



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 4, 2020, 6:00 p.m.

1. Call to Order / Roll Call – Recognition of new Commissioner.
2. Pledge of Allegiance.
3. Consider and act upon the appointment of the Planning & Zoning Commission Secretary.
4. **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.)

 - 4a. Consider and act upon minutes from the January 21, 2020, Planning & Zoning Commission Regular meeting.
 - 4b. Consider and act upon a Site Plan for a downtown office (206 S. Coleman Street), on 0.4± acres, located on the northwest corner of Second Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0118).
 - 4c. Consider and act upon a Final Plat for the Bryant Coleman Addition, Block A, Lot 1, on 0.4± acres, located on the northwest corner of Second Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0119).
 - 4d. Consider and act upon a Final Plat for Star Trail, Phase 6, for 67 single family residential lots, three (3) HOA/open space lots, and one (1) Town Park, on 26.6± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D19-0121).
 - 4e. Consider and act upon a Final Plat for Star Trail, Phase 7, for 118 single family residential lots, and five (5) HOA/open space lots, on 40.0± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D19-0122).
 - 4f. Consider and act upon a Final Plat for a segment of Legacy Drive, on 4.8± acres, located south of Prosper Trail, north of Fishtrap Road. (D19-0123).
 - 4g. Consider and act upon a Revised Site Plan for a Hospital (Cook Children's North Campus), on 23.6± acres, located on the northeast corner of US 380 and Windsong Parkway. The property is zoned Planned Development-91 (PD-91). (D19-0127).

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.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the north side of Broadway Street, east of Parvin Street. (Z20-0001).
6. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-99 (PD-99), on 19.4± acres, located on the northwest corner of Mahard Parkway and US 380, generally to allow for the rental of cargo trucks as an incidental use at Longo Toyota. (Z20-0002).
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 31, 2020, and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Notice Removed

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

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the 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 21, 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, Sarah Peterson, Joe Grinstead, Chris Kern, and Chris Long.

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 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).**

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

REGULAR AGENDA

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).**

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

David Bond (Applicant): Informed the modification to the layout is to accommodate tenant needs.

Commissioners voiced support for the request.

Motion by Daniel, second by Peterson, to approve Item 4. Motion approved 6-0.

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]**

Item 5 was considered concurrently with Item 6.

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]**

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

Chairman Cotten opened the Public Hearings.

Matt Moore (Applicant): Provided information regarding the proposed requests.

There being no additional speakers, the Public Hearings were closed.

Commissioners voiced support for the requests.

Motion by Grinstead, second by Daniel, to approve Item 5. Motion approved 6-0.

Motion by Long, second by Peterson, to approve Item 6. Motion approved 6-0.

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.

8. Adjourn.

Motion by Grinstead, second by Kern, to adjourn. Motion approved 6-0 at 6:28 p.m.

Evelyn Mendez, Planning Technician



PLANNING

To: Planning & Zoning Commission **Item No. 4b**
From: Evelyn Mendez, Planning Technician
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Site Plan for a downtown office (206 S. Coleman Street), on 0.4± acres, located on the northwest corner of Second Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0118).

Description of Agenda Item:

The Site Plan shows the proposed 6,636 square-foot downtown office building at 206 S. Coleman Street. Access is provided from Second Street. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Downtown Office development standards.

As a companion item, the Final Plat for Bryant Coleman Addition, Block A, Lot 1 (D19-0119) is on the February 4, 2020 agenda.

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



THIRD ST

D19-0118

SECOND ST

COLEMAN ST

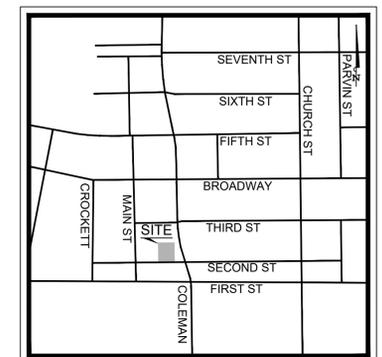
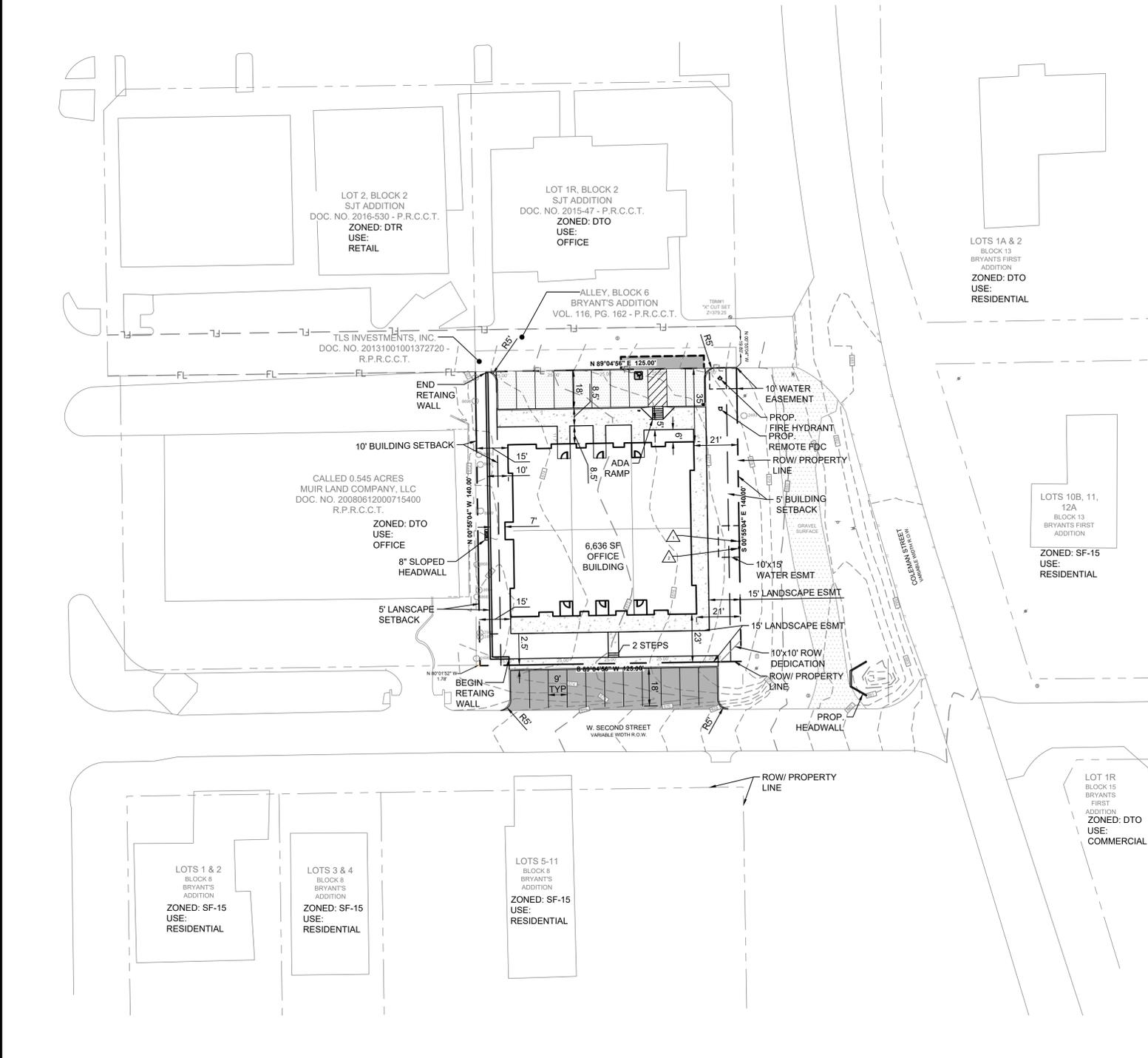
MAIN ST

CROCKETT ST

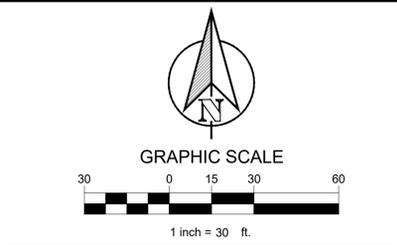
FIRST ST



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 1/28/2020 2:07 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2019-136 BOREA COLEMAN 2ND\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/28/2020 2:07 PM



VICINITY MAP
N.T.S.



LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	CONCRETE APRON. PAVEMENT PER TOWN OF PROSPER STANDARDS
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	EXISTING FIRELANE
[Symbol]	PARKING COUNT

TOWN OF PROSPER SITE PLAN GENERAL NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE 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 FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL SIGNAGE IS 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 THROUGHFARES 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 FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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 SUMMARY																					
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE	
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		REQ.	PROV.	REQ.	PROV.
1	DTO	OFFICE	0.40	17,500	6,636	1 STORY	55% MAX	37.9%	0.4:1 MAX	0.38	1 SPACE / 350 SF	19	21	1	1	11,265	64%	315	315	1,225	1,288

WATER METER SCHEDULE			
ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1.5"	1

BENCHMARK #1:
 1"X" CUT SET ON EXISTING CURB APPROXIMATELY 24 FEET NORTH OF THE NORTHEASTERN PROPERTY CORNER.
 ELEV= 679.25

FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CASE #: D19-0118	
COLEMAN OFFICE BUILDING	
SITE PLAN	
DEVELOPER:	
BGREA 1061 N. COLEMAN PROSPER, TX 75078 PH: 972.347.9900	CONTACT NAME: TREVOR WOOD
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	CONTACT NAME: MATT MOORE
SURVEYOR:	
EAGLE SURVEYING 210 SOUTH ELM ST, SUITE #104 DENTON, TX 76201 PH: 940.222.3009	CONTACT NAME: DAN RICK
LEGAL DESCRIPTION:	
LOTS 13-17, BLOCK 6 BRYANT'S ADDITION	
CITY: PROSPER	STATE: TEXAS
COUNTY: COLLIN	SURVEY: COLLIN CO. SCHOOL LAND SURVEY
ABSTRACT NO. 147	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1105 CHEER SPRINGER NO. SUITE #1
 COLEMANVILLE, TX 76044
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 98351, Date 1/28/2020

COLEMAN OFFICE
COLEMAN STREET & W. 2ND STREET
PROSPER, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN

SP-1

DESIGN: LRR
 DRAWN: LRR
 CHECKED: ASD
 DATE: 01/28/2020

SHEET

File No: 2019-136



PLANNING

To: Planning & Zoning Commission **Item No. 4c**
From: Evelyn Mendez, Planning Technician
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Final Plat for the Bryant Coleman Addition, Block A, Lot 1, on 0.4± acres, located on the northwest corner of Second Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0119).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the Downtown Office development standards.

As a companion item, the Site Plan for a downtown office at 206 S. Coleman Street (D19-0118) is on the February 4, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat

Staff Recommendation:

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.



THIRD ST

D19-0119

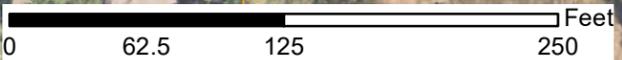
SECOND ST

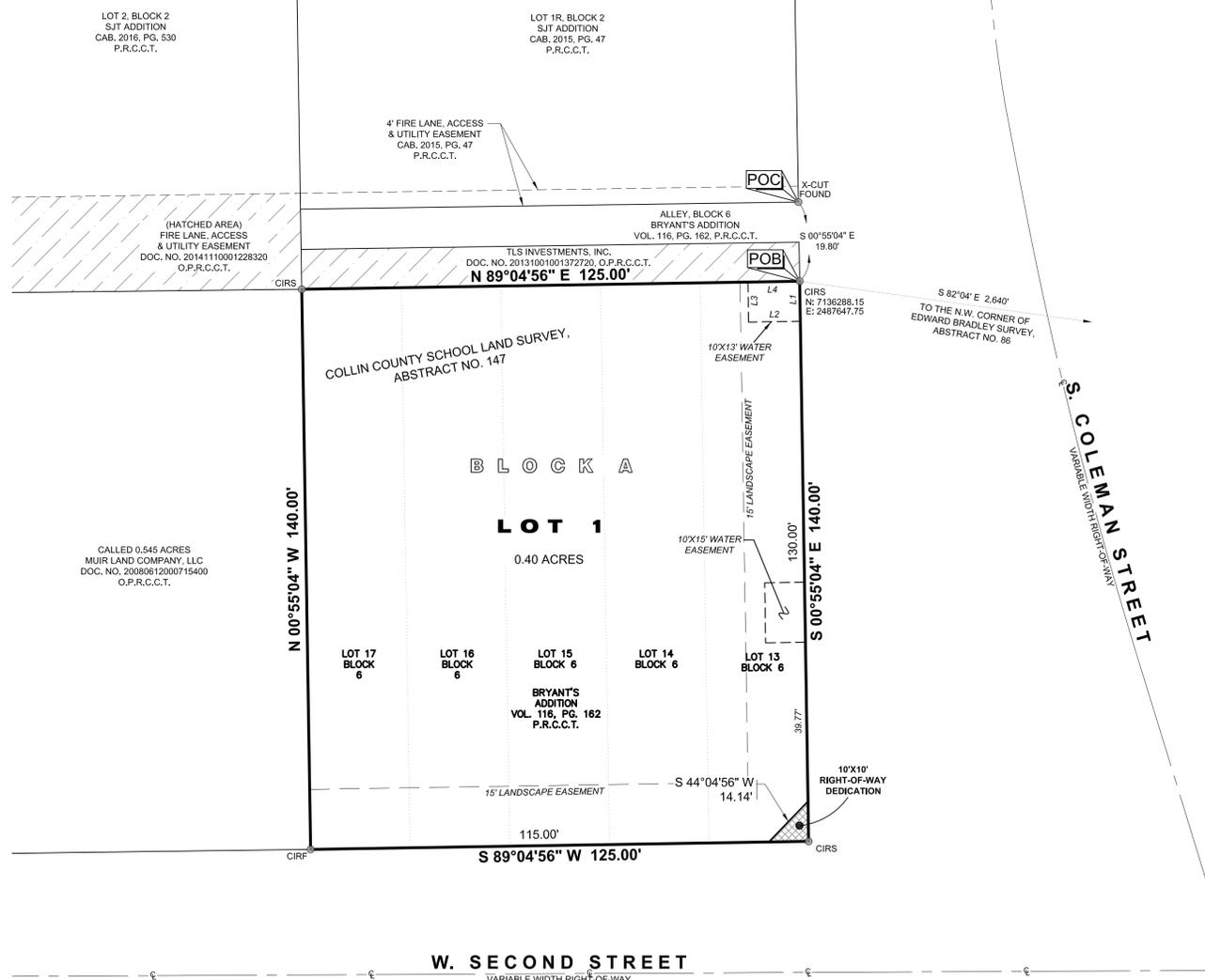
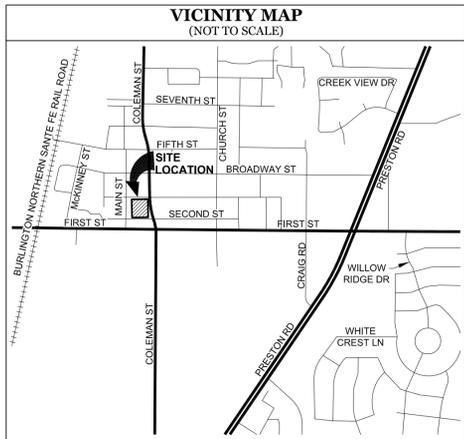
MAIN ST

COLEMAN ST

CROCKETT ST

FIRST ST





GENERAL NOTES

- The purpose of this plat is to combine multiple lots of record into a single lot.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°55'04" E	10.00'
L2	S 89°04'56" W	13.00'
L3	N 00°55'04" W	10.00'
L4	N 89°04'56" E	13.00'

Project: 1909.025-03
Date: 01/28/2020
Drafter: JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman Street, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
James Ralph Jordan, Mark Henry Jordan & William Thomas Jordan
4716 Allencrest
Dallas, TX 75244

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2020, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **JAMES RALPH JORDAN, MARK HENRY JORDAN** and **WILLIAM THOMAS JORDAN**, are the owners of a 0.40 acre tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, situated in the Town of Prosper, Collin County, Texas and being all of that certain tract of land conveyed to James Ralph Jordan, Mark Henry Jordan and William Thomas Jordan by deed of record in Document No. 20110217000179950 of the Official Public Records of Collin County, Texas, same being all of Lots 13-17, Block 6 of Bryant's Addition, a subdivision of record in Volume 116, Page 162 of the Plat Records of Collin County, Texas, also being a portion of the Coleman Street right-of-way, also being a portion of the second Street right-of-way and being more particularly described by metes and bounds as follows:

COMMENCING, at an X-cut found in the West right-of-way line of Colman Street (R.O.W. Varies), being the Southeast corner of Lot 1R, Block 2 of SJT Addition, a subdivision of record in Volume 2015, Page 47 of said Plat Records;

THENCE, S00°55'04"E, along the West right-of-way line of Colman Street, being in part the East line of the remaining portion of a 20 foot wide alley of record in said Bryant's Addition and in part, the East line of that certain tract of land conveyed to TLS Investments, Inc. by deed of record in Document No. 20131001001372720 of said Official Public Records, a distance of 19.80 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 13 for the **POINT OF BEGINNING**;

THENCE, S00°55'04"E, continuing along the Westerly right-of-way line of said S. Coleman Street, with the East line hereof, a distance of 140.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersecting point of the Westerly right-of-way line of said S. Coleman Street and the North right-of-way line of W. Second Street, being the at the Southeast corner of said Lot 13, Block 6 also being the Southeast corner hereof;

THENCE, S89°04'56"W, departing the Westerly right-of-way line of said S. Coleman Street, with the North right-of-way line of said W. Second Street and the South line hereof, a distance of 125.00 feet to a 1/2" iron rod with plastic cap (illegible) found at the Southeast corner of a called 0.545 acre tract of land described in deed to Muir Land Company, LLC, recorded in Document Number 20080612000715400, Official Public Records of Collin County, Texas, being the at the Southwest corner of said Lot 17, Block 6 also being the Southwest corner hereof;

THENCE, N00°55'04"W, leaving the North right-of-way line of Second Street, along the West line of said Lot 17, a distance of 140.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of said TLS Investments, Inc. tract, being the Southeast corner of Lot 2, Block 2 of SJT Addition, a subdivision of record in Volume 2016, Page 530 of said Plat Records, also being the Northeast corner of said 0.545 acre tract, also being the Northwest corner of said Lot 17 and hereof;

THENCE, N89°04'56"E, along the South line of said TLS Investments, Inc. tract and the common North lines of said Lots 13-17, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing an area of 0.40 Acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMES RALPH JORDAN, MARK HENRY JORDAN** and **WILLIAM THOMAS JORDAN**, do hereby adopt this plat, designating herein described property as **BRYANT COLEMAN ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **JAMES RALPH JORDAN, MARK HENRY JORDAN** and **WILLIAM THOMAS JORDAN**, do herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use area, 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 in 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 user 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 utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 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 or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

OWNER'S DEDICATION CONTINUED

WITNESS AT MY HAND, this the _____ day of _____, 2020.

OWNER: **JAMES RALPH JORDAN**

BY: _____
James Ralph Jordan
Owner

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

WITNESS AT MY HAND, this the _____ day of _____, 2020.

OWNER: **MARK HENRY JORDAN**

BY: _____
Mark Henry Jordan
Owner

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

WITNESS AT MY HAND, this the _____ day of _____, 2020.

OWNER: **WILLIAM THOMAS JORDAN**

BY: _____
William Thomas Jordan
Owner

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

John Cox, Notary Public in and for the State of Texas

D19-0119
FINAL PLAT
BRYANT COLEMAN ADDITION
LOT 1, BLOCK A
0.40 ACRES

A FINAL PLAT OF LOTS 13 - 17, BLOCK 6 OF BRYANT'S ADDITION, RECORDED IN VOLUME 116, PAGE 162, P.R.C.C.T., COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS



PLANNING

To: Planning & Zoning Commission **Item No. 4d**
From: Pamela Clark, Planning/GIS Analyst
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Final Plat for Star Trail, Phase 6, for 67 single family residential lots, three (3) HOA/open space lots, and one (1) Town Park, on 26.6± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D19-0121).

Description of Agenda Item:

The Final Plat shows 67 single family residential lots, three (3) HOA/open space lots, and one (1) Town Park. Access is provided from Star Trail Parkway and Legacy Drive. The Final Plat conforms to the PD-66 development standards.

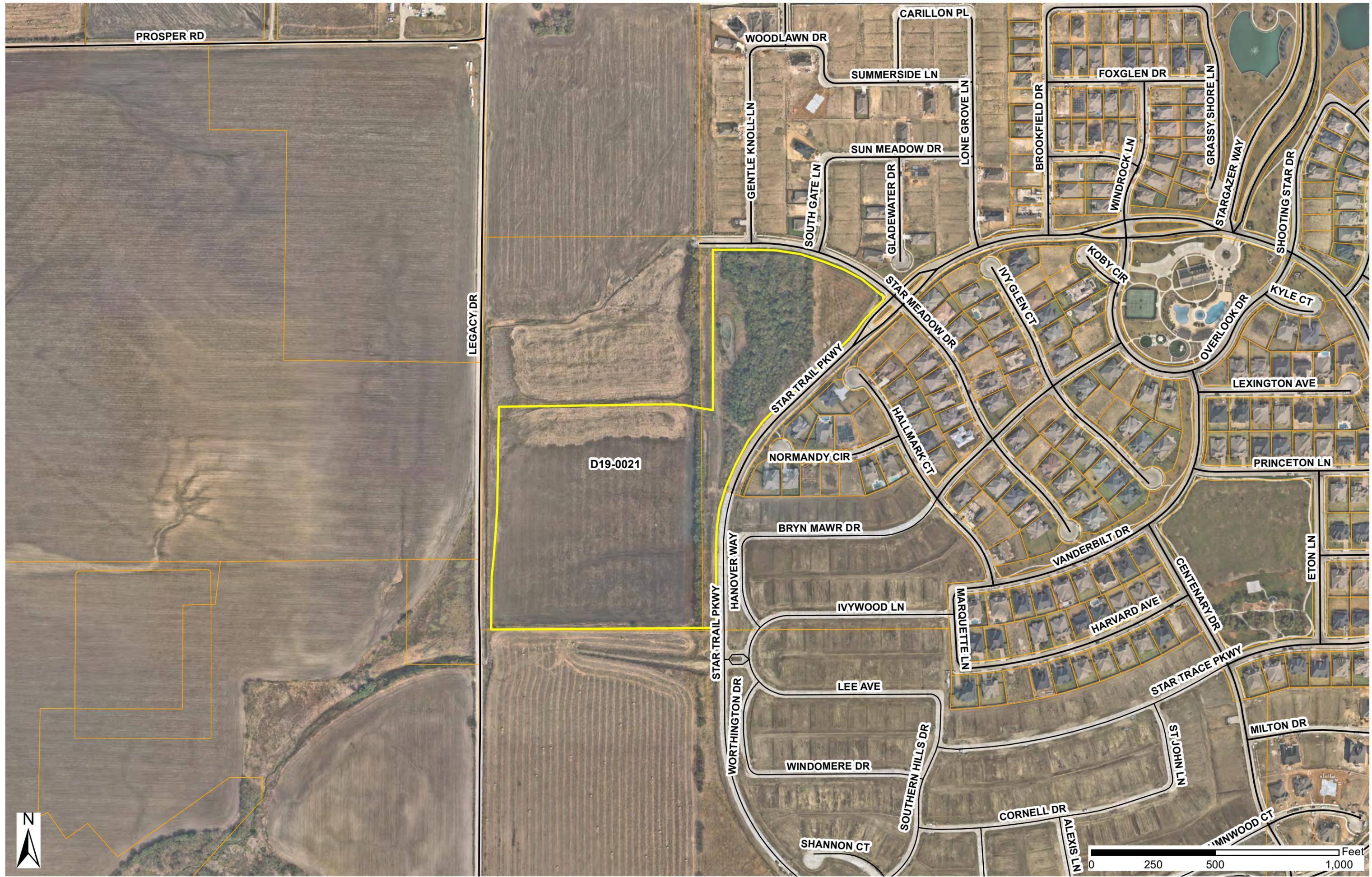
Attached Documents:

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.



PROSPER RD

LEGACY DR

D19-0021

WOODLAWN DR

SUMMERSIDE LN

SUN MEADOW DR

LONE GROVE LN

FOXGLEN DR

BROOKFIELD DR

WINDROCK LN

GRASSY SHORE LN

STARGAZER WAY

SHOOTING STAR DR

GENTLE KNOLL LN

SOUTH GATE LN

GLADEWATER DR

STAR MEADOW DR

IVY GLEN CT

KOBYL CIR

OVERLOOK DR

KYLE CT

LEXINGTON AVE

PRINCETON LN

STAR TRAIL PKWY

HALLMARK CT

NORMANDY CIR

BRYN MAWR DR

VANDERBILT DR

CENTENARY DR

ETON LN

STAR TRAIL PKWY

HANOVER WAY

IVYWOOD LN

MARQUETTE LN

HARVARD AVE

STAR TRACE PKWY

MILTON DR

WORTHINGTON DR

LEE AVE

SOUTHERN HILLS DR

WINDOMERE DR

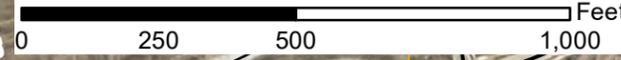
CORNELL DR

ALEXIS LN

ST JOHN LN

MINWOOD CT

SHANNON CT



LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	MM	8500	0.20
2	MM	7000	0.16
3	MM	7000	0.16
4	MM	7000	0.16
5	MM	7000	0.16
6	MM	7000	0.16
7	MM	7000	0.16
8	MM	7000	0.16
9	MM	7000	0.16
10	MM	7000	0.16
11	MM	7000	0.16
12	MM	7000	0.16
13	MM	7000	0.16
14	MM	8864	0.20
15	MM	8852	0.20
16	MM	7188	0.17
17	MM	7188	0.17
18	MM	7188	0.17
19	MM	7188	0.17
20	MM	7188	0.17
21	MM	8450	0.19

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	LL	8727	0.20
2	LL	7313	0.17
3	LL	7313	0.17
4	LL	7313	0.17
5	LL	7313	0.17
6	LL	7312	0.17
7	LL	7313	0.17
8	LL	7313	0.17
9	LL	7313	0.17
10	LL	7312	0.17
11	LL	8450	0.19
12	LL	8450	0.19
13	LL	7313	0.17
14	LL	7312	0.17
15	LL	7313	0.17
16	LL	7313	0.17
17	LL	7313	0.17
18	LL	7312	0.17
19	LL	7312	0.17
20	LL	7313	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	LL	7312	0.17
22	LL	8723	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	OO	8711	0.20
2	OO	7500	0.17
3	OO	7500	0.17
4	OO	7500	0.17
5	OO	7500	0.17
6	OO	8450	0.19
7	OO	8450	0.19
8	OO	7500	0.17
9	OO	7500	0.17
10	OO	7500	0.17
11	OO	7500	0.17
12	OO	8953	0.21

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N47°05'39"E	14.75'
T2	N44°01'14"W	13.79'
T3	N44°34'26"E	14.14'
T4	S45°25'34"E	14.14'
T5	N37°05'04"W	14.00'
T6	N56°05'17"E	13.37'
T7	N81°09'41"E	14.46'
T8	S11°26'38"E	14.46'
T9	N44°34'26"E	14.14'
T10	S45°25'34"E	14.14'
T11	S45°25'34"E	14.14'
T12	N44°34'26"E	14.14'
T13	N45°25'34"W	14.14'
T14	N44°34'26"E	14.14'
T15	S45°25'34"E	14.14'
T16	N44°34'26"E	14.14'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	NN	9158	0.21
2	NN	7750	0.18
3	NN	7750	0.18
4	NN	7750	0.18
5	NN	7750	0.18
6	NN	8700	0.20
7	NN	8700	0.20
8	NN	7750	0.18
9	NN	7750	0.18
10	NN	7750	0.18
11	NN	7750	0.18
12	NN	10746	0.25

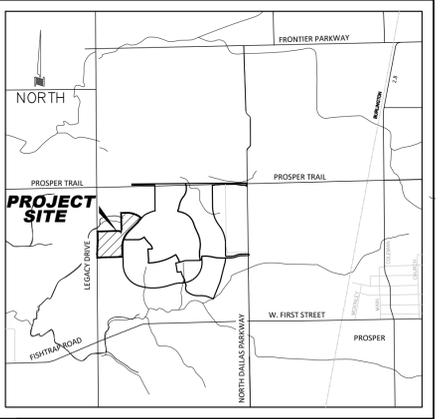
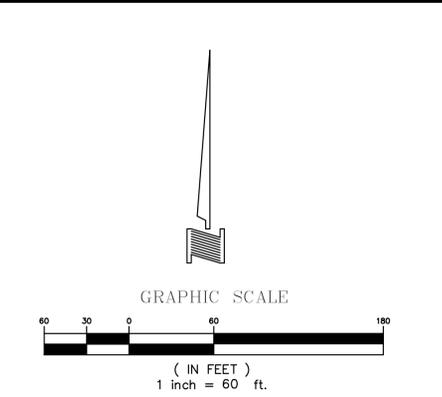
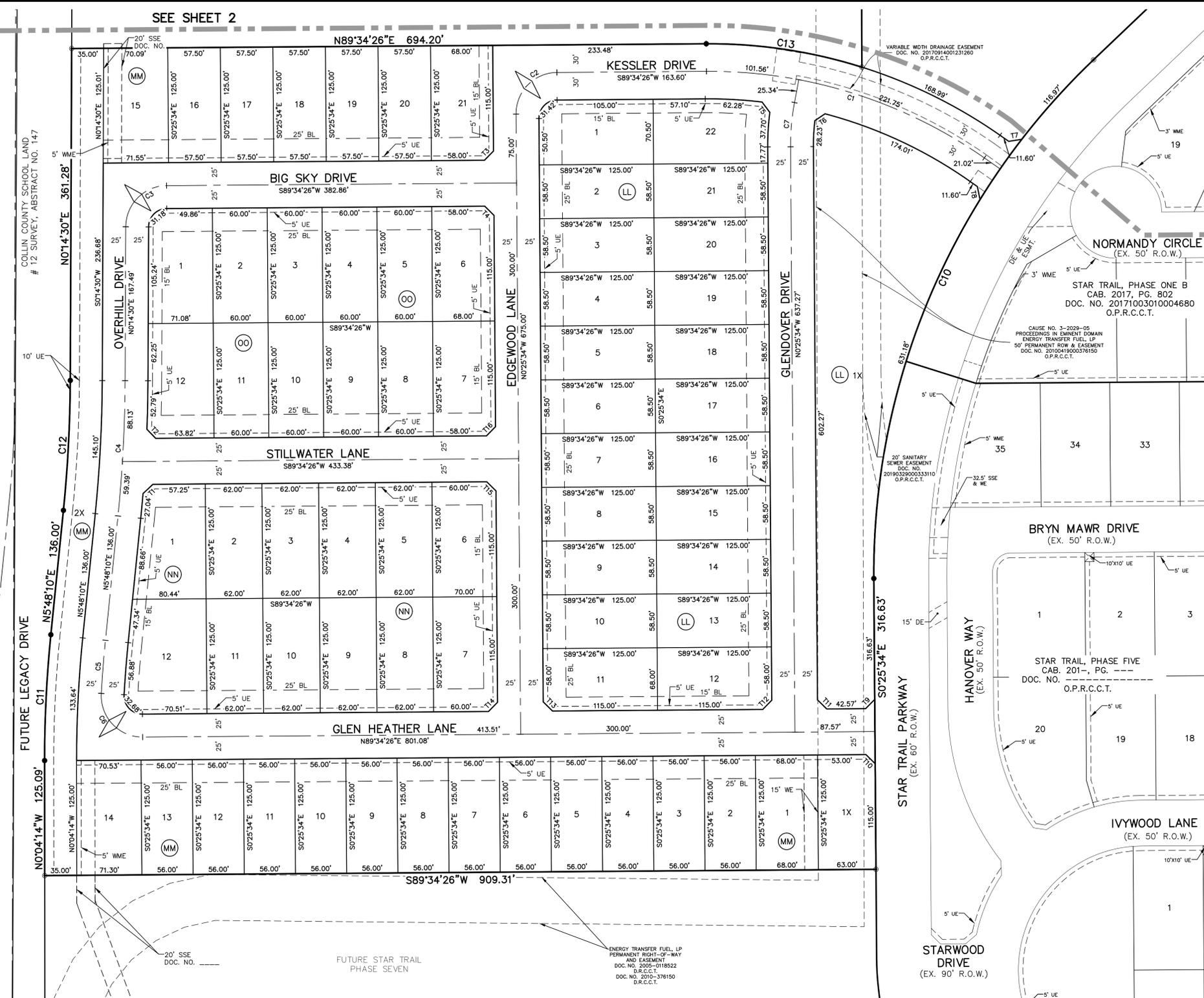
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	35°17'05"	525.00'	166.97'	323.31'	N72°47'01"W 318.23'
C2	90°00'00"	45.00'	45.00'	70.69'	N44°34'26"E 63.64'
C3	89°19'56"	45.00'	44.48'	70.16'	S44°54'28"W 63.27'
C4	5°33'39"	1520.00'	73.82'	147.53'	N03°01'20"E 147.47'
C5	2°35'49"	1280.00'	29.01'	58.02'	N04°30'15"E 58.01'
C6	93°37'54"	45.00'	47.95'	73.54'	N43°36'37"W 65.62'
C7	11°05'03"	250.00'	24.26'	48.36'	N05°06'57"E 48.29'

NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS. COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- LOTS 1-15, BLOCK MM, ALL FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 4.90 ACRES (213,560 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- NO FEMA FLOODPLAIN EXISTS ON THIS PLAT.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
- LOT 1 BLOCK KK OR NEIGHBORHOOD PARK TO BE DEDICATED TO THE TOWN OF PROSPER BY FEE SIMPLE.

BENCHMARKS:
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.
 ELEVATION=628.88'

"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.
 ELEVATION=627.92'



LOCATION MAP NOT TO SCALE

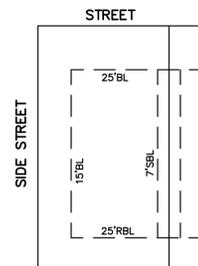
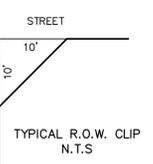
67 RESIDENTIAL LOTS
 3 COMMON AREA LOTS
 1 TOWN PARK
 26,630 ACRES
 67 TYPE "A" LOTS OF 6,875 SF MIN.
 TOTAL LOT DENSITY =
 67 LOTS / 26.630 AC =
 2.516 LOTS/ACRE
 PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
 D19-0121

FINAL PLAT
STAR TRAIL PHASE SIX
 AN ADDITION TO THE TOWN OF PROSPER
 PART OF 269.506 ACRE TRACT OF LAND IN THE
 COLLIN COUNTY SCHOOL LAND #12 SURVEY,
 ABSTRACT NO. 147,
 IN THE
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
 8000 WARREN PARKWAY
 BUILDING 1, SUITE 100
 FRISCO, TEXAS 75034
 FAX: 214-387-7781
 CONTACT: SCOTT SHIPP
 PH: 972-543-2412

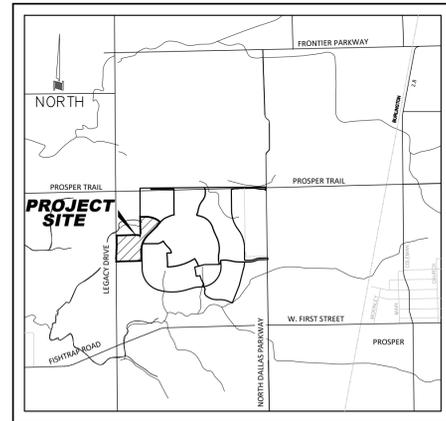
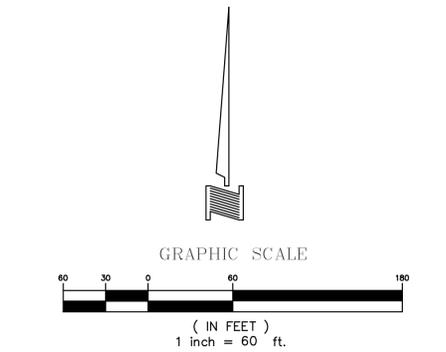
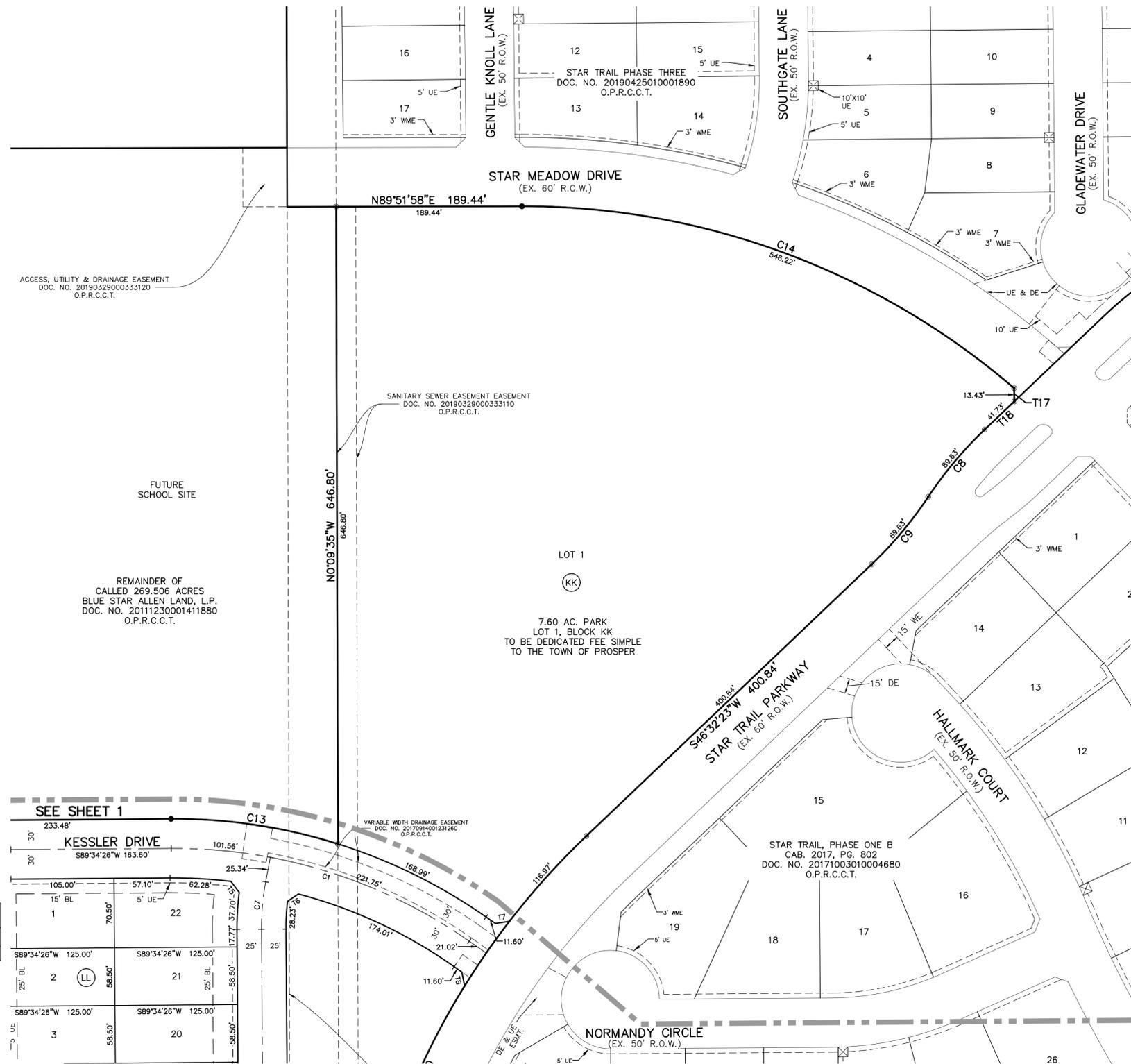
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800

- LEGEND**
- BL = BUILDING LINE
 - SBL = SIDE BUILDING LINE
 - R.O.W. = RIGHT OF WAY
 - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - SWE = SIDEWALK EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - UE = UTILITY EASEMENT
 - WME = WALL & WALL MAINTENANCE EASEMENT
 - 10'X10' = 10'X10' UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
 - ◇ = DENOTES STREET NAME CHANGE



TYPICAL LOT DETAIL FOR 55' TYPE "A" LOTS N.T.S.

DOCUMENT NUMBER: _____



LOCATION MAP
NOT TO SCALE

67 RESIDENTIAL LOTS
3 COMMON AREA LOTS
1 TOWN PARK
26.630 ACRES
67 TYPE "A" LOTS OF 6,875 SF MIN.
TOTAL LOT DENSITY =
2.516 LOTS/ACRE
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D19-0121

**FINAL PLAT
STAR TRAIL PHASE SIX**

AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,

IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	12°50'19"	400.00'	45.00'	89.63'	S40°07'14"W 89.44'
C9	12°50'19"	400.00'	45.00'	89.63'	S40°07'14"W 89.44'
C10	46°57'57"	770.00'	334.53'	631.18'	S23°03'25"W 613.65'
C11	5°52'24"	1340.00'	68.74'	137.36'	N2°51'58"E 137.30'
C12	5°33'39"	1460.00'	70.91'	141.70'	N3°01'20"E 141.65'
C13	17°50'21"	555.00'	87.10'	172.80'	S81°30'24"E 172.10'
C14	40°38'39"	770.00'	285.17'	546.22'	S69°48'42"E 534.84'

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	LL	61587	1.41
1X	MM	7825	0.18
2X	MM	31550	0.72

PARK LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1	KK	331043	7.60

BOUNDARY LINE TABLE

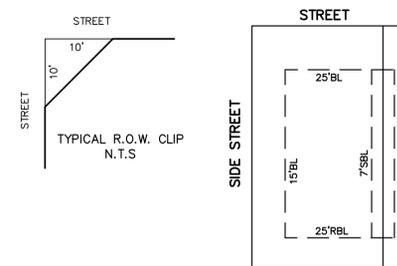
LINE	BEARING	LENGTH
T17	S117°19'E	13.43'
T18	S46°32'23"W	41.73'

NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 4.90 ACRES (213,560 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- NO FEMA FLOODPLAIN EXISTS ON THIS PLAT.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14
- LOT 1 BLOCK KK OR NEIGHBORHOOD PARK TO BE DEDICATED TO THE TOWN OF PROSPER BY FEE SIMPLE.

LEGEND

- BL = BUILDING LINE
- SBL = SIDE BUILDING LINE
- R.O.W.= RIGHT OF WAY
- AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- SWE = SIDEWALK EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- WME = WALL & WALL MAINTENANCE EASEMENT
- ☒ = 10'x10' UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.C.C.T.= MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T.= DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T.= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE



TYPICAL LOT DETAIL
FOR 55' TYPE "A" LOTS
N.T.S.

DOCUMENT NUMBER: _____

BENCHMARKS:

SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.

ELEVATION=628.88'

"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.

ELEVATION=627.92'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND # 12 SURVEY, ABSTRACT NO. 147, Town of Prosper, Collin County, Texas and being a part of Parcel II described in the deed to Blue Star Allen Land, L.P., recorded in Document Number 20110630000676920, Official Public Records, Collin County, Texas, and also being a part of the tract described in the deed to Blue Star Allen Land, L.P., recorded in Document Number 20111230001411880, of the said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at the intersection of South Meadow Drive as it appears upon the plat recorded in Document Number 20190425010001890 of the said Official Public Record and Star Trail Parkway as it appears upon the plat recorded in Document Number 20171003010004680 of the said Official Public Records;

THENCE along the northwesterly right of way line of said Star Trail Parkway the following courses and distances:

S 46° 32' 23" W, a distance of 41.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at the beginning of a curve to the left having a central angle of 12° 50' 19", a radius of 400.00 feet and a chord bearing and distance of S 40° 07' 14" W, 89.44 feet;

Along said curve, an arc length of 89.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at the beginning of a curve to the right having a central angle of 12° 50' 19", a radius of 400.00 feet and a chord bearing and distance of S 40° 07' 14" W, 89.44 feet;

Along said curve, an arc length of 89.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at its end;

S 46° 32' 23" W, a distance of 400.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at the beginning of a curve to the left having a central angle of 46° 57' 57", a radius of 770.00 feet and a chord bearing and distance of S 23° 03' 25" W, 613.65 feet;

Along said curve, passing said dedicated right of way of Star Trail Parkway, an arc length of 631.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at its end;

THENCE over and across said Blue Star Allen Land, L.P. tracts the following courses and distances:

S 00° 25' 34" E, a distance of 316.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 89° 34' 26" W, a distance of 909.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 00° 04' 14" W, a distance of 125.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 05° 52' 24", a radius of 1340.00 feet and a chord bearing and distance of N 02° 51' 58" E, 137.30 feet;

Along said curve to the right, an arc length of 137.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 05° 48' 10" E, a distance of 136.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 05° 33' 39", a radius of 1460.00 feet and a chord bearing and distance of N 03° 01' 20" E, 141.65 feet;

Along said curve to the left, an arc length of 141.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at its end;

N 00° 14' 30" E, a distance of 361.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 89° 34' 26" E, a distance of 694.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 17° 50' 21", a radius of 555.00 feet and a chord bearing and distance of S 81° 30' 24" E, 172.10 feet;

Along said curve to the right, an arc distance of 172.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at its end;

N 00° 09' 35" W, a distance of 646.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the south right of way line of said Star Meadow Drive;

THENCE along the said south right of way line of said Star Trail Parkway the following courses and distances:

N 89° 51' 58" E, a distance of 189.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at the beginning of a curve to the right having a central angle of 40° 38' 39", a radius of 770.00 feet and a chord bearing and distance of S 69° 48' 42" E, 534.84 feet;

Along said curve to the right, an arc length of 546.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found at its end;

S 01° 17' 19" E, a distance of 13.43 feet to the POINT OF BEGINNING, and containing 26.630 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as STAR TRAIL PHASE SIX, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

LANDSCAPE EASEMENT

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

ACCESS EASEMENT

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

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

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

BLUE STAR ALLEN LAND, LP.
a Texas limited partnership

By: Blue Star Investments, Inc.
a Texas corporation
its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Investments, Inc. a Texas corporation, General Partner of Blue Star Allen Land, L.P., a Texas limited partnership 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen H. Roberson, do hereby state 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 01/20/2020)

Stephen H. Roberson
Registered Professional Land Surveyor No. 4090

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 Stephen H. Roberson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Town Secretary

Development Services Department

Engineering Department

67 RESIDENTIAL LOTS
3 COMMON AREA LOTS
1 TOWN PARK
26.630 ACRES
87 TYPE "A" LOTS OF 6,875 SF MIN.
TOTAL LOT DENSITY =
67 LOTS / 26.630 AC =
2.516 LOTS/ACRE
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D19-0121
FINAL PLAT

STAR TRAIL PHASE SIX

AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



PLANNING

To: Planning & Zoning Commission **Item No. 4e**
From: Pamela Clark, Planning/GIS Analyst
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Final Plat for Star Trail, Phase 7, for 118 single family residential lots, and five (5) HOA/open space lots, on 40.0± acres, located on the east side of Legacy Drive, south of Prosper Trail. The property is zoned Planned Development-66 (PD-66). (D19-0122).

Description of Agenda Item:

The Final Plat shows 118 single family residential lots, and five (5) HOA/open space lots. Access is provided from Star Trail Parkway and Legacy Drive. The Final Plat conforms to the PD-66 development standards.

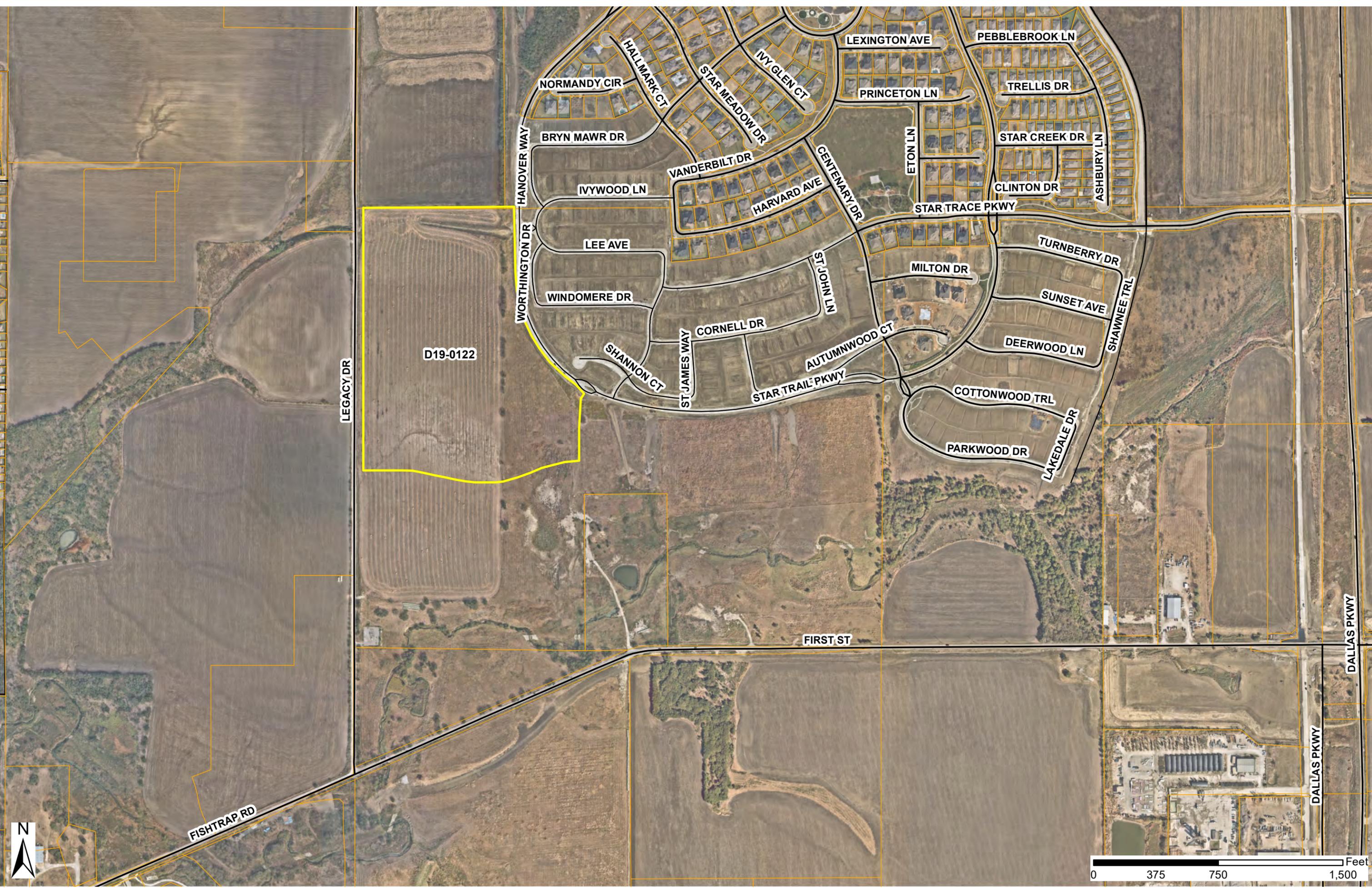
Attached Documents:

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.



D19-0122

LEGACY DR

FISHTRAP RD

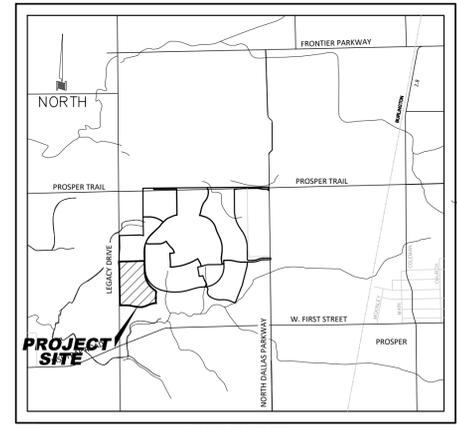
FIRST ST

DALLAS PKWY

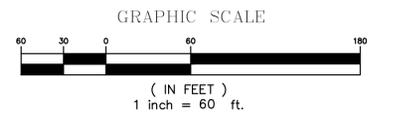
DALLAS PKWY



0 375 750 1,500 Feet



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

118 RESIDENTIAL LOTS
5 COMMON AREA LOTS
39.994 ACRES
118 TYPE "B" LOTS OF 8,125 SF MIN.
TOTAL LOT DENSITY =
118 LOTS / 39.994 AC =
2,950 LOTS/ACRE
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D19-0122

FINAL PLAT
STAR TRAIL PHASE SEVEN

AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

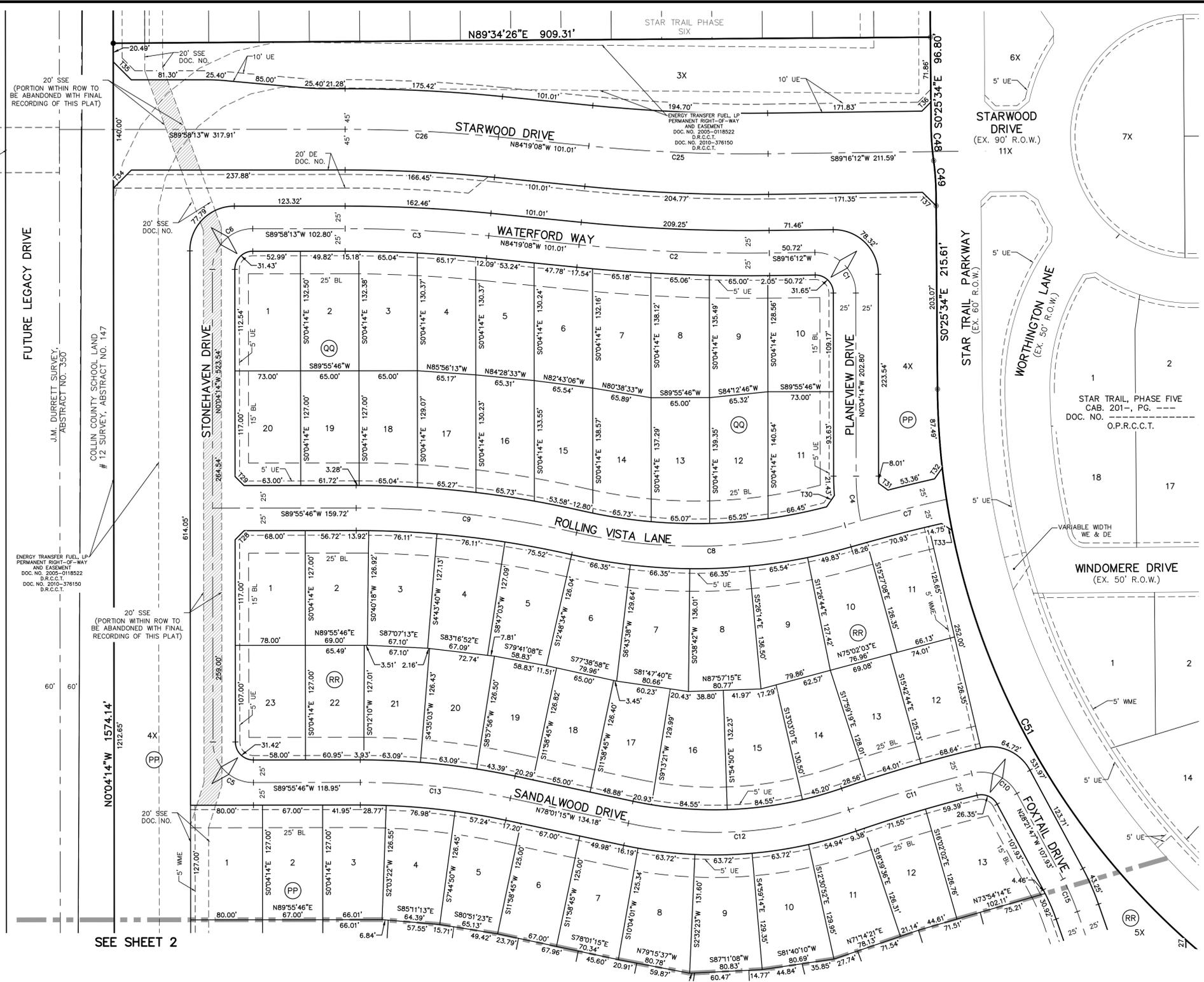
JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



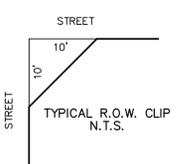
SEE SHEET 2

NOTES

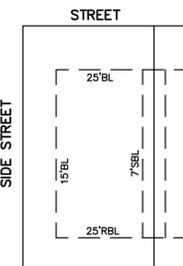
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- LOTS 1 & 27, BLOCK PP, LOTS 9 & 16, BLOCK RR, LOT 1 BLOCK TT, & LOT 10 BLOCK UU, FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 9.516 ACRES (414,555 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- NO FEMA FLOODPLAIN EXISTS ON THIS PLAT.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.

LEGEND

- BL = BUILDING LINE
- SBL = SIDE BUILDING LINE
- R.O.W. = RIGHT OF WAY
- AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- SWE = SIDEWALK EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- WME = WALL & WALL MAINTENANCE EASEMENT
- 10'x10' = 10'x10' UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE
- ▼ = DENOTES FRONT OF LOT



TYPICAL R.O.W. CLIP N.T.S.



TYPICAL LOT DETAIL FOR 65' TYPE "B" LOTS N.T.S.

DOCUMENT NUMBER: _____

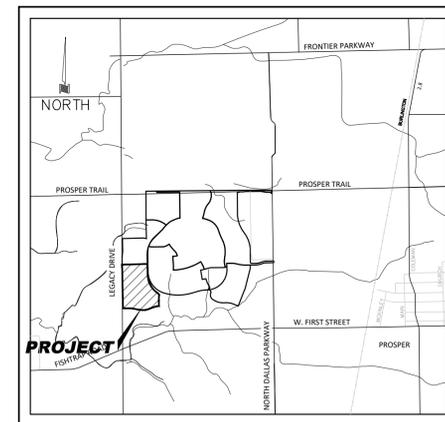
BENCHMARKS:
SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.
ELEVATION=628.88'

"X" CUT ON SOUTHEAST CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.
ELEVATION=627.92'

GRAPHIC SCALE

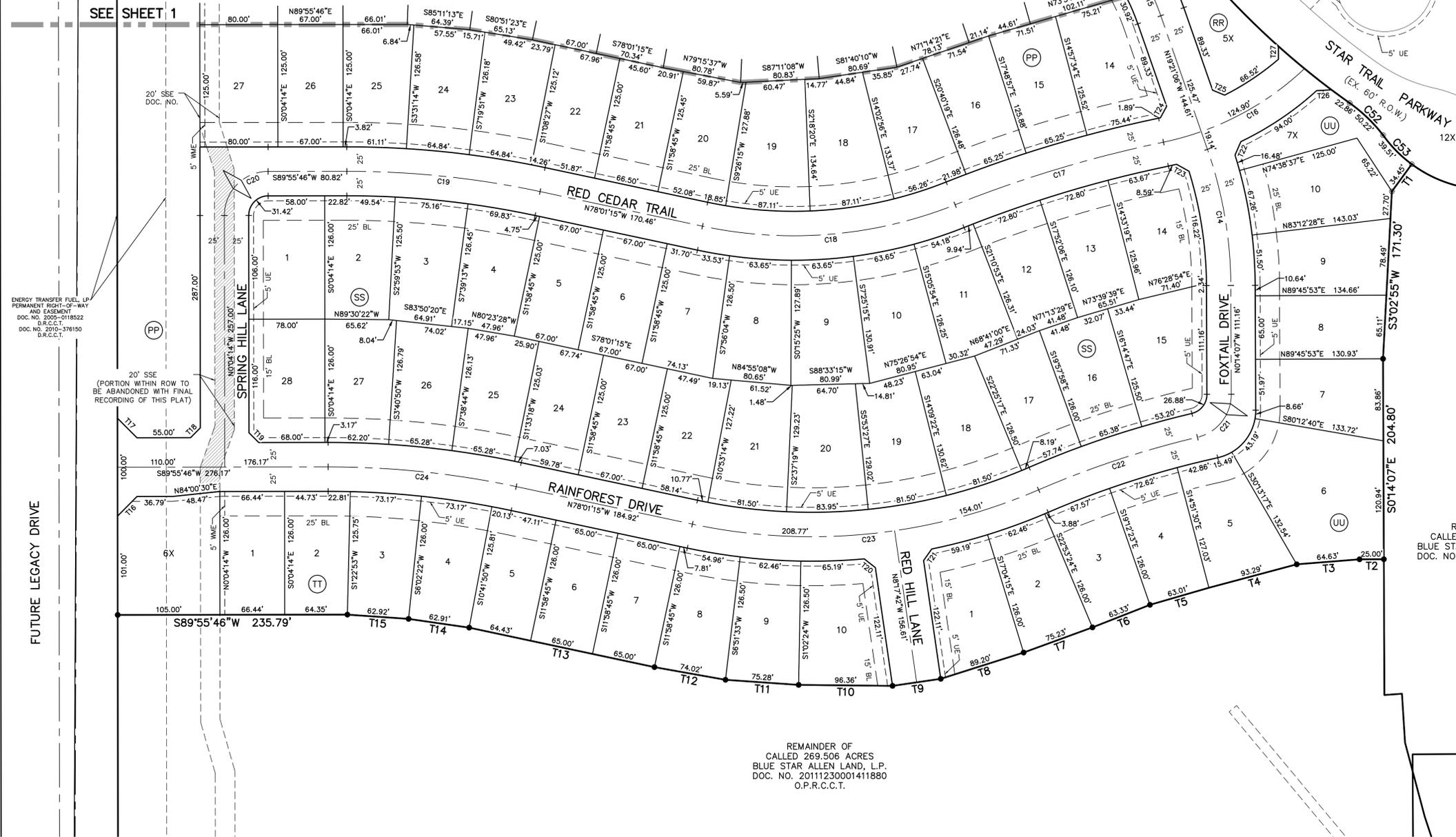


(IN FEET)
1 inch = 60 ft.



LOCATION MAP
NOT TO SCALE

SEE SHEET 1



PARCEL IV
CALLED 243.06 ACRES
BLUE STAR ALLEN LAND, L.P.
DOC. NO. 2011-60030
O.P.R.C.C.T.

FUTURE LEGACY DRIVE

ENERGY TRANSFER FUEL L.P.
PERMANENT RIGHT-OF-WAY
AND EASEMENT
DOC. NO. 2005-0118522
O.P.R.C.C.T.
DOC. NO. 2010-1376150
D.R.C.C.T.

20' SSE
(PORTION WITHIN ROW TO
BE ABANDONED WITH FINAL
RECORDING OF THIS PLAT)

REMAINDER OF
CALLED 269.506 ACRES
BLUE STAR ALLEN LAND, L.P.
DOC. NO. 2011230001411880
O.P.R.C.C.T.

REMAINDER OF
CALLED 269.506 ACRES
BLUE STAR ALLEN LAND, L.P.
DOC. NO. 2011230001411880
O.P.R.C.C.T.

118 RESIDENTIAL LOTS
5 COMMON AREA LOTS
39.994 ACRES
118 TYPE "B" LOTS OF 8,125 SF MIN.
TOTAL LOT DENSITY =
118 LOTS / 39.994 AC =
2,950 LOTS/ACRE
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D19-0122

FINAL PLAT
STAR TRAIL PHASE SEVEN
AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

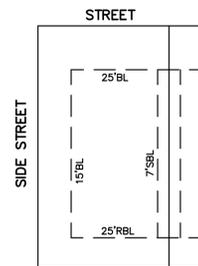
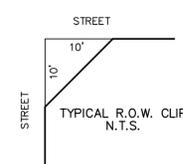
NOTES

- 1. DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- 2. ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- 3. COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- 6. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- 7. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- 8. LOTS 1 & 27, BLOCK PP, LOTS 9 & 16, BLOCK RR, LOT 1 BLOCK TT, & LOT 10 BLOCK UU, FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 9. 9.516 ACRES (414,555 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- 10. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- 11. THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- 12. NO FEMA FLOODPLAIN EXISTS ON THIS PLAT.
- 13. LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.

BENCHMARKS:
SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.
ELEVATION=628.88'
"X" CUT ON SOUTHEAST CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.
ELEVATION=627.92'

LEGEND

- BL = BUILDING LINE
- SBL = SIDE BUILDING LINE
- R.O.W. = RIGHT OF WAY
- AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- SWE = SIDEWALK EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- WME = WALL & WALL MAINTENANCE EASEMENT
- 10'x10' = 10'x10' UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE
- ▼ = DENOTES FRONT OF LOT



TYPICAL LOT DETAIL
FOR 65' TYPE "B" LOTS
N.T.S.

DOCUMENT NUMBER: _____

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	QQ	9588	0.22
2	QQ	8611	0.20
3	QQ	8554	0.20
4	QQ	8489	0.19
5	QQ	8471	0.19
6	QQ	8526	0.20
7	QQ	8772	0.20
8	QQ	8880	0.20
9	QQ	8570	0.20
10	QQ	9327	0.21
11	QQ	9740	0.22
12	QQ	9137	0.21
13	QQ	9031	0.21
14	QQ	9007	0.21
15	QQ	8828	0.20
16	QQ	8552	0.20
17	QQ	8407	0.19
18	QQ	8302	0.19
19	QQ	8255	0.19
20	QQ	9221	0.21

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	RR	9856	0.23
2	RR	8867	0.20
3	RR	9123	0.21
4	RR	9128	0.21
5	RR	9007	0.21
6	RR	9293	0.21
7	RR	9691	0.22
8	RR	9968	0.23
9	RR	9506	0.22
10	RR	9161	0.21
11	RR	8649	0.20
12	RR	8971	0.21
13	RR	8425	0.19
14	RR	8843	0.20
15	RR	9405	0.22
16	RR	9401	0.22
17	RR	8556	0.20
18	RR	8230	0.19
19	RR	8476	0.19
20	RR	8556	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	RR	8586	0.20
22	RR	8278	0.19
23	RR	9820	0.23

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	PP	10160	0.23
2	PP	8509	0.20
3	PP	8678	0.20
4	PP	8978	0.21
5	PP	8805	0.20
6	PP	8375	0.19
7	PP	8534	0.20
8	PP	9198	0.21
9	PP	9360	0.21
10	PP	9294	0.21
11	PP	9060	0.21
12	PP	8681	0.20
13	PP	11101	0.25
14	PP	10396	0.24
15	PP	8575	0.20
16	PP	8610	0.20
17	PP	9143	0.21
18	PP	9861	0.23
19	PP	9731	0.22
20	PP	8599	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	PP	8317	0.19
22	PP	8382	0.19
23	PP	8671	0.20
24	PP	8730	0.20
25	PP	8654	0.20
26	PP	8375	0.19
27	PP	10000	0.23

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S36°18'01"W	34.45'
T2	S89°45'53"W	25.00'
T3	S85°28'12"W	64.63'
T4	S75°08'46"W	93.29'
T5	S73°54'26"W	63.01'
T6	S68°38'07"W	63.33'
T7	S70°01'11"W	75.23'
T8	S72°29'33"W	89.20'
T9	S81°42'18"W	50.00'
T10	N89°23'30"W	96.44'
T11	N86°03'01"W	75.28'
T12	N79°55'27"W	74.02'
T13	N78°01'15"W	194.43'
T14	N81°48'29"W	62.91'
T15	N86°03'48"W	62.92'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
3X	MM	58326	1.34
4X	PP	158923	3.65
5X	RR	18833	0.43
6X	TT	12626	0.29
7X	UU	7250	0.17

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	SS	9742	0.22
2	SS	8697	0.20
3	SS	8852	0.20
4	SS	8784	0.20
5	SS	8375	0.19
6	SS	8375	0.19
7	SS	8727	0.20
8	SS	9107	0.21
9	SS	9285	0.21
10	SS	9219	0.21
11	SS	8968	0.21
12	SS	8726	0.20
13	SS	8737	0.20
14	SS	10036	0.23
15	SS	10895	0.25
16	SS	8733	0.20
17	SS	8640	0.20
18	SS	9334	0.21
19	SS	9332	0.21
20	SS	9653	0.22

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	SS	9308	0.21
22	SS	8486	0.19
23	SS	8375	0.19
24	SS	8410	0.19
25	SS	8731	0.20
26	SS	8777	0.20
27	SS	8780	0.20
28	SS	9778	0.22

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	TT	8372	0.19
2	TT	8307	0.19
3	TT	8593	0.20
4	TT	8594	0.20
5	TT	8295	0.19
6	TT	8190	0.19
7	TT	8190	0.19
8	TT	8592	0.20
9	TT	8666	0.20
10	TT	10931	0.25

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	UU	10072	0.23
2	UU	8628	0.20
3	UU	8517	0.20
4	UU	8606	0.20
5	UU	9613	0.22
6	UU	17052	0.39
7	UU	9466	0.22
8	UU	8631	0.20
9	UU	9666	0.22
10	UU	10792	0.25

LOT LINE TABLE		
LINE	BEARING	LENGTH
T16	N44°55'46"E	28.28'
T17	S45°04'14"E	28.28'
T18	N44°55'46"E	14.14'
T19	S45°04'14"E	14.14'
T20	N51°53'50"W	14.48'
T21	N35°18'26"E	14.48'
T22	N23°38'04"E	14.93'
T23	S60°59'37"E	14.61'
T24	S28°46'32"W	13.35'
T25	S67°28'43"E	13.35'
T26	N87°04'59"E	15.31'
T27	S0°06'31"E	13.24'
T28	S44°55'46"W	14.14'
T29	S45°04'14"E	14.14'
T30	N34°39'05"E	15.27'
T31	S53°55'25"E	12.71'
T32	N35°17'33"E	14.83'
T33	S56°50'37"E	13.94'
T34	N44°57'00"E	28.27'
T35	N45°03'00"W	28.29'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C48	7°23'01"	312.00'	20.13'	40.21'	S4°07'04"E 40.18'
C49	7°23'01"	291.00'	18.78'	37.50'	S4°07'04"E 37.47'
C51	54°22'11"	825.00'	423.72'	782.87'	S27°36'39"E 753.82'
C52	17°55'42"	160.50'	25.32'	50.22'	S45°49'54"E 50.02'
C53	16°49'56"	134.50'	19.90'	39.51'	S45°17'01"E 39.37'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°39'34"	45.00'	45.52'	71.20'	N45°24'01"W 64.00'
C2	6°24'40"	1895.00'	106.13'	212.04'	N87°31'28"W 211.93'
C3	5°42'39"	1605.00'	80.05'	159.97'	N87°10'27"W 159.91'
C4	11°24'10"	250.00'	24.96'	49.75'	N05°46'19"W 49.67'
C5	90°00'00"	45.00'	45.00'	70.69'	N45°04'14"W 63.64'
C6	90°02'27"	45.00'	45.03'	70.72'	N44°57'00"E 63.66'
C7	41°7'59"	1888.00'	70.88'	141.68'	S76°08'10"W 141.65'
C8	28°49'24"	600.00'	154.18'	301.84'	S88°23'52"W 298.66'
C9	12°52'48"	1100.00'	124.16'	247.28'	N83°37'50"W 246.76'
C10	75°29'28"	45.00'	34.84'	59.29'	N66°06'31"W 55.09'
C11	5°09'01"	1586.00'	71.33'	142.57'	S73°34'15"W 142.52'
C12	30°59'01"	460.00'	127.50'	248.75'	S86°29'14"W 245.73'
C13	12°02'59"	800.00'	84.43'	168.24'	N84°02'45"W 167.93'
C14	19°06'59"	425.00'	71.56'	141.80'	N09°47'36"W 141.14'
C15	9°00'41"	250.00'	19.70'	39.32'	N23°51'26"W 39.28'
C16	36°20'31"	300.00'	98.47'	190.29'	S60°10'17"W 187.11'
C17	9°58'34"	1284.00'	112.07'	223.57'	S73°21'15"W 223.29'
C18	33°36'47"	450.00'	135.92'	264.00'	S85°10'21"W 260.23'
C19	12°02'59"	950.00'	100.26'	199.79'	N84°02'45"W 199.42'
C20	90°00'00"	45.00'	45.00'	70.69'	S44°55'46"W 63.64'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	77°00'57"	45.00'	35.80'	60.49'	S38°16'22"W 56.04'
C22	10°01'56"	982.00'	86.19'	171.94'	S71°45'53"W 171.72'
C23	35°13'50"	590.00'	187.33'	362.78'	S84°21'50"W 357.10'
C24	12°02'59"	925.00'	97.63'	194.53'	N84°02'45"W 194.17'
C25	6°24'40"	1785.00'	99.97'	199.74'	N87°31'28"W 199.63'
C26	5°42'39"	1715.00'	85.54'	170.94'	N87°10'27"W 170.87'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T36	S44°25'19"W	14.18'
T37	N45°34'43"W	21.16'

118 RESIDENTIAL LOTS
5 COMMON AREA LOTS
39.994 ACRES
118 TYPE "B" LOTS OF 8,125 SF MIN.

D19-0122
FINAL PLAT
STAR TRAIL PHASE SEVEN

AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER/SURVEYOR

 DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND # 12 SURVEY, ABSTRACT NO. 147, Town of Prosper, Collin County, Texas and being a part of Parcel II described in the deed to Blue Star Allen Land, L.P., recorded in Document Number 20110630000676920, Official Public Records, Collin County, Texas, and also being a part of the tract described in the deed to Blue Star Allen Land, L.P., recorded in in Document Number 20111230001411880, of the said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for a re-entrant of last mentioned Blue Star Allen Land, L.P. tract and the northwest corner of that tract of land conveyed in Deed to Blue Star Allen Land, LP recorded in Document Number 20190130000990120, of the said Official Public Records;

THENCE N 08 24' 50" W, a distance of 201.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the POINT OF BEGINNING of the tract of land described herein;

THENCE over and across said Blue Star Allen Land, L.P. tracts the following courses and distances:

S 89° 45' 53" W, a distance of 25.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 85° 28' 12" W, a distance of 64.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 75° 08' 46" W, a distance of 93.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 73° 54' 26" W, a distance of 63.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set

S 68° 38' 07" W, a distance of 63.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set

S 70° 01' 11" W, a distance of 75.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 72° 29' 33" W, a distance of 89.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 81° 42' 18" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 89° 23' 30" W, a distance of 96.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 86° 03' 01" W, a distance of 75.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 79° 55' 27" W, a distance of 74.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 78° 01' 15" W, a distance of 194.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 81° 48' 29" W, a distance of 62.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 86° 03' 48" W, a distance of 62.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 89° 55' 46" W, a distance of 235.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 00° 04' 14" W, a distance of 1574.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

N 89° 34' 26" E, a distance of 909.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 00° 25' 34" E, a distance of 96.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 07° 23' 01", a radius of 312.00 feet and a chord bearing and distance of S 04° 07' 04" E, 40.18 feet;

Along said curve, an arc length of 40.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 07° 23' 01", a radius of 291.00 feet and a chord bearing and distance of S 04° 07' 04" E, 37.47 feet;

Along said curve, an arc length of 37.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at its end;

S 00° 25' 34" E, a distance of 215.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 54° 22' 11", a radius of 825.00 feet and a chord bearing and distance of S 27° 36' 39" E, 753.82 feet;

Along said curve, an arc length of 782.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 17° 55' 42", a radius of 160.50 feet and a chord bearing and distance of S 45° 49' 54" E, 50.02 feet;

Along said curve, an arc length of 50.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 16° 49' 56", a radius of 134.50 feet and a chord bearing and distance of S 45° 17' 01" E, 39.37 feet;

Along said curve, an arc distance of 39.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at its end;

S 36° 18' 01" W, a distance of 34.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 03° 02' 55" W, a distance of 171.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set;

S 00° 14' 07" E, a distance of 204.80 feet to the POINT OF BEGINNING, and containing 39.944 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as STAR TRAIL PHASE SEVEN, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

LANDSCAPE EASEMENT

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

ACCESS EASEMENT

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

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

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

BLUE STAR ALLEN LAND, LP.
a Texas limited partnership

By: Blue Star Investments, Inc.
a Texas corporation
its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Investments, Inc. a Texas corporation, General Partner of Blue Star Allen Land, L.P., a Texas limited partnership 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen H. Roberson, do hereby state 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 01/20/2020)

Stephen H. Roberson
Registered Professional Land Surveyor No. 4090

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 Stephen H. Roberson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Town Secretary

Development Services Department

Engineering Department

118 RESIDENTIAL LOTS
5 COMMON AREA LOTS
39.994 ACRES
118 TYPE "B" LOTS OF 8,125 SF MIN.

D19-0122
FINAL PLAT
STAR TRAIL PHASE SEVEN

AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

JANUARY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Y:\1101811018-07FF.dwg, FP-04, 1/29/2020 12:43:30 PM, mizell, Dowdey, Anderson & Associates, Inc., NWR



PLANNING

To: Planning & Zoning Commission **Item No. 4f**
From: Pamela Clark, Planning/GIS Analyst
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Final Plat for a segment of Legacy Drive, on 4.8± acres, located south of Prosper Trail, north of Fishtrap Road. (D19-0123).

Description of Agenda Item:

The Final Plat shows a segment of Legacy Drive which will be dedicated to the Town of Prosper. The Thoroughfare Plan identifies Legacy Drive as an ultimate six-lane divided major thoroughfare being 120' in width. With this Final Plat, the applicant is proposing to dedicate the eastern 60' of Legacy Drive adjacent to Star Trail, Phases 6 and 7. The western half of remaining Legacy Drive right-of-way will be dedicated by adjacent property owners at the time of development.

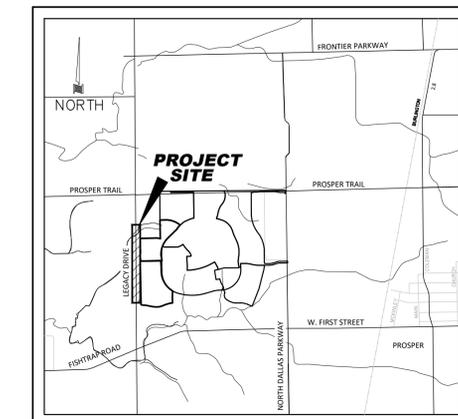
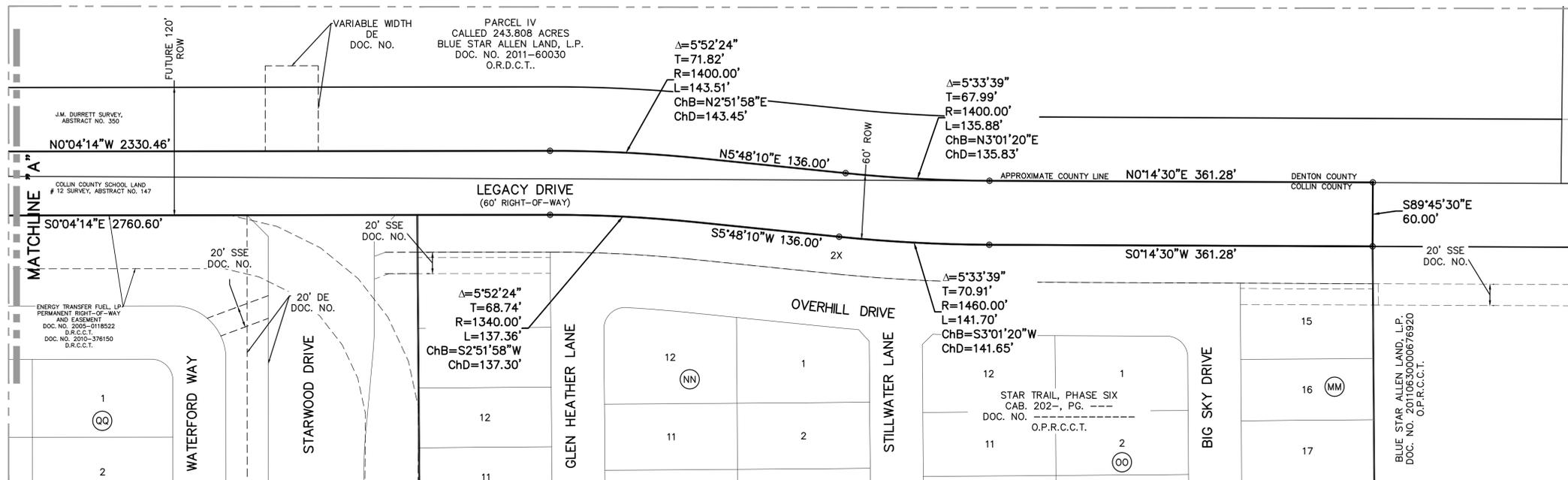
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

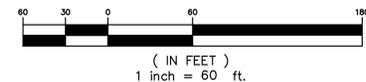
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



LOCATION MAP
NOT TO SCALE

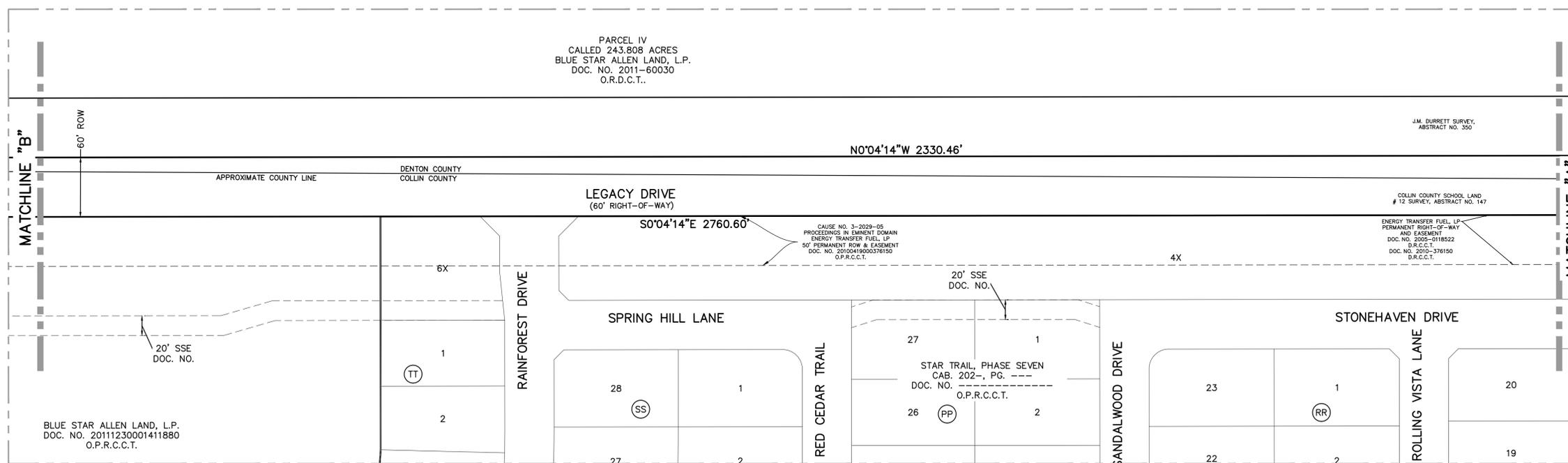


GRAPHIC SCALE



LEGEND

- BL = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"



CASE # D19-0123
FINAL PLAT
LEGACY DRIVE
4.758 ACRES
 J.M. DURRETT SURVEY, ABSTRACT NO. 350,
 COLLIN COUNTY SCHOOL LAND #12 SURVEY,
 ABSTRACT NO. 147
 LOUISA NEATHERLY SURVEY, ABSTRACT NO. 942
 AN ADDITION TO THE TOWN OF PROSPER,
 COLLIN COUNTY & DENTON COUNTY, TEXAS

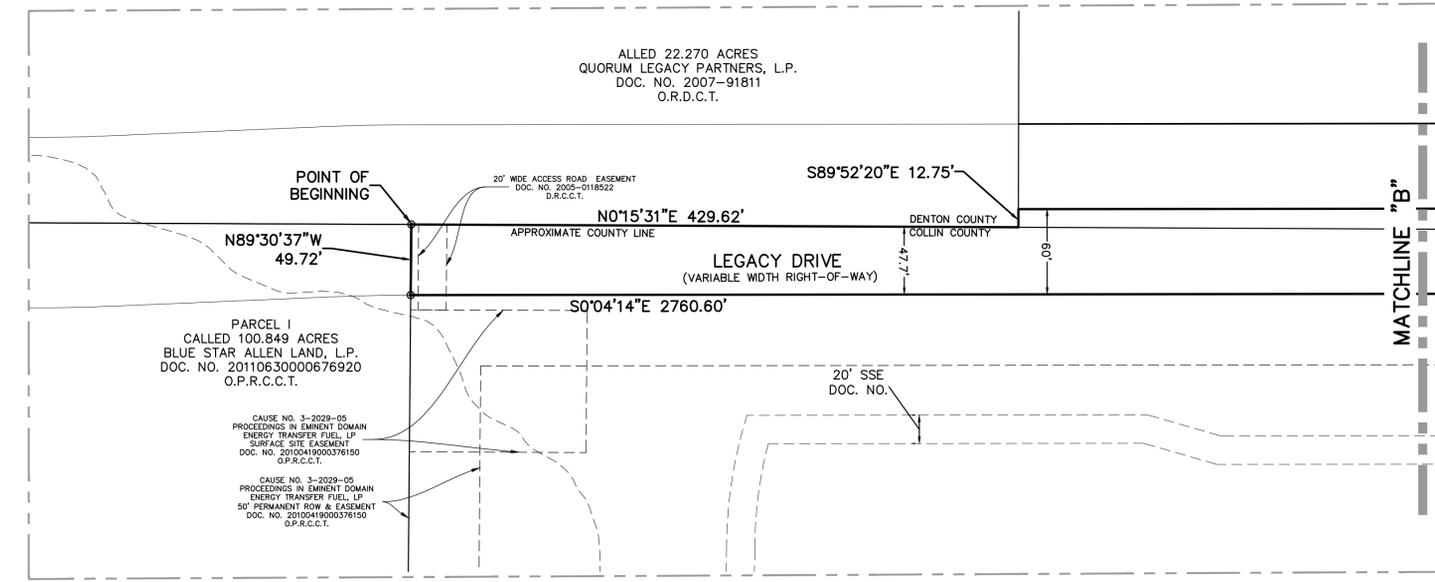
JANUARY, 2020 SCALE: 1"=60'

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
4. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
5. 4.758 ACRES (207,261 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
6. NO FEMA FLOODPLAIN EXISTS ON THIS PLAT.

BENCHMARKS:
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.
 ELEVATION=628.88'

"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.
 ELEVATION=627.92'



DEVELOPER
BLUE STAR ALLEN LAND, L.P.
 8000 WARREN PARKWAY
 BUILDING 1, SUITE 100
 FRISCO, TEXAS 75034
 FAX: 214-387-7781
 CONTACT: SCOTT SHIPP
 PH: 972-543-2412

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800
 CONTACT: GABE NOVAK

Y:\1101811016-LEGACY\FP.dwg, FINAL PLAT, 1/29/2020 12:45:42 PM, mizell, Dowdey, Anderson & Associates, Inc., NWR

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DENTON §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Town of Prosper, Collin County, Texas, the J.M. DURRETT SURVEY, ABSTRACT NO. 350 and the LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas, Town of Prosper, Denton County, Texas, and being part of that tract of land conveyed in Deed to Blue Star Allen Land, L.P., and described as Parcel II according to the document of record filed in Document Number 20110630000676920, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in Deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 20111230001411880, of said Official Public Records, and being part of that tract of land conveyed in Deed to Blue Star Allen Land, L.P., and described as Parcel IV, according to the document of record filed in Document Number 2011-60030, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set in the east line of that tract of land conveyed in Deed to Quorum Legacy Partners, L.P., according to the document of record filed in Document Number 2007-91811, of said Official Records, for the common southwest corner of said Blue Star Allen Land, L.P. tract recorded in Document Number 20111230001411880, and the northwest corner of land described as Parcel I of said Blue Star Allen Land, L.P. tract recorded in Document Number 20110630000676920, from which a 1/2" iron rod found bears S 86° 26' 04"E, 19.13 feet;

THENCE N 00° 15' 31" E, with the common west line of said Blue Star Allen Land, L.P. tract and east line of said Quorum Legacy Partners, L.P. tract, a distance of 429.62 feet to a 1/2" iron rod found for the common northeast corner of said Quorum Legacy Partners, L.P. tract and the southeast corner of said Parcel IV;

THENCE N 89° 52' 20" W, with the common north line of said Quorum Legacy Partners, L.P. tract and the south line of said Parcel IV, a distance of 12.75 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

THENCE Leaving said common line, over and across said Parcel IV, the following courses and distances:

N 00° 04' 14" W, distance of 2,330.46 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 05° 52' 24", a radius of 1,400.00 feet and a chord bearing and distance of N 02° 51' 58" E, 143.45 feet;

With said curve to the right, an arc distance of 143.51 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

N 05° 48' 10" E, a distance of 136.00 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 05° 33' 39", a radius of 1,400.00 feet and a chord bearing and distance of N 03° 01' 20" E, 135.83 feet;

With said curve to the left, an arc distance of 135.88 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set in the common east line of said Parcel IV and the west line of the above mentioned Parcel II;

THENCE N 00° 14' 30" E, with the common line of said Parcel IV and said Parcel II, a distance of 361.28 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

THENCE Leaving said common line, over and across said Parcel II and the above mentioned Blue Star Allen Land, L.P. tract recorded in Document Number 20111230001411880, the following courses and distances:

S 89° 45' 30" E, a distance of 60.00 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

S 00° 14' 30" W, a distance of 361.28 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 05° 33' 39", a radius of 1,460.00 feet and a chord bearing and distance of S 03° 01' 20" W, 141.65 feet;

With said curve to the right, an arc distance of 141.70 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

S 05° 48' 10" W, a distance of 136.00 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 05° 52' 24", a radius of 1,340.00 feet and a chord bearing and distance of S 02° 51' 58" W, 137.30 feet;

With said curve to the left, an arc distance of 137.36 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set;

S 00° 04' 14" E, a distance of 2,760.60 feet to a 1/2" iron rod with a yellow plastic cap stamped 'DAA' set in the common south line of the above mentioned Blue Star Allen Land, L.P. tract recorded in Document Number 20111230001411880, and the above mentioned Parcel I;

THENCE N 89° 30' 37" W, with said common line, a distance of 49.72 feet to the POINT OF BEGINNING, and containing 4.758 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as STAR TRAIL LEGACY DRIVE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

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

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

BLUE STAR ALLEN LAND, LP.
a Texas limited partnership

By: Blue Star Investments, Inc.
a Texas corporation
its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Investments, Inc. a Texas corporation, General Partner of Blue Star Allen Land, L.P., a Texas limited partnership 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Stephen H. Roberson, do hereby state 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT." (RELEASE DATE: 01/20/2020)

Stephen H. Roberson
Registered Professional Land Surveyor No. 4090

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 Stephen H. Roberson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

Town Secretary

Development Services Department

Engineering Department

CASE # D19-0123
FINAL PLAT
LEGACY DRIVE
4.758 ACRES
J.M. DURRETT SURVEY, ABSTRACT NO. 350,
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147
LOUISA NEATHERLY SURVEY, ABSTRACT NO. 942
AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY & DENTON COUNTY, TEXAS

JANUARY, 2020 SCALE: N.T.S.

DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT: GABE NOVAK



PLANNING

To: Planning & Zoning Commission

Item No. 4g

From: Scott Ingalls, AICP, Senior Planner

Thru: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Consider and act upon a Revised Site Plan for a Hospital (Cook Children's North Campus), on 23.6± acres, located on the northeast corner of US 380 and Windsong Parkway. The property is zoned Planned Development-91 (PD-91). (D19-0127).

Description of Agenda Item:

On September 18, 2018, the Planning & Zoning Commission originally approved the Site Plan for Cook Children's North Campus, which did not include the hospital building. The Revised Site Plan shows the proposed 204,000 square-foot hospital and associated support facilities. Access is provided to US 380 and Windsong Parkway. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-91 development standards.

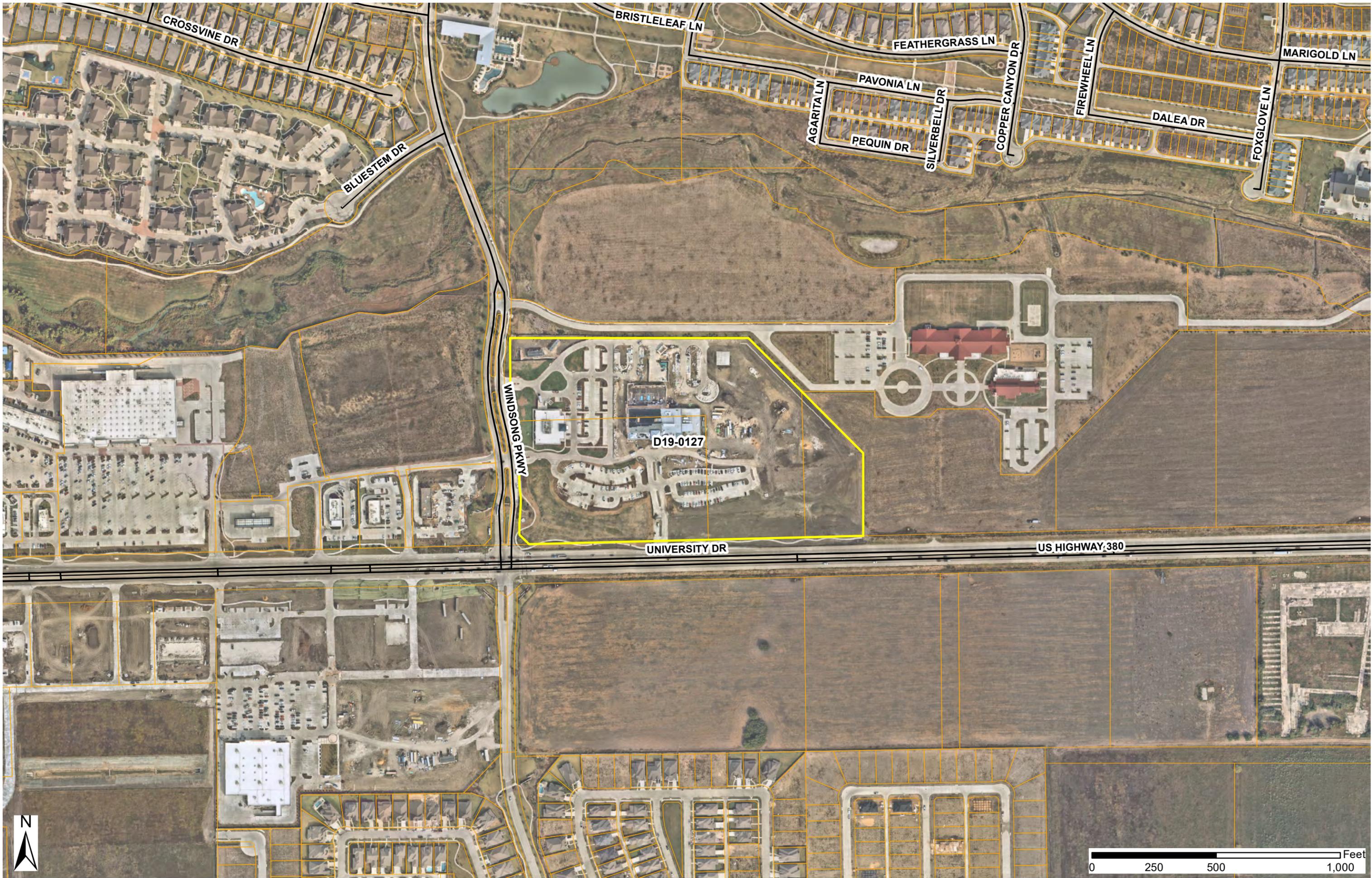
Attached Documents:

1. Location Map
2. Revised Site Plan

Town Staff Recommendation:

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

1. Planning & Zoning Commission approval of a Final Plat.
2. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



CROSSVINE DR

BLUESTEM DR

BRISTLELEAF LN

FEATHERGRASS LN

MARIGOLD LN

PAVONIA LN

PEQUIN DR

AGARITA LN

SILVERBELL DR

COPPER CANYON DR

FIREWHEEL LN

DALEA DR

FOXGLOVE LN

WINDSONG PKWY

D19-0127

UNIVERSITY DR

US HIGHWAY 380



0 250 500 1,000 Feet



PLANNING

To: Planning & Zoning Commission **Item No. 5**
From: Evelyn Mendez, Planning Technician
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 0.4± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the north side of Broadway Street, east of Parvin Street. (Z20-0001).

Description of Agenda Item:

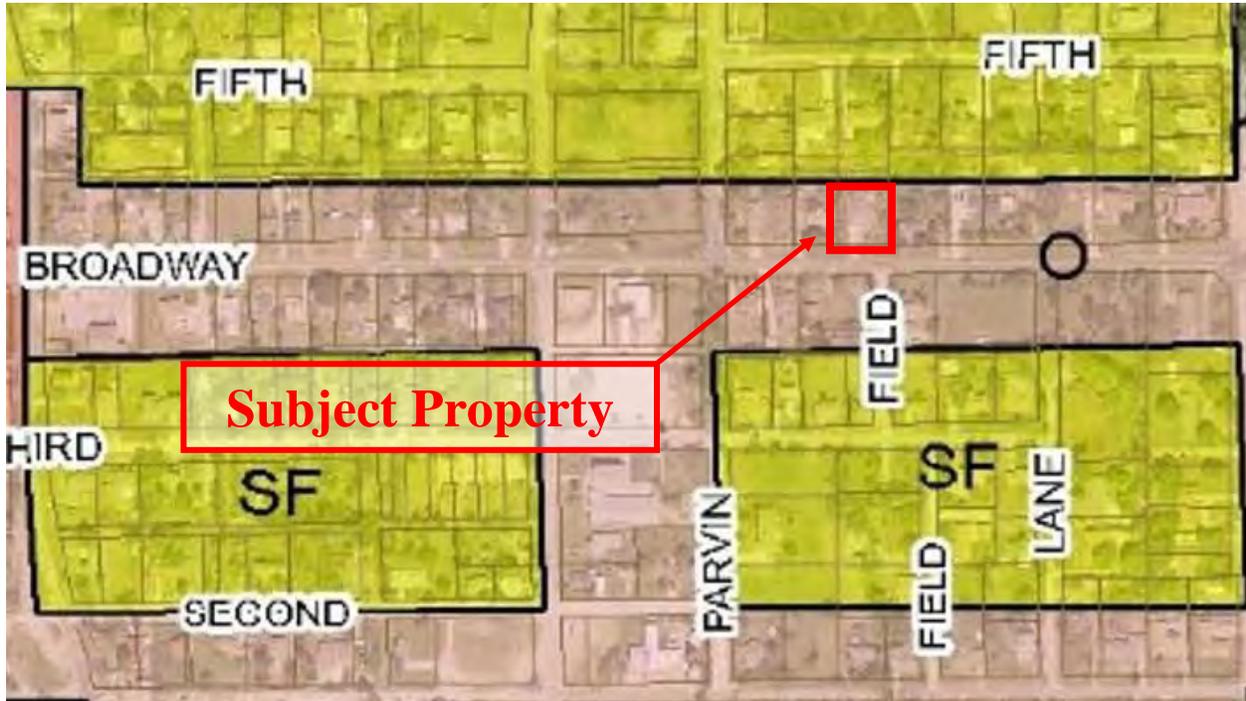
The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single Family Residential	Old Town Office
North	Single Family-15	Single Family Residential	Old Town Single Family
East	Single Family-15	Single Family Residential	Old Town Office
South	Downtown Office	Vacant	Old Town Office
West	Single Family-15	Single Family Residential	Old Town Office

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Office (DTO) District to allow for a conversion of the existing residential structure into an office. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the

standards necessary for development. The applicant has agreed to enter into a development with the Town regarding architecture and building materials.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Office. The proposed zoning request conforms to the Future Land Use Plan.



Thoroughfare Plan – The property has direct access to Broadway Street, a two lane divided roadway. The proposed request conforms to the Thoroughfare Plan.

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 not received any Public Hearing Notice Reply Forms.

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibit A

Staff Recommendation:

Staff recommends approval of the request to rezone 0.4± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the north side of Broadway Street, east of Parvin Street, subject to approval of a development agreement regarding architecture and building materials.

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 25, 2020.



CHURCH ST

FIFTH ST

PARVIN ST

FIFTH ST

Z20-0001

BROADWAY ST

CRAIG RD

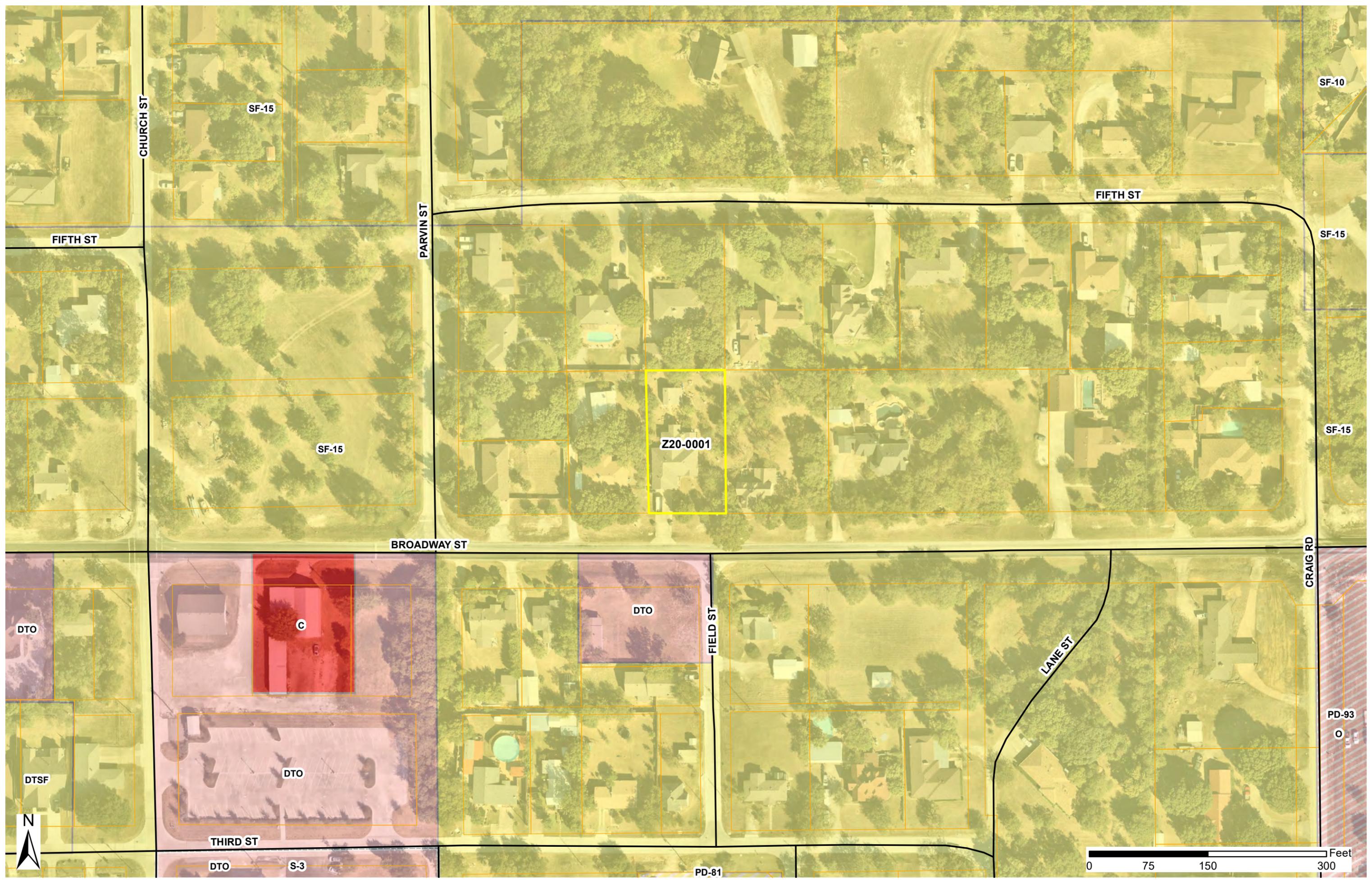
FIELD ST

LANE ST

THIRD ST



0 75 150 300 Feet



CHURCH ST

SF-15

PARVIN ST

FIFTH ST

SF-10

FIFTH ST

SF-15

SF-15

Z20-0001

SF-15

BROADWAY ST

CRAIG RD

DTO

C

DTO

FIELD ST

LANE ST

PD-93

DTSF

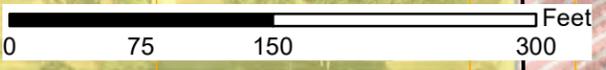
DTO

THIRD ST

DTO

S-3

PD-81



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 511 E. BROADWAY STREET, in the Town of PROSPER, Texas.

Being all that certain lot, tract or parcel of land situated in the Collin County School Land Survey, Abstract No. 147, and being Lot 8 of the Phenix Addition, Phase 11 (an un-recorded Plat) in the Town of Prosper, Collin County, Texas and being the same land described in deed to Florentino San Miguel and Aurora San Miguel, recorded in Volume 1311, Page 899, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of E. Broadway Street, at the Southwest corner of R&R Estates, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet L, Page 840, Plat Records, Collin County, Texas (P.R.C.C.T.) and at the Southeast corner of said Miguel tract;

THENCE South 89 degrees 22 minutes 50 seconds West, with the said North line of E. Broadway Street, a distance of 19.80 feet to a point for corner;

THENCE North 89 degrees 39 minutes 10 seconds West, with the said North line of E. Broadway Street, a distance of 80.21 feet to a 1/2 inch iron rod found for corner at the Southeast corner of a tract of land described in deed to Christina Blythe, recorded in Instrument No. 20121218001610110 (D.R.C.C.T.);

THENCE North 00 degrees 40 minutes 45 seconds West, a distance of 180.35 feet to a 1/2 inch yellow capped iron rod set for corner at the Northeast corner of said Blythe tract, at the Southeast corner of a tract of land described in deed to Gary Paul Baczkowski, recorded in Instrument No. 20080811000971930 (D.R.C.C.T.), and at the Southwest corner of a tract of land described in deed to Timothy S. Hardy and spouse, Robin A. Hardy, recorded in Volume 4572, Page 2427 (D.R.C.C.T.);

THENCE North 89 degrees 51 minutes 55 seconds East, a distance of 100.00 feet to a point for corner, at the Southeast corner of said Hardy tract, at the Southwest corner of a tract of land described in deed to David C. Hamby, recorded in Instrument No. 20070102000003930 (D.R.C.C.T.), at the Northwest corner of said R&R Estates, from which a 1/2 inch iron rod found bears South 05 degrees 58 minutes 09 seconds West, a distance of 0.48 feet for witness;

THENCE South 00 degrees 40 minutes 44 seconds East, a distance of 180.86 feet to the PLACE OF BEGINNING and containing 18,073 square feet or 0.41 of an acre of land.

EXHIBIT A
CASE NO. Z20-0001

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48085C0235J

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OF BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

x. _____
x. _____

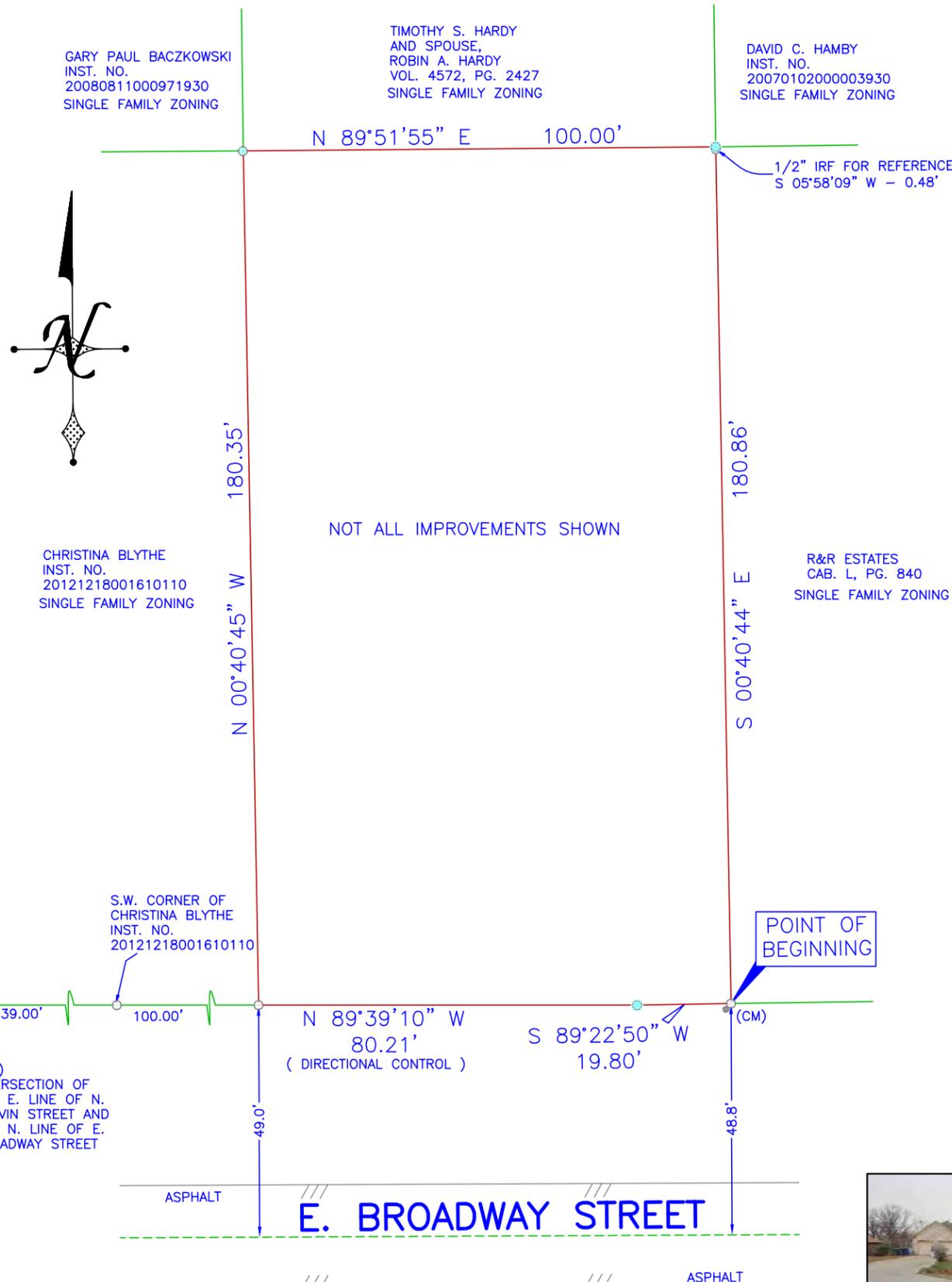
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY REPUBLIC TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 12/16/2019
G. F. No.: 1012-285680-RTT
Job no.: 201909193
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR REPUBLIC TITLE

LEGEND	
WOOD FENCE	---#--- TEXT
CHAIN LINK	---o--- IMPROVEMENTS
IRON FENCE	---#--- BOUNDARY LINE
WIRE FENCE	---x--- EASEMENT/SETBACK
CM	---x--- RESIDENCE
MRD	---#--- MONUMENTS OF RECORD DIGNITY
o	1/2" IRON ROD FOUND
o	1/2" YELLOW-CAPPED IRON ROD SET
o	SET 'X'
o	FOUND 'X'
o	5/8" IRON ROD FOUND
o	PK NAIL FOUND
o	CABLE
o	CLEAN OUT
o	GAS METER
o	FIRE HYDRANT
o	LIGHT POLE
o	MANHOLE
o	ELECTRIC
o	PE - POOL EQUIP
o	POWER POLE
o	TELEPHONE
o	WATER METER
o	WATER VALVE
(UNLESS OTHERWISE NOTED)	



NOT ALL IMPROVEMENTS SHOWN

POINT OF BEGINNING

ASPHALT
E. BROADWAY STREET
ASPHALT



GARY PAUL BACZKOWSKI
INST. NO. 20080811000971930
SINGLE FAMILY ZONING

TIMOTHY S. HARDY AND SPOUSE,
ROBIN A. HARDY
VOL. 4572, PG. 2427
SINGLE FAMILY ZONING

DAVID C. HAMBY
INST. NO. 20070102000003930
SINGLE FAMILY ZONING

CHRISTINA BLYTHE
INST. NO. 20121218001610110
SINGLE FAMILY ZONING

R&R ESTATES
CAB. L, PG. 840
SINGLE FAMILY ZONING

S.W. CORNER OF CHRISTINA BLYTHE
INST. NO. 20121218001610110

(CM)
INTERSECTION OF THE E. LINE OF N. PARVIN STREET AND THE N. LINE OF E. BROADWAY STREET

180.35'
N 00°40'45" W

180.86'
S 00°40'44" E

N 89°39'10" W 80.21'
(DIRECTIONAL CONTROL)
S 89°22'50" W 19.80'

180.35'

180.86'

180.35'

180.86'

180.35'

180.86'

180.35'

180.86'

180.35'

180.86'

180.35'

180.86'



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

Item No. 6

From: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 4, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-99 (PD-99), on 19.4± acres, located on the northwest corner of Mahard Parkway and US 380, generally to allow for the rental of cargo trucks as an incidental use at Longo Toyota. (Z20-0002).

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	Planned Development-99	Automobile Dealership (Toyota) and Undeveloped	US 380 District
North	Planned Development-98-Senior Living and Office	Undeveloped	US 380 District
East	Planned Development-47 and Specific Use Permit-11	Medical Office (Texas Health Resources) and Undeveloped	Tollway District
South	City of Frisco	Undeveloped	City of Frisco
West	Planned Development-97-Commercial	Undeveloped	US 380 District

In 2014, the Town Council approved a Specific Use Permit for the Toyota dealership. On September 24, 2019, Town Council approved Planned Development-99 (PD-99) for the existing Longo Toyota dealership on “Tract 1” along US 380, and to permit major automobile repair on “Tract 2” to the north. Tract 1 allows New Automobile Sales/Leasing as a permitted primary use, which allows used automobile sales, automobile repair and automobile storage as permitted accessory uses. The PD does not allow rental of cargo trucks as an accessory use. Longo Toyota has submitted a request to allow for a maximum of five (5) cargo trucks, a maximum of twenty-six feet (26’) in length, to be located on the north side of the dealership building for rental. The rental trucks are not permitted to be displayed along the roadway, and are limited to the area identified on the graphic below:



The applicant has provided a letter and exhibit outlining the request. Staff believes this request is reasonable and recommends approval.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District; this request complies with the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to US 380, a 6-lane divided highway and Mahard Parkway, a 90-foot, 4-lane divided thoroughfare; this request complies with the Thoroughfare Plan. Mahard Parkway will have to be extended to the northern property line of the Penske facility.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property; however, hike and bike trails are adjacent to the subject property.

Legal Obligations and Review:

Zoning is discretionary, therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners, as required by state law. Town staff has not received any Public Hearing Notice Reply Forms.

Attached Documents:

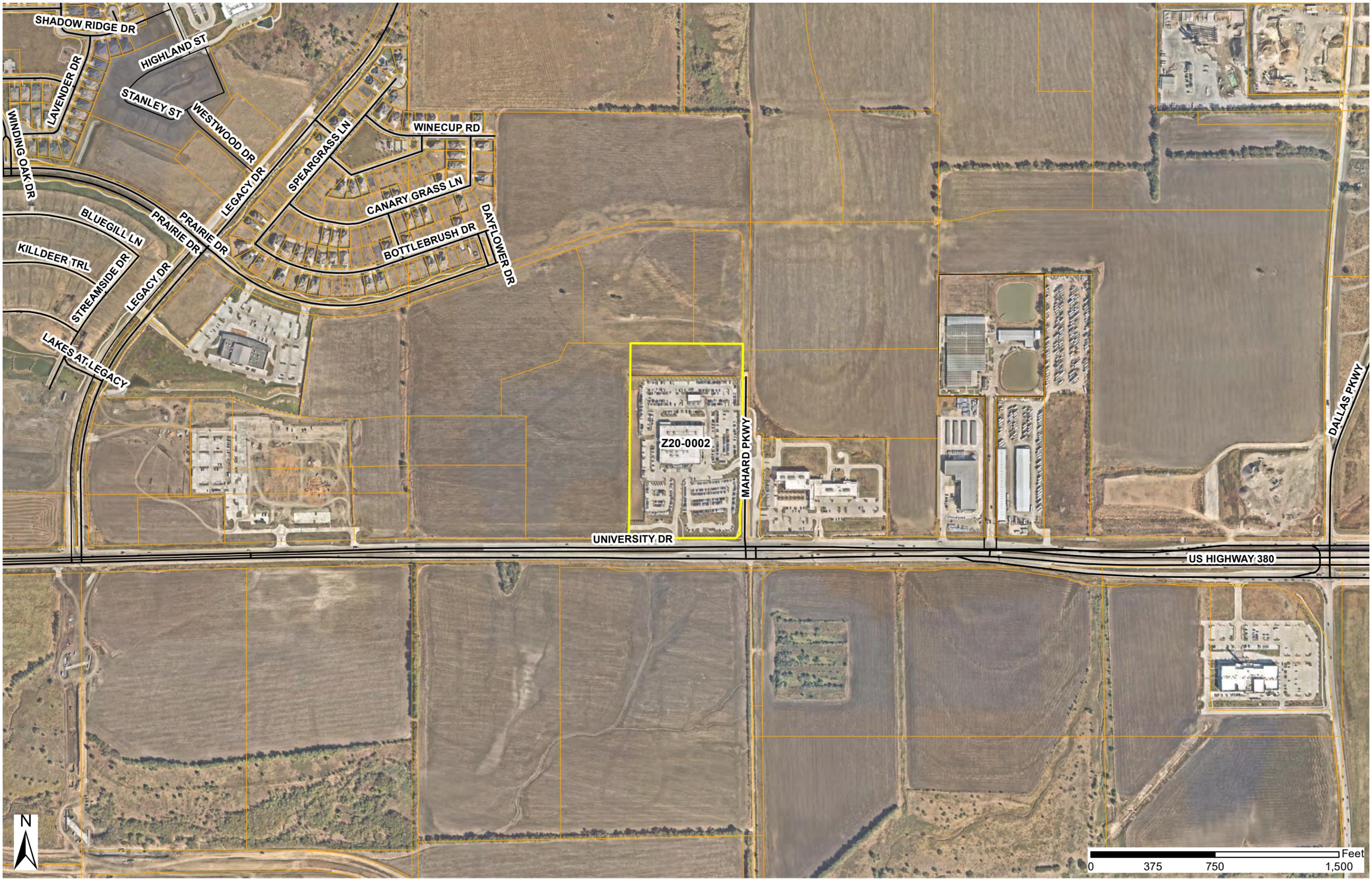
1. Aerial and Zoning Maps
2. Existing PD Exhibits C and D
3. Proposed PD Exhibits C and D

Staff Recommendation:

Staff recommends the Planning & Zoning Commission approve the request to amend Planned Development-99 (PD-99), on 19.4± acres, located on the northwest corner of Mahard Parkway and US 380, generally to allow for the rental of cargo trucks as an incidental use at Longo Toyota.

Town Council Public Hearing:

If the Planning & Zoning Commission makes a recommendation, a Public Hearing for this item will be scheduled for the Town Council meeting on February 25, 2020.



SHADOW RIDGE DR

HIGHLAND ST

WINDING OAK DR

LAVENDER DR

STANLEY ST

WESTWOOD DR

WINECUP RD

SPEARGRASS LN

LEGACY DR

CANARY GRASS LN

DAYFLOWER DR

BOTTLEBRUSH DR

BLUEGILL LN

PRAIRIE DR

KILLDEER TRL

STREAMSIDE DR

LEGACY DR

LAKES AT LEGACY

Z20-0002

MAHARD PKWY

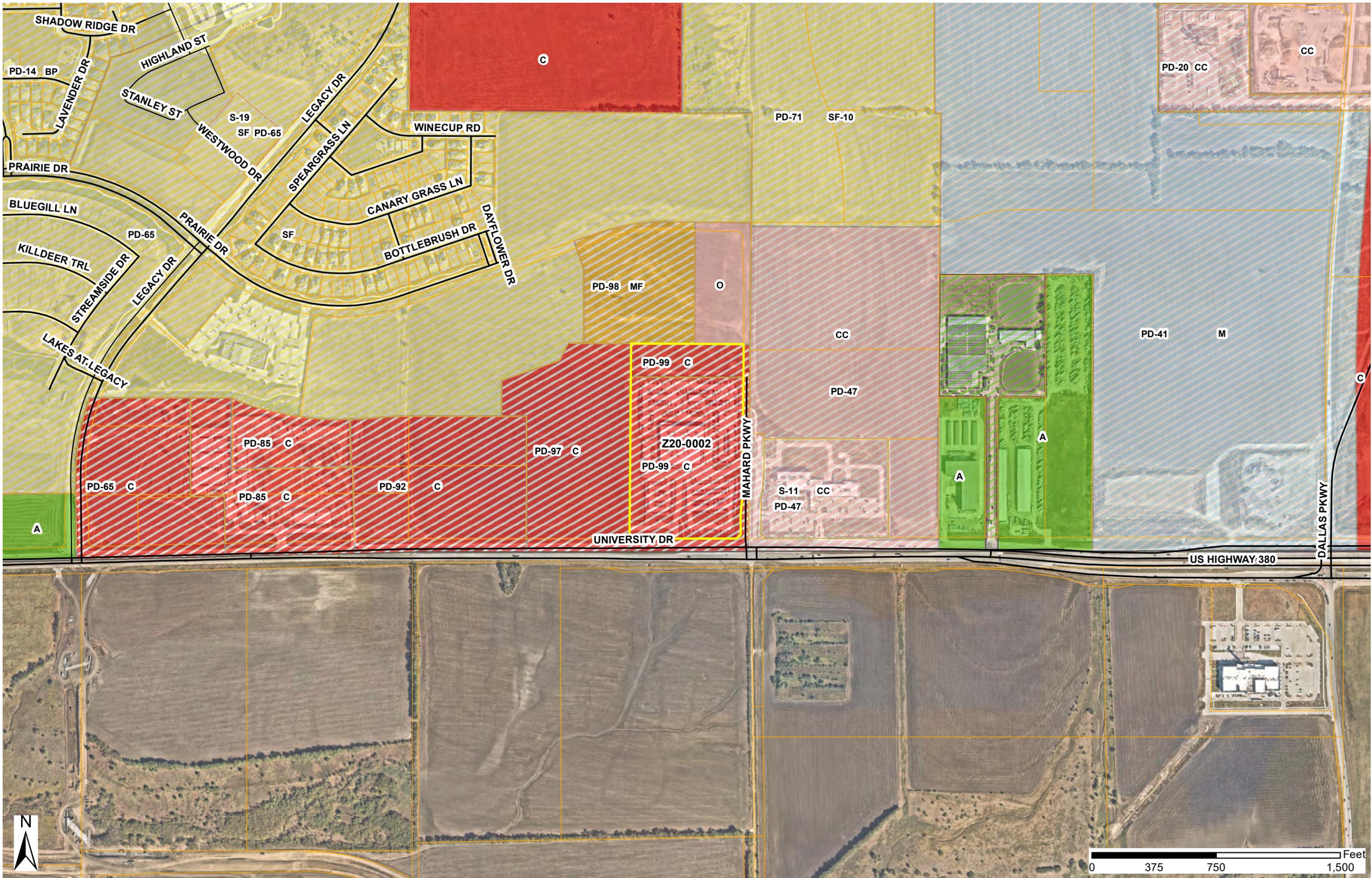
UNIVERSITY DR

US HIGHWAY 380

DALLAS PKWY



0 375 750 1,500 Feet



SHADOW RIDGE DR

HIGHLAND ST

PD-14 BP

LAVENDER DR

STANLEY ST

WESTWOOD DR

S-19
SF PD-65

LEGACY DR

SPEARGRASS LN

WINECUP RD

PD-71 SF-10

PD-20 CC

CC

PRAIRIE DR

BLUEGILL LN

PD-65

PRAIRIE DR

SF

CANARY GRASS LN

BOTTLEBRUSH DR

DAYFLOWER DR

PD-98 MF

O

CC

PD-41

M

KILLDEER TRL

STREAMSIDE DR

LEGACY DR

PD-99 C

Z20-0002

PD-99 C

S-11 CC
PD-47

A

A

LAKES AT LEGACY

PD-85 C

PD-97 C

PD-65 C

PD-85 C

PD-92 C

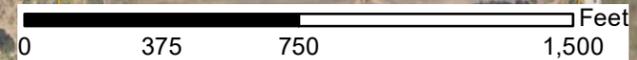
A

UNIVERSITY DR

MAHARD PKWY

DALLAS PKWY

US HIGHWAY 380



Z19-0007

EXHIBIT "C"

DEVELOPMENT STANDARDS

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

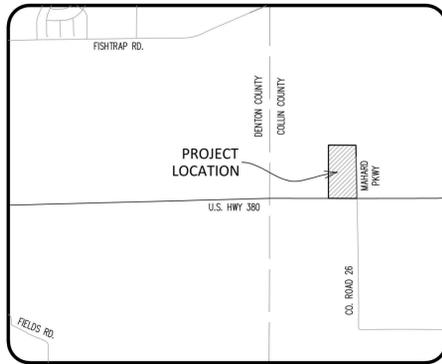
Tract 1 – An existing automobile dealership located on approximately 16.06 acres, previously authorized by SUP-9 (Ordinance No. 14-71) for the operation of a New Automobile Sales/Leasing Facility.

1. Except as noted below, the Tract shall continue to be used in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall continue to be used in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall continue to be used in general accordance with the attached façade plans, set forth in Exhibit F.
 - c. Landscape Plan: The tract shall continue to be used in general accordance with the attached landscape plan, set forth in Exhibit G.
3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Sales / Leasing, New shall be permitted on the subject property.
4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay, exclusive of the Automatic Car Wash; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.

Tract 2 – A proposed automotive body repair facility located on approximately 3.13 acres.

1. Except as noted below, the Tract shall develop in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached façade plans, set forth in Exhibits F-2.
 - c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G-2.

3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Repair, Major shall be permitted on the subject property.
4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.
5. Screening: Required screening shall be as follows:
 - a. An 8' tall masonry screening wall shall be provided adjacent to any residentially zoned property and constructed of materials consistent with any screening provided on the eastern adjacent property.
6. Parking: On-street parking for customers, employees or other vehicles related to the automotive body repair facility shall be prohibited, and all repair-related vehicles shall be stored and screened on Tract 2, and shall be prohibited on Tract 1.



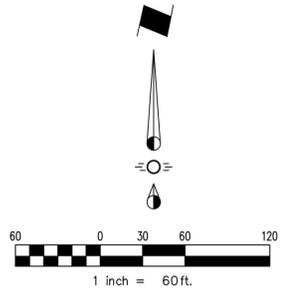
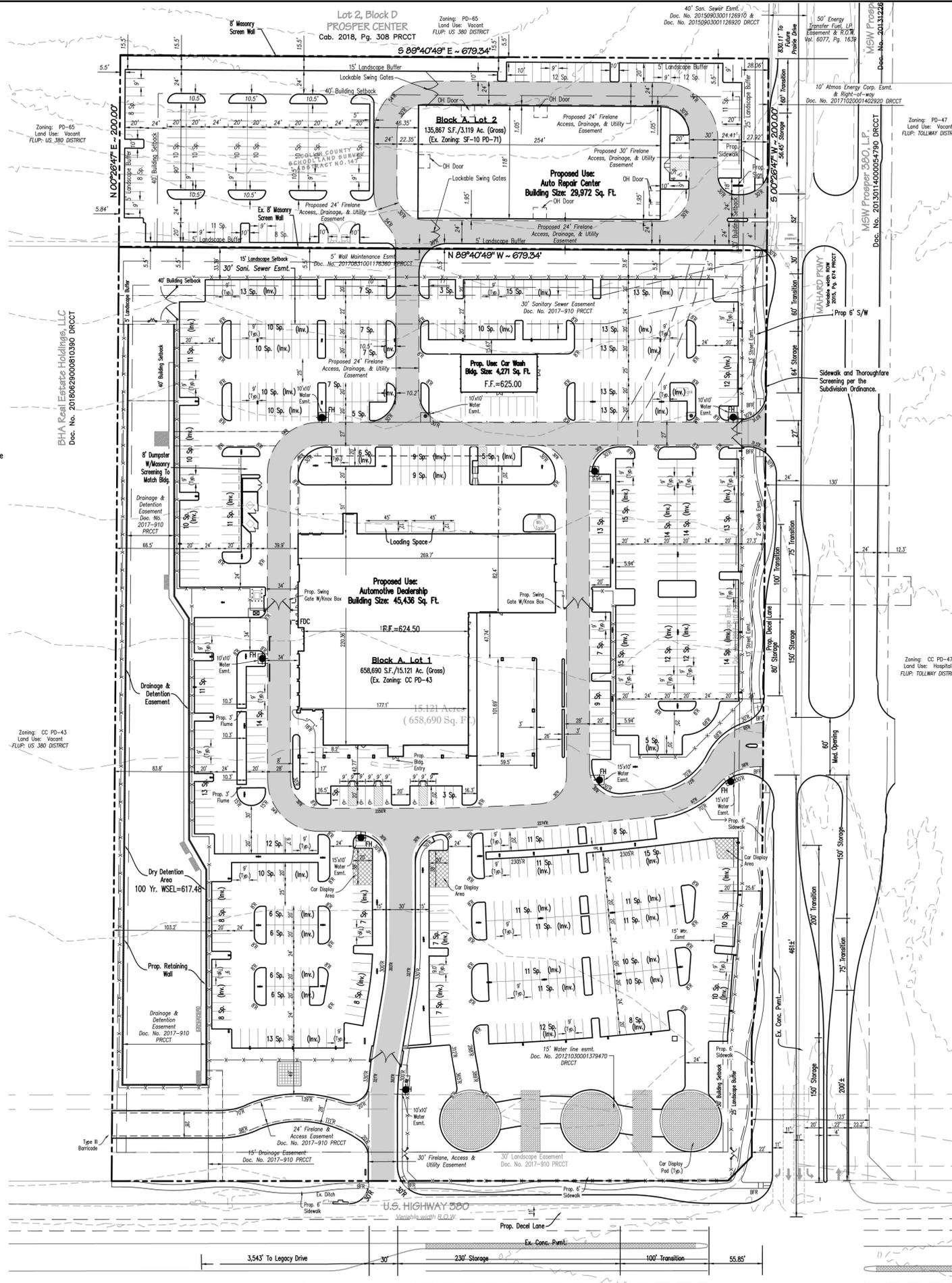
LOCATION MAP
1" = 2000'

Site Data

	Lot 1, Block A	Lot 2, Block A
Ex. Zoning	CC PD-43	SF (Single Family) PD-65
Proposed Use	Automobile Sales/ Leasing	Auto Repair Center
Lot Area	15,121 AC. (659,690 S.F.) - Net	3,119 AC. (135,867 Sq. Ft.)
Building Area	45,436 Sq. Ft. Total	29,972 Sq. Ft. Total
Building Height	1 Story, 40' Max.	1 Story, 40' Max.
Lot Coverage	8.93%	22.06%
Floor Area Ratio	0.0893:1	0.221:1
Parking Required	1 Sp./500 Sq. Ft.=118 Spaces	3 per Bay (10 Bays) + 1 per Employee (20 Emp.) = 50 Spaces
Customer/Employee Parking Provided	118 Spaces (Incl. 6 HC)	145 Spaces
Inventory Parking Provided	663 Spaces	
Total Parking Provided	781 Spaces (Incl. 6 HC)	
Total Impervious Surface	371,409 Sq. Ft.	99,103 Sq. Ft.
Required Open Space (7%)	46,178 Sq. Ft.	9,511 Sq. Ft.
Provided Open Space	78,863 Sq. Ft.	2,568 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=13,395 Sq. Ft.	15 Sq. Ft. Per Prk. Sp.= 2,115 Sq. Ft.
Provided Landscape Area	16,353 Sq. Ft.	2,130 Sq. Ft.

Notes:

- Total Open Space Required = 55,689 Sq. Ft.
Total Open Space Provided = 84,431 Sq. Ft.
- Lot 1 detention pond was designed to accommodate single family developed flows from Lot 2. Any additional detention required at the time of Lot 2 development shall be provided on Lot 2 or via adjustment to facilities on Lot 1.



LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING CONTOUR
- LANDSCAPE AREA
- 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
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED METER

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 floodplain exists onsite.

Town Case No. Z19-0007
EXHIBIT "D"

GST PROSPER
BLOCK A, LOT 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
18.240 Acres

Z20-0002

EXHIBIT "C"

DEVELOPMENT STANDARDS

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

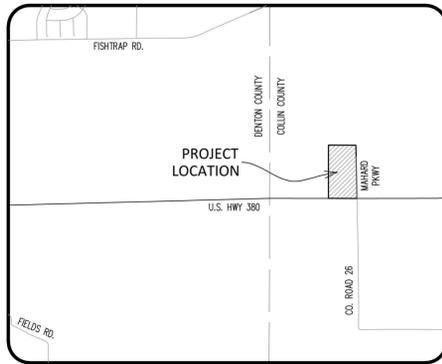
Tract 1 – An existing automobile dealership located on approximately 16.06 acres, previously authorized by SUP-9 (Ordinance No. 14-71) for the operation of a New Automobile Sales/Leasing Facility.

1. Except as noted below, the Tract shall continue to be used in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall continue to be used in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall continue to be used in general accordance with the attached façade plans, set forth in Exhibit F.
 - c. Landscape Plan: The tract shall continue to be used in general accordance with the attached landscape plan, set forth in Exhibit G.
3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Sales / Leasing, New shall be permitted on the subject property.
 - b. Rental of cargo trucks, as an incidental use, as follows:
 - 3.b.1 A maximum of five (5) cargo trucks, a maximum of twenty-six feet (26') in length, shall be permitted on Tract 1, and limited to the location identified on Exhibit D.
4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay, exclusive of the Automatic Car Wash; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.

Tract 2 – A proposed automotive body repair facility located on approximately 3.13 acres.

1. Except as noted below, the Tract shall develop in accordance with the Commercial (C) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached façade plans, set forth in Exhibits F-2.

- c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G-2.
- 3. Uses. Uses shall be permitted in accordance with the Commercial (C) District with the exception of the following:
 - a. Automobile Repair, Major shall be permitted on the subject property.
- 4. Regulations:
 - a. No outdoor intercoms, speakers, or sound amplification devices shall be utilized on the property;
 - b. Any structures with a garage or bay shall include an automatic door closing device for such garage or bay; and
 - c. After-hours reduction of outdoor lighting by ninety percent (90%) at the daily close of business.
- 5. Screening: Required screening shall be as follows:
 - a. An 8' tall masonry screening wall shall be provided adjacent to any residentially zoned property and constructed of materials consistent with any screening provided on the eastern adjacent property.
- 6. Parking: On-street parking for customers, employees or other vehicles related to the automotive body repair facility shall be prohibited, and all repair-related vehicles shall be stored and screened on Tract 2, and shall be prohibited on Tract 1.



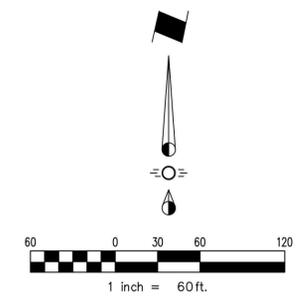
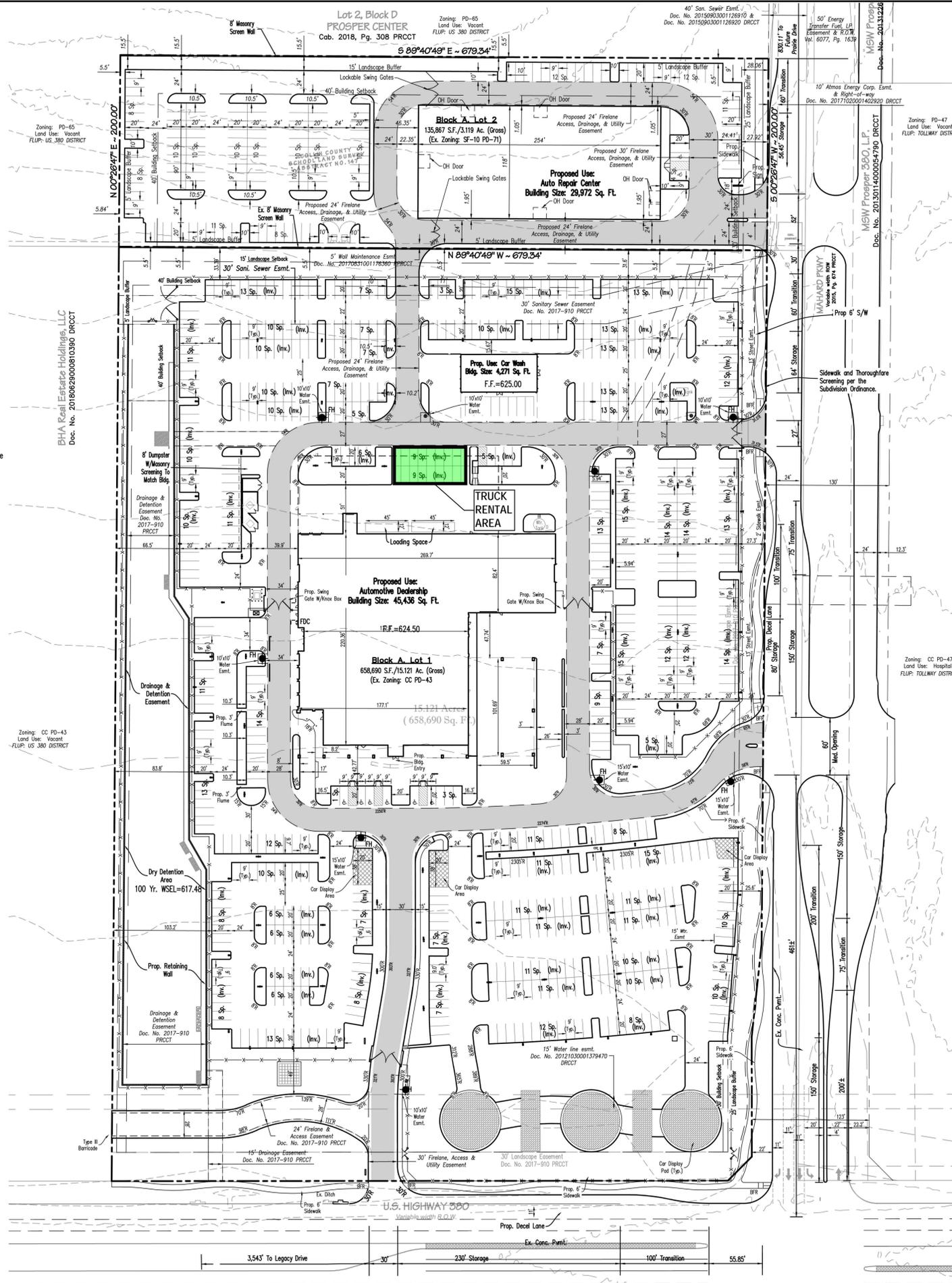
LOCATION MAP
1" = 2000'

Site Data

	Lot 1, Block A	Lot 2, Block A
Ex. Zoning	CC PD-43	SF (Single Family) PD-65
Proposed Use	Automobile Sales/ Leasing	Auto Repair Center
Lot Area	15,121 Ac. (659,690 S.F.) - Net	3,119 Ac. (135,867 Sq. Ft.)
Building Area	45,436 Sq. Ft. Total	29,972 Sq. Ft. Total
Building Height	1 Story, 40' Max.	1 Story, 40' Max.
Lot Coverage	8.93%	22.06%
Floor Area Ratio	0.0893:1	0.221:1
Parking Required	1 Sp./500 Sq. Ft.=118 Spaces	3 per Bay (10 Bays) + 1 per Employee (20 Emp.) = 50 Spaces
Customer/Employee Parking Provided	118 Spaces (Incl. 6 HC)	145 Spaces
Inventory Parking Provided	663 Spaces	
Total Parking Provided	781 Spaces (Incl. 6 HC)	
Total Impervious Surface	371,409 Sq. Ft.	99,103 Sq. Ft.
Required Open Space (7%)	46,178 Sq. Ft.	9,511 Sq. Ft.
Provided Open Space	78,863 Sq. Ft.	2,568 Sq. Ft.
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=13,395 Sq. Ft.	15 Sq. Ft. Per Prk. Sp.= 2,115 Sq. Ft.
Provided Landscape Area	16,353 Sq. Ft.	2,130 Sq. Ft.

Notes:

- Total Open Space Required = 55,689 Sq. Ft.
Total Open Space Provided = 84,431 Sq. Ft.
- Lot 1 detention pond was designed to accommodate single family developed flows from Lot 2. Any additional detention required at the time of Lot 2 development shall be provided on Lot 2 or via adjustment to facilities on Lot 1.



LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING CONTOUR
- LANDSCAPE AREA
- 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
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED METER

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 floodplain exists onsite.

Town Case No. Z20-0002
EXHIBIT "D"

GST PROSPER
BLOCK A, LOT 1 & 2
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
18.240 Acres

RESULTS



Prosper is a place where everyone matters.

Agenda

Prosper TIRZ No. 1 Board of Directors
Prosper TIRZ No. 2 Board of Directors
Prosper Town Council
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, January 28, 2020
5:45 PM

(Councilmember Dixon Arrived for Regular Agenda Item No. 16)

MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 1 BOARD OF DIRECTORS (Members include the Town Council, Susan Fletcher, Collin County Commissioner, and David Bristol, EDC Member)

TIME: 5:45 P.M.

Call to Order/ Roll Call.

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

1. Consider and act upon the minutes from the January 22, 2019, TIRZ No. 1 Board Meeting. **(RB) Approved, 8-0**
2. Receive the 2019 Annual Report. **(BP) Report Accepted, 8-0**

Adjourn.

MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 2 BOARD OF DIRECTORS (Members include the Town Council, Susan Fletcher, Collin County Commissioner, and David Bristol, EDC Member)

TIME: IMMEDIATELY FOLLOWING THE MEETING OF THE TIRZ NO. 1 BOARD OF DIRECTORS

Call to Order/ Roll Call.

3. Consider and act upon the minutes from the January 22, 2019, TIRZ No. 2 Board Meeting. **(RB) Approved, 8-0**
4. Receive the 2019 Annual Report. **(BP) Report Accepted, 8-0**

Adjourn.

MEETING OF THE PROSPER TOWN COUNCIL

TIME: IMMEDIATELY FOLLOWING THE MEETING OF THE TIRZ NO. 2 BOARD OF DIRECTORS

Call to Order/ Roll Call.

Announcements of recent and upcoming events.

CONSENT AGENDA: All Consent Agenda Items Approved, 6-0

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff. Zoning-related Public Hearing items on the Consent Agenda have received a unanimous recommendation for approval by the Planning & Zoning Commission, and no written opposition was received prior to the posting of this agenda. Those wishing to speak on a Public Hearing item on the Consent Agenda should complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.

5. Consider and act upon the minutes from the January 14, 2020, Town Council Meeting. **(RB)**
6. Consider and act upon the 2020 Prosper Town Council Regular Meeting Schedule. **(RB)**
7. Consider and act upon a resolution approving the Town of Prosper and Prosper EDC Investment Policy and Investment Strategy, and approving the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper and Prosper Economic Development Corporation. **(BP)**
8. Consider and act upon authorizing the Town Manager to execute an Agreement between Oncor Electric Delivery Company, LLC, and the Town of Prosper, Texas, related to providing additional electric facilities and electric service to the Public Safety Complex, Phase 1 (Police Station and Dispatch) Facility. **(HW)**
9. Consider and act upon authorizing the Town Manager to execute an Agreement between Emergicon, LLC, and the Town of Prosper, for specialized professional ambulance billing services. **(SB)**
10. Consider and act upon authorizing the Town Manager to execute Amendment No. 2 to the Software Maintenance and Hosting Agreement between CentralSquare Technologies, LLC, and the Town of Prosper, Texas, related to continued hosting, maintenance, and support services for TRAKiT Land Management software. **(JW)**
11. Consider and act upon authorizing the Competitive Sealed Proposal (CSP) procurement method for construction of the Coit Road and US 380 SB Right Turn Lane Project. **(PA)**
12. Consider and act upon authorizing the Town Manager to execute a License and Maintenance Agreement for three (3) Neighborhood Identification/Wayfinding signs in Windsong Ranch. **(JW)**
13. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 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). **(AG)**

14. 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

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

REGULAR AGENDA:

If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council 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 either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

Items for Individual Consideration:

15. 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). **(AG) Approved as Recommended by the P&Z, with stipulation to preserve landscaping along US 380 upon future widening of the highway, 6-0**
16. 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). **(AG) Approved as Recommended by the P&Z with additional stipulations for a Development Agreement regarding landscaping and building materials, 7-0**
17. Consider and act upon an ordinance designating a certain area within the Town of Prosper as Neighborhood Empowerment Zone Number 1. **(JW) Approved with the stipulation to include the properties adjacent to Coleman Street, south of Gorgeous Rd, 7-0**
18. Consider and act upon a resolution supporting a comprehensive, coordinated, interagency approach to Freeway Incident Management. **(KB) Approved, 7-0**
19. Consider and act upon awarding CSP No. 2020-30-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the Project I - Fishtrap Road and Teel Parkway Intersection Improvement Project; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 7-0**

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

Section 551.074 – To discuss and review the Town Manager’s performance evaluation.

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.

20. Discussion on proposed bond election. (HJ)

Adjourn.