same being along said County Road No. 77, a distance of 155.85' to the **POINT OF BEGINNING** and containing 1.743 acres of land, more or less.



**GRAPHIC SCALE**



**Notes:**

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0235-I, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the title commitment provided by the Title Company shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the southeasterly right-of-way line for State Highway No. 289, as recorded under Document No. 20110810000839590, Official Public Records, Collin County, Texas.
- The easement recorded in Volume 696, Page 40, D.R.C.C.T. cannot be located as described.
- The easement recorded in Volume 1066, Page 524, D.R.C.C.T. does not affect the herein described property.
- The Access, Utilities, and Sign Easement recorded under Document No. 20100929001043980, O.P.R.C.C.T., as affected by Partial Release, recorded under Document No. 2011019000994430, O.P.R.C.C.T. affects the herein described property, as shown.

**Benchmarks Used:**

Benchmarks were used, as shown on the Lot Grading Plan for **TANNER'S MILL PHASE 1A**, prepared by Spiars Engineering, Issue Date: 03-01-2013, and signed by Tim C. Spiars, dated 05/22/14, Sheet 14 of 17.

Benchmark No. 2: Centerline "X" found in concrete at the intersection of Lone Star Drive and Paradise Place off of Preston Road. Elevation=742.81'

Benchmark No. 3: Centerline "X" found in concrete in the middle of the cul-de-sac at the end of Paradise Court. Elevation=665.09'

**Surveyor's Certification:**

TO: First American Title Guaranty Company (G.F. No. 2086294-HXF69); Angela Wolfe and MA Realty Services, LLC;

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

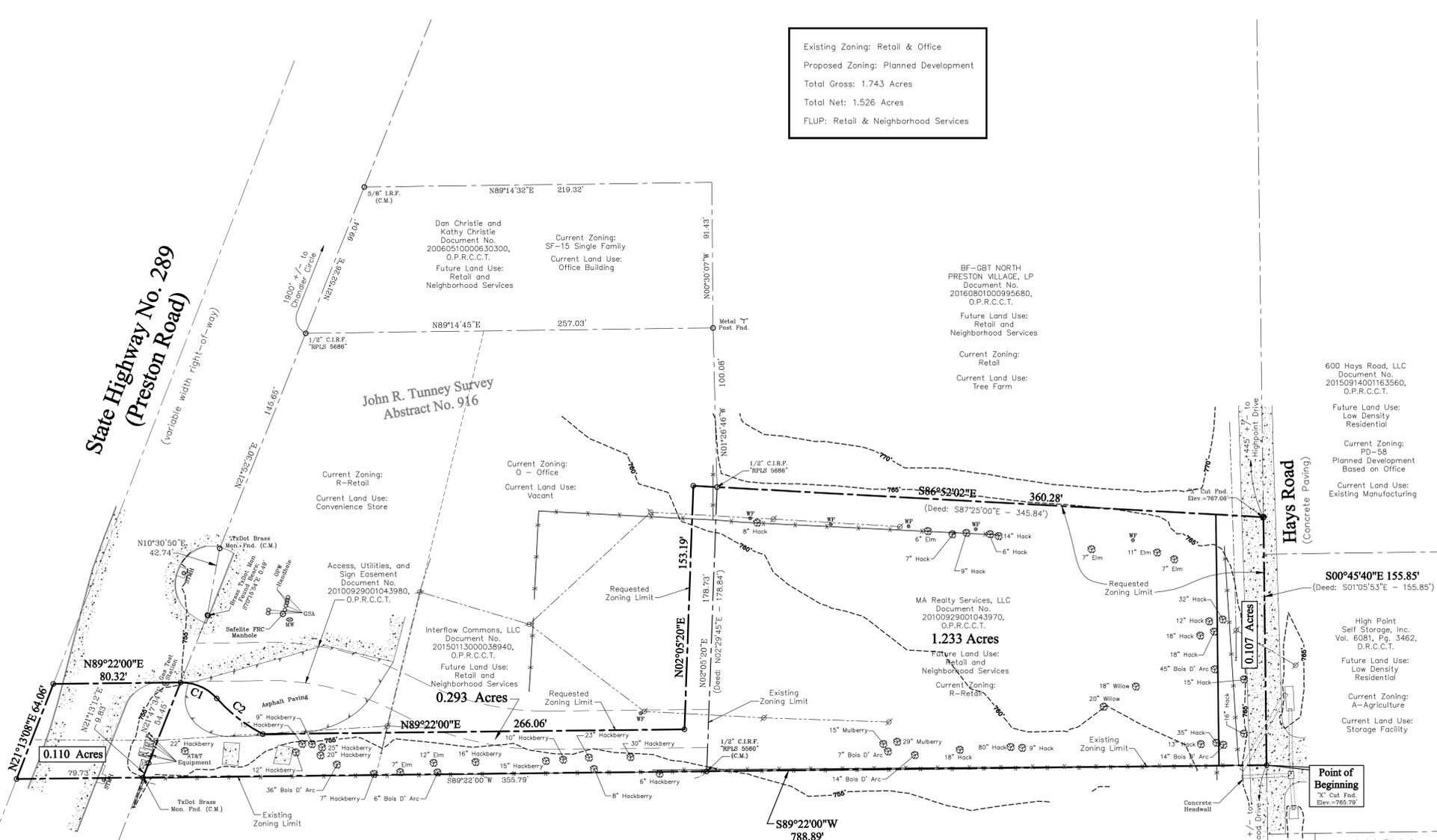


REVISED: 07/06/2016 City Corrections.

REVISED: 07/06/2016 To add trees.

DATE: 06/30/2016 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2015-0093

**State Highway No. 289 (Preston Road)**  
(variable width right-of-way)



<b>C1</b> Radius=30.00' Arc Length=25.79' Delta=49°14'46" Chrd. Bng.=S66°24'18"E Chord=25.00'	<b>C2</b> Radius=100.00' Arc Length=36.63' Delta=21°06'10" Chrd. Bng.=S52°20'00"E Chord=36.62'
--	---



Existing Zoning: Retail & Office  
Proposed Zoning: Planned Development  
Total Gross: 1.743 Acres  
Total Net: 1.526 Acres  
FLUP: Retail & Neighborhood Services

Blue Star Land, L.P.  
Vol. 4421, Pg. 1264,  
D.R.C.C.T.  
Future Land Use:  
Retail and  
Neighborhood Services  
Current Zoning: SF-15  
Single Family  
Current Land Use:  
Single Family Residential

**LEGEND**

I.R.F. = Iron Rod Found	(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found	
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set	
D.R.C.C.T. = Deed Records, Collin County, Texas	
O.P.R.C.C.T. = Official Public Records, Collin County, Texas	

**LEGEND**

Existing Fence	Water Valve
Water Faucet	Water Meter
Chain Link Fence	Fire Hydrant
Concrete	Irrigation Control Valve
Asphalt	Sanitary Sewer Cleanout
Light Standard	Sanitary Sewer Manhole
Guy Wire/Anchor	Storm Drain Manhole
Utility Pole	Gas Meter
Overhead Wires	Site Benchmark

600 Hays Road, LLC  
Document No. 2015091400163560,  
O.P.R.C.C.T.  
Future Land Use:  
Low Density Residential  
Current Zoning:  
PD-58  
Planned Development Based on Office  
Current Land Use:  
Existing Manufacturing

High Point Self Storage, Inc.  
Vol. 6081, Pg. 3462,  
D.R.C.C.T.  
Future Land Use:  
Low Density Residential  
Current Zoning:  
A-Agriculture  
Current Land Use:  
Storage Facility

Lot 1, Block A EDGEMON ADDITION  
Vol. P, Pg. 378,  
M.R.C.C.T.  
4E Prosper, LLC  
Vol. 5945, Pg. 3942,  
D.R.C.C.T.  
Future Land Use:  
Low Density Residential  
Current Zoning:  
A-Agriculture  
Current Land Use:  
Construction Yard

**ENGINEER/APPLICANT:**  
Heinberger Associates, Inc.  
1525 Bazman Road  
Wylie, Texas 75098  
Mr. Rondal T. Heinberger, P.E.  
(972) 442-7459

**Owner:**  
MA Realty Services, LLC  
3116 Crossridge Drive,  
McKinney, Texas 75071

**Owner:**  
Interflow Commons, LLC  
1304 W. Walnut Hill Lane  
Suite 212  
Irving, Texas 75038

**CASE NO. Z16-0020**  
**EXHIBIT "A"**  
**1.743 Acres**  
**John R. Tunney Survey,**  
**Abstract No. 916**  
**Town of Prosper,**  
**Collin County, Texas**

**North Texas Surveying, L.L.C.**  
Registered Professional Land Surveyors  
1515 South McDonald St., Suite 110,  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com  
Firm Registration No. 10074200

**-Exhibit B-**

**Childrens Lighthouse**

**Statement of Intent and Purpose**

The applicant intends to develop a child day care center. The proposed child day care center is currently planned to be approximately 11,120 square feet. A modification to the play space regulations of the Town's Zoning Ordinance allows for the proposal of 15,302 square feet of outdoor play space.

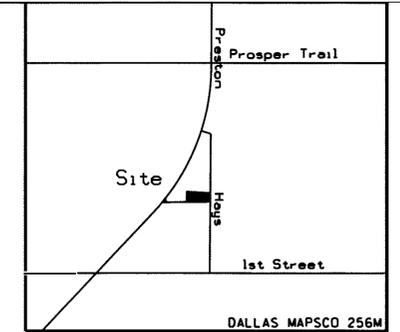
## **-Exhibit C-**

### **Planned Development Standards**

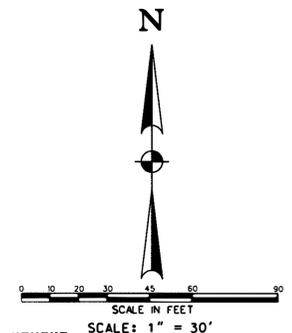
#### **Conformance with the Town's Zoning Ordinance and Subdivision Ordinance:**

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

- A.1 Except as noted below, the Tract shall develop in accordance with the Retail District, as it exists or may be amended.
- A.2 Development Plans
  - 1. Concept Plan: Development shall be in conformance with the attached concept plan, set forth in Exhibit D.
  - 2. Elevations: Development shall be in conformance with the attached elevations, set forth in Exhibit F.
  - 3. Landscape Plan: Development shall be in conformance with the attached landscape plan, set forth in Exhibit G.
  - 4. Outdoor Play Space: Development shall be in conformance with the attached outdoor play space exhibit, set forth in Exhibit H.
- A.3 Uses. Uses shall be permitted in accordance with the Retail District with the exception that only the following uses shall be permitted by right:
  - 1. Child Day Care Center.
- A.4 Regulations
  - 1. The outdoor play space shall be permitted to have dimensions less than thirty (30) feet, as shown in Exhibit H.



VICINITY MAP  
NOT TO SCALE



LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- 610 - EXISTING CONTOUR LINE
- 610 - PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE
- EXISTING WATER FAUCET
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER

DAN CHRISTIE AND KATHY CHRISTIE  
DOCUMENT NO. 2006051000630300,  
O.P.R.C.C.T.

BF-GBT NORTH PRESTON VILLAGE LP  
C/O BRETT BRANTLEY  
DOCUMENT NO. 20160801000995600,  
O.P.R.C.C.T.

John R. Tunney Survey  
Abstract No. 916

John R. Tunney Survey  
Abstract No. 916

600 HAYS ROAD LLC  
DOCUMENT NO. 20150914001163560,  
O.P.R.C.C.T.

ULTIMATE HAYS ROAD  
CROSS SECTION - 37'-0-0"  
S00°45'40"E 155.85'  
(DEED: 501-05-53-E - 155.85')

HIGH POINT  
SELF STORAGE, INC.  
VOL. 6081, PG. 3462,  
D.R.C.C.T.

LOT 1, BLOCK A  
EDGEMON ADDITION  
VOL. P, PG. 378,  
M.R.C.C.T.

OWNERS:  
MA REALTY SERVICES, LLC  
3116 CROSSRIDGE DRIVE  
MCKINNEY, TEXAS 75071

INTERFLOW COMMONS, LLC  
1304 W. WALNUT HILL LANE, STE 212  
IRVING, TEXAS 75083

ENGINEER/APPLICANT:  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLLIE, TEXAS 75098  
MR. RANDALL T. HELMBERGER, P.E.  
(972) 442-7459

EXHIBIT D

CHILDREN'S LIGHTHOUSE LEARNING CENTER  
1.7430 ACRES  
JOHN R. TUNNEY SURVEY, ABSTRACT No. 916  
COLLIN COUNTY - PROSPER, TEXAS

HELMBERGER ASSOCIATES, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERS  
525 BOZMAN ROAD, WYLLIE, TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JULY 2016	1"=30'	EXHIBIT D	1546	C1

State Highway No. 289  
(Preston Road)  
(VARIABLE WIDTH RIGHT-OF-WAY)

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	SANITARY SEWER	REMARKS
DOMESTIC	1"	1 - PROPOSED	6"	
IRRIGATION	1"	1 - PROPOSED	NA	

GENERAL SITE PLAN NOTES

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

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION 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 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 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.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BACK OF CURB.
- TRAFFIC CALMING DEVICES SUBJECT TO STAFF REC. AT TIME OF FINAL SITE PLAN.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AREA

C1  
RADIUS=30.00'  
ARC LENGTH=25.79'  
DELTA=49°14'46"  
CHRD. BRNG. = S86°24'18"E  
CHORD=25.00'

C2  
RADIUS=100.00'  
ARC LENGTH=36.83'  
DELTA=21°06'10"  
CHRD. BRNG. = S89°22'00"W  
CHORD=36.62'

BLOCK A, LOT 1 - CHILDREN'S LIGHTHOUSE PROSPER ADDITION

- ZONING: EXISTING R - RETAIL
- PROPOSED USE: DAY CARE
- PROPERTY AREA: 66,428 SF - 1.53 ACRES (1.66 ACRES GROSS)
- BUILDING AREA: 11,120 SF
- BUILDING HEIGHT: 1 - STORY - 33'
- LOT COVERAGE: 16.72%
- F.A.R. = 11:1
- PARKING REQUIRED: 1 SPACE/10 STUDENTS (216 STUDENTS) = 22 SPACES + 1 SPACE/TEACHER (15 TEACHERS) = 15 SPACES = 37 SPACES TOTAL
- HANDICAP REQUIRED 1 ACCESSIBLE/25 SPACE PROVIDED = 2 ACCESSIBLE
- PARKING PROVIDED: 36 SPACES + 2 ACCESSIBLE = 38 SPACES
- INTERIOR LANDSCAPE REQUIRED: 15 SF/PARKING SPACE = 570 SF  
INTERIOR LANDSCAPE PROVIDED: 58,370 SF  
OPEN SPACE PROVIDED = 7% TOTAL AREA = 4,650 SF  
OPEN SPACE PROVIDED = 10,681 SF
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 34,287 SF
- PLAY AREA REQUIRED = 14,040 SF
- PLAY AREA PROVIDED = 15,302 SF

PLAY AREA WITH DIMENSIONS GREATER THAN 30 FEET = 11,845 SF  
PLAY AREA WITH DIMENSIONS LESS THAN 30 FEET = 3,457 SF

**-Exhibit E-**

**Childrens Lighthouse**

**Development Schedule**

It is anticipated that the construction of Childrens Lighthouse will begin in the winter of 2017, with a completion date of summer 2017.



**SOUTH SIDE ELEVATION**

**TOTAL FACADE AREA = 1,622 SF**  
**WINDOWS & DOORS = 451 SF**  
**NET FACADE AREA = 1,171 SF**  
**01 BRICK AREA = 314 SF (29%)**  
**02 STONE AREA INCLUDING CAST STONE = 727 SF (62%)**  
**SECONDARY MATERIALS = 103 SF (9%)**



**NORTH SIDE ELEVATION**

**TOTAL FACADE AREA = 1,412 SF**  
**WINDOWS & DOORS = 198 SF**  
**NET FACADE AREA = 1,214 SF**  
**01 BRICK AREA = 683 SF (56%)**  
**02 STONE AREA INCLUDING CAST STONE = 411 SF (34%)**  
**SECONDARY MATERIALS = 120 SF (10%)**



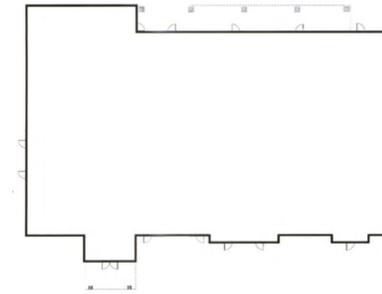
**EAST SIDE ELEVATION**

**TOTAL FACADE AREA = 1,055 SF**  
**WINDOWS & DOORS = 163 SF**  
**NET FACADE AREA = 892 SF**  
**01 BRICK AREA = 533 SF (60%)**  
**02 STONE AREA INCLUDING CAST STONE = 272 SF (31%)**  
**SECONDARY MATERIALS = 87 SF (9%)**



**WEST SIDE ELEVATION**

**TOTAL FACADE AREA = 1,148 SF**  
**WINDOWS & DOORS = 138 SF**  
**NET FACADE AREA = 1,010 SF**  
**01 BRICK AREA = 530 SF (53%)**  
**02 STONE AREA INCLUDING CAST STONE = 375 SF (37%)**  
**SECONDARY MATERIALS = 105 SF (10%)**



**KEY PLAN**

**MATERIAL LEGEND**

- 01 KING SIZE BRICK BY ACME BRICK COMPANY CHURCHILL (GENERAL COLOR- BROWN/ BEIGE)
- 02 ACME NATURAL STONE ANTIQUE- CHOPPED LUEDERS (GENERAL COLOR- BEIGE)
- 03 STUCCO PLASTER FINISH/FASCIA TRIM COLOR- SHERWIN WILLIAMS (7042) SHOJI WHITE
- 04 ASPHALT SHINGLES BY CERTAINTED INDEPENDENCE IN HEATHERBLEND OR EQUAL (GENERAL COLOR- BRWON/GREY)
- 05 PRE-FABRICATED LIGHTHOUSE FEATURE AND METAL ROOF BERRIDGE STANDARD METAL COLOR- BURGUNDY

**GENERAL NOTES**

1. THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM BUILDING INSPECTION DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS & LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10%) PERCENT.

DRAWN: CHILDREN'S LIGHTHOUSE LEARNING CENTER  
 12112 ABERNATHY CIRCLE  
 MCKINNEY, TEXAS 75071  
 (972) 292-1992

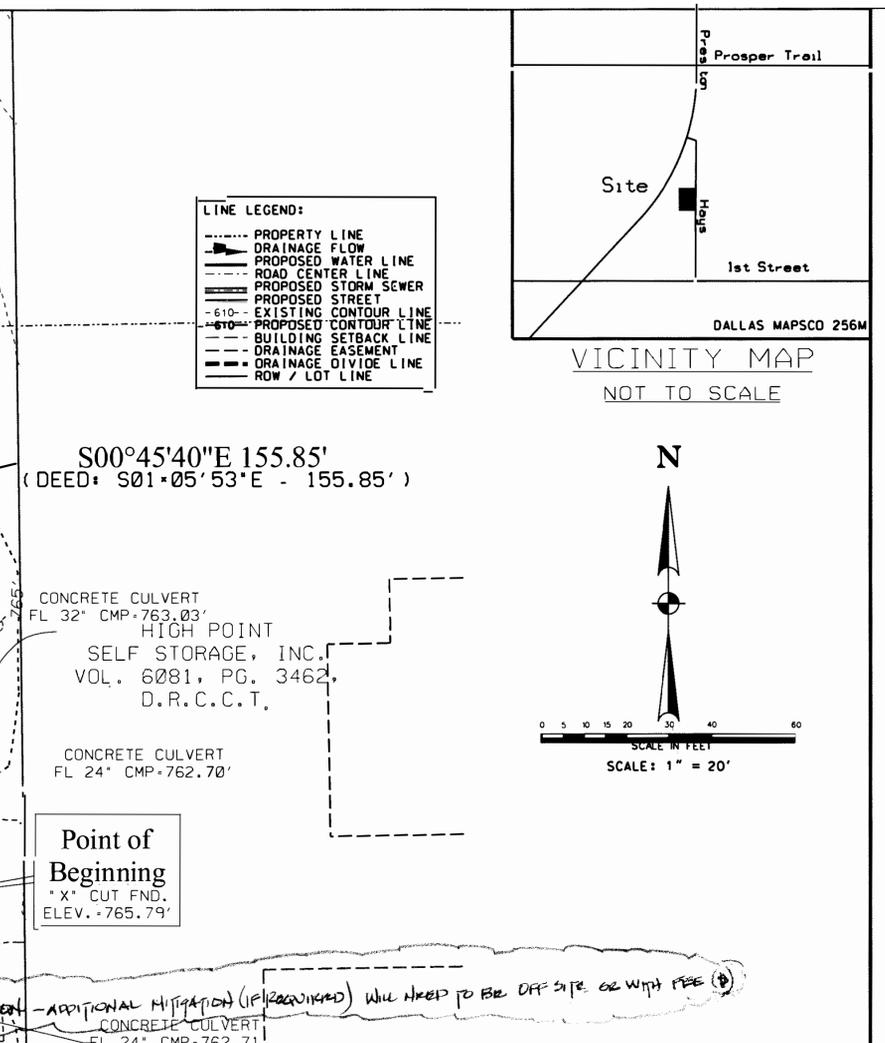
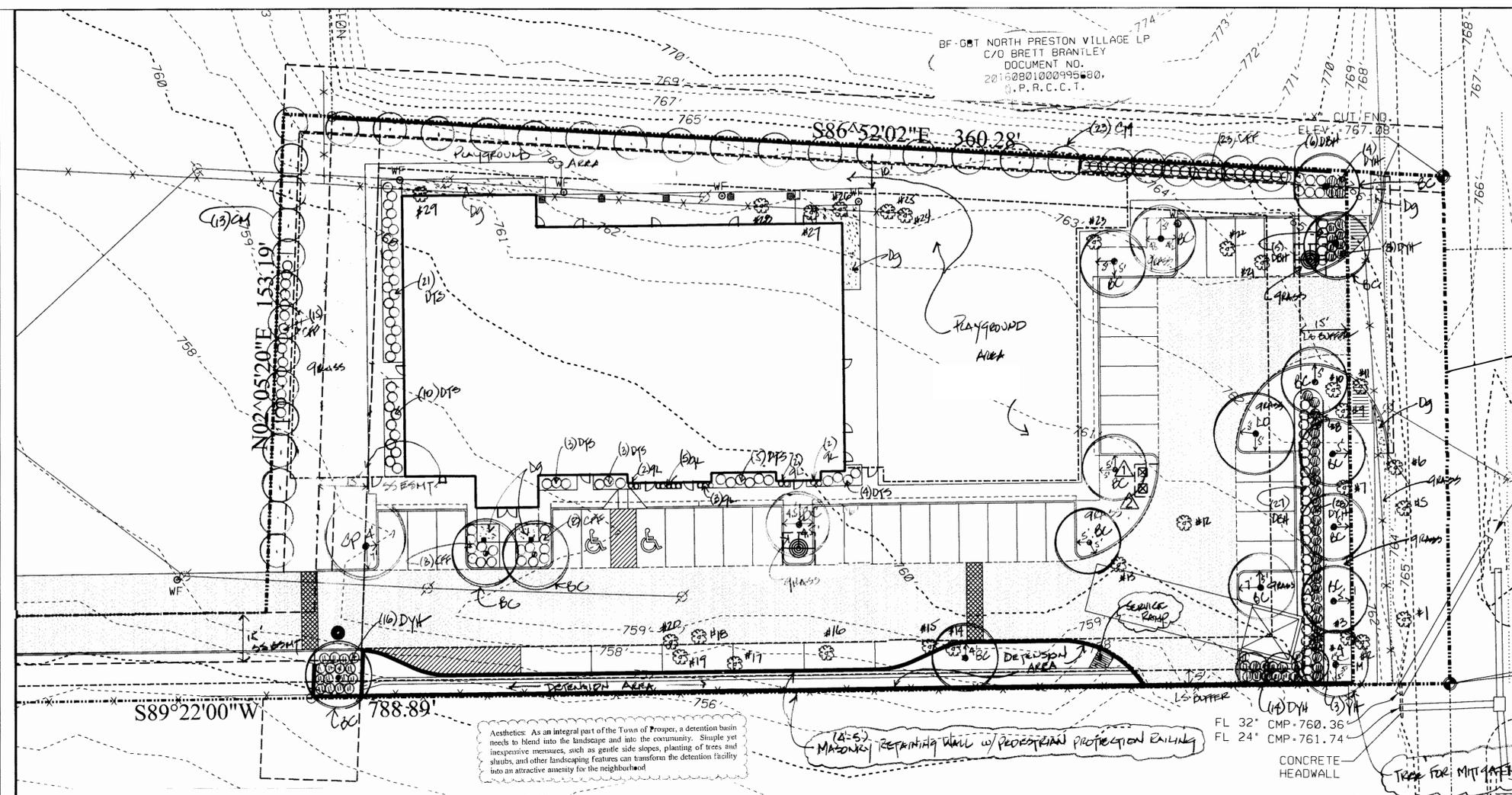
ENGINEER/APPLICANT:  
 HILMBERGER ASSOCIATES, INC.  
 5525 BOZMAN ROAD  
 STE. B RICHARD, TEXAS 75086  
 WWW.HILMBERGER.COM  
 (972) 442-7459

TOWN OF PROSPER CASE #216-0020

**FACADE PLAN ( EXHIBIT- F )**

CHILDREN'S LIGHTHOUSE LEARNING CENTER  
 1.7430 ACRES  
 JOHN R. TUNNEY SURVEY, ABSTRACT No. 916  
 COLLIN COUNTY - PROSPER, TEXAS

DATE	DESCRIPTION	SCALE	NO.	BY	CHK.
08/13/2023	REVISED	AS SHOWN	1	JR	JR



**LINE LEGEND:**

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

S00°45'40"E 155.85'  
(DEED: S01°05'53"E - 155.85')

CONCRETE CULVERT  
FL 32" CMP-763.03'  
HIGH POINT  
SELF STORAGE, INC.  
VOL. 6081, PG. 3462,  
D.R.C.C.T.

CONCRETE CULVERT  
FL 24" CMP-762.70'

Point of Beginning  
X' CUT FND.  
ELEV. -765.79'

CONCRETE CULVERT  
FL 24" CMP-762.71'

ADDITIONAL MITIGATION (IF REQUIRED) WILL NEED TO BE OFF SITE OR WITH FEE

TREE #	TREE SPECIES	CALIPER (INCHES)	PROTECTED (Y/N)	REMOVED (Y/N)	CONDITION OF TREE / COMMENTS
1	HACKBERRY	14	N	Y	POOR
2	BOIS D ARC	20	N	Y	FAIR
3	HACKBERRY	30	N	Y	GOOD
4	HACKBERRY	15	N	Y	POOR
5	HACKBERRY	13	N	Y	POOR
6	RED CEDAR	7	N	Y	GOOD
7	BOIS D ARC	45	N	Y	CLUSTER
8	HACKBERRY	18	N	Y	POOR
9	HACKBERRY	15	N	Y	GOOD
10	HACKBERRY	10	N	Y	POOR
11	HACKBERRY	28	N	Y	GOOD
12	WILLOW	14	N	Y	FAIR BROKEN LIMBS
13	WILLOW	18	N	Y	FAIR BROKEN LIMBS
14	HACKBERRY	8	N	Y	POOR
15	HACKBERRY	56	N	Y	CLUSTER
16	HACKBERRY	14	N	Y	GOOD
17	BOIS D ARC	14	N	Y	FAIR
18	HACKBERRY	22	N	Y	GOOD
19	BOIS D ARC	7	N	Y	GOOD
20	HACKBERRY	14	N	Y	GOOD
21	HACKBERRY	6.5	N	Y	GOOD
22	HACKBERRY	10	N	Y	GOOD
23	HACKBERRY	5.8	N	Y	GOOD
24	HACKBERRY	11	N	Y	POOR
25	HACKBERRY	6	N	Y	POOR
26	HACKBERRY	7	N	Y	POOR
27	HACKBERRY	7	N	Y	POOR
28	ELM	5.5	N	Y	GOOD
29	HACKBERRY	6	N	Y	POOR
30	HACKBERRY	22	N	Y	FAIR
31	HACKBERRY	8	N	Y	GOOD
32	HACKBERRY	18	N	Y	GOOD
33	HACKBERRY	8	N	Y	GOOD
34	HACKBERRY	15	N	Y	GOOD
35	HACKBERRY	12	N	Y	FAIR
36	RED BUD	6	N	Y	GOOD
37	SOAPBERRY	12	Y	Y	FAIR
38	SOAPBERRY	6	N	Y	GOOD
39	HACKBERRY	7	N	Y	GOOD
40	BOIS D ARC	18	N	Y	POOR
41	HACKBERRY	16	N	Y	POOR
42	HACKBERRY	22	N	Y	POOR
43	HACKBERRY	9	N	Y	GOOD
44	HACKBERRY	15	N	Y	POOR
45	HACKBERRY	12	N	Y	POOR
46	HACKBERRY	18	N	Y	POOR

**LANDSCAPE NOTES:**  
Grass to be Hydromulch Bermuda or solid sod 419 Bermuda. Check with the Town of Prosper to determine how to apply turf grass during water restrictions.

All landscape areas are to be watered by a fully automatic irrigation system including rain and freeze sensors as per Town of Prosper and TEC codes.

Grass and bed areas are to be separated by 14 gauge metal edging.

Contractor is to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum except Waterpines Boxwood which needs 3" radius clearance free of mulch or soil over surface roots, or stem rot may occur.

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by Town of Prosper.

**LANDSCAPING REQUIREMENTS:**  
Landscape Perimeter:  
Hays Road: 155.85' (1-3" caliper large tree and 1.5-5 gallon shrubs per 30 linear feet of street frontage)

North: 315.84' (5' buffer, 1 small tree and 1-5 gallon shrub per 15 linear feet)  
Small Trees Required: 21  
Shrubs Provided: 78

South: 323.37' (5' buffer, 1 small tree and 1-5 gallon shrub per 15 linear feet)  
Small Trees Required: 22  
Shrubs Provided: 78

West: 178.84' (5' buffer, 1 small tree and 1-5 gallon shrub per 15 linear feet)  
Small Trees Required: 12  
Shrubs Provided: 12

Parking Lot Screening: Provided  
Interior Parking Lot: 38 spaces (15 s.f. space required, 570 s.f. landscaping)  
Required: 570 s.f.  
Provided: 570 s.f.

No tree further than 150 linear feet from a parking space provided.  
Building Landscaping: N/A

I, \_\_\_\_\_ being a Landscape Architect or Arborist attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown.

**TOWN OF PROSPER NOTES**

**MAINTENANCE:** The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this Ordinance. All plant material shall be perpetually maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials that do shall be replaced by property owner, tenant or agent with plant material of similar variety and size, within thirty (30) days of notification by the Town or a date approved by the Town.

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the trunk flare.
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial to plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas. 21) All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to, manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

PLANT	PLANT NAME	SIZE	SPACING	HEIGHT	QUANTITY
DBH	Dwarf Barberry (Hortensia cordata barberry)	3" cal	36"	24"	38
DYH	Dwarf Yucca (Yucca filamentosa)	3" cal	36"	14"	70
DFP	Chinese Pistachio (Pistacia chinensis)	3" cal	36"	14"	54
DTS	Dwarf Texas Sage (Leucophyllum frutescens)	3" cal	36"	14"	48
GL	Giant Lily (Lilium reginae)	3" cal	36"	12"	14
DM	Orange Mistle (Cassipouira ruga tuberculata)	3" cal	36"	7-8"	36
YH	Yucca Holly (Yucca hollyana)	3" cal	36"	7-8"	3
LO	Live Oak (Quercus virginiana)	3" cal	36"	12"	1
BC	Bald Cypress (Taxodium distichum)	3" cal	36"	12"	17
CP	Chinese Pistachio (Pistacia chinensis)	3" cal	36"	12"	1

EXHIBIT G

TOWN OF PROSPER CASE #216-0020

**OWNERS:**  
MA REALTY SERVICES, LLC  
3116 CROSSRIDGE DRIVE  
IRVING, TEXAS 75038

**INTERFLOW COMMONS, LLC**  
1304 W. WALNUT HILL LANE, STE 212  
IRVING, TEXAS 75083

**ENGINEER/APPLICANT:**  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLIE, TEXAS 75098  
MR. RANDALL T. HELMBERGER, P.E.  
(972) 442-7459

**LANDSCAPE PLAN**

CHILDREN'S LIGHTHOUSE LEARNING CENTER

1.7430 ACRES

JOHN R. TUNNEY SURVEY, ABSTRACT No. 916

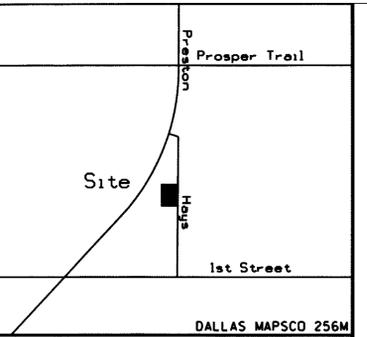
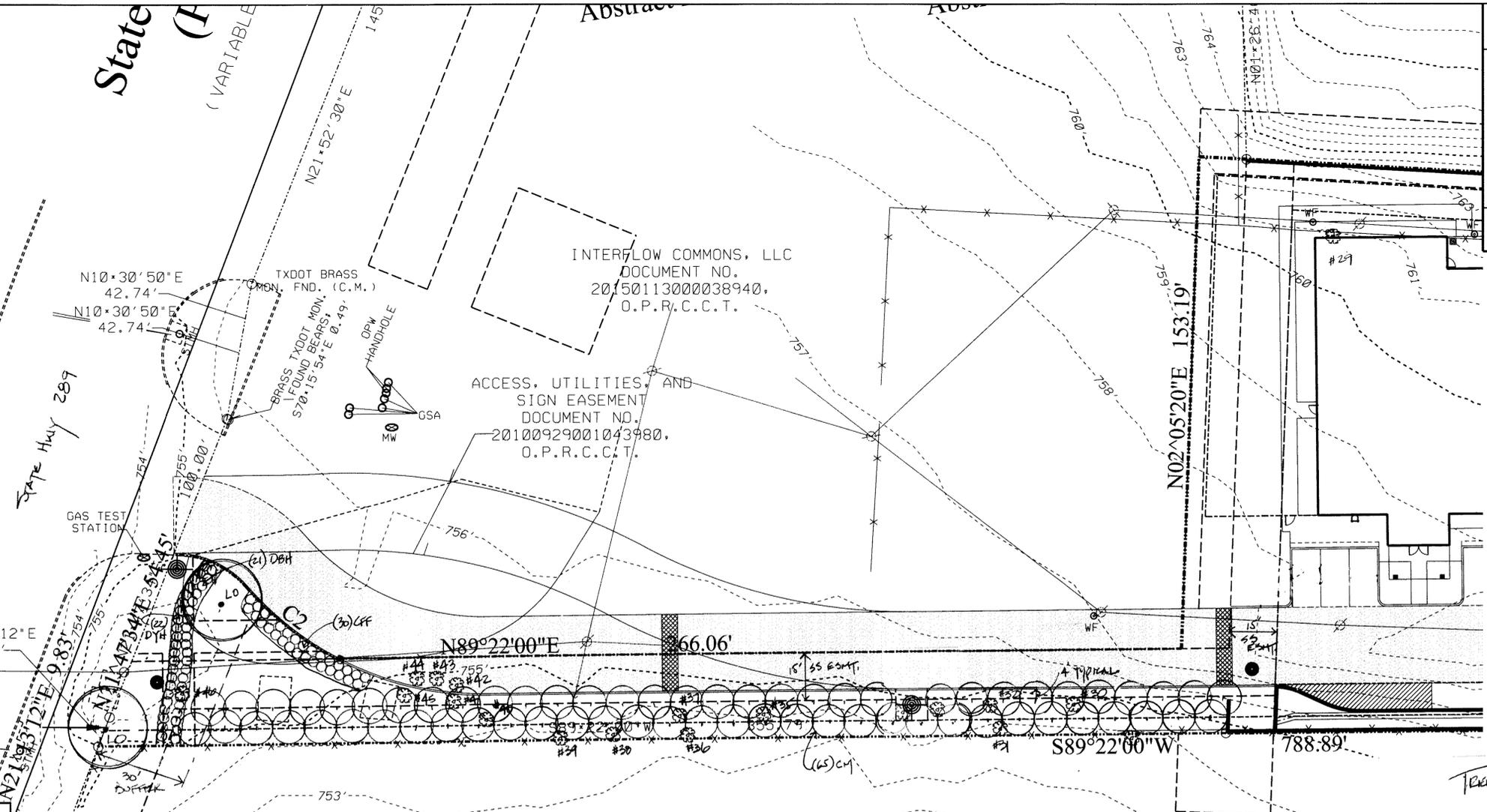
COLLIN COUNTY - PROSPER, TEXAS

**SHARP LANDSCAPES**  
1129 HUNTINGTON DRIVE, RICHARDSON, TEXAS 75080  
BILL SHARP - 972-970-6172

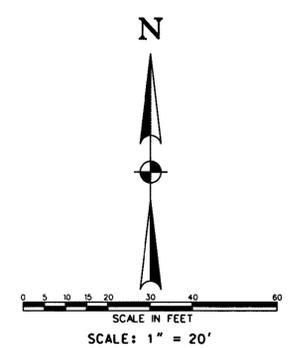
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JULY 2016	1"-20'	LANDSCAPE	1546	L1

TOP MH=754.90'  
FL 36" RCP (NE)=746.39'  
FL 48" RCP (SW)=745.95'

TOP MH=751.74'  
FL 48" RCP (NE)=742.49'  
FL 48" RCP (SW)=742.39'



VICINITY MAP  
NOT TO SCALE



TREE #	TREE SPECIES	CALIPER (INCHES)	PROTECTED (Y/N)	REMOVED (Y/N)	CONDITION OF TREE / COMMENTS
1	HACKBERRY	14	N	Y	POOR
2	BOIS D'ARC	20	N	Y	FAIR
3	HACKBERRY	30	N	Y	GOOD
4	HACKBERRY	15	N	Y	POOR
5	HACKBERRY	13	N	Y	POOR
6	RED CEDAR	7	N	Y	GOOD
7	BOIS D'ARC	45	N	Y	CLUSTER
8	HACKBERRY	18	N	Y	POOR
9	HACKBERRY	15	N	Y	GOOD
10	HACKBERRY	10	N	Y	POOR
11	HACKBERRY	28	N	Y	GOOD
12	WILLOW	14	N	Y	FAIR BROKEN LIMBS
13	WILLOW	18	N	Y	FAIR BROKEN LIMBS
14	HACKBERRY	8	N	Y	POOR
15	HACKBERRY	56	N	Y	CLUSTER
16	HACKBERRY	14	N	Y	GOOD
17	BOIS D'ARC	14	N	Y	FAIR
18	HACKBERRY	22	N	Y	GOOD
19	BOIS D'ARC	7	N	Y	GOOD
20	HACKBERRY	14	N	Y	GOOD
21	HACKBERRY	6.5	N	Y	GOOD
22	HACKBERRY	10	N	Y	GOOD
23	HACKBERRY	5.8	N	Y	GOOD
24	HACKBERRY	11	N	Y	POOR
25	HACKBERRY	6	N	Y	POOR
26	HACKBERRY	7	N	Y	POOR
27	HACKBERRY	7	N	Y	POOR
28	ELM	5.5	N	Y	GOOD
29	HACKBERRY	6	N	Y	POOR
30	HACKBERRY	22	N	Y	FAIR
31	HACKBERRY	8	N	Y	GOOD
32	HACKBERRY	18	N	Y	GOOD
33	HACKBERRY	8	N	Y	GOOD
34	HACKBERRY	15	N	Y	GOOD
35	HACKBERRY	12	N	Y	FAIR
36	RED BUD	6	N	Y	GOOD
37	SOAPBERRY	12	Y	Y	FAIR
38	SOAPBERRY	6	N	Y	GOOD
39	HACKBERRY	7	N	Y	GOOD
40	BOIS D'ARC	18	N	Y	POOR
41	HACKBERRY	16	N	Y	POOR
42	HACKBERRY	22	N	Y	POOR
43	HACKBERRY	9	N	Y	GOOD
44	HACKBERRY	15	N	Y	POOR
45	HACKBERRY	12	N	Y	POOR
46	HACKBERRY	18	N	Y	POOR

**LANDSCAPE NOTES:**

Grass to be Hydromulch Bermuda or solid sod 419 Bermuda. Check with the Town of Prosper to determine how to apply turf grass during water restrictions.

All landscape areas are to be watered by a fully automatic irrigation system including rain and freeze sensors as per Town of Prosper and TECQ codes.

Grass and bed areas are to be separated by 14 gauge metal edging.

Contractor is to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum) except *Wintergreen Boxwood*, which needs 3" radius clearance free of mulch or soil over surface roots, or stem rot may occur.

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by Town of Prosper.

**LANDSCAPING REQUIREMENTS:**

Landscape Perimeter:  
SH 289: 65' (1-3" caliper large tree and 1.5- 5 gallon shrubs per 30 linear feet of street frontage)

- Trees Required: 2
  - Trees Provided: 3
  - Shrubs Required: 43
  - Shrubs Provided: 43
- South: 355.79' (5' buffer, 1 small tree and 1- 5 gallon shrub per 15 linear feet)
- Trees Required: 24
  - Trees Provided: 24
  - Shrubs Required: 24
  - Shrubs Provided: (use 8 from Hays end) 24
- North: 355.79' (5' buffer, 1 small tree and 1- 5 gallon shrub per 15 linear feet)
- Trees Required: 24
  - Trees Provided: (provided in south buffer) 24
  - Shrubs Required: 24
  - Shrubs Provided: (use 10 extra provided along 289 remainder in south buffer) 24

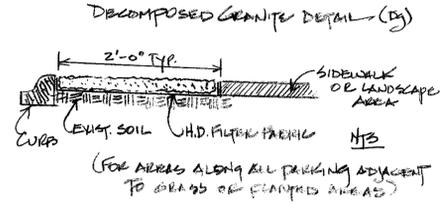
Building Landscaping: N/A

I, \_\_\_\_\_, being a Landscape Architect or Arborist attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown.

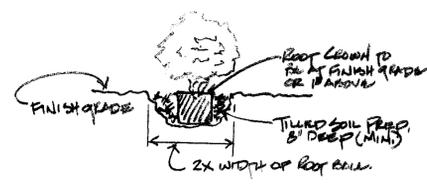
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AREA

SEE SHEET L-1 FOR TOWN OF PROSPER NOTES



**SHRUB PLANTING DETAIL**



**TREE PLANTING DETAIL**

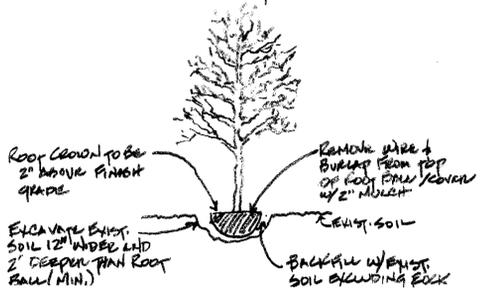


EXHIBIT "G"  
TOWN OF PROSPER CASE #216-0020

LANDSCAPE PLAN					
CHILDREN'S LIGHTHOUSE LEARNING CENTER					
1.7430 ACRES					
JOHN R. TUNNEY SURVEY, ABSTRACT No. 916					
COLLIN COUNTY - PROSPER, TEXAS					
<b>SHARP LANDSCAPES</b>					
1129 HUNTINGTON DRIVE, RICHARDSON, TEXAS 75080					
DILL SHARP - 972-970-6172					
DESIGN	DRAWN	DATE	SCALE	NOTES	NO.
HELM.	CAOD	JULY 2016	1\"/>		

**State Highway No. 289  
(Preston Road)**  
(VARIABLE WIDTH RIGHT-OF-WAY)

DAN CHRISTIE AND  
KATHY CHRISTIE  
DOCUMENT NO.  
2006051000630300,  
O.P.R.C.C.T.

CURRENT ZONING  
SF-15 SINGLE FAMILY  
CURRENT LAND USE  
OFFICE BUILDING  
FUTURE LAND USE  
RETAIL AND  
NEIGHBORHOOD SERVICES

BF-GBT NORTH PRESTON VILLAGE LP  
C/O BRETT BRANTLEY  
DOCUMENT NO.  
20160801000995680,  
O.P.R.C.C.T.

**LINE LEGEND:**

- PROPERTY LINE
- - - DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- 610- EXISTING CONTOUR LINE
- 610- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE
- EXISTING WATER FAUCET
- \* \* \* EXISTING FENCE
- EXISTING POWER POLE
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER

CURRENT ZONING  
RETAIL  
CURRENT LAND USE  
TREE FARM  
FUTURE LAND USE  
RETAIL AND  
NEIGHBORHOOD SERVICES

600 HAYS ROAD LLC  
DOCUMENT NO.  
20150914001163560,  
O.P.R.C.C.T.

CURRENT ZONING  
PD-58  
PLANNED DEVELOPMENT  
BASED ON PFE  
CURRENT LAND USE  
EXISTING MANUFACTURING  
FUTURE LAND USE  
LOW DENSITY  
RESIDENTIAL

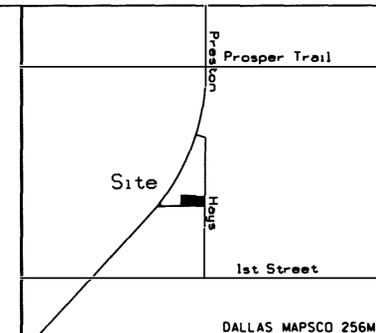
S00°45'40"E 155.85'  
(DEED: S01-05'53"E - 155.85')

HIGH POINT  
SELF STORAGE, INC.  
VOL. 6081, PG. 3462,  
D.R.C.C.T.

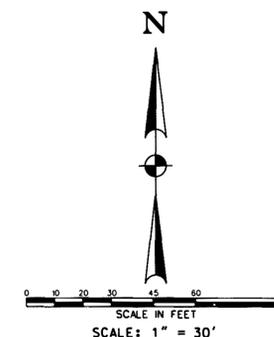
CURRENT ZONING  
A-AGRICULTURE  
CURRENT LAND USE  
STORAGE FACILITY  
FUTURE LAND USE  
LOW DENSITY  
RESIDENTIAL

LOT 1, BLOCK A  
EDGEMOON ADDITION  
VOL. P. PG. 378,  
M.R.C.C.T.

CURRENT ZONING  
A-AGRICULTURE  
CURRENT LAND USE  
CONSTRUCTION YARD  
FUTURE LAND USE  
LOW DENSITY  
RESIDENTIAL



**VICINITY MAP**  
NOT TO SCALE



John R. Tunney Survey  
Abstract No. 916

John R. Tunney Survey  
Abstract No. 916

CURRENT ZONING  
R-RETAIL  
CURRENT LAND USE  
CONVENIENCE STORE

CURRENT ZONING  
O-OFFICE  
CURRENT LAND USE  
VACANT

PLAY AREA WITH DIMENSIONS  
GREATER THAN 30 FEET

NARROWEST  
DIMENSION OF  
20 FEET

PLAY AREA WITH  
DIMENSIONS  
GREATER THAN 30 FEET

REQUESTED ZONING LIMIT

REQUESTED ZONING LIMIT

INTERFLOW COMMONS, LLC  
DOCUMENT NO.  
20150113000038940,  
J.P.R.C.C.T.

ACCESS, UTILITIES, AND  
SIGN EASEMENT  
DOCUMENT NO.  
20100929001043960,  
O.P.R.C.C.T.

PLAY AREA WITH  
DIMENSIONS  
LESS THAN 30 FEET

7,653 SF

N02°05'20"E 153.19'

4,192 SF

S86°52'02"E 360.28'

3,457 SF

REQUESTED ZONING LIMIT

EXISTING ZONING LIMIT

PLAY AREA REQUIRED = 14,040 SF  
PLAY AREA PROVIDED  
PLAY AREA WITH DIMENSIONS GREATER THAN 30 FEET = 11,845 SF  
PLAY AREA WITH DIMENSIONS LESS THAN 30 FEET = 3,457 SF  
TOTAL PLAY AREA PROVIDED = 15,302 SF

BLUE STAR LAND, L.P.  
VOL. 4421, PG. 1264,  
D.R.C.C.T.

C1  
RADIUS=30.00'  
ARC LENGTH=25.79'  
DELTA=49°14'46"  
CHRD. BRNG.=S66°24'18"E  
CHORD=25.00'  
C2  
RADIUS=100.00'  
ARC LENGTH=36.83'  
DELTA=21°06'10"  
CHRD. BRNG.=S52°20'00"E  
CHORD=36.62'

1. ZONING: EXISTING: R - RETAIL AND O - OFFICE

NO PORTION OF THIS SITE IS LOCATED  
WITHIN THE 100 YEAR FLOODPLAIN AREA

TOWN OF PROSPER CASE \*Z16-0020

OWNERS:  
MA REALTY SERVICES, LLC  
3116 CROSSRIDGE DRIVE  
MCKINNEY, TEXAS 75071

INTERFLOW COMMONS, LLC  
1304 W. WALNUT HILL LANE, STE 212  
IRVING, TEXAS 75083

ENGINEER/APPLICANT:  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLIE, TEXAS 75098  
MR. RANDALL T. HELMBERGER, P.E.  
(972) 442-7459

**EXHIBIT H**

CHILDREN'S LIGHTHOUSE LEARNING CENTER

1.7430 ACRES

JOHN R. TUNNEY SURVEY, ABSTRACT No. 916

COLLIN COUNTY - PROSPER, TEXAS

TYPE REGISTRATION NO. F-000756 **H** HELMBERGER ASSOCIATES, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERS  
1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JULY 2016	1"=30'	EXHIBIT H	1546	C1



*Prosper is a place where everyone matters.*

## RESULTS

### AGENDA

**Meeting of the Prosper Town Council**  
Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, September 13, 2016  
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. Presentations.
  - Presentation of a Proclamation to members of the Preston Ridge Chapter of the Daughters of the American Revolution declaring September 17-23, 2016, as *Constitution Week*. **(RB)**
  - Presentation of the “Fit-Friendly Worksite” Gold Achievement Award to the Town of Prosper by representatives from the American Heart Association. **(BR)**

5. **CONSENT AGENDA: All items approved, 6-0**

(Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.)

5a. Consider and act upon minutes from the following Town Council meetings. **(RB)**

- Regular Meeting – August 23, 2016

5b. Receive the July 2016 Financial Report. **(BP)**

5c. Consider and act upon the appointment of a Municipal Judge, and authorize the Mayor to execute an agreement for same. **(RB)**

5d. Consider and act upon awarding RFP No. 2016-64-A to McConnell & Jones LLP, related to financial audit services; and authorizing the Town Manager to execute the engagement letter for same. **(JC)**

6. **CITIZEN COMMENTS:**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Meeting Appearance Card” and present it to the Town Secretary prior to the meeting.

## RESULTS

### REGULAR AGENDA:

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. 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 Mayor and Town Council.

### PUBLIC HEARINGS:

7. Conduct a Public Hearing and consider and act upon an ordinance rezoning 0.5± acre, located at 704 E. First Street, 215± feet west of Craig Road, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0015). **(JW) Approved, 6-0**
8. Conduct a Public Hearing and consider and act upon an ordinance amending Chapter 3, Permitted Uses and Definitions of the Zoning Ordinance regarding variances for distance requirements for Alcoholic Beverages. (Z16-0017). **(JW) Approved, 6-0**
9. Conduct a Public Hearing to consider and discuss the FY 2016-2017 Budget, as proposed. **(HJ) No action required**
10. Conduct a Public Hearing to consider and discuss a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 8.6 percent. **(HJ) No action required**

### DEPARTMENT ITEMS:

11. Consider and act upon an ordinance amending Section 4.02, "Alcoholic Beverages," of Chapter 4, "Business Regulations," of the Town's Code of Ordinances by establishing a process for considering a variance to the distance requirement between establishments which sell alcoholic beverages and hospitals, schools, and churches; and amending Appendix A, "Fee Schedule," of the Town's Code of Ordinances by establishing an application fee for the consideration of a variance to the distance requirements between establishments which sell alcoholic beverages and hospitals, schools, and churches. (MD16-0011) **(JW) Approved, 6-0**
12. Consider and act upon approving the peaking factor to use in developing the Water System Capital Improvement Plan in the 2016 Impact Fee/CIP update. **(HW) Approved, 6-0**
13. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Weir and Associates, Inc., and the Town of Prosper, Texas, related to the Downtown Enhancements (Broadway) project. **(MB) Approved, 6-0**

## RESULTS

### 14. EXECUTIVE SESSION:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

**14a.** *Section 551.087 – To discuss and consider economic development incentives.*

**14b.** *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

**14c.** *Section 551.074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*

15. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

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

- Fire Station No. 2 Update **(RT)**
- Charter Amendment Update. **(RB)**

17. Adjourn.