



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 21, 2020, 6:00 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 January 7, 2020, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Site Plan for a retail/office development (Windmill Hill), on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D18-0053).

3c. Consider and act upon a Conveyance Plat for Windmill Hill, Block A, Lots 1-3, on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0004).

3d. Consider and act upon a Site Plan an office development (Windmill Hill), on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0081).

3e. Consider and act upon a Final Plat for Windmill Hill, Block A, Lot 1, on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0082).

3f. Consider and act upon a Site Plan for a Multi-tenant retail/restaurant building in Gates of Prosper, Phase 2, on 1.4± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0116).

3g. Consider and act upon a Site Plan for a restaurant (Longhorn Steakhouse) in Gates of Prosper, Phase 2, on 2.1± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0117).

3h. Consider and act upon a Final Plat for Old Rosebud Lane Bridge Right-of-Way, in Windsong Ranch, on 0.7± acres, located on the west side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D19-0126).

REGULAR AGENDA

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

4. Consider and act upon a request to update the Planned Development-93 (PD-93) Conceptual Development and Landscape Plans for Windmill Hill, on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).
5. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Low Density Single Family to Tollway District, generally located on the north side of Prosper Trail, west of Shawnee Trail. (CA19-0005).
[Companion Case Z19-0024]
6. Conduct a Public Hearing, and consider and act upon a request to rezone 3.4± acres from Agricultural (A) to Office (O) and 5.6± acres from Agricultural (A) to Single Family-15 (SF-15), located on the north side of Prosper Trail, west of Shawnee Trail. (Z19-0024).
[Companion Case CA19-0005]
7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
8. 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 at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, January 17, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Deputy Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 7, 2020, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Amy Bartley, Joe Grinstead, Chris Kern, and Chris Long.

Commissioners absent: Sarah Peterson.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the December 3, 2019, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Site Plan for a multi-tenant retail/restaurant building, on 1.9± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D19-0105).

3c. Consider and act upon a Replat for Whispering Farms Commercial Center, Block A, Lot 4R-C1, on 1.9± acres, located on the southeast corner of Prosper Trail and Coit Road. The property is zoned Planned Development-5 (PD-5). (D19-0106).

Motion by Daniel, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-91 (PD-91), for Cook Children’s North Campus, on 23.7± acres, located on the northeast corner of US 380 and Windsong Parkway, to modify the concept plans to accommodate an increased hospital size and modified parking. (Z19-0021).

Ingalls: Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

Jason Williamson (Applicant): Provided information regarding the proposed request, noting construction scheduled to commence in Spring 2020, with completion by Fall 2022.

There being no additional speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Grinstead, seconded by Bartley, to approve Item 4. Motion approved 6-0.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 0.6± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street. (Z19-0022).

Ingalls: Summarized the request and presented exhibits provided by the applicant.

Chairman Cotten opened the Public Hearing.

Juan Vasquez (Applicant): Provided information regarding the proposed request.

Landon Day (Property Owner): Provided information regarding proposed architectural style and sizes of the proposed dwellings.

There being no additional speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motioned by Long, seconded by Grinstead, to approve Item 5. Motion approved 6-0.

6. Conduct a Public Hearing, and consider and act upon a request to rezone 2.1± acres from Single Family-15 (SF-15) to Planned Development-Downtown Office (PD-DTO), located on the north side of Broadway Street, west of Craig Road. (Z19-0023).

Glushko: Summarized the request and presented exhibits provided by the applicant, indicating support for the proposed land use. Noted staff concerns regarding the proposed parking located in front of the existing structure and the reduced landscape setbacks and drive aisle.

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Provided information regarding the proposed request and parking orientation. Noted the proposed number of employees, parking needs, and anticipated traffic volume. Informed the existing landscaping along the southern property line would remain.

Warren Fitch (Northern Adjacent Resident, 604 E. Fifth Street): Inquired about the proposed screening along the northern property line, and requested a minimum eight-foot (8') screening fence.

Moore: Agreed to the installation of a minimum eight-foot (8') screening fence along the north side of the property.

There being no additional speakers, the Public Hearing was closed.

Commissioner voiced support for the request.

Motioned by Bartley, seconded by Long, to approve Item 6. Motion approved 6-0, subject to the installation of a minimum eight-foot (8') screening fence along the north side of the property in accordance with the screening requirements of the Zoning Ordinance.

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

Glushko: Provided a summary of recent action taken by Town Council.

Secretary Bartley announced her resignation from the Planning & Zoning Commission.

- 8. Adjourn.**

Motion by Long, second by Grinstead, to adjourn. Motion approved 6-0 at 6:47 p.m.

Evelyn Mendez, Planning Technician



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail/office development (Windmill Hill), on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D18-0053).

Description of Agenda Item:

A Preliminary Site Plan for Windmill Hill was originally approved by the Planning & Zoning Commission at their January 15, 2019, meeting. Since that time, the applicant has proposed a reconfiguration of the site layout.

The Preliminary Site Plan shows a total of fourteen (14) office and retail buildings, totaling 111,391 square feet, on three (3) lots. Access is provided from Craig Road, Broadway Street, and Preston Road. The Preliminary Site Plan conforms to the PD-93 development standards.

As companion items, the Conveyance Plat (D19-0004), Site Plan (D19-0081), Final Plat (D19-0082), and the request to update PD-93 exhibits for Windmill Hill, are on the January 21, 2020, agenda.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Staff Recommendation:

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

1. Planning & Zoning Commission approval of the associated PD-93 Exhibit Amendments.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
4. Town staff approval of driveway ingress and egress plans.



FIFTH ST

BROADWAY ST

PRESTON RD

D18-0053

FIELD ST

THIRD ST

CRAIG RD

FIELD ST

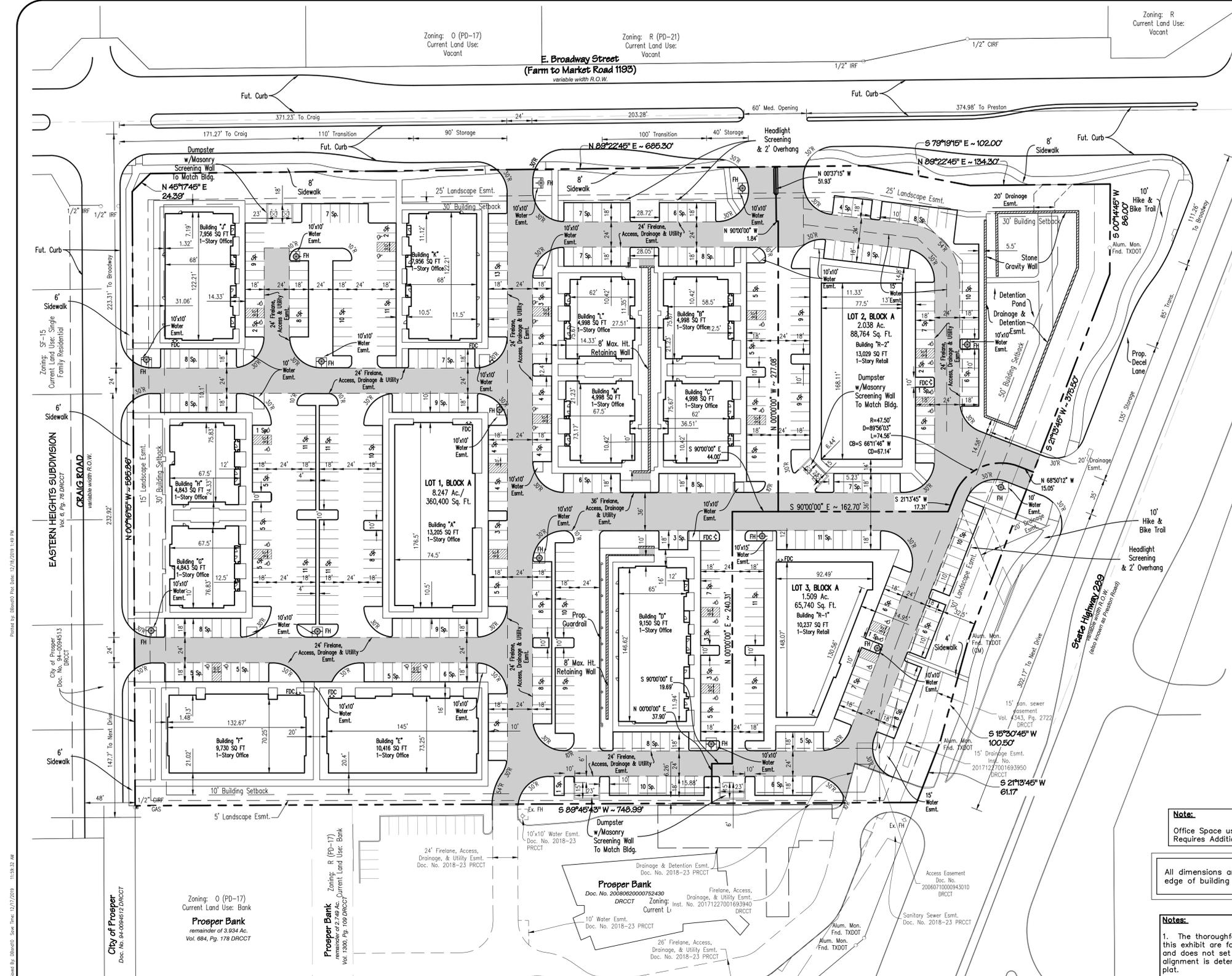
LANE ST

FIRST ST

WILLOW RIDGE DR

WILLOWGATE DR





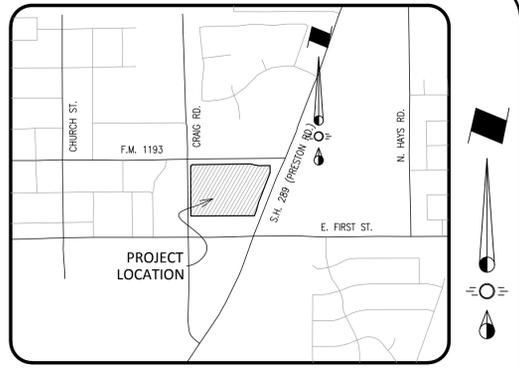
- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/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 uniform 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 five (5') in width along collectors and 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.
 - 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.
 - The approval of a site plan shall be effective for a period of twenty four (24) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with any preliminary site plan for the property, is null and void.

Note:
Office Space used for Medical Purposes Requires Additional Parking.

All dimensions are to face of curb or edge of building unless otherwise noted.

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - No 100 year FEMA floodplain exists onsite.
 - Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS & UTILITY EASEMENT
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
 - POWER POLE
 - ⊕ LIGHT POLE/STANDARD
 - ⊙ GUY WIRE ANCHOR
 - ⊖ BOLLARD
 - ⊕ SIGNPOST
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊙ EXISTING FIRE HYDRANT



SITE DATA

Lot 1, Block A	Lot 2, Block A
Zoning: PD-93 Office/Retail	PD-93 Office/Retail
Proposed Use: Office/Retail	Office/Retail
Lot Area: 8,247 Ac. (360,400 Sq. Ft.)	2,038 Ac. (88,764 Sq. Ft.)
Building Area: 88,125 Sq. Ft. Total	13,029 Sq. Ft. Total
Building Height: 1 Story, 40' Max.	1 Story, 40' Max.
Lot Coverage: 24.45%	14.68%
Floor Area Ratio: 0.2445:1	0.1468:1
Parking Required: Office (1:350) 88,125 Sq. Ft.=252 Sp.	Retail (1:250) 13,029 Sq. Ft.=53 Sp.
Total Parking Provided: 384 Sp. (Incl. 25 HC)	78 Sp. (Incl. 4 HC)
Total Impervious Surface: 192,258 Sq. Ft.	33,440 Sq. Ft.
Required Open Space (7%): 73,994 Sq. Ft.	6,213 Sq. Ft.
Provided Open Space: 15 Sq. Ft Per Pkg Sp=5,835 Sq. Ft.	9,784 Sq. Ft.
Required Landscape Area: 6,023 Sq. Ft.	15 Sq. Ft Per Pkg Sp=1,200 Sq. Ft.
Provided Landscape Area:	3,146 Sq. Ft.

SITE DATA

Lot 2, Block A	Lot 3, Block A
Zoning: PD-93 Office/Retail	PD-93 Office/Retail
Proposed Use: Retail	Retail
Lot Area: 13,029 Sq. Ft. Total	1,509 Ac. (65,740 Sq. Ft.)
Building Area: 14,688 Sq. Ft.	10,237 Sq. Ft. Total
Building Height: 1 Story, 40' Max.	1 Story, 40' Max.
Lot Coverage: 0.1468:1	15.57%
Floor Area Ratio: 0.1468:1	0.1557:1
Parking Required: Retail (1:250) 13,029 Sq. Ft.=53 Sp.	Retail (1:250) 10,237 Sq. Ft.=41 Sp.
Total Parking Provided: 78 Sp. (Incl. 4 HC)	80 Sp. (Incl. 3 HC)
Total Impervious Surface: 33,440 Sq. Ft.	38,799 Sq. Ft.
Required Open Space (7%): 6,213 Sq. Ft.	4,601 Sq. Ft.
Provided Open Space: 9,784 Sq. Ft.	15,474 Sq. Ft.
Required Landscape Area: 15 Sq. Ft Per Pkg Sp=1,200 Sq. Ft.	15 Sq. Ft Per Pkg Sp=1,230 Sq. Ft.
Provided Landscape Area:	1,230 Sq. Ft.

SITE DATA

Lot 3, Block A
Zoning: PD-93 Office/Retail
Proposed Use: Retail
Lot Area: 1,509 Ac. (65,740 Sq. Ft.)
Building Area: 10,237 Sq. Ft. Total
Building Height: 1 Story, 40' Max.
Lot Coverage: 15.57%
Floor Area Ratio: 0.1557:1
Parking Required: Retail (1:250) 10,237 Sq. Ft.=41 Sp.
Total Parking Provided: 80 Sp. (Incl. 3 HC)
Total Impervious Surface: 38,799 Sq. Ft.
Required Open Space (7%): 4,601 Sq. Ft.
Provided Open Space: 15,474 Sq. Ft.
Required Landscape Area: 15 Sq. Ft Per Pkg Sp=1,230 Sq. Ft.
Provided Landscape Area: 1,230 Sq. Ft.

Town Case No. D18-0053
PRELIMINARY SITE PLAN

WINDMILL HILL

BLOCK A, LOTS 1-3
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147

514,604 Sq. Ft./11.821 Acres
Current Zoning: PD-93 Office/Retail

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER / APPLICANT
BG-GBT Preston & Broadway, LP
9550 John W. Elliott Dr., Suite 106
Frisco, TX 75033
Telephone: (972) 347-9900
Contact: Teague Griffin



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Scott Ingalls, AICP, Senior Planner

Thru: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Conveyance Plat for Windmill Hill, Block A, Lots 1-3, on 11.8± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0004).

Description of Agenda Item:

The Conveyance Plat for Block A, Lots 1 and 2, was approved by the Planning & Zoning Commission at their February 5, 2019, meeting; however, the Conveyance Plat was not filed following approval.

The purpose of this Conveyance Plat revision is to create three (3) lots to allow for the sale of property to accommodate future development. The Conveyance Plat conforms to the PD-93 development standards.

As companion items, the Preliminary Site Plan (D18-0053), Site Plan (D19-0081), Final Plat (D19-0082), and the request to update PD-93 exhibits for Windmill Hill, are on the January 21, 2020, agenda.

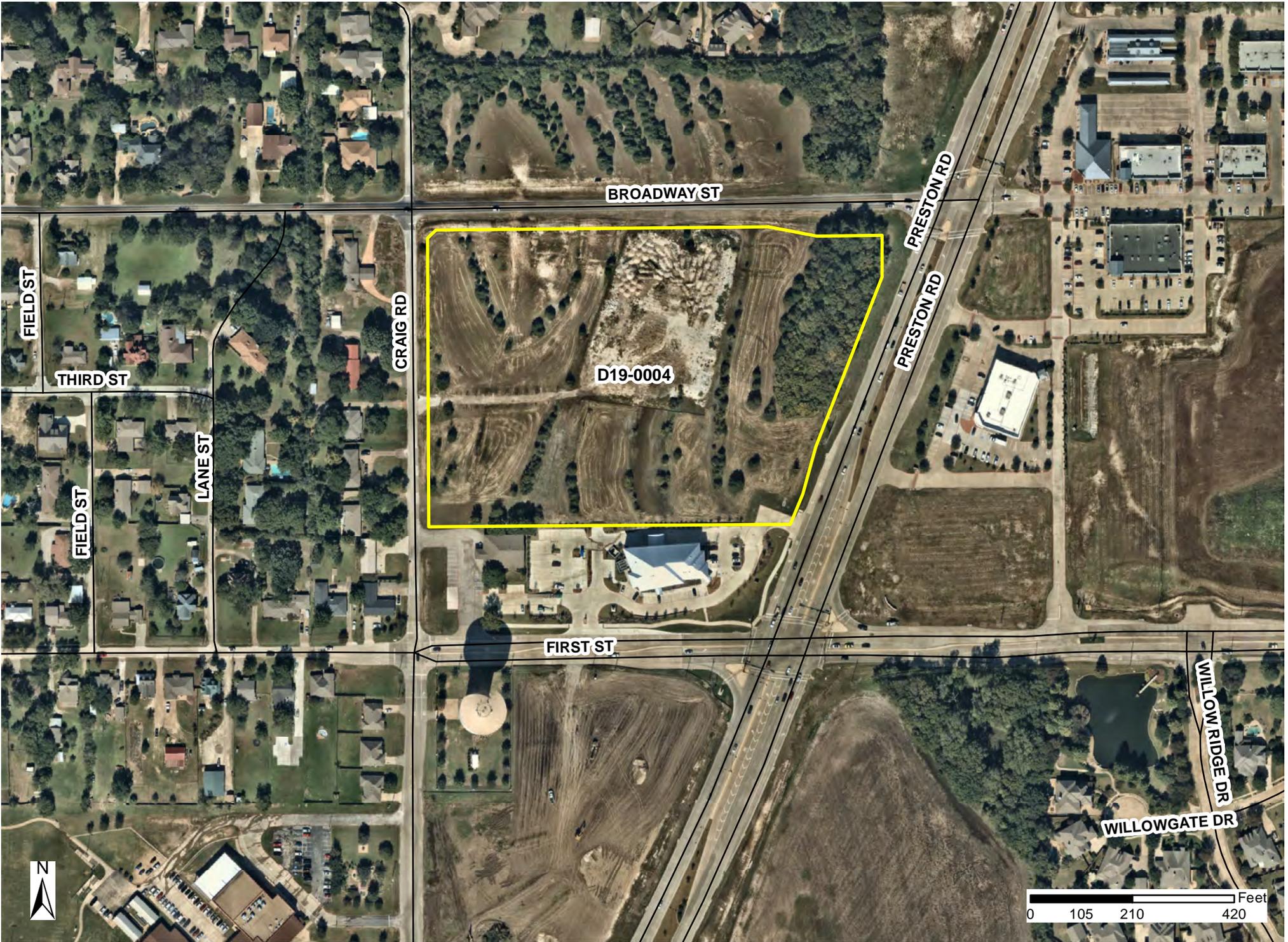
Attached Documents:

1. Location Map
2. Conveyance Plat

Staff Recommendation:

Staff recommends approval of the Conveyance Plat, subject to:

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



BROADWAY ST

PRESTON RD

PRESTON RD

D19-0004

FIRST ST

CRAIG RD

FIELD ST

THIRD ST

FIELD ST

LANE ST

WILLOW RIDGE DR

WILLOWGATE DR



0 105 210 420 Feet



PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Site Plan an office development (Windmill Hill), on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0081).

Description of Agenda Item:

A Site Plan for Windmill Hill (D19-0002) was originally approved by the Planning & Zoning Commission at their February 5, 2019, meeting. Since that time, the applicant has proposed a reconfiguration of the site layout.

The Site Plan shows five (5) one-story office buildings, totaling 29,142 square feet. Access is provided from Broadway Street and Preston Road. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-93 development standards.

As companion items, the Conveyance Plat (D19-0004), the Preliminary Site Plan (D18-0053), Final Plat (D19-0082), and the request to update PD-93 exhibits for Windmill Hill are on the January 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Site Plan

Staff Recommendation:

Staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of the associated PD-93 Exhibit Amendments and the Preliminary Site Plan.
2. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



STONE CREEK DR

STONE HOLLOW CT

PARVIN ST

FIFTH ST

BROADWAY ST

PRESTON RD

HAYS RD

THIRD ST

FIELD ST

CRAIG RD

D19-0081

FIRST ST

SECOND ST

PARVIN ST

FIELD ST

LANE ST

WILLOWGATE DR



WILLOW RIDGE DR

WILLOWMIST DR

0 187.5 375 750 Feet

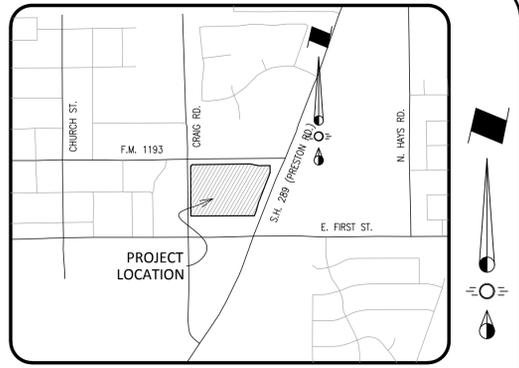
Zoning: SF-15
Current Land Use:
Vacant

Zoning: O (PD-21)
Current Land Use:
Vacant

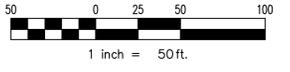
Zoning: R (PD-21)
Current Land Use:
Vacant

Zoning: R
Current Land Use:
Vacant

E. Broadway Street
(Farm to Market Road 1193)
variable width R.O.W.



LOCATION MAP
1" = 100'



Town of Prosper Site Plan Notes:

1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
4. Landscaping shall conform to landscape plans approved by the town.
5. All elevations shall comply with the standards contained within the Zoning Ordinance.
6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
8. Two points of access shall be maintained for the property at all times.
9. Speedbumps/humps are not permitted within a fire lane.
10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
11. All signage is subject to Building Official approval.
12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
14. Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
16. Site plan approval is required prior to grading release.
17. All new electrical lines shall be installed and/or relocated underground.
18. All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
19. Landscape easements must be exclusive of any other type of easement.
20. 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.
21. The approval of a site plan shall be effective for a period of eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with any preliminary site plan for the property, is null and void.

SITE DATA

Zoning PD-93
Proposed Use Office
Lot Area 8,247 Ac. (360,400 Sq. Ft.)
Building Area 29,142 Sq. Ft. Total
Building Height: 1 Story, 40' Max.
Lot Coverage 8.09%
Floor Area Ratio 0.0809:1
Parking Required Office (1:350) 29,142 Sq. Ft.=84 Sp.
Total Parking Provided 153 Sp. (Incl. 10 HC)
Total Impervious Surface 105,161 Sq. Ft.
Required Open Space (7%) 25,228 Sq. Ft.
Provided Open Space 73,994 Sq. Ft.
Required Landscape Area 15 Sq. Ft Per Pkg Sp=2,295 Sq. Ft.
Provided Landscape Area 5,417 Sq. Ft.

LOT 1, BLOCK A

Zoning PD-93
Proposed Use Office
Lot Area 8,247 Ac. (360,400 Sq. Ft.)
Building Area 29,142 Sq. Ft. Total
Building Height: 1 Story, 40' Max.
Lot Coverage 8.09%
Floor Area Ratio 0.0809:1
Parking Required Office (1:350) 29,142 Sq. Ft.=84 Sp.
Total Parking Provided 153 Sp. (Incl. 10 HC)
Total Impervious Surface 105,161 Sq. Ft.
Required Open Space (7%) 25,228 Sq. Ft.
Provided Open Space 73,994 Sq. Ft.
Required Landscape Area 15 Sq. Ft Per Pkg Sp=2,295 Sq. Ft.
Provided Landscape Area 5,417 Sq. Ft.

Note:

Office Space used for Medical Purposes Requires Additional Parking.

Water Meter & Sewer Schedule

I.D.	Type	Size	No.	Sewer
①	Dom.	2"	1	6"
②	Dom.	1.5"	1	6"
③	Dom.	2"	1	6"
④	Dom.	1.5"	1	6"
⑤	Dom.	1.5"	1	6"
⑥	Dom.	1.5"	1	6"
⑦	Irr.	2"	1	-

All dimensions are to face of curb or edge of building unless otherwise noted.

Notes:

1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
2. No 100 year FEMA floodplain exists onsite.
3. Headlight screening will be provided in accordance with Town Standards.

LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- 1/2" IRON ROD W/ PLASTIC CAP
- STAMPED "SPARSENO" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER

SITE PLAN
WINDMILL HILL

BLOCK A, LOT 1
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
360,400 Sq. Ft./8.247 Acres

Current Zoning: PD-93 OFFICE/RETAIL
Town Case #D19-0081

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER / APPLICANT
BG-GBT Preston & Broadway, LP
9550 John W. Elliott Dr., Suite 106
Frisco, TX 75033
Telephone: (972) 347-9900
Contact: Teague Griffin

EASTERN HEIGHTS SUBDIVISION
CRAIG ROAD
Vol. 6, Pg. 78 DRCCCT

City of Prosper
Doc. No. 94-0094613
DRCCCT

City of Prosper
Doc. No. 84-0094612 DRCCCT

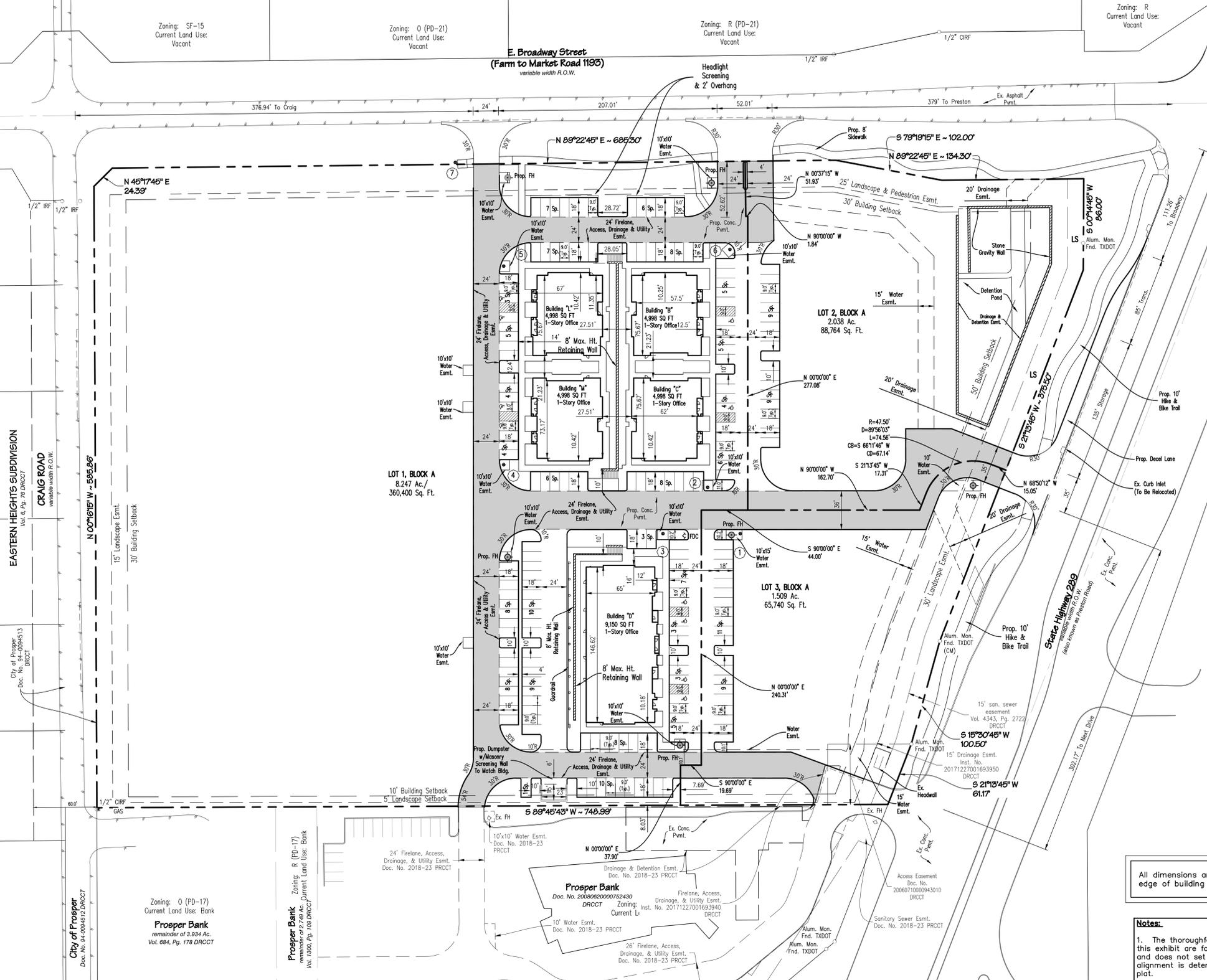
Zoning: O (PD-17)
Current Land Use: Bank
Proper Bank
remainder of 3.934 Ac.
Vol. 684, Pg. 178 DRCCCT

Zoning: R (PD-17)
Current Land Use: Bank
Proper Bank
remainder of 2.749 Ac.
Vol. 1390, Pg. 109 DRCCCT

24' Firelane, Access, Drainage, & Utility Easmt.
Doc. No. 2018-23 PRCCCT

Proper Bank
Doc. No. 200802000952430
DRCCCT Zoning: Current L
Firelane, Access, Drainage, & Utility Easmt.
Doc. No. 20171227001693940
DRCCCT

26' Firelane, Access, Drainage, & Utility Easmt.
Doc. No. 2018-23 PRCCCT





PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Final Plat for Windmill Hill, Block A, Lot 1, on 8.3± acres, located on the south side of Broadway Street, west of Preston Road. The property is zoned Planned Development-93 (PD-93). (D19-0082).

Description of Agenda Item:

The Final Plat for Lot 1 was approved by the Planning & Zoning Commission at their February 5, 2019, meeting. Since that time, Lot 1 has been reconfigured for development. The proposed Final Plat dedicates all easements necessary for development and conforms to the PD-93 development standards.

As companion items, the Conveyance Plat (D19-0004), the Preliminary Site Plan (D18-0053), Site Plan (D19-0081), and the request to update PD-93 exhibits for Windmill Hill, are on the January 21, 2020, agenda.

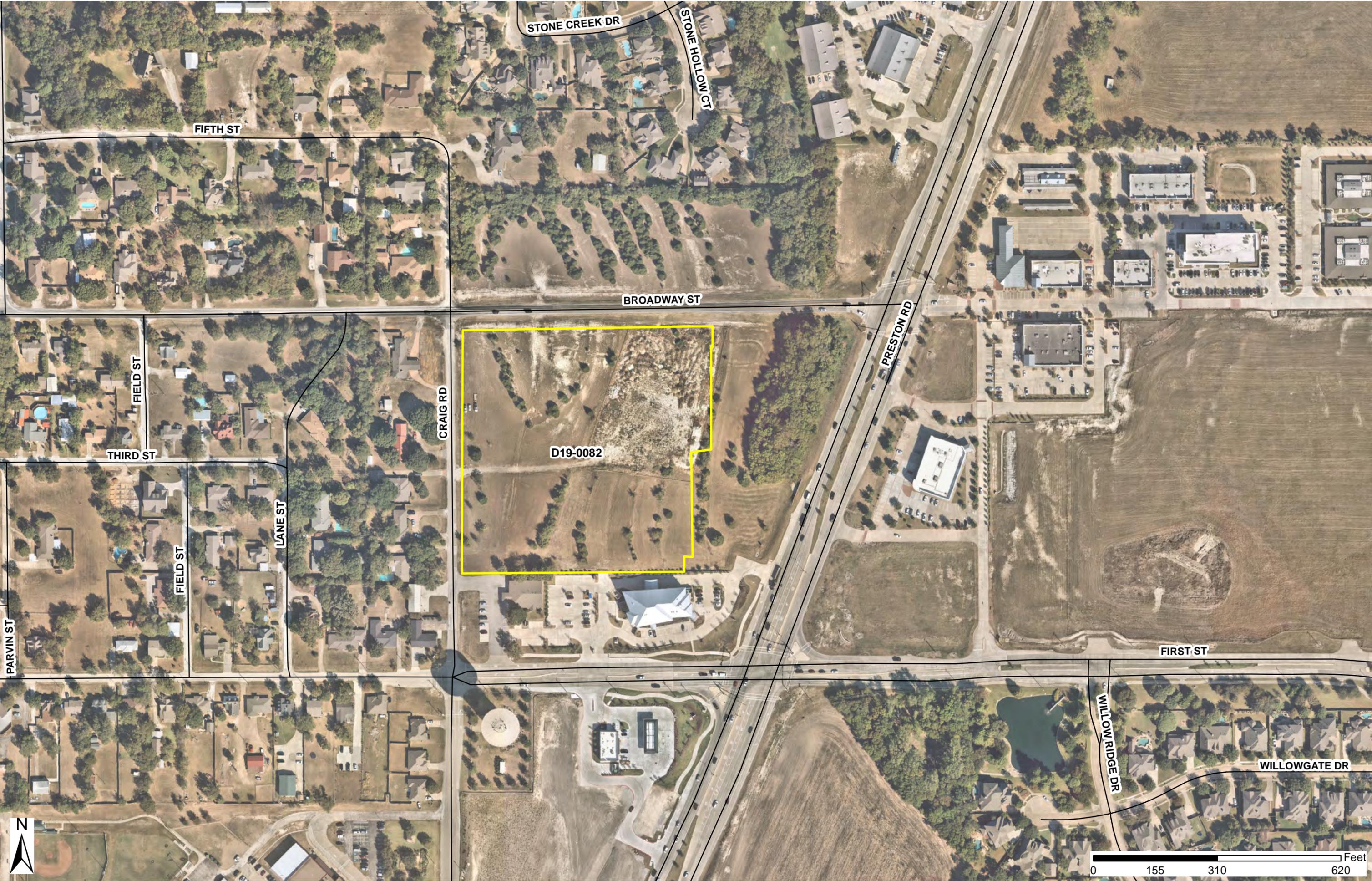
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

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



FIFTH ST

STONE CREEK DR

STONE HOLLOW CT

BROADWAY ST

PRESTON RD

FIELD ST

CRAIG RD

D19-0082

THIRD ST

LANE ST

FIELD ST

PARVIN ST

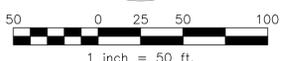
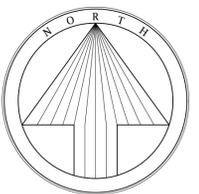
FIRST ST

WILLOW RIDGE DR

WILLOWGATE DR

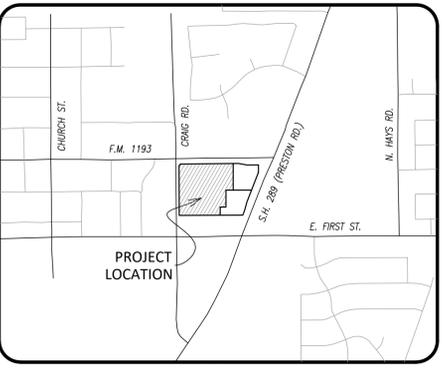


0 155 310 620 Feet



NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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 FEMA floodplain exists on site.



LEGEND
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRCCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 ____ day of _____, 2020.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS BG-GBT Preston & Broadway, LP is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, according to the deed recorded in Document No. 20160725000952110 of the Deed Records, Collin County, Texas (DRCCCT), the subject tract being all of Lot 1, Block A, Windmill Hill Addition, according to the plat recorded in Document No. 2019-____ of the Plat Records, Collin County, Texas (PRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" found at the northeast corner of the subject lot, and also being the northwest corner of Lot 2, Block A, Windmill Hill Addition, Document Number 2019-____ PRCCT, and also being in the south line of Farm to Market Road 1193, a variable width public right-of-way;

THENCE along the common line of said Lot 2, the following:

S 00°37'15" E, 51.93 feet;

S 90°00'00" E, 1.84 feet;

S 00°00'00" E, 277.08 feet to the southwest corner of said Lot 2, and also being in the north line of Lot 3, Block A, Windmill Hill Addition, Document Number 2019-____ PRCCT;

THENCE N 90°00'00" W, 44.00 feet

THENCE S 00°00'00" W, 240.31 feet

THENCE N 90°00'00" W, 19.69 feet

THENCE S 00°00'00" W, 37.90 feet to a point on the north line of Lot 1, Block A, Prosper Bank Addition No. 1, according to the plat recorded in Document Number 2018-23, PRCCT;

THENCE S 89°45'43" W, 552.57 feet, along the north line thereof, and of the remainder of another tract conveyed to Texas Bank, recorded in Instrument Number 20170811001072350 DRCCCT, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of Craig Road, a variable width right-of-way, as conveyed to the City of Prosper by deeds recorded in Document No. 94-0094513, and Document No. 94-0094513, DRCCCT;

THENCE N 00°16'15" W, 565.86 feet along the east line of Craig Road to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the south line of Farm to Market Road 1193;

THENCE along the south line of Farm to Market Road 1193, the following:

N 45°17'45" E, 24.39 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 89°22'45" E, 599.32 feet to the POINT OF BEGINNING with the subject tract containing 360,400 square feet or 8.274 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BG-GBT Preston & Broadway, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WINDMILL HILL ADDITION, Lot 1, Block A an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

BG-GBT Preston & Broadway, LP does hereby certify the following:

- The streets and alleys are dedicated for street 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 at any time may endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
- 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 of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

Witness our hands this ____ day of _____, 2020.

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF XXXX §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

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

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners' association" hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

FINAL PLAT

WINDMILL HILL ADDITION

LOT 1, BLOCK A
BEING 8.247 ACRES OF LAND IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
Town Case #D19-0082

TOWN APPROVAL

APPROVED THIS ____ DAY OF _____, 2020,
by the Planning and Zoning
Commission of the Town of Prosper, Texas.

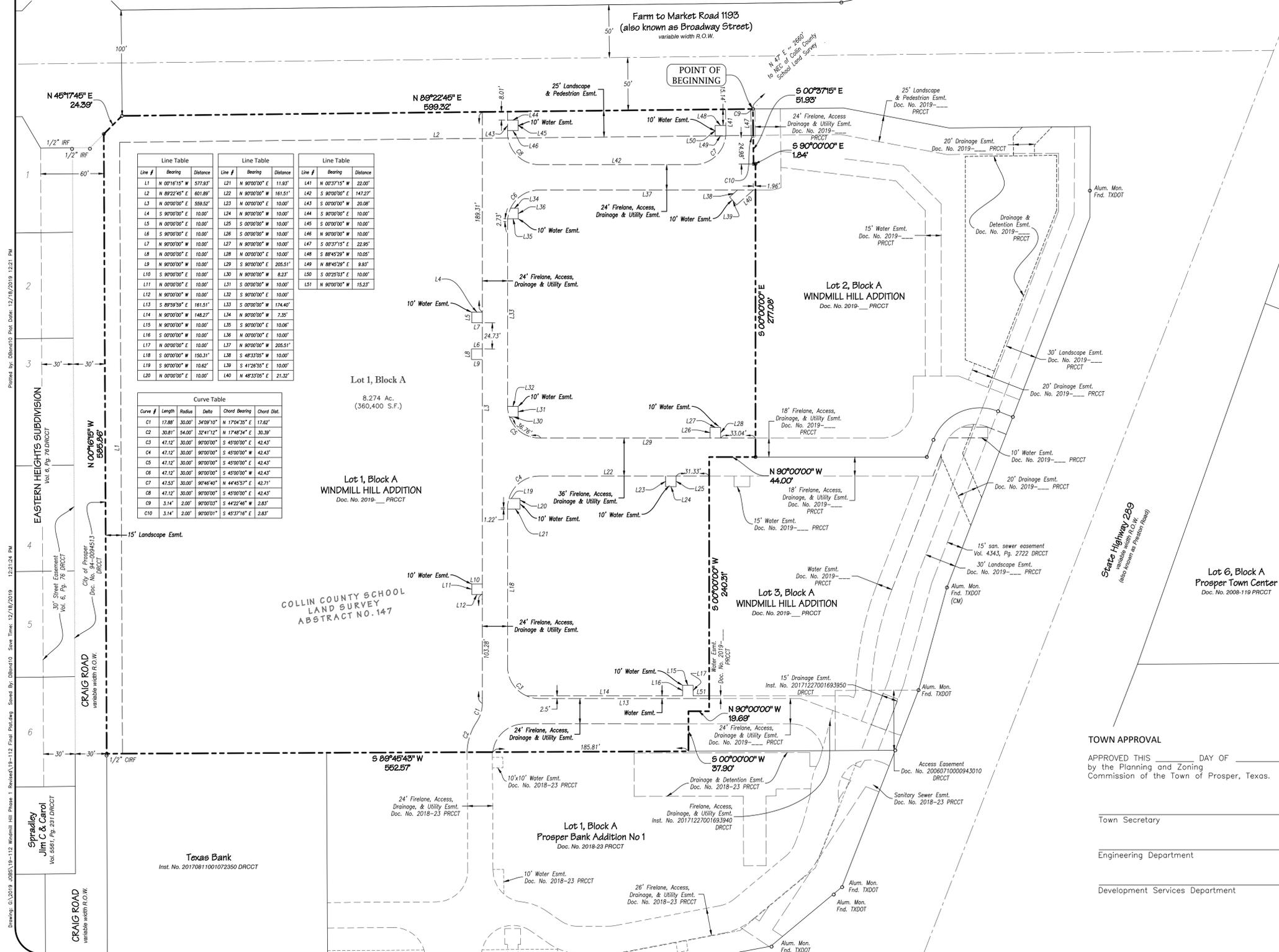
Town Secretary _____

Engineering Department _____

Development Services Department _____

OWNER / APPLICANT
BG-GBT Broadway & Preston LP
9550 John W. Elliot Dr., Ste 106
Frisco, Texas 75033
Telephone (214) 975-0842
Contact: Teague Griffin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Phone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond



Line Table

Line #	Bearing	Distance
L1	N 00°16'15" W	577.83
L2	N 89°22'45" E	601.89
L3	N 00°00'00" E	558.52
L4	S 90°00'00" E	10.00
L5	N 00°00'00" E	10.00
L6	S 90°00'00" E	10.00
L7	N 90°00'00" W	10.00
L8	N 00°00'00" E	10.00
L9	N 90°00'00" W	10.00
L10	S 90°00'00" E	10.00
L11	N 00°00'00" E	10.00
L12	N 90°00'00" W	10.00
L13	S 89°59'59" E	161.51
L14	N 90°00'00" W	148.27
L15	N 90°00'00" W	10.00
L16	S 00°00'00" E	10.00
L17	N 00°00'00" E	10.00
L18	S 00°00'00" E	150.31
L19	S 90°00'00" W	10.62
L20	N 00°00'00" E	10.00
L21	N 90°00'00" W	11.83
L22	N 90°00'00" W	161.51
L23	N 00°00'00" E	10.00
L24	N 90°00'00" W	10.00
L25	S 00°00'00" W	10.00
L26	S 00°00'00" W	10.00
L27	N 90°00'00" W	10.00
L28	N 00°00'00" E	10.00
L29	S 90°00'00" E	205.51
L30	N 90°00'00" W	8.23
L31	S 00°00'00" W	10.00
L32	S 90°00'00" E	10.00
L33	S 00°00'00" W	174.40
L34	N 90°00'00" W	7.35
L35	S 90°00'00" E	10.06
L36	N 00°00'00" E	10.00
L37	N 90°00'00" W	205.51
L38	S 48°33'05" E	10.00
L39	S 41°26'55" E	10.00
L40	N 48°33'05" E	21.32

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	17.88	30.00	34°09'10"	N 17°04'35" E	17.62
C2	30.81	54.00	32°41'12"	N 17°48'34" E	30.39
C3	42.12	30.00	90°00'00"	S 45°00'00" W	42.43
C4	42.12	30.00	90°00'00"	S 45°00'00" W	42.43
C5	42.12	30.00	90°00'00"	S 45°00'00" W	42.43
C6	42.12	30.00	90°00'00"	S 45°00'00" W	42.43
C7	42.53	30.00	90°46'40"	N 44°43'57" E	42.71
C8	42.12	30.00	90°00'00"	S 45°00'00" E	42.43
C9	3.14	2.00	90°00'00"	S 44°22'46" W	2.83
C10	3.14	2.00	90°00'00"	S 45°37'16" E	2.83

Drawing: © 2019 JDBS\19-19-112 Windmill Hill Phase 1 Plat\19-112 Final Plat.dwg Saved By: DBarrett Date: 12/18/2019 12:21:24 PM
 Printed by: DBarrett Date: 12/18/2019 12:21:24 PM
 Eastern Heights Subdivision Vol. 6, Pg. 76 DRCCCT
 30' Street Easement Vol. 6, Pg. 76 DRCCCT
 City of Prosper Plat No. 2019-0094513 Doc. No. 2019-____ DRCCCT
 Spreadley Jim C & Carol Vol. 5001, Pg. 231 DRCCCT
 CRAIG ROAD variable width R.O.W.
 Texas Bank Inst. No. 20170811001072350 DRCCCT
 COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147
 Prosper Bank Addition No 1 Doc. No. 2018-23 PRCCT
 State Highway 289 (also known as Preston Road)



PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Site Plan for a Multi-tenant retail/restaurant building in Gates of Prosper, Phase 2, on 1.4± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0116).

Description of Agenda Item:

The Site Plan shows a 5,400 square-foot multi-tenant retail/restaurant building. Access is provided from Preston Road. The depicted number of off-street parking spaces meets the minimum standards of Planned Development-67. The Site Plan conforms to the PD-67 development standards.

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, irrigation plans, open space plans, façade and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Approval of a Replat for Gates of Prosper, Phase 2, Block A, Lot 5.



LOVERS LN

S COLEMAN ST

D19-0116

PRESTON RD

RICHLAND BLVD

LOVERS LN

SWISS LN

MOSS GLEN DR

BLUE RIDGE DR

ABBEY LN

LANCER LN

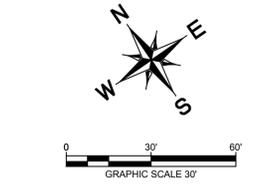
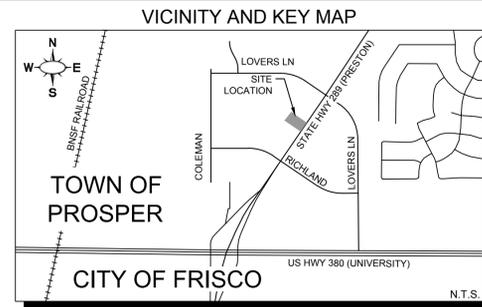
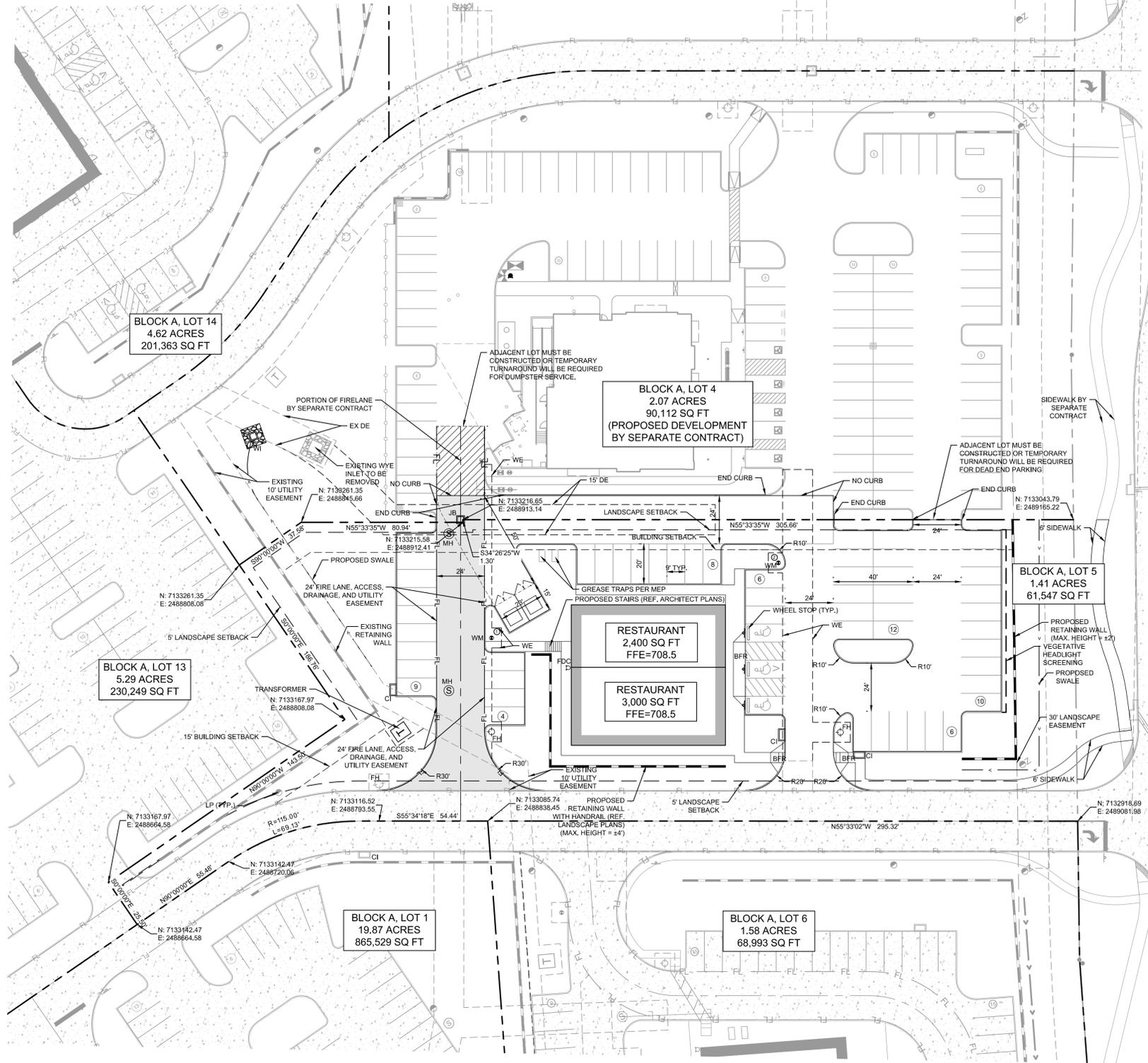
WHISTLER LN

MYSTIC WAY

STRATFORD DR



0 187.5 375 750 Feet



LEGEND

FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

BLOCK A, LOT 5 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-87(P) RESTAURANT
LOT AREA/ SQ. FT. AND AC	61,547 SF, 1.41 AC
BUILDING AREA (gross square footage)	5,400 GSF (REST)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE (for non-residential zoning)	8.77%
FLOOR AREA RATIO (for non-residential zoning)	0.088:1
TOTAL PARKING REQUIRED (1:100 FOR RESTAURANT, 1:250 FOR RETAIL, 1:200 FOR PATIO)	54 SPACES
TOTAL PARKING PROVIDED	55 SURFACE SPACES
TOTAL HANDICAP REQUIRED	3 SPACES
TOTAL HANDICAP PROVIDED	3 SPACES
INTERIOR LANDSCAPING REQUIRED	840 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	840 SQ. FT.
IMPERVIOUS SURFACE	39,482 SQ. FT.
USABLE OPEN SPACE REQUIRED	4,308 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	11,799 SQ. FT. (19.2%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH T&S STANDARDS

TOWN SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY ADDITIONAL ENCLOSURES WILL REQUIRE REAPPROVAL BY TOWN STAFF.
- 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.
- 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 OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- ALL TRANSFORMERS AND SWITCHGEARS SHALL HAVE REQUIRED SCREENING.

METER SCHEDULE

ID	BLOCK	LOT	TYPE	SIZE	SANITARY SEWER
1	A	5	DOMESTIC	2"	6"
2	A	5	IRRIGATION	1 1/2"	-

**SITE PLAN
PAD SITE K
GATES OF PROSPER, PHASE 2
BLOCK A, LOT 5
D19-0116
Being 1.41 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas**

Owner:
GOP #2 LLC
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholus Link
Phone: (972)-497-4854

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
280 East Davis Street, Suite 100
McKinney, Texas 75069
Phone: (469)-301-2580

Kimley-Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PAD SITE K

TOWN OF PROSPER

SITE PLAN

REVISIONS

No.	REVISIONS	DATE	BY

RAK PROJECT
088-09030

DATE
12/23/2019

SCALE
AS SHOWN

DESIGNED BY
RAK

DRAWN BY
RAK

CHECKED BY
RAK

PROSPER, TEXAS

SHEET NUMBER
C-05

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
 Name of Project: Gates of Prosper, Phase 2, Building K, Pad Site K
 Location: 12000 N. Highway 380, Frisco, TX 75034
 Date: 12/23/2019
 Drawn by: RAK
 Checked by: RAK
 Project No.: 088-09030
 Drawing No.: C-05



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Site Plan for a restaurant (Longhorn Steakhouse) in Gates of Prosper, Phase 2, on 2.1± acres, located on the west side of Preston Road, north of Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0117).

Description of Agenda Item:

The Site Plan shows a 5,660 square-foot restaurant (Longhorn Steakhouse). Access is provided from Preston Road. The depicted number of off-street parking spaces meets the minimum standards of Planned Development-67. The Site Plan conforms to the PD-67 development standards.

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, irrigation plans, open space plans, façade and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Approval of a Replat for Gates of Prosper, Phase 2, Block A, Lot 4.



LOVERS LN

S COLEMAN ST

D19-0117

PRESTON RD

RICHLAND BLVD

LOVERS LN

SWISS LN

MOSS GLEN DR

BLUE RIDGE DR

ABBEY LN

LANCER LN

WHISTLER LN

MYSTIC WAY

STRATFORD DR



0 187.5 375 750 Feet

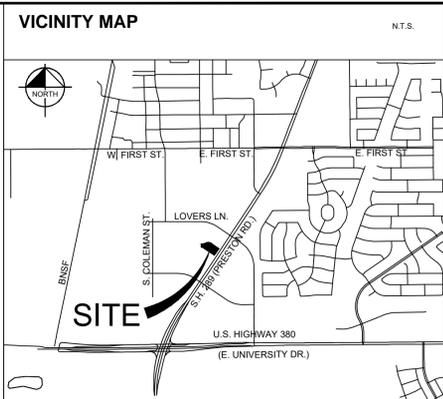
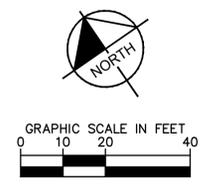
Drawing name: K:\314\2019\05\081812-14-Prosper\CAD\Prosper\Site\Site Plan (CITY).am, 06/20/2022 2:46pm, by: nchuluz
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES

- NO 100 YEAR FLOODPLAIN EXISTS ON THE SITE.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
- FDCS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
- TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS.
- FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- DETENTION FOR THIS SITE IS PROVIDED ON BLOCK A, LOT 1.
- ALL PARKING SHALL BE WITHIN 350' OF THE BUILDING'S PUBLIC ENTRANCE.

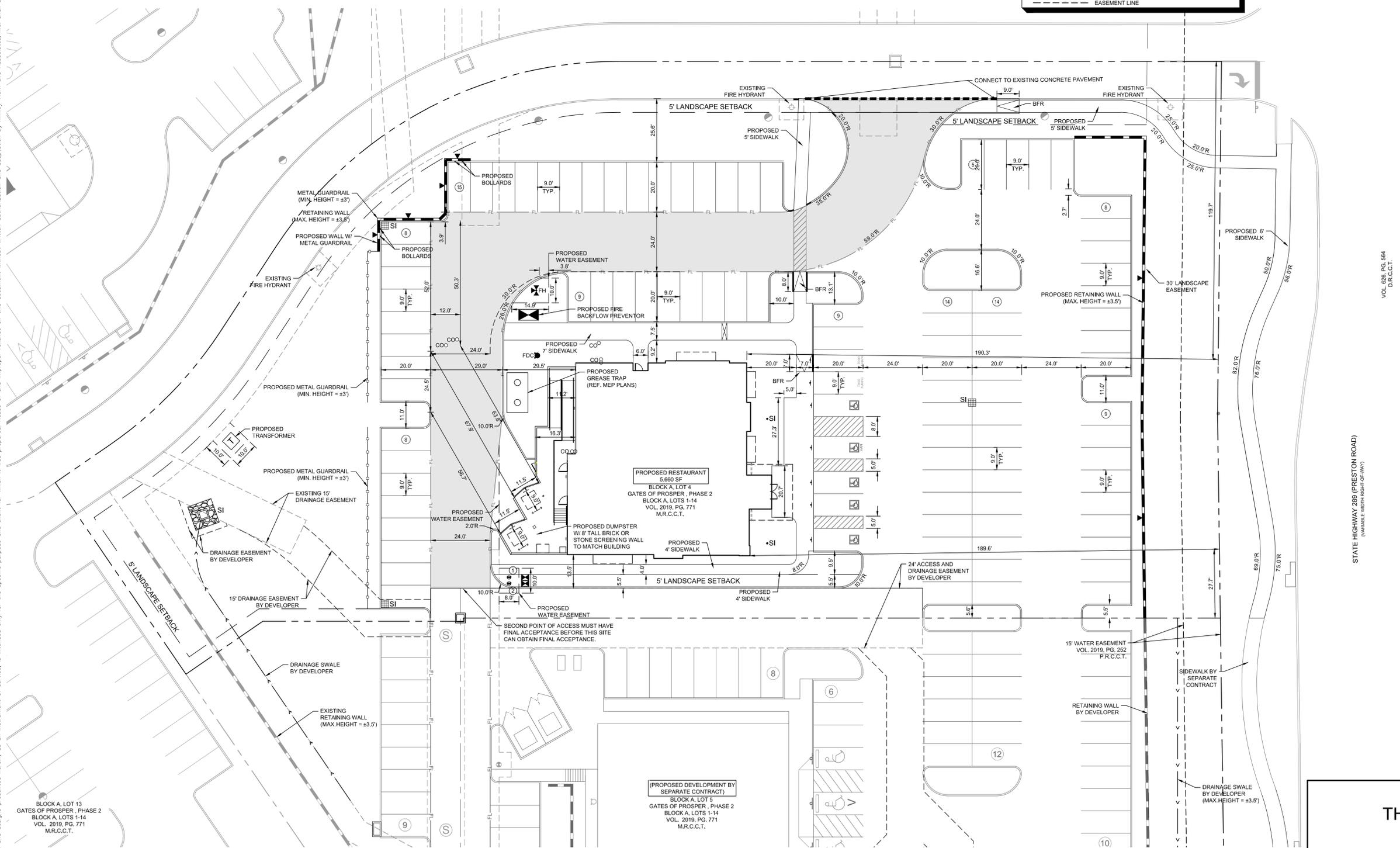
LEGEND

- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED FIRE DEPT. CONNECTION
- EXISTING LIGHT POLE
- EXISTING JUNCTION BOX OR WYE INLET
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED BARRIER FREE RAMP
- STORM INLET
- PROPOSED PARKING COUNT
- PROPOSED FIRE LANE
- PROPOSED RETAINING WALL
- PROPOSED FIRE LANE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
- EASEMENT LINE



TOWN OF PROSPER SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
 - 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 FENCES AND RETAINING WALLS SHALL BE CONSTRUCTED TO MATCH BUILDING.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - IMPACT FEE 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 OF CO AND/OR FINISH OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THIS PROPERTY, IS NULL AND VOID.
 - NO TREES EXIST ON THIS SITE.



BLOCK A, LOT 13
 GATES OF PROSPER, PHASE 2
 BLOCK A, LOTS 1-14
 VOL. 2019, PG. 771
 M.R.C.C.T.

(PROPOSED DEVELOPMENT BY SEPARATE CONTRACT)
 BLOCK A, LOT 5
 GATES OF PROSPER, PHASE 2
 BLOCK A, LOTS 1-14
 VOL. 2019, PG. 771
 M.R.C.C.T.

Kimley»Horn

SITE PLAN
 THE GATES OF PROSPER
 BLOCK A, LOT 4
 CASE #D19-0117

2.069 ACRES
 BEN RENNISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 10/30/2019

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF) (AC)	BUILDING AREA (SF)	MAX. BUILDING HEIGHT (FT)	BUILDING COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED (1:100 (REST.))	PARKING PROVIDED (SPACES)	ADA PARKING REQUIRED (SPACES)	ADA PARKING PROVIDED (SPACES)	INTERIOR LANDSCAPING REQUIRED (SF)	INTERIOR LANDSCAPING PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (7% OF LOT (SF))
A	4	PD-67	RESTAURANT	90,112 (2.069)	5,660	1-STORY, 28'-0"	6.3	0.08:1	57	99	4	5	1,442	7,260	50,280	6,308

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
1	DOMESTIC	2"	1	2-6"	PROPOSED
2	IRRIGATION	1"	1	-	PROPOSED

ENGINEER / SURVEYOR / APPLICANT
 KIMLEY-HORN AND ASSOCIATES, INC. FIRM NO. 928
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. (210) 541-9166
 FAX (210) 541-8699
 CONTACT: CHELSY HOUY, P.E.

DEVELOPER
 DARDEN SW, LLC
 1000 DARDEN CENTER DRIVE
 ORLANDO, FLORIDA 32837
 PH. (817) 788-5279
 FAX (407) 241-6569
 CONTACT: JIM POWELL

OWNER
 380 & 289, LP
 8000 WARREN PARKWAY
 FRISCO, TX 75034
 PHONE (972) 543-2412
 CONTACT: SCOTT SHIPP, P.E.



PLANNING

To: Planning & Zoning Commission

Item No. 3h

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Consider and act upon a Final Plat for Old Rosebud Lane Bridge Right-of-Way, in Windsong Ranch, on 0.7± acres, located on the west side of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D19-0126).

Description of Agenda Item:

The Final Plat shows a segment of Old Rosebud Lane right-of-way, being the location of a future bridge, which will connect Windsong Ranch, Phase 5C to future phases of the development. The Final Plat conforms to the Planned Development-40 (PD-40) development standards.

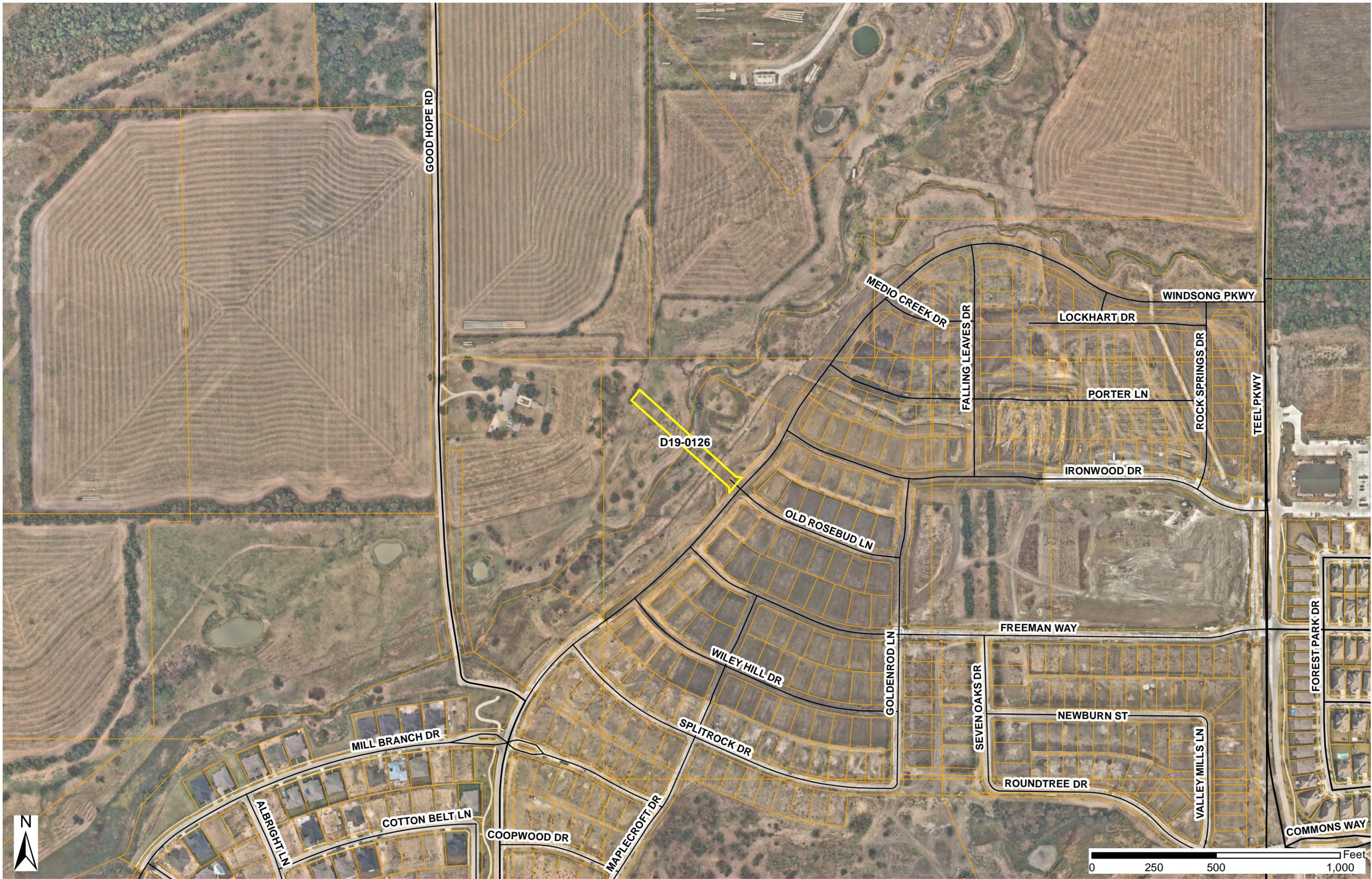
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



GOOD HOPE RD

MEDIO CREEK DR

WINDSONG PKWY

LOCKHART DR

FALLING LEAVES DR

PORTER LN

ROCK SPRINGS DR

TEEL PKWY

D19-0126

IRONWOOD DR

OLD ROSEBUD LN

FREEMAN WAY

WILEY HILL DR

GOLDENROD LN

SEVEN OAKS DR

NEWBURN ST

MILL BRANCH DR

SPLITROCK DR

ROUNDTREE DR

ALBRIGHT LN

COTTON BELT LN

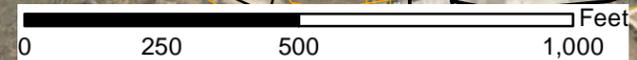
COOPWOOD DR

MAPLECROFT DR

VALLEY MILLS LN

FOREST PARK DR

COMMONS WAY





PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

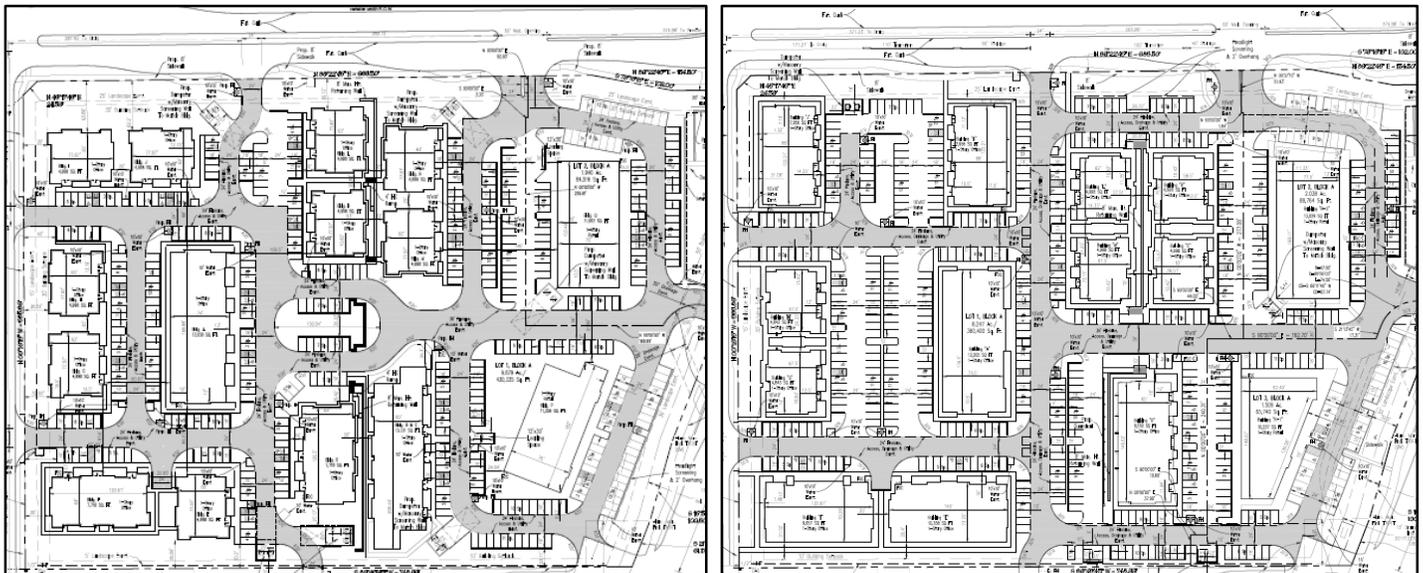
Consider and act upon a request to update the Planned Development-93 (PD-93) Conceptual Development and Landscape Plans for Windmill Hill, on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road. (Z18-0007).

Description of Agenda Item:

On January 8, 2019, the Town Council approved Planned Development-93 (PD-93) for the Windmill Hill office and retail development. With this amendment, the applicant is proposing to update Exhibit D (Conceptual Site Plan) and Exhibit G (Landscaping) to reconfigure the building and parking orientation. The site reconfiguration includes an increase of 1,836 square feet of building area, an increase of 117 parking spaces, and an increase in the number of trees along Broadway Street and within the site. Images of the current and proposed layout are shown below:

Current

Proposed



The Zoning Ordinance allows modifications to Planned Development exhibits without a public hearing if the proposed changes do not:

1. Alter the basic relationship of the proposed development to adjacent property,
2. Alter the uses permitted,
3. Increase the density,
4. Increase the building height,
5. Increase the coverage of the site,
6. Reduce the off-street parking ratio,
7. Reduce the building lines provided at the boundary of the site, or
8. Significantly alter any open space plans.

The Planning & Zoning Commission has the authority to review and approve the proposed amendments. No further action is required with the Commission's approval. If the Commission determines the proposed amendments violate one or more of the above criteria then a formal amendment to the PD is required with the requisite Public Hearings.

Attached Documents:

1. Location and Zoning Maps
2. Current Exhibits D and G
3. Proposed Exhibits D and G

Town Staff Recommendation:

Staff recommends the Planning & Zoning Commission approve this request to update the Planned Development-93 (PD-93) Conceptual Development and Landscape Plans for Windmill Hill, on 15.2± acres, located on the southwest corner of Broadway Street and Preston Road.



SEVENTH ST

PARVIN ST

FIFTH ST

STONE CREEK DR

STONE HOLLOW CT

BROADWAY ST

PRESTON RD

FIELD ST

THIRD ST

CRAIG RD

Z18-0007

PARVIN ST

FIELD ST

LANE ST

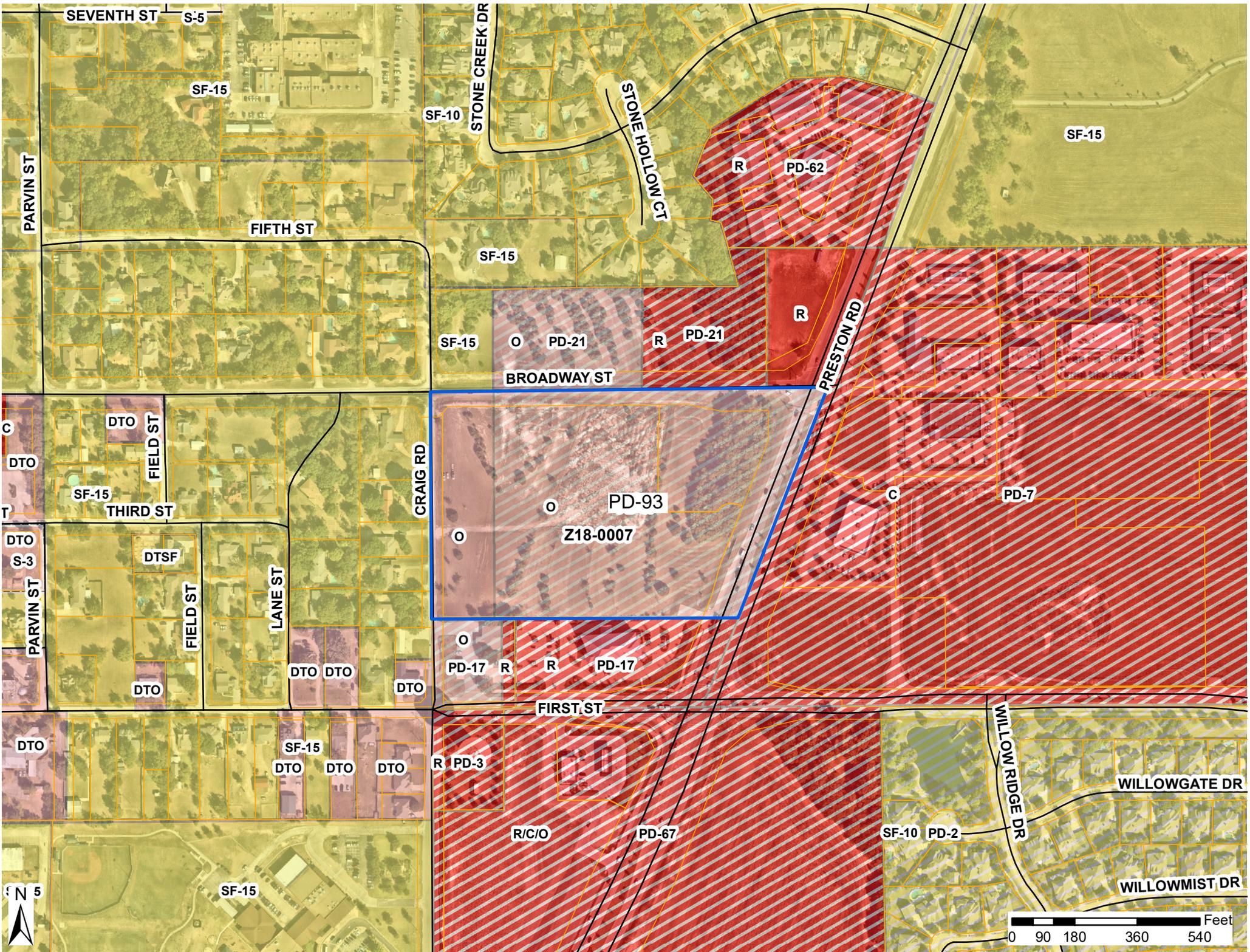
FIRST ST

WILLOW RIDGE DR

WILLOWGATE DR

WILLOWMIST DR





SEVENTH ST S-5

SF-15

SF-10

STONE CREEK DR

STONE HOLLOW CT

SF-15

PARVIN ST

FIFTH ST

R

PD-62

SF-15

SF-15

BROADWAY ST

O

PD-21

R

PD-21

R

PRESTON RD

C

DTO

DTO

FIELD ST

CRAIG RD

SF-15

THIRD ST

O

PD-93

O

Z18-0007

C

PD-7

DTO

S-3

DTSF

LANE ST

PARVIN ST

FIELD ST

DTO

DTO

O

PD-17

R

R

PD-17

DTO

DTO

DTO

FIRST ST

R

PD-3

R/C/O

PD-67

SF-10

PD-2

WILLOW RIDGE DR

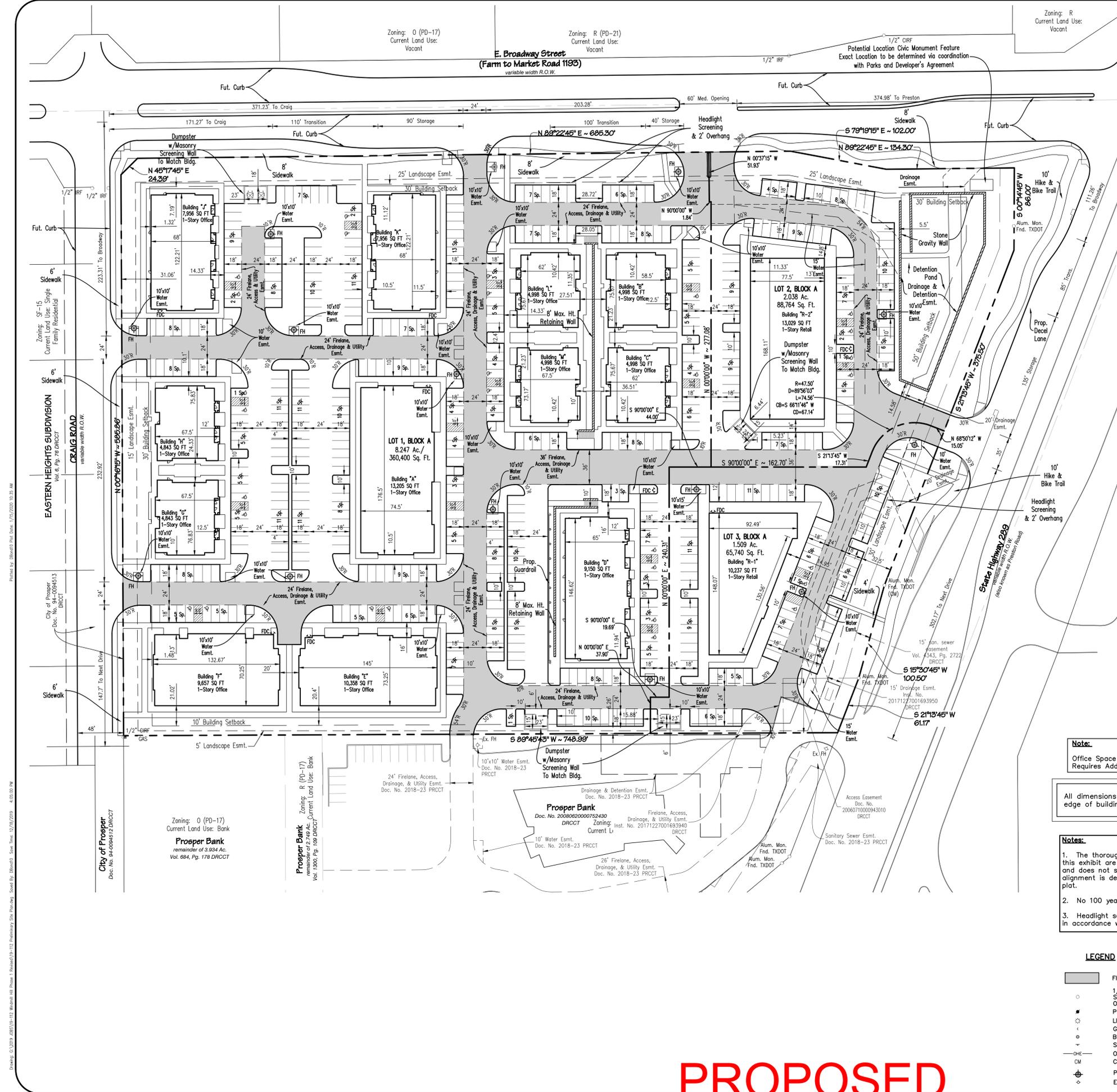
WILLOWGATE DR

WILLOWMIST DR

N 5

SF-15

0 90 180 360 540 Feet



- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/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 uniform 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 five (5') in width along collectors and 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.
 - 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.
 - The approval of a site plan shall be effective for a period of twenty four (24) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with any preliminary site plan for the property, is null and void.

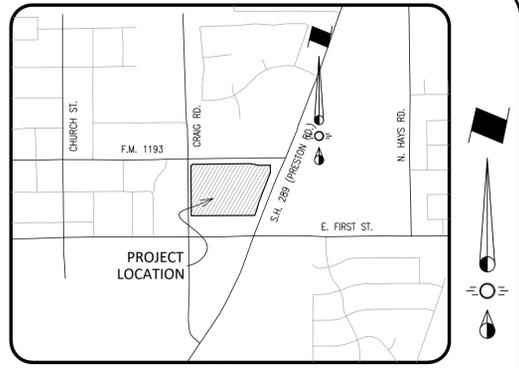
Note:
Office Space used for Medical Purposes Requires Additional Parking.

All dimensions are to face of curb or edge of building unless otherwise noted.

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - No 100 year FEMA floodplain exists onsite.
 - Headlight screening will be provided in accordance with Town Standards.

LEGEND

	FIRELANE, ACCESS & UTILITY EASEMENT
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
	POWER POLE
	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT



SITE DATA

LOT 1, BLOCK A	Zoning: PD-93 Office/Retail Proposed Use: Office/Retail Lot Area: 8,247 Ac. (360,400 Sq. Ft.) Building Area: 88,125 Sq. Ft. Total Building Height: 1 Story, 40' Max. Lot Coverage: 24.45% Floor Area Ratio: 0.2445:1 Parking Required: Office (1:350) 87,994 Sq. Ft.=252 Sp. Total Parking Provided: 384 Sp. (Incl. 25 HC) Total Impervious Surface: 192,258 Sq. Ft. Required Open Space (7%): 25,228 Sq. Ft. Provided Open Space: 73,994 Sq. Ft. Required Landscape Area: 15 Sq. Ft Per Pkg Sp=5,835 Sq. Ft. Provided Landscape Area: 6,023 Sq. Ft.
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SITE DATA

LOT 2, BLOCK A	Zoning: PD-93 Office/Retail Proposed Use: Retail Lot Area: 2,038 Ac. (88,764 Sq. Ft.) Building Area: 13,029 Sq. Ft. Total Building Height: 1 Story, 40' Max. Lot Coverage: 14.68% Floor Area Ratio: 0.1468:1 Parking Required: Retail (1:250) 13,029 Sq. Ft.=53 Sp. Total Parking Provided: 78 Sp. (Incl. 4 HC) Total Impervious Surface: 33,440 Sq. Ft. Required Open Space (7%): 6,213 Sq. Ft. Provided Open Space: 9,784 Sq. Ft. Required Landscape Area: 15 Sq. Ft Per Pkg Sp=1,200 Sq. Ft. Provided Landscape Area: 3,146 Sq. Ft.
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SITE DATA

LOT 3, BLOCK A	Zoning: PD-93 Office/Retail Proposed Use: Retail Lot Area: 1,509 Ac. (65,740 Sq. Ft.) Building Area: 10,237 Sq. Ft. Total Building Height: 1 Story, 40' Max. Lot Coverage: 15.57% Floor Area Ratio: 0.1557:1 Parking Required: Retail (1:250) 10,237 Sq. Ft.=41 Sp. Total Parking Provided: 80 Sp. (Incl. 3 HC) Total Impervious Surface: 38,799 Sq. Ft. Required Open Space (7%): 4,601 Sq. Ft. Provided Open Space: 15,474 Sq. Ft. Required Landscape Area: 15 Sq. Ft Per Pkg Sp=1,230 Sq. Ft. Provided Landscape Area: 1,230 Sq. Ft.
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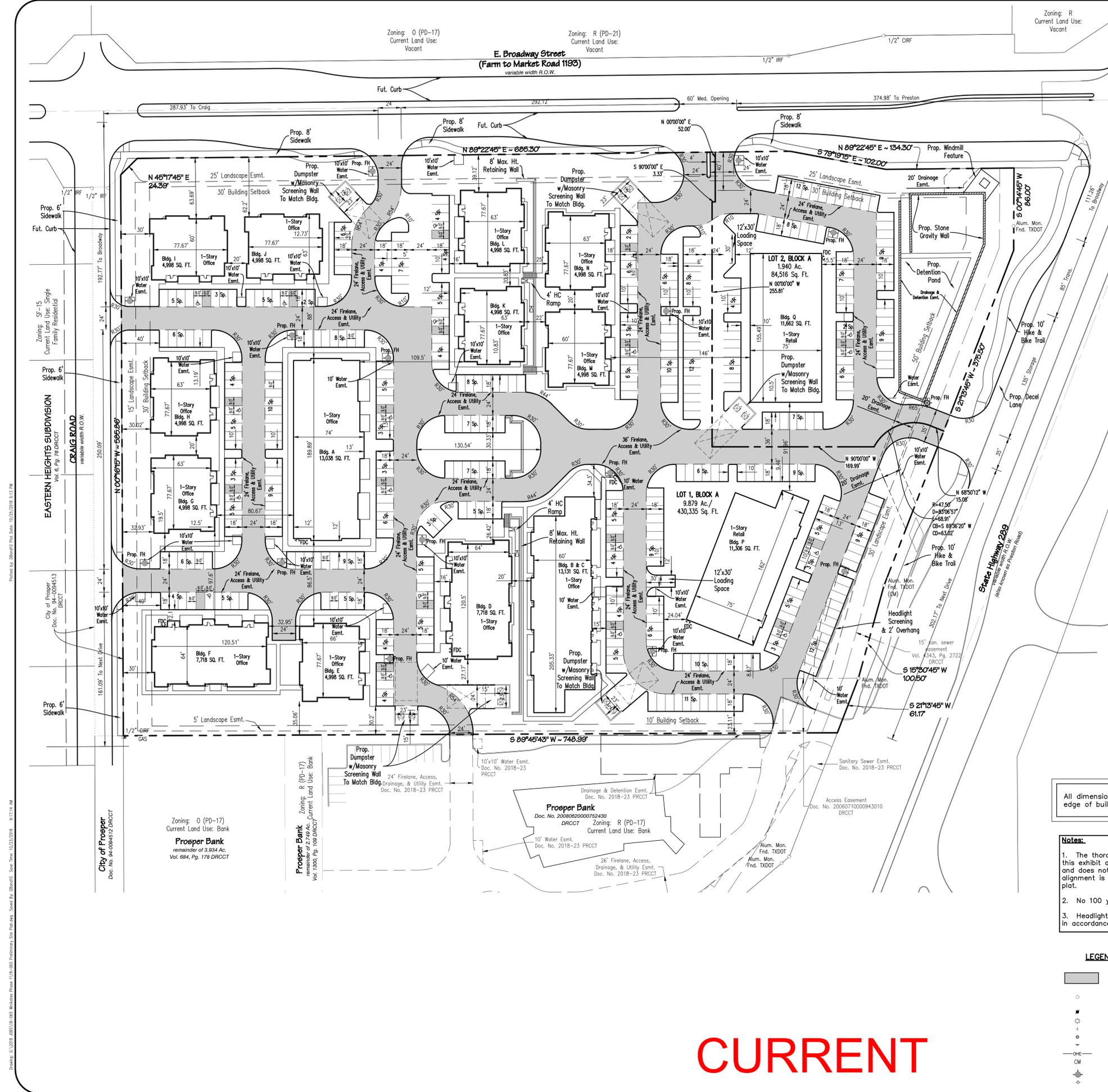
Town Case No. Z18-0007
EXHIBIT 'D'

WINIKATES TRACT
BLOCK A, LOTS 1 - 3
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
514,604 Sq. Ft./11.821 Acres
Current Zoning: PD-17-RETAIL & SF-15

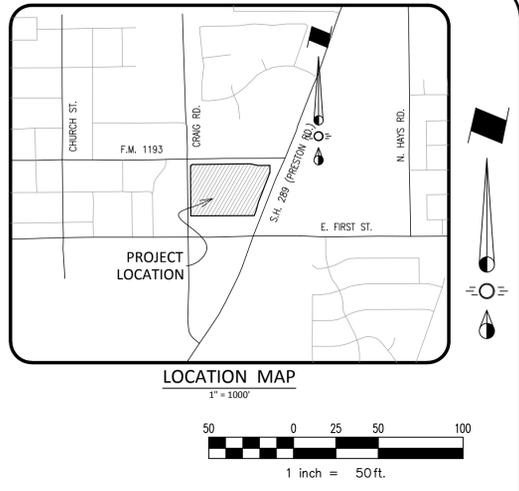
ENGINEER / SURVEYOR: Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond

OWNER / APPLICANT: BG-GBT Preston & Broadway, LP 9550 John W. Elliott Dr., Suite 106 Frisco, TX 75033 Telephone: (972) 347-9900 Contact: Teague Griffin

PROPOSED



- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/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 uniform 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 five (5') in width along collectors and 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.
 - 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.
 - The approval of a site plan shall be effective for a period of eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with any preliminary site plan for the property, is null and void.



SITE DATA	
Zoning	PD-17-R
Proposed Use	Office/Retail
Lot Area	9,879 Ac. (430,335 Sq. Ft.)
Building Area	97,893 Sq. Ft. Total
Building Height:	1 Story, 40' Max.
Lot Coverage	22.75%
Floor Area Ratio	0.23:1
Parking Required	Retail (1:250) 11,306 Sq. Ft.=46 Sp.
Parking Required	Office (1:350) 86,587 Sq. Ft.=248 Sp.
Total Parking Required	294 Sp.
Total Parking Provided	353 Sp. (Incl. 17 HC)
Total Impervious Surface	146,190 Sq. Ft.
Required Open Space (7%)	30,154 Sq. Ft.
Provided Open Space	180,732 Sq. Ft.
Required Landscape Area	15 Sq. Ft Per Pkg Sp=5,130 Sq. Ft.
Provided Landscape Area	5,520 Sq. Ft.

SITE DATA	
Zoning	PD-17-R
Proposed Use	Retail
Lot Area	1,940 Ac. (84,516 Sq. Ft.)
Building Area	11,662 Sq. Ft. Total
Building Height:	1 Story, 40' Max.
Lot Coverage	13.80%
Floor Area Ratio	0.138:1
Parking Required	Retail (1:250) 11,662 Sq. Ft.=47 Sp.
Total Parking Required	47 Sp.
Total Parking Provided	72 Sp. (Incl. 2 HC)
Total Impervious Surface	33,394 Sq. Ft.
Required Open Space (7%)	5,916 Sq. Ft.
Provided Open Space	35,138 Sq. Ft.
Required Landscape Area	15 Sq. Ft Per Pkg Sp=1,080 Sq. Ft.
Provided Landscape Area	1,080 Sq. Ft.

Note:
Office Space used for Medical Purposes Requires Additional Parking.

All dimensions are to face of curb or edge of building unless otherwise noted.

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - No 100 year FEMA floodplain exists onsite.
 - Headlight screening will be provided in accordance with Town Standards.

LEGEND

	FIRELANE, ACCESS & UTILITY EASEMENT
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
	POWER POLE
	LIGHT POLE/STANDARD
	GUY WIRE ANCHOR
	BOLLARD
	SIGNPOST
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT

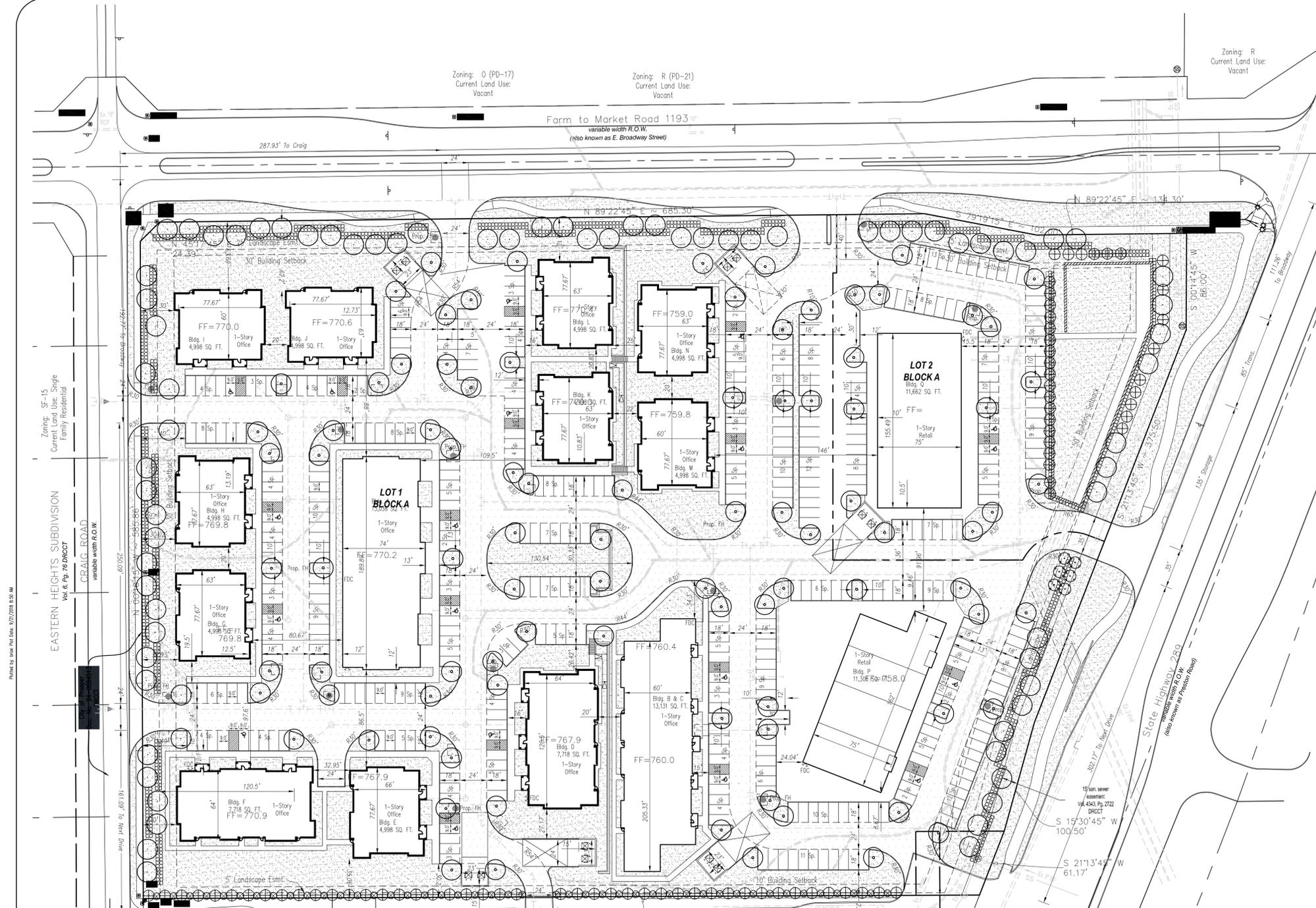
Town Case No. Z18-0007
EXHIBIT 'D'

WINIKATES TRACT
BLOCK A, LOTS 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
514,604 Sq. Ft./11.821 Acres
Current Zoning: PD-17-RETAIL & SF-15

ENGINEER / SURVEYOR: Spiers Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond

OWNER / APPLICANT: BG-GBT Preston & Broadway, LP 9550 John W. Elliott Dr., Suite 106 Frisco, TX 75033 Telephone: (972) 347-9900 Contact: Teague Griffin

CURRENT



LANDSCAPE TABULATIONS: LOT 1

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage
(15) shrubs, 5 gal., per 30 l.f. of frontage or 3' ht. berm

PRESTON ROAD: (335.24 l.f.)
Required: (11) trees, 3" cal. (165) shrubs
Provided: (11) trees, 4" cal. (200) shrubs

FM 1193: (606.24 l.f.)
Required: (20) trees, 3" cal. (303) shrubs
Provided: (24) trees, 4" cal. (386) shrubs

Craig Road: (585.86 l.f.)
Required: (20) trees, 3" cal. (283) shrubs
Provided: (24) trees, 4" cal. (360) shrubs

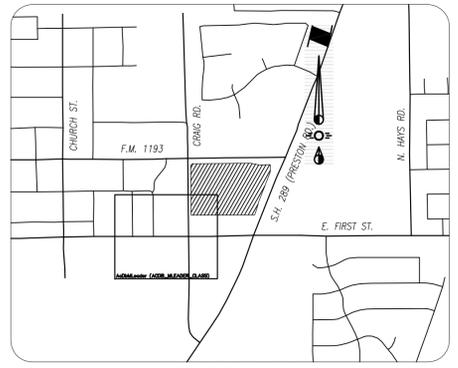
PARKING LOT (353 spaces)
Requirements: (1) tree, 3" cal., per every island and 15 s.f. of landscape per each parking space tree within 150' of any space

HEADLIGHT SCREEN PROVIDED
Required: (71) trees, 3" cal. 5,130 s.f.
Provided: (75) trees, 4" cal. 5,520 s.f.

PERIMETER LANDSCAPE
Requirements: 5' width; (1) small tree and (1) shrub, 5 gallon, per 15 l.f.

South Property Line: (654.99 l.f.)
Required: (44) small trees (44) shrubs, 5 gal.
Provided: (44) small trees (44) shrubs, 5 gal.

BUILDING LANDSCAPE
Gross Floor Area: 101,613 s.f. (BUILDINGS NOT CONTIGUOUS)
Required: N/A
Provided: N/A



LOCATION MAP
1" = 1000'

LANDSCAPE & IRRIGATION NOTES

- LANDSCAPE NOTES**
- Plant material shall be measured and stored 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.
 - 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.
 - Trees 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.
 - Trees shall be tested for water penetration. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide bedding, 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.
 - Backstop, wire, 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 6 inches in depth in planting areas. Soil shall be free of rocks, roots, and clods and any other foreign material that is not beneficial for 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 7 feet.
 - Trees planted on a slope shall have the tree well at the average grade of slopes.
 - 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.
 - 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, diseased, 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. Over-spray 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. If horizontal to 1" vertical.
 - Existing berms shall not include construction debris. Contractor must correct spillage 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) 346-3607 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, walkways, and landscape is subject to all public utilities, including but not limited to, electric, gas, water, sewer, and other services, 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, curbs, and other utility appearances with flagging for field verification by the Town.

LANDSCAPE TABULATIONS: LOT 2

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal., per 30 l.f. of frontage
(15) shrubs, 5 gal., per 30 l.f. of frontage or 3' ht. berm

PRESTON ROAD: (287.83 l.f.)
Required: (7) trees, 3" cal. (105) shrubs
Provided: (7) trees, 4" cal. (165) shrubs

FM 1193: (316.30 l.f.)
Required: (7) trees, 3" cal. (105) shrubs
Provided: (8) trees, 4" cal. (165) shrubs

PARKING LOT (72 spaces)
Requirements: (1) tree, 3" cal., per every island and 15 s.f. of landscape per each parking space tree within 150' of any space

HEADLIGHT SCREEN PROVIDED
Required: (14) trees, 3" cal. 1,080 s.f.
Provided: (15) trees, 4" cal. 1,080 s.f.

PERIMETER LANDSCAPE
Requirements: 5' width; (1) small tree and (1) shrub, 5 gallon, per 15 l.f.

South Property Line: (1177.17 l.f.)
Required: (11) small trees (11) shrubs, 5 gal.
Provided: (11) small trees; SHOWN ALONG PRESTON (11) shrubs, 5 gal.; SHOWN ALONG PRESTON

West Property Line: (311.14 l.f.)
Required: (21) small trees (21) shrubs, 5 gal.
Provided: (21) small trees; SHOWN ALONG PRESTON (21) shrubs, 5 gal.; SHOWN ALONG PRESTON

BUILDING LANDSCAPE
Gross Floor Area: 12,375 s.f.
Required: N/A
Provided: N/A

TOTAL LARGE TREES REQUIRED FOR LOTS 1 AND 2: 150

TOTAL LARGE TREES PROVIDED FOR LOTS 1 AND 2: 163

(13) EXCESS TREES USED FOR MITIGATION: 78"

(150) REQUIRED TREES INCREASED FROM 3" TO 4" CAL: 150"

TOTAL MITIGATION INCHES REQUIRED: 2,525.78"

TOTAL MITIGATION INCHES PROVIDED: 228"

REMAINING 2,297.78" TO BE PAID FOR INTO TREE FUND @ \$175.00 PER INCH = \$402,108.00

ALL 6" CALIPER TREES WILL BE IDENTIFIED ON FINAL SITE PERMIT LANDSCAPE PLAN SET

Eastern Heights Subdivision
Current Land Use: Single Family Residential
Vol. 6, Pg. 70 DRCCCT

Zoning: 0 (PD-17)
Current Land Use: Bank
Prosper Bank
remainder of 3.934 Ac.
Vol. 684, Pg. 178 DRCCCT

per Bank Zoning: R (PD-17)
Current Land Use: Bank
Prosper Bank
remainder of 3.934 Ac.
Vol. 684, Pg. 178 DRCCCT

Prosper Bank
Doc. No. 20080620000752430
DRCCCT

Zoning: R (PD-17)
Current Land Use: Bank

SITE DATA

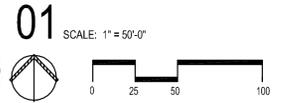
Zoning	PD-17-R
Proposed Use	Office/Retail
Lot Area	9,879 Ac. (430,335 Sq. Ft.)
Building Area	97,893 Sq. Ft. Total
Building Height	1 Story, 40' Max.
Lot Coverage	22.75%
Floor Area Ratio	0.23:1
Parking Required	Retail (1:250) 11,306 Sq. Ft.=46 Sp.
Parking Provided	Office (1:350) 86,587 Sq. Ft.=248 Sp.
Total Parking Required	294 Sp.
Total Parking Provided	353 Sp. (Incl. 17 HC)
Total Impervious Surface	146,190 Sq. Ft.
Required Open Space (7%)	30,154 Sq. Ft.
Provided Open Space	180,732 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=5,130 Sq. Ft.
Provided Landscape Area	5,520 Sq. Ft.

SITE DATA

Zoning	PD-17-R
Proposed Use	Retail
Lot Area	1,940 Ac. (84,516 Sq. Ft.)
Building Area	11,662 Sq. Ft. Total
Building Height	1 Story, 40' Max.
Lot Coverage	13.80%
Floor Area Ratio	0.138:1
Parking Required	Retail (1:250) 11,662 Sq. Ft.=47 Sp.
Parking Provided	72 Sp. (Incl. 2 HC)
Total Impervious Surface	33,394 Sq. Ft.
Required Open Space (7%)	5,016 Sq. Ft.
Provided Open Space	35,138 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=1,080 Sq. Ft.
Provided Landscape Area	1,980 Sq. Ft.

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- GRAPHIC PLANT LEGEND**
- REQUIRED PARKING LOT TREE, 4" CAL.
 - REQUIRED STREET TREE, 4" CAL.
 - ⊕ PERIMETER SMALL TREE
 - ⊗ FLOWERING ORNAMENTAL TREE
 - ⊗ PERIMETER SHRUB
 - PERIMETER SHRUB/PARKING LOT SCREEN
 - LAWN, BERMUDAGRASS, SOLID SOD



smr
landscape architects, inc.
1700 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0546
Email smr@smr4.com

Town Case No. Z18-0007
EXHIBIT G
WINIKATES TRACT
BLOCK A, LOTS 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
514,604 Sq. Ft./11,821 Acres
Current Zoning: PD-17-RETAIL & SF-15

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER / APPLICANT
GB-GBT Preston & Broadway, LP
9550 John W. Elliott Dr., Suite 106
Frisco, TX 75033
Telephone: (972) 347-9900
Contact: Teague Griffin

PLP.1

SEPT. 20, 2018 SEPT. 10, 2018 JULY 3, 2018 AUG. 8, 2018
scale: 1"=50' JUNE 4, 2018 SEI Job No. 18-065

CURRENT



PLANNING

To: Planning & Zoning Commission

Item No. 5

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – January 21, 2020

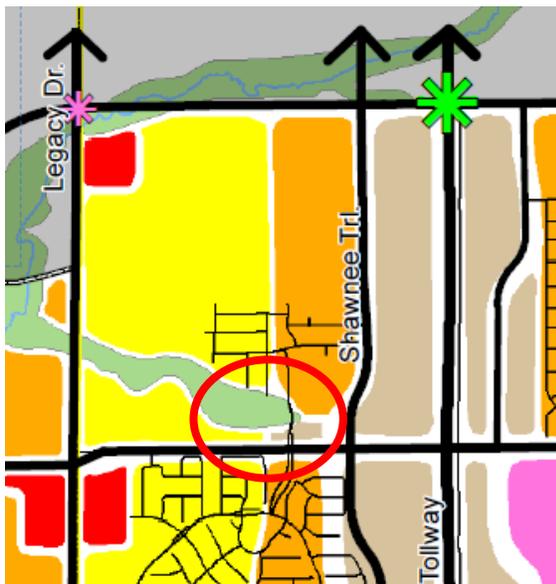
Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Low Density Single Family to Tollway District, generally located on the north side of Prosper Trail, west of Shawnee Trail. (CA19-0005). [Companion Case Z19-0024]

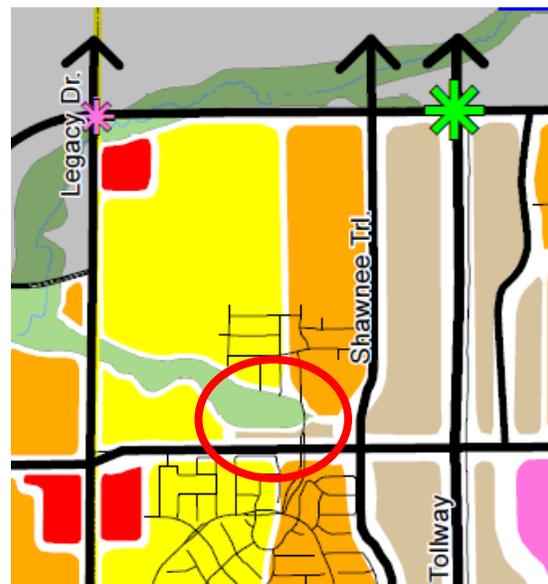
Description of Agenda Item:

Town staff received a request to rezone 5.6± acres from Agricultural (A) to Single Family-15 (SF-15) and to rezone 3.4± acres from Agricultural (A) to Office (O). While the request to rezone to residential is in conformance with the Future Land Use Plan, the request to rezone to office is not in conformance with the Future Land Use Plan. The property is proposed to be developed for office uses; no retail or commercial uses are proposed. Rezoning requests which do not conform to the Future Land Use Plan shall be accompanied by a request to amend the Future Land Use Plan. The existing Future Land Use Plan and proposed Future Land Use Plan are shown below. As depicted, the proposed amendment extends a narrow area of the Tollway District west of Shawnee Trail.

Current Plan



Proposed Plan



The Comprehensive Plan document anticipates the Town will encounter “development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map.”

The document recommends that “development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)” should be reviewed based on the following questions and should be reviewed on their own merit.

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?
- Will the proposed use impact adjacent residential areas in a negative manner?
- Will the proposed use be compatible with and/or enhance adjacent residential uses?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
- Would it contribute to the Town’s long-term economic stability?

The Plan states, “it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project.”

The Plan recommends that “it is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Plan map for a particular area. This may be due to changing markets, demographics and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper, then these proposals should be approved and the Future Land Use Plan map should be amended accordingly.”

Staff believes the request is reasonable given the limitations to residential development in this specific area, including the existing floodplain to the north, frontage along a minor thoroughfare to the south, and anticipated institutional use adjacent to the west, as noted in the applicant’s Request Letter (Attachment 3). Staff recommends approval of the request.

Legal Obligations and Review:

The Planning & Zoning Commission is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan.

Attached Documents:

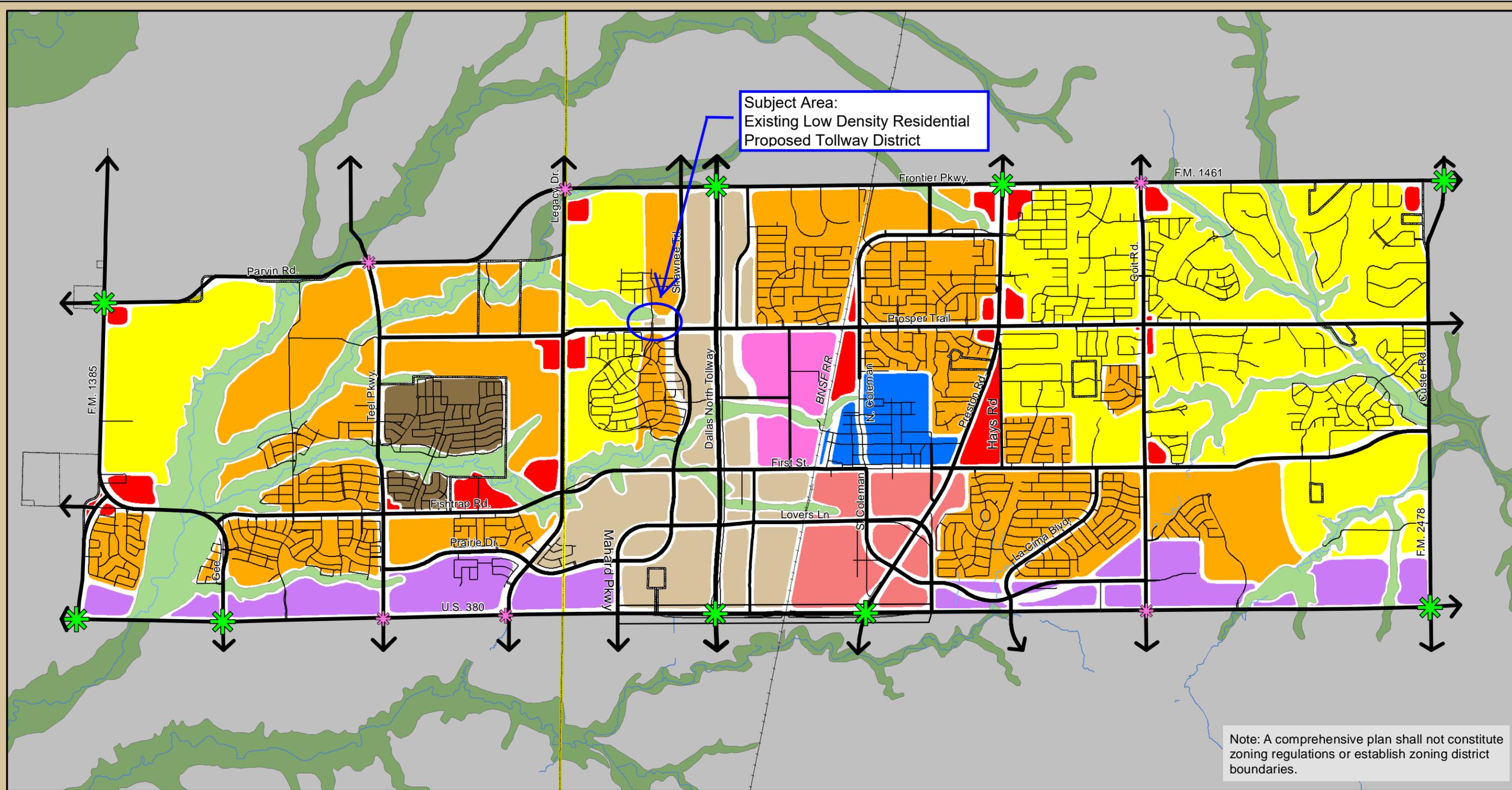
1. Existing Future Land Use Plan
2. Proposed Future Land Use Plan
3. Request Letter

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to amend the Future Land Use Plan from Low Density Single Family to Tollway District, generally located on the north side of Prosper Trail, west of the Dallas Parkway.

Town Council Public Hearing:

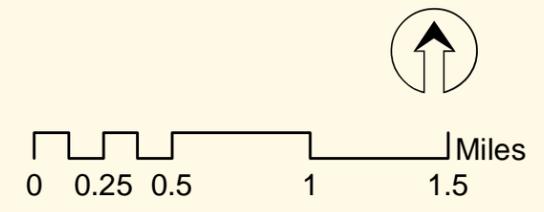
Upon a recommendation by the Planning & Zoning Commission, a public hearing for this item will be scheduled for the Town Council at their Regular meeting on February 11, 2020.



Subject Area:
Existing Low Density Residential
Proposed Tollway District

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

Updated May 2019



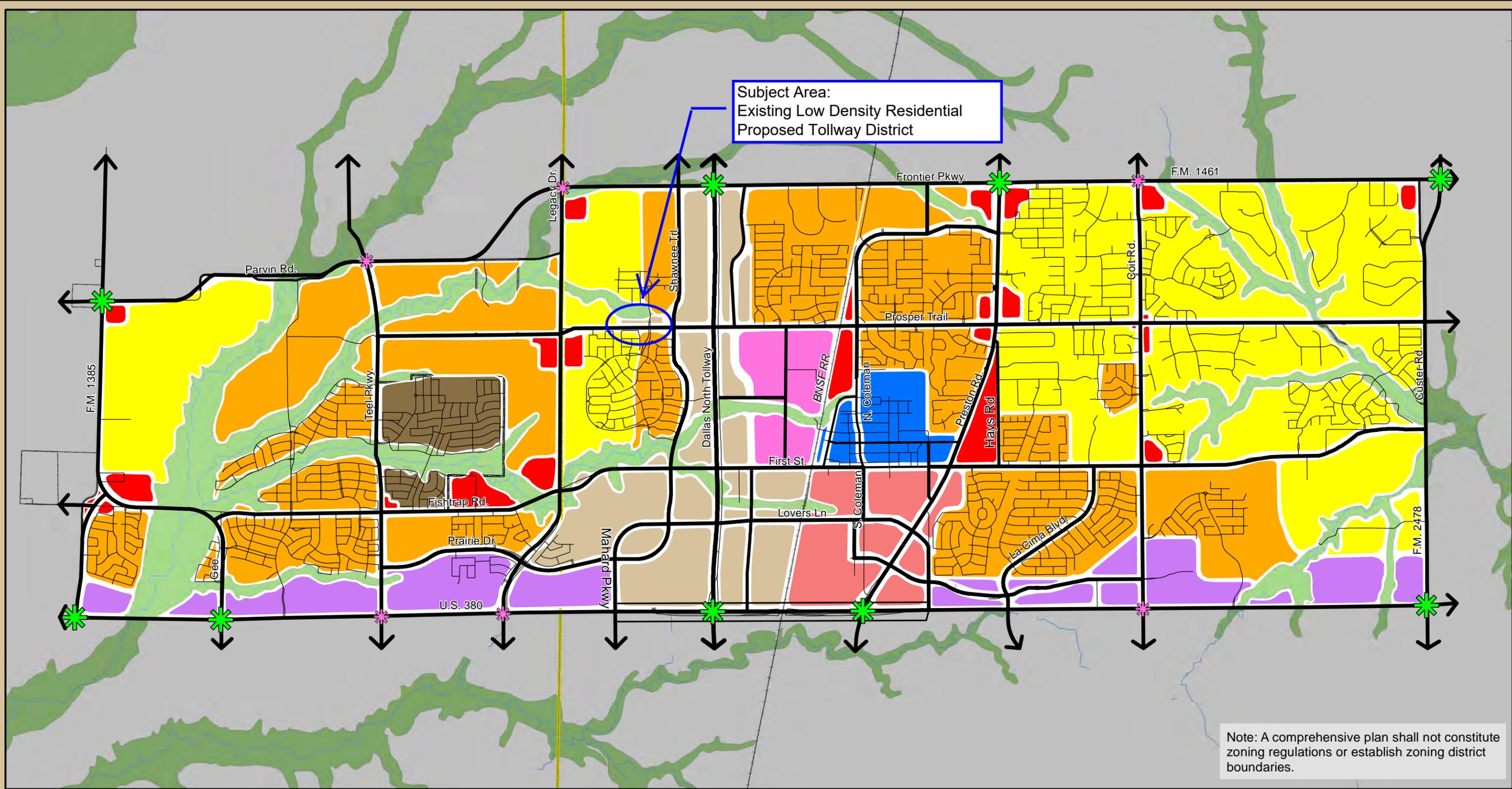
Legend					
	Low Density Residential		Old Town District		Major Gateway
	Medium Density Residential		Town Center		Minor Gateway
	High Density Residential		Tollway District		Town of Prosper
	Retail & Neighborhood Services		US 380 District		100 Year Floodplain
	Business Park				

Ordinance No. 19-28, Page 3

Future Land Use Plan



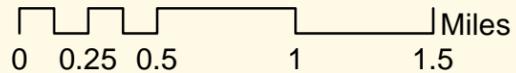
Plate 2



Subject Area:
Existing Low Density Residential
Proposed Tollway District

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

Updated February 2020



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
- Major Gateway
- Minor Gateway
- Town of Prosper
- ETJ

**Future
Land Use
Plan**





December 10, 2019

Mr. Alex Glushko
Senior Planner
Town of Prosper
409 E. First Street
Prosper, TX 75078

**Re: Future Land Use Plan Amendment
CHC Prosper Trail – NWC of Prosper Trail/Stargazer Way**

Dear Alex:

On behalf of our Client, CHC Development, please let this letter serve as a formal request to amend the Future Land Use Plan for the property located along the northside of Prosper Trail and west of Stargazer Way. The current plan calls for this property to be Low Density Residential and we would request an amendment to Office uses.

Our team feels that this site is better suited for commercial uses along the frontage of Prosper Trail. The rear of this property is subject to significant floodplain encumbrances which limit the development opportunities. The existing residence on this tract will remain on the back approximate 5-acres. The adjacent tract to the west of the subject tract is under contract to a church group. There are other commercial uses in operation to the west of the church tract as well.

We would respectfully request that the Future Land Use Plan be amended to allow the proposed commercial uses.

Please contact me if you have any questions.

Respectfully,

ClayMoore Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.



PLANNING

To: Planning & Zoning Commission **Item No. 6**
From: Scott Ingalls, AICP, Senior Planner
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – January 21, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 3.4± acres from Agricultural (A) to Office (O) and 5.6± acres from Agricultural (A) to Single Family-15 (SF-15), located on the north side of Prosper Trail, west of Shawnee Trail. (Z19-0024). [Companion Case CA19-0005]

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	Agricultural	Single Family Residential	Low Density Residential
North	Planned Development-74-Single Family	Undeveloped (Floodplain)	Floodplain
East	Planned Development-60-Single Family	Legacy Garden Subdivision	Medium Density Residential
South	Planned Development-66 Single Family	Star Trail Subdivision	Low and Medium Density Residential
West	Agricultural	Undeveloped (Agricultural Use)	Low Density Residential

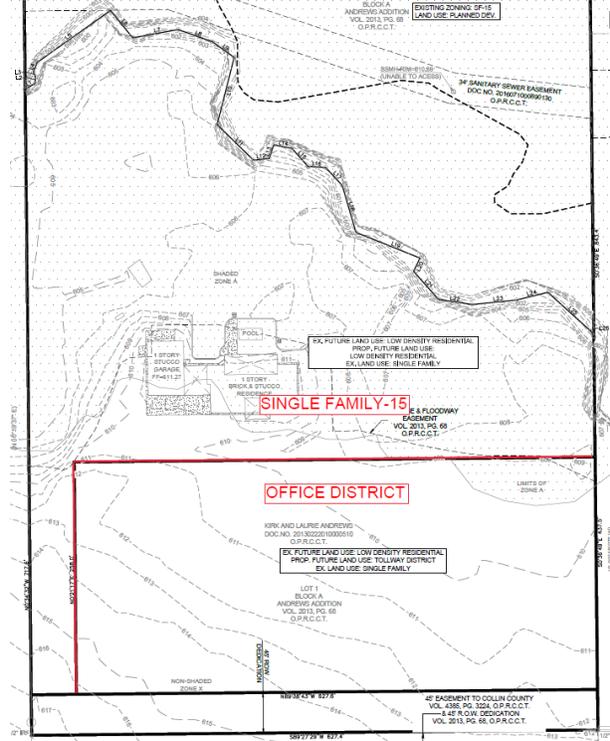
Requested Zoning – The purpose of this request is to rezone the northern portion of the property to Single Family-15 (SF-15), where an existing house is currently located, and to zone the southern portion of the property to Office (O) District, to allow for an office development in the future. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed and elevations of the proposed building. Prior to development, the developer will be required to submit a Preliminary

Site Plan and/or a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

Current Zoning



Proposed Zoning



Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential. The companion item is a request to amend the Future Land Use Plan to Tollway District. Subject to the proposed Future Land Use Plan Amendment, the zoning request does conform to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Prosper Trail, an ultimate 4-lane divided thoroughfare.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property; however, a hike and bike trail will be needed at the time of development.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has received two (2) Public Hearing Notice Reply Forms; in opposition to the request.

Attached Documents:

1. Location and Zoning Maps
2. Exhibit A
3. Notice Reply Forms

Town Staff Recommendation:

Town staff recommends approval of the request to rezone 3.4± acres from Agricultural (A) to Office (O) and 5.6± acres from Agricultural (A) to Single Family-15 (SF-15), located on the north side of Prosper Trail, west of Shawnee Trail.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 11, 2020.



LEGACY DR

DALLAS PKWY

SHENANDOAH ST

PRESCOTT DR

INWOOD LN

BEVERLY DR

FAIRMONT DR

CARUTH DR

BINKLEY AVE

WYNNE AVE

EUCLID DR

MAPLEWOOD DR

ARMSTRONG LN

Z19-0024

PROSPER TRL

PROSPER RD

CARILLON PL

WOODLAWN DR

RIVER ROCK LN

SUMMERSIDE LN

FOXGLEN DR

GRASSY SHORE LN

STARGAZER WAY

SHOOTING STAR DR

WHITE TAIL DR

SHAWNEE TRL

GENTLE KNOLL LN

SOUTH GATE LN

SUN MEADOW DR

LONE GROVE LN

BROOKFIELD DR

WINDROCK LN

BIRDSONG LN

OAKCREST DR

STAR MEADOW DR

WY GLEN CT

KOBY CIR

OVERLOOK DR

KYLE CT

PINTAIL LN

QUAIL CREEK LN

BRYN MAWR DR

LEXINGTON AVE

PEBBLEBROOK LN



0 315 630 1,260 Feet

SF-15

LEGACY DR

SF-15

PD-63

SHENANDOAH ST

SF-10/12.5

PD-36

INWOOD LN

PRESCOTT DR

MAPLEWOOD DR

FAIRMONT DR

CARUTH DR

BINKLEY AVE

WYNNE AVE

CC

DALLAS PKWY

MF PD-35

A

A

SF-15

PD-74

Z19-0024

ARMSTRONG LN

SF-15

PD-75

PD-60

SF-10

O

PD-75

R

PD-75

CC

CC

PROSPER TRL

PD-14

SF-10

PROSPER RD

CARILLON PL

RIVER ROCK LN

WOODLAWN DR

SUMMERSIDE LN

FOXGLEN DR

R

PD-14

R

PD-14

GENTLE KNOLL LN

SOUTH GATE LN

SUN MEADOW DR

SF

LONE GROVE LN

BROOKFIELD DR

WINDROCK LN

PD-66

GRASSY SHORE LN

STARGAZER LN

SHOOTING STAR DR

WHITE TAIL DR

SHAWNEE TRL

BIRDSONG LN

R

PD-66

R

PD-66

STAR MEADOW DR

IVY GLEN CT

BRYN MAWR DR

KOBY CIR

OVERLOOK DR

KYLE CT

LEXINGTON AVE

PINTAIL LN

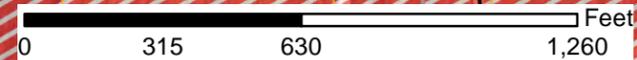
OAKCREST DR

QUAIL CREEK LN

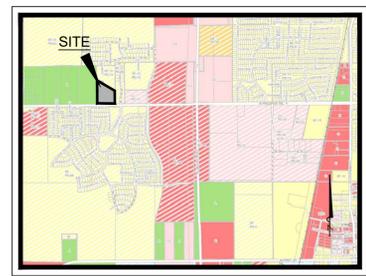
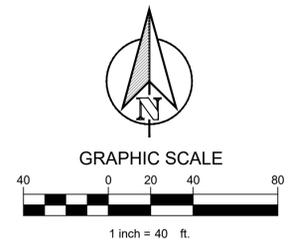
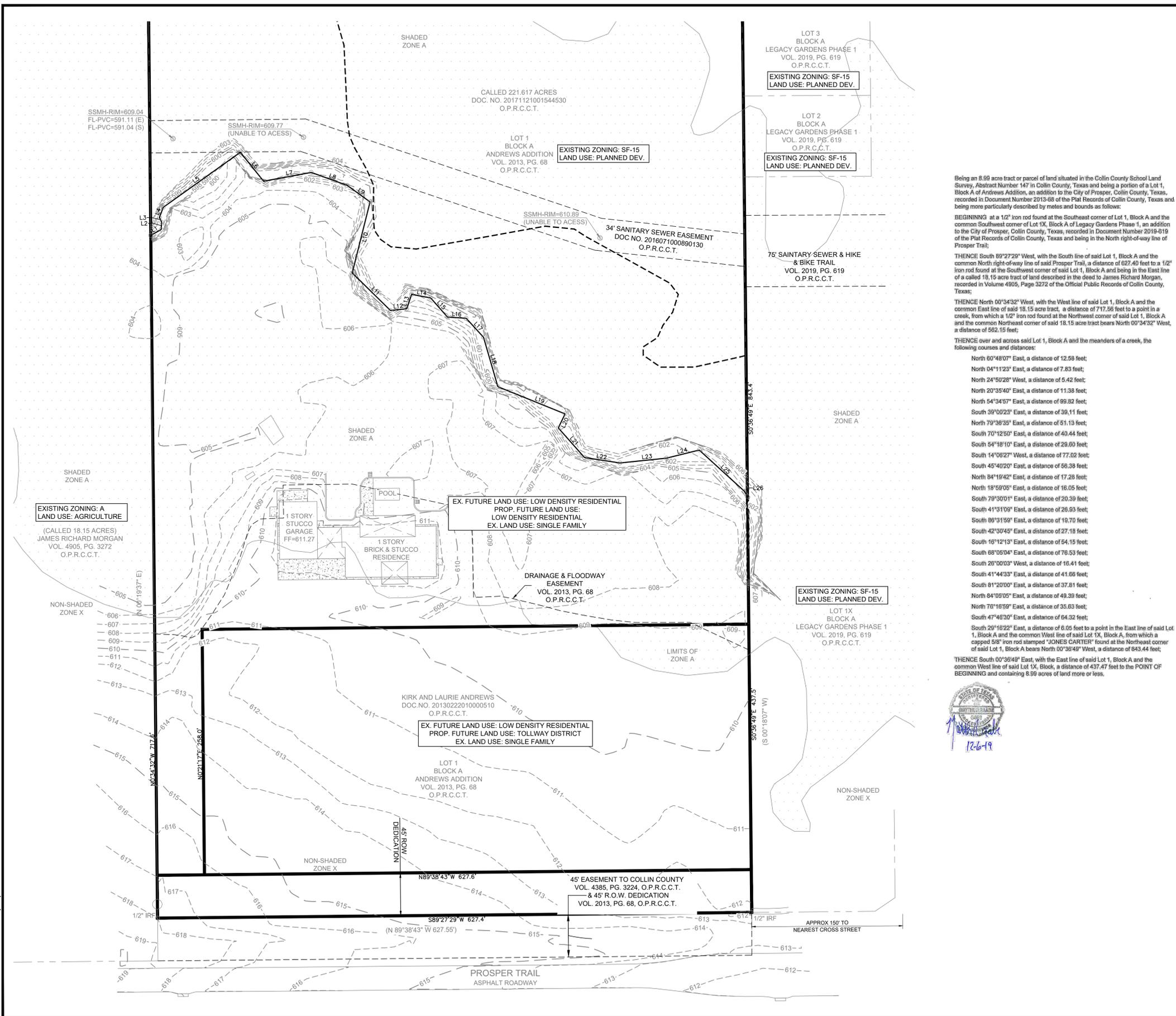
PEBBLEBROOK LN



PD-66



PLOTTED BY: REGGIE SMITH
 PLOT DATE: 7/15/2020 3:34 AM
 LOCATION: Z:\PROJECTS\MARKETING\CHC PROSPER TRAIL\CADD\EXHIBIT\LAND USE EXHIBIT.DWG
 LAST SAVED: 7/15/2020 3:23 PM



VICINITY MAP & EXISTING ZONING MAP

Being an 8.99 acre tract or parcel of land situated in the Collin County School Land Survey, Abstract Number 147 in Collin County, Texas and being a portion of a Lot 1, Block A of Andrews Addition, an addition to the City of Prosper, Collin County, Texas, recorded in Document Number 2013-68 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of Lot 1, Block A and the common Southwest corner of Lot 1X, Block A of Legacy Gardens Phase 1, an addition to the City of Prosper, Collin County, Texas, recorded in Document Number 2019-619 of the Plat Records of Collin County, Texas and being in the North right-of-way line of Prosper Trail;

THENCE South 69°27'28" West, with the South line of said Lot 1, Block A and the common North right-of-way line of said Prosper Trail, a distance of 627.40 feet to a 1/2" iron rod found at the Southwest corner of said Lot 1, Block A and being in the East line of a called 18.15 acre tract of land described in the deed to James Richard Morgan, recorded in Volume 4905, Page 3272 of the Official Public Records of Collin County, Texas;

THENCE North 00°34'32" West, with the West line of said Lot 1, Block A and the common East line of said 18.15 acre tract, a distance of 717.55 feet to a point in a creek, from which a 1/2" iron rod found at the Northwest corner of said Lot 1, Block A and the common Northeast corner of said 18.15 acre tract bears North 00°34'32" West, a distance of 562.15 feet;

THENCE over and across said Lot 1, Block A and the meanders of a creek, the following courses and distances:

North 60°48'07" East, a distance of 12.58 feet;
 North 04°11'23" East, a distance of 7.83 feet;
 North 24°50'28" West, a distance of 5.42 feet;
 North 20°35'40" East, a distance of 11.38 feet;
 North 54°34'57" East, a distance of 99.82 feet;
 South 39°00'23" East, a distance of 39.11 feet;
 North 79°38'35" East, a distance of 51.13 feet;
 South 70°12'50" East, a distance of 40.44 feet;
 South 54°18'10" East, a distance of 29.60 feet;
 South 14°06'27" West, a distance of 77.02 feet;
 South 45°40'20" East, a distance of 56.38 feet;
 North 84°19'42" East, a distance of 17.28 feet;
 North 18°59'05" East, a distance of 16.05 feet;
 South 79°30'01" East, a distance of 20.39 feet;
 South 41°31'09" East, a distance of 26.93 feet;
 South 86°31'59" East, a distance of 19.70 feet;
 South 42°30'45" East, a distance of 27.18 feet;
 South 16°12'13" East, a distance of 54.15 feet;
 South 68°05'04" East, a distance of 76.53 feet;
 South 28°00'03" West, a distance of 16.41 feet;
 South 41°44'33" East, a distance of 41.66 feet;
 South 81°20'09" East, a distance of 37.61 feet;
 North 84°05'05" East, a distance of 49.39 feet;
 North 76°16'59" East, a distance of 35.63 feet;
 South 47°46'30" East, a distance of 64.32 feet;
 South 29°16'22" East, a distance of 6.05 feet to a point in the East line of said Lot 1, Block A and the common West line of said Lot 1X, Block A, from which a capped 5/8" iron rod stamped "JONES CARTER" found at the Northeast corner of said Lot 1, Block A bears North 00°36'49" West, a distance of 843.44 feet;

THENCE South 00°36'49" East, with the East line of said Lot 1, Block A and the common West line of said Lot 1X, Block A, a distance of 437.47 feet to the POINT OF BEGINNING and containing 8.99 acres of land more or less.



EXISTING ZONING: A (8.99 AC)
PROPOSED ZONING: O (3.42 AC)
PROPOSED ZONING: SF-15 (5.57 AC)

1880 W. PROSPER TRAIL	
CASE # : Z19-0024	
OWNER:	
KIRK & LAURIE ANDREWS 1880 WEST PROSPER TRAIL PROSPER, TX 75078	
CONTACT NAME: KIRK & LAURIE ANDREWS	
APPLICANT/REPRESENTATIVE:	
CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN, SUITE #40 PROSPER, TX 75078 PH: 817.201.6982	
CONTACT NAME: MATT MOORE	
SURVEYOR:	
EAGLE SURVEYING 210 S. ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
CONTACT NAME: DAN RICK	
LEGAL DESCRIPTION:	
ANDREWS ADDITION LOT 1, BLOCK A 18.439 ACRES	
CITY:	STATE:
PROSPER	TEXAS
COUNTY:	SURVEY:
COLLIN	S10341
ABSTRACT NO.	
A0147	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #1
PROSPER, TX 75078
PHONE: 817.201.6982
WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: **MATT MOORE**
P.E. No. 98351 Date 1/16/2020

**1880 W. PROSPER TRAIL
PROSPER, TX**

No.	DATE	REVISION	BY

LAND USE EXHIBIT

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	9/3/2019

SHEET
EX-B

File No.



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

Zoning Case Z19-0024: The Town of Prosper has received a request to rezone 9.0± acres from Agricultural (A) to Office (O) and Single Family-15 (SF-15).

LOCATION OF SUBJECT PROPERTY:

The property is located on the north side of Prosper Trail, west of Shawnee Trail.

I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
 I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

We oppose this request for several reasons. (1) This will affect our property values. (2) This will be unsightly - we didn't purchase our home to view an office space. (3) We oppose due to privacy. As a family, we don't want additional onlookers staring at our house, yard etc. beyond the day to day traffic on Prosper Trail.

Angela Hummel
Name (please print)

Angela Hummel
Signature

1881 River Rock Ln
Address

January 15, 2020
Date

Prosper Tx 75078
City, State, and Zip Code

ANGHUMMEL@gmail.com
E-mail Address

RECEIVED
JAN 15 2020
BY:



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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- I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Property value decrease, increased traffic on Prosper Trail, unsightly to residents of the Star Trail community who face Prosper Trail

Devin and Jessica McElreath
Name (please print)

Devin McElreath, Jessica McElreath
Signature

1921 River Rock Ln
Address

1/13/2020
Date

Prosper, TX 75078
City, State, and Zip Code

devin.mcelreath@gmail.com
Jessica.mcelreath@yahoo.com
E-mail Address

RECEIVED
JAN 15 2020

BY:



Prosper is a place where everyone matters.

RESULTS

Agenda

Prosper Town Council Meeting
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, January 14, 2020
5:45 PM

Call to Order/ Roll Call.

Invocation, Pledge of Allegiance and Pledge to the Texas Flag.

Announcements of recent and upcoming events.

Discussion Items.

1. Discussion on proposed 2020 Town Council Meeting schedule. **(RB)**

CONSENT AGENDA: All Items Approved, 7-0

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.

2. Consider and act upon the Minutes from the December 10, 2019, Town Council Meeting. **(RB)**
3. Receive the November Financial Report. **(BP)**
4. Consider and act upon authorizing the Competitive Sealed Proposal (CSP) procurement method for construction of dark fiber infrastructure from Town Hall to the Public Safety Facility. **(LJ)**
5. Consider and act upon approving the purchase and installation of a weather and lightning notification system from Perry Weather through the Texas Local Government Purchasing Cooperative, for Frontier Park, Folsom Park, and Eagles Landing, and authorizing the Town Manager to execute documents for the same. **(DR)**
6. Consider and act upon an ordinance rezoning 2.1± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of future Mahard Drive, south of future Prairie Drive. (Z19-0016). **(AG)**
7. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Stantec Consultant Services, Inc., and the Town of Prosper, Texas, related to the design of a Traffic Signal at Coit Road and Richland Boulevard. **(PA)**
8. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Maldonado-Burkett, LLP, and the Town of Prosper, Texas, related to the design of a Traffic Signal at Fishtrap and Gee Road. **(PA)**

RESULTS

9. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

Citizen Comments:

Items for Individual Consideration:

10. Consider and act upon an ordinance amending Planned Development-40 (PD-40) in its entirety for Windsong Ranch, generally located on the west side of Teel Parkway, south of Parvin Road, in order to modify the residential development standards. (Z19-0020). **(AG) Approved, 6-1 (Vogelsang opposed)**
11. Consider and act upon authorizing the Town Manager to execute a Development Agreement between VP Windsong Operation, LLC and VP Windsong Investments, LLC, and the Town of Prosper, Texas, related to the Windsong Ranch development. **(AG) Approved, 6-1 (Vogelsang opposed)**
12. Conduct a Public Hearing, and consider and act upon a request for a Sign Waiver to allow for a reduced setback for a monument sign at RaceTrac in Westfork Crossing, located on the northwest corner of US 380 and Gee Road. **(AG) Approved, 7-0**
13. Discussion on proposed Bond Election. **(RB)**

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:

Section 551.087 – To discuss and consider economic development incentives.

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.

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with ordinance waivers, exceptions, and recommendations, and all matters incident and related thereto.

Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.

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.

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

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

14. Downtown Live! Update. **(DR)**