

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 20, 2020, 6:00 p.m.

Notice Regarding Public Participation

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

Individuals will be able to address the Commission either (1) via videoconference, or (2) via telephone conference call.

To access the videoconference online, follow these instructions:

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/86944373392>

Enter Meeting ID: 869 4437 3392

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers: +1 346 248 7799

Enter Meeting ID: 869 4437 3392

To request to speak, enter *9. The meeting moderator will acknowledge your request and allow you to speak.

If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the 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 either address the Commission when the item is considered by the Planning & Zoning Commission.

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 October 6, 2020, Planning & Zoning Commission Regular meeting.

- 3b. Consider and act upon a Revised Preliminary Plat for Hills at Legacy, Phases 2 and 3, for 81 single family residential lots and three (3) HOA/open space lots, on 26.5± acres, located on the north side of Prairie Drive, east of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D20-0079).

REGULAR AGENDA

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

4. Consider and act upon a Site Plan for a Temporary Building at the Town Public Works Facility, on 4.4± acres, located on the west side of the BNSF Railroad, at the terminus of Fifth Street. The property is zoned Single Family-15 (SF-15). (D20-0083).
5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Day Care Center (Prosper United Methodist Church), on 42.6± acres, located on the northwest corner of Coleman Street and Preston Road. The property is zoned Single Family-12.5 (SF-12.5). (S20-0001).
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, October 16, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Town Secretary

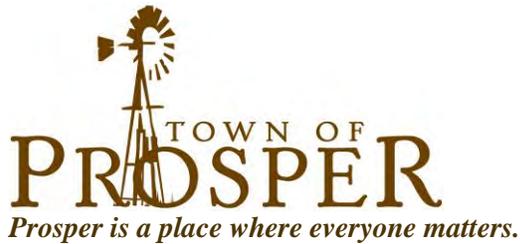
Date Notice Removed

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

NOTICE

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

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



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

Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.

1. Call to Order/ Roll Call

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

2. Recitation of the Pledge of Allegiance.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel (via teleconference), Secretary Chris Long, Amy Bartley, Chris Kern, Sarah Peterson, and Michael Pettis.

Commissioner Pettis arrived at 6:09 p.m.

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

3. CONSENT AGENDA

3a. Consider and act upon minutes from the September 1, 2020, Joint Work Session of the Town Council, Planning & Zoning Commission, and Parks & Recreation Board.

3b. Consider and act upon minutes from the September 15, 2020, Planning & Zoning Commission Regular meeting.

3c. Consider and act upon a Site Plan for a New Automobile Sales/Leasing facility (Prosper Ford), on 17.1± acres, located on the north side of US 380, west of Mahard Parkway. The property is zoned Planned Development-97 (PD-97). (D19-0103).

3d. Consider and act upon a Final Plat for Prosper Ford, Block A, Lot 1, on 17.1± acres, located on the north side of US 380, west of Mahard Parkway. The property is zoned Planned Development-97 (PD-97). (D19-0104).

3e. Consider and act upon a Site Plan for an office development (SHB Prosper) in Prosper Town Center, on 5.5± acres, located on the northwest corner of First Street and Hays Road. The property is zoned Planned Development-7 (PD-7). (D20-0074).

3f. Consider and act upon a Final Plat for the SHB Prosper Addition, Block A, Lot 1, on 5.9± acres, located on the northwest corner of First Street and Hays Road. The property is zoned Planned Development-7 (PD-7). (D20-0078).

3g. Consider and act upon a Site Plan for a multi-tenant building, including a drive-through restaurant (Dunkin'), on 1.1± acres, located on the north side of US 380,

west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D20-0075).

- 3h. Consider and act upon a Final Plat for Prosper Commons, Block B, Lot 5, on 1.1± acres, located on the north side of US 380, west of Coit Road. The property is zoned Planned Development-2 (PD-2). (D20-0076).
- 3i. Consider and act upon a Site Plan for a downtown office (705 E First Street), on 0.5± acres, located on the north side of First Street, west of Craig Road. The property is zoned Downtown Office (DTO). (D20-0077).

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

REGULAR AGENDA

- 4. Consider and act upon an extension for two (2) existing Temporary Buildings at Rhea's Mill Baptist Church, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agricultural (A). (D17-0056).

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

Motion by Peterson, second by Long, 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 1.9± acres from Commercial Corridor (CC) to Planned Development-Office (PD-O), to allow for a Convenience Store with Gas Pumps (QuikTrip), located on the southwest corner of the Dallas Parkway and First Street. (Z20-0016).

Ingalls: Summarized the request, presented exhibits, and recommended denial of the request due to lack of conformance with the Comprehensive Plan and Zoning Ordinance.

Chairman Cotten opened the Public Hearing.

Matthew Kiran (Property Owner): Presented information regarding the subject property.

Jake Petras (Applicant): Presented information regarding the proposed development.

William Cook (Prosper Resident, 201 E. Fifth Street): Spoke in opposition to the request.

Rex Glendenning (Property Owner): Provided information regarding the subject property.

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

Commissioners inquired about development of the adjacent property and other locations within Town where gas stations are permitted. Commissioners deliberated about the appropriateness of the use and timing related to development in the immediate area and along Dallas Parkway.

Motion by Peterson, second by Pettis, to approve Item 5, subject to revising of the zoning exhibits to conform with all technical regulations of the Town, including engineering and fire standards.

Motion approved 4-3. Commissioners Daniel, Bartley, and Kern voted in opposition to motion.

- 6. Conduct a Public Hearing and consider and act upon an administrative update to the Planning Context, Community Character, and Transportation chapters of the Comprehensive Plan, and updates to the base maps of the Comprehensive Plan. (CA20-0002).**

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

Chairman Cotten opened the Public Hearing.

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

Motion by Cotten, second by Peterson, to approve Item 6, subject to inclusion of originally adopted data and base maps. Motion approved 7-0.

Vice-Chairman Daniel left the meeting at 7:23 p.m.

- 7. Receive presentation of proposed Hike and Bike Master Plan.**

Naughton: Provided a presentation regarding the proposed Hike and Bike Master Plan.

- 8. 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.

- 9. Adjourn.**

Motion by Long, second by Pettis, to adjourn. Motion approved 6-0 at 7:33 p.m.

Evelyn Mendez, Planning Technician

Chris Long, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – October 20, 2020

Agenda Item:

Consider and act upon a Revised Preliminary Plat for Hills at Legacy, Phases 2 and 3, for 81 single family residential lots and three (3) HOA/open space lots, on 26.5± acres, located on the north side of Prairie Drive, east of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (D20-0079).

Description of Agenda Item:

The original Preliminary Plat for the Hills at Legacy was approved by the Planning & Zoning Commission at their November 17, 2015, meeting. Phase 2 of that Preliminary Plat showed a total of 91 lots and three (3) HOA/open space lots. The Revised Preliminary Plat divides the previous Phase 2 into Phases 2 and 3 and shows a total of 81 single family residential lots and three (3) HOA/open space lots. Access is provided from Prairie Drive. The Revised Preliminary Plat conforms to the Planned Development-65 development standards.

Attached Documents:

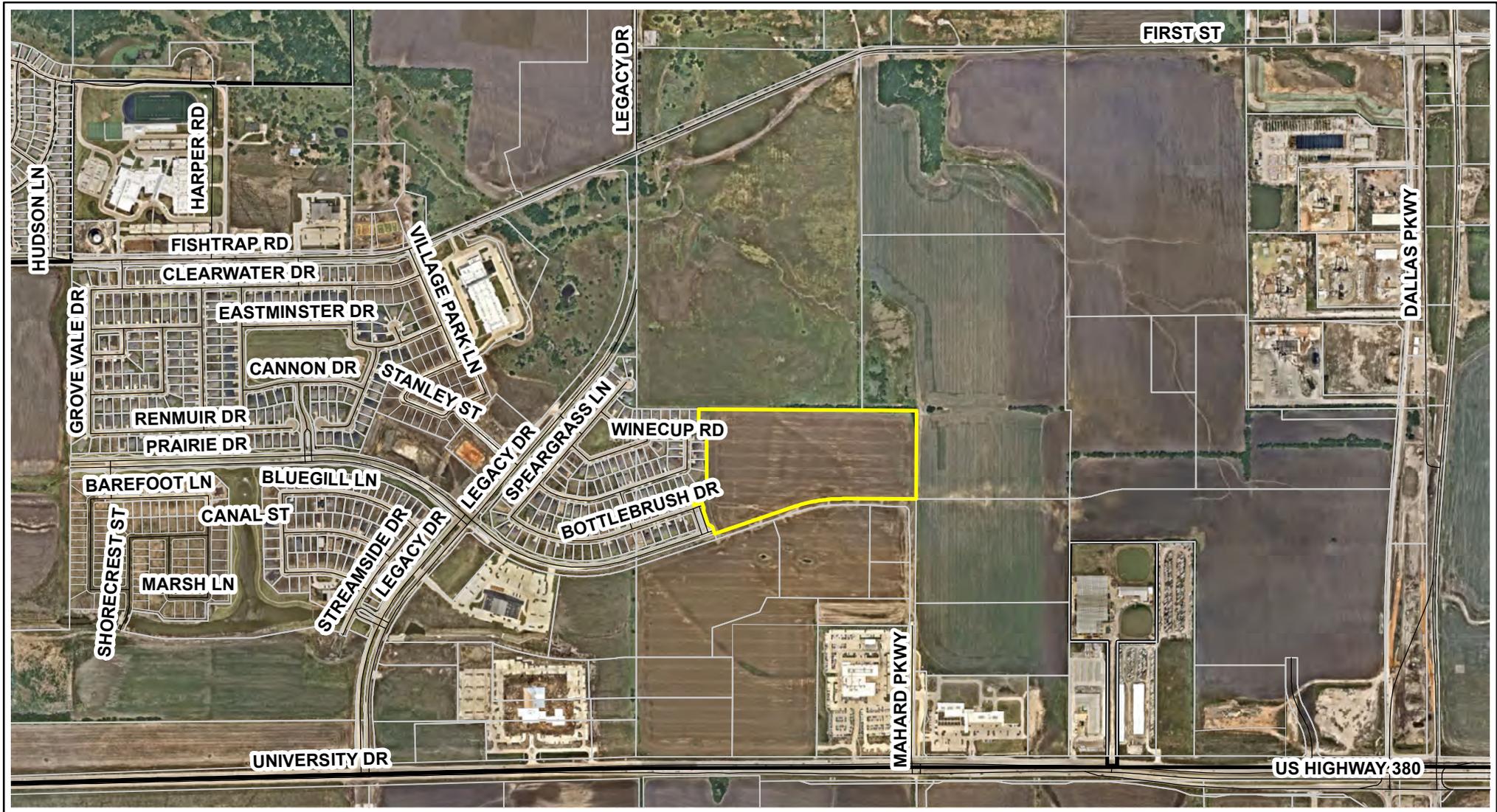
1. Location Map
2. Revised Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Revised 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 and drainage plans.

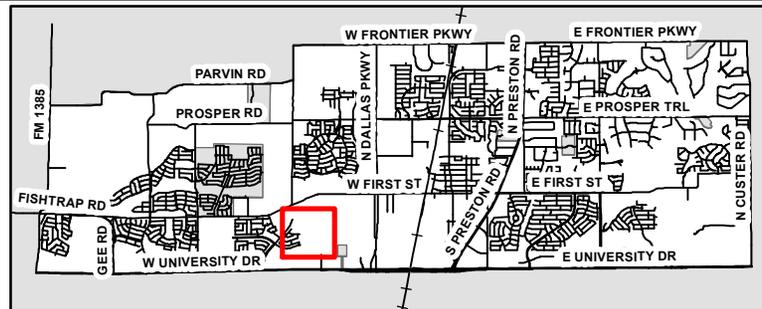
D20-0079 - Hills at Legacy, Phases 2 & 3

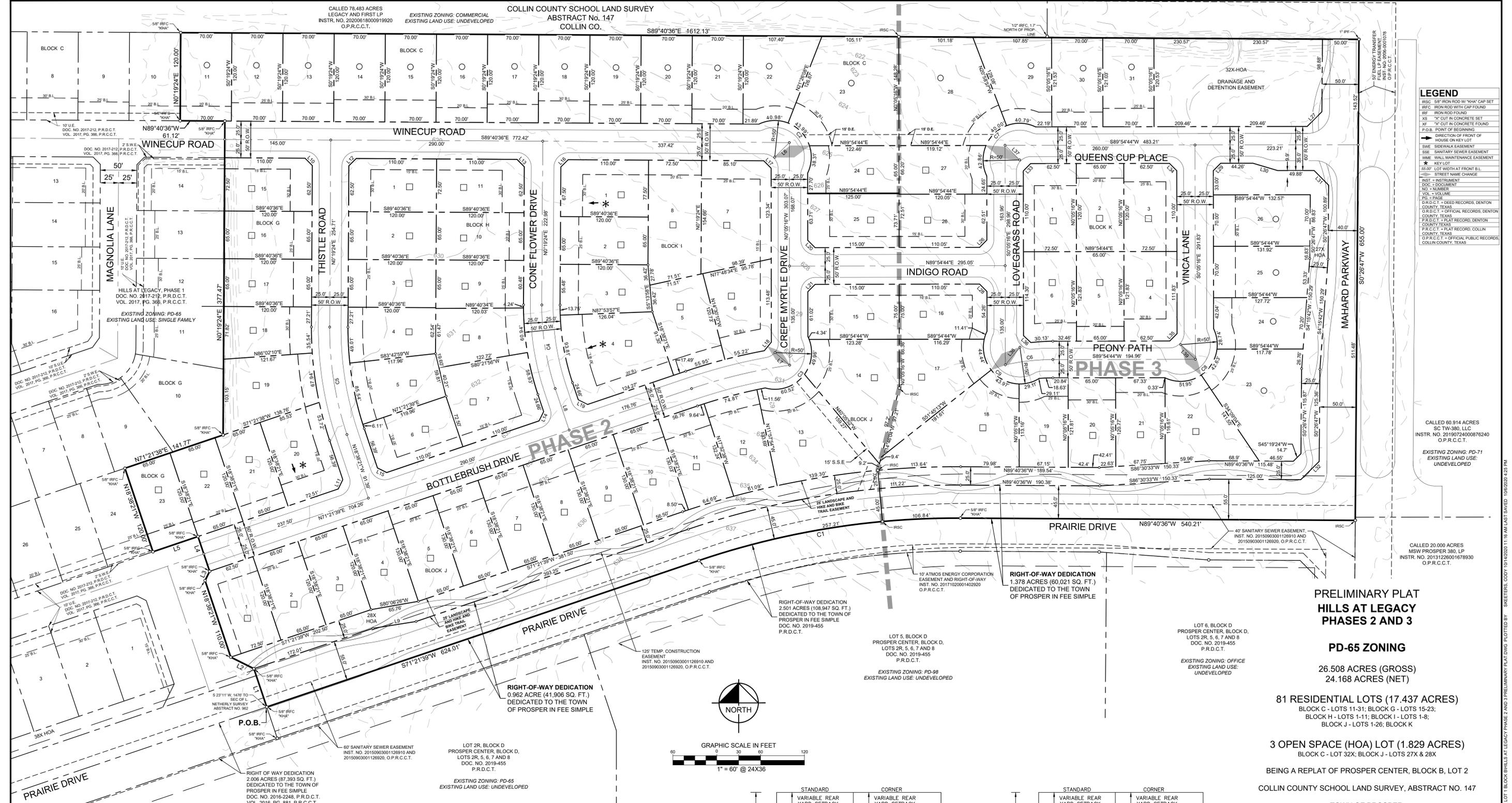


This map is for illustration purposes only.



0 750 1,500 Feet





LEGEND

- IRSC 5/8" IRON ROD WITH CAP SET
- IRFC IRON ROD FOUND
- RF IRON ROD FOUND
- XI "X" CUT IN CONCRETE SET
- XF "X" CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- DIRECTION OF FRONT OF HOUSE ON KEY LOT
- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- WME WALL MAINTENANCE EASEMENT
- ★ KEY LOT
- SS-0' LOT WIDTH AT FRONT B.L.
- SS-0' DOCUMENT
- SS-0' STREET NAME CHANGE
- INST = INSTRUMENT
- DOC = DOCUMENT
- NO = NUMBER
- PG = PAGE
- VOL = VOLUME
- D.R.C.D. = DEED RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

CALLED 60.914 ACRES
SC TW-380, LLC
INST. NO. 20190724000876240
O.P.R.C.C.T.

EXISTING ZONING: PD-71
EXISTING LAND USE: UNDEVELOPED

CALLLED 20.000 ACRES
MSW PROSPER 380, LP
INST. NO. 20131226001678930
O.P.R.C.C.T.

**PRELIMINARY PLAT
HILLS AT LEGACY
PHASES 2 AND 3**

PD-65 ZONING
26.508 ACRES (GROSS)
24.168 ACRES (NET)

81 RESIDENTIAL LOTS (17.437 ACRES)
BLOCK C - LOTS 11-31; BLOCK G - LOTS 15-23;
BLOCK H - LOTS 1-11; BLOCK I - LOTS 1-8;
BLOCK J - LOTS 1-26; BLOCK K

3 OPEN SPACE (HOA) LOT (1.829 ACRES)
BLOCK C - LOT 32X; BLOCK J - LOTS 27X & 28X

BEING A REPLAT OF PROSPER CENTER, BLOCK B, LOT 2
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE #D20-0079

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	SEP. 2020	067252018	1 OF 2

OWNER:
Prosper Villages at Legacy LLC
10950 Research Road
Frisco, Texas 75033
Ph: 214.387.3993
Contact: Clint Richardson

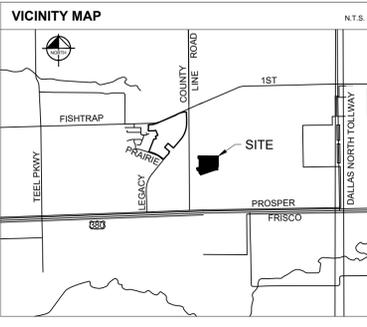
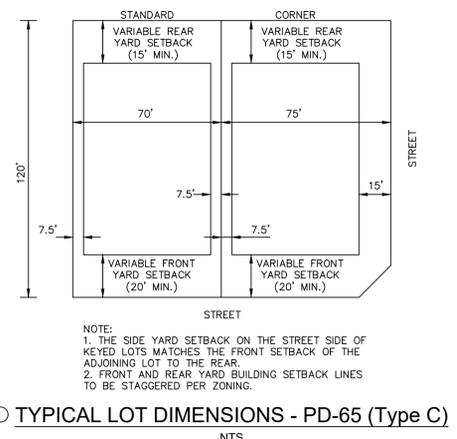
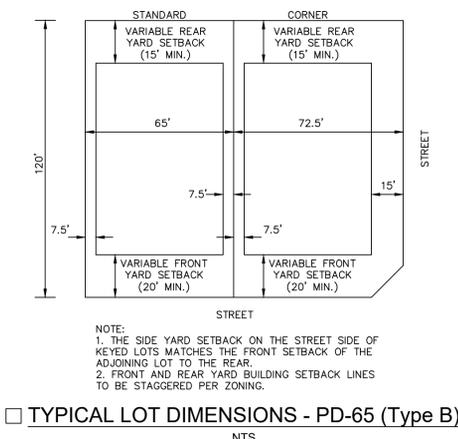
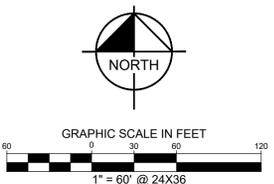
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Thomas Fletcher, P.E.

Lot Type	Number of Lots	% of overall
Type B (65')	64	79%
Type C (70')	17	21%

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°57'45"	1100.00'	364.05'	S80°50'32"W	362.39'
C2	141°16'43"	50.00'	123.29'	N44°53'06"W	94.35'
C3	131°34'02"	50.00'	114.81'	N39°51'18"E	91.20'
C4	18°57'45"	350.00'	115.83'	S09°09'28"E	115.31'
C5	18°57'45"	450.00'	148.93'	S09°09'28"E	148.25'
C6	123°11'18"	300.00'	65.56'	S83°39'05"W	65.43'
C7	141°41'02"	50.00'	123.64'	S44°54'44"W	94.46'
C8	141°41'02"	50.00'	123.64'	N44°54'44"E	94.46'
C9	147°45'00"	50.00'	128.94'	S48°07'15"E	96.07'

- NOTES:**
- According to Community Panel No. 48085C0230J, dated June 2, 2009, Collin County, Texas, of the National Flood Insurance Program Map, Flood Insurance Rate Map, Federal Emergency Management Agency, Federal Insurance Administration, this property is within non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - Block C - Lot 32X, Block J - Lots 27X and 28X shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easement.
 - Fencing on all lots adjacent to open space lots shall be ornamental metal.
 - Key lot fencing restrictions exist on this plat.
 - Notice: 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.
 - Single-family district PD-65 standards apply to this subdivision.
 - All landscape easements must be exclusive of any other type of easement.
 - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
 - This plat is subject to additional zoning standards outlined in Ordinance 15-55.
 - The total amount of right-of-way dedicated by this plat consists of 2.340 acres.
 - The total number of residential lots is 81, the net acreage is 24.168, the net density is 3.35 DU/acre, and the average lot size is 9,377 sq. ft.



OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, PROSPER VILLAGES AT LEGACY LLC, is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a portion of Lot 2, Block B of Prosper Center, Block B, Lots 1R and 2, according to the Revised Conveyance Plat thereof recorded in Document No. 2016-241 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Hills at Legacy, Phase 1, according to the Final Plat thereof recorded in Document No. 2017-212 of the Plat Records of Denton County, Texas, being on the southerly line of said Lot 2, and in the centerline of Prairie Drive, a variable width right of way;

THENCE departing the southerly line of said Lot 2 and the centerline of said Prairie Drive, and along the easterly line of said Hills at Legacy, Phase 1, the following courses and distances:

- North 18°38'21" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 63°38'21" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 18°38'21" West, a distance of 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 26°21'39" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 18°38'21" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
South 71°21'35" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 18°38'21" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 71°21'38" East, a distance of 141.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 0°19'24" East, a distance of 427.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 89°40'36" West, a distance of 61.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;
North 0°19'24" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Hills at Legacy, Phase 1, being on the northerly line of said Lot 2 and the southerly line of a called 78.483 acre tract of land described in a deed to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE South 89°40'36" East, along the northerly line of said Lot 2, the southerly line of said 78.483 acre tract, and the southerly line of a called 60.914 acre tract of land described in a deed to SC TW-380, LLC, as recorded in Instrument No. 20190724000876240 of the Official Public Records of Collin County, Texas, a distance of 1612.13 feet to a 1 inch iron pipe found for the northeast corner of said Lot 2, common to an ell corner of said 60.914 acre tract;

THENCE South 0°26'47" West, along the easterly line of said Lot 2, the westerly line of said 60.914 acre tract, and the westerly line of a called 20.000 acre tract of land described in a deed to MSW Prosper 380, LP, as recorded in Instrument No. 20131226001678930 of the Official Public Records of Collin County, Texas, a distance of 655.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 2, common to the intersection of the centerline of said Prairie Drive with the centerline of Mahard Parkway, a variable width right of way;

THENCE departing the westerly line of said 20.000 acre tract, along the southerly line of said Lot 2 and the centerline of said Prairie Drive, the following courses and distances:

North 89°40'36" West, a distance of 540.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of South 80°03'32" West, 362.39 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 364.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 71°21'39" West, a distance of 624.01 feet to the POINT OF BEGINNING and containing 26.508 acres (1,154,704 square feet) of land, more or less.

Table with 3 main sections: HILLS AT LEGACY PHASES 2 & 3 LOT TABLE, HILLS AT LEGACY PHASES 2 & 3 LOT TABLE, and HILLS AT LEGACY PHASES 2 & 3 LOT TABLE. Each section contains columns for Lot No., Acres, and Sq. Ft. for various blocks (A through S).

Table with 2 main sections: LINE TABLE and LINE TABLE. Each section contains columns for No., Bearing, Length, No., Bearing, and Length for various line segments (L1 through L20).

CURVE TABLE table with columns for No., Delta, Radius, Length, Chord Bearing, and Chord for various curve segments (C1 through C9).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER VILLAGES AT LEGACY LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as HILLS AT LEGACY, PHASE 2, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. PROSPER VILLAGES AT LEGACY LLC, does herein certify the following:

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

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

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

BY: PROSPER VILLAGES AT LEGACY LLC, a Texas limited liability company

By: _____
Craig Curry, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Given under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public In And For The State Of Texas

Printed Name

DRAINAGE AND DETENTION EASEMENT

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 Lot 10, Block K, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, 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 Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, 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 drainage 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.

LANDSCAPE EASEMENT

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

ACCESS EASEMENT

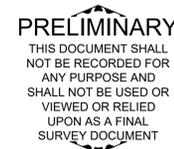
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in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

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. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, 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.

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

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

Engineering Department

Town Secretary Development Services Department

PRELIMINARY PLAT
HILLS AT LEGACY
PHASES 2 AND 3

PD-65 ZONING

26.508 ACRES (GROSS)
24.168 ACRES (NET)

81 RESIDENTIAL LOTS (17.437 ACRES)

BLOCK C - LOTS 11-31; BLOCK G - LOTS 15-23;
BLOCK H - LOTS 1-11; BLOCK I - LOTS 1-8;
BLOCK J - LOTS 1-26; BLOCK K

3 OPEN SPACE (HOA) LOT (1.829 ACRES)

BLOCK C - LOT 32X; BLOCK J - LOTS 27X & 28X

BEING A REPLAT OF PROSPER CENTER, BLOCK B, LOT 2

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE #D20-0079



6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. and OWNER, ENGINEER information.

DWG NAME: C:\BUREAU\CADD\PROJECTS\2019\PROSPER CENTER\LOT 1 BLOCK\HILLS AT LEGACY PHASE 2 AND 3\PRELIMINARY PLAT.DWG PLOTTED BY: SREETERS, CODY 10/16/2020 11:16 AM LAST SAVED: 10/26/20 2:25 PM



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – October 20, 2020

Agenda Item:

Consider and act upon a Site Plan for a Temporary Building at the Town Public Works Facility, on 4.4± acres, located on the west side of the BNSF Railroad, at the terminus of Fifth Street. The property is zoned Single Family-15 (SF-15). (D20-0083).

Description of Agenda Item:

The Site Plan depicts (4) existing structures and one (1) proposed Temporary Building, totaling 9,500± square feet, at the Town Public Works facility. The proposed Temporary Building is 2,688± square feet in area. As noted in the attached letter, the Town is requesting to add the proposed building in order to accommodate staffing needs. The depicted number of off-street parking spaces meet the minimum standards of the Zoning Ordinance. The Revised Site Plan conforms to the Single Family-15 (SF-15) development standards.

Attached Documents:

1. Location Map
2. Site Plan
3. Letter of Intent

Town Staff Recommendation:

Town staff recommends approval of the Site Plan for a Temporary Building at the Town Public Works Facility.

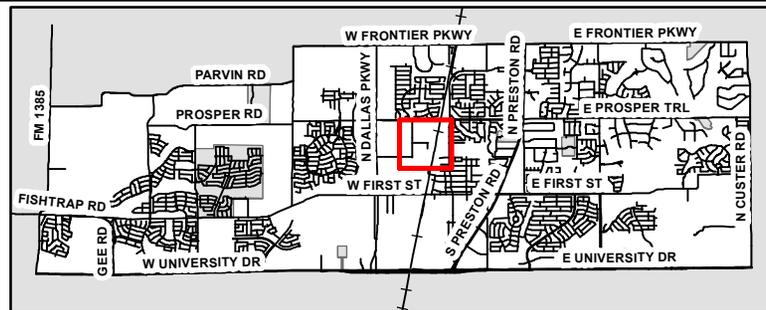
D20-0083 - Public Works Temporary Buildings



This map is for illustration purposes only.



0 250 500 Feet





October 14, 2020

Re: Public Works Modular Building

Dear Sir,

The COVID-19 public health emergencies have caused the Town to look for new ways to create social distance between employees to provide a safer work environment. Social distancing is primarily accomplished using physical barriers, such as dividers or partitions, or by increasing the physical distance between employees to minimize the chance of exposure between individuals.

Town staff is proposing to purchase an additional modular building for Public Works to increase the amount of space between employees. The Town's Public Works department is comprised of 47 employees, 22 of which utilize indoor workstations.

To reduce employee contact with the public, and to provide more social distance between employees and visitors, Town staff is proposing to add a 42' x 64' modular building at the Public Works site.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Jaromin", is written over a faint, light blue circular stamp.

Frank E. Jaromin, PE
Director of Public Works

RECEIVED
By Evelyn Mendez at 2:03 pm, Oct 14, 2020



PLANNING

To: Planning & Zoning Commission

Item No. 5

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – October 20, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Day Care Center (Prosper United Methodist Church), on 42.6± acres, located on the northwest corner of Coleman Street and Preston Road. The property is zoned Single Family-12.5 (SF-12.5). (S20-0001).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-12.5	Undeveloped	Medium Density Residential
North	Office and Planned Development-10-Retail	Undeveloped and Victory at Frontier Development	Medium Density Residential and Retail & Neighborhood Services
East	Office	Undeveloped	Retail & Neighborhood Services
South	Single Family-12.5	Undeveloped	Medium Density Residential
West	Planned Development-22-Single Family	Prosper High School	Medium Density Residential

Requested Zoning – The purpose of this request is to allow for a day care for Prosper United Methodist Church. The church currently operates a day care for 85 students at their existing location on Church Street. The church is requesting a SUP to allow for a continuation of the use at their future campus location on Coleman Street. Construction of the new campus is expected to commence in 2021. Exhibit B shows the proposed layout, which consists of a one-story, 69,957 square-foot building. The depicted number of off-street parking spaces and outdoor play area meet the minimum standards of the Zoning Ordinance.

Exhibit C is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance.

Exhibit D shows a conceptual rendering depicting the architectural look and style of the building. The conceptual design meets the non-residential design and development standards of the Zoning Ordinance. In conjunction with a Development Agreement related to right-of-way dedication and hike and bike trail construction, the applicant has agreed to include the proposed building elevations proposed in conjunction with the SUP.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the noted criteria and recommends approval of the request, subject to Town Council approval of a Development Agreement, including building elevations consistent with Exhibit D.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Coleman Street, an ultimate 90-foot, 4-lane divided thoroughfare. This request conforms to the Thoroughfare Plan.

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

Attached Documents:

1. Location and Zoning Maps
2. SUP Exhibits A, B, C, and D

Staff Recommendation:

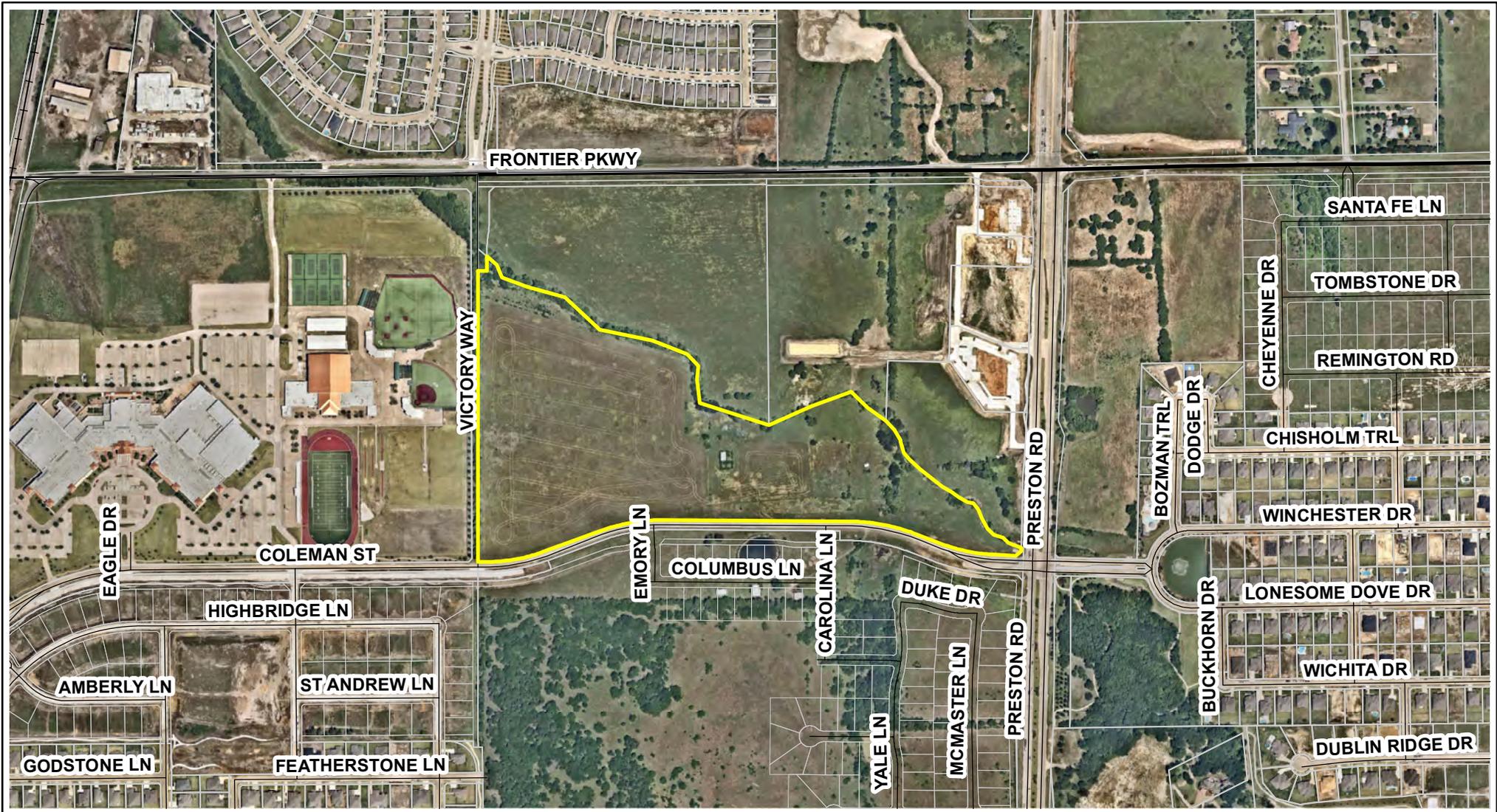
Staff recommends that the Planning & Zoning Commission approve the request, subject to:

1. Town Council approval of a Development Agreement, including building elevations consistent with Exhibit D.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing on this item will be scheduled for the Town Council at their Regular meeting on November 10, 2020.

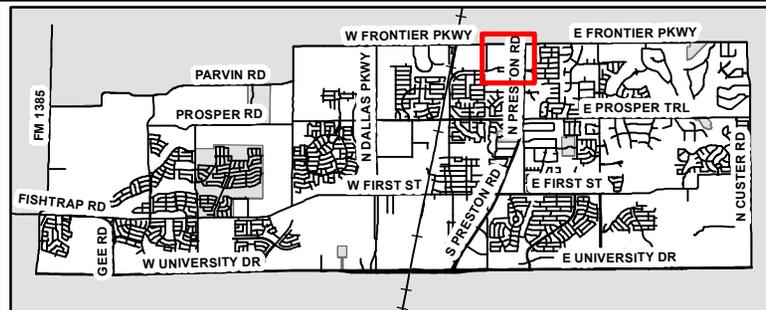
S20-0001 Prosper United Methodist Church



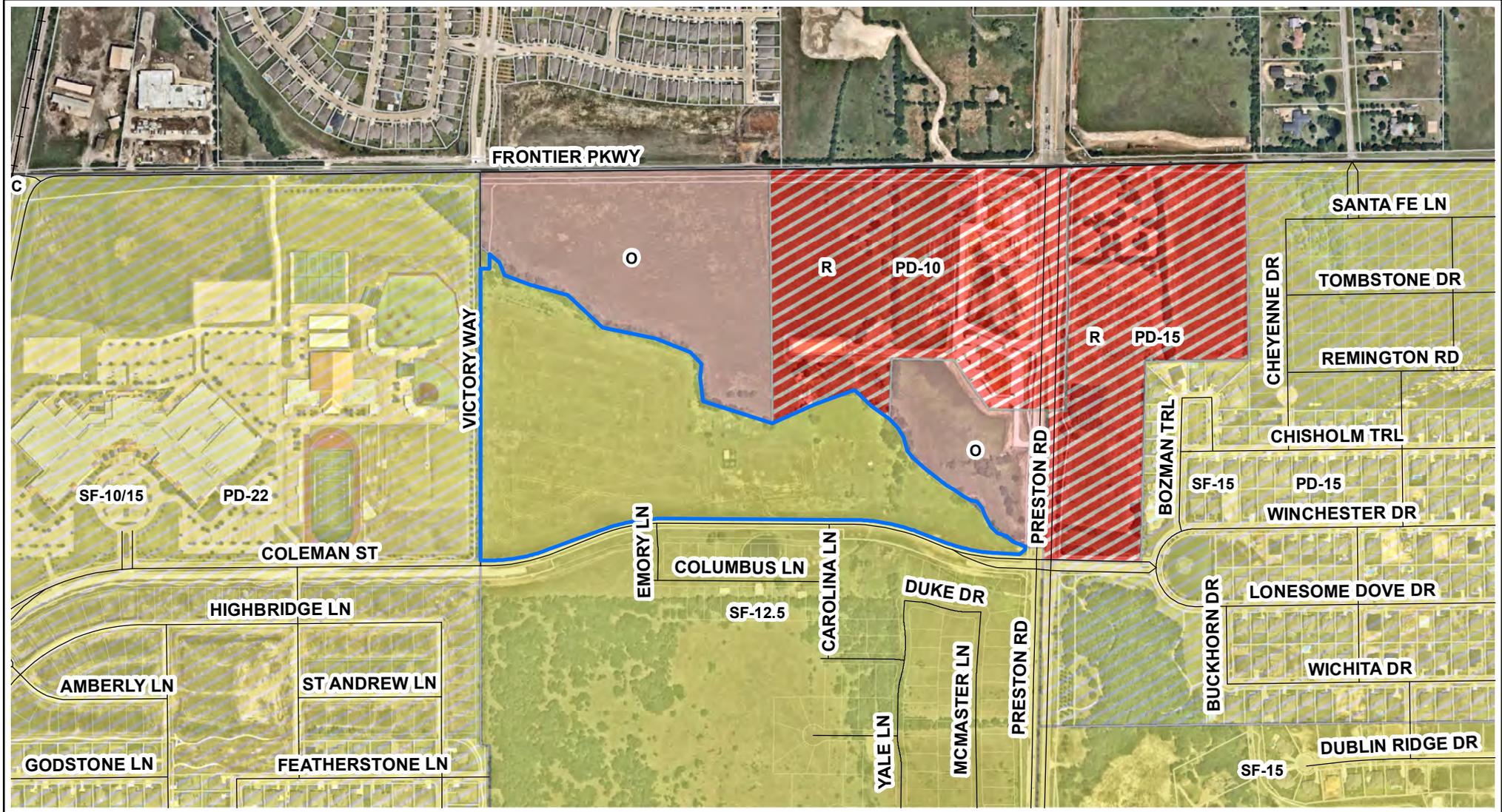
This map is for illustration purposes only.



0 750 1,500 Feet



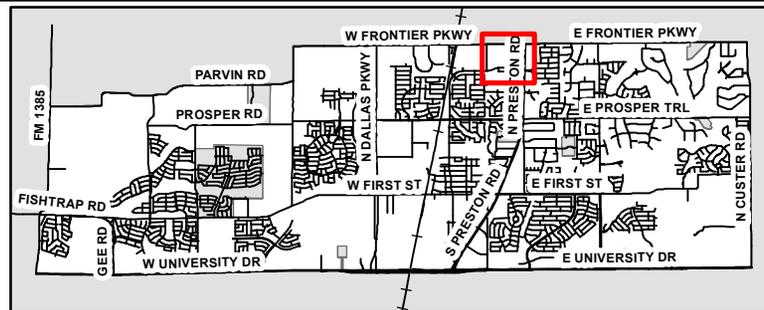
S20-0001 Prosper United Methodist Church



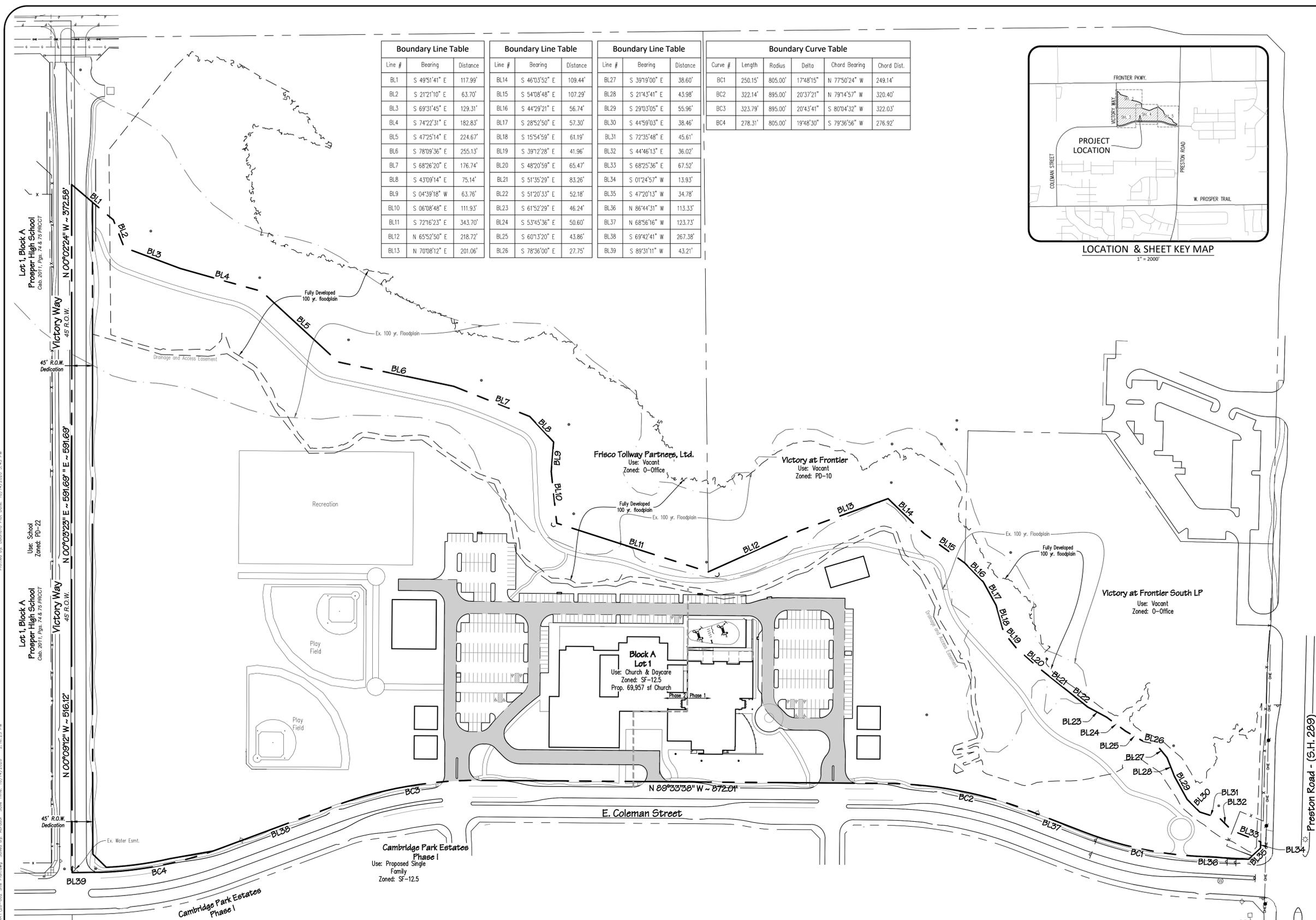
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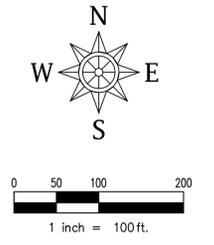
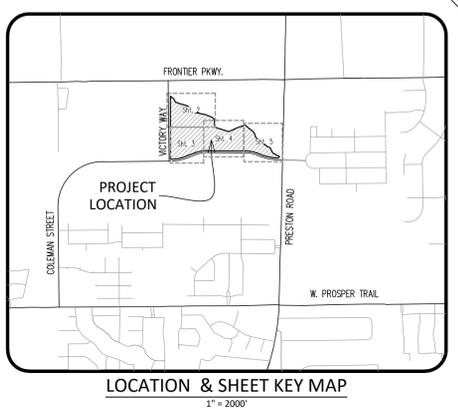
0 750 1,500 Feet



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Boundary Line Table			Boundary Line Table			Boundary Line Table			Boundary Curve Table					
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BL1	S 49°51'41" E	117.99'	BL14	S 46°03'52" E	109.44'	BL27	S 39°19'00" E	38.60'	BC1	250.15'	805.00'	17°48'15"	N 77°50'24" W	249.14'
BL2	S 21°21'10" E	63.70'	BL15	S 54°08'48" E	107.29'	BL28	S 21°43'41" E	43.98'	BC2	322.14'	895.00'	20°37'21"	N 79°14'57" W	320.40'
BL3	S 69°31'45" E	129.31'	BL16	S 44°29'21" E	56.74'	BL29	S 29°03'05" E	55.96'	BC3	323.79'	895.00'	20°43'41"	S 80°04'32" W	322.03'
BL4	S 74°22'31" E	182.83'	BL17	S 28°52'50" E	57.30'	BL30	S 44°59'03" E	38.46'	BC4	278.31'	805.00'	19°48'30"	S 79°36'56" W	276.92'
BL5	S 47°25'14" E	224.67'	BL18	S 15°54'59" E	61.19'	BL31	S 72°35'48" E	45.61'						
BL6	S 78°09'36" E	255.13'	BL19	S 39°12'28" E	41.96'	BL32	S 44°46'13" E	36.02'						
BL7	S 68°26'20" E	176.74'	BL20	S 48°20'59" E	65.47'	BL33	S 68°25'36" E	67.52'						
BL8	S 43°09'14" E	75.14'	BL21	S 51°35'29" E	83.26'	BL34	S 01°24'57" W	13.93'						
BL9	S 04°39'18" W	63.76'	BL22	S 51°20'33" E	52.18'	BL35	S 47°20'13" W	34.78'						
BL10	S 06°08'48" E	111.93'	BL23	S 61°52'29" E	46.24'	BL36	N 86°44'31" W	113.33'						
BL11	S 72°16'23" E	343.70'	BL24	S 53°45'36" E	50.60'	BL37	N 68°56'16" W	123.73'						
BL12	N 65°52'50" E	218.72'	BL25	S 60°13'20" E	43.86'	BL38	S 69°42'41" W	267.38'						
BL13	N 70°08'12" E	201.06'	BL26	S 78°06'00" E	27.75'	BL39	S 89°31'11" W	43.21'						



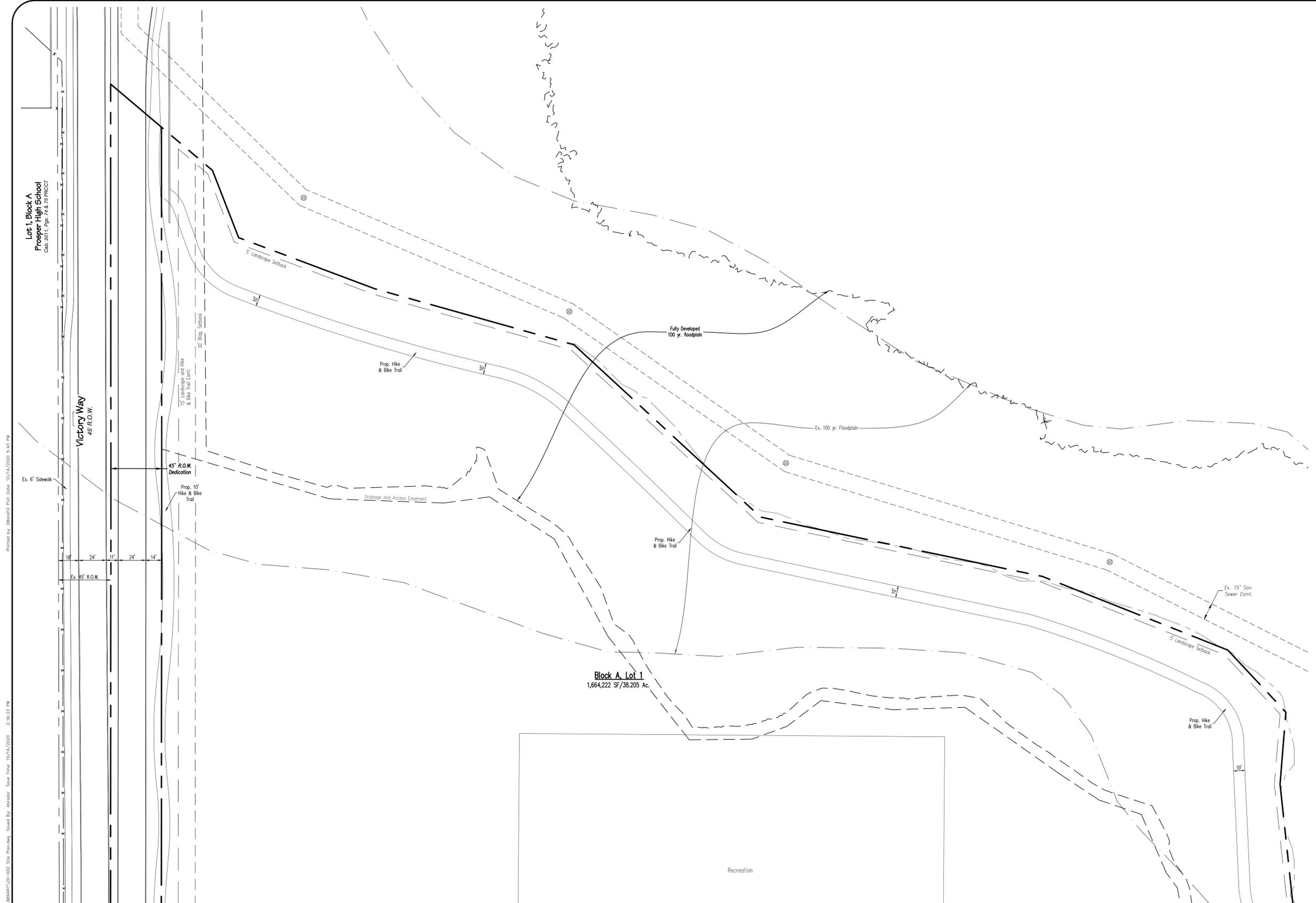
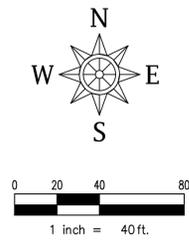
- Town of Prosper Site Plan Notes:**
- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speedbumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - Approval of the site plan is not final until all engineering plans are approved by the 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.
 - Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
 - All Retaining walls along creek to be stone.
 - 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.
 - Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
 - All environmental studies required to reclaim floodplain shall be submitted at time of final plot to develop each lot.
 - The approval of a preliminary site plan shall be effective for a period of two (2) years from the date that the preliminary site plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such (2) year period the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void.

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	PLAYGROUND REQUIRED (65 sf/student @85)	PLAYGROUND PROVIDED
			SF	AC																
1	SF-12.5	CHURCH/DAYCARE (85 Students)	1,661,660	38.146	94,022	49' Max	5.7%	0.057:1	1 per 3 seats	333	336	6	9	5,040	10,025	209,633	116,316	1,122,982	5,525 sf	7,430 sf

CASE No. - S20-0001
 EXHIBIT 'B'
Prosper United Methodist Church Addition
 Block A, Lot 1 - 38.146 Acres Net
 SITUATED IN THE
 A. RICE SURVEY, ABSTRACT NO. 787
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
 Prosper United Methodist Church
 205 S. Church Street
 Prosper, Texas 75078
 Telephone: (972) 347-2372
 Contact: Jason McConnell

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



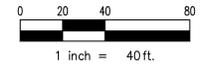
Lot 1, Block A
Prosper High School
Cub. 3017, Pgs. 74 & 75 PROCT

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MATCHLINE SHEET 3

CASE No. - S20-0001
EXHIBIT 'B'
**Prosper United
Methodist Church Addition**
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS



Lot 1, Block A
Prosper High School
Ord. 2017, Pgs. 74 & 75 PRECCT

Victory Way
45' R.O.W.

MATCHLINE SHEET 4

Block A, Lot 1
1,664,222 SF / 38.205 Ac.

Play Field

Play Field

E. Coleman Street

Cambridge Park Estates
Phase I

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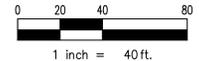
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CASE No. S20-0001
EXHIBIT 'B'
**Prosper United
Methodist Church Addition**
Block A, Lot 1 - 38.146 Acres Net
SITUATED IN THE
A. RICE SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Frisco Tollway Partners, Ltd.

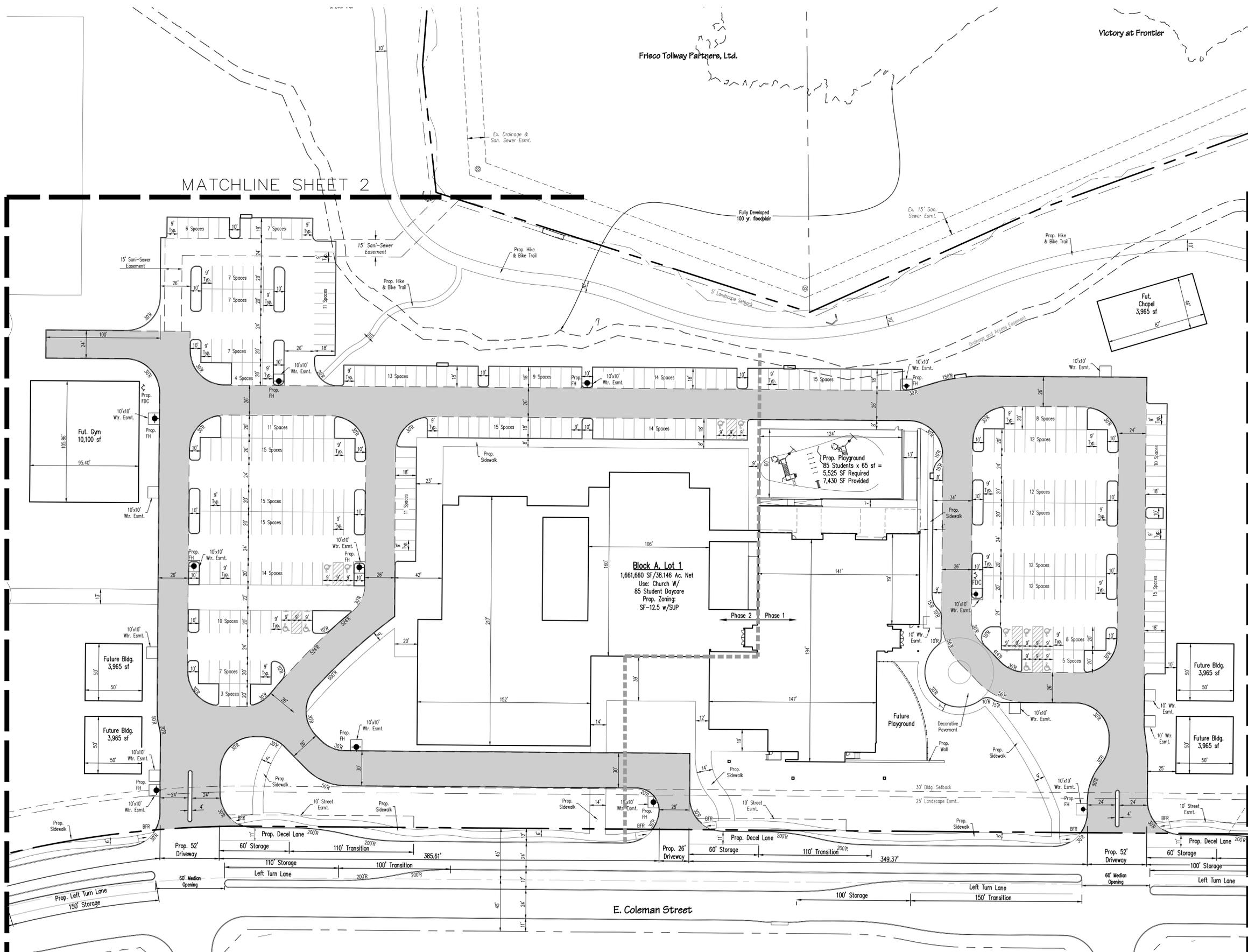
Victory at Frontier



MATCHLINE SHEET 2

MATCHLINE SHEET 3

MATCHLINE SHEET 5



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- LEGEND**
- FIRELANE ACCESS & UTILITY EASEMENT
 - PROPOSED FIRE HYDRANT

CASE No. S20-0001
 EXHIBIT 'B'
**Prosper United
 Methodist Church Addition**
 Block A, Lot 1 - 38.146 Acres Net
 SITUATED IN THE
 A RICE SURVEY, ABSTRACT NO. 787
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

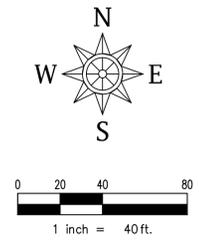
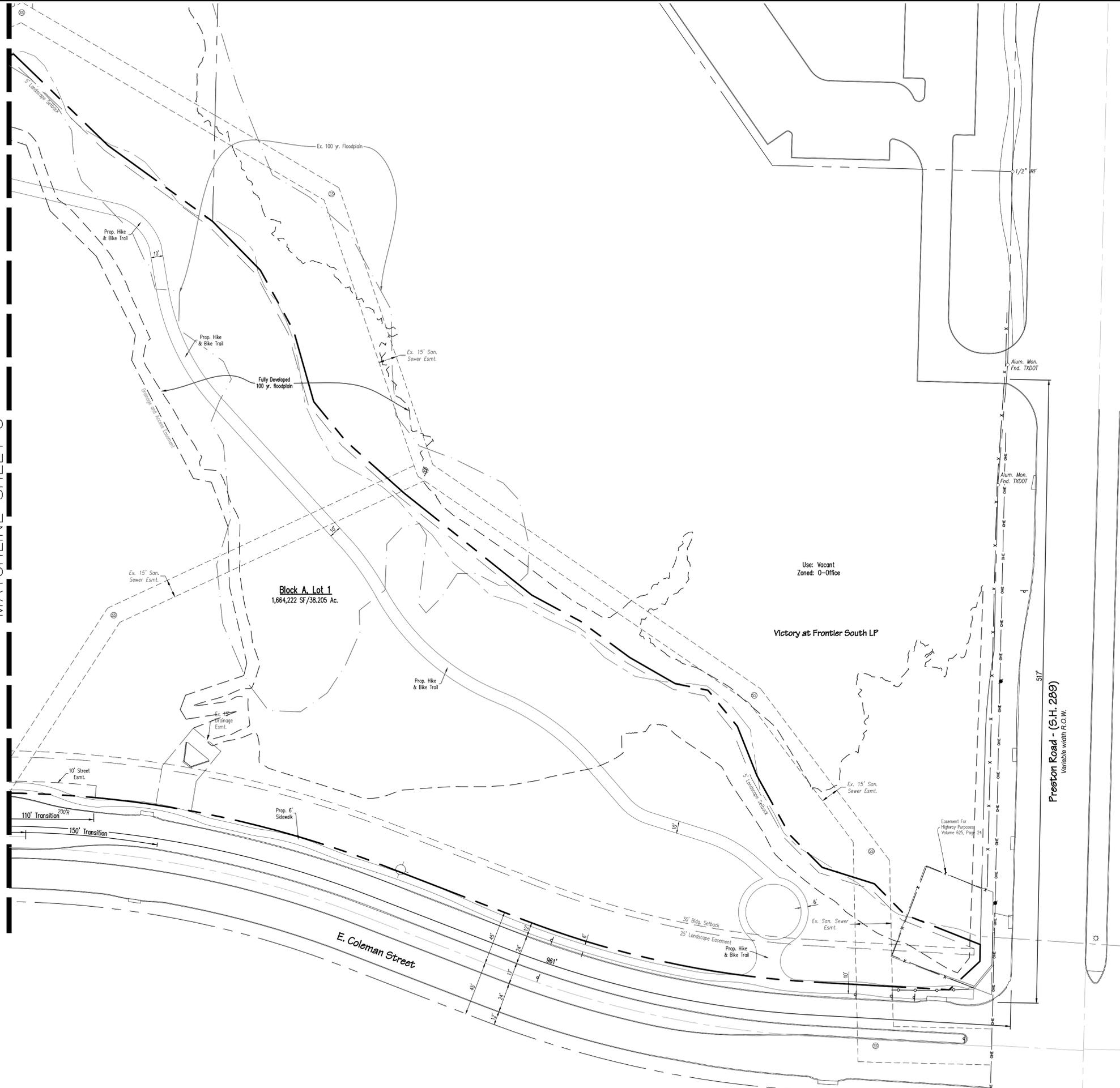
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	PLAYGROUND REQUIRED (65 sf/student @ 85)	PLAYGROUND PROVIDED
			SF	AC																
1	SF-12.5	CHURCH/DAYCARE (85 Students)	1,661,660	38.146	94,022	49' Max	5.7%	0.057:1	1 per 3 seats	333	336	6	9	5,040	10,025	209,633	116,316	1,122,982	5,525 sf	7,430 sf

Drawing: G:\2020_085\20-002 Prosper Methodist Church Addition\20-002_Site Plan.dwg, Saved By: Abrar, Save Time: 10/14/2020 2:16:23 PM
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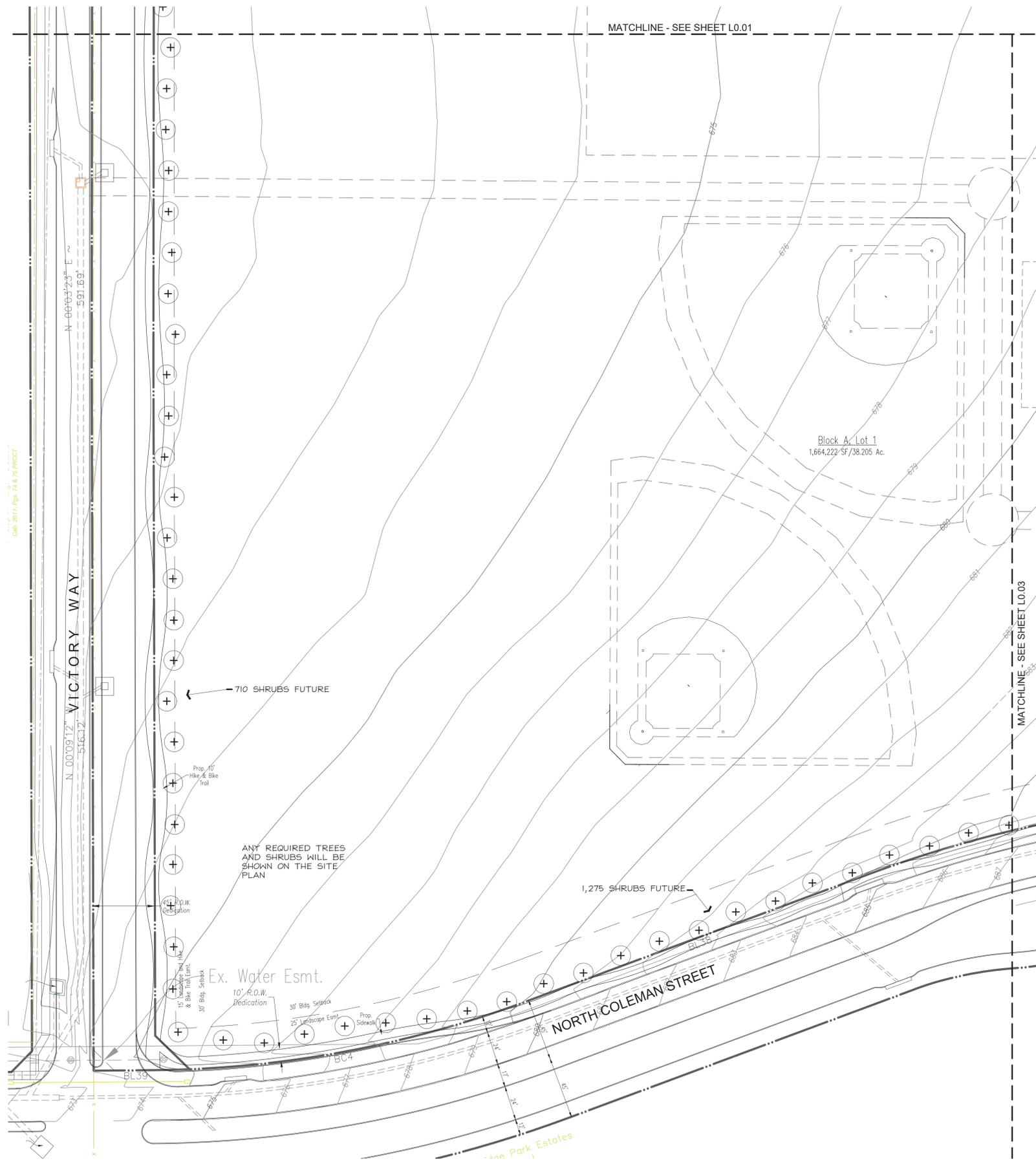
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MATCHLINE SHEET 3

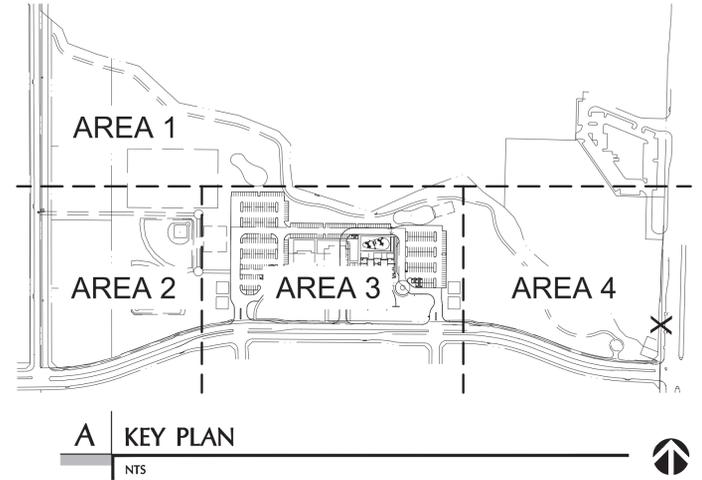


CASE No. - S20-0001
 EXHIBIT 'B'
**Prosper United
 Methodist Church Addition**
 Block A, Lot 1 - 38.146 Acres Net
 SITUATED IN THE
 A. RICE SURVEY, ABSTRACT NO. 787
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS



MATCHLINE - SEE SHEET L0.01

MATCHLINE - SEE SHEET L0.03



B CITY OF PROSPER LANDSCAPE NOTES

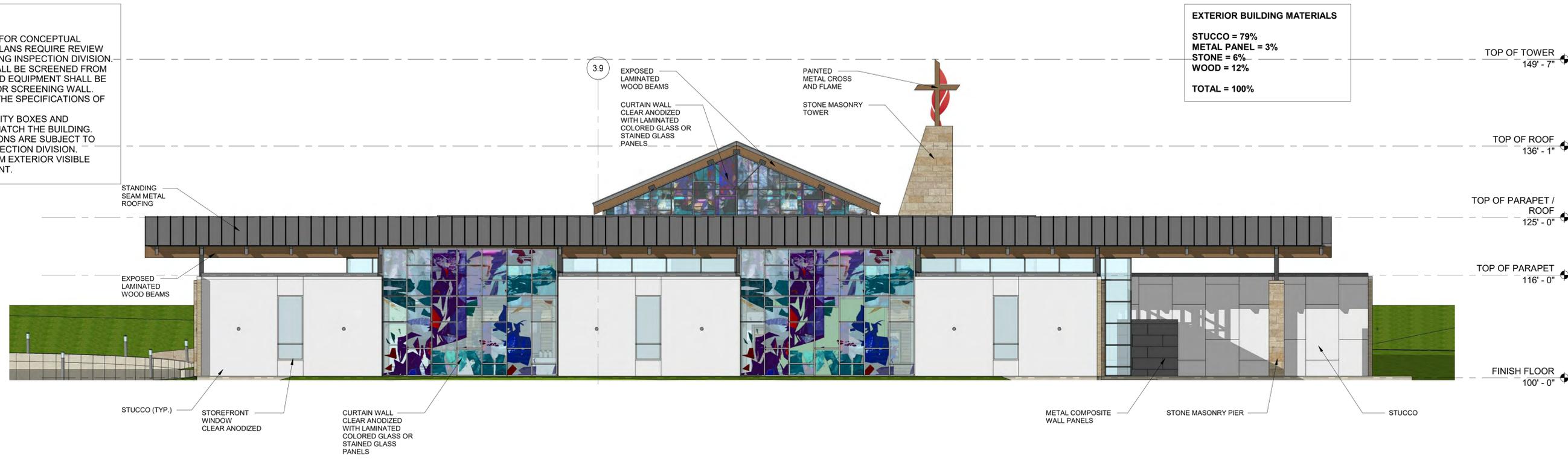
LANDSCAPE NOTES

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3"-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the soil stain at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Planning Department at (972) 347-9004 for landscape inspection. Note landscape installation must comply with approved landscape plans prior Final Acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts and other appurtenances, to be accessible, adjusted to grade and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts and other utility appurtenances with flagging for field verification by the Town.

B EXHIBIT C - LAND

GENERAL NOTES:

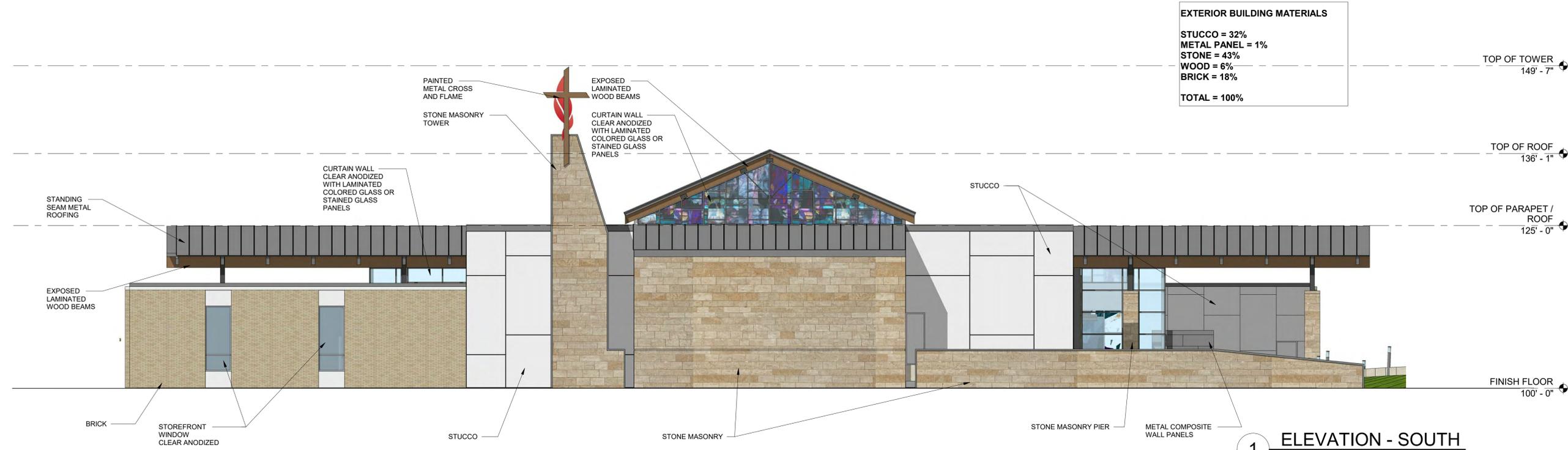
- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE COLORED GLASS BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.



EXTERIOR BUILDING MATERIALS

STUCCO = 79%
METAL PANEL = 3%
STONE = 6%
WOOD = 12%
TOTAL = 100%

2 ELEVATION - NORTH
1/8" = 1'-0"



EXTERIOR BUILDING MATERIALS

STUCCO = 32%
METAL PANEL = 1%
STONE = 43%
WOOD = 6%
BRICK = 18%
TOTAL = 100%

1 ELEVATION - SOUTH
1/8" = 1'-0"



Case No. S20-0001

EXHIBIT D - FACADE PLAN

PROSPER UNITED METHODIST CHURCH, NORTH COLEMAN STREET, PROSPER TX

GENERAL NOTES:

- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

EXTERIOR BUILDING MATERIALS

STUCCO = 28%
 METAL PANEL = .6%
 STONE = 8%
 WOOD = 3%
 BRICK = 48%
 CONCRETE = 11%
 PAINTED STEEL = 1.4%
TOTAL = 100%



2 ELEVATION - WEST
 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS

STUCCO = 18%
 METAL PANEL = .6%
 STONE = 43%
 WOOD = 4%
 BRICK = 30.4%
 PAINTED STEEL = 4%
TOTAL = 100%



1 ELEVATION - EAST
 1/8" = 1'-0"

Case No. S20-0001

EXHIBIT D - FACADE PLAN

PROSPER UNITED METHODIST CHURCH, NORTH COLEMAN STREET, PROSPER TX





Prosper is a place where everyone matters.

RESULTS

Agenda

Prosper Town Council Meeting
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, October 13, 2020
5:45 PM

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

CONSENT AGENDA:

Consent Agenda Items 1-8 and 11, Approved, 7-0

Consent Agenda Items 9-10, Tabled to the November 10, 2020, Town Council meeting

Zoning-related Public Hearing items on the Consent Agenda have received a unanimous recommendation for approval by the Planning & Zoning Commission, and no written opposition was received prior to the posting of this agenda. Those wishing to speak on a Public Hearing item on the Consent Agenda should click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

1. Consider and act upon the minutes from the September 1, 2020, Town Council Joint Meeting. **(ML)**
2. Consider and act upon the minutes from the September 22, 2020, Town Council Meeting. **(ML)**
3. Receive the August financial report. **(BP)**
4. Consider and act upon a resolution expressing official intent to reimburse costs of Town capital improvement program projects that may be funded with proceeds of bonds or other obligations, if those costs are paid prior to the issuance of such bonds or obligations. **(BP)**
5. Consider and act upon authorizing the Town Manager to accept a grant award from the Federal Emergency Management Agency (FEMA) through Texas Department of Emergency Management (TDEM) **(SB)**
6. Consider and act upon authorizing the Town Manager to execute an Escrow Agreement between the Prosper Independent School District and the Town of Prosper, Texas, related to the future construction of improvements on Frontier Parkway and Fishtrap Road. **(HW)**
7. Conduct a Public Hearing and consider and act upon an ordinance rezoning 1.4± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street. (Z20-0017). **(AG)**
8. Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement for Geographic Information System (GIS) services between the Town of Prosper and the City of Frisco. **(AG)**

RESULTS

9. Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for an auto parts retail store (AutoZone), on 1.0± acre, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0028). **(AG)**
10. Consider and act upon authorizing the Town Manager to execute a First Amended Development Agreement between MQ Prosper Retail LLC and the Town of Prosper, Texas, related to the Shops at Prosper Trail retail development. **(AG)**
11. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

CITIZEN COMMENTS

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

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

Items for Individual Consideration:

12. Consider and act upon awarding Bid No. 2021-03-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the Cook Lane Phase I project; and authorizing the Town Manager to execute a construction agreement for same. **(HW) Approved, 7-0**

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives.

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

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

Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with Chapter 255 of the Texas Election Code and all matters incident and related thereto.

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.