



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 17, 2020, 6:00 p.m.

1. Call to Order / Roll Call

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

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

3a. Consider and act upon minutes from the March 3, 2020, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lots 9 and 13, on 6.9± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D19-0120).

3c. Consider and act upon a Site Plan for a retail/restaurant multi-tenant building, on 3.0± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0002).

3d. Consider and act upon a Preliminary Plat for Windsong Ranch Phases 6B & 6C, for 185 single family residential lots and five (5) HOA/open space lots, on 56.5± acres, located on the west side of Windsong Parkway, north of Mill Branch Drive. The property is zoned Planned Development-40 (PD-40). (D20-0007).

3e. Consider and act upon a Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lot 8R, on 7.6± acres, located on the north side of US 380, east of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D20-0009).

3f. Consider and act upon a Site Plan for a downtown office (603 E. Broadway Street), on 1.2± acres, located on the north side of Broadway Street, west of Craig Road. The property is zoned Planned Development-102 (PD-102). (D20-0015).

3g. Consider and act upon a Replat for Bryant's First Addition, Block 13, Lots 4R, 5R & 6R, on 0.6± acres, located on the south side of Third Street, east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D20-0016).

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. Discussion of Proposed Amendments to the Zoning Ordinance.
5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
6. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted 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, March 13, 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, March 3, 2020, 6:00 p.m.

1. Call to Order / Roll Call

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

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

Commissioners absent: Michael Pettis.

Staff present: Alex Glushko, Planning Manager and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the February 4, 2020, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Replat of Cook Children's Medical Center Addition, Block A, Lot 1R, on 23.7± acres, located on the northeast corner of US 380 and Windsong Parkway. The property is zoned Planned Development-91 (PD-91). (D19-0128).

3c. Consider and act upon a Final Plat for C Saunders Addition, Block A, Lot 1, on 0.5± acres, located on the north side of First Street, west of Craig Road. The property is zoned Downtown Office (DTO). (D20-0006).

3d. Consider and act upon a Replat for the Gates of Prosper, Phase 2, Block A, Lots 2, 3, and 14, on 7.7± acres, located on the southwest corner of Lovers Lane and Preston Road. The property is zoned Planned Development-67 (PD-67). (D20-0013).

3e. Consider and act upon a Replat for the Gates of Prosper, Phase 2, Block A, Lot 5, on 1.4± acres, located on the south side of Lovers Lane and west of Preston Road. The property is zoned Planned Development-67 (PD-67). (D20-0014).

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

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 3, Section 2, Definitions, of the Zoning Ordinance, regarding Automobile Storage. (Z20-0003).

Glushko: Summarized the request and recommended approval of the request.

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

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

5. **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.

6. **Adjourn.**

Motion by Grinstead, second by Long, to adjourn. Motion approved 6-0 at 6:08 p.m.

Evelyn Mendez, Planning Technician

Chris Long, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Consider and act upon a Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lots 9 and 13, on 6.9± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. The property is zoned Planned Development-2 (PD-2). (D19-0120).

Description of Agenda Item:

The previous Conveyance Plat for Hunter Gateway Centre, Block A, Lots 8R, 9, 10, 11, and 12 was approved by the Planning & Zoning Commission on September 18, 2018. The purpose of the Revised Conveyance Plat is to revise the lot configuration of existing lots to allow for the sale of property. The Revised Conveyance Plat conforms to the PD-2 development standards.

As a companion item, the Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lot 8, (D20-0009) is on the March 17, 2020, agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Town Staff Recommendation:

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

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



CAMDEN WAY

ECHO DR

SHADOW HILL DR

DENTWOOD TRL

DEL CARMEN DR

LA CIMA BLVD

LA CIMA BLVD

CHAPALA CT

BUCHANAN DR

AMISTAD DR

TEXCOCO DR

MILLERS CREEK DR

CEDAR LAKE DR

LIMESTONE DR

BUFFALO SPRINGS DR

SOMERVILLE DR

WHITE RIVER DR

D19-0120

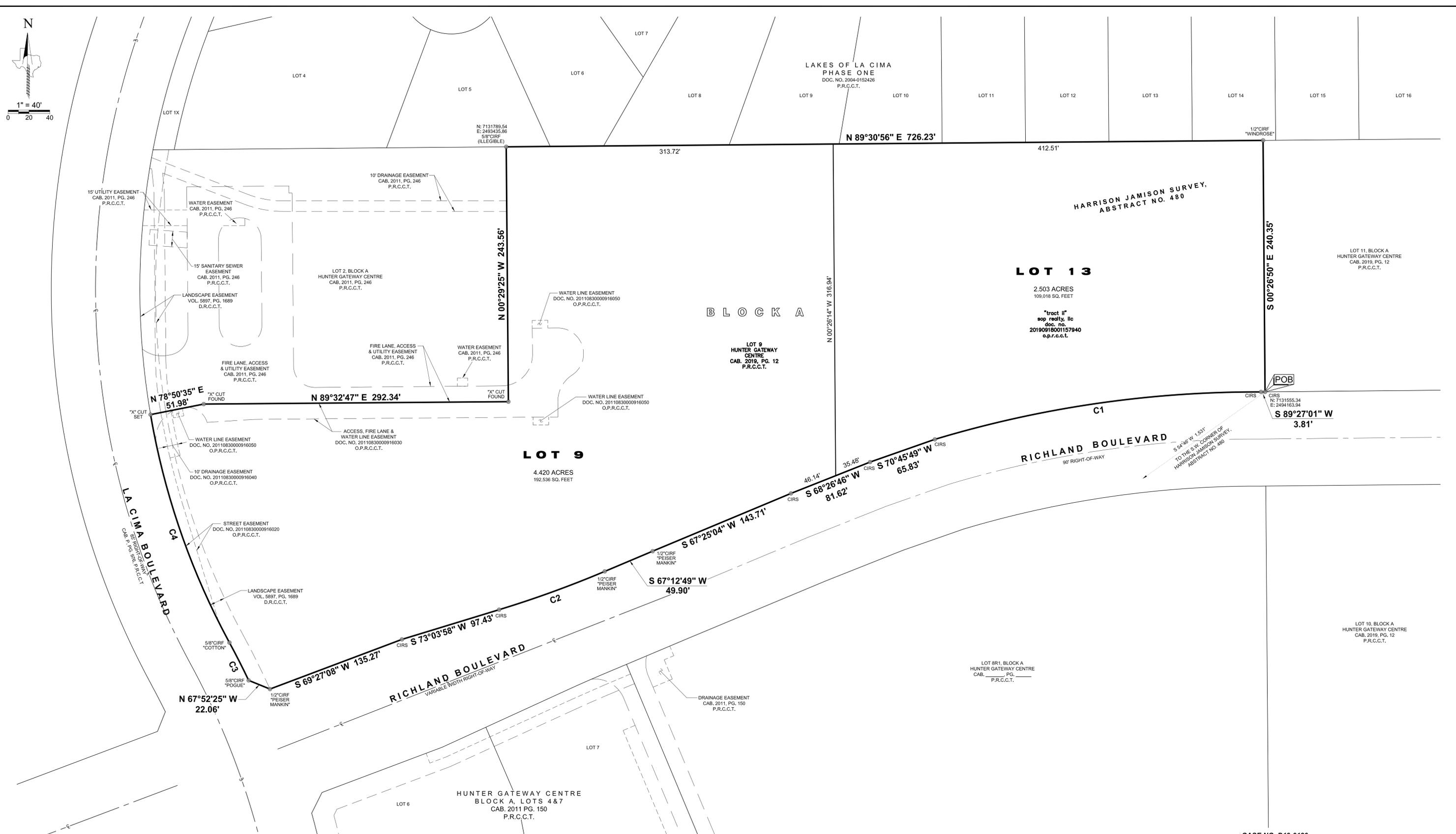
RICHLAND BLVD

UNIVERSITY DR

US HIGHWAY 380



0 187.5 375 750 Feet



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	317.41'	1076.79'	16°53'21"	S 81°45'41" W	316.26'
C2	107.77'	1055.00'	5°51'10"	S 70°08'23" W	107.72'
C3	40.53'	792.50'	2°55'50"	N 27°04'36" W	40.53'
C4	231.68'	707.50'	18°45'45"	N 19°09'20" W	230.65'

Project: 1911.028-01
 Date: 03/5/2020
 Drafter: JDC

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

- SURVEYOR**
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
- ENGINEER**
 Claymore Engineering, Inc.
 Contact: Matt Moore
 301 S. Coleman Street, Suite: 40
 Prosper, TX 75078
 (817) 281-0572
- OWNER**
 SOP Realty, LLC
 Contact: Louis H. Lebowitz
 4311 W. Lovers Lane, Suite: 200
 Dallas, TX 75209
 (214) 520-8818
- OWNER**
 LaCima Holdings, LLC
 Contact: Puri Gaurav
 7919 Blenheim Place
 Fort Worth, TX 76120
 (817) 560-9300

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

CASE NO. D19-0120

**REVISED CONVEYANCE PLAT
 HUNTER GATEWAY CENTRE**
 LOTS 9 & 13, BLOCK A
 6.923 ACRES

A REVISED CONVEYANCE FOR LOT 9,
 BLOCK A OF HUNTER GATEWAY CENTRE,
 RECORDED IN CABINET 2019, PAGE 12, P.R.C.C.T.,
 HARRISON JAMISON SURVEY, ABSTRACT NO. 480,
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SOP REALTY, LLC and LACIMA HOLDINGS, LLC, are the owners of 6.923 acre tract of land out of the HARRISON JAMISON SURVEY, ABSTRACT NUMBER 480, Town of Prosper, Collin County, Texas, being all of Lot 9, Block A of Hunter Gateway Centre, an addition to the Town of Prosper, Texas, recorded in Cabinet 2019, Page 12, Plat Records of Collin County, Texas, and being all that called 2.504 acre tract of land called "Tract 2" conveyed by Special Warranty Deed to SOP Realty, LLC, recorded in Document Number 20190918001157940, Official Public Records of Collin County, Texas, and being a portion of that certain tract of land conveyed by Special Warranty Deed to LaCima Holdings, LLC, recorded in Document Number 20180628000806460, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 9, Block A, being at the Southwest corner of Lot 11, Block A of said Hunter Gateway Centre, and being in the North right-of-way line of Richland Boulevard;

THENCE with the South line of said Lot 9, Block A and the North right-of-way line of said Richland Boulevard, the following nine (9) calls:
South 89°27'01" West, a distance of 3.81 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the left, with a radius of 1,076.79 feet, delta angle of 16°53'21", chord bearing and distance of South 81°45'41" West, 316.26 feet;
Along said curve, an arc distance of 317.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
South 70°45'49" West, a distance of 65.83 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
South 68°26'46" West, a distance of 81.62 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
South 67°25'04" West, a distance of 143.71 feet to a 1/2-inch iron rod with orange plastic cap stamped "PEISER MANKIN" found;
South 67°12'49" West, a distance of 49.90 feet to a 1/2-inch iron rod with orange plastic cap stamped "PEISER MANKIN" found at the beginning of a curve to the right, with a radius of 1,055.00 feet, delta angle of 05°51'10", chord bearing and distance of South 70°08'23" West, 107.72 feet;
Along said curve, an arc distance of 107.77 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
South 73°03'58" West, a distance of 97.43 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
South 69°27'08" West, a distance of 135.27 feet to a 1/2-inch iron rod with orange plastic cap stamped "PEISER MANKIN" found at the beginning of a corner clip at the Northeast intersection of said Richland Boulevard and La Cima Boulevard;

THENCE North 67°52'25" West, along said corner clip, a distance of 22.06 feet to a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of said Lot 9, Block A, being in the East right-of-way line of said La Cima Boulevard, and being at the beginning of a curve to the left, with a radius of 792.50 feet, delta angle of 02°55'50", chord bearing and distance of North 27°04'36" West, 40.53 feet;

THENCE along said curve, an arc distance of 40.53 feet to a 5/8-inch iron rod with yellow plastic cap stamped "COTTON" found at the end of said curve and being the beginning of a reverse curve to the right, with a radius of 707.50 feet, delta angle of 18°45'45", chord bearing and distance of North 19°09'20" West, 230.65 feet;

THENCE along said curve, an arc distance of 231.68 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, being at the Northwest corner of said Lot 9, Block A, and being at the Southwest corner of Lot 2, Block A of Hunter Gateway Centre, an addition to the Town of Prosper, Texas, recorded in Cabinet 2011, Page 246, Plat Records of Collin County, Texas;

THENCE along the North line of said Lot 9, Block A and the common South line of said Lot 2, Block A the following two (2) calls:
North 78°50'35" East, a distance of 51.98 feet to an "X" cut in concrete found;
North 89°32'47" East, a distance of 292.34 feet to an "X" cut in concrete found at the Southeast corner of said Lot 2, Block A;

THENCE North 00°29'25" West, with the North line of said Lot 9, Block A and the common East line of said Lot 2, Block A, a distance of 243.56 feet to a 5/8-inch iron rod with yellow plastic cap (illegible) found at the Northeast corner of said Lot 2, Block A, and being in the South line of Lot 5, Block 23 of Lakes of La Cima, Phase One, an addition to the Town of Prosper, Texas, recorded in Document Number 2004-152426, Plat Records of Collin County, Texas;

THENCE North 89°30'56" East, with the North line of said Lot 9, Block A and the common South line of said Block 23 of Lakes of La Cima, Phase One, a distance of 726.23 feet to a 1/2-inch iron rod with red plastic cap stamped "WINDROSE" found at the Northeast corner of said Lot 9, Block A, being at the Northwest corner of said Lot 11, Block A, and being in the South line of Lot 14, Block 23 of said Lakes of La Cima, Phase One;

THENCE South 00°28'50" East, with the East line of said Lot 9, Block A and the common West line of said Lot 11, Block A, a distance of 240.35 feet to the POINT OF BEGINNING and containing 6.923 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SOP REALTY, LLC and LACIMA HOLDINGS, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat, designating herein described property as HUNTER GATEWAY CENTRE, 9 & 13, BLOCK A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, SOP REALTY, LLC and LACIMA HOLDINGS, LLC, do herein certify the following:

- 1.) The streets and alleys are dedicated for street and alley purposes.
2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
3.) The easements and public use area, as shown are dedicated 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 in 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 user 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 part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
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 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.

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

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

OWNER: SOP REALTY, LLC, a Texas limited liability company

BY: SLJ Equities, LLC, a Texas limited liability company (its manager)

BY: Louis H. Lebowitz
Managing Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS H. LEBOWITZ, Managing Member of SLJ EQUITIES, LLC, on behalf of SOP REALTY, LLC, its manager, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

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

OWNER: LACIMA HOLDINGS, LLC, a Texas limited liability company

BY: Puri Gaurav
Sole Managing Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared PURI GAURAV, Sole Managing Member of LACIMA HOLDINGS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

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

CERTIFICATE OF APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

CASE NO. D19-0120

REVISED CONVEYANCE PLAT
HUNTER GATEWAY CENTRE
LOTS 9R & 13, BLOCK A
6.923 ACRES

A REVISED CONVEYANCE FOR LOTS 9, BLOCK A OF HUNTER GATEWAY CENTRE, RECORDED IN CABINET 2019, PAGE 12, P.R.C.C.T., HARRISON JAMISON SURVEY, ABSTRACT NO. 480, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

GENERAL NOTES

- 1.) The purpose of this plat is to revise the lot configuration of existing lots of record.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
6.) Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

EASEMENT NOTES

DRAINAGE 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 Block A, as shown on the plat is called "Drainage Easement". The Drainage 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 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 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 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 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 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.

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 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.

Project 1911.028-01
Date 03/05/2020
Drafted JDC
EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR Eagle Surveying, LLC
ENGINEER Claymoore Engineering, Inc.
OWNER SOP Realty, LLC
OWNER LaCima Holdings, LLC



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Consider and act upon a Site Plan for a retail/restaurant multi-tenant building, on 3.0± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0002).

Description of Agenda Item:

The Site Plan shows the proposed 19,000 square-foot retail/restaurant multi-tenant building. Access is provided from Preston Road. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-10 development standards.

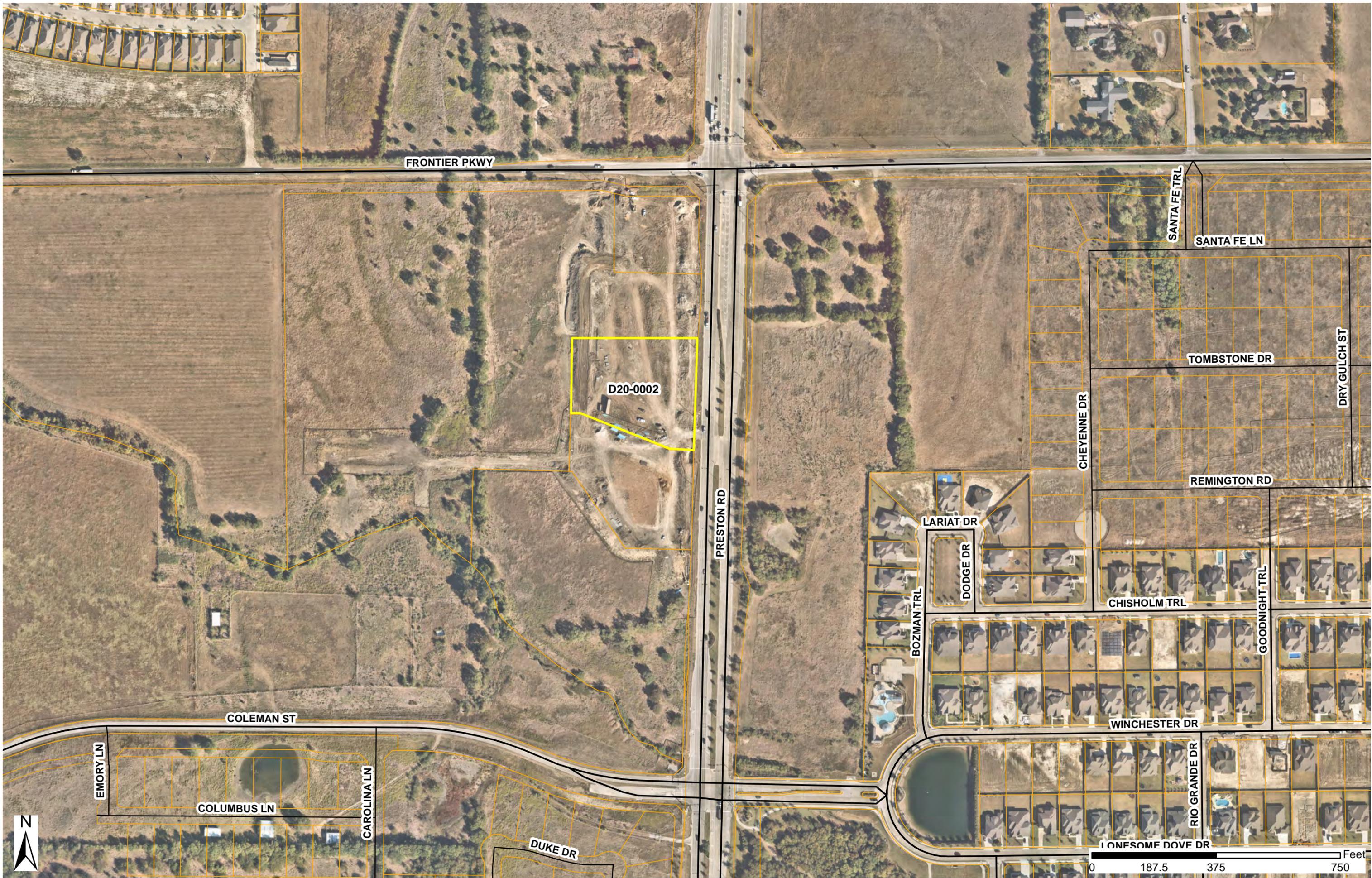
Attached Documents:

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



FRONTIER PKWY

D20-0002

PRESTON RD

COLEMAN ST

SANTA FE TRL

SANTA FE LN

TOMBSTONE DR

DRY GULCH ST

REMINGTON RD

LARIAT DR

DODGE DR

CHISHOLM TRL

GOODNIGHT TRL

WINCHESTER DR

RIO GRANDE DR

ONESOME DOVE DR

EMORY LN

COLUMBUS LN

CAROLINA LN

DUKE DR



0 187.5 375 750 Feet



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: VIC19011_Frontier Retail 2
DESIGNED BY: CAL
DRAWN BY: CAL
CHECKED BY: PCF
ISSUE DATE: 02/28/2020
REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E.# 108577
DATE: February 28, 2020
Kirkman Engineering, LLC
Texas Firm No: 15874

VICTORY AT FRONTIER RETAIL 2

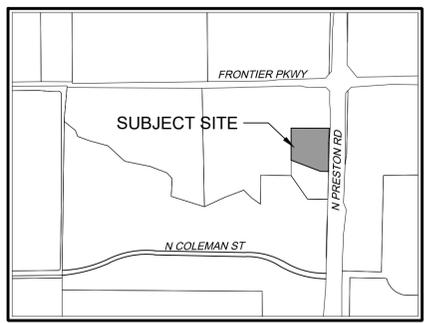
PROSPER, TEXAS

SITE PLAN

SHEET:
C2.0

BENCHMARKS

- AN "X" CUT SET ON A CURB INLET WHICH BEARS S13°47'E, 84.93' FROM THE SOUTHEAST PROPERTY CORNER. ELEVATION = 708.16'
- AN "X" CUT SET WHICH BEARS S02°38'W, 458.75' FROM THE SOUTHWEST PROPERTY CORNER. ELEVATION = 704.14
- AN "X" CUT ON THE SOUTH NOSE OF AN ISLAND AT THE NORTH SIDE OF THE CENTERLINE INTERSECTION OF FRONTIER PARKWAY WITH PRESTON ROAD WHICH BEARS N49°13'E 177.47' FROM THE NORTHERNMOST CORNER OF A CORNER CLIP. ELEVATION = 730.04



SITE MAP
N.T.S.



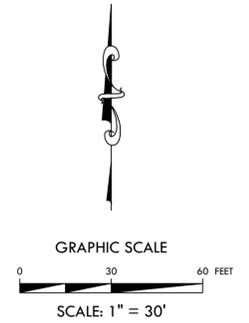
Know what's below.
Call before you dig.

WATER METER TABLE

TYPE	NO.	SIZE
DOMESTIC	2	2"
IRRIGATION	1	1"

DIMENSION NOTES:

- ALL DIMENSIONS FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.



- STANDARD NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GRATER 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PRKING 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.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

LEGEND

- PROPOSED FACE AND BACK OF CURB
- PROPOSED FIRE LANE PAVEMENT
- FIRE LANE (BY OTHERS)
- EX. CONC. PAVEMENT TO BE DEDICATED AS FIRELANE
- FIRE LANE STRIPING
- PARKING COUNT
- FIRE LANE ACCESS, DRAINAGE, UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- FIRE HYDRANT (BY OTHERS)
- EXISTING UTILITY POLE

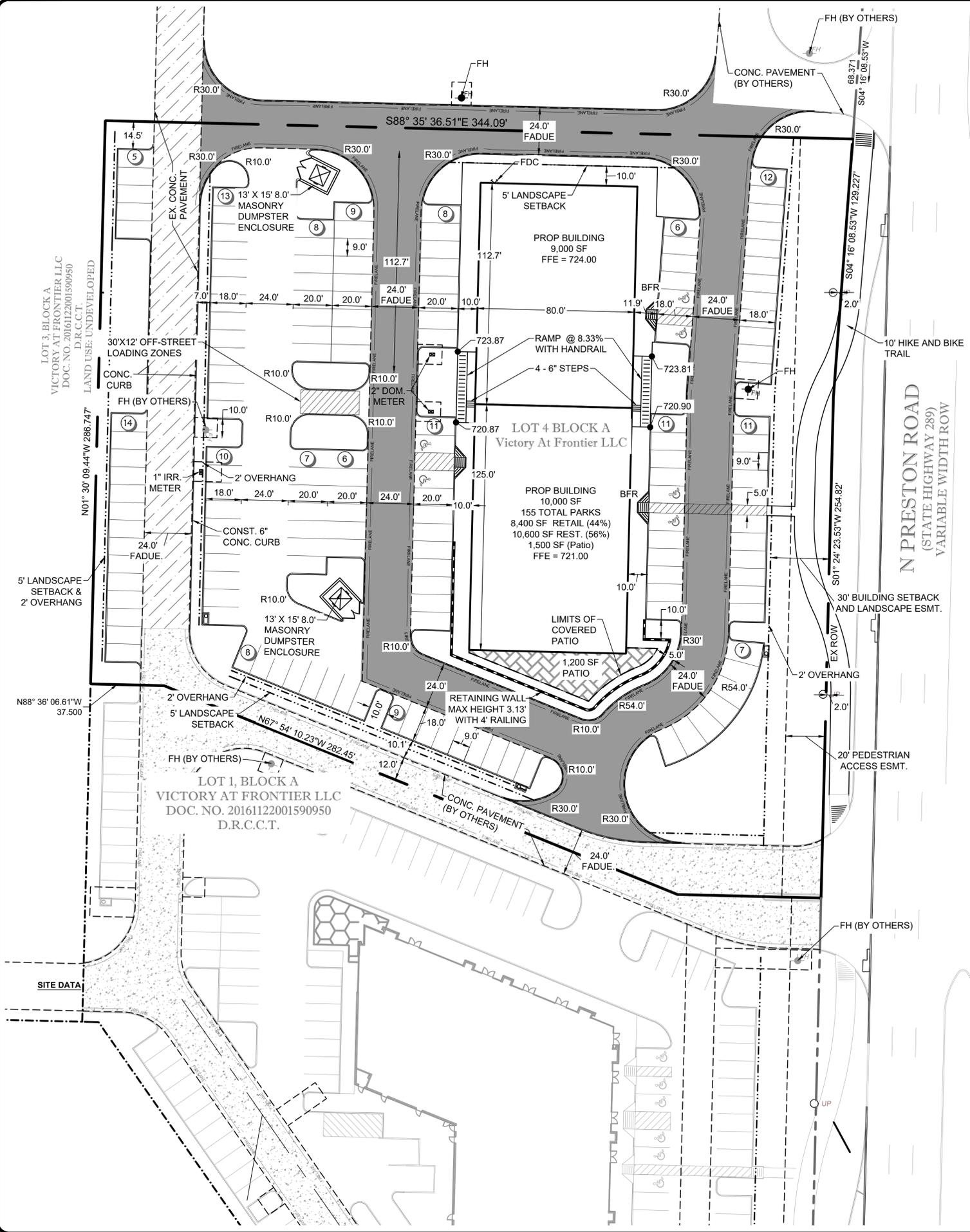
ZONING	LOT 4
PROPOSED USE	"PD-10" - PLANNED DEVELOPMENT RETAIL/RESTAURANT
LOT AREA - ACREAGE	2.95
LOT AREA - SQUARE FOOTAGE	128,390
BUILDING SQUARE FOOTAGE	19,000
BUILDING HEIGHT - FEET	25'
BUILDING HEIGHT - STORIES	1
LOT COVERAGE	14.7%
FLOOR AREA RATIO	0.15:1
TOTAL PARKING REQUIRED	152
PATIO(1SP/100SF)	12
RESTAURANT (1SP/100SF)	106
RETAIL (1SP/250SF)	34
TOTAL PARKING PROVIDED	155
HANDICAP PARKING REQUIRED	6
HANDICAP PARKING PROVIDED	6
INTERIOR LANDSCAPING REQUIRED	2,310 SF
INTERIOR LANDSCAPING PROVIDED	6,850 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	79,160 SF
OPEN SPACE REQUIRED	8,990 SF
OPEN SPACE PROVIDED	9,375 SF

SITE PLAN
CASE NO. D20-0002

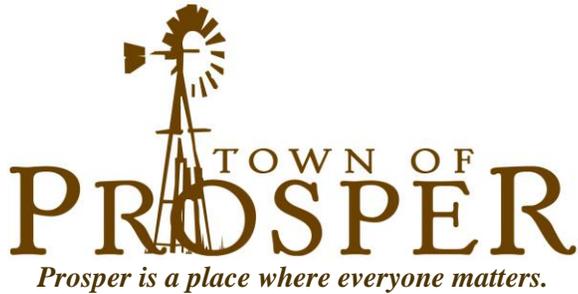
VICTORY SHOPS AT FRONTIER ADDITION

Block A Lot 4, 2.95 Acres out of the SPENCER RICE SURVEY, ABSTRACT NO. 787, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
Preparation Date: 12/23/2019

OWNER/APPLICANT Victory Shops at Frontier, LLC 8001 LBJ Freeway, Suite 400 Dallas, Texas 75251 Telephone (972) 707-9555 Contact: Kris Ranji	LANDSCAPE ARCHITECT London Landscapes, LLC P.O. Box 28 Collinsville, Texas 76233 Telephone (972) 800-0676 Contact: Amy London
ENGINEER Kirkman Engineering 5200 State Highway 121 Colleyville, Texas 76034 Telephone (817) 488-4960 TBPE No. 15874 Contact: Patrick Filson, P.E.	SURVEYOR Barton Chapa Surveying 5200 State Highway 121 Colleyville, Texas 76034 Telephone (817) 864-1957 Contact: Jack Barton



ALL PARTS: K:\SubArea\VIC19011_Frontier Retail 2\Drawings\03_BLDG\03 - Product\CAS SITE PLAN
BUILDING: CAS SITE PLAN
PLOTTER: John Gordon
PLOT DATE: 2/28/2020



PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Consider and act upon a Preliminary Plat for Windsong Ranch Phases 6B & 6C, for 185 single family residential lots and five (5) HOA/open space lots, on 56.5± acres, located on the west side of Windsong Parkway, north of Mill Branch Drive. The property is zoned Planned Development-40 (PD-40). (D20-0007).

Description of Agenda Item:

On January 14, 2020, the Town Council approved an amendment to PD-40 which permits "Type E" lots with a minimum lot width of 50 feet and a minimum lot size of 6,000 square feet. The proposed Preliminary Plat is the first Windsong Ranch plat to incorporate this new lot type. The Preliminary Plat shows 185 single family residential lots and five (5) HOA/open space lots. Access is provided from Windsong Parkway and Good Hope Road. The Preliminary Plat conforms to the Planned Development-40 development standards.

Attached Documents:

1. Location Map
2. Phases 6B & 6C 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.



PARVIN

D20-0007

PROSPER

TEEL

GOOD HOPE

FALLING LEAVES

LOCKHART

PORTER

IRONWOOD

PIEDMONT PARK

PLUM

HUBBARD PARK

WILEY HILL

GOLDENROD

FREEMAN

NEWBURN

ROUNDTREE

VALLEY MILLS

FOREST PARK

COMMONS

CROSSLAKE

ALVARADO

HIGH LINE

CANYON

PEPPER GRASS

GLADEWATER

ARTESIA

SUMMERSVILLE

SILVER CLIFF

MILL BRANCH

BUNTON BRANCH

ALBRIGHT

LIBERTY

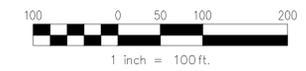
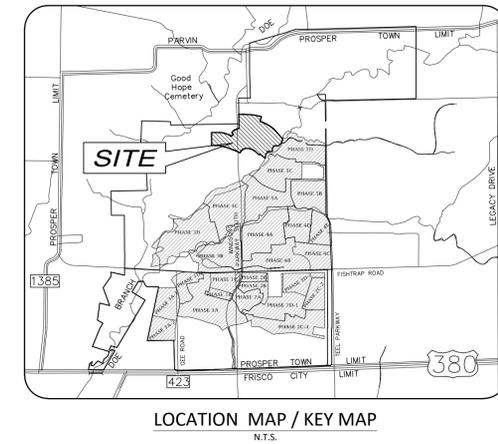
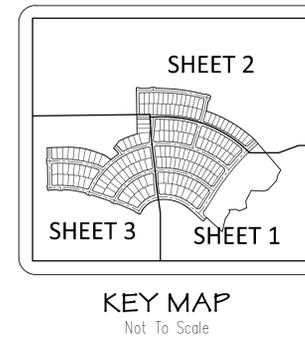
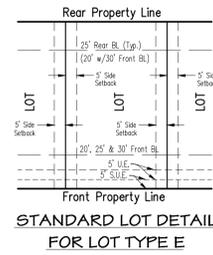
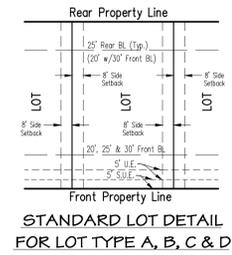
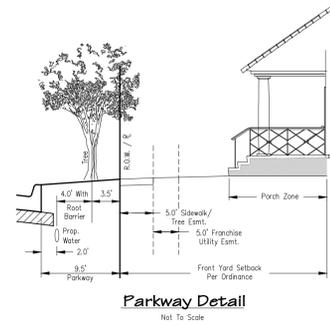
MUELLER

WINDSONG

MAPLECROFT

SPLITROCK

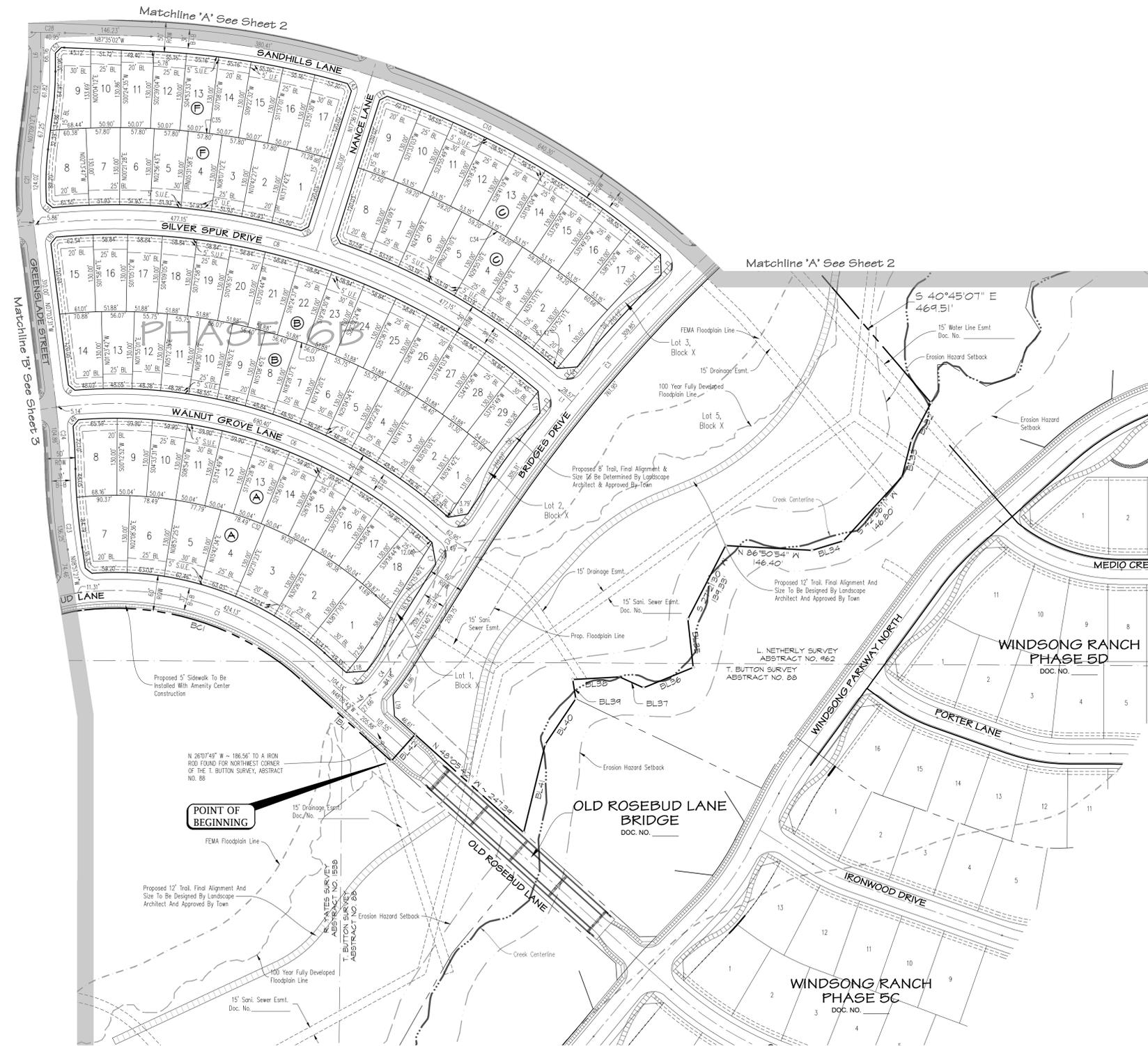
BLUE SAGE



Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011)

LEGEND
(Not all items may be applicable)

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WME	WALL MAINTENANCE EASEMENT
HOA	HOA EASEMENT
AE	ACCESS EASEMENT
(BTP)	BY THIS PLAT
R.O.W	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
SC	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
TR	10'x10' TRANSFORMER EASEMENT
CL	CLUSTER MAILBOX LOCATION - Per Revised SLP
KL	KEY LOT
ND	NO DRIVE ACCESS
DRCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



PHASE 6B & 6C
185 LOTS DEVELOPED TO PD-40 STANDARDS
56,525 ACRES (3.27 UNITS/ACRE)
AVERAGE LOT SIZE = 8,085.23 SF
5 OPEN SPACE LOTS

Lot Summary

	Phase 6B	Phase 6C
Type A (Min. 8,000 SF)	0	50
Type B (Min. 9,000 SF)	3	8
Type C (Min. 10,500 SF)	0	3
Type D (Min. 12,500 SF)	0	1
Type E (Min. 6,000 SF)	117	3
Total	120	65

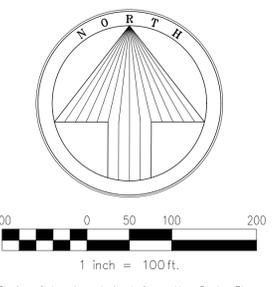
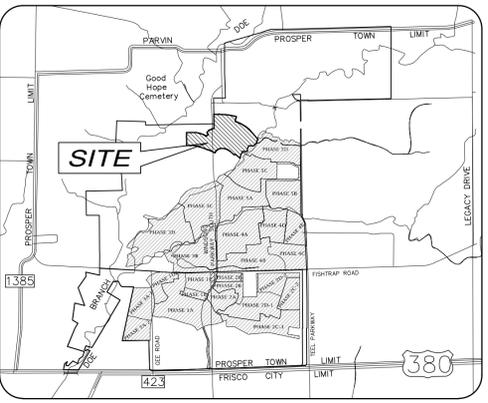
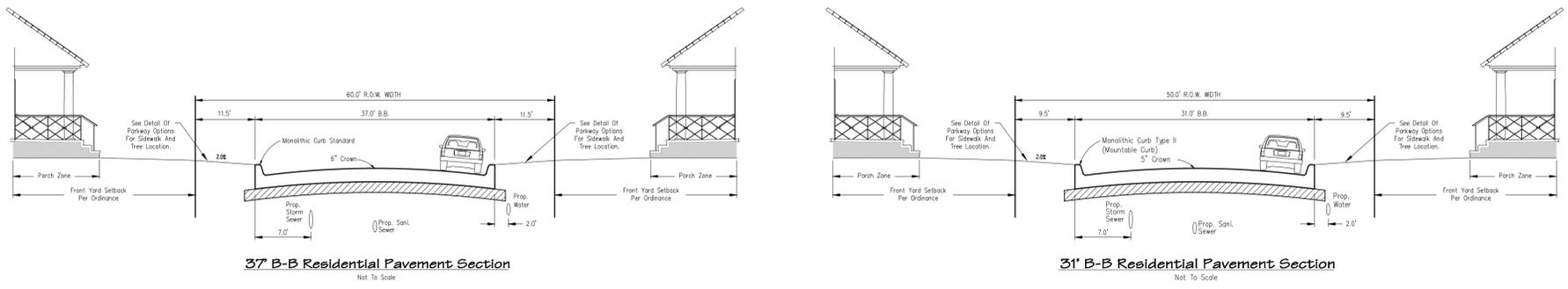
- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners are 1/2 inch iron rods with red plastic cap stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - All development will comply with Town of Prosper PD-40 Requirements.
 - All open space areas, Lots 1-5, Block X, to be owned and maintained by the H.O.A.
 - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
 - All fences adjacent to open space shall be ornamental metal.
 - Lots 1-4, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat. Lot 5, Block X to be Drainage and Floodway Easement, also Hike & Bike Trail.
 - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
 - This property is subject to the Windsong Ranch License Agreement (governing the installation and maintenance of street trees) between VP Windsong Operations, LLC and the Town of Prosper.
 - This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
 - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
 - Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
 - Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 - 14.736 acres of right-of-way being dedicated by this plat in fee simple.

D20-0007
PRELIMINARY PLAT
WINDSONG RANCH PHASE 6B & 6C
56,525 GROSS ACRES, 42,957 ACRES NET
OUT OF THE
L. NETHERLY SURVEY ABST. 962
T. BUTTON SURVEY ABST. 88
R.YATES SURVEY ABST. 1538
J. TEETER SURVEY ABST. 1262
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
2242 Good Hope Road
Proper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

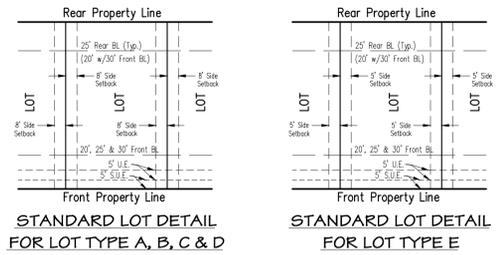
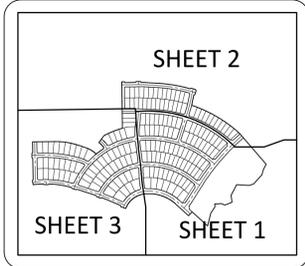
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Drawing: C:\2019\03519-00519-24-Windsong Ranch Phase 6B\03519\03519-24-pre-plat.dwg, Speed By: sborbits, Date: 3/17/2020, 9:24:05 AM
 Plotted by: meunier, Plot Date: 3/17/2020, 9:44 AM



Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011)

LOCATION MAP / KEY MAP
N.T.S.



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J. TEETER SURVEY ABST. 1262
TOWN OF PROSPER
DENTON COUNTY, TEXAS

SHEET 3 OF 6

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
2242 Good Hope Road
Proper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

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

Scale: 1" = 100' March, 2020 SEI Job No. 19-244

VP Windsong Operations LLC
Doc. No. 2018-84722 OPRDCT

PHASE 6C

VP Windsong Operations LLC
Doc. No. 2018-84722 OPRDCT

LOT SUMMARY																										
Phase	1A	1B	1C	1D	2A	2B	2C	2D	2E	3A-1	3A-2	3B	3C	3D	4A	4B	4C	4D	4E	5A	5B	5C	5D	6B	6C	Total
Type A (Min. 8,000 SF)	67	0	0	40	0	0	9	138	0	35	45	0	0	0	70	35	28	0	0	0	56	0	66	0	50	639
Type B (Min. 9,000 SF)	70	18	47	12	30	47	0	23	26	9	9	0	0	0	57	28	22	26	32	47	1	30	27	3	8	572
Type C (Min. 10,500 SF)	15	5	0	1	16	0	0	0	3	0	0	35	22	48	0	0	12	23	13	17	11	39	0	0	3	263
Type D (Min. 12,500 SF)	0	0	0	1	5	0	0	0	0	0	0	15	66	47	0	0	5	2	2	4	4	5	0	0	1	157
Type E (Min. 6,500 SF)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	3	120	
Townhomes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	312
Total	152	23	47	54	51	47	321	161	26	47	54	50	88	95	127	63	67	51	47	68	72	74	93	120	65	2063

Drawing: C:\2019\A0519-2-14_Windsong Ranch Phase 6B\PROCT\WINDSONG RANCH PHASE 6B & 6C PRELIMINARY PLAT.dwg, Sheet By: jacobson, Date: 3/17/2020, 9:24:55 AM
 Plotted By: mcmullen, Plot Date: 3/17/2020, 9:44 AM

Boundary Line Table		
Line #	Length	Direction
BL1	205.83'	N 48°05'42" W
BL2	60.00'	N 68°54'38" W
BL3	14.88'	N 23°02'14" W
BL4	14.12'	S 65°36'52" W
BL5	50.00'	N 64°46'28" W
BL6	14.05'	N 24°53'37" W
BL7	14.00'	S 62°27'32" W
BL8	50.01'	N 72°30'30" W
BL9	14.04'	N 28°28'28" W
BL10	13.95'	S 46°04'15" W
BL11	50.00'	N 84°42'00" W
BL12	13.95'	N 45°28'15" W
BL13	50.00'	N 10°39'06" W
BL14	15.22'	N 39°27'11" E
BL15	14.14'	N 46°00'35" W
BL16	50.00'	N 01°00'35" W
BL17	14.14'	N 43°54'25" E
BL18	82.42'	S 70°53'21" E
BL19	13.87'	N 11°30'15" E
BL20	103.01'	N 37°07'04" E
BL21	30.00'	N 84°11'05" E
BL22	14.14'	S 45°48'55" E
BL23	120.00'	N 84°11'05" E
BL24	14.14'	N 44°11'05" E
BL25	50.00'	N 84°12'54" E
BL26	14.14'	S 45°44'45" E
BL27	13.84'	N 54°54'06" E
BL28	50.11'	S 72°58'15" E
BL29	14.63'	S 28°58'43" E
BL30	50.04'	S 18°17'48" W
BL31	13.61'	S 61°49'54" W
BL32	71.88'	S 27°48'26" W
BL33	63.07'	S 14°48'36" W
BL34	55.41'	S 73°04'04" W
BL35	82.24'	S 06°13'24" E
BL36	90.65'	S 67°43'51" W
BL37	44.48'	N 65°41'30" W
BL38	74.58'	S 86°53'38" W
BL39	32.84'	S 04°08'41" E
BL40	92.47'	S 34°03'53" W
BL41	153.26'	S 13°43'25" W
BL42	60.00'	S 42°00'26" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	470.00'	48°36'07"	398.68'	N 72°23'46" W	386.84'
BC2	270.00'	62°17'49"	243.57'	S 52°09'17" W	274.32'
BC3	3475.00'	3°55'58"	238.53'	N 67°13'51" W	238.48'
BC4	3475.00'	1°37'18"	48.36'	N 71°09'44" W	48.36'
BC5	1115.00'	13°44'52"	267.54'	N 81°01'39" W	266.89'
BC6	1115.00'	3°49'23"	74.40'	S 86°35'24" W	74.38'
BC7	455.00'	5°19'48"	42.33'	S 82°00'48" W	42.31'
BC8	900.00'	20°07'14"	316.05'	S 80°56'58" E	314.43'
BC9	300.00'	25°52'44"	135.50'	S 57°56'59" E	134.35'
BC10	450.00'	6°24'41"	107.69'	N 54°03'28" E	107.63'
BC11	275.00'	17°14'32"	82.76'	N 44°15'41" W	82.44'
BC12	1080.00'	12°12'57"	233.04'	N 68°15'30" E	232.64'
BC13	525.00'	3°20'20"	30.54'	S 88°37'40" E	30.54'
BC14	1770.00'	12°52'20"	397.65'	S 80°31'20" E	396.82'
BC15	1770.00'	0°06'56"	3.57'	S 71°34'23" E	3.57'
BC16	975.00'	3°43'03"	63.26'	S 12°21'49" W	63.23'
BC17	1025.00'	3°12'39"	57.44'	S 12°06'37" W	57.43'
BC18	1590.00'	24°05'43"	668.66'	S 54°31'54" E	663.74'

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord	Chord Bearing
C29	1295.00'	18°42'28"	422.83'	420.96'	N 81°39'21" W
C30	770.00'	55°20'06"	743.65'	715.08'	S 53°19'10" W
C31	460.00'	49°10'27"	394.80'	382.79'	S 53°52'51" W
C32	660.00'	47°36'26"	548.40'	532.76'	N 71°53'55" W
C33	1590.00'	14°11'54"	394.02'	393.01'	N 80°29'04" W
C33	970.00'	46°38'11"	789.54'	767.92'	N 72°15'49" W
C34	1280.00'	21°51'39"	488.38'	485.42'	N 60°20'44" W
C35	1280.00'	21°25'05"	478.48'	475.70'	N 84°13'24" W
C36	1080.00'	37°19'12"	62.58'	62.57'	S 76°06'04" W
C37	1155.00'	37°13'53"	65.14'	65.13'	N 89°11'58" W

Lot Line Table		
Line #	Length	Direction
L7	37.01'	S 107°33'00" E
L8	33.77'	S 80°56'31" W
L9	14.40'	N 51°03'10" W
L10	13.95'	N 38°43'22" E
L11	36.28'	S 05°15'57" E
L12	34.98'	S 85°32'42" W
L13	14.33'	N 26°39'26" W
L14	13.99'	N 63°13'16" E
L15	34.25'	S 01°51'11" E
L16	36.97'	S 89°12'18" W
L17	14.29'	N 26°48'23" W
L18	34.79'	S 86°00'02" W
L19	35.85'	S 03°53'50" E
L20	14.33'	S 61°51'27" W
L21	13.98'	N 49°52'38" W
L22	14.77'	S 33°32'10" W
L23	15.03'	S 73°34'57" W
L24	13.25'	N 20°44'08" W
L25	13.53'	S 52°41'39" E
L26	14.48'	S 36°32'30" W
L27	15.10'	S 68°48'05" W
L28	13.37'	N 23°55'06" W
L29	13.89'	S 53°03'14" E
L30	14.68'	S 381°7'36" W
L31	14.77'	S 76°22'32" E

Lot Line Table		
Line #	Length	Direction
L32	15.01'	S 64°53'42" W
L33	13.71'	N 47°42'57" W
L34	14.14'	N 43°59'25" E
L35	12.93'	S 10°06'04" E
L36	15.48'	S 82°36'20" W
L37	14.14'	N 46°00'35" W
L38	14.63'	N 51°49'38" W
L40	14.29'	S 62°00'58" W
L41	14.38'	S 29°49'15" E
L43	13.99'	S 28°00'17" E
L47	14.14'	N 45°48'55" W
L48	14.14'	S 44°11'05" W
L49	14.09'	N 39°52'02" E
L50	89.34'	S 89°11'05" W
L51	14.03'	S 45°22'22" E
L52	13.84'	N 46°16'43" E

Lot Area Table		
Lot #	Block #	Square Feet
1	A	10,495
2	A	10,592
3	A	10,688
4	A	9,198
5	A	9,116
6	A	9,198
7	A	10,458
8	A	9,231
9	A	7,146
10	A	7,146
11	A	7,146
12	A	7,146
13	A	7,146
14	A	7,146
15	A	7,146
16	A	7,146
17	A	7,146
18	A	7,149

Lot Area Table		
Lot #	Block #	Square Feet
1	B	6,750
2	B	6,569
3	B	6,840
4	B	6,801
5	B	6,761
6	B	6,761
7	B	6,801
8	B	6,840
9	B	6,840
10	B	6,801
11	B	6,761
12	B	6,761
13	B	6,801
14	B	8,329
15	B	8,631
16	B	7,197
17	B	7,197
18	B	7,197
19	B	7,197
20	B	7,197
21	B	7,197
22	B	7,197
23	B	7,197
24	B	7,197
25	B	7,197
26	B	7,197
27	B	7,197
28	B	7,197
29	B	6,851

Lot Area Table		
Lot #	Block #	Square Feet
1	C	7,346
2	C	7,306
3	C	7,306
4	C	7,306
5	C	7,306
6	C	7,306
7	C	7,306
8	C	8,731
9	C	8,742
10	C	7,261
11	C	7,261
12	C	7,261
13	C	7,261
14	C	7,261
15	C	7,261
16	C	7,261
17	C	7,676

Lot Area Table		
Lot #	Block #	Square Feet
1	D	7,640
2	D	6,975
3	D	6,975
4	D	6,975
5	D	6,975
6	D	6,975
7	D	6,975
8	D	6,975
9	D	6,975
10	D	6,975
11	D	8,414

Lot Area Table		
Lot #	Block #	Square Feet
1	K	11,634
2	K	9,085
3	K	9,003
4	K	9,266
5	K	9,381
6	K	9,344
7	K	9,156
8	K	8,865
9	K	8,669
10	K	9,130

Lot Area Table		
Lot #	Block #	Square Feet
1	E	7,539
2	E	6,698
3	E	6,675
4	E	6,653
5	E	6,678
6	E	6,646
7	E	6,698
8	E	6,642
9	E	6,500
10	E	6,500
11	E	6,733
12	E	6,586
13	E	6,500
14	E	7,904
15	E	7,904
16	E	7,155
17	E	7,158
18	E	7,575
19	E	7,222
20	E	7,189
21	E	7,215
22	E	6,661
23	E	6,661
24	E	6,661
25	E	6,661
26	E	6,682
27	E	6,661
28	E	7,976

Lot Area Table		
Lot #	Block #	Square Feet
1	G	11,876
2	G	9,197
3	G	9,197
4	G	12,092
5	G	11,935
6	G	9,204
7	G	9,204
8	G	9,204
9	G	9,204
10	G	12,107

Lot Area Table		
Lot #	Block #	Square Feet
1	F	8,581
2	F	7,133
3	F	7,133
4	F	7,133
5	F	7,133
6	F	7,133
7	F	7,133
8	F	8,863
9	F	8,431
10	F	6,775
11	F	6,854
12	F	6,840
13	F	6,840
14	F	6,840
15	F	6,840
16	F	6,840
17	F	8,133

Lot Area Table		
Lot #	Block #	Square Feet
1	J	10,299
2	J	8,197
3	J	8,197
4	J	8,162
5	J	8,197
6	J	8,169
7	J	8,846
8	J	8,790
9	J	8,358
10	J	8,383
11	J	8,383
12	J	8,383
13	J	8,383
14	J	8,383
15	J	10,657

Lot Area Table		
Lot #	Block #	Square Feet
1	H	9,629
2	H	8,407
3	H	8,344
4	H	8,407
5	H	8,471
6	H	8,407
7	H	8,344
8	H	8,344
9	H	8,407
10	H	10,303
11	H	9,927
12	H	8,682
13	H	8,682
14	H	8,682
15	H	8,682
16	H	8,682
17	H	8,682
18	H	8,682
19	H	8,682
20	H	8,682
21	H	8,596
22	H	9,490

Lot Area Table		
Lot #	Block #	Square Feet
1	I	10,072
2	I	8,255
3	I	8,213
4	I	8,255
5	I	13,884
6	I	8,102
7	I	8,017
8	I	9,755

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.137
2	X	0.135
3	X	0.135
4	X	0.068
5	X	8.662

Centerline Line Table		
Line #	Length	Direction
L1	28.57	N48° 05' 41.92"W
L2	35.28	S0° 18' 00.37"W
L3	34.99	N0° 48' 54.59"W
L4	27.66	N41° 54' 18.08"E
L5	63.13	N1

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS VP Windsong Operations LLC is the owner of a tract of land situated in the T. Button Survey, Abstract No. 88, the J. Teeter Survey, Abstract No. 1262, and the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed by deed recorded in Document No. 2018-84722 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE through said VP Windsong Operations tract, the following:

- N 48°05'42" W, 205.83 feet;
- A compound curve to the left having a central angle of 48°36'07", a radius of 470.00 feet, a chord of N 72°23'46" W - 386.84 feet, an arc length of 398.68 feet;
- A compound curve to the left having a central angle of 62°17'49", a radius of 270.00 feet, a chord of S 52°09'17" W - 279.32 feet, an arc length of 293.57 feet;
- N 68°59'38" W, 60.00 feet;
- N 23°02'14" W, 14.88 feet;
- A non-tangent curve to the left having a central angle of 03°55'58", a radius of 3475.00 feet, a chord of N 67°13'51" W - 238.48 feet, an arc length of 238.53 feet;
- S 65°36'52" W, 14.12 feet;
- N 69°46'28" W, 50.00 feet;
- N 24°53'37" W, 14.05 feet;
- A non-tangent curve to the left having a central angle of 01°37'18", a radius of 3475.00 feet, a chord of N 71°09'44" W - 98.36 feet, an arc length of 98.36 feet;
- N 71°58'24" W, 140.89 feet;
- S 62°27'32" W, 14.00 feet;
- N 72°30'50" W, 50.01 feet;
- N 28°28'28" W, 14.04 feet;
- A non-tangent curve to the left having a central angle of 13°44'52", a radius of 1115.00 feet, a chord of N 81°01'39" W - 266.89 feet, an arc length of 267.54 feet;
- S 46°04'15" W, 13.95 feet;
- N 89°42'00" W, 50.00 feet;
- N 45°28'15" W, 13.95 feet;
- A non-tangent curve to the left having a central angle of 03°49'23", a radius of 1115.00 feet, a chord of S 86°35'24" W - 74.38 feet, an arc length of 74.40 feet;
- A compound curve to the left having a central angle of 05°19'48", a radius of 455.00 feet, a chord of S 82°00'48" W - 42.31 feet, an arc length of 42.33 feet;
- N 10°39'06" W, 50.00 feet;
- N 39°27'11" E, 15.22 feet;
- N 01°00'35" W, 247.42 feet;
- N 46°00'35" W, 14.14 feet;
- N 01°00'35" W, 50.00 feet;
- N 43°59'25" E, 14.14 feet;
- N 01°00'35" W, 125.00 feet;
- N 88°59'25" E, 247.97 feet;
- A tangent curve to the right having a central angle of 20°07'14", a radius of 900.00 feet, a chord of S 80°56'58" E - 314.43 feet, an arc length of 316.05 feet;
- S 70°53'21" E, 82.42 feet;
- A tangent curve to the right having a central angle of 25°52'44", a radius of 300.00 feet, a chord of S 57°56'59" E - 134.35 feet, an arc length of 135.50 feet;
- A non-tangent curve to the right having a central angle of 06°29'41", a radius of 950.00 feet, a chord of N 54°03'28" E - 107.63 feet, an arc length of 107.69 feet;
- N 11°30'15" E, 13.87 feet;

A non-tangent curve to the left having a central angle of 17°14'32", a radius of 275.00 feet, a chord of N 44°15'41" W - 82.44 feet, an arc length of 82.76 feet;

N 37°07'04" E, 103.01 feet;

And around a non-tangent curve to the right having a central angle of 12°21'57", a radius of 1080.00 feet, a chord of N 68°15'30" E - 232.64 feet, an arc length of 233.09 feet;

THENCE N 00°48'55" W, passing at 178.76 feet an inset corner of said VP Windsong Operations tract, being the southeast corner of a tract conveyed to A.P. Sommerhaider, LLC, recored in Document NO. 2015-84869 OPRDCT, and continuing along the east line thereof, and of a tract conveyed to Jo Lynn Carey Ninemire, et al, recorded in Document No. 2014-16824 OPRDCT, and continuing along an easterly line thereof a total distance of 544.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, and from which a 5/8" iron rod with plastic cap found for the most northerly northwest corner of said VP Windsong Operations tract, and being a southerly corner of a tract conveyed to Salvador Buentello, recorded in Volume 2633, Page 648, Deed Records, Denton County, Texas, bears N 40°03'31" E, 3646.21 feet;

THENCE through said VP Windsong Operations tract, the following:

- N 89°11'05" E, 30.00 feet;
- S 45°48'55" E, 14.14 feet;
- N 89°11'05" W, 120.00 feet;
- N 44°11'05" E, 14.14 feet;
- N 89°12'54" E, 50.00 feet;
- S 45°49'45" E, 14.14 feet;
- S 45°49'45" E, 14.14 feet;
- A non-tangent curve to the right having a central angle of 03°20'20", a radius of 525.00 feet, a chord of S 88°37'40" E - 30.59 feet, an arc length of 30.59 feet;
- S 86°57'30" E, 154.18 feet;
- A tangent curve to the right having a central angle of 12°52'20", a radius of 1770.00 feet, a chord of S 80°31'20" E - 396.82 feet, an arc length of 397.65 feet;
- N 59°54'06" E, 13.84 feet;
- S 72°58'15" E, 50.11 feet;
- S 28°58'43" E, 146.35 feet;
- A non-tangent curve to the right having a central angle of 00°06'56", a radius of 1770.00 feet, a chord of S 71°39'23" E - 3.57 feet, an arc length of 3.57 feet;
- S 18°17'48" W, 50.04 feet;
- S 61°19'54" W, 13.61 feet;
- A non-tangent curve to the left having a central angle of 03°43'03", a radius of 975.00 feet, a chord of S 12°12'49" W - 63.25 feet, an arc length of 63.26 feet;
- A reverse curve to the right having a central angle of 03°12'39", a radius of 1025.00 feet, a chord of S 12°06'37" W - 57.43 feet, an arc length of 57.44 feet;
- A non-tangent curve to the right having a central angle of 24°05'43", a radius of 1590.00 feet, a chord of S 59°31'54" E - 663.74 feet, an arc length of 668.66 feet;
- S 40°45'07" E, 469.51 feet;
- S 27°48'26" W, 71.88 feet;
- S 14°18'36" W, 63.07 feet;
- S 42°36'11" W, 146.80 feet;
- S 73°09'09" W, 55.41 feet;
- N 86°50'54" W, 146.40 feet;
- S 27°21'30" W, 139.33 feet;
- S 06°13'24" E, 82.29 feet;
- S 67°43'51" W, 90.65 feet;
- N 65°41'30" W, 44.48 feet;
- S 86°53'38" W, 79.58 feet;
- S 09°08'41" E, 32.89 feet;
- S 34°03'53" W, 92.47 feet;

And S 13°43'25" W, 153.26 feet;

THENCE N 48°05'42" W, 247.39 feet;

THENCE S 42°00'26" W, 60.00 feet to the POINT OF BEGINNING with the subject tract containing 2,462,2414 square feet or 56.525 acres of land.

D20-0007
PRELIMINARY PLAT

WINDSONG RANCH PHASE 6B & 6C
56.525 GROSS ACRES, 42.957 ACRES NET
OUT OF THE
L. NETHERLY SURVEY ABST. 962
T. BUTTON SURVEY ABST. 88
R.YATES SURVEY ABST. 1538
J. TEETER SURVEY ABST. 1262
TOWN OF PROSPER
DENTON COUNTY, TEXAS

SHEET 5 OF 6

<p>OWNER / APPLICANT VP WINDSONG OPERATIONS, LLC 2242 Good Hope Road Proper, Texas 75078 Telephone (469) 532-0681 Contact: David Blom</p>	<p>ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett</p>
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Drawing: C:\2019_A05\19-244_Windsong Ranch Phase 6B\982_WINDSONG PHASE 6B.dwg, Saved By: sborbits, Save Time: 3/17/2020 9:24:05 AM, Printed By: murray, Print Date: 3/17/2020 9:47 AM

Printed by: mmmmm - Plot Date: 3/17/2020 9:47 AM

Drawing: C:\2019_005\19-244_Windsong Ranch Phase 6B\19-244_pre-plat.dwg Saved By: jrboberts Date Time: 3/17/2020 9:24:05 AM

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 6B & 6C an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations 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 our hands at Denton County, Texas, this _____ day of _____, 2020.

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____

Name: David R. Blom
Title: Vice President

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, 2020.

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



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

ACCESS EASEMENT

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

LANDSCAPE EASEMENT

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

DRAINAGE AND FLOODWAY 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 3, Block X, 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 courses in 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 person 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 of 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 Floodway 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 natural drainage channels traversing or adjacent to his property 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 Floodway Easement, as in the case of all natural channels, are 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 natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

LIEN HOLDER:

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: _____
Debi England, Sr. Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services

D20-0007
PRELIMINARY PLAT

WINDSONG RANCH PHASE 6B & 6C

56.525 GROSS ACRES, 42.957 ACRES NET
OUT OF THE
L. NETHERLY SURVEY ABST. 962
T. BUTTON SURVEY ABST. 88
R.YATES SURVEY ABST. 1538
J. TEETER SURVEY ABST. 1262
TOWN OF PROSPER
DENTON COUNTY, TEXAS

SHEET 6 OF 6

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
2242 Good Hope Road
Proper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

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



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 – March 17, 2020

Agenda Item:

Consider and act upon a Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lot 8R, on 7.6± acres, located on the north side of US 380, east of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2). (D20-0009).

Description of Agenda Item:

The previous Conveyance Plat for Hunter Gateway Centre, Block A, Lots 8R, 9, 10, 11, and 12 was approved by the Planning & Zoning Commission on September 18, 2018. The purpose of the Revised Conveyance Plat is to combine Lots 5, 8R, and 12 into one lot to allow for the sale of property. The Revised Conveyance Plat conforms to the PD-2 development standards.

As a companion item, the Revised Conveyance Plat for Hunter Gateway Centre, Block A, Lots 9 and 13, (D19-0120) is on the March 17, 2020, agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Town Staff Recommendation:

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

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



CAMDEN WAY

ECHO DR

SHADOW HILL DR

DENTWOOD TRL

DEL CARMEN DR

LA CIMA BLVD

LA CIMA BLVD

CHAPALA CT

BUCHANAN DR

TEXCOCO DR

LIMESTONE DR

CEDAR LAKE DR

SOMERVILLE DR

MILLERS CREEK DR

BUFFALO SPRINGS DR

WHITE RIVER DR

AMISTAD DR

RAVEN DR

RICHLAND BLVD

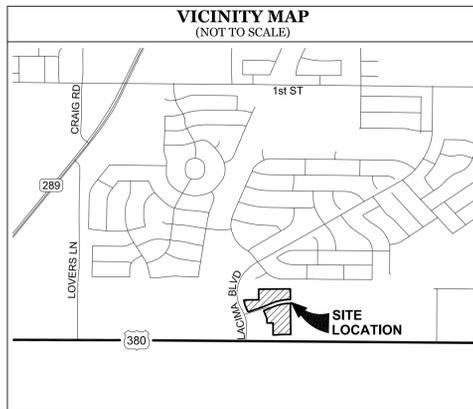
D20-0009

UNIVERSITY DR

US HIGHWAY 380



0 187.5 375 750 Feet



PE EASEMENT
397, PG. 1689
R.C.C.T.

TER LINE EASEMENT
NO. 2011083000916050
O.P.R.C.C.T.

10' DRAINAGE EASEMENT
IOC. NO. 2011083000916040
O.P.R.C.C.T.

STREET EASEMENT
DOC. NO. 2011083000916020
O.P.R.C.C.T.

LANDSCAPE EASEMENT
VOL. 5897, PG. 1689
D.R.C.C.T.

REMAINDER OF
LOT 9
HUNTER GATEWAY CENTRE
CAB. 2019, PG. 12
P.R.C.C.T.

"TRACT II"
SOP REALTY, LLC
DOC. NO. 20190918001157940
O.P.R.C.C.T.

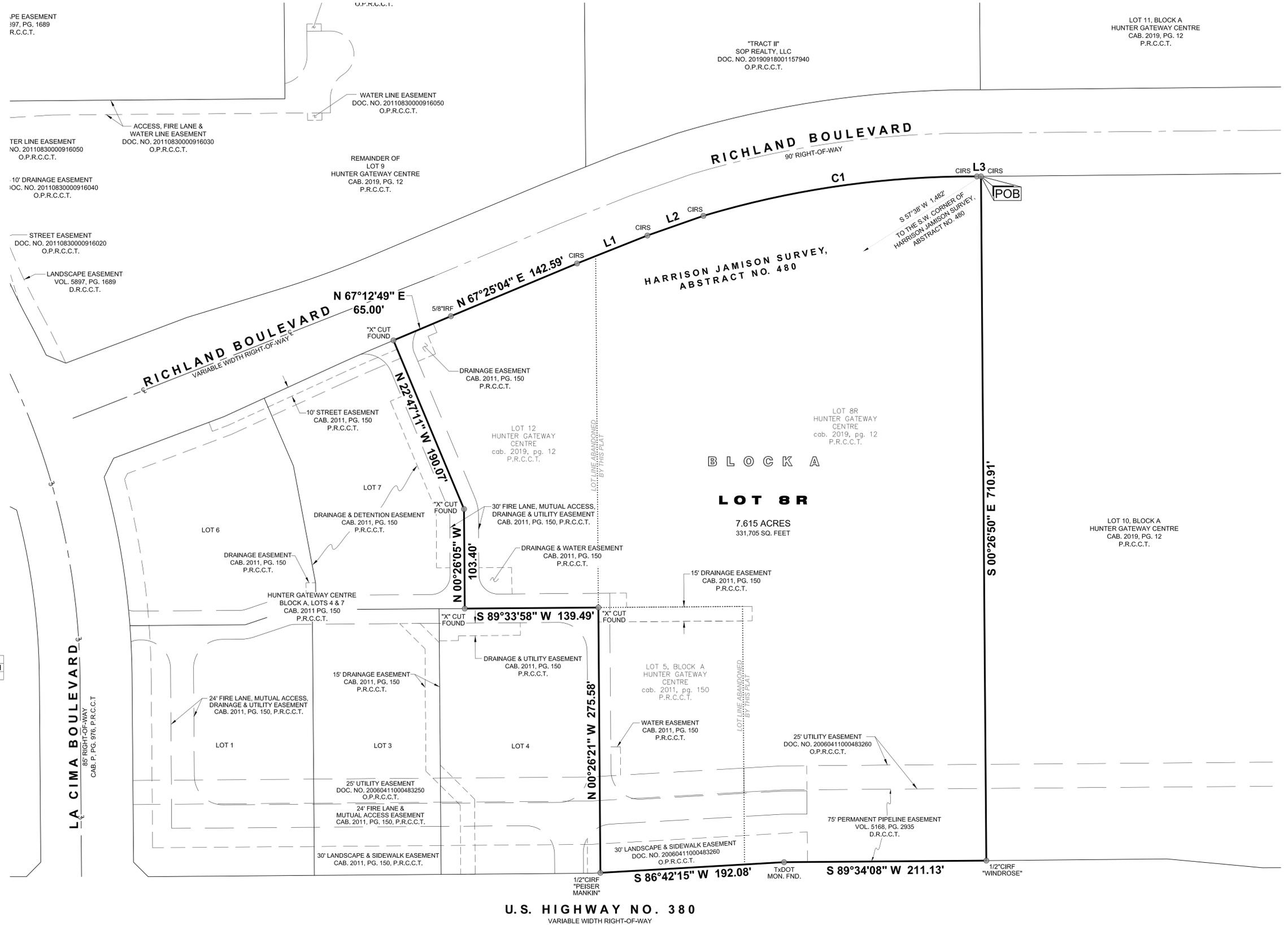
LOT 11, BLOCK A
HUNTER GATEWAY CENTRE
CAB. 2019, PG. 12
P.R.C.C.T.



LINE	BEARING	DISTANCE
L1	N 68°26'46" E	78.99'
L2	N 70°45'50" E	61.97'
L3	N 89°27'01" E	4.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	289.49'	986.79'	16°48'32"	N 81°50'06" E	288.46'

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



U.S. HIGHWAY NO. 380
VARIABLE WIDTH RIGHT-OF-WAY

TOWN CASE NO. D20-0009

REVISED CONVEYANCE PLAT
HUNTER GATEWAY CENTRE
LOT 8R, BLOCK A
7.615 ACRES

A REVISED CONVEYANCE FOR LOTS 5, 8R & 12,
BLOCK A OF HUNTER GATEWAY CENTRE,
RECORDED IN CABINET 2019, PAGE 12, P.R.C.C.T.,
HARRISON JAMISON SURVEY, ABSTRACT NO. 480,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Project 1911.028-01	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 02/13/2020	
Drafter JDC	

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

ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman Street, Suite: 40
Prosper, TX 75209
(817) 281-0572

OWNER
SOP Realty, LLC
Contact: Louis H. Lebowitz
4311 W. Lovers Lane, Suite: 200
Dallas, TX 75209
(214) 520-8818

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SOP REALTY, LLC, is the owner of 7.615 acre tract of land out of the HARRISON JAMISON SURVEY, ABSTRACT NUMBER 480, Town of Prosper, Collin County, Texas, being all of Lot 5, Block A of Hunter Gateway Centre, an addition to the Town of Prosper, Texas, recorded in Cabinet 2011, Page 150, Plat Records of Collin County, Texas, being all of Lots 8R & 12, Block A of Hunter Gateway Centre, an addition to the Town of Prosper, Texas, recorded in Cabinet 2019, Page 12, Plat Records of Collin County, Texas, and being all that certain called "Tract 1" conveyed by Special Warranty Deed to SOP Realty, LLC, recorded in Document Number 20190918001157940, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 8R, Block A, being at the Northwest corner of Lot 10, Block A of said Hunter Gateway Centre, recorded in Cabinet 2019, Page 12, and being in the South right-of-way line of Richland Boulevard;

THENCE South 00°26'50" East, departing the South right-of-way line of said Richland Boulevard, with the East line of said Lot 8R, Block A and the common West line of said Lot 10, Block A, a distance of 710.91 feet to a 1/2-inch iron rod with red plastic cap stamped "WINDROSE" found at the Southeast corner of said Lot 8R, Block A, and being in the Southwest corner of said Lot 10, Block A, and being in the North right-of-way line of U.S. Highway Number 380;

THENCE South 89°34'08" West, with the South line of said Lot 8R, Block A and the North right-of-way line of said U.S. Highway Number 380, a distance of 211.13 feet to a TxDOT right-of-way monument found;

THENCE South 86°42'15" West, with the South line of said Lots 5 & 8R, Block A and the North right-of-way line of said U.S. Highway Number 380, a distance of 192.08 feet to a 1/2-inch iron rod with orange plastic cap stamped "PEISER MANKIN" found at the Southwest corner of said Lot 5, Block A, and being at the Southeast corner of Lot 4, Block A of said Hunter Gateway Centre, recorded in Cabinet 2011, Page 150;

THENCE North 00°26'21" West, departing the North right-of-way line of said U.S. Highway Number 380, with the West line of said Lot 5, Block A and the common East line of said Lot 4, Block A, a distance of 275.58 feet to an "X" cut in concrete found at the Northwest corner of said Lot 5, Block A, being at the Southeast corner of said Lot 12, Block A and being at the Northeast corner of said Lot 4, Block A;

THENCE South 89°33'58" West, with the South line of said Lot 12, Block A and the common North line of said Lot 4, Block A, a distance of 139.49 feet to an "X" cut in concrete set at the Southwest corner of said Lot 12, Block A and being at the Southeast corner of Lot 7, Block A of Hunter Gateway Centre, recorded in Cabinet 2011, Page 150;

THENCE with the West line of said Lot 12, Block A and the common East line of said Lot 7, Block A the following two (2) calls:

North 00°26'05" West, a distance of 103.40 feet to an "X" cut in concrete set;

North 22°47'11" West, a distance of 190.07 feet to an "X" cut in concrete set at the Northwest corner of said Lot 12, Block A, being at the Northeast corner of Lot 7, Block A, and being in the South right-of-way line of said Richland Boulevard;

THENCE with the South right-of-way line of said Richland Boulevard the following six (6) calls:

North 67°12'49" East, a distance of 65.00 feet to a 5/8-inch iron rod found;

North 67°25'04" East, a distance of 142.59 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

North 68°26'46" East, a distance of 78.99 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

North 70°45'50" East, a distance of 61.97 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right, with a radius of 986.79 feet, delta angle of 16°48'32", chord bearing and distance of North 81°50'06" East, 288.46 feet;

Along said curve, an arc distance of 289.49 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;

North 89°27'01" East, a distance of 4.25 feet to the POINT OF BEGINNING and containing 7.615 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SOP REALTY, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat, designating herein described property as HUNTER GATEWAY CENTRE, LOT 8R1, BLOCK A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, SOP REALTY, LLC, do herein certify the following:

- 1.) The streets and alleys are dedicated for street and alley purposes.
2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
3.) The easements and public use area, 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 in 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 user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use hereof.
7.) The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
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 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.

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

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

OWNER: SOP REALTY, LLC, a Texas limited liability company

BY: SLJ Equities, LLC, a Texas limited liability company (its manager)

BY: Louis H. Lebowitz
Managing Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS H. LEBOWITZ, Managing Member of SLJ EQUITIES, LLC, on behalf of SOP REALTY, LLC, its manager, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

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

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

GENERAL NOTES

- 1.) The purpose of this plat is to revise the lot configuration of existing lots of record.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
6.) Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

EASEMENT NOTES

DRAINAGE 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 Block A, as shown on the plat is called "Drainage Easement". The Drainage 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 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 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 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 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 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.

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 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.

CERTIFICATE OF APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

TOWN CASE NO. D20-0009

REVISED CONVEYANCE PLAT
HUNTER GATEWAY CENTRE
LOT 8R, BLOCK A
7.615 ACRES

A REVISED CONVEYANCE FOR LOTS 5, 8R & 12, BLOCK A OF HUNTER GATEWAY CENTRE, RECORDED IN CABINET 2019, PAGE 12, P.R.C.C.T., HARRISON JAMISON SURVEY, ABSTRACT NO. 480, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Table with Project, Date, and Drafter information.



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

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

OWNER
SOP Realty, LLC
Contact: Louis H. Lebowitz
4311 W. Lovers Lane, Suite: 200
Dallas, TX 75209
(214) 520-8818



PLANNING

To: Planning & Zoning Commission

Item No. 3f

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Consider and act upon a Site Plan for a downtown office (603 E. Broadway Street), on 1.2± acres, located on the north side of Broadway Street, west of Craig Road. The property is zoned Planned Development-102 (PD-102). (D20-0015).

Description of Agenda Item:

The Site Plan shows the existing 2-story, 1,970 square-foot structure. Access is provided from Broadway Street. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-102 development standards.

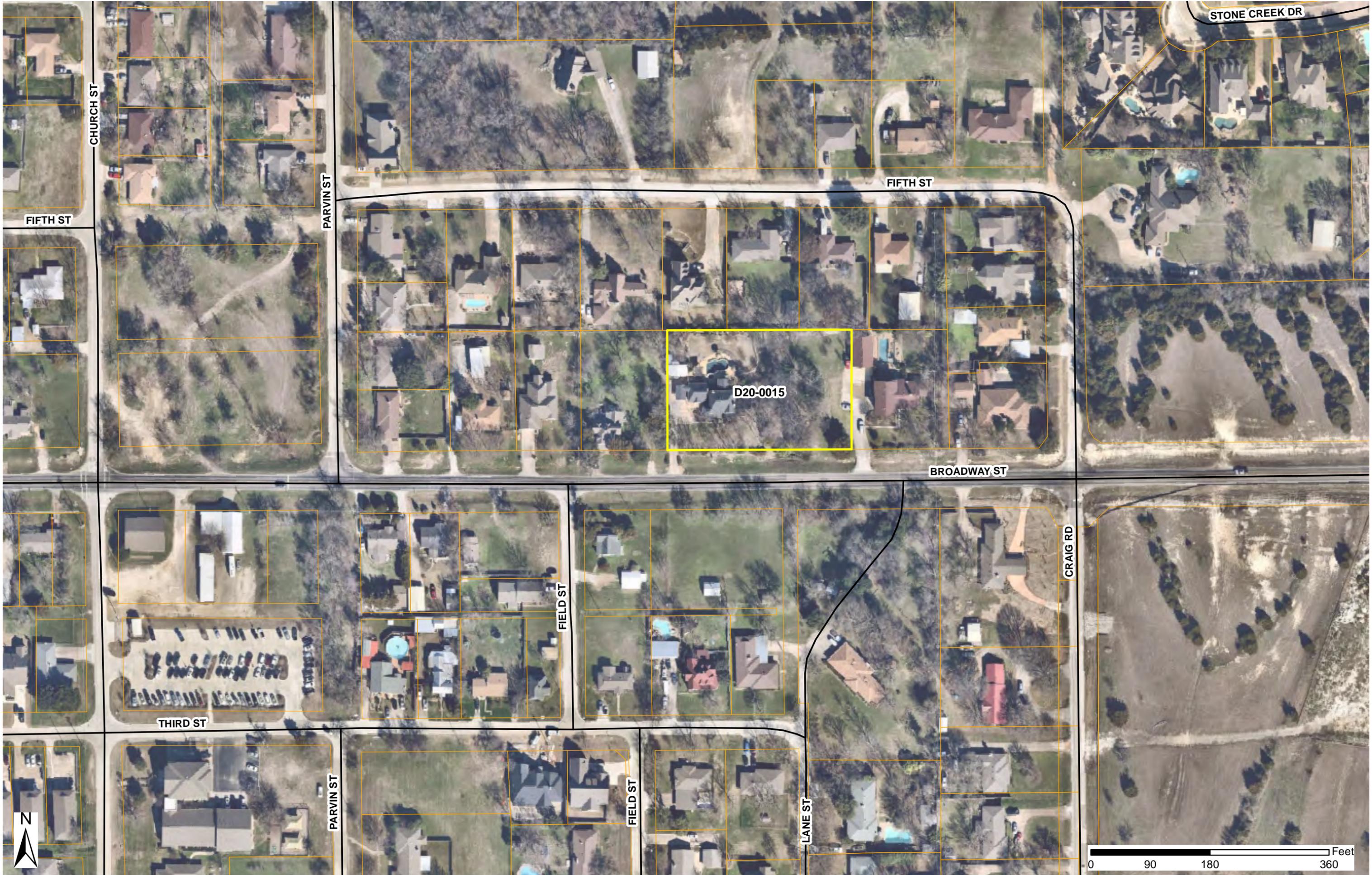
Attached Documents:

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



CHURCH ST

PARVIN ST

FIFTH ST

FIFTH ST

STONE CREEK DR

D20-0015

BROADWAY ST

THIRD ST

FIELD ST

CRAIG RD

PARVIN ST

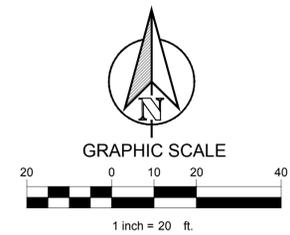
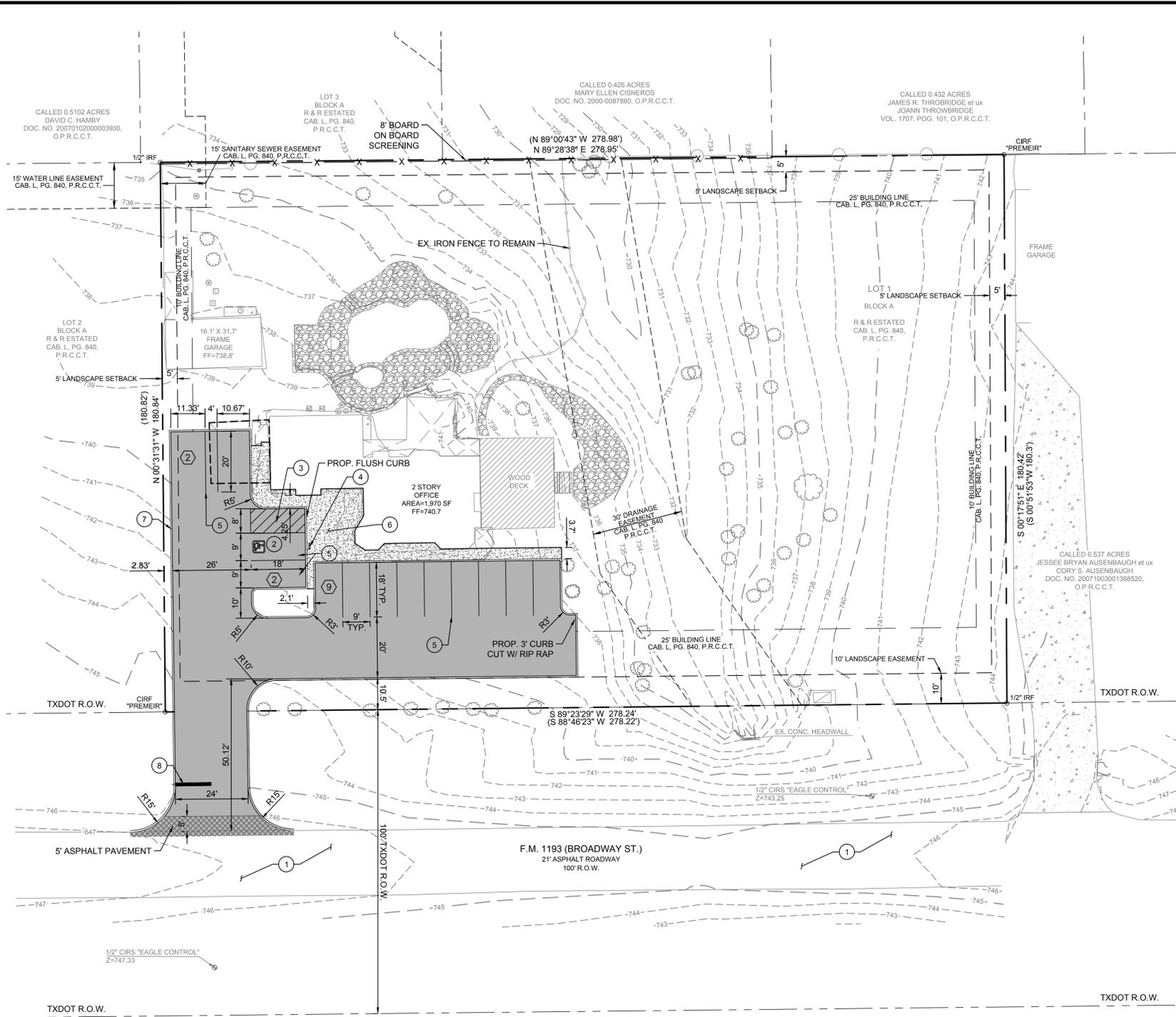
FIELD ST

LANE ST



0 90 180 360 Feet

PLOTTED BY: DENIC TORRES
 PLOT DATE: 3/9/2020 11:21 AM
 LOCATION: Z:\PROJECTS\2019-160 KELLEY CLARK BROADWAY OFFICE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 3/9/2020 11:58 AM



TOWN OF PROSPER SITE PLAN GENERAL 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) 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 CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
21. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
22. 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.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

- NOTES:**
1. THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE TOWN APPROVED BY TOWN COUNCIL ON 2/25/2020.
 2. THIS PROPERTY IS SUBJECT TO DECREASING LANDSCAPE AREA PER DEVELOPMENT AGREEMENT.
 3. THIS PROPERTY IS SUBJECT TO MAINTENANCE PER DEVELOPMENT AGREEMENT.

LEGEND

	STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-11
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-11
	ASPHALT PAVEMENT MATCHING EXISTING CROSS SECTION
	PROPOSED CONCRETE SIDEWALK PER DETAILS SHEET C-11
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

CONSTRUCTION SCHEDULE

①	EXISTING PAVEMENT
②	HANDICAP SYMBOL PER DETAILS SHEET C-11
③	PAVEMENT STRIPING PER DETAILS SHEET C-11
④	HANDICAP SIGN PER DETAILS SHEET C-11
⑤	4' PARKING STALL STRIPING COLOR: WHITE (TYP)
⑥	SIDEWALK PER DETAILS SHEET C-11
⑦	TALL CURB, HEIGHT VARIES.
⑧	12' STOP BAR

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.		PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% NET SITE AREA), SQ FT	PROV.	
1	DTO	OFFICE	1.16	50,530	1,970	25'-0"	40% MAX	3.9%	0.4:1 MAX	0.04	1 SPACE / 350 SF	6	13	1	1	14,960	30%	195	20,490	3,537	20,490

603 BROADWAY DOWNTOWN OFFICE

CASE # : D20-0005

OWNER:
 DUGAN P KELLEY
 301 S COLEMAN ST, STE 20
 PROSPER, TX 75078
 CONTACT NAME: DUGAN P KELLEY

APPLICANT/REPRESENTATIVE:
 CLAYMOORE ENGINEERING, INC.
 301 S. COLEMAN, SUITE #40
 PROSPER, TX 75078
 PH: 817.201.6982
 CONTACT NAME: MATT MOORE

SURVEYOR:
 EAGLE SURVEYING
 210 S. ELM STREET, SUITE #104
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT NAME: DAN RICK

LEGAL DESCRIPTION:
 R & R ESTATES (CPR),
 BLOCK A, LOT 1,
 1.156 ACRES

CITY: PROSPER **STATE:** TEXAS

COUNTY: COLLIN **SURVEY:** C.C.S.L. **ABSTRACT NO.:** A0147

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

PROFESSIONAL ENGINEER, SUITE 4008
 301 S. COLEMAN ST., PROSPER, TX 75078
 PHONE: 817.201.6977
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS

MATT MOORE

95815

PROFESSIONAL ENGINEER

3/9/2020

**603 BROADWAY CONCEPT
 PROSPER, TX**

NO.	DATE	REVISION	BY

SITE PLAN

SP-1

DESIGN: MBT
 DRAWN: MBT
 CHECKED: ASD
 DATE: 3/9/2020

SHEET

SP-1

File No. : 2019-160



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Consider and act upon a Replat for Bryant's First Addition, Block 13, Lots 4R, 5R & 6R, on 0.6± acres, located on the south side of Third Street, east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D20-0016).

Description of Agenda Item:

The purpose of the Replat is to adjust lot lines for three (3) single family residential lots. The Replat conforms to the Downtown Single Family (DTSF) development standards.

Attached Documents:

1. Location Map
2. Replat

Staff Recommendation:

Staff recommends approval of the Replat, subject to:

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



BROADWAY ST

CHURCH ST

COLEMAN ST

THIRD ST

D20-0016

MAIN ST

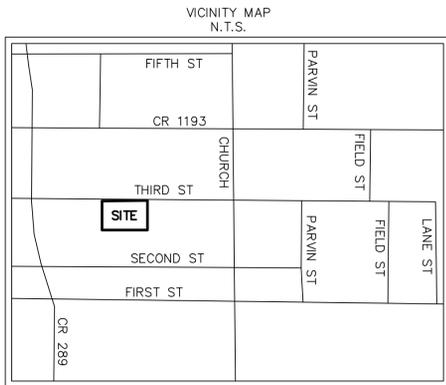
CHURCH ST

SECOND ST

FIRST ST



0 75 150 300 Feet



GENERAL NOTES:

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
- Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
- 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.
- No 100-Year Floodplain exists on the site.

FLOOD CERTIFICATE:

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/2009 Commission Panel No. 48085C0235J subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ashley Day and Landon Day acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Bryants 1st Addition, Block 13, Lots 4R, 5R & 6R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.
That Ashley Day and Landon Day 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 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.
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 growth 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 _____, 2020.

OWNER'S CERTIFICATE

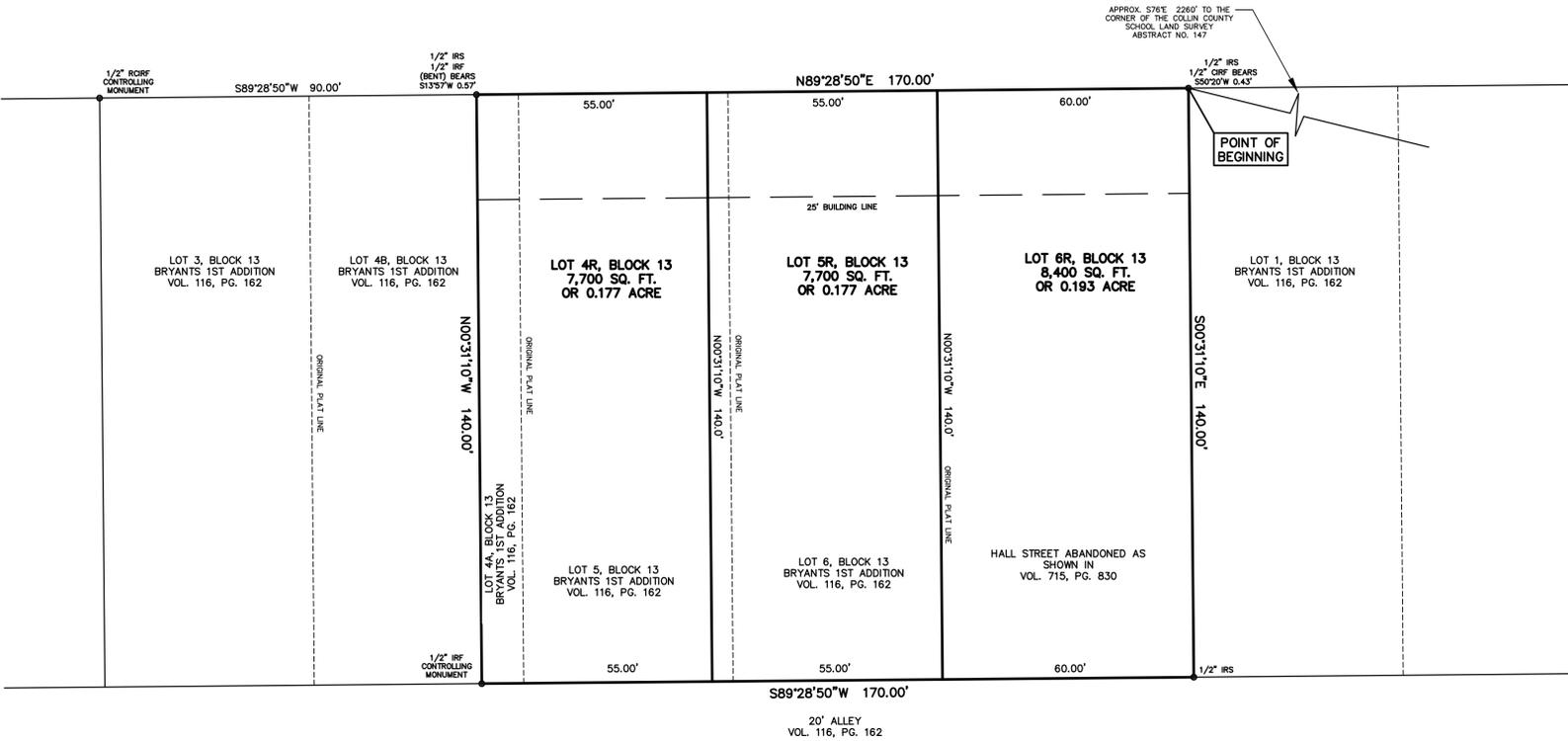
STATE OF TEXAS
COUNTY OF COLLIN

Whereas Ashley Day and Landon Day are the rightful owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147-7, Town of Prosper, Collin County, Texas, and being all of Lots 4A, 5, and 6, Block 13, Bryants 1st Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 116, Page 162, Map Records of Collin County, Texas, and being all of abandoned Hall Street per Volume 715, Page 830, Deed Records, Collin County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of said abandoned Hall Street, from which a 1/2 inch capped iron rod bears South 50 deg. 20 min. West, 0.43 feet, same being the northwest corner of Lot 1, said Block 13, Bryants 1st Addition, same being in the southerly right-of-way line of Third Street (60 feet right-of-way);
- THENCE South 00 deg. 31 min. 10 sec. East, along the common line of said abandoned Hall Street and said Lot 1, a distance of 140.00 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being the southeast corner of said abandoned Hall Street, same being the southwest corner of said Lot 1, same being in the northerly line of a called 20 foot alley per aforesaid Volume 116, Page 162, Map Records, Collin County, Texas;
- THENCE South 89 deg. 28 min. 50 sec. West, along the common line of said abandoned Hall Street and said 20 foot alley, passing the southwest corner of said abandoned Hall Street, same being the southeast corner of said Lot 5, same being the southeast corner of aforesaid Lot 4A, and continuing along the common line of said Lot 4A and said 20 foot alley, a total distance of 170.00 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 4A, same being the southeast corner of Lot 4B, aforesaid Block 13, Bryants 1st Addition;
- THENCE North 00 deg. 31 min. 10 sec. West, along the common line of said Lot 4A and said Lot 4B, a distance of 140.00 feet to a 1/2 inch iron rod set for the northwest corner of said Lot 4A, from which a 1/2 inch iron rod found bears South 13 deg. 57 min. West, 0.57 feet, same being the northeast corner of said Lot 4B, same being in the southerly right-of-way line of aforesaid Third Street;
- THENCE North 89 deg. 28 min. 50 sec. East, along the common line of said Lot 4A and said Third Street, passing the northeast corner of said Lot 4A, same being the northwest corner of aforesaid Lot 5, and continuing along the common line of said Lot 5 and said Third Street, passing the northeast corner of said Lot 5, same being the northwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Third Street, passing the northeast corner of said Lot 6, same being the northwest corner of aforesaid abandoned Hall Street, and continuing along the common line of said abandoned Hall Street and said Third Street, a total distance of 170.00 feet to the POINT OF BEGINNING and containing 23,800 square feet or 0.549 acre of computed land, more or less.

THIRD STREET
(60' RIGHT-OF-WAY)

APPROX. S76°E 2260' TO THE CORNER OF THE COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147



Ashley Day, Owner

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 Ashley Day, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

My Commission expires _____

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 _____, 2020.

Landon Day, Owner

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 Landon Day, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

My Commission expires _____

CERTIFICATE OF APPROVAL
Approved this ___ day of _____, 2020 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineer Department

Development Services Department

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R Mankin, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Collin County, Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
3/4/2020

Timothy R Mankin
Registered Professional Land Surveyor
Texas Registration No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

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

Notary Public in and for the State of Texas

My Commission expires _____

REPLAT
**BRYANTS 1ST ADDITION
LOTS 4R, 5R & 6R, BLOCK 13**

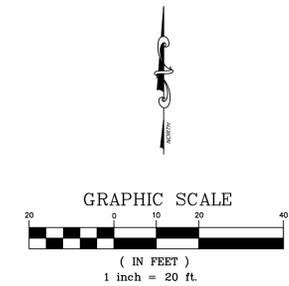
BEING A REPLAT OF LOTS 4A, 5 & 6, BLOCK 13 OF BRYANTS 1ST ADDITION, BEING AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 116, PG. 162 OF MAP RECORDS OF COLLIN COUNTY, TEXAS AND HALL STREET ABANDONED AS SHOWN IN VOL. 715, PG. 830, DEED RECORDS, COLLIN COUNTY, TEXAS
0.549 ACRES
AND BEING SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147-7, TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH 2020

Town of Prosper Project No.:D20-0016

ENGINEER:
VASQUEZ ENGINEERING
JUAN VASQUEZ
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM

OWNER:
ASHLEY DAY
LANDON DAY
31 STEEL ROAD
WYLIE, TEXAS 75098
214-458-0214

JOB NO.:	19-1101		1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE:	11/26/2019				
FIELD DATE:	11/24/2019	www.peisersurveying.com			
SCALE:	1" = 20'				
FIELD:	A.R.M.				
DRAWN:	J.B.W.				
CHECKED:	T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00		Member Since 1977



LEGEND:
IRS - IRON ROD SET WITH "PEISER & MANKIN RED PLASTIC CAP
IRF - IRON ROD FOUND
VOL - VOLUME
PG - PAGE

PURPOSE OF REPLAT:
TO CREATE 3 RESIDENTIAL LOTS FROM 3 EXISTING LOTS AND AN ABANDONED STREET



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: Alex Glushko, AICP, Planning Manager
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – March 17, 2020

Agenda Item:

Discussion of Proposed Amendments to the Zoning Ordinance.

Description of Agenda Item:

Previous discussions regarding draft design standards have taken place at the January 8, 2019, Town Council, and January 15, 2019, Planning & Zoning Commission, meetings. Efforts to move the standards were stalled as a result of House Bill 2439, which became effective on September 1, 2019, and limits a municipality's ability to regulate and enforce masonry and architectural regulations. This item is intended to be a work session to continue the discussion regarding the initially proposed and additional amendments to the Zoning Ordinance. With the approval of voluntary Development Agreements between the Town and applicants for zoning changes, which incorporate our standards, staff believes its prudent to move forward with the proposed amendments.

One of the Town Council's Major Initiatives within the goal of "Ensure Quality Development," is "Update non-residential development standards including enhance thoroughfare screening, and vision for DNT/US 380." As a result, staff is proposing a series of amendments to the Zoning Ordinance, including the following Sections and/or topics:

1. Administrative Updates;
2. Land Use Chart and Conditional Development Standards;
3. Definitions;
4. Landscaping;
5. Parking and Loading;
6. Screening, Fences, and Walls;
7. Non-Residential Design and Development; and
8. Additional and Supplemental Regulations.

A general summary table outlining each of the proposed amendments is attached. Staff will provide additional details regarding the amendments at the meeting.

Attached Documents:

1. Summary Table

Town Staff Recommendation:

Town staff requests that the Planning & Zoning Commission provide input on the proposed amendments, prior to scheduling Public Hearings for consideration.

Category	Subject	Existing Standards	Proposed Standards
Use of Land and Buildings	Accessory structures	Permitted in non-residential districts	Remove from non-residential districts. Accessory structures are intended for residential uses. All structures in non-residential districts should meet non-residential design standards.
	Big Box	Permitted by right in retail districts along US 380, Preston Road, and Dallas Parkway	Require a Specific Use Permit in retail districts. A Big Box is currently defined as 80,000 square feet and larger and single tenant occupies greater than 80% of the building area.
	Catering	Undefined use	Permit by right in DTO, NS, DTR, R, DTC, and C Districts
	Food Truck Parks	Undefined use	Proposing by Specific Use Permit in DTR, R, DTC, and C Districts, subject to Conditional Development Standards
	Licensed Massage	Not permitted in DTO	Permit in DTO
	Major Auto Repair	Permitted by SUP in a Commercial District and by right in an Industrial District, subject to Condition Development Standards	Redefine Major Auto Repair for any use that offers paint or body service
	Minor Auto Repair	Permitted by right in R, DTC, C, CC, and I Districts, subject to Condition Development Standards	Redefine as any auto repair, excluding paint or body service, allow by Specific Use Permit in noted districts
	Mobile Food Vendor	Permitted by right in R, DTR, DTC, and C Districts, subject to Conditional Development Standards	Allow by Specific Use Permit and Conditional Development Standards. Note, once a current Mobile Food Vendor vacates a location a Specific Use Permit will be required to be reestablished.
Restaurant	Permitted by right in Office and DTO	Prohibit in DTO and allow in Office Districts if located along a roadway designated as a major or minor thoroughfare	
Conditional Development Standards	Auto Repair	Conditional Development Standards do not include provisions for bay door orientation or outdoor storage	Prohibit bay doors from being oriented toward right-of-way or single family districts and prohibit outdoor storage for minor auto repair
	Open Storage	Permitted by right in DTC, C, CC, and I Districts, subject to Conditional Development Standards, including screening consisting of a masonry wall with landscaping on the interior of the wall	Revise Conditional Development Standards to allow landscaping on the outside of a screening wall
Definitions	Auto Repair	Redefined as noted above	
	Catering	Undefined use	Proposing definition, including the prohibition of on-site dining
	Masonry	Defined as, "clay fired brick, natural and manufactured stone, granite, marble, stucco, and architectural concrete block as exterior construction materials for all structures. Other exterior construction materials for non-residential structures are tilt wall concrete panels, sealed and painted split faced concrete block, and high impact exterior insulation and finish systems (EIFS). High impact EIFS is only permitted when installed a minimum of nine feet (9') above grade at the base of the wall on which it is installed."	As further described below in the in the 'Non-Residential Design and Development' section, redefining to allow concrete for industrial and institutional uses. While the Town cannot currently regulate building materials, the amendment will serve as a guide for Prosper's preferred materials and future development agreements
	Mechanical Equipment	Undefined term	For the purposes of the requirement to screen mechanical equipment, defining as HVAC units and commercial kitchen equipment
	Mobile Food Vendor	Defined as stationary cart or trailers mounted on a chassis	Redefining to include self-propelled vehicles
	Temporary Building	Includes development standards within definition	Removing development standards from definition
	Townhome	Defined as, "a structure containing three to eight dwelling units with each unit designed for occupancy by one family and each unit attached to another by a common wall."	Redefining to require townhome units to be located on individually platted, fee-simple lots
Landscaping	Berms	Not required	Require berms along US 380, FM 1385, Parvin Road/Frontier Parkway/FM 1461, Custer Road/FM 2478, Preston Road, and Dallas Parkway, ranging from 3' to 6' and an overall average of not less than 4.5'
	Buffalo Grass	Irrigation is not required for Buffalo Grass	Removal of irrigation waiver. If Buffalo grass does not survive and needs to be replaced, new vegetation cannot be established without irrigation.
	Landscaping requirement	The Town's landscape standards are applicable to existing development that is "expanding or redeveloping 30% or more of that development"	For the purpose of clarification, proposing to define expansion or redevelopment, based on an increase of building area
	Perimeter landscaping along roadways	The size of the required landscape area is based on the adjacent roadway classification, and easements are not prohibited within the landscape area	Providing clarification regarding undefined roadway classifications and prohibiting easements within the required landscape area to prevent unexpected removal of required landscaping by easement holders
	RLA Seal	A Registered Landscape Architect is required to seal landscape plans	Waive requirement for redevelopment of properties zoned DTO, DTR, and DTC and less than 2 acres
Parking and Loading	Car wash	Includes 4 types of car wash stacking	Consolidating and clarifying car wash stacking requirements
	Downtown parking reduction	Allows up to a 50% parking reduction in downtown districts	Removing DTO from reduction area. Provision is intended for areas with extensive on-street parking, which DTO does not provide.
	Drive-Through Escape Lanes	Required without details	Providing intent and details regarding requirement
	Dead-end parking	DTO allows a maximum of 10 parking spaces on a dead-end drive aisle	Increase the maximum to 20 parking spaces
	Landscape areas	Not prohibit parking within required landscape area	Prohibit parking in required landscape areas
	Loading	Loading spaced are required	Removing requirement for loading spaces, since loading does not typically take place within designated area
	Ornamental metal cart returns	Not required	Require when provided
	Undefined ratio	Does not provide staff authority to analyze parking ratios for new, unlisted, or unique uses or for alternative ratios	Allow staff determination for required parking ratios for new, unlisted, or unique uses, and P&Z consideration of alternative ratios with adequate supplementary comparable data/studies
Unimproved surfaces	Not prohibited for non-residential property	Prohibit for non-residential property, excluding institutional uses	
Screening	Dumpster enclosures	Does not allow enclosures to directly face right-of-way or residential districts	Proposing to allow any orientation provided enclosure is setback from right-of-way a minimum of 250', if opening is oriented directly toward right-of-way
	Mechanical equipment	Rooftop mounted equipment is required to be screened from all property lines with masonry	Proposing to allow alternative materials to screen mechanical equipment provided the screening is a minimum of 12" taller than the mechanical equipment. Consider exempting commercial kitchen equipment screening in the downtown
	Residential trash containers	Screening not required	Require with landscaping, fencing, or walls
Non-Residential Design and Development	Statement of intent	Not included	Providing to inform and guide designers on Prosper's architectural vision
	Window detailing	Not required	Requirement for window detailing
	Brick patterning	Not required	Requirement for brick patterning
	Façade Exception	Allows exception to materials	Including exceptions to design
Non-residential uses in residential districts (i.e. amenity centers and churches)	Requirement for applicability of non-residential design standards not provided	Clarifying non-residential uses in residential districts should reference non-residential design standards	
Additional & Supplemental	Mailboxes	Requires decorative metal or masonry	Removing requirement. USPS has mandated requirement for cluster mailboxes (CBUs).
	Metal buildings	Permitted in Industrial Districts with approval by P&Z and Council	Removing allowance for metal buildings, may be requested with Façade Exception
	Traffic Impact Analysis	Requirement provided in Zoning Ordinance	Removing and referencing Engineering Design Manuals
Administrative	Preliminary Site Plans	Not required for property under 5 acres	Adding provision Preliminary Site Plans not required for single-phased development
	Reference manuals	Multiple sections include checklists of technical data required on plans	Remove checklists of technical data required on plans and reference appropriate manuals
	Relocation of subsections	Provisions related various standards (i.e. parking, landscaping, etc.) are located throughout various sections of the ordinance	Relocating and consolidating like provisions
	Site Plans	Requires townhome development to be site planned	Removing requirement for townhome developments to be site planned
	Staff titles	Includes references to outdated staff titles	Updating references to staff titles