



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, September 17, 2019, 6:00 p.m.

1. Call to Order / Roll Call

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

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

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

3b. Consider and act upon a Site Plan for two (2) multitenant retail/restaurant buildings in Gates of Prosper, on 4.5± acres, located on the southwest corner of Preston Road and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0069).

3c. Consider and act upon a Site Plan for the expansion of Prestonwood Baptist Church, on 35.3± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0074).

3d. Consider and act upon a Replat for Prestonwood Addition, Block A, Lot 1R, and a Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 2, on 102.7± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0075).

3e. Consider and act upon a Preliminary Plat for Malabar Hill, for 96 single family residential lots and twelve (12) HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D19-0079).

3f. Consider and act upon a Site Plan for an Office Building (Prosper Counseling), on 0.3± acres, located on the southeast corner of Third Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0080).

3g. Consider and act upon a Site Plan for a Medical Office Building (The Offices at Legacy), on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0083).

3h. Consider and act upon a Final Plat for Prosper Center, Block A, Lot 9, on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0084).

- 3i. Consider and act upon a Conveyance Plat for the United States Postal Service Addition, Block A, Lots 1-3, on 12.9± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D19-0085).

REGULAR AGENDA

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

4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
5. 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 200 S. Main 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, September 13, 2019, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Deputy Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
200 S. Main Street, Prosper, Texas
Tuesday, September 3, 2019, 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, Secretary Brandon Daniel, Amy Bartley, Joe Grinstead, Chris Long, and Sarah Peterson.

Commissioner absent: Vice-Chairman Bobby Atteberry.

Staff present: John Webb, Director of Development Services; Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; Pamela Clark, Planning/GIS Specialist; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the August 20, 2019, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block C, Lots 1-3, on 5.9± acres, located on the northeast corner of Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D19-0001).**
- 3c. Consider and act upon a Final Plat for Lakewood, Phase 3, for 186 single family residential lots, and 12 HOA/open space lots, on 52.1± acres, located on the east side of Lakewood Drive, south of First Street. The property is zoned Planned Development-87 (PD-87). (D19-0022).**
- 3d. Consider and act upon a Revised Preliminary Site Plan for a commercial development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D19-0049).**
- 3e. Consider and act upon a Site Plan for two (2) Medical Office Buildings, on 4.2± acres, located west of Hays Road, north of First Street. The property is zoned Planned Development-7 (PD-7). (D19-0076).**
- 3f. Consider and act upon a Final Plat for Prosper Town Center, Phase VI, Block A, Lot 2, on 4.2± acres, located west of Hays Road and north of First Street. The property is zoned Planned Development-7 (PD-7). (D19-0077).**

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

REGULAR AGENDA

- 4. Consider and act upon a Preliminary Site Plan for a mixed use development (Gates of Prosper, Phase 1, Block C), on 5.9± acres, located on the northeast corner of Preston Road and Lovers Lane. The property is zoned Planned Development-67 (PD-67). (D18-0134).**

Clark: Summarized the request, presented exhibits, and recommended approval of the Preliminary Site Plan, including solid living screening in lieu of a masonry wall.

Commissioners voiced support for the request.

Motioned by Daniel, seconded by Peterson, to approve Item 4, subject to staff recommendations. Motion approved 6-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 0.2± acres from Downtown Office (DTO) to Planned Development-Downtown Office (PD-DTO), located on the northeast corner of Church Street and Second Street, to allow for the development of an Assisted Living Facility. (Z19-0013).**

Glushko: Summarized the request, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearing.

Jonathan Sparks (Applicant): Provided general information regarding the proposed development.

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

Commissioners inquired about operations and parking, and voiced support for the use.

Motioned by Bartley, seconded by Peterson, to approve Item 5, subject to staff recommendations. Motion approved 6-0.

- 6. 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.

- 7. Adjourn.**

Motioned by Grinstead, seconded by Long, to adjourn. Motion approved 6-0 at 6:21 p.m.

Evelyn Mendez, Planning Technician

Brandon Daniel, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Pamela Clark, Planning/GIS Specialist

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Site Plan for two (2) multitenant retail/restaurant buildings in Gates of Prosper, on 4.5± acres, located on the southwest corner of Preston Road and Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D19-0069).

Description of Agenda Item:

The Site Plan shows two (2) multitenant retail/restaurant buildings, totaling 15,324 square feet. Access is provided from Richland Boulevard. Adequate parking will be provided. The Site Plan conforms to the PD-67 development standards.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, façade and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Planning & Zoning Commission approval of a Conveyance Plat for Gates of Prosper, Phase 2, Block B (D19-0087) and a Final Plat for Gates of Prosper, Phase 2, Block B, Lot 1 (D19-0088).



SCOLEMAN ST

RICHLAND BLVD

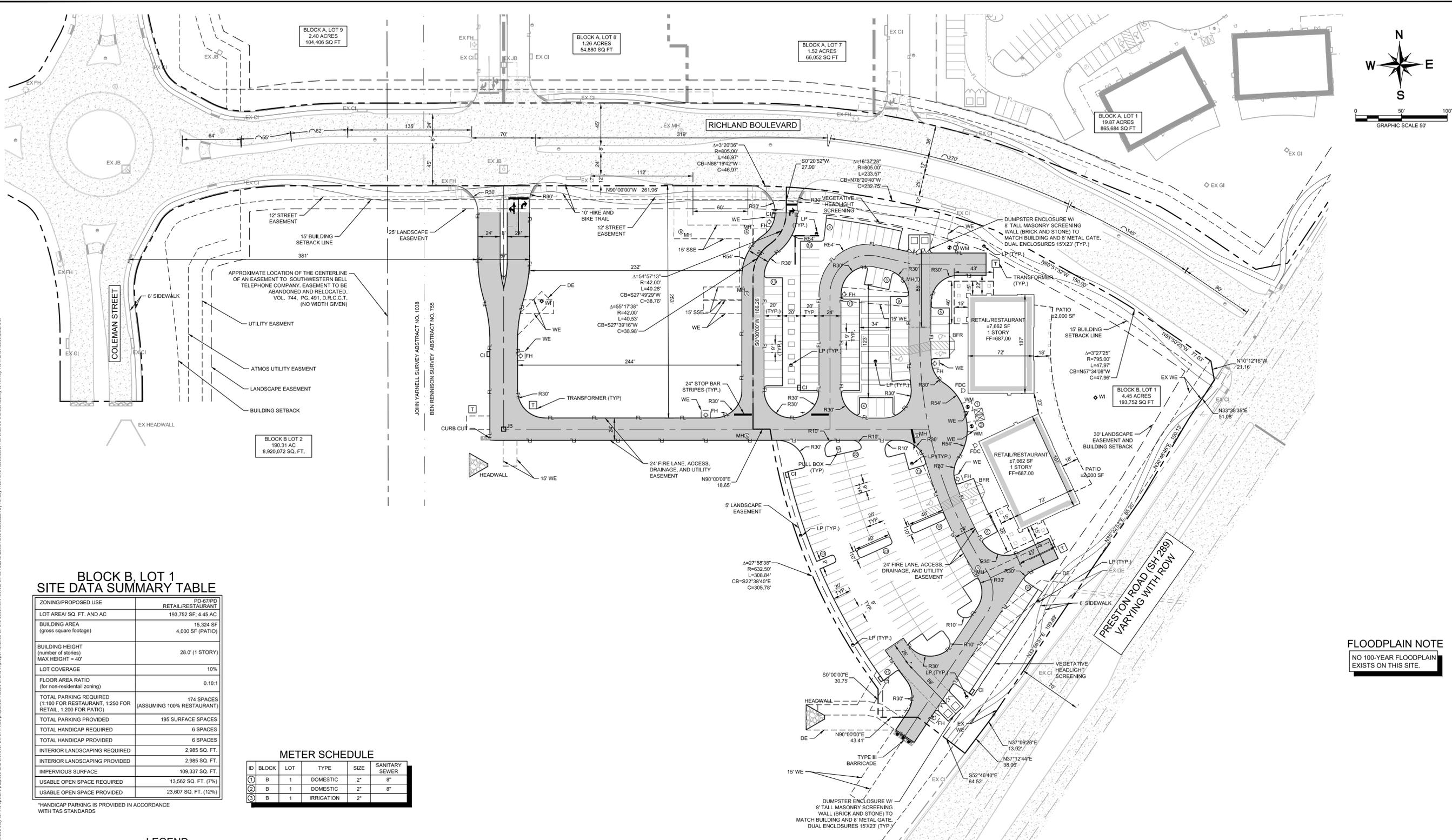
PRESTON RD

PRESTON RD

D19-0069



0 125 250 500 Feet



**BLOCK B, LOT 1
SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	PD-67/RD RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	193,752 SF; 4.45 AC
BUILDING AREA (gross square footage)	15,324 SF (7,682 SF (RESTAURANT), 7,642 SF (PATIO))
BUILDING HEIGHT (number of stories)	28.0' (1 STORY)
MAX HEIGHT	40'
LOT COVERAGE	10%
FLOOR AREA RATIO (for non-residential zoning)	0.10:1
TOTAL PARKING REQUIRED (1,100 FOR RESTAURANT, 1,250 FOR RETAIL, 1,200 FOR PATIO)	174 SPACES (ASSUMING 100% RESTAURANT)
TOTAL PARKING PROVIDED	195 SURFACE SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,985 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,985 SQ. FT.
IMPERVIOUS SURFACE	109,337 SQ. FT.
USABLE OPEN SPACE REQUIRED	13,562 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	23,607 SQ. FT. (12%)

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

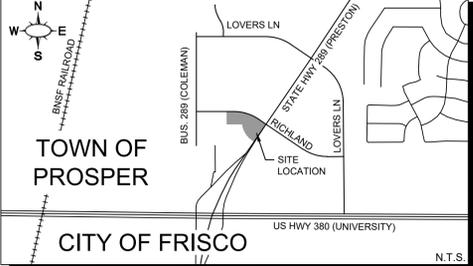
METER SCHEDULE

ID	BLOCK	LOT	TYPE	SIZE	SANITARY SEWER
1	B	1	DOMESTIC	2"	8"
2	B	1	DOMESTIC	2"	8"
3	B	1	IRRIGATION	2"	

LEGEND

FL	PROPOSED FIRE LANE	CI	CURB INLET
FL	EXISTING FIRE LANE	GI	GRATE INLET
EX	EXISTING PAVEMENT	JBI	JUNCTION BOX OR WYE INLET
PR	PROPOSED BUILDING	HW	HEADWALL
EX	EXISTING CONTOUR LINE - MAJOR	LP	LIGHT POLE (PL)
EX	EXISTING CONTOUR LINE - MINOR	TR	TYPICAL
BFR	BARRIER FREE RAMP (BFR)	SSE	SANITARY SEWER EASEMENT
AS	ACCESSIBLE PARKING SYMBOL	WE	WATER EASEMENT
PS	NUMBER OF PARKING SPACES	DE	DRAINAGE EASEMENT
WM	WATER METER (AND VAULT)	BFR	BARRIER FREE RAMP
FH	FIRE HYDRANT	SW	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	BL	BUILDING LINE/SETBACK
P	PULL BOX	CI	CURB INLET
TR	TRANSFORMER	GI	GRATE INLET
		WI	WYE INLET
		JB	JUNCTION BOX
		MH	MANHOLE
		EX	EXISTING
		PROP	PROPOSED
		SG	SWITCHGEAR

VICINITY AND KEY MAP



TOWN SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. ANY ADDITIONAL ENCLOSURES WILL REQUIRE REAPPROVAL BY TOWN STAFF.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

FLOODPLAIN NOTE
NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: RACHEL A. KORUS
P.E. No. 132458 Date: SEP. 2019

KHA PROJECT	068-09030
DATE	SEPTEMBER 2019
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	SMA
CHECKED BY	JCR

GATES OF PROSPER PH 2, BLOCK B, LOT 1
PROSPER, TEXAS

SITE PLAN
SHEET NUMBER
C-05

**SITE PLAN
GATES OF PROSPER PH 2
BLOCK B, LOT 1 (BUILDINGS G AND H)
D19-0069
Being 4.45 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: July 22, 2019
Resubmitted: August 06, 2019**

Owner: 380 & 289 LP 1 Cowboys Way Frisco, Texas 75034 Contact: Nicholas Link Phone: (972)-497-4854	Owner: COP #2 LLC 1 Cowboys Way Frisco, Texas 75034 Contact: Joe Riccardi, P.E. Phone: (972)-497-4854	Engineer/Surveyor: Kimley-Horn and Associates, Inc. 280 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: Joe Riccardi, P.E. Phone: (469)-301-2580
--	---	--

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Pamela Clark, Planning/GIS Specialist

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Site Plan for the expansion of Prestonwood Baptist Church, on 35.3± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0074).

Description of Agenda Item:

The Site Plan shows the two-story, 40,576 square-foot building expansion, including classrooms and a gymnasium. Access is provided from Prosper Trail and Cook Lane. Adequate parking has been provided. The Site Plan conforms to the PD-33 development standards.

As a companion item, the Replat for Prestonwood Addition, Block A, Lot 1R and Revised Conveyance Plat for Block A, Lot 2 (D19-0075) is on the September 17, 2019, agenda.

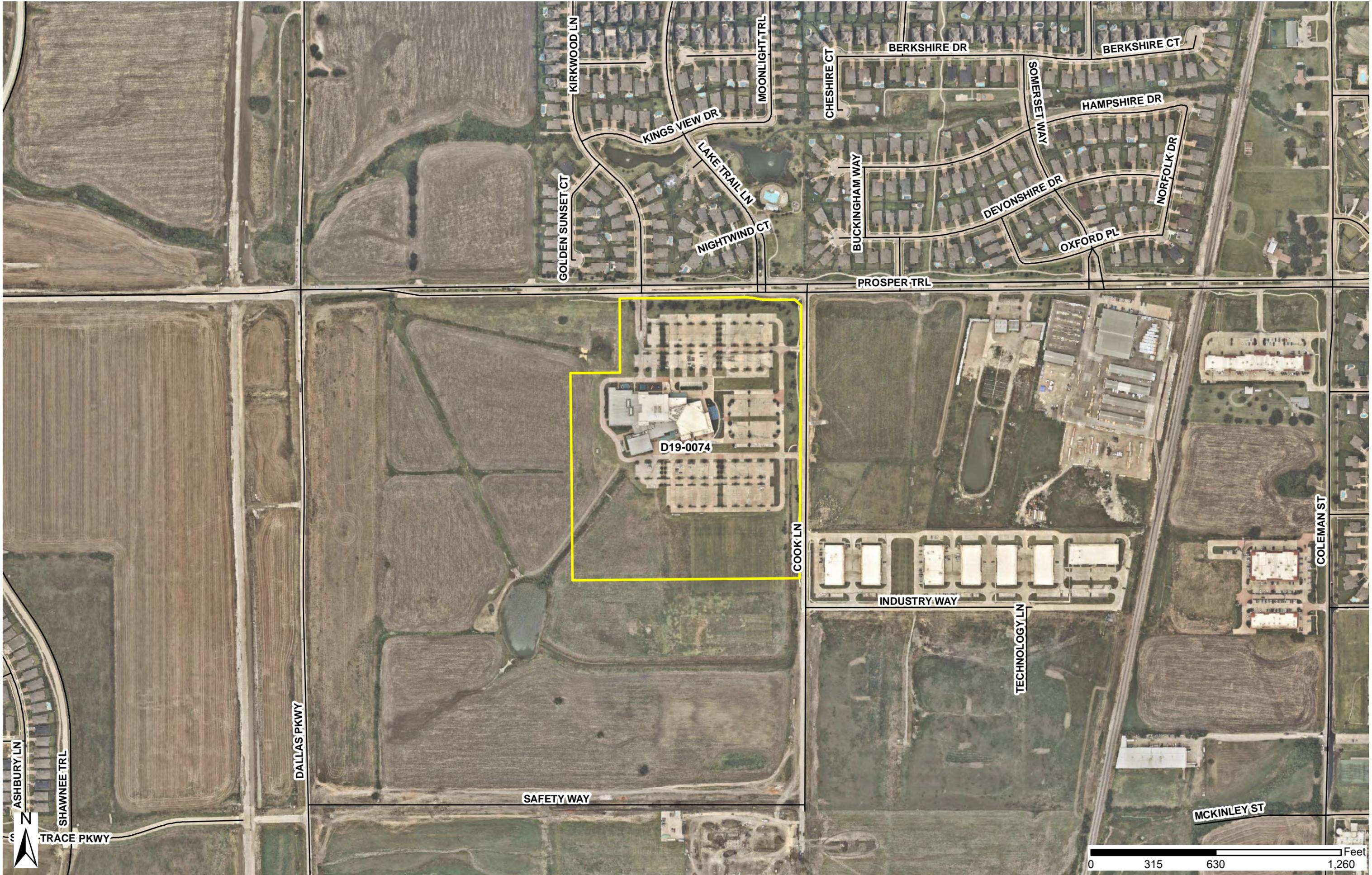
Attached Documents:

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



ASHBURY LN

SHAWNEE TRL

TRACE PKWY

DALLAS PKWY

SAFETY WAY

KIRKWOOD LN

KINGS VIEW DR

MOONLIGHT TRL

GOLDEN SUNSET CT

LAKE TRAIL LN

NIGHTWIND CT

CHESHIRE CT

BERKSHIRE DR

BERKSHIRE CT

BUCKINGHAM WAY

DEVONSHIRE DR

SOMERSET WAY

HAMPSHIRE DR

NORFOLK DR

OXFORD PL

PROSPER TRL

D19-0074

COOK LN

INDUSTRY WAY

TECHNOLOGY LN

COLEMAN ST

MCKINLEY ST

0 315 630 1,260 Feet

PLOTTED ON: 8/19/2019 8:53 PM
 FILE NAME: X:\PRESTONWOOD\North Campus\Phase 3\DWG\SITEPLAN 3 - SITE PLAN.DWG

LAKES OF PROSPER ADDITION
 PHASE 1
 VOLUME 2007 PG. 32-33
 D.R.C.C.T.

LAKES OF PROSPER ADDITION
 PHASE 1
 VOLUME 2007 PG. 32-33
 D.R.C.C.T.

$\Delta = 11^{\circ}19'41''$
 $R = 293.00'$
 $L = 57.93'$
 $Cb = S84^{\circ}47'47''E$
 $Lc = 57.84'$

$\Delta = 11^{\circ}22'57''$
 $R = 267.00'$
 $L = 53.04'$
 $Cb = S82^{\circ}32'30''E$
 $Lc = 52.96'$

VILLAGES OF PROSPER TRAIL
 PHASE 2
 DOC. NO. 2014-96
 P.R.C.C.T.

CAUTION:
 EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

WATER METER SCHEDULE

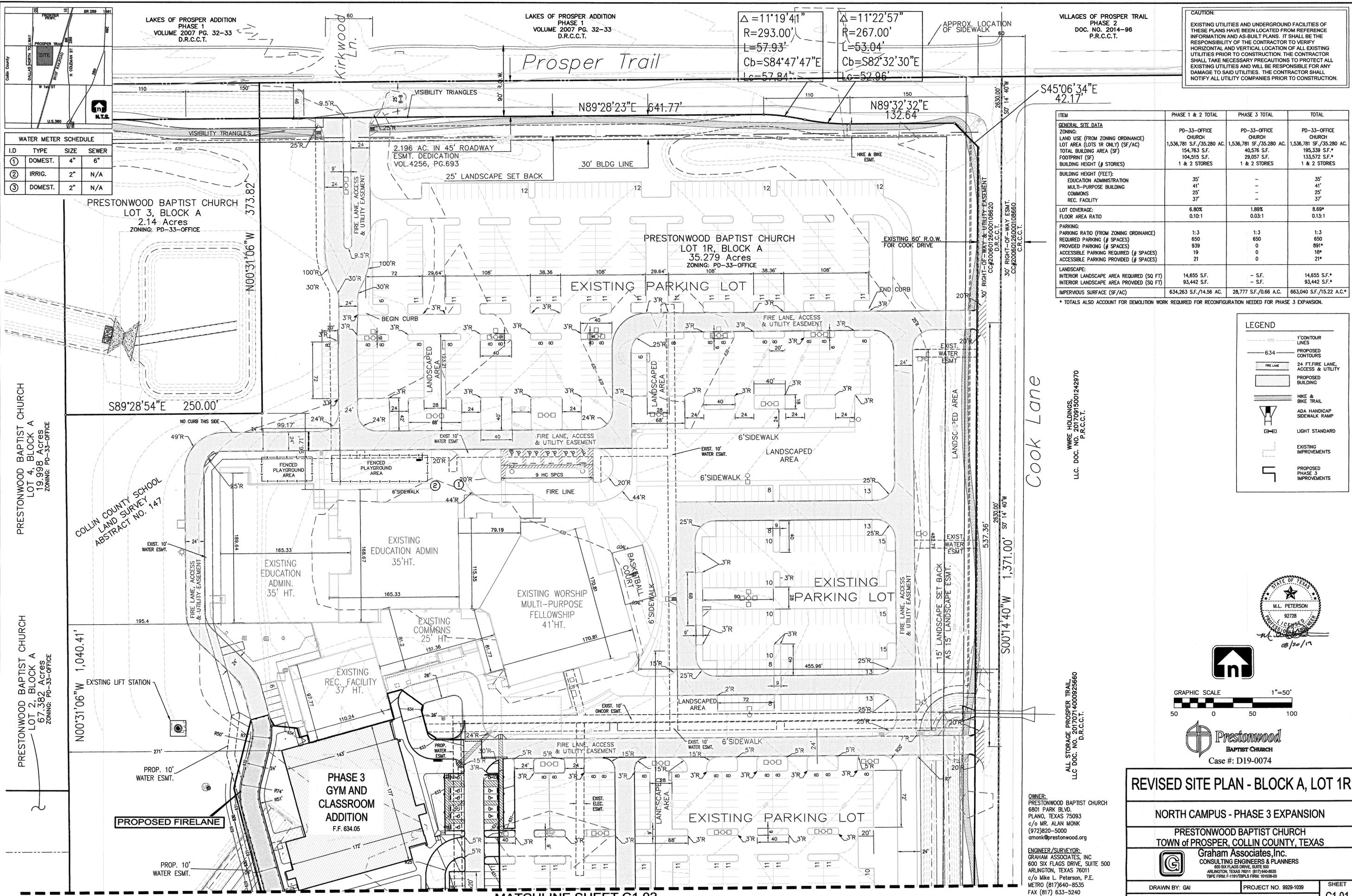
I.D.	TYPE	SIZE	SEWER
①	DOMEST.	4"	6"
②	IRRIG.	2"	N/A
③	DOMEST.	2"	N/A

ITEM	PHASE 1 & 2 TOTAL	PHASE 3 TOTAL	TOTAL
GENERAL SITE DATA			
ZONING:	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH
LAND USE (FROM ZONING ORDINANCE)	CHURCH	CHURCH	CHURCH
LOT AREA (LOTS 1R ONLY) (SF/AC)	1,536,781 SF / 35.280 AC	1,536,781 SF / 35.280 AC	1,536,781 SF / 35.280 AC
TOTAL BUILDING AREA (SF)	154,763 S.F.	40,576 S.F.	195,339 S.F.*
FOOTPRINT (SF)	104,515 S.F.	29,057 S.F.	133,572 S.F.*
BUILDING HEIGHT (# STORIES)	1 & 2 STORIES	1 & 2 STORIES	1 & 2 STORIES
BUILDING HEIGHT (FEET)			
EDUCATION ADMINISTRATION	35'	-	35'
MULTI-PURPOSE BUILDING	41'	-	41'
COMMONS	25'	-	25'
REC. FACILITY	37'	-	37'
LOT COVERAGE			
FLOOR AREA RATIO	6.80%	1.89%	8.69%
	0.10:1	0.03:1	0.13:1
PARKING			
PARKING RATIO (FROM ZONING ORDINANCE)	1:3	1:3	1:3
REQUIRED PARKING (# SPACES)	650	650	650
PROVIDED PARKING (# SPACES)	939	0	891*
ACCESSIBLE PARKING REQUIRED (# SPACES)	19	0	18*
ACCESSIBLE PARKING PROVIDED (# SPACES)	21	0	21*
LANDSCAPE			
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)	14,655 S.F.	- S.F.	14,655 S.F.*
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	93,442 S.F.	- S.F.	93,442 S.F.*
IMPERVIOUS SURFACE (SF/AC)	634,263 SF / 14.56 AC	28,777 SF / 0.66 AC	663,040 SF / 15.22 AC.*

* TOTALS ALSO ACCOUNT FOR DEMOLITION WORK REQUIRED FOR RECONFIGURATION NEEDED FOR PHASE 3 EXPANSION.

LEGEND

- 6.33 --- 1' CONTOUR LINES
- 6.34 --- PROPOSED CONTOURS
- 6.34 --- PROPOSED CONTOURS
- 24 FT. FIRE LANE, ACCESS & UTILITY
- PROPOSED BUILDING
- HIKE & BIKE TRAIL
- ADA HANDICAP SIDEWALK RAMP
- LIGHT STANDARD
- EXISTING IMPROVEMENTS
- PROPOSED PHASE 3 IMPROVEMENTS

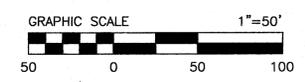


PRESTONWOOD BAPTIST CHURCH
 LOT 4, BLOCK A
 19.998 Acres
 ZONING: PD-33-OFFICE

PRESTONWOOD BAPTIST CHURCH
 LOT 2, BLOCK A
 67.362 Acres
 ZONING: PD-33-OFFICE

WIRE HOLDINGS,
 LLC DOC. NO. 20170915001242970
 P.R.C.C.T.

ALL STORAGE PROSPER TRAIL
 LLC DOC. NO. 20170714000925660
 D.R.C.C.T.



Prestonwood
 BAPTIST CHURCH
 Case #: D19-0074



REVISED SITE PLAN - BLOCK A, LOT 1R

NORTH CAMPUS - PHASE 3 EXPANSION

PRESTONWOOD BAPTIST CHURCH
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 c/o Mike L. Peterson, P.E.
 METRO (817) 640-8535
 FAX (817) 633-5240
 MPeterson@grahamcivil.com

OWNER:
 PRESTONWOOD BAPTIST CHURCH
 6801 PARK BLVD.
 PLANO, TEXAS 75093
 c/o MR. ALAN MONK
 (972) 820-5000
 amonk@prestonwood.org

ENGINEER/SURVEYOR:
 GRAHAM ASSOCIATES, INC.
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 c/o Mike L. Peterson, P.E.
 METRO (817) 640-8535
 FAX (817) 633-5240
 MPeterson@grahamcivil.com

DRAWN BY: GAI
 DATE: 7/18/2019

PROJECT NO. 9929-1039

SHEET
C1.01

MATCHLINE SHEET C1.02



LEGEND

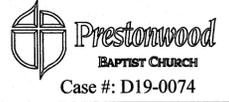
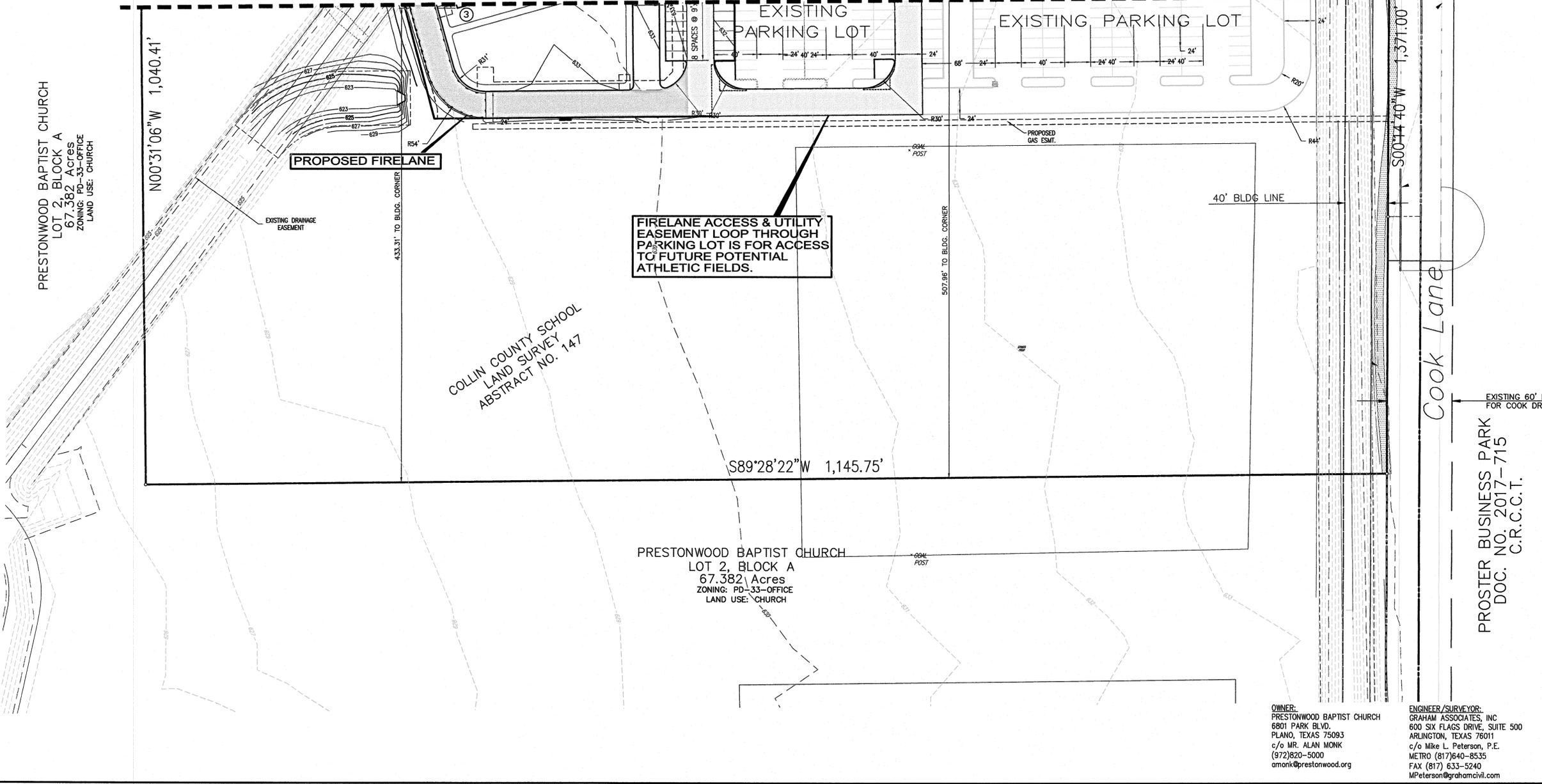
- 1" CONTOUR LINES
- 6.34 PROPOSED CONTOURS
- 24 FT. FIRE LANE, ACCESS & UTILITY
- PROPOSED BUILDING
- HIKE & BIKE TRAIL
- ADA HANDICAP SIDEWALK RAMP
- LIGHT STANDARD
- EXISTING IMPROVEMENTS
- PROPOSED PHASE 3 IMPROVEMENTS

ITEM	PHASE 1 & 2 TOTAL	PHASE 3 TOTAL	TOTAL
GENERAL SITE DATA			
ZONING:	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH	PD-33-OFFICE CHURCH
LAND USE (FROM ZONING ORDINANCE)	CHURCH	CHURCH	CHURCH
LOT AREA (LOTS 1R ONLY) (SF/AC)	1,536,781 S.F./35,280 AC.	1,536,781 SF./35,280 AC.	1,536,781 SF./35,280 AC.
TOTAL BUILDING AREA (SF)	154,763 S.F.	40,576 S.F.	195,339 S.F.*
FOOTPRINT (SF)	104,515 S.F.	29,057 S.F.	133,572 S.F.*
BUILDING HEIGHT (# STORIES)	1 & 2 STORIES	1 & 2 STORIES	1 & 2 STORIES
BUILDING HEIGHT (FEET):			
EDUCATION ADMINISTRATION	35'	--	35'
MULTI-PURPOSE BUILDING	41'	--	41'
COMMONS	25'	--	25'
REC. FACILITY	37'	--	37'
LOT COVERAGE:			
FLOOR AREA RATIO	6.80%	1.89%	8.69%
	0.10:1	0.03:1	0.13:1
PARKING:			
PARKING RATIO (FROM ZONING ORDINANCE)	1:3	1:3	1:3
REQUIRED PARKING (# SPACES)	650	650	650
PROVIDED PARKING (# SPACES)	939	0	891*
ACCESSIBLE PARKING REQUIRED (# SPACES)	19	0	18*
ACCESSIBLE PARKING PROVIDED (# SPACES)	21	0	21*
LANDSCAPE:			
INTERIOR LANDSCAPE AREA REQUIRED (SQ FT)	14,655 S.F.	-- S.F.	14,655 S.F.*
INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	93,442 S.F.	-- S.F.	93,442 S.F.*
IMPERVIOUS SURFACE (SF/AC)	634,263 S.F./14.56 AC.	28,777 S.F./0.66 AC.	663,040 S.F./15.22 AC.*

CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES OF THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION AND AS-BUILT PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

GENERAL NOTES:
Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
Landscaping shall conform to landscape plans approved by the town.
All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
Two points of access shall be maintained for the property at all times.
Speed bumps/humps are not permitted within a fire lane.
Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Uniform Building Code.
All signage is subject to Building Official approval.
All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
All exterior building materials are subject to Building Official approval.
Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
Approval of the site plan is not final until all engineering plans are approved.
Site plan approval is required prior to grading release.
All new electrical lines shall be installed and/or relocated underground.
All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.

MATCHLINE SHEET C1.01



REVISED SITE PLAN - BLOCK A, LOT 1R

NORTH CAMPUS - PHASE 3 EXPANSION

**PRESTONWOOD BAPTIST CHURCH
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE: FINAL, F-11/18/17P3.5 FINAL, 10/25/18

DRAWN BY: GAI	PROJECT NO. 9923-1039	SHEET
DATE: 7/19/2019		C1.02

OWNER:
PRESTONWOOD BAPTIST CHURCH
6801 PARK BLVD.
PLANO, TEXAS 75093
c/o MR. ALAN MONK
(972)820-5000
amonk@prestonwood.org

ENGINEER/SURVEYOR:
GRAHAM ASSOCIATES, INC
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
c/o Mike L. Peterson, P.E.
METRO (817)640-8535
FAX (817) 633-5240
MPeterson@grahamcivil.com

PLOTTED ON: 8/19/2019 8:03 PM
FILE NAME: \\PRESTONWOOD\NORTH CAMPUS\PHASE 3\DWG\DRY\PH3_3 - SITE PLAN.DWG



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Pamela Clark, Planning/GIS Specialist
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting –September 17, 2019

Agenda Item:

Consider and act upon a Replat for Prestonwood Addition, Block A, Lot 1R, and a Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 2, on 102.7± acres, located on the southwest corner of Cook Lane and Prosper Trail. The property is zoned Planned Development-33 (PD-33). (D19-0075).

Description of Agenda Item:

The Replat for Prestonwood Addition, Block A, Lot 1R, was approved by the Planning & Zoning Commission on August 21, 2012, and the Conveyance Plat for Prestonwood Addition, Block A, Lot 2 was approved by the Planning & Zoning Commission on July 11, 2008. The purpose of the Replat and Revised Conveyance Plat is to dedicate easements necessary for the development of Lot 1R. The Replat and Revised Conveyance Plat conform to the PD-33 development standards.

As a companion item, the Site Plan for the Prestonwood Addition (D19-0074) is on the September 17, 2019 agenda.

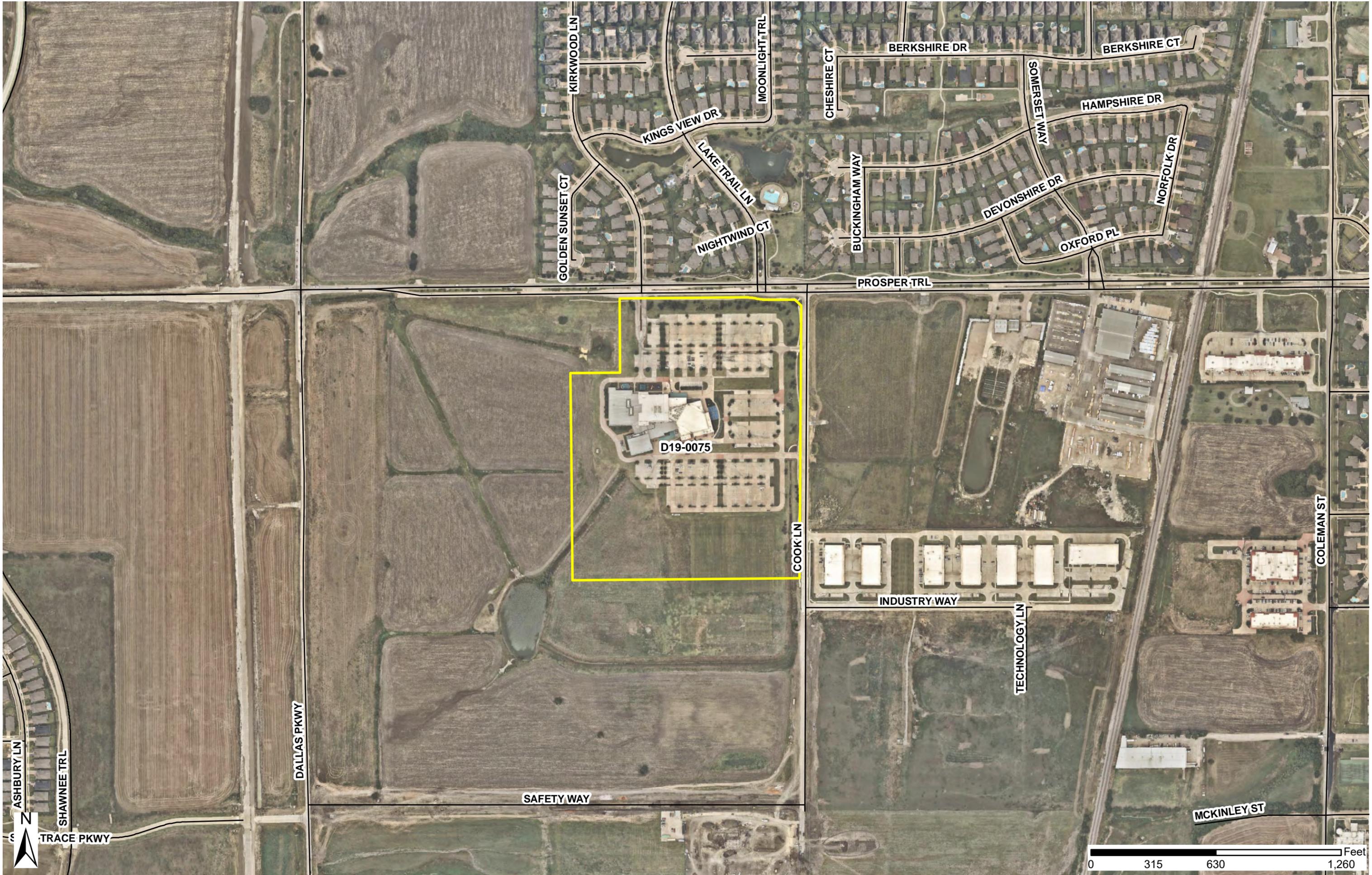
Attached Documents:

1. Location Map
2. Replat/Revised Conveyance Plat

Town Staff Recommendation:

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

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



ASHBURY LN

SHAWNEE TRL

TRACE PKWY

DALLAS PKWY

SAFETY WAY

KIRKWOOD LN

KINGS VIEW DR

MOONLIGHT TRL

GOLDEN SUNSET CT

LAKE TRAIL LN

NIGHTWIND CT

CHESHIRE CT

BERKSHIRE DR

BERKSHIRE CT

HAMPSHIRE DR

SOMERSET WAY

DEVONSHIRE DR

NORFOLK DR

BUCKINGHAM WAY

PROSPER TRL

OXFORD PL

D19-0075

COOK LN

INDUSTRY WAY

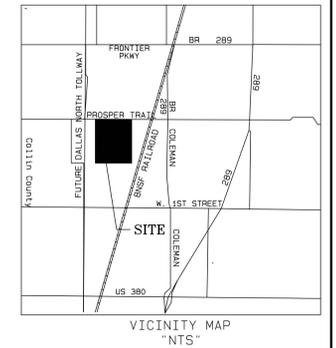
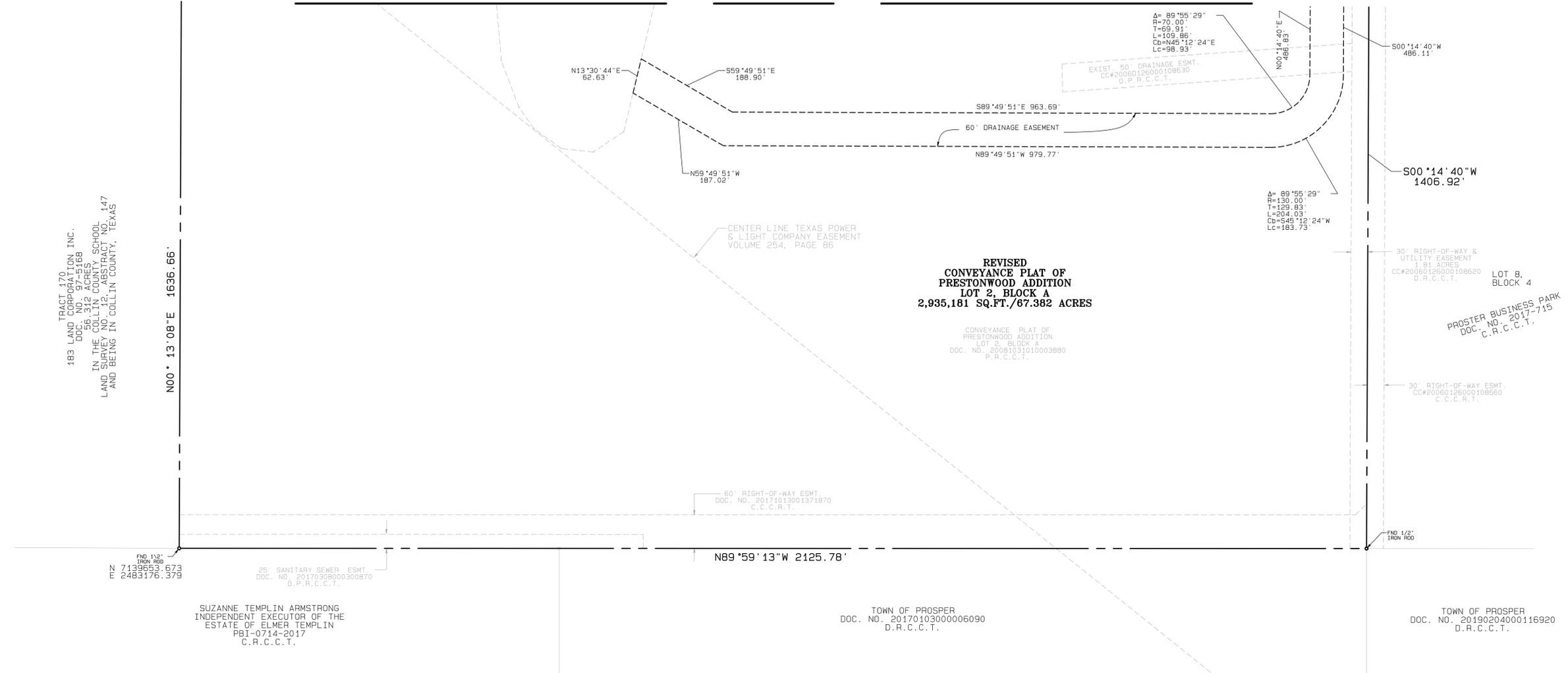
TECHNOLOGY LN

COLEMAN ST

MCKINLEY ST

0 315 630 1,260 Feet

MATCH LINE SHEET 1



REVISED CONVEYANCE PLAT OF PRESTONWOOD ADDITION LOT 2, BLOCK A 2,935,181 SQ.FT./67.382 ACRES

CONVEYANCE PLAT OF PRESTONWOOD ADDITION LOT 2, BLOCK A DOC. NO. 20081031010003880 P.R.C.C.T.

PROSTER BUSINESS PARK DOC. NO. 2017-715 C.R.C.C.T.

SUZANNE TEMPLIN ARMSTRONG INDEPENDENT EXECUTOR OF THE ESTATE OF ELMER TEMPLIN PBI-0714-2017 C.R.C.C.T.

TOWN OF PROSPER DOC. NO. 2017010300006090 D.R.C.C.T.

TOWN OF PROSPER DOC. NO. 20190204000116920 D.R.C.C.T.

FIRELANE & ACCESS EASEMENT

LINE	CHORD BRG.	LENGTH	DELTA	RADIUS	CHORD	TANGENT
L1	S00°31'39"E	54.00'				
L2	S89°28'20"W	186.69'				
C1	N53°01'37"W	71.34'	75°00'02"	54.50'	66.36'	41.82'
L3	N15°31'36"W	168.28'				
C2	N00°47'48"W	38.31'	29°27'36"	74.50'	37.89'	19.59'
L4	N13°56'00"E	50.37'				
C3	N00°45'53"W	25.91'	29°23'46"	50.50'	25.63'	13.26'
L5	N74°32'14"E	24.00'				
C4	S00°45'53"E	38.22'	29°23'46"	74.50'	37.81'	19.54'
L6	S13°56'00"W	50.37'				
C5	S00°47'48"E	25.97'	29°27'36"	50.50'	25.68'	13.28'
L7	S15°31'36"E	168.28'				
C6	S53°01'37"E	39.92'	75°00'02"	30.50'	37.13'	23.40'
L8	N89°28'22"E	156.69'				
C7	N44°28'25"E	47.12'	69°59'50"	30.00'	42.43'	30.00'

DRAINAGE EASEMENT

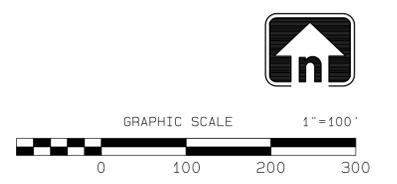
LINE	CHORD BRG.	LENGTH	DELTA	RADIUS	CHORD	TANGENT
L10	S00°31'38"E	50.00'				
L11	S89°28'22"W	62.97'				
C10	S63°17'32"W	68.54'	52°21'40"	75.00'	66.18'	36.87'
L12	N52°53'18"W	50.00'				
C11	N63°17'32"E	114.23'	52°21'40"	125.00'	110.30'	61.46'
L13	N89°28'22"E	62.97'				

WATER EASEMENT

LINE	BEARING	DISTANCE
W1	S00°31'39"E	291.20'
W2	S89°28'22"W	293.33'
W3	N00°31'38"W	7.75'
W4	N15°31'36"W	248.54'
W5	N06°58'24"E	76.72'
W6	N64°59'50"E	10.12'
W7	S16°13'11"E	3.60'
W8	S06°58'24"W	76.78'
W9	S15°31'36"E	96.68'
W10	N74°28'24"E	39.00'
W11	S15°31'36"E	10.00'
W12	S74°28'24"W	39.00'
W13	S15°31'36"E	140.22'
W14	N89°28'22"E	168.07'
W15	N00°31'38"W	29.00'
W16	N89°28'22"E	10.00'
W17	S00°31'38"E	29.00'
W18	N89°28'22"E	55.50'
W19	S00°31'39"E	235.83'
W20	S89°28'21"W	10.00'
W21	N00°31'39"W	10.00'
W22	N89°28'21"E	10.00'
W23	N00°31'39"W	45.31'

ONCOR EASEMENT

LINE	BEARING	DISTANCE
E1	S00°31'39"E	273.95'
E2	S44°28'21"W	19.36'
E3	S89°28'22"W	176.65'
E4	N00°00'00"E	23.41'
E5	N90°00'00"E	15.00'
E6	S00°00'00"W	13.27'
E7	N89°28'22"E	157.42'
E8	N44°28'21"E	11.07'
E9	N00°31'39"W	279.82'



CASE NO. D19-0075 REPLAT/REVISED CONVEYANCE PLAT

REPLAT OF PRESTONWOOD ADDITION LOT 1R, BLOCK A, AS RECORDED IN DOCUMENT NO. 20120823010002120 AND A REVISED CONVEYANCE PLAT OF PRESTONWOOD ADDITION LOT 2, BLOCK A, AS RECORDED IN DOCUMENT NO. 20081031010003880 PLAT RECORDS, COLLIN COUNTY, TEXAS SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS

OWNERS/DEVELOPERS
 PRESTONWOOD BAPTIST CHURCH
 6801 WEST PARK BLVD.
 PLANO, TEXAS
 PHONE: 972-820-5123
 AND
 PROSPER CHURCH LAND L.P.
 5400 DALLAS PKY.
 FRISCO, TEXAS 75034
 PHONE: 214-618-3800

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. 9929-1021	SHEET
DATE: AUGUST 2019	FILE NO.	2 OF 3

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.

FIRE LANE EASEMENT

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

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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement, and the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation trees, shrubs, flowers, lawns, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SURVEYOR'S CERTIFICATE

That I, MICHAEL L. PETERSON, Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this Final Plat and conveyance plat was prepared under my direct supervision, from recorded documentation, and evidence collected on the ground during field operations and other reliable documentation, and this Final Plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and Texas Local Government Code, Chapter 212, and that the digital drawing file accompanying this plat is a precise representation of this signed Final Plat.

Dated this ___ day of _____, 20__.

Michael L. Peterson No. 5999 Registered Professional Land Surveyor



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.

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same of the purpose therein expressed under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ of _____, 20__.

Notary Public in and for the State of Texas

My commission expires: _____

OWNERS DEDICATION LOT 1R, AND 2, BLOCK A

That we, PROSPER CHURCH LAND, L.P., being the owners of the hereinafter described property. The easements shown thereon as Drainage and Detention Easements, Fire Lane Easement, Landscape Easement, and are hereby reserved for those purposes.

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or persons that results from the flow of water along said creek or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement, or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement, is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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

EXECUTED THIS ___ day of _____, 20__.

Prosper Church Land, L.P.

BY: Jim Williams Partner

STATE OF TEXAS COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ of _____, 20__.

My commission expires: _____

Notary Public in and for Collin County, Texas

Prestonwood Baptist Church

BY: Alan Monk, Executive Business Administrator

STATE OF TEXAS COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ of _____, 20__.

My commission expires: _____

Notary Public in and for Collin County, Texas

LEGAL DESCRIPTION LOT 1R

Being a 35.279 acre tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Collin County, Texas, and being all of Lot 1R, Block A, Prestonwood Addition, an addition to the Town of Prosper, as recorded in Document No. 20120823010002120, Plat Records, Collin County, Texas. Said 35.28 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner, being the most southerly point and a corner-clip with the northeast corner of said Lot 1R, and the west right-of-way line of Cook Lane (a 60 foot R.O.W.) and the south right-of-way line of Prosper Trail (a 90 foot R.O.W.);

THENCE South 00°14'40" West, along said west right-of-way line, at a distance of 1134.75 feet passing a found 1/2 inch iron rod for the most westerly northeast corner of Lot 2, Block A of said Prestonwood Addition, and continuing for a total distance of 1371.00 feet to a found 1/2 inch iron rod for corner;

THENCE South 89°28'22" West, leaving said west right-of-way line, and following along the common line of said Lots 1R and 2, for a distance of 1145.75 feet to a found 1/2 inch iron rod for corner;

THENCE North 00°31'06" West, continuing along said common line, at a distance of 485.99 feet passing a found 1/2 inch iron rod for the northeast corner of said Lot 2 and the southeast corner of Lot 4, Block A of said Prestonwood Addition, and continuing with the common line of said Lot 4, for a total distance of 1040.41 feet to a found 1/2 inch iron rod for corner, being the southwest corner of Lot 3, Block A of said Prestonwood Addition;

THENCE North 89°28'54" East, leaving said common line, and following along the common line of said Lots 1R and 3, for a distance of 250.00 feet to a found 1/2 inch iron rod for corner;

THENCE North 00°31'06" West, continuing along said common line, for a distance of 373.82 feet to a found 1/2 inch iron rod for corner, being in the south right-of-way line of Prosper Trail (a 90 foot R.O.W.);

THENCE North 89°28'23" East, leaving said common line and following along said south right-of-way line, for a distance of 641.77 feet to a found 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 257.00 feet, a central angle of 11°21'57" and a long chord which bears South 82°32'30" East, 52.95 feet;

THENCE southeasterly, along said south right-of-way line and said non-tangent curve to the right, an arc distance of 53.04 feet to a found 1/2 inch iron rod for corner, being the beginning of a reverse curve to the left having a radius of 293.00 feet, a central angle of 11°21'57" and a long chord which bears South 84°47'47" East, 57.84 feet;

THENCE southeasterly, along said south right-of-way line and said reverse curve to the left, an arc distance of 57.93 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°32'22" East, continuing along said south right-of-way line, for a distance of 132.64 feet to a found 1/2 inch iron rod for corner, being the most northerly point of a corner clip with the said west right-of-way line of Cook Lane;

THENCE South 45°06'34" East, along said corner-clip, for a distance of 42.17 feet to the POINT OF BEGINNING and CONTAINING 1,536,781 square feet or 35.279 acres of land, more or less.

LEGAL DESCRIPTION LOT 2

BEING a 67.382 acre tract of land situated in the Collin County School Land Survey No. 12, Abstract No. 147, Collin County, Texas, and being all of Lot 2, Block A, Prestonwood Addition, an addition to the Town of Prosper, as recorded in Document No. 20081031010003880, Plat Records, Collin County, Texas. Said 67.38 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of said Lot 2 and a corner-clip with the southwest corner of said Prestonwood Addition, also being in the east line of Parcel 40-17, a 22.73 acre tract of land in said Collin County School Land Survey No. 12, Abstract No. 147;

THENCE North 89°28'22" East, for a distance of 944.47 feet to a found 1/2 inch iron rod for corner;

THENCE South 00°31'06" East, for a distance of 485.99 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°28'22" East, for a distance of 1145.75 feet to a found 1/2 inch iron rod for corner;

THENCE North 00°14'40" East, for a distance of 236.25 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°28'22" East, for a distance of 30.00 feet to a found "X" in concrete for corner;

THENCE South 00°14'40" West, for a distance of 1406.92 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°59'13" West, for a distance of 2125.78 feet to a found 1/2 inch iron rod for corner;

THENCE North 00°13'08" East, for a distance of 1636.66 feet to the POINT OF BEGINNING and CONTAINING 2,935,181 square feet or 67.382 acres of land, more or less.

CASE NO. D19-0075

REPLAT/REVISED CONVEYANCE PLAT

REPLAT OF PRESTONWOOD ADDITION LOT 1R, BLOCK A, AS RECORDED IN DOCUMENT NO. 20120823010002120 AND A REVISED CONVEYANCE PLAT OF PRESTONWOOD ADDITION LOT 2, BLOCK A, AS RECORDED IN DOCUMENT NO. 20081031010003880 PLAT RECORDS, COLLIN COUNTY, TEXAS SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS

OWNERS/DEVELOPERS PRESTONWOOD BAPTIST CHURCH 6801 WEST PARK BLVD. PLANO, TEXAS PHONE: 972-820-5123 AND PROSPER CHURCH LAND L.P. 5400 DALLAS PKY. FRISCO, TEXAS 75034 PHONE: 214-618-3800



Table with 3 columns: DRAIN BY: GAI, PROJECT NO.: 9929-1021, DATE: AUGUST 2019, FILE NO., SHEET 3 OF 3



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Preliminary Plat for Malabar Hill, for 96 single family residential lots and twelve (12) HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D19-0079).

Description of Agenda Item:

The Preliminary Plat shows 96 single family residential lots and twelve (12) HOA/open space lots. Access is provided from First Street. The Preliminary Plat conforms to the Planned Development-88 development standards.

Attached Documents:

1. Location Map
2. Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.
2. Staff approval of all preliminary water, sewer, and drainage plans.



BEECHWOOD DR

KEBLER DR

GRANITE SHOAL DR

GENTRY DR

BURNET CT

BOOKER CT

SPICEWOOD DR

DOGWOOD DR

COLUMBIA CT

WHITLEY PLACE DR

CHIMNEY ROCK DR

TETON PL

GLACIER POINT CT

FIRST ST

D19-0079

SHARED DRIVEWAY

CUSTER RD

COUNTY ROAD 933



0 375 750 1,500 Feet



PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Site Plan for an Office Building (Prosper Counseling), on 0.3± acres, located on the southeast corner of Third Street and Coleman Street. The property is zoned Downtown Office (DTO). (D19-0080).

Description of Agenda Item:

The Site Plan shows the existing 1,967 square-foot building. Access is provided from Coleman Street. Adequate parking will be provided. The Site Plan conforms to the Downtown Office development standards.

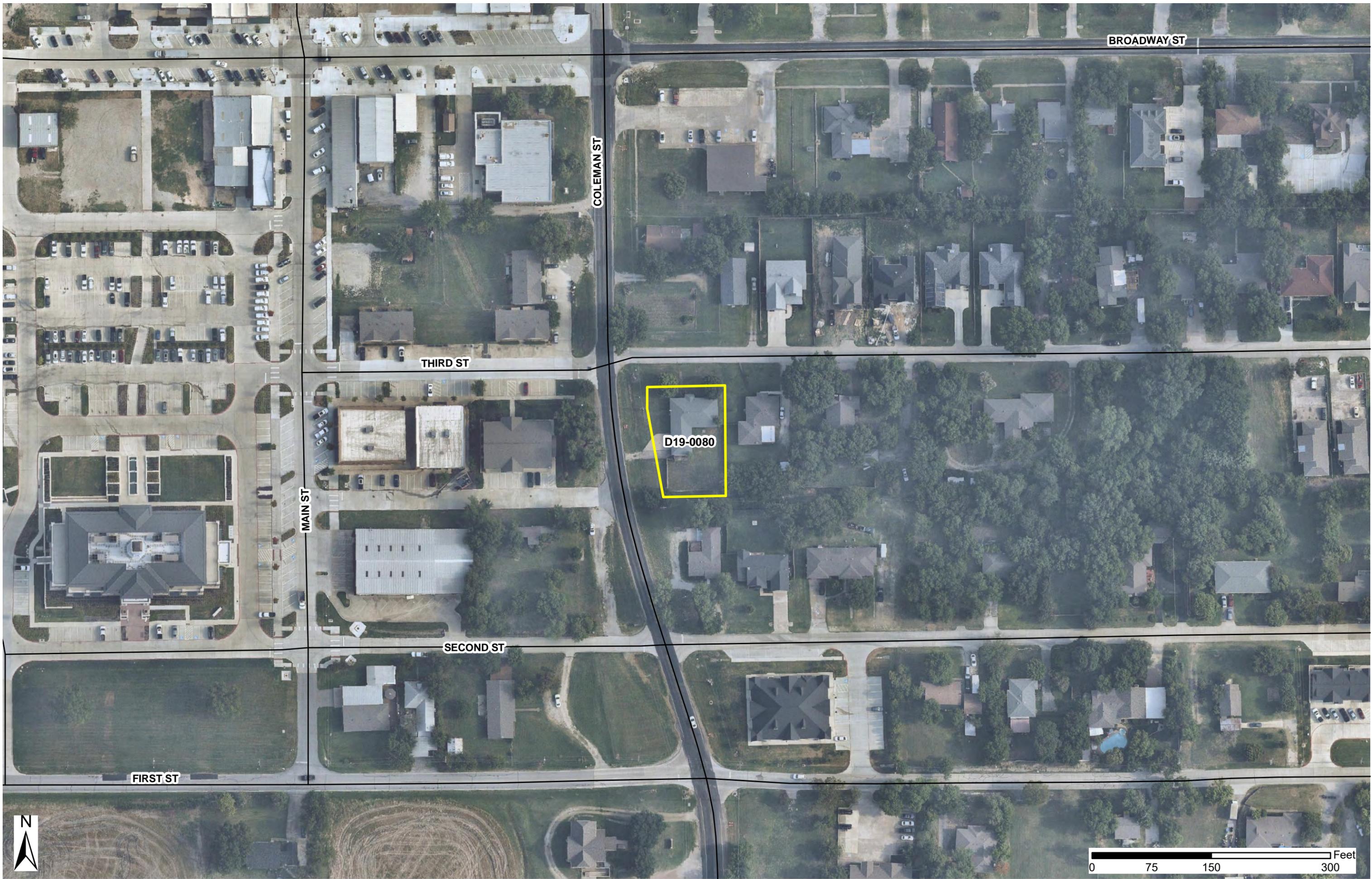
Attached Documents:

1. Location Map
2. Site Plan

Staff Recommendation:

Staff recommends approval of the Site Plan subject to:

1. Town staff approval of an amending plat, civil engineering, irrigation plan, open space plan, façade, and address plan.



BROADWAY ST

COLEMAN ST

THIRD ST

MAIN ST

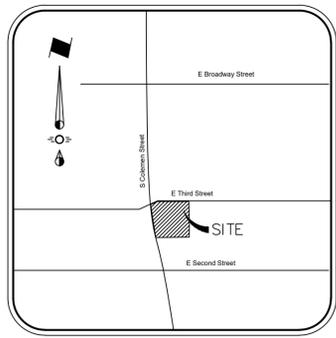
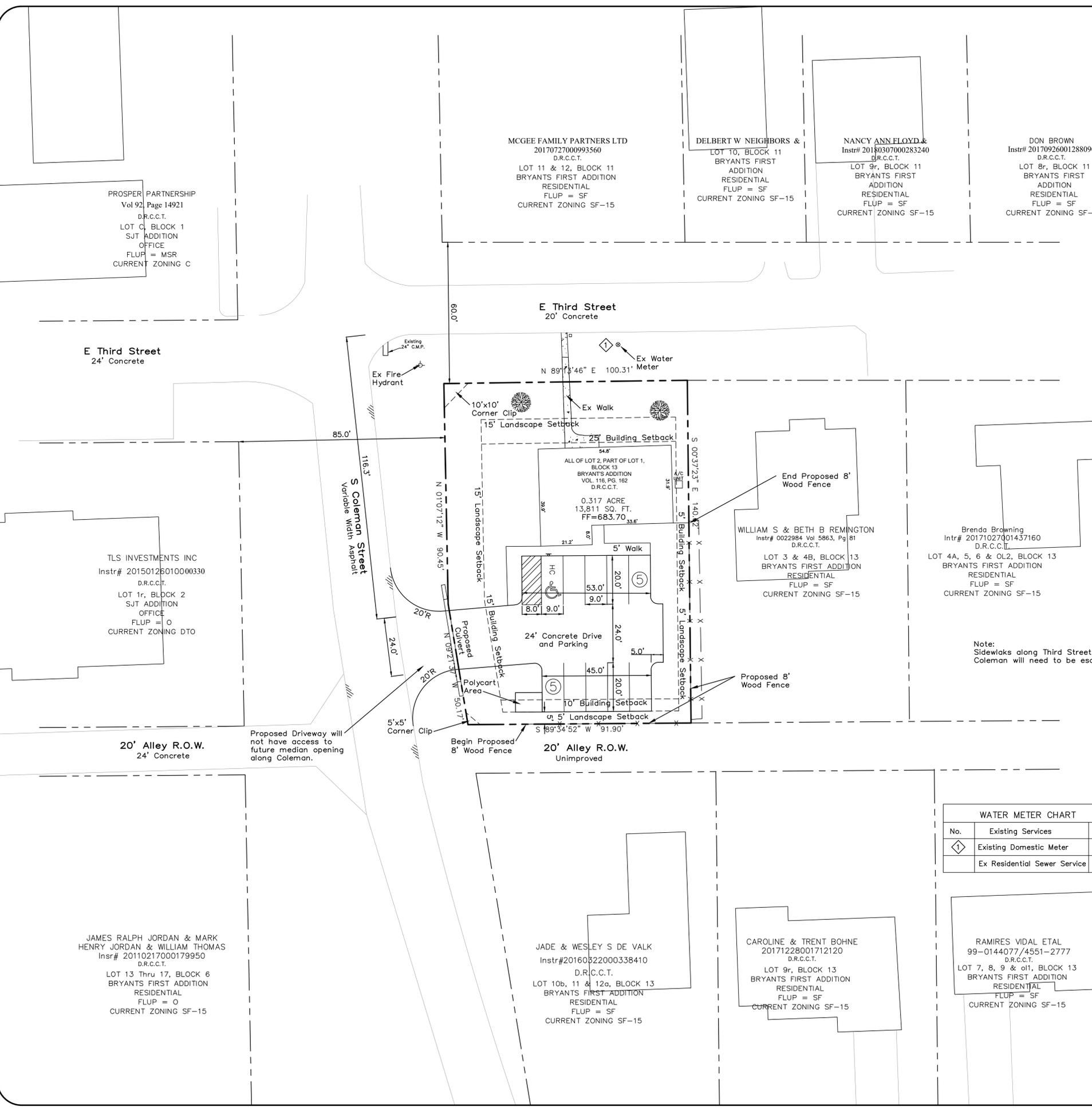
D19-0080

SECOND ST

FIRST ST



0 75 150 300 Feet



Vicinity Map
NTS

SYNOPSIS

Address:	102 E 3rd Street Prosper, Texas 75078
Zoning:	DTO
Proposed Use:	Professional Office
Lot Area:	0.317 Acres (13,811 sf)
Building Areas:	Existing Building 1,967 sf
Building Height:	One Story
Lot Coverage:	14.24% (Total Bldg Area 1,967 sf)
Floor Area Ratio:	0.14 : 1
Parking Required:	1/350 sf of Bldg. (1967/350=6 spaces required)
Parking Provided:	10 Spaces (10 allowed in DTO)
Handicap Parking Required:	1 Space
Handicap Parking Provided:	1 Space
Interior Landscape Required:	200 sf (20 sf per Parking Space)
Interior Landscape Provided:	7,316 sf Provided
Square Footage of Impervious Surface:	6,495 sf (0.47%)
Open Space Required:	967 sf (7% of the Net Lot Area)
Open Space Provided:	1,234 sf

TOWN OF PROSPER STANDARD NOTES:

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

WATER METER CHART			
No.	Existing Services	Size	Qty.
1	Existing Domestic Meter	Unknown	1
2	Ex Residential Sewer Service	Unknown	1

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480141 0235 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING AN EFFECTIVE DATE OF JUNE 2, 2009.

OWNER:
Marcey and Don Mettica
3067 Falcon Road
Prosper, Texas 75078
214-914-1018
Marcey Mettica

ENGINEER:
JP Engineering
700 S Central Expressway, Suite 400
Allen, Texas 75013
Phone (972) 467-7505
David Jones, P.E.
Contact: Bill Perman Project Manager

Case No. D19-0080
SITE PLAN
102 E. 3RD STREET
& PART OF LOT 1, BLOCK 13
BRYANT'S ADDITION
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
0.317 OF AN ACRE
13,811 Sq. Ft.

JP Engineering
700 Central Expressway, Suite 400 - Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. JONES, P.E. NO. 98279 ON 08/29/19. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

102 E Third Street
Lot 1a & 2, Block 13 Bryants First Addition
Town of Prosper, Texas
SITE PLAN

No.	Date	Revision

Scale: 1" = 20'
File Name: Site Plan
Date: 8/29/2019
Project No.: 19018

Sheet of



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Site Plan for a Medical Office Building (The Offices at Legacy), on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0083).

Description of Agenda Item:

The Site Plan shows a one-story, 15,000 square-foot medical office building. Access is provided from Westwood Drive and Legacy Drive. Adequate parking will be provided. The Site Plan conforms to the PD-65 development standards.

As a companion item, the Final Plat for the Prosper Center, Block A, Lot 9 (D19-0083) is on the September 17, 2019 agenda.

Attached Documents:

1. Location Map
2. Site Plan

Staff Recommendation:

Staff recommends approval of the Site Plan subject to:

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



EASTMINSTER DR

ASCOT CT

SHADOW RIDGE DR

VILLAGE PARK LN

HIGHLAND ST

ZILKER PKWY

WOOD VALE DR

WESTWOOD DR

D19-0083

LEGACY DR

SCARLET DR

SPEARGRASS LN

CELESTIAL DR

WINECUP RD

MAGNOLIA LN

CANARY GRASS LN

BUTTERCUP DR

BOTTLEBRUSH DR

DAYFLOWER DR

PRAIRIE DR

CANNON DR

RENMUIR DR

OAKHILL CT

LAVENDER DR

PRAIRIE DR

WINDING OAK DR

BLUEGILL LN

CANAL ST

KILLDEER TRL

HERON XING

STREAMSIDE DR

LEGACY DR

FIREFLY PL



0 155 310 620 Feet

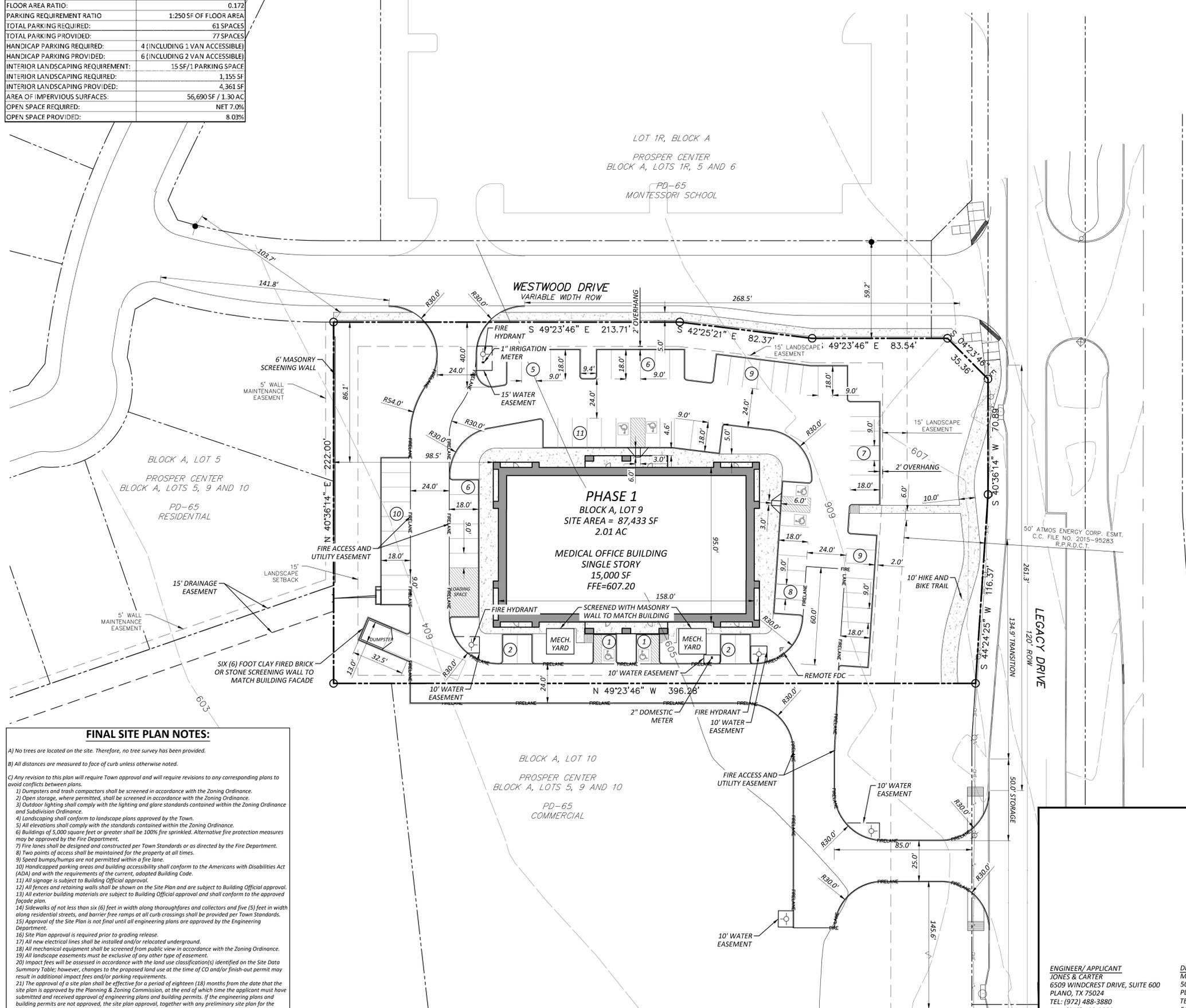
SITE DATA SUMMARY TABLE		
Category		
ZONING:	PD-65	
PROPOSED USE:	MEDICAL OFFICE BUILDING	
LOT AREA (EXCLUDING R.O.W.):	87,433 SF / 2.01 AC	
BUILDING AREA:	15,000 SF / 0.34 AC	
BUILDING HEIGHT:	39'6"	
LOT COVERAGE:	69.83%	
FLOOR AREA RATIO:	0.172	
PARKING REQUIREMENT RATIO:	1:250 SF OF FLOOR AREA	
TOTAL PARKING REQUIRED:	61 SPACES	
TOTAL PARKING PROVIDED:	77 SPACES	
HANDICAP PARKING REQUIRED:	4 (INCLUDING 1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	6 (INCLUDING 2 VAN ACCESSIBLE)	
INTERIOR LANDSCAPING REQUIREMENT:	15 SF/1 PARKING SPACE	
INTERIOR LANDSCAPING REQUIRED:	1,155 SF	
INTERIOR LANDSCAPING PROVIDED:	4,361 SF	
AREA OF IMPERVIOUS SURFACES:	56,690 SF / 1.30 AC	
OPEN SPACE REQUIRED:	NET 7.0%	
OPEN SPACE PROVIDED:	8.03%	

Water Meter Schedule				
ID	Type	Size	NO.	San. Sewer
1	DOM	2"	1	6"
2	IRR	1"	1	N/A

BENCHMARK NO. 1
BOX CUT ON NORTH BACK OF CURB AT END OF FISHTRAP ROAD, APPROXIMATELY 145 FEET EAST OF THE INTERSECTION OF HUDSON LANE. ELEVATION = 595.40

BENCHMARK NO. 2
BOX CUT ON NORTH RIM OF SANITARY SEWER MANHOLE APPROXIMATELY 1515 FEET SOUTH OF FISHTRAP ROAD AND 170 FEET EAST OF THE CENTERLINE OF HUDSON LANE. ELEVATION = 594.97

100-YR FLOOD
ACCORDING TO MAP NO. #48121C0430G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, DATED APRIL 18, 2011, THE SUBJECT TRACT IS SITUATED WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

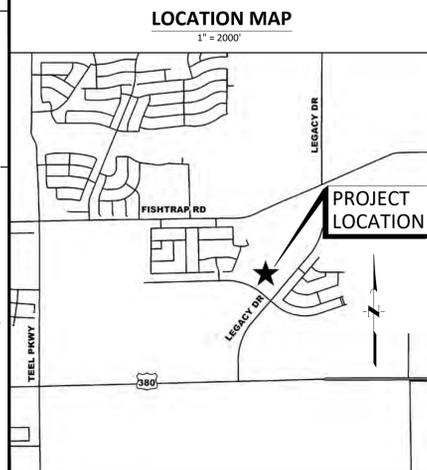


EXISTING LEGEND

- W - FIRE HYDRANT W/ GATE VALVE
- W - WATERLINE W/ GATE VALVE
- W - WATERLINE W/ METER
- RW - RECLAIMED WATERLINE W/ GATE VALVE
- WW - WASTEWATER W/ MANHOLE
- SW - WASTEWATER W/ CLEANOUT
- SS - STORM SEWER W/ MANHOLE
- SS - STORM SEWER W/ CURB INLET
- OE - OVERHEAD ELECTRIC W/ POWER POLE
- G - GAS LINE
- 700 - GROUND CONTOUR

PROPOSED LEGEND

- PROPERTY LINE
- FIRELANE
- FIRE ACCESS AND UTILITY EASEMENT
- W - FIRE HYDRANT W/ GATE VALVE



- FINAL SITE PLAN NOTES:**
- No trees are located on the site. Therefore, no tree survey has been provided.
 - All distances are measured to face of curb unless otherwise noted.
 - Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
 - Landscaping shall conform to landscape plans approved by the Town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speed bumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town Standards.
 - Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Department.
 - Site Plan approval is required prior to grading release.
 - All new electrical lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - All landscape easements must be exclusive of any other type of easement.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - The approval of a site plan shall be effective for a period of eighteen (18) months from the date that the site plan is approved 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 PLAN
PROSPER CENTER
BLOCK A, LOT 9
CASE # - D19-0083
2.01 ACRES
L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
PREPARATION DATE: AUGUST 19, 2019

ENGINEER/ APPLICANT
JONES & CARTER
6509 WINDCREST DRIVE, SUITE 600
PLANO, TX 75024
TEL: (972) 488-3880
FAX: (972) 488-3882
CONTACT: SHAWN GRAHAM, PE

DEVELOPER
MCRIGHT-SMITH
5000 LEGACY DRIVE, SUITE 460
PLANO, TX 75024
TEL: (972) 608-8988
FAX: (972) 403-9292
CONTACT: CHRIS MONTASSER

ARCHITECT
HEIGHTS VENTURE
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
TEL: (972) 490-7292
CONTACT: ROBERT R. HOLTON, AIA

OWNER - PSP TRACT 1
ORL III, INC.
6428 WAGGONER DRIVE
DALLAS, TX 75230
TEL: (972) 832-7991
CONTACT: CHAD MCDUFFIE

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024 • 972.488.3880

REVISIONS

No.	Date	Description

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: SHAWN C. GRAHAM
P.E. Serial No.: 111432
Date: AUGUST 2019

DESIGNED BY: AWS
CHECKED BY: SCG
DRAWN BY: CAD

SCALE: AS SHOWN
DATE: 16258-0002-00
JOB NO.: 16258-0002-00

THE OFFICES AT LEGACY
TOWN OF PROSPER, TEXAS

SHEET NO. 5
OF 22



PLANNING

To: Planning & Zoning Commission

Item No. 3h

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Final Plat for Prosper Center, Block A, Lot 9, on 2.0± acres, located on the west side of Legacy Drive, north of Prairie Drive. The property is zoned Planned Development-65 (PD-65). (D19-0084).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-65 development standards.

As a companion item, the Site Plan for a Medical Office Building, D19-0083, is on the September 17, 2019 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.



EASTMINSTER DR

ASCOT CT

SHADOW RIDGE DR

VILLAGE PARK LN

HIGHLAND ST

ZILKER PKWY

WOOD VALE DR

CANNON DR

LAVENDER DR

RENMUIR DR

OAKHILL CT

PRAIRIE DR

WINDING OAK DR

D19-0084

WESTWOOD DR

LEGACY DR

SCARLET DR

SPEARGRASS LN

WINECUP RD

CELESTIAL DR

MAGNOLIA LN

BLUEGILL LN

CANAL ST

HERON XING

KILLDEER TRL

FIREFLY PL

STREAMSIDE DR

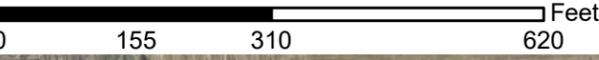
LEGACY DR

BUTTERCUP DR

BOTTLEBRUSH DR

DAYFLOWER DR

PRAIRIE DR



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	41.19'	38.03'	N 37°55'54" E	78°39'23"	24.58'
C2	54.00'	34.55'	33.96'	N 58°55'53" E	36°39'18"	17.89'
C3	30.00'	21.99'	21.50'	S 61°36'09" W	41°59'49"	11.51'
C4	39.00'	27.64'	27.06'	S 60°54'14" W	40°36'06"	14.43'
C5	30.00'	21.26'	20.82'	S 60°54'16" W	40°36'03"	11.10'
C6	30.00'	47.12'	42.43'	S 04°23'46" E	90°00'00"	30.00'
C7	30.00'	45.13'	41.00'	N 87°30'20" E	86°11'49"	28.07'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°23'46" E	35.36'
L2	S 44°10'20" W	20.19'
L3	S 45°35'35" E	24.00'
L4	N 44°24'25" E	31.93'
L5	N 40°35'20" E	9.98'
L6	N 49°24'40" W	10.00'
L7	S 40°35'20" W	11.00'
L8	N 49°23'11" W	7.61'
L9	S 40°36'49" W	10.00'
L10	S 49°23'11" E	15.58'
L11	S 49°23'46" E	10.53'
L12	N 40°36'14" E	15.00'
L13	N 49°23'46" W	9.45'
L14	S 40°36'11" W	2.81'
L15	S 40°36'14" W	5.50'
L16	N 49°23'46" W	10.00'
L17	N 40°36'14" E	5.50'

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

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

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 owner 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF _____

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of The Town of Prosper, Denton County, Texas.

RELEASED FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Eduardo Martinez
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 OFFICE this the _____th 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.

Engineering Department

Town Secretary

Development Services Department

WITNESS, my hand, this the _____ day of _____, 20____.
By: ORL III, LLC, a Texas Limited liability company

By: _____
Chad McDuffie, Managing Member Printed Name and Title

STATE OF TEXAS
COUNTY OF _____

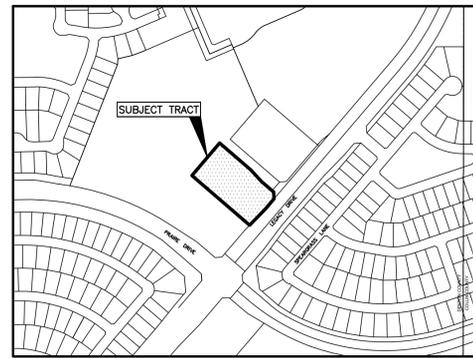
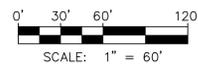
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chad McDuffie, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed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

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

Notary Public in and for the State of Texas

LEGEND:

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- C.C.F. COUNTY CLERK FILE NUMBER



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, ORL III, LLC, is the owner of a 2.007 acre tract of land situated in the L. Netherly Survey, Abstract No. 962, town of Prosper, Denton County Texas, and being all of Lot 9, Block A, of Prosper Center Lots 5, 9 and 10, Block A, according to the revised Conveyance Plat recorded in Document No. 2019-____ of the Plat Records of Denton County, Texas, also being all of a called 2.007 acre tract of land described in deed to ORL III, LLC, recorded in Instrument No. 2019-70032 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" set at the southwest corner of said 2.007 acre tract and the northeast corner of lot 10, Block A of said Prosper Center, also being in the northwesterly right-of-way line of Legacy Drive;

THENCE North 49 Degrees 23 Minutes 46 Seconds West, departing the northwesterly line of Legacy Drive, along the southerly line of said 2.007 acre tract, a distance of 396.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northwest corner of said Lot 9, Block A;

THENCE North 40 Degrees 36 Minutes 14 Seconds East, along the common line between Lots 5 & 9, Block A, a distance of 222.00 feet to a 5/8" iron rod found in the southerly right-of-way of Westwood Drive for corner;

THENCE along the common line of said Lot 9, Block A, and the southerly right-of-way of Westwood Drive the following courses:

South 49 Degrees 23 Minutes 46 Seconds East, a distance of 213.71 feet to a 5/8" iron rod found for corner;

South 42 Degrees 25 Minutes 21 Seconds East, a distance of 82.37 feet to a 5/8" iron rod found for corner;

South 49 Degrees 23 Minutes 46 Seconds East, a distance of 83.54 feet to a 5/8" iron rod found for corner;

South 04 Degrees 23 Minutes 46 Seconds East, a distance of 35.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the northwesterly line of said Legacy Drive;

THENCE South 40 Degrees 36 Minutes 14 Seconds West, a distance of 70.89 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 44 Degrees 24 Minutes 25 Seconds West, a distance of 116.37 feet to the **POINT OF BEGINNING** and containing 87,433 square feet or 2.007 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, ORL III, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER CENTER, Block A, Lot 9), an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The ORL III, LLC, does hereby 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 areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the 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 building, fences, trees, shrubs, or other improvements or growths which may in any way be 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 to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No floodplain exists on the site.

FINAL PLAT
OF
PROSPER CENTER

LOT 9, BLOCK A
BEING 2.007 ACRES
SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NO. 962
IN THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS
TOWN OF PROSPER CASE NO. D19-0084

DEVELOPER / OWNER:
ORL III, LLC,
5205 RINNIN RIVER
PLANO, TEXAS 75093
PH: 972-832-7991
CONTACT: CHAD MCDUFFIE

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com



PLANNING

To: Planning & Zoning Commission

Item No. 3i

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 17, 2019

Agenda Item:

Consider and act upon a Conveyance Plat for the United States Postal Service Addition, Block A, Lots 1-3, on 12.9± acres, located on the west side of Coleman Street, south of Prosper Trail. The property is zoned Commercial (C). (D19-0085).

Description of Agenda Item:

The purpose of the Conveyance Plat is to create three (3) lots to allow for the sale of property. The Conveyance Plat conforms to Commercial zoning standards.

Attached Documents:

1. Location Map
2. Conveyance Plat

Staff Recommendation:

Staff recommends approval of the Revised Conveyance Plat, subject to:

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



D19-0085

KINGS VIEW DR

HAMPSHIRE DR

DIANNA DR

LAKE TRAIL LN

DEVONSHIRE DR

KOMRON CT

NIGHTWIND CT

SOMERSET WAY

BRITTANY WAY

BUCKINGHAM WAY

NORFOLK DR

DARIAN DR

DURHAM DR

PROSPER TRL

PROSPER TRL

LAMOND CT

PADEN LN

OXFORD PL

SIBYLL LN

STEPHANIE LN

LOGANS WAY CT

MEAD DR

COOK LN

TRAIL DR

BRYAN ST

WARREN DR

D19-0085

COLEMAN ST

WILSON DR

DAVE TRL

ALLEN ST

DERICK LN

INDUSTRY WAY

EAGLE LN

HENRY PL

TECHNOLOGY LN



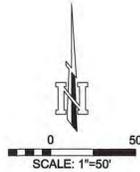
SAFETY WAY

0 250 500 1,000 Feet

COLLIN COUNTY SCHOOL LAND SURVEY

A-147

LOT 4, BLOCK A
PROSPER TUSCAN SQUARE
INS NO. 20160907010003600



0.09 AC (3948sq. Ft.)
SANITARY SEWER EASEMENT
TOWN OF PROSPER
INS NO. 20070514000648420

0.10 AC (4481sq. Ft.)
SANITARY SEWER EASEMENT
TOWN OF PROSPER
INS NO. 20070514000648410

B. N. S. F. RAILROAD

0.14 AC (6278sq. Ft.)
SANITARY SEWER EASEMENT
TOWN OF PROSPER
INS NO. 20070514000648400

LOT 1, BLOCK A
3.153 ACRE

LOT 2, BLOCK A
5.211 ACRES

12.927AC
Tract One
Rocky Manning and the Tina Peng Manning
Revocable Trust, Dated August 23, 2007
ins No. 20110124000091060

LOT 3, BLOCK A
4.238 ACRES

EAGLES CROSSING ADDITION
FINAL PLAT OF
LOT 1R, BLOCK A
INS NO. 20110902010001730

GENERAL NOTES:

- IRON RODS WITH PLASTIC CAPS HAVE BEEN FOUND AT ALL LOT CORNERS, PC'S, PT'S AND ANGLE POINTS UNLESS OTHERWISE NOTED. (PENDING REVIEW AND FINALIZATION)
- THE BEARINGS SHOWN HEREON ARE "GRID" BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) NORTH CENTRAL FIPS 4202.
- NO FLOOD PLAIN EXISTS ON THIS SITE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, FLOOD INSURANCE RATE MAP FOR COMMUNITY 480130, PANEL 0235J, IN COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009. THAT MAP INDICATED THAT THE SUBJECT PROPERTY IS WITHIN ZONE "X", NOT AN IDENTIFIED SPECIAL FLOOD HAZARD AREA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.

Symbol	Description
○	Set 1/2" IR w/ "KSA ENG" cap
⊙	Fnd. Iron Rod
>	GUY
○	PP (Power pole)
⊞	Water meter
⊞	Water valve
⊞	Sign
⊞	Sanitary Sewer Manhole
⊞	Fire Hydrant
○	Tree
○	Gas Line
—	Overhead Elec. Line
---	Existing Easement

SURVEYORS CERTIFICATE

That, I Jeffrey Elsworth Hudson, of KSA Engineers, Inc., do hereby certify that I prepared this plat and metes and bounds description from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the 9 day of September, 2019.

Jeffrey Elsworth Hudson
JEFFREY ELSWORTH HUDSON,
Registered Professional Land Surveyor
Texas Registration No. 4850
KSA Engineers, Inc.
TBPLS Firm Reg. No. 1011500



STATE OF TEXAS §
COUNTY OF GREGG §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jeffrey Elsworth Hudson, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9 day of September, 2019

Mary-ellen Flores
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS, Rocky Manning and the Tina Peng Manning Revocable Trust, Dated August 23, 2007 are the owners of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas and being out of a 12.927 acre tract conveyed to them by Prosper Rail Partnership in an instrument recorded under file number 20110124000091060 Collin County Deed Records and being more particularly described as follows:

BEGINNING at an "X" cut in concrete at the southeast corner of Lot 4, Block A of Prosper Tuscan Square according to the plat recorded in instrument number 20160907010003600 Collin County Deed Records, the same being in the east boundary line of the above mentioned 12.927 acre tract, the same also being the west right-of-way line of North Coleman Street;

THENCE S 0° 32' 25" W, along said east boundary line and said west right-of-way line, 374.08 feet to a 1/2" iron rod found at an angle point;

THENCE S 0° 20' 13" W, continuing along said east boundary line and said west right-of-way line, 360.81 feet to an "X" cut in concrete at the southeast corner of said 12.927 acre tract;

THENCE S89° 49' 07" W, along the south boundary line of said 12.927 acre tract, the same being the north boundary line of Eagles Crossing Addition according to the plat recorded in instrument number 20110902010001730 Collin County Deed Records, a distance of 804.61 feet to a 1/2" iron rod with plastic cap found at the southwest corner of said 12.927 acre tract, a 1/2" iron rod found for reference bears N81°48'22"E, 0.89';

THENCE N 11° 26' 53"E, along the west boundary line of said 12.927 acre tract, the same being the east right-of-way line of the B.N.S.F. Railroad, a distance of 786.65 feet to a 1/2" iron rod with a plastic cap stamped found at the northwest corner of said 12.927 acre tract, the same being the southwest corner of said Prosper Tuscan Square addition;

THENCE N 89° 29' 23"E, along the common line between said 12.927 acre tract and said Prosper Tuscan Square Addition, a distance of 568.39 feet to a 1/2" iron rod with a plastic cap stamped "KSA ENG" set for corner;

THENCE S 0° 07' 35" W, along the most southerly west boundary line of said Prosper Tuscan Square addition, a distance of 38.45 feet to a 1/2" iron rod with a plastic cap stamped "KSA ENG" set for corner;

THENCE S 89° 52' 41" E, along the most easterly south boundary line of said Prosper Tuscan Square Addition, a distance of 85.84 feet to the PLACE OF BEGINNING and containing 12,850 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rocky Manning and the Tina Peng Manning Revocable Trust dated August 23, 2007 acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as the United States Postal Service Addition on addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets, and alleys shown hereon. The Rocky Manning and the Tina Peng Manning Revocable Trust dated August 23, 2007 does hereby 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 show are dedicated for the public use forever for the purposes indicated on this plat.
- No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the 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 building, 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 to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the ____ day of September, 2019.

BY: _____
Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of September, 2019.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2019 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____
Engineering Department _____
Development Services Dept. _____

CONVEYANCE PLAT
UNITED STATES POSTAL SERVICE
ADDITION
LOT 1-3, BLOCK A
COLLIN COUNTY SCHOOL LAND
SURVEY ABSTRACT NO. 147
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
12.850 ACRES (GROSS) / 12.602 ACRES (NET)
SCALE: 1"=50' SEPTEMBER, 2019

OWNER/APPLICANT
ROCKY MANNING and the TINA PENG MANNING REVOCABLE TRUST, DATED AUGUST 23, 2007
3632 CANYON OAKS DRIVE
CARROLLTON, TEXAS 75007

SURVEYOR
JEFFREY ELSWORTH HUDSON RPLS



140 E. Tyler St., Suite 400 Longview, Texas 75001
1-936-236-7700 F. 936-236-7779
www.ksaeng.com
TBPLS Firm Reg. No. 10115000

\\kso-server3\p Drive\Projects\m2080\Draw\Conveyance Plat_L_1_6129.dwg



Prosper is a place where everyone matters.

RESULTS

Agenda

Special Called Meeting of the Prosper Town Council

Prosper Town Hall

Council Chambers

200 S. Main Street, Prosper, Texas

September 5, 2019

5:45 PM

Call to Order/ Roll Call.

CONSENT AGENDA: All Consent Agenda Items Approved, 7-0

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

1. Consider and act upon a request to permit open fencing in the front yard of Block A, Lot 21, Whispering Farms, Phase 2, located at 741 Broadmoor Lane. (V19-0002). **(JW)**
2. Consider and act upon a request to permit open fencing in the front yard of Block A, Lot 19, Whispering Farms, Phase 2, located at 791 Broadmoor Lane. (V19-0001). **(JW)**

REGULAR AGENDA:

If you wish to address the Town 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.

3. Conduct a Public Hearing to consider and discuss the FY 2019-2020 Budget, as proposed. **(KN) No action required**
4. Conduct a Public Hearing to consider and discuss a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 15.16 percent. **(KN) No action required**

Adjourn.





Prosper is a place where everyone matters.

Agenda
Prosper Town Council Meeting
Council Chambers
Prosper Town Hall
200 S. Main Street, Prosper, Texas
Tuesday, September 10, 2019
5:45 PM

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

Presentations.

1. Presentation of a Proclamation to members of the Preston Ridge Chapter of the Daughters of the American Revolution declaring September 17-23, 2019, as *Constitution Week*. **(RB)**

AGENDA BRIEFING:

Questions About Items Listed on the Regular Meeting Agenda.

Discussion Items.

2. Discussion on Revised Empowerment Zones and Architectural Standards for the Downtown Commercial and Residential Areas. **(JW) Tabled**
3. Discussion on the Town Hall Lobby Art project. **(RB)**

CONSENT AGENDA:

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. **All Consent Agenda Items Approved, 7-0**

4. Consider and act upon the minutes from the August 27, 2019, Town Council meeting. **(RB)**
5. Consider and act upon a resolution designating *The Prosper Press* as the official newspaper of the Town of Prosper, and *The Dallas Morning News* as an alternative advertising source, for Fiscal Year 2019-2020. **(RB)**
6. Consider and act upon adopting the FY 2019-2020 Prosper Economic Development Corporation budget. **(RS)**
7. Consider and act upon an ordinance approving a tariff authorizing an annual rate review (RRM) mechanism settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation regarding the Company's 2019 rates set by the settlement as a substitution for the annual interim rate adjustment process defined by section 104.301 of the Texas Utilities Code. **(KN)**

8. Consider and act upon approving an Amendment to the Facility Management Services Agreement between TDIndustries, Inc., and the Town of Prosper Texas, through the National Cooperative Purchasing Alliance (NCPA); and authorizing the Town Manager to execute the same. **(CS)**
9. Consider and act upon an ordinance amending Chapter 13, "Utilities," of the Town's Code of Ordinances by adopting a new Article 13.13, "Wastewater Inflow Prevention Plan"; and adopting a Wastewater Inflow Prevention Plan. **(FJ)**
10. Consider and act upon authorizing the Town Manager to execute an Amendment to the First Amended Interlocal Agreement by and between the Town of Prosper, Texas and Collin County, Texas for the facility construction and use of an animal shelter in Collin County. **(JW)**
11. Consider and act upon authorizing the Town Manager to execute Amendment Thirteen to the Interlocal Agreement between Collin County and the Town of Prosper, extending the agreement through FY 2019-2020, relating to Animal Control Services. **(JW)**
12. Consider and act upon an ordinance abandoning a portion of Fishtrap Road prescriptive right-of-way, located north of the intersection of Fishtrap Road and Gee Road, north of US 380. **(AG)**
13. Consider and act upon an ordinance abandoning portions of Good Hope Road prescriptive right-of-way, located north of US 380 and south of a point 150 feet north of Mill Branch Drive. **(AG)**
14. Consider and act upon an ordinance abandoning a portion of S. Coleman Street right-of-way, located south of First Street, north of Preston Road. **(AG)**
15. 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)**

Items for Individual Consideration:

16. Conduct a Public Hearing, and consider and act upon an ordinance to amend Planned Development-33 (PD-33), on 127.9± acres, located on the southwest corner of Prosper Trail and Cook Lane, to allow for the expansion of a House of Worship (Prestonwood Baptist Church), including a Private School and Gymnasium. (Z19- 0012). **(AG) Approved, 7-0**
17. Consider and act upon an ordinance adopting the Fiscal Year 2019-2020 Annual Budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020. **(KN) Approved 7-0**
18. Consider and act upon an ordinance adopting the Town of Prosper 2019 Property Tax Rate. **(KN) Approved, 7-0**

19. Consider and act upon a resolution adopting the Fiscal Year 2019-2020 Capital Improvement Program. **(HW) Approved, 7-0**
20. Consider and act upon an ordinance amending various Town Fees; amending Appendix A, "Fee Schedule," to the Town's Code of Ordinances by amending Section 1, "Construction Permits and Fees," by adding a new subsection (c), "Third Party Geotechnical and Material Testing Fees," and a new subsection (d), "Camera Inspection Fee for Wastewater Mains"; amending subsection (2), "Other Fees," of Section V, "Development Fees," of Appendix A, "Fee Schedule," to the Town's Code of Ordinances by adding thereto a new subpart (I), "Engineering Plan Review Fees"; repealing existing Section IX, "Water and Sewer Rates," and replacing it with a new section IX, "Water and Sewer Rates." **(KN) Approved, 7-0**
21. Discussion on the Downtown Open Space. **(DR) Tabled**

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 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.

Discuss Development and Infrastructure Fees. **(JW/HW) Tabled**

Discuss Tailgate Party. **(RB)**

Adjourn