



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Tuesday, April 21, 2020
6:00 p.m.

Notice Regarding Public Participation

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

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

To access the videoconference online, follow these instructions:

Join the Zoom Meeting by clicking on the following link: <https://zoom.us/j/94465540909>

Enter Meeting ID: 944 6554 0909

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

To join the meeting by phone, dial any one of the following numbers:

- +1 929 436 2866
- +1 312 626 6799
- +1 669 900 6833
- +1 253 215 8782
- +1 301 715 8592
- +1 346 248 7799

Enter Meeting ID: 944 6554 0909

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

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

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order
2. Roll Call

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 April 7, 2020, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Site Plan for an Office/Warehouse, on 0.4± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0025).
- 3c.** Consider and act upon a Final Plat for the West End Addition, Block A, Lots 1 and 2, on 0.9± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0026).
- 3d.** Consider and act upon a Site Plan for Prosper ISD High School No. 3, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0004).
- 3e.** Consider and act upon a Final Plat for Prosper High School No. 3, Block A, Lot 1, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0005).
- 3f.** Consider and act upon a Site Plan for an assisted living facility (Lake Point Assisted Living), on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0019).
- 3g.** Consider and act upon a Replat for Bryants First Addition, Block 22, Lot 10R, on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0020).
- 3h.** Consider and act upon a Preliminary Site Plan for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and the Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0021).
- 3i.** Consider and act upon a Site Plan for a multifamily development in WestSide (The Vera Prosper Luxury Apartments), on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0026).
- 3j.** Consider and act upon a Final Plat for the WestSide Addition, Block A, Lot 18, on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0027).
- 3k.** Consider and act upon a Final Plat for Country Creek Estate, Block A, Lot 1, on 7.0± acres, generally located south of Prosper Trail, west of Coit Road. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D20-0031).
- 3l.** Consider and act upon a Site Plan for Prosper ISD Elementary School No. 14, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0034).

- 3m. Consider and act upon a Final Plat for the Prosper Elementary School No. 14 Addition, Block A, Lot 1, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0035).

REGULAR AGENDA

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

4. Consider and act upon a request to update the Planned Development-41 (PD-41) Conceptual Development Plan (Exhibit D) for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and Dallas Parkway. (Z20-0007).
5. Conduct a Public Hearing, and consider and act upon a request to rezone 5.4± acres from Planned Development-40 (PD-40) to Planned Development-Office (PD-O), located east of Good Hope Road, south of Parvin Road. (Z20-0006).
6. Conduct a Public Hearing, and consider and act upon an amendment to the Thoroughfare Plan to designate anticipated roadway overpasses on US 380 at Gee Road, Teel Parkway, and Legacy Drive and an overpass at First Street and the BNSF railroad. (CA20-0001).
7. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4 (Development Requirements), Section 1 (Site Plan Process), of the Zoning Ordinance, generally allowing for waiver of certain development regulations by the Town Manager. (Z20-0008).
8. Discussion of Proposed Amendments to the Zoning Ordinance. (Z20-0010).
9. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
10. 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, April 17, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Town Secretary

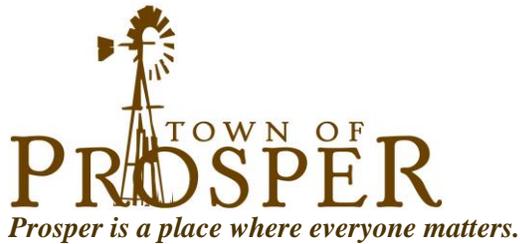
Date Notice Removed

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
Tuesday, April 7, 2020
6:00 p.m.

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

1. Call to Order / Roll Call

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

Commissioners present: Chairman Charles Cotten, Secretary Chris Long, Joe Grinstead, Chris Kern and Michael Pettis.

Commissioners absent: Vice-Chairman Brandon Daniel and Sarah Peterson.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

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).
- 3h. Consider and act upon a Site Plan for a retail/restaurant multi-tenant building, on 2.9± acres, located on the west side of Gee Road, north of US 380. The property is zoned Commercial (C). (D20-0022).
- 3i. Consider and act upon a Final Plat for Westfork Crossing, Block A, Lot 7, on 2.9± acres, located on the west side of Gee Road, north of US 380. The property is zoned Commercial (C). (D20-0023).
- 3j. Consider and act upon a Site Plan for a downtown office, on 1.4± acres, located on the south side of First Street, east of Coleman Street (202 E. First Street). The property is zoned Downtown Office (DTO) and Commercial (C). (D20-0029).
- 3k. Consider and act upon a Site Plan for a Town storage building in Frontier Park, on 0.1± acres, located south of Frontier Parkway, west of Greenwood Memorial Drive. The property is zoned Agricultural (A). (D20-0037).

Motion by Grinstead, second by Pettis, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

- 4. 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.

- 5. **Adjourn.**

Motion by Long, second by Grinstead, to adjourn. Motion approved 5-0 at 6:07 p.m.

Evelyn Mendez, Planning Technician

Chris Long, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Site Plan for an Office/Warehouse, on 0.4± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0025).

Description of Agenda Item:

The Site Plan shows a 5,272 square-foot, office/warehouse building. Access is provided from Fifth Street. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the DTC development standards.

As a companion item, the Final Plat for West End Addition, Block A, Lots 1 and 2 (D19-0026) is on the April 21, 2020, agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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



SHARED DRIVEWAY

SEVENTH ST

COLEMAN ST

SIXTH ST

MAIN ST

FIFTH ST

D19-0025

BROADWAY ST

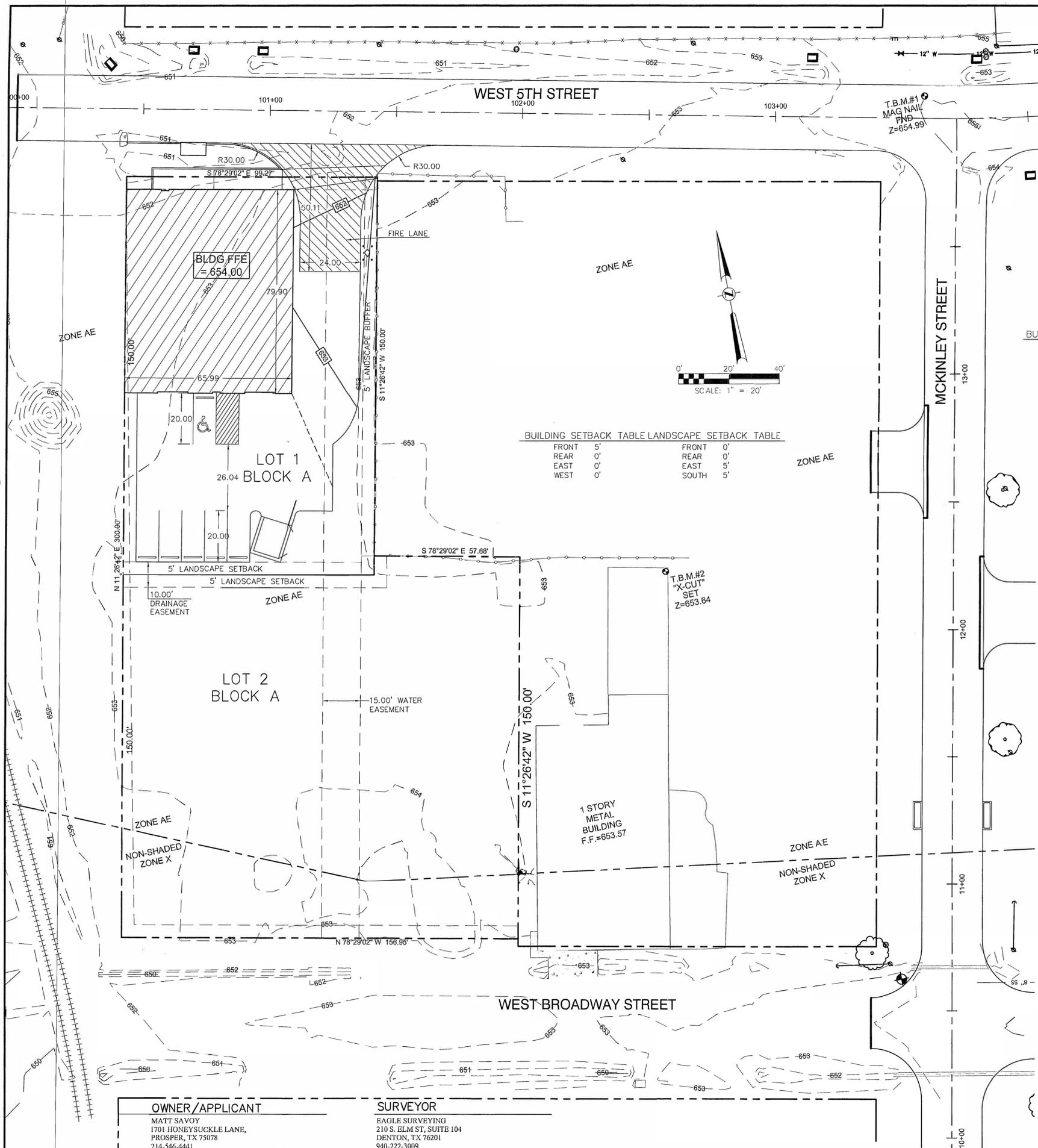
MCKINLEY ST

THIRD ST

SECOND ST

0 105 210 420 Feet





SITE DATA SUMMARY TABLE

EXISTING ZONING	DTC - DOWNTOWN COMMERCIAL
PROPOSED USE	WAREHOUSE/OFFICE
LOT 1 AREA	15,631 SF (0.359 ACRES GROSS) 15,479 SF (0.355 ACRE NET)
BUILDING AREA 1	5,272 SF NEW BLDG
NEW BUILDING HEIGHT	22' (1 STORY)
LOT COVERAGE LOT 1	33.1% (5,272 SF / 15,479 SF)
PARKING REQUIRED LOT 1	NEW REQUIRED (1:350 OFFICE (1,100sf), 1 PER 1000 WAREHOUSE (4,172sf), 8 REQUIRED 50% REDUCTION ALLOWANCE FOR DTC 4 REQUIRED AFTER REDUCTION
PARKING PROVIDED LOT 1	6 PROVIDED
HANDICAP REQUIRED	1 REQUIRED
HANDICAP PROVIDED	1 PROVIDED
IMPERVIOUS SURFACE	12,605 SF (0.289 ACRES) LOT 1
OPEN SPACE REQUIRED	7.00% OF NET LOT 1,032 SF LOT 1
OPEN SPACE PROVIDED	17.4% (2,690 SF) OF LOT 1
DUMPSTER ENCLOSURE	1 PER LOT
PROPOSED	
BUILDING SQUARE FOOTAGES	
SLAB AREA	50 FT.
COVERED PORCH	48 SF
OFFICES	2,012 SF
SIDE PORCH	28 SF
WAREHOUSE	3,161 SF

BUILDING SETBACK TABLE LANDSCAPE SETBACK TABLE

FRONT	5'	FRONT	0'
REAR	0'	REAR	0'
EAST	0'	EAST	5'
WEST	0'	WEST	0'

UTILITY TABLE

LOT 1	5/8" DOMESTIC WATER METER
	5/8" IRRIGATION METER
	6" SEWER SERVICE

GENERAL SITE PLAN NOTES

- ALL PARKING SPACES SHOWN ARE 9' WIDE BY 20' DEEP, HANDICAP INCLUDED. ALL PARALLEL PARKING SPACES ARE 8' WIDE BY 22' LONG
- CONNECT WATER AND SEWER SERVICE TO PROPOSED WATER AND SEWER STUB OUTS PER THESE PLANS

SITE DIMENSION CONTROL NOTES

- ALL RADII ARE 1.5' BACK OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL DIMENSIONS ARE TO THE BUILDING ENVELOPE, EDGE OF PAVING OR BACK OF CURB

TOWN OF PROSPER SITE PLAN NOTES

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



LEGEND

---	PROPERTY LINE
---	OLD TOWN PAVING
---	EXISTING CONTOURS
---	PROPOSED CURB
---	FUTURE CURB
---	PROPOSED CONTOUR
---	SANITARY SEWER LINE
---	WATER LINE
---	OVERHEAD ELECTRIC LINE
---	STREET CENTER LINE
---	FINISH FLOOR ELEVATION
---	FACE OF CURB
---	BACK TOP OF CURB
---	EX. EDGE OF PAVEMENT
---	FINISHED GRADE
---	TOP OF WALL
---	BOTTOM OF WALL
---	VALLEY SLOPE
---	PROPOSED FIRE HYDRANTS
---	POWER POLE & GUY WIRE
---	AIR CONDITIONING UNIT
---	EX. WATER METER
---	EX. SEWER CLEANOUT

#	REVISION	DATE

SITE PLAN

PETRA SOLID
CONSTRUCTION INC.
1604 J AVENUE
PLANO, TEXAS 75074
MATT SAVOY (214-546-4441)

WEST END PROJECT
WEST 5TH STREET ST
PROSPER, TX

MOBIUS DESIGN, LLC
FRM #10620



DATE: 4/10/2010
JOB NUMBER: 2018-006
ISSUED: APRIL 10, 2020
SCALE: 1"=20 FEET

SHEET C-1.0

OWNER/APPLICANT
MATT SAVOY
1701 HONEYSUCKLE LANE,
PROSPER, TX 75078
214-546-4441

SURVEYOR
EAGLE SURVEYING
210 S. BLM ST, SUITE 104
DENTON, TX 76201
940-222-3009

TOWN OF PROSPER CASE # D19-0025

SOLI DEO GLORIA



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 – April 21, 2020

Agenda Item:

Consider and act upon a Final Plat for the West End Addition, Block A, Lots 1 and 2, on 0.9± acres, located on the south side of Fifth Street, west of McKinley Street. The property is zoned Downtown Commercial (DTC). (D19-0026).

Description of Agenda Item:

The purpose of the Final Plat is to create two (2) lots for development purposes. The Final Plat dedicates all easements necessary for development and conforms to the DTC development standards.

As a companion item, the Site Plan for an Office/Warehouse building on Lot 1 (D19-0025) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat

Staff Recommendation:

Staff recommends approval of the Final Plat, subject to:

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



SHARED DRIVEWAY

SEVENTH ST

COLEMAN ST

SIXTH ST

MAIN ST

FIFTH ST

D19-0026

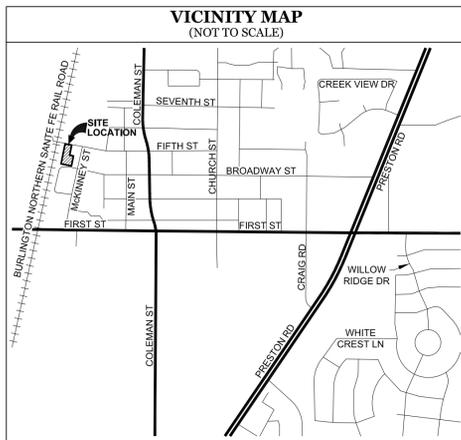
BROADWAY ST

MCKINLEY ST

THIRD ST

SECOND ST





OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **MATTHEW S. SAVOY** is the owner of a 0.88 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, Town of Prosper, Collin County, Texas, being all those certain tracts of land described to Matthew S. Savoy, in the deeds recorded in Volume 4782, Page 1749 (Tracts I & II) and Volume 4443, Page 199 (called 13,800 Square Feet tract), Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "TERRACORP" found in the Southerly right-of-way line of W. Fifth Street (a 50-foot right-of-way), being the Northeast corner of said called "Tract I", and being the Northwest corner of Lot 1G, Block 27 of Railroad Addition, an addition to the Town of Prosper, Texas, recorded in Volume 2017, Page 568, Plat Records of Collin County, Texas;

THENCE South 11°26'42" West, departing the Southerly right-of-way line of said W. Fifth Street, with the East line of said called "Tract I" and the common West line of said Lot 1G, Block 27, a distance of 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "TERRACORP" found for the Southeast corner of said called "Tract I" and the Southwest corner of said Lot 1G, Block 27, and being in the North line of said called "Tract II";

THENCE South 78°29'02" East, with the North line of said called "Tract II" and the common South line of said Lot 1G, Block 27, a distance of 57.68 feet to a 5/8-inch iron rod found for the Northeast corner of said called "Tract II" and being the Northwest corner of a tract of land described in a deed to Sarah Nell Morris Templin, recorded in Volume 5132, Page 4351, O.P.R.C.C.T.;

THENCE South 11°26'42" West, with the East line of said called "Tract II" and the common West line of said Templin tract, a distance of 150.00 feet to a 5/8-inch iron rod found in the Northerly right-of-way line of W. Broadway Street, being the Southeast corner of said called "Tract II" and being the Southwest corner of said Templin tract;

THENCE North 78°29'02" West, with the Northerly line of said W. Broadway Street and the common South line of said called "Tract II" and said called "13,800 Square Feet" tract, a distance of 156.95 feet to a 1/2-inch iron rod with plastic cap stamped "TERRACORP" found for the Southwest corner of said called "13,800 Square Feet" tract and being the Easterly right-of-way line of the Burlington Santa Fe Railroad;

THENCE North 11°26'42" East, departing the Northerly right-of-way line of said W. Broadway Street, with the Easterly line of said called "13,800 Square Feet" tract and said called "Tract I" with the common Easterly right-of-way line of said Burlington Santa Fe Railroad, a distance of 300.00 feet to a 1/2-inch iron rod found for the Northwest corner of said called "Tract I" and being in the Southerly right-of-way line of said W. Fifth Street;

THENCE South 78°29'02" East, departing the Easterly right-of-way line of said Burlington Santa Fe Railroad, with the North line of said called "Tract I" and the common Southerly right-of-way line of said W. Fifth Street, a distance of 99.27 feet to the **POINT OF BEGINNING**, enclosing 0.88 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MATTHEW S. SAVOY**, acting herein by and through it's duly authorized officer, does hereby adopt this plat, designating herein described property as **WEST END ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **MATTHEW S. SAVOY**, 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 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 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 _____ day of _____, 2020.

OWNER: **MATTHEW S. SAVOY**

BY: _____
Matthew S. Savoy
Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW S. SAVOY**, 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, **TED A. GOSSETT**, 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
Ted A. Gossett, R.P.L.S. # 5991 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

D19-0026
FINAL PLAT
WEST END ADDITION
LOTS 1 AND 2, BLOCK A

BEING 0.88 ACRES OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS

- GENERAL NOTES**
- 1.) The purpose of this plat is to show how two lots of record will be created from multiple tracts of land and to show proposed easements to be dedicated for site development.
 - 2.) This property is located in "Zone AE" and "Non-shaded Zone X" as shown on 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.

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
MFCP = METAL FENCE CORNER POST
WFPCP = WOOD FENCE CORNER POST
INST. NO. = INSTRUMENT NUMBER
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

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

ENGINEER
Mobius Design, LLC
Contact: Ian Norfolk
7021 Strawberry Way
Fort Worth, TX 76137
(817) 521-8577

OWNER
Matthew S. Savoy
Contact: Matt Savoy
1701 Honeysuckle Lane
Prosper, TX 75078
(214) 546-4441

Project: 1810.002-02
Date: 12/05/2019
Drafter: JDC

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°26'42" W	298.47'
L2	N 78°29'02" W	15.00'
L3	N 11°26'42" E	298.47'
L4	S 78°29'02" E	15.00'
L5	S 11°33'51" W	19.68'
L6	N 78°26'09" W	24.00'
L7	N 11°33'51" E	20.35'
L8	S 78°29'02" E	34.62'
L9	N 78°29'02" W	27.05'
L10	N 11°33'51" E	20.10'
L11	S 78°26'09" E	24.00'
L12	S 11°33'51" W	20.03'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.54'	30.00'	35°25'01"	S 29°16'22" W	18.25'
C2	17.69'	30.00'	33°47'23"	N 05°19'50" W	17.44'
C3	9.58'	30.00'	18°17'59"	N 20°42'50" E	9.54'
C4	9.63'	30.00'	18°23'44"	S 02°21'59" W	9.59'

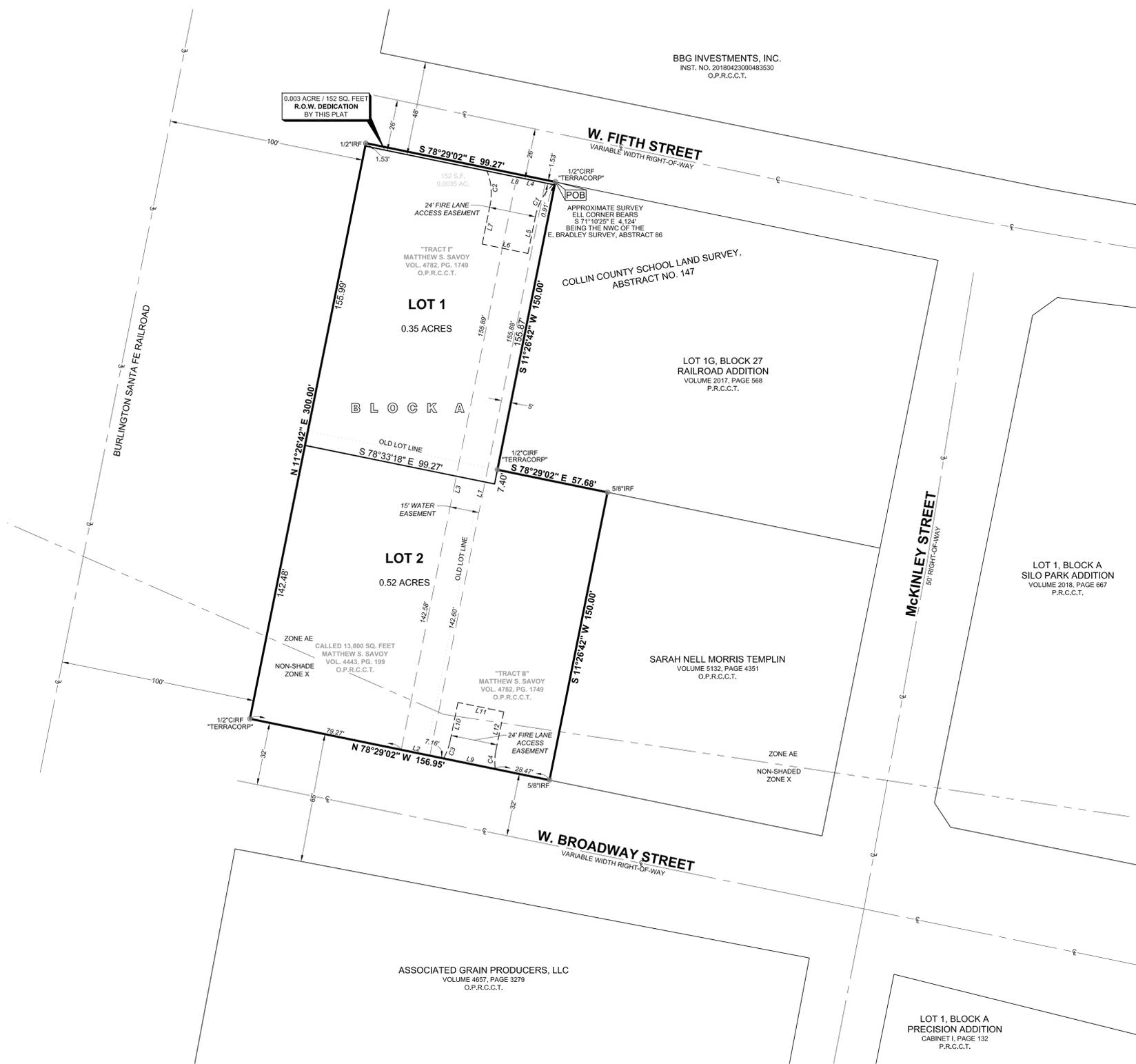
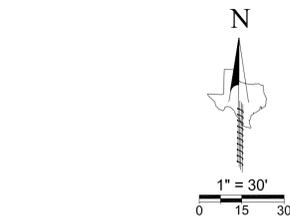
CERTIFICATE OF APPROVAL

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 _____





PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Scott Ingalls, AICP, Senior Planner

From: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Site Plan for Prosper ISD High School No. 3, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0004).

Description of Agenda Item:

The Site Plan shows a PISD high school building and a multi-purpose building totaling 606,741 square feet. Other uses on the property include a football field, a baseball field, tennis courts, a softball field, practice fields, and a band marching area. Access is provided from First Street. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-87 and PD-90 development standards.

As a companion item, the Final Plat for PISD High School No. 3 (D20-0005) is on the April 21, 2020 agenda.

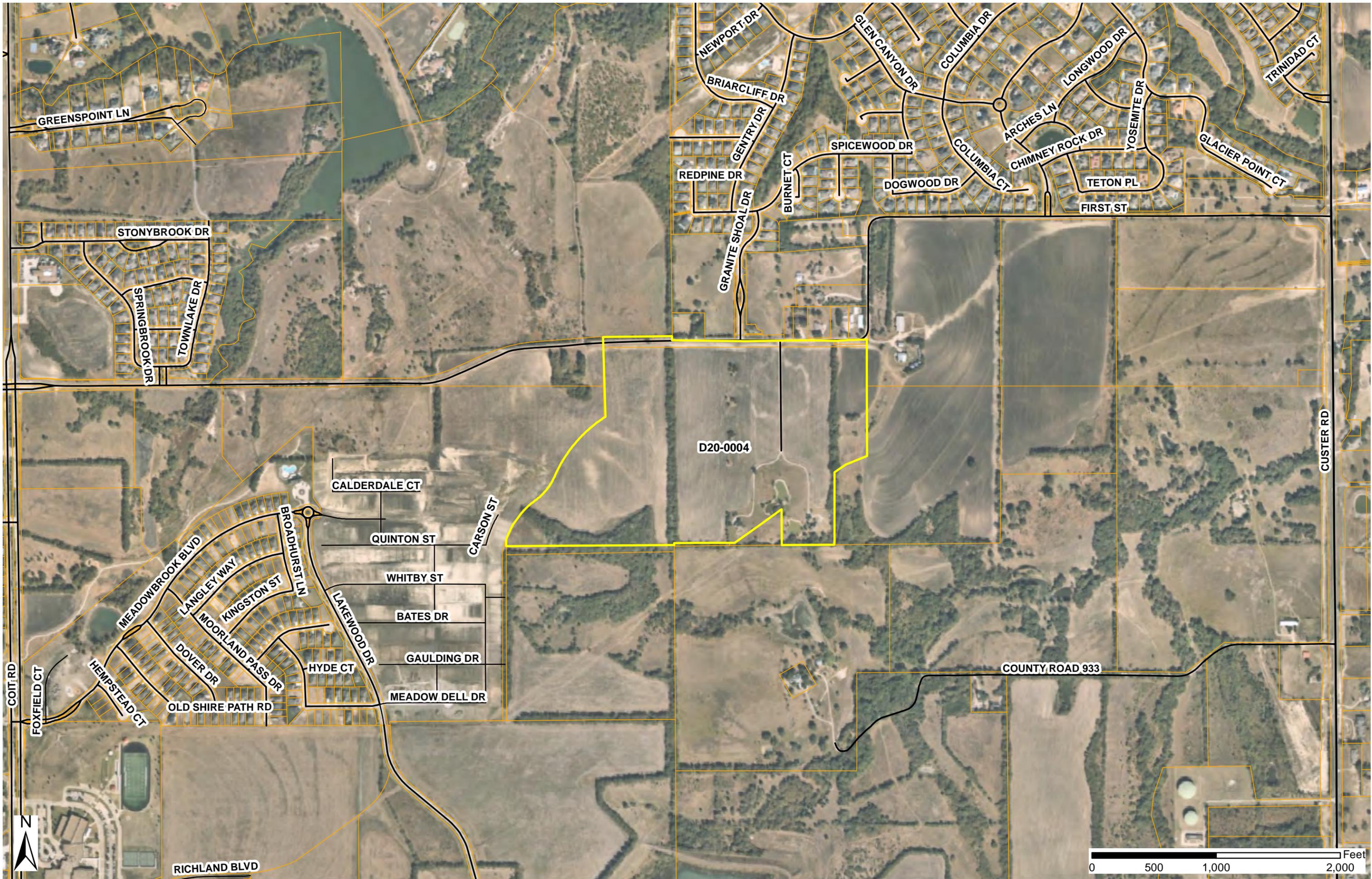
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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



GREENSPPOINT LN

STONYBROOK DR

SPRINGBROOK DR

TOWNLAKE DR

NEWPORT DR

BRIARCLIFF DR

GENTRY DR

REDPINE DR

GRANITE SHOAL DR

BURNET CT

SPICEWOOD DR

DOGWOOD DR

GLEN CANYON DR

COLUMBIA DR

ARCHES LN

LONGWOOD DR

CHIMNEY ROCK DR

YOSEMITE DR

TETON PL

FIRST ST

TRINIDAD CT

GLACIER POINT CT

D20-0004

CALDERDALE CT

QUINTON ST

WHITBY ST

BATES DR

GAULDING DR

HYDE CT

MEADOW DELL DR

CARSON ST

BROADHURST LN

LAKWOOD DR

MEADOWBROOK BLVD

LANGLEY WAY

MOORLAND PASS DR

DOVER DR

OLD SHIRE PATH RD

HEMPSTEAD CT

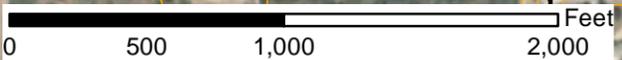
COIT RD

FOXFIELD CT

RICHLAND BLVD

COUNTY ROAD 933

CUSTER RD



SITE PLAN NOTES

- 1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 4. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND CLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- 5. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 6. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- 7. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 9. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 11. 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.
- 12. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 13. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 14. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- 15. 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.
- 16. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- 17. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 18. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 19. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 20. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN AS DETERMINED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48085C0225J & 48085C0235J, EFFECTIVE DATE OF JUNE 02, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

- NOTES**
- 1. ONSITE DETENTION IS PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RUNOFF RATE.

SITE DATA SUMMARY

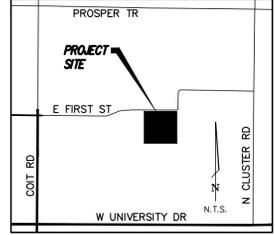
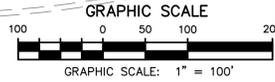
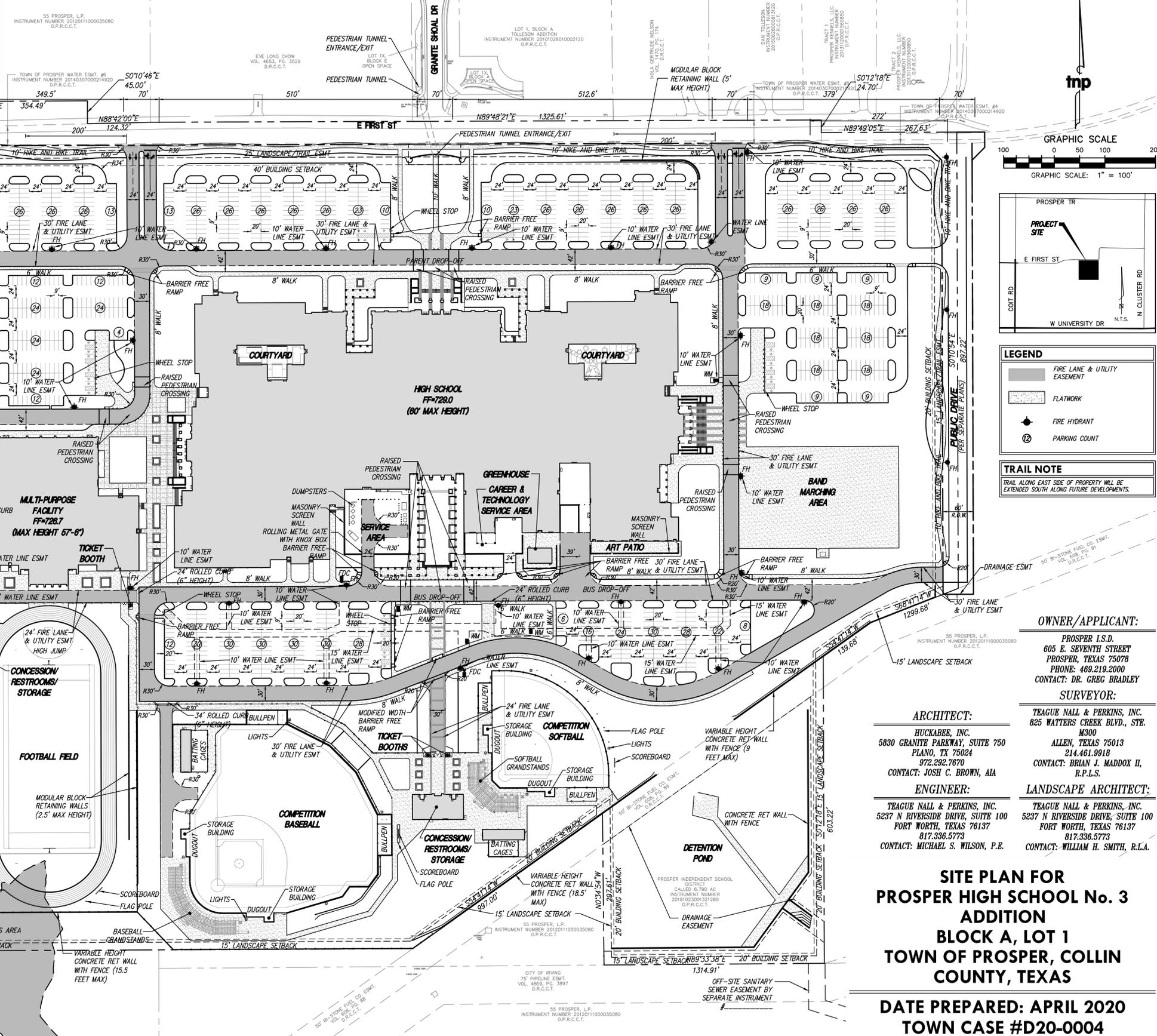
EXISTING ZONING:	SINGLE FAMILY
PROPOSED USE:	HIGH SCHOOL
GROSS LOT AREA:	82.6 ACRES (3,596,399 SF)
NET LOT AREA:	81.9 ACRES (3,567,553 SF)
BUILDING AREA:	621,434 SF
HEIGHT:	60'-0" (2 STORIES)
LOT COVERAGE RATIO:	13.54%
FLOOR AREA RATIO:	17.42%
TOTAL IMPERVIOUS AREA:	2,146,655 SF (49.3 AC) 60%
REQUIRED PARKING:	1,175 SPACES
(1.5 SPACES PER CLASSROOM PLUS 1 SPACE PER 5 STUDENTS OR 1.4 FOR ASSEMBLY AREAS)	
REQUIRED HANDICAP SPACES:	32 SPACES (PER LOT)
137 CLASSROOMS X 1.5 SPACES = 206 SPACES	
1 SPACE PER 5 STUDENTS (2,400) = 480 SPACES	
ASSEMBLY AREAS (4,700 SEATS) = 1,175 SPACES	
TOTAL PROVIDED PARKING:	1,333 SPACES
STANDARD SPACES: (9'x20')	1,300 SPACES
HANDICAP SPACES:	33 SPACES
OPEN SPACE REQUIRED (2%):	108' (356,785 SF)
OPEN SPACE PROVIDED (2%):	30.3% (1,082,097 SF)

BUILDING AREA SUMMARY

BUILDING AREA:	
HIGH SCHOOL:	531,185 SF (TOTAL) (1ST FLOOR = 392,678 SF 2ND FLOOR = 138,507 SF)
MULTI-PURPOSE:	75,556 SF
FOOTBALL CONC/REST:	4,763 SF
BB/SB CONC/REST:	4,763 SF
BATTING CAGES (2):	1,666 SF EA (3,332 SF TOTAL)
TICKET BOOTHS (3):	70 SF EA (210 SF TOTAL)
GREENHOUSE:	1,440 SF
PUMP HOUSE:	185 SF
TOTAL BUILDING AREA:	621,434 SF

WATER METER TABLE

FACILITY	SIZE
HIGH SCHOOL	2"-4"
MULTI-PURPOSE FACILITY	1"-4"
FOOTBALL CONGRESS	1"-2"
BASEBALL/SOFTBALL CONGRESS	1"-2"
GREENHOUSE	1"-2"
STORAGE TANK	1"-2"



- LEGEND**
- FIRE LANE & UTILITY EASEMENT
 - FLATWORK
 - FIRE HYDRANT
 - PARKING COUNT

TRAIL NOTE
TRAIL ALONG EAST SIDE OF PROPERTY WILL BE EXTENDED SOUTH ALONG FUTURE DEVELOPMENTS.

OWNER/APPLICANT:

PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: DR. GREG BRADLEY

SURVEYOR:

TEAGUE NALL & PERKINS, INC.
825 WATERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

ARCHITECT:

HUCKABEE, INC.
5830 GRANITE PARKWAY, SUITE 750
PLANO, TX 75024
972.292.7670
CONTACT: JOSH C. BROWN, AIA

ENGINEER:

TEAGUE NALL & PERKINS, INC.
6237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: MICHAEL S. WILSON, P.E.

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: WILLIAM H. SMITH, R.L.A.

**SITE PLAN FOR
PROSPER HIGH SCHOOL No. 3
ADDITION
BLOCK A, LOT 1
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS**

**DATE PREPARED: APRIL 2020
TOWN CASE #D20-004**

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpsc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

Prosper Independent School District

scale
horiz
1"=100'
vert
N/A
date
APRIL 2020



This document is for interim review and is not intended for construction, bidding or permit purposes.
MICHAEL S. WILSON, P.E. Date: APRIL 2020
Tx. Reg. # 95959

Town of Prosper, Texas
Prosper Independent School District
New High School
SITE PLAN

tnp project
HUC19068
sheet
1



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 – April 21, 2020

Agenda Item:

Consider and act upon a Final Plat for Prosper High School No. 3, Block A, Lot 1, on 82.6± acres, located on the south side of First Street, east of Coit Road. The property is zoned Planned Development-87 (PD-87) and Planned Development-90 (PD-90). (D20-0005).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-87 and PD-90 development standards.

As a companion item, the Site Plan for PISD High School No. 3 (D20-0004) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



GREENSPPOINT LN

STONYBROOK DR

SPRINGBROOK DR

TOWNLAKE DR

NEWPORT DR

BRIARCLIFF DR

GENTRY DR

REDPINE DR

GRANITE SHOAL DR

BURNET CT

SPICEWOOD DR

DOGWOOD DR

COLUMBIA CT

GLEN CANYON DR

COLUMBIA DR

ARCHES LN

LONGWOOD DR

CHIMNEY ROCK DR

YOSEMITE DR

TETON PL

FIRST ST

GLACIER POINT CT

TRINIDAD CT

D20-0005

CALDERDALE CT

QUINTON ST

WHITBY ST

BATES DR

GAULDING DR

MEADOW DELL DR

CARSON ST

BROADHURST LN

LAKWOOD DR

MEADOWBROOK BLVD

LANGLEY WAY

MOORLAND PASS DR

DOVER DR

OLD SHIRE PATH RD

HYDE CT

HEMPSTEAD CT

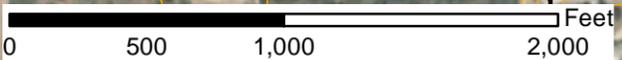
COIT RD

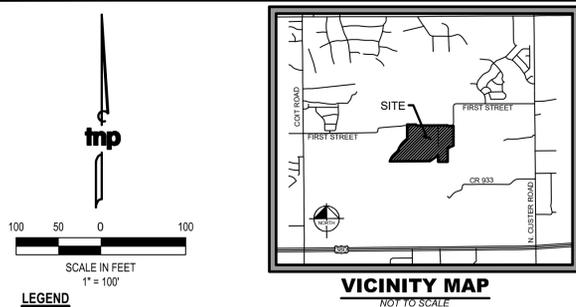
FOXFIELD CT

COUNTY ROAD 933

RICHLAND BLVD

CUSTER RD





LEGEND

(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CIRF - CAPPED IRON ROD FOUND
 DOC - DOCUMENT
 INST. - INSTRUMENT
 NO. - NUMBER
 R.O.W. - RIGHT-OF-WAY
 D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
 P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

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.

SURVEY NOTES:

- ALL CORNERS ARE MARKED WITH A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP", UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000150630.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430G, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE 5400 FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

HH LAKEWOOD LLC
 CALLED 121.388 AC
 INSTRUMENT NUMBER 201811001359210
 O.P.R.C.C.T.

R 1080.00'
Δ 32° 44' 53"
L 617.29'
CB N 39° 51' 55" E
CL 608.92'

HH LAKEWOOD LLC
 CALLED 121.388 AC
 INSTRUMENT NUMBER 201811001359210
 O.P.R.C.C.T.

R 470.00'
Δ 30° 29' 33"
L 250.13'
CB N 38° 44' 15" E
CL 247.19'

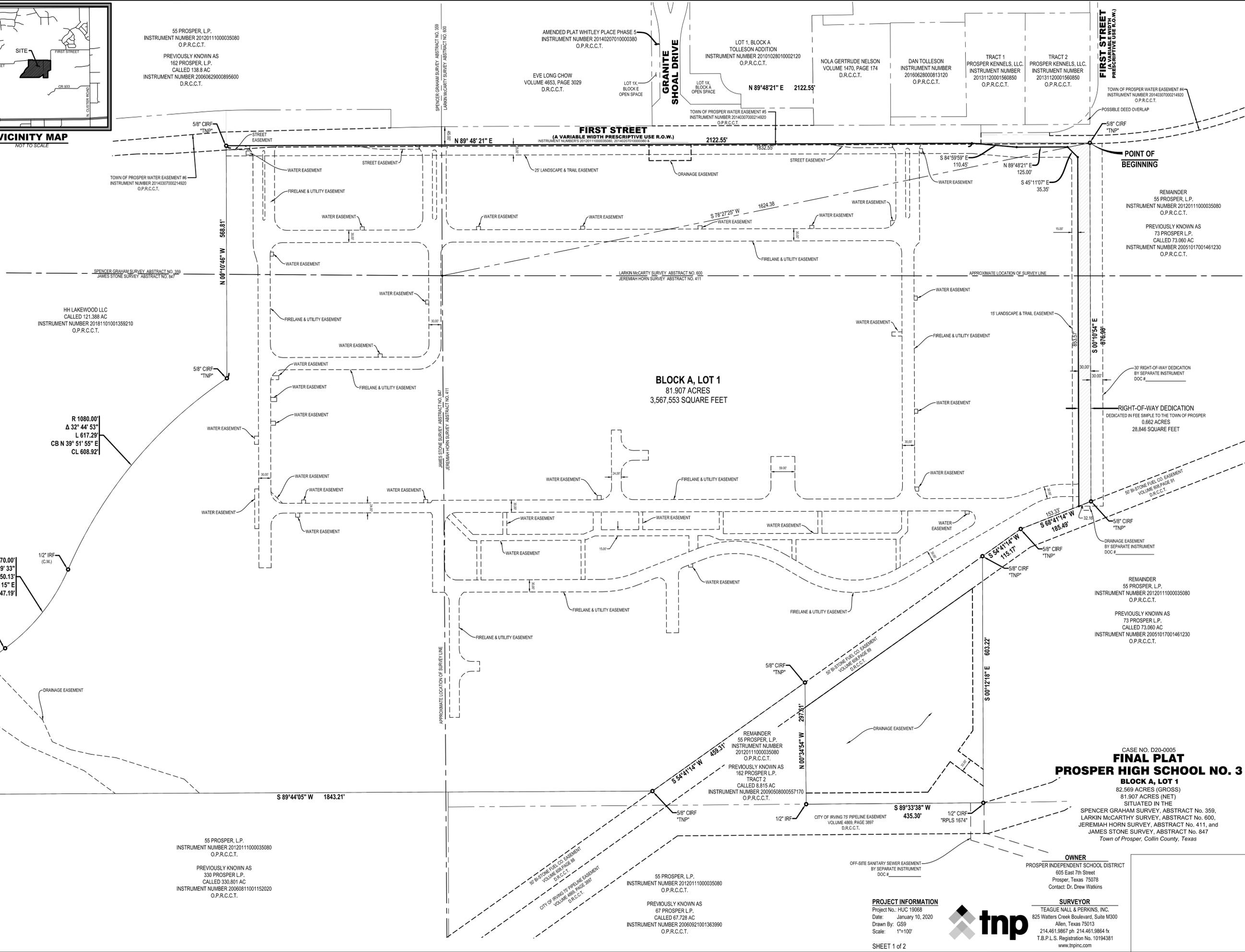
R 680.00'
Δ 37° 33' 39"
L 445.78'
CB N 35° 12' 13" E
CL 437.84'

55 PROSPER, L.P.
 INSTRUMENT NUMBER 20120111000035080
 O.P.R.C.C.T.

PREVIOUSLY KNOWN AS
 330 PROSPER L.P.
 CALLED 330.801 AC
 INSTRUMENT NUMBER 20060921001152020
 O.P.R.C.C.T.

55 PROSPER, L.P.
 INSTRUMENT NUMBER 20120111000035080
 O.P.R.C.C.T.

PREVIOUSLY KNOWN AS
 67 PROSPER L.P.
 CALLED 67.728 AC
 INSTRUMENT NUMBER 20060921001363990
 O.P.R.C.C.T.



CASE NO. D20-0005
FINAL PLAT
PROSPER HIGH SCHOOL NO. 3
BLOCK A, LOT 1
 82,569 ACRES (GROSS)
 81,907 ACRES (NET)
 SITUATED IN THE
 SPENCER GRAHAM SURVEY, ABSTRACT No. 359,
 LARKIN McCARTHY SURVEY, ABSTRACT No. 600,
 JEREMIAH HORN SURVEY, ABSTRACT No. 411, and
 JAMES STONE SURVEY, ABSTRACT No. 847
 Town of Prosper, Collin County, Texas

PROJECT INFORMATION
 Project No.: HUC 19068
 Date: January 10, 2020
 Drawn By: GS9
 Scale: 1"=100'

OWNER
 PROSPER INDEPENDENT SCHOOL DISTRICT
 605 East 7th Street
 Prosper, Texas 75078
 Contact: Dr. Drew Watkins

SURVEYOR
 TEAGUE NALL & PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnppinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a tract of land situated in the Jeremiah Horn Survey, Abstract Number 411, the James Stone Survey, Abstract Number 847, the Spencer Graham Survey, Abstract Number 359, and the Larkin McCarty Survey, Abstract Number 600, Collin County, Texas being all of Lot 1, Block A of the Conveyance Plat of Prosper High School No. 3, an addition to The Town of Prosper as recorded in Instrument Number _____ of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of said Lot 1;

THENCE South 00 degrees 10 minutes 54 seconds East along the east line of said Lot 1, a distance of 876.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 68 degrees 41 minutes 14 seconds West continuing along the east line of Lot 1, a distance of 185.49 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 54 degrees 41 minutes 14 seconds West continuing along the east line of said Lot 1, a distance of 115.17 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner lying on the west line of a called 73.060 acre tract of land called Tract 2 by said affidavit of Merger as recorded in Instrument Number 20120111000035080 of the Official Public Records of Collin County, Texas previously known as 73 Prosper L.P. as recorded and described in Instrument Number 20051017001461230 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 12 minutes 18 seconds East along the west line of said 73.060 acre tract and continuing along the east line of said Lot 1, a distance of 603.22 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 1674" found lying on the north line of a called 67.728 acre tract of land to 55 Prosper, L.P. by said affidavit of Merger and previously known as 67 Prosper L.P. as recorded and described in Instrument Number 20060921001363990 of the Official Public Records of Collin County, Texas said point also being the southeast corner of said Lot 1;

THENCE South 89 degrees 33 minutes 38 seconds West along the north line of said 67.728 acre tract and the south line of said Lot 1, a distance of 435.30 feet to a 1/2 inch iron rod found for the southeast corner of a called 8.815 acre tract of land called Tract 2 by said affidavit of Merger and previously known as 162 Prosper L.P. as recorded and described in Instrument Number 20090508000557170 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 34 minutes 54 seconds West along the east line of said 8.815 acre tract and continuing along the south line of said Lot 1, a distance of 297.61 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 54 degrees 41 minutes 14 seconds West continuing along the south line of said Lot 1, a distance of 459.31 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 44 minutes 05 seconds West continuing along the south line of said Lot 1, a distance of 1843.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the southwest corner of said Lot 1 lying on the east line of a called 121.388 acre tract of land to HH Lakewood LLC as recorded in Instrument Number 20181101001359210 of the Official Public Records of Collin County, Texas at the beginning of a curve to the right;

THENCE along the east line of said 121.388 acre tract and the west line of said Lot 1 the following courses and distances;

With said curve to the right having a radius of 680.00 feet, a central angle of 37 degrees 33 minutes 39 seconds, an arc length of 445.78 feet, a chord bearing of North 35 degrees 12 minutes 13 seconds East, a distance of 437.84 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 470.00 feet, a central angle of 30 degrees 29 minutes 33 seconds, an arc length of 250.13 feet, a chord bearing of North 38 degrees 44 minutes 15 seconds East, a distance of 247.19 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 1080.00 feet, a central angle of 32 degrees 44 minutes 53 seconds, an arc length of 617.29 feet, a chord bearing of North 39 degrees 51 minutes 55 seconds East, a distance of 608.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00 degrees 10 minutes 46 seconds West, a distance of 568.81 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Lot 1 lying on the south line of First Street (a variable width Right-of-Way);

THENCE North 89 degrees 48 minutes 21 seconds East continuing along the north line of said lot 1, a distance of 2122.55 feet to the POINT OF BEGINNING containing 3,596,699 square feet, or 82.569 acres of land.

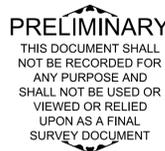
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day, of _____, 2020.

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. BRIAN J. MADDOX, II REGISTERED PROFESSIONAL LAND SURVEYOR No. 6659 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 jmaddox@tjnpinc.com



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 Brian Maddox II, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER HIGH SCHOOL NO. 3, BLOCK A, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District 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 and created by this plat, 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 utility 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, 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.

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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, 81 operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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.

WITNESS, my hand, this the _____ day of _____, 2020.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

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 _____, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

- Development Services Department
Engineering Department
Town Secretary

OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
605 East 7th Street
Prosper, Texas 75078
Contact: Dr. Drew Watkins

PROJECT INFORMATION

Project No.: HUC 19068
Date: January 10, 2020
Drawn By: GS9
Scale: 1"=100'



SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tjnpinc.com

CASE NO. D20-0005
FINAL PLAT
PROSPER HIGH SCHOOL NO. 3
BLOCK A, LOT 1
82.569 ACRES (GROSS)
81.907 ACRES (NET)
SITUATED IN THE
SPENCER GRAHAM SURVEY, ABSTRACT No. 359,
LARKIN MCCARTHY SURVEY, ABSTRACT No. 600,
JEREMIAH HORN SURVEY, ABSTRACT No. 411, and
JAMES STONE SURVEY, ABSTRACT No. 847
Town of Prosper, Collin County, Texas



PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Site Plan for an assisted living facility (Lake Point Assisted Living), on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0019).

Description of Agenda Item:

The Site Plan shows the proposed 5,470 square-foot building located at 209 S. Church Street. Access is provided from Church Street and Second Street. The depicted number of off-street parking spaces meets the minimum standards of Planned Development-100. The Site Plan conforms to the Planned Development-100 development standards.

As a companion item, the Replat for Bryants First Addition, Lot 10R, Block 22 (D20-0020) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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



THIRD ST

FIELD ST

CHURCH ST

PARVIN ST

FIELD ST

SECOND ST

FIRST ST

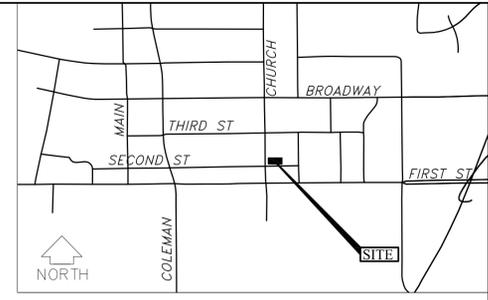
D20-0019



0 62.5 125 250 Feet

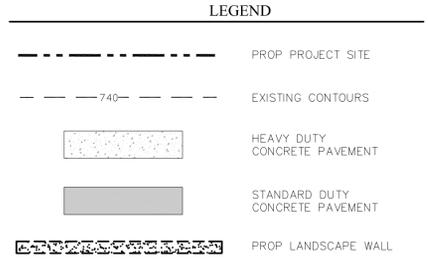
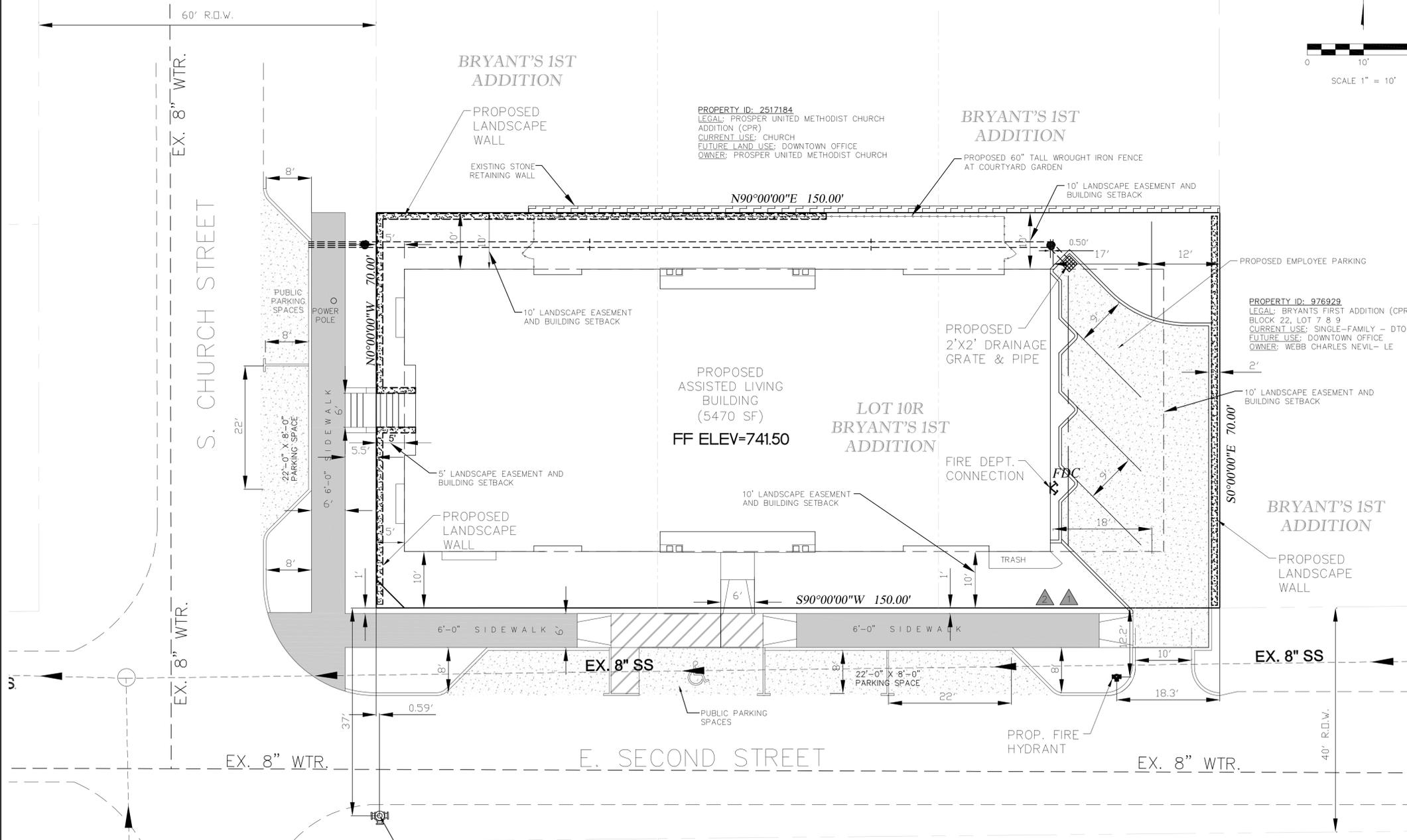
SITE BENCHMARKS:
 TBM 1: BEING AN "X" CUT SET IN CONCRETE SET IN A 60 FOOT RIGHT OF WAY KNOWN AS EAST SECOND STREET, FROM THE SOUTHEAST CORNER OF LOT 10, BLOCK 22, BRYANTS ADDITION: WEST 41.72 FEET THENCE 15.32 FEET SOUTH. ELEVATION = 741.54'
 TBM 2: BEING THE BASE OF A POWER POLE IN THE RIGHT OF WAY OF A 60 FOOT RIGHT OF WAY KNOWN AS CHURCH STREET, FROM THE NORTHWEST CORNER OF LOT 12, BLOCK 22, BRYANTS ADDITION: SOUTH 11.22 FEET THENCE 6.10 FEET WEST. ELEVATION = 734.79'

FLOOD ZONE NOTE:
 THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, DATED JUNE 2, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
 NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.



HENRY ENGINEERING & CONSULTING
 TEXAS REGISTERED ENGINEERING FIRM F-10848
 1910 LOMA LINDA, SUITE 100, FT. WORTH, TX 76112
 CANNONHENRY@HOTMAIL.COM
 © COPYRIGHT 2011 CANNON R. HENRY, P.E., C.E.M.

PROPOSED COMMERCIAL DEVELOPMENT PROJECT
 LAKE POINT
 PROSPER ASSISTED LIVING
 209 S CHURCH STREET, PROSPER, TEXAS 75078



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

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.
▲	DOM.	2"	1
▲	IRR.	1"	1

PROPERTY ID: 976965
 LEGAL: BRYANTS FIRST ADDITION (CPR), BLOCK 24, LOT 2 THRU 6.
 CURRENT USE: MUNICIPAL OFFICE
 FUTURE LAND USE: DOWNTOWN OFFICE
 OWNER: PROSPER TOWN OF

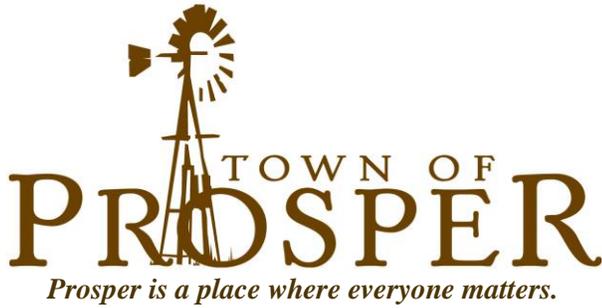
SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP. SP. REQ.	TOTAL IMPERVIOUS (SQ. FT.)	LANDSCAPING		OPEN SPACE				
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.			PROV.	REQ. (15 SF/ P'RKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV.		
LOT 10R	PD-100	ASSISTED LIVING	0.241	10,500	5,467	33'-10"	55%	52.07%	0.5:1	0.52	*** PER PD-100	4	10	1	1	1,771	16.87%	150	1,770	735	1,492

CASE #: D20-0019

SITE PLAN	
LEGAL DESCRIPTION	LOT 10R, BLOCK 22 BRYANTS 1ST ADDITION 0.24 ACRES
OWNER	PROSPER ASSISTED LIVING, LP. BUDDY WILSON 214-876-7224
APPLICANT	TRINITY GROUP INTERNATIONAL, INC. 20157 FIDDLERS GREEN ROAD FRISCO, TX 75034 972-294-4944
SURVEYOR	ARTHUR LAND SURVEYING 220 ELM STR. # 220 LITTLE ELM, TEXAS 75057 972-221-9439

SHEET TITLE: SITE PLAN
 DATE: 04-03-20
 REVISED: 04-13-20
 SHEET: SP-1



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Replat for Bryants First Addition, Block 22, Lot 10R, on 0.2± acres, located on the northeast corner of Second Street and Church Street. The property is zoned Planned Development-100 (PD-100). (D20-0020).

Description of Agenda Item:

The purpose of the Replat is create one lot from a portion of three (3) existing lots for development. The Replat conforms to the Planned Development-100 (PD-100) development standards.

As a companion item, the Site Plan for an assisted living facility (Lake Point Assisted Living) (D20-0019) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Replat

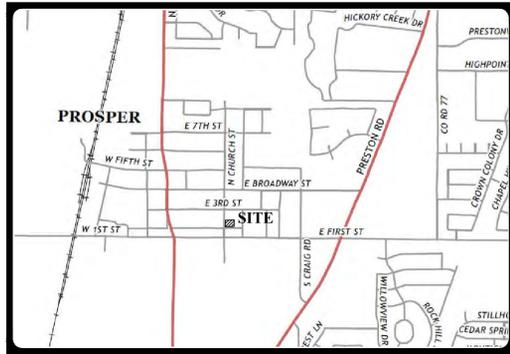
Staff Recommendation:

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.



VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- Bearings and distances are based on the filed and recorded plat Prosper United Methodist Church Addition, as recorded in Cabinet O, Page 116, Plat Records, Collin County, Texas.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, dated June 2, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one lot out of a portion of three previously platted lots.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 3/31/2020

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING the South one-half of Lots 10, 11, and 12, Block 22, of Bryants Addition to the Town of Prosper, according to the Map or Plat thereof recorded in Volume 116, Page 162, Deed Records, Collin County, Texas, same being that certain tract of land conveyed to Prosper Assisted Living, LP, by deed recorded in County Clerk's File No. 20191211001577540, 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 found for corner, said corner being the Southwest corner of the herein described tract of land and said Block 22, and being in the North line of E. 2nd Street (60 foot right-of-way), and being in the East line of Church Street (60 foot right-of-way);

THENCE North 00 degrees 00 minutes 00 seconds East, along the East line of said Church Street, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Prosper United Methodist Church Addition, recorded in Cabinet O, Slide 112, Deed Records of Collin County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds East (basis of bearings, Cabinet O, Slide 112), along the South line of said Prosper United Methodist Addition, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being a Southeast corner of said Prosper United Methodist Church Addition, and being in the West line of Lot 9, Block 22, of said Bryant Addition;

THENCE South 00 degrees 00 minutes 00 seconds East, along the West line of said Lot 9, Block 22, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 9, Block 22, and being in the North line of said E. 2nd Street;

THENCE North 90 degrees 00 minutes 00 seconds West, along the North line of E. 2nd Street, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.241 acre of land, more or less, and being subject to any and all easements that may affect.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Prosper Assisted Living, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as Lot 10R, Block 22, Bryants 1st Addition, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

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

Prosper Assisted Living, LP

By: _____
Authorized Representative

Printed Name

Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

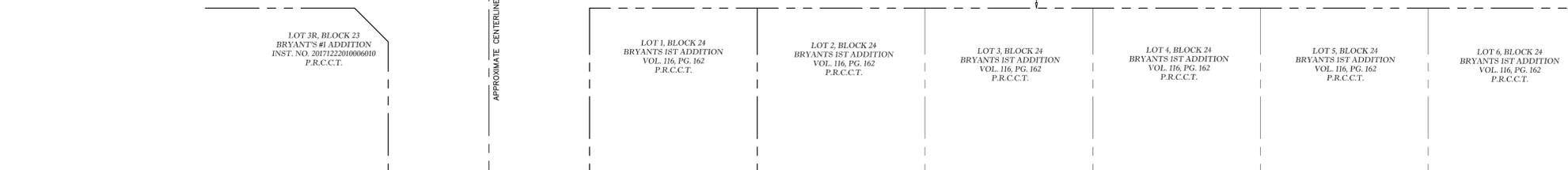
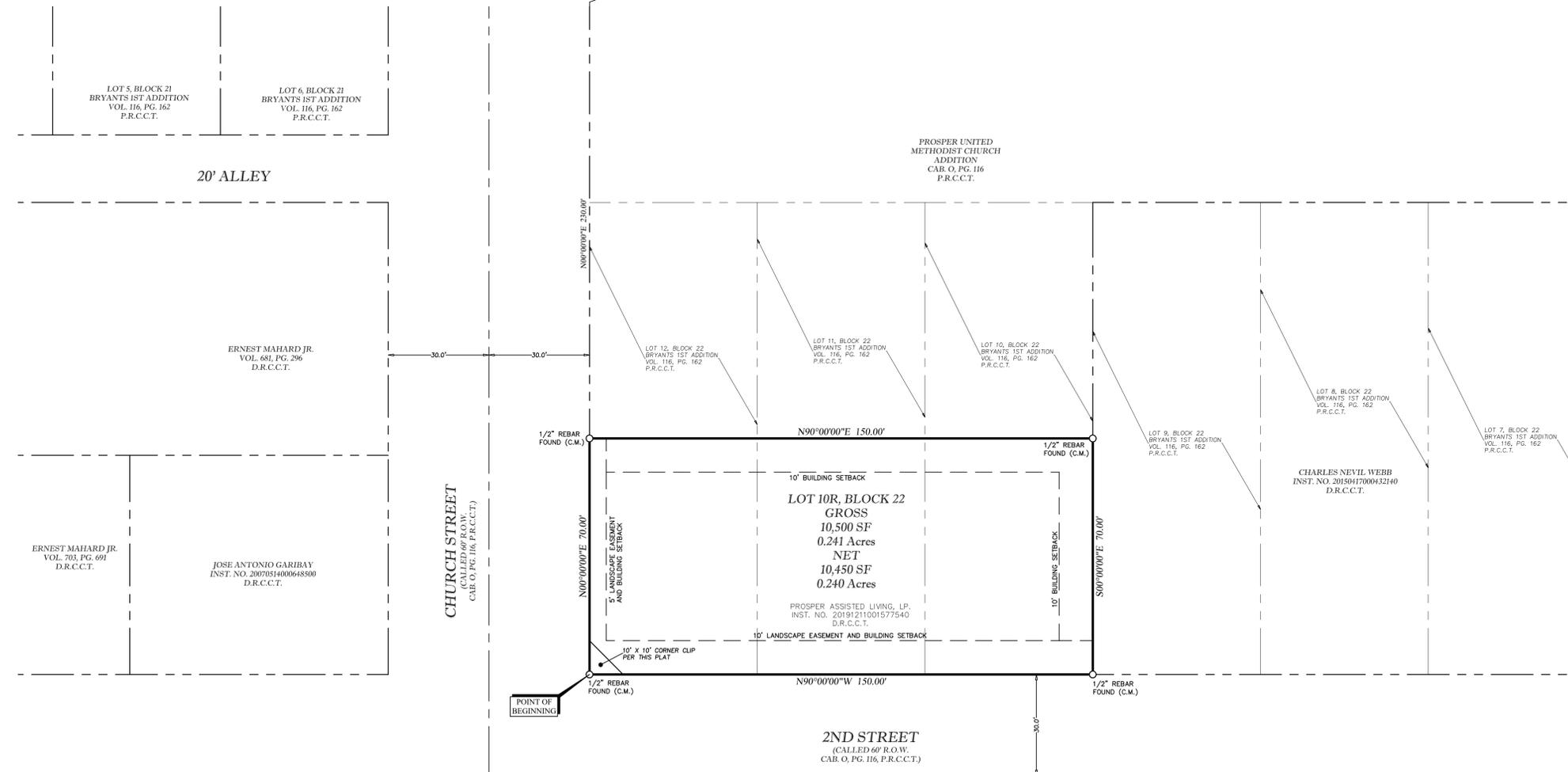
Notary Public in and for the State of Texas

APPROVED
This _____ day of _____, 20____ by
the Planning & Zoning Commission of the Town of Prosper, Texas

Development Services Department

Engineering Services Department

Town Secretary



- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
 - C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER
Prosper Assisted Living, LP
209 Church Street
Prosper, Texas 75078-2922
Ken Helman
214-684-3156

SURVEYOR
ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 03/02/2020 CHECKED BY: T.M. JOB NO.: WR1912.2978-03
POINT OF CONTACT:
Grayson CeBallos
972-370-5871

REPLAT
BRYANTS 1ST ADDITION
LOT 10R, BLOCK 22
Being a Replat of the south half of Lots 10, 11 and 12, Block 22 Bryants 1st Addition, an addition to the Town of Prosper, as recorded in Volume 116, Page 162, P.R.C.C.T. Town of Prosper, Collin County, Texas

Case No: D20-0020
-- 2020 --



PLANNING

To: Planning & Zoning Commission

Item No. 3h

From: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Preliminary Site Plan for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and the Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0021).

Description of Agenda Item:

The Planning & Zoning Commission originally approved a Preliminary Site Plan (PSP) for Prosper West on June 5, 2018. The applicant is proposing to modify the proposed layout to accommodate a 3-story, 30,000 square-foot, medical office building for Children's Health, on Block C, Lot 1, located on the north side of US 380, west of the Dallas Parkway. The PSP also depicts the future right-of-way needs for the future grade separated ramp the northwest corner of US 380 and DNT. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access is provided from US 380 and the Dallas Parkway. The Preliminary Site Plan conforms to PD-41 development standards.

As a companion item, a minor amendment to the PD-41 Conceptual Development Plan (Z20-0007) is on the April 21, 2020 agenda.

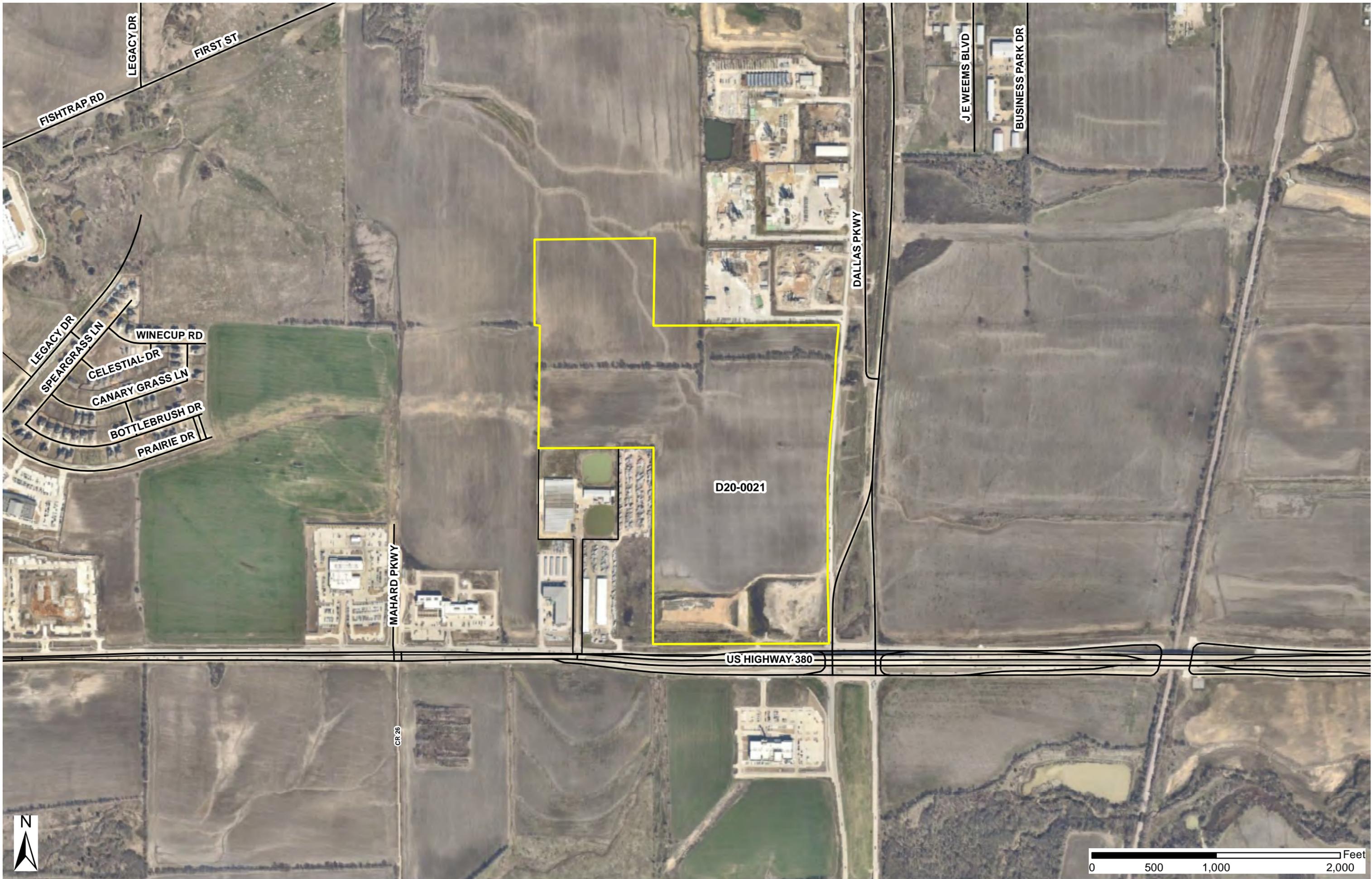
Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

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

1. Planning & Zoning Commission approval of a minor update to Exhibit D.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



LEGACY DR

FIRST ST

FISHTRAP RD

LEGACY DR

SPEARGRASS LN

WINECUP RD

CELESTIAL DR

CANARY GRASS LN

BOTTLEBRUSH DR

PRAIRIE DR

MAHARD PKWY

DALLAS PKWY

J E WEEMS BLVD

BUSINESS PARK DR

D20-0021

US HIGHWAY 380

CR 26



0 500 1,000 2,000 Feet

Plotted By: Crowford, Jordan Date: April 06, 2020 10:27:42am File Path: K:\FR_Civil\064422219 - CHST Prosper\CAD\PlanSheets\PSP-Preliminary_Site_Plan.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA SUMMARY

ZONING: PLANNED DEVELOPMENT
OPEN SPACE PROVIDED (7%): 8.86 AC
OPEN SPACE REQUIRED (7%): 9.09 AC

BLOCK A, LOT 1
1 STORY RETAIL ±16,500 GSF
1 STORY RESTAURANT ±4,100 GSF
2 STORY OFFICE ±62,100 GSF
FAR: 0.22:1
LOT COVERAGE: 14%
WIDTH: 630' DEPTH: 650'
INTERIOR LANDSCAPING REQUIRED: 2595 SF
INTERIOR LANDSCAPING PROVIDED: 4900 SF
PARKING REQUIRED: 285 SP
16,500 SF RETAIL/(250)=66 SP
4,100 SF REST/(100)=41 SP
62,100 SF OFFICE/(350)=178 SP
HANDICAP REQUIRED: 7
PARKING PROVIDED: 155
155 SURFACE
HANDICAP PROVIDED: 8

BLOCK B, LOT 1
1 STORY RETAIL ±46,820 GSF
1 STORY RESTAURANT ±13,780 GSF
FAR: 0.3:1
LOT COVERAGE: 30%
WIDTH: 650' DEPTH: 780'
INTERIOR LANDSCAPING REQUIRED: 390 SF
INTERIOR LANDSCAPING PROVIDED: 1,300 SF
PARKING REQUIRED: 257 SP
46,820 SF RETAIL/(250)=188 SP
13,780 SF REST/(200)=69 SP
HANDICAP REQUIRED: 8
PARKING PROVIDED: 153
153 SURFACE
HANDICAP PROVIDED: 8

BLOCK C, LOT 1
3 STORY MEDICAL OFFICE ±90,000 GSF
FAR: 0.19:1
LOT COVERAGE: 6%
WIDTH: 650' DEPTH: 670'
INTERIOR LANDSCAPING REQUIRED: 8,430 SF
INTERIOR LANDSCAPING PROVIDED: 16,500 SF
PARKING REQUIRED: 360 SP
180 OFFICE = 120 EXAM ROOMS + 60 OFFICES = 360 SP
HANDICAP REQUIRED: 597*0.02 = 12 SP
PARKING PROVIDED: 597
597 SURFACE
HANDICAP PROVIDED: 14

BLOCK D, LOT 1
1 STORY RETAIL ±28,200 GSF
1 STORY RESTAURANT ±15,200 GSF
4 STORY OFFICE ±108,500 GSF
2 STORY PARKING GARAGE ±68,000 GSF
FAR: 0.91:1
LOT COVERAGE: 43%
WIDTH: 180' DEPTH: 1230'
INTERIOR LANDSCAPING REQUIRED: N/A
INTERIOR LANDSCAPING PROVIDED: N/A
PARKING REQUIRED: 575 SP
28,200 SF RETAIL/(250)=113 SP
15,200 SF REST/(100)=152 SP
108,500 SF OFFICE/(350)=310 SP
HANDICAP REQUIRED: 575*0.02 = 12 SP
PARKING PROVIDED: 200
200 GARAGE
HANDICAP PROVIDED: 12

BLOCK E, LOT 1
4 STORY MULTIFAMILY ±217,350 GSF
1 STORY NON-RESIDENTIAL ±5,450 GSF
FAR: 3.08:1
LOT COVERAGE: 70%
WIDTH: 350' DEPTH: 390'
INTERIOR LANDSCAPING REQUIRED: 375 SF
INTERIOR LANDSCAPING PROVIDED: 600 SF
PARKING REQUIRED: 392 SP
1 BED UNITS: 200*(1.0)=200 SPACES
2 BED UNITS: 75*(2.0)=150 SPACES
3 BED UNITS: 8*(2.5)=20 SP
5,450 SF RETAIL/(250)=22 SPACES
HANDICAP REQUIRED: 11
PARKING PROVIDED: 525
25 SURFACE
500 GARAGE
HANDICAP PROVIDED: 11

BLOCK F, LOT 1
4 STORY MULTIFAMILY ±295,582 GSF
1 STORY NON-RESIDENTIAL ±14,981 GSF
FAR: 1.2:1
LOT COVERAGE: 43%
WIDTH: 400' DEPTH: 650'
INTERIOR LANDSCAPING REQUIRED: 720 SF
INTERIOR LANDSCAPING PROVIDED: 720 SF
PARKING REQUIRED: 508 SP
1 BED UNITS: 222*(1.0)=222 SP
2 BED UNITS: 98*(2.0)=196 SP
3 BED UNITS: 12*(2.5)=30 SP
14,981 SF RETAIL/(250)=60 SP
HANDICAP REQUIRED: 508*0.02 = 12 SP
PARKING PROVIDED: 591
6 SURFACE
585 GARAGE
HANDICAP PROVIDED: 13

NOTES

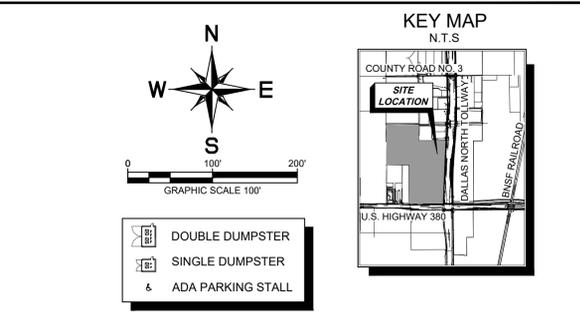
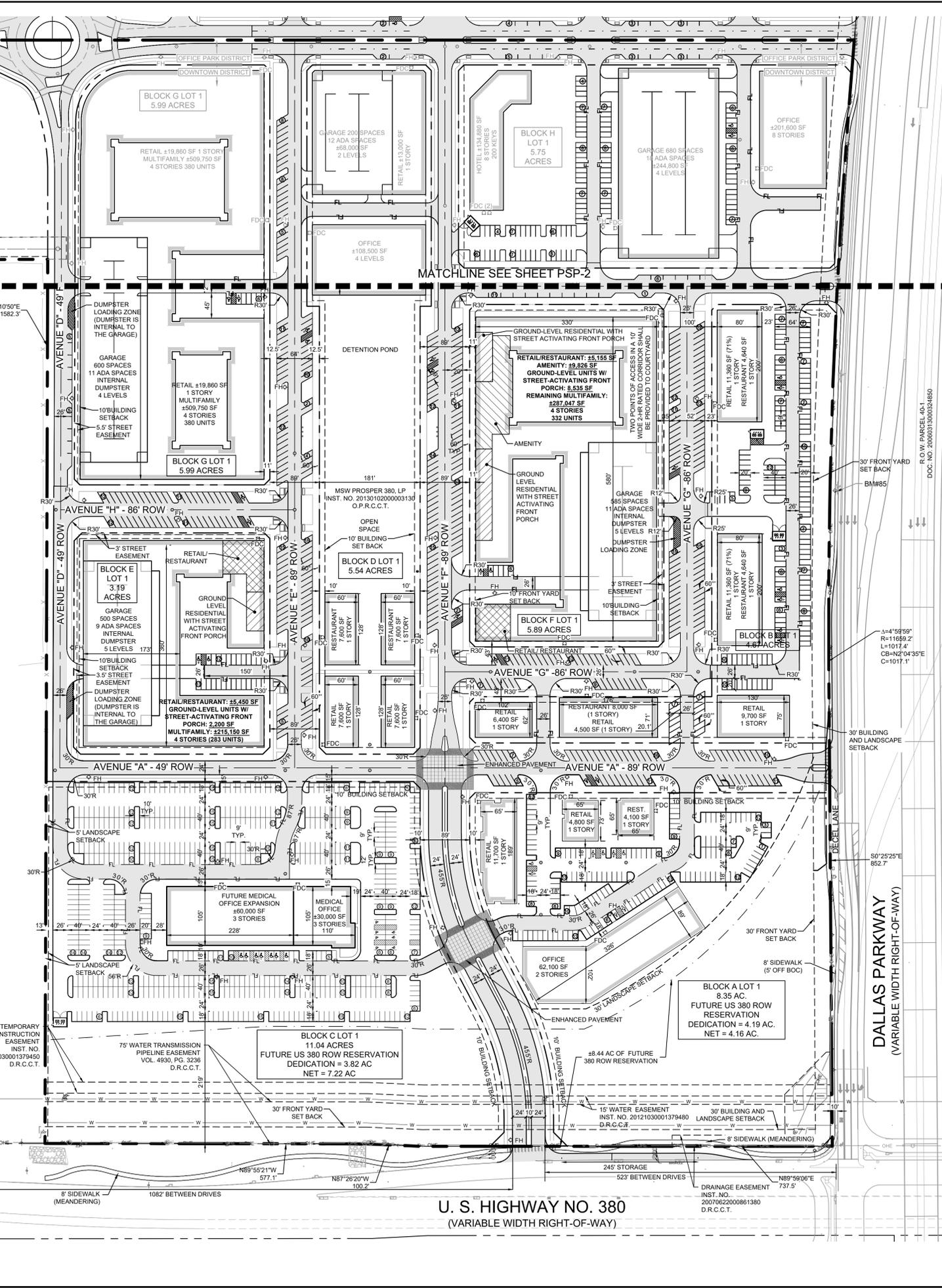
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-41
2. BLOCKS A-L MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN PD-41
3. FIRELANE SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT TOWN OF PROSPER FIRE CODE REQUIREMENTS. FINAL LAYOUTS AND USAGE TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT
4. DUMPSTER/TRASH SERVICE LAYOUTS TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT
5. DOWNTOWN DISTRICT SETBACKS PER PD-41 ARE 30' FRONT YARD ALONG DNT AND 380, AND 10' ALONG ALL OTHER STREETS. REAR YARD AND SIDE YARD SETBACKS ARE 0'
6. OFFICE PARK DISTRICT SETBACKS PER PD-41 ARE 25' FRONT YARD ALONG DNT, AND 10' ALONG OTHER STREETS. REAR YARD AND SIDE YARD SETBACKS ARE 10'
7. NO TREES EXIST ON SITE
8. OFF-SITE AND/OR SHARED PARKING AGREEMENTS MAY BE REQUIRED TO ENSURE MINIMUM ALL USES PROVIDE MINIMUM REQUIRED PARKING ON-SITE PER ZONING ORDINANCE

ON STREET PARKING TABLE

AVENUE A PROVIDED:	60 SP
AVENUE B PROVIDED:	25 SP
AVENUE C PROVIDED:	25 SP
AVENUE D PROVIDED:	10 SP
AVENUE E PROVIDED:	105 SP
AVENUE F PROVIDED:	79 SP
AVENUE G PROVIDED:	116 SP
AVENUE H PROVIDED:	48 SP
AVENUE I PROVIDED:	46 SP
AVENUE J PROVIDED:	52 SP
AVENUE K PROVIDED:	44 SP

ADA SPACES REQUIRED: 14 SP
ADA SPACES PROVIDED: 14 SP

BLOCK G, LOT 1
1 STORY RETAIL ±19,860 GSF (15%)
4 STORY MULTIFAMILY ±509,750 GSF
FAR: 1.86:1
LOT COVERAGE: 52%
WIDTH: 450' DEPTH: 800'
INTERIOR LANDSCAPING REQUIRED: 440 SF
INTERIOR LANDSCAPING PROVIDED: 440 SF
PARKING REQUIRED (ESTIMATE): 590 SP
19,860 SF RETAIL/(250)=80 SP
380 UNITS*(1.34)=510 SP
HANDICAP REQUIRED: 11
PARKING PROVIDED: 606
6 SURFACE
600 GARAGE
HANDICAP PROVIDED: 13



- NOTES**
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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 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 PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 14. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 15. ALL NEW ELECTRICAL PANELS SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 16. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 17. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 18. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 19. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 20. DRIVEWAYS OFF OF U.S. 380 SHALL BE APPROVED BY TxDOT. FINAL ALIGNMENTS OF ROADS AND DRIVEWAY CONNECTIONS SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO FINAL APPROVAL BY TxDOT.
 21. ROW DEDICATIONS SHALL BE PROVIDED AT RIGHT TURN LANES IN ACCORDANCE WITH TOWN OF PROSPER REQUIREMENTS.
 22. A MINIMUM OF 75% OF THE FIRST FLOOR NON-RESIDENTIAL SQUARE FOOTAGE OF BUILDING CONTAINING RESIDENTIAL UNITS SHALL HAVE CERTIFICATES OF OCCUPANCY ISSUED FOR THEM PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR AN ADDITIONAL PHASE OF RESIDENTIAL UNITS SUBSEQUENT TO THE FIRST PHASE.
 23. THE FIRST PHASE OF RESIDENTIAL DEVELOPMENT SHALL CONSIST OF NO LESS THAN 600 UNITS AND NO GREATER THAN 1,200 UNITS. THIS FIRST PHASE SHALL BE CONSTRUCTED WITHIN THE DOWNTOWN SUB-DISTRICT.
 24. SKYBRIDGE CLEARANCE WILL BE PER CODE AND SUBJECT TO LICENSE AGREEMENT WITH THE TOWN.
 25. ALL LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9' WIDE.
 26. CROSSWALKS AT DALLAS PARKWAY INTERSECTIONS TO BE AS CLOSE AS POSSIBLE TO THE INTERSECTION.

ZONING PARKING REQUIREMENTS

-1/350 SF BUSINESS OR OFFICE	= 1,085,700 GSF
-1/11 EMPLOYEE ON LARGEST SHIFT FOR MEDICAL OFFICE BUILDING >20,000 SF	= 400 KEYS
-1/11 ² PER BED OR EXAMINATION ROOM FOR MEDICAL OFFICE BUILDING >20,000 SF	= 995 UNITS
-1 SPACE PER HOTEL KEY	= 128,311 GSF
-1/250 RETAIL STORE	= 36,580 GSF
-1/100 RESTAURANT OR CAFE	= 60,000 GSF
-1.0 SP PER BED FOR 1 AND 2 BED MULTIFAMILY UNIT	= 90,000 GSF
-0.5 SP FOR EACH ADDITIONAL BED ROOM	

SUMMARY

OFFICE	= 1,085,700 GSF
HOTEL	= 400 KEYS
MULTI-FAMILY	= 995 UNITS
RETAIL	= 128,311 GSF
REST	= 36,580 GSF
CONFERENCE	= 60,000 GSF
MEDICAL OFFICE	= 90,000 GSF

TOTAL PARKING REQUIRED: 6,153 SPACES
TOTAL PARKING PROVIDED: 7,733 SPACES

PRELIMINARY SITE PLAN
CHILDREN'S PROSPER
D20-0021
Being 126.513 Acres Out Of The
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
Abstract No. 147
Town of Prosper, Collin County, Texas
Case Number: D20-0021

Owner: Children's Health System of Texas
1935 Medical District Drive
Dallas, TX 75235
Contact: Nathan Beckey
Phone: (214) 456-7079

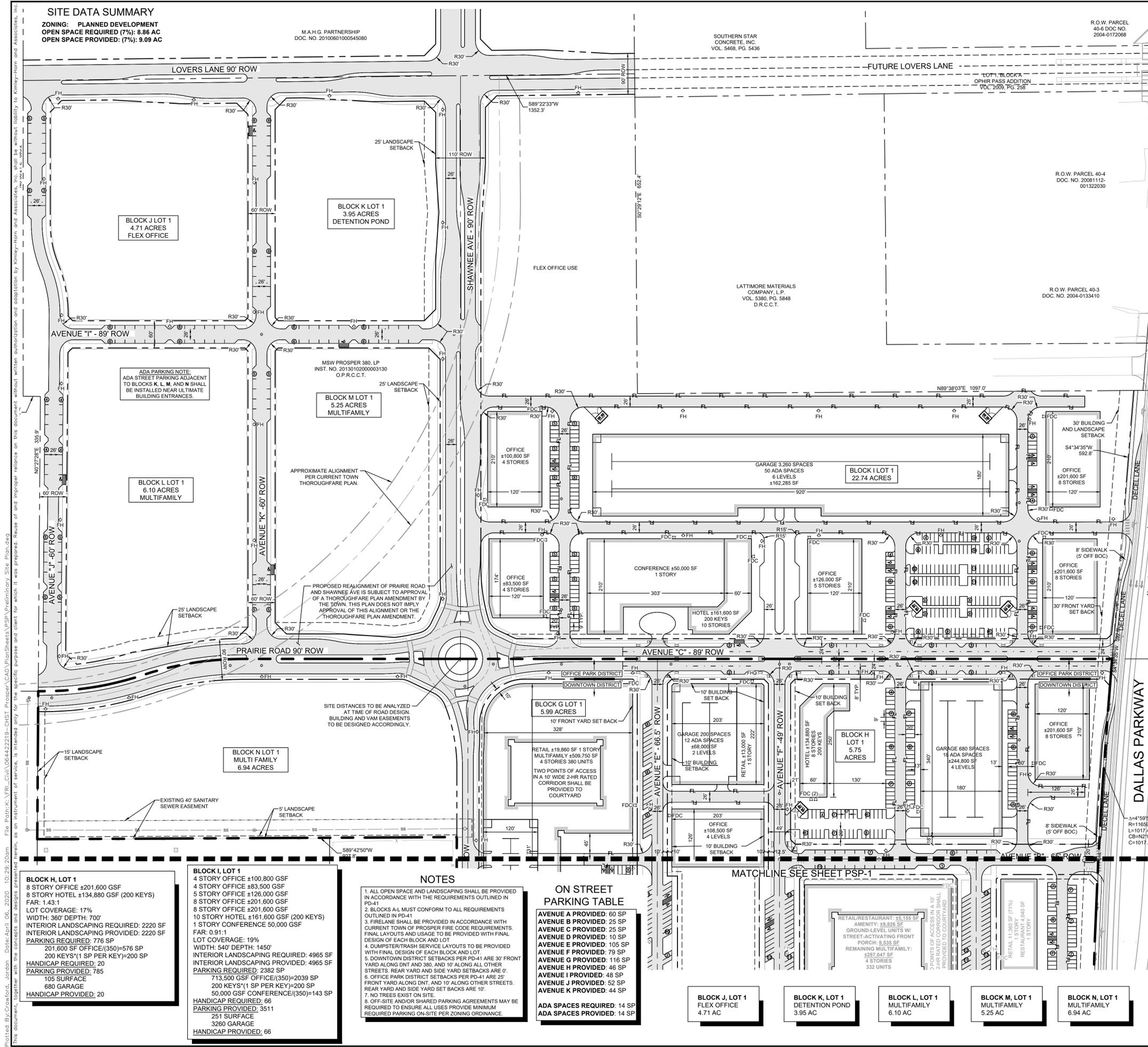
Owner: MSW Prosper 380 LP
320 W Main Street
Suite 100
Lewisville, TX 75057
Contact: Kristian Teleki
Phone: (972) 221-1199

Engineer/Surveyor: Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Contact: C.J. Ponton, P.E.
Phone: (972) 731-3802

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-355-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-528

PRELIMINARY SITE PLAN
CHILDREN'S PROSPER
TOWN OF PROSPER, TEXAS

DATE	4/06/2020
PROJECT NO.	064422219
SHEET NUMBER	PSP-1



SITE DATA SUMMARY

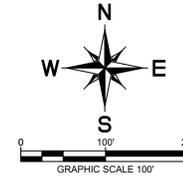
ZONING: PLANNED DEVELOPMENT
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 OPEN SPACE PROVIDED: (7%): 9.09 AC

M.A.H.G. PARTNERSHIP
 DOC. NO. 20100601000545080

SOUTHERN STAR
 CONCRETE, INC.
 VOL. 5468, PG. 5436

R.O.W. PARCEL
 40-6 DOC NO.
 2004-0172068

KEY MAP
 N.T.S.



- DOUBLE DUMPSTER
- SINGLE DUMPSTER
- ADA PARKING STALL

NOTES

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-1/1 ^{1/2} PER BED OR EXAMINATION ROOM FOR MEDICAL OFFICE BUILDING >20,000 SF	
-1 SPACE PER HOTEL KEY	
-1/250 RETAIL STORE	
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 D20-0021
 Being 126.513 Acres Out Of The
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
 Abstract No. 147
 Town of Prosper, Collin County, Texas
 Case Number: D20-0021

Owner:
 Children's Health System of Texas
 1935 Medical District Drive
 Frisco, TX 75034
 Contact: Nathan Beckey
 Phone: (214) 456-7079

Owner:
 MSW Prosper 380 LP
 320 W Main Street
 Suite 100
 Frisco, TX 75034
 Contact: C.J. Ponton, P.E.
 Phone: (972) 731-3802

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 6160 Warren Parkway, Suite 210
 Frisco, TX 75034
 Contact: C.J. Ponton, P.E.
 Phone: (972) 731-3802

NOTES

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- BLOCKS A-K MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN PD-41.
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- OFF-SITE AND/OR SHARED PARKING AGREEMENTS MAY BE REQUIRED TO ENSURE ALL USES PROVIDE MINIMUM REQUIRED PARKING ON-SITE PER ZONING ORDINANCE.

ON STREET PARKING TABLE

AVENUE A PROVIDED: 60 SP
AVENUE B PROVIDED: 25 SP
AVENUE C PROVIDED: 25 SP
AVENUE D PROVIDED: 10 SP
AVENUE E PROVIDED: 105 SP
AVENUE F PROVIDED: 79 SP
AVENUE G PROVIDED: 116 SP
AVENUE H PROVIDED: 40 SP
AVENUE I PROVIDED: 48 SP
AVENUE J PROVIDED: 52 SP
AVENUE K PROVIDED: 44 SP
ADA SPACES REQUIRED: 14 SP
ADA SPACES PROVIDED: 14 SP

BLOCK H, LOT 1
 4 STORY OFFICE ±201,600 GSF
 8 STORY HOTEL ±134,880 GSF (200 KEYS)
 FAR: 1.43:1
 LOT COVERAGE: 17%
 WIDTH: 360' DEPTH: 700'
 INTERIOR LANDSCAPING REQUIRED: 2220 SF
 INTERIOR LANDSCAPING PROVIDED: 2220 SF
 PARKING REQUIRED: 776 SP
 201,600 SF OFFICE/(350)=576 SP
 200 KEYS/(1 SP PER KEY)=200 SP
 HANDICAP REQUIRED: 20
 PARKING PROVIDED: 785
 105 SURFACE
 680 GARAGE
 HANDICAP PROVIDED: 20

BLOCK I, LOT 1
 4 STORY OFFICE ±100,800 GSF
 4 STORY OFFICE ±83,500 GSF
 5 STORY OFFICE ±126,000 GSF
 8 STORY OFFICE ±201,600 GSF
 8 STORY OFFICE ±201,600 GSF
 10 STORY HOTEL ±161,600 GSF (200 KEYS)
 1 STORY CONFERENCE 50,000 GSF
 FAR: 0.91:1
 LOT COVERAGE: 19%
 WIDTH: 540' DEPTH: 1450'
 INTERIOR LANDSCAPING REQUIRED: 4965 SF
 INTERIOR LANDSCAPING PROVIDED: 4965 SF
 PARKING REQUIRED: 2382 SP
 713,500 GSF OFFICE/(350)=2039 SP
 200 KEYS/(1 SP PER KEY)=200 SP
 50,000 GSF CONFERENCE/(350)=143 SP
 HANDICAP REQUIRED: 66
 PARKING PROVIDED: 3511
 251 SURFACE
 3260 GARAGE
 HANDICAP PROVIDED: 66

BLOCK J, LOT 1
 FLEX OFFICE
 4.71 AC

BLOCK K, LOT 1
 DETENTION POND
 3.95 AC

BLOCK L, LOT 1
 MULTIFAMILY
 6.10 AC

BLOCK M, LOT 1
 MULTIFAMILY
 5.25 AC

BLOCK N, LOT 1
 MULTIFAMILY
 6.94 AC

Plotted By: Crowford, Jordan Date: April 06, 2020 10:29:20am File Path: \\FR-CV\A\06422219-CHST Prosper\CAD\PlanSheets\PS\Preliminary_Site Plan.dwg
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Kimley-Horn
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-355-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-528

PRELIMINARY SITE PLAN

CHILDREN'S PROSPER
 TOWN OF PROSPER, TEXAS

SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
	CJP	JTC	RCS

DATE: 4/06/2020
 PROJECT NO.: 06422219
 SHEET NUMBER: PSP-2



PLANNING

To: Planning & Zoning Commission

Item No. 3i

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Site Plan for a multifamily development in WestSide (The Vera Prosper Luxury Apartments), on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0026).

Description of Agenda Item:

The Site Plan shows five (5) multifamily buildings, including 237 units, totaling 282,821 square feet. Access is provided from FM 1385. The number of off-street parking spaces meets the minimum standards of PD-94. The Site Plan conforms to the PD-94 development standards.

Per Exhibit C of PD-94, this phase of the multifamily development shall consist of a maximum of 237 units and construction on the apartment complex may not commence until vertical construction has begun on a minimum fifty thousand (50,000) square foot Indoor Commercial Amusement building or similar size retail building. At this time, no Site Plan has been submitted for the development of an Indoor Commercial Amusement building or similar size retail building, as required.

As a companion item, the Final Plat for the WestSide Addition, Block A, Lot 18 (D20-0027) is on the April 21, 2020, agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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



ENGLISH IVY DR

CANTERBURY DR

BARRINGTON DR

MANITOU DR

LANCASHIRE LN

OAKBROOK ST

LUTON DR

EXETER DR

CRESTWOOD DR

KENT DR

D20-0026

FM 1385

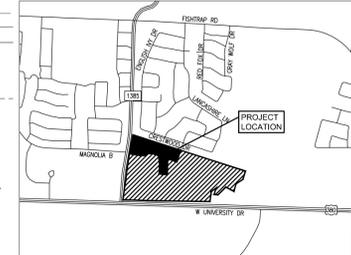
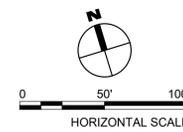
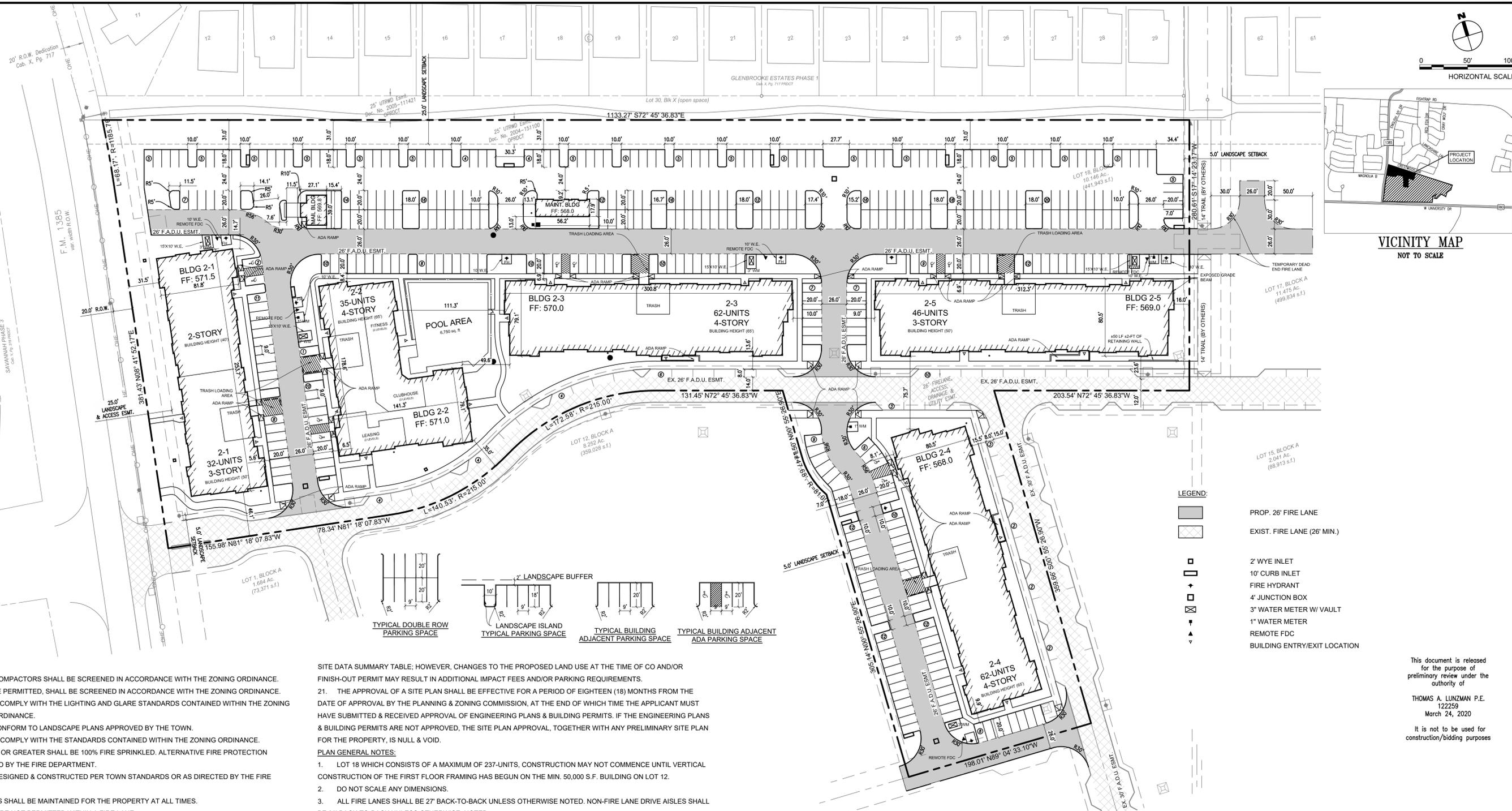
US HIGHWAY 380



0 187.5 375 750 Feet

PLOTTED: 3/24/2020 9:15:12 AM

P:\PR5038\Cadd\Modals\Civil\SP0001.dwg 3/23/2020 5:28:44 PM Miller, Nathan



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- PROP. 26" FIRE LANE
 - EXIST. FIRE LANE (26" MIN.)
 - 2" WYE INLET
 - 10" CURB INLET
 - FIRE HYDRANT
 - 4" JUNCTION BOX
 - 3" WATER METER W/ VAULT
 - 1" WATER METER
 - REMOTE FDC
 - BUILDING ENTRY/EXIT LOCATION

- TOWN GENERAL NOTES:**
1. DUMPSTERS & 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 LIGHT SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE & 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 S.F. OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 7. FIRE LANES SHALL BE DESIGNED & 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 & BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) & WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL
 12. ALL FENCES & RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN & ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL & SHALL CONFORM TO THE APPROVED FACADE PLAN.
 14. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THROUGHFARES & COLLECTORS & FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, & 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 SERVICES DEPARTMENT.
 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 20. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE

SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

21. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED & RECEIVED APPROVAL OF ENGINEERING PLANS & BUILDING PERMITS. IF THE ENGINEERING PLANS & BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL & VOID.

- PLAN GENERAL NOTES:**
1. LOT 18 WHICH CONSISTS OF A MAXIMUM OF 237-UNITS, CONSTRUCTION MAY NOT COMMENCE UNTIL VERTICAL CONSTRUCTION OF THE FIRST FLOOR FRAMING HAS BEGUN ON THE MIN. 50,000 S.F. BUILDING ON LOT 12.
 2. DO NOT SCALE ANY DIMENSIONS.
 3. ALL FIRE LANES SHALL BE 27' BACK-TO-BACK UNLESS OTHERWISE NOTED. NON-FIRE LANE DRIVE AISLES SHALL BE 25' BACK-TO-BACK UNLESS OTHERWISE NOTED.
 4. ALL FIRE LANE INSIDE RADII SHALL BE 30' TO FACE OF CURB UNLESS OTHERWISE NOTED. NON-FIRE LANE DRIVE AISLE INSIDE RADII SHALL BE 10' TO FACE OF CURB. UNLESS OTHERWISE NOTED.
 5. ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO TOWN OF PROSPER STANDARDS.
 6. ALL LANDSCAPING SHALL CONFORM TO THE TOWN OF PROSPER STANDARDS.
 7. THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
 8. ALL SCREENING WALLS SHALL CONFORM TO THE TOWN OF PROSPER STANDARDS AND SPECIFICATIONS.
 9. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE TOWN OF PROSPER CODE OF ORDINANCES.
 10. ANY REVISIONS TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 11. ALL DIMENSIONS SHALL BE TO THE FACE OF CURB.

WATER METER TABLE

METER #	TYPE	METER SIZE	N	E
1	DOM. (bldg 2-1)	3"	7131770.64	2458693.96
2	DOM. (bldg 2-2)	3"	7131646.59	2458759.88
3	IRRIG.	1"	7131666.75	2458760.59
4	DOM. (bldg 2-3)	3"	7131583.03	2459229.28
5	DOM. (bldg 2-5)	3"	7131464.64	2459611.05
6	IRRIG.	1"	7131461.89	2459631.14
7	DOM. (bldg 2-4)	3"	7131060.49	2459287.16
8	IRRIG.	1"	7131387.85	2459277.06

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA		TOTAL BUILDING AREA		UNIT COUNT				BUILDING HEIGHT				LOT COVERAGE	FLOOR AREA RATIO	REQD. PARKING RATIO	PARKING REQD.				PARKING PROVD.*				REQD. HANDICAP PARKING	INTERIOR LANDSCAPE REQD.	INTERIOR LANDSCAPE PROVD.	IMPERVIOUS AREA	OPEN SPACE REQD.	OPEN SPACE PROVD.**
			SF	AC	SF	SF	TOTAL	1B	2B	3B	#2-1(FT/ST)	#2-2(FT/ST)	#2-3(FT/ST)	#2-4(FT/ST)	%	N/A				SPACES/UNIT	1B(1.8)	2B(1.8)	3B(2.0)	TOTAL	SURFACE	PARALLEL	GARAGES						
18	PD	MULTI-FAMILY	441,943	10.15	99,752	282,821	237	119	93	25	40'x50'/283	65'4	50'3	65'4	22.6	0.6399:1	1.8 & 2.0	215	168	50	433	403 (91%)	40 (9%)	0	443	10	8,860	15,875	189,613	30,936	LOTS 14/19		

This document is released for the purpose of preliminary review under the authority of
 THOMAS A. LUNZMAN P.E.
 122259
 March 24, 2020
 It is not to be used for construction/bidding purposes

CASE NO. D20-0026
SITE PLAN
THE VERA PROSPER LUXURY APARTMENT
LOT 18, BLOCK A, WESTSIDE ADDITION
IN PROSPER, TEXAS

ARCHITECT: GEEBER LEWIS ASSOCIATES
 649 11TH ST. ATLANTA, GA 30318
 CONTACT: BRIAN TOMLIN
 PHONE: (470) 355-4378

SURVEYOR: SPURS ENGINEERING
 765 OLSTER RD. STE. 100
 PLANO, TEXAS 75076
 CONTACT: KEVIN WER
 PHONE: (972) 422-0077

APPLICANT: TX MORROW CONSTRUCTION, INC.
 17304 PRESTON CT. STE 700
 DALLAS, TX 75252
 CONTACT: CRAIG WALSH
 PHONE: (214) 466-6220

ENGINEER: BURGESS & NIPLE
 10701 CORPORATE DR., STE. 118
 STAFFORD, TX 77477
 CONTACT: THOMAS LUNZMAN
 PHONE: (281) 980-7705

OWNER: 1385 & 380 INVESTMENTS, LP
 15700 S.H. 121
 FRISCO, TEXAS 75035
 (214) 619-4830
 CONTACT: MIKE FANIN

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-7705
 TPBE FIRM REGISTRATION NO. F-10834
 CONTACT: JOSEPH T. REUE, P.E.



PLANNING

To: Planning & Zoning Commission

Item No. 3j

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Final Plat for the WestSide Addition, Block A, Lot 18, on 10.1± acres, located on the east side of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0027).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-94 development standards.

As a companion item, the Site Plan for a multifamily development, The Vera Prosper Luxury Apartments, (D20-0026), is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



ENGLISH IVY DR

CANTERBURY DR

BARRINGTON DR

CRESTWOOD DR

KENT DR

MANITOU DR

EXETER DR

LUTON DR

LANCASHIRE LN

OAKBROOK ST

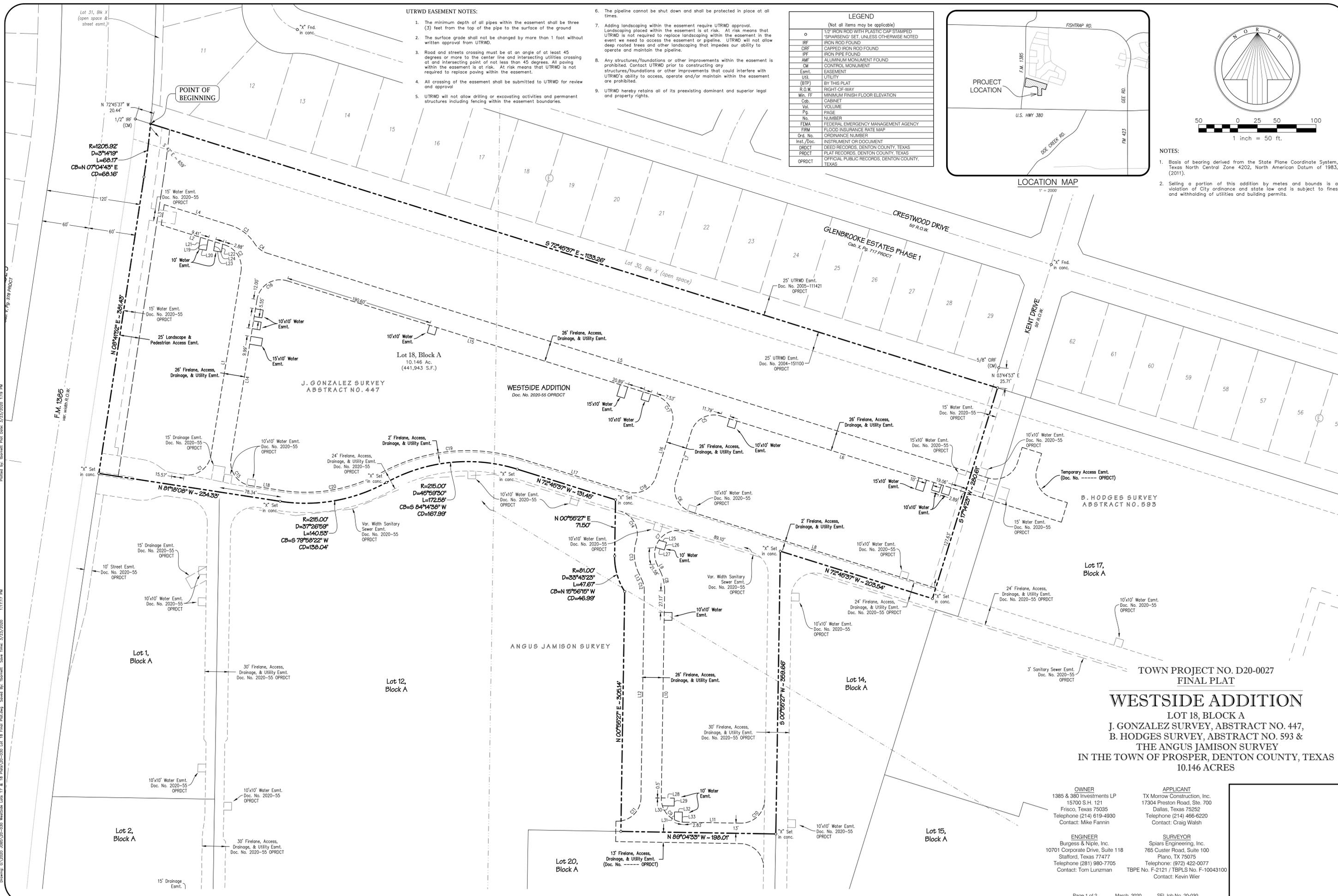
D20-0027

FM 1385

US HIGHWAY 380



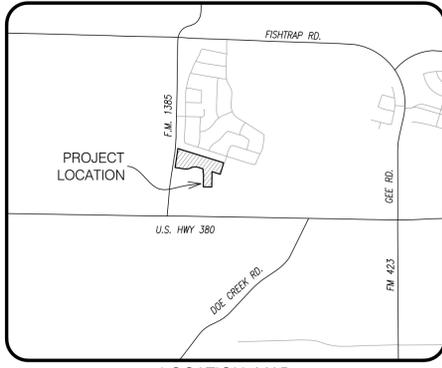
0 187.5 375 750 Feet



- UTRWD EASEMENT NOTES:**
- The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
 - The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
 - Road and streets crossing must be at an angle of at least 45 degrees or more to the center line and intersecting utilities crossing at and intersecting point of not less than 45 degrees. All paving within the easement is at risk. At risk means that UTRWD is not required to replace paving within the easement.
 - All crossing of the easement shall be submitted to UTRWD for review and approval.
 - UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
 - The pipeline cannot be shut down and shall be protected in place at all times.
 - Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk. At risk means that UTRWD is not required to replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
 - Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement are prohibited.
 - UTRWD hereby retains all of its preexisting dominant and superior legal and property rights.

LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UH	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



- NOTES:**
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

**TOWN PROJECT NO. D20-0027
FINAL PLAT**

WESTSIDE ADDITION
LOT 18, BLOCK A
J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593 &
THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
10.146 ACRES

OWNER
1385 & 380 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

APPLICANT
TX Morrow Construction, Inc.
17304 Preston Road, Ste. 700
Dallas, Texas 75252
Telephone (214) 466-6220
Contact: Craig Walsh

ENGINEER
Burgess & Niple, Inc.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
Telephone (281) 980-7705
Contact: Tom Lutzman

SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

Drawing: 03/2020_085030-039 Westside Lot 17 & 18 Plat 30-000 Lot 18 Final Plat Plan, Saved By: Thurnmet, Date Time: 3/23/2020, 11:31:17 AM
 Printed by: Thurnmet Plot Date: 3/23/2020, 1:19 PM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS 1385 & 380 Investments LP is the owner of a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, the B. Hodges Survey, Abstract No. 593, and the Angus Jamison Survey, Town of Prosper, Denton County, Texas, the subject tract being all of Lot 18, Block A, WestSide Addition according to the plat recorded in Document No. 2020-55 of the Official Public Records, Denton County, Texas (OPRDC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the east line of Farm to Market Road 1385, a variable width right-of-way, also being the southwest corner of Glenbrooke Estates Phase 1, an addition recorded in Cabinet X, Page 717 of the Plat Records, Denton County, Texas (PRDCT), and from which a 1/2" iron rod found, bears N 72°45'37" W, 20.44 feet;

THENCE S 72°45'37" E, 1133.26 feet along the south line of Glenbrooke Estates Phase 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set for the northwest corner of Lot 14, Block A, WestSide Addition, and from which a 5/8" iron rod with plastic cap found on the west line of Kent Drive, a 50 foot right-of-way, for the southeast corner of Lot 29, Block A, Glenbrooke Estates Phase 1, and for the northeast corner of Lot 30, Block X, Glenbrooke Estates Phase 1, bears N 03°44'53" E, 25.71 feet;

THENCE along Lot 14, the following:

S 17°14'23" W, 280.61 feet to an "X" set in concrete;

N 72°45'37" W, 203.54 feet to an "X" set in concrete;

And S 00°55'27" W, 359.66 feet to an "X" set in concrete for the northeast corner of Lot 20, Block A, WestSide Addition;

THENCE N 89°04'33" W, 198.01 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set for a southeast corner of Lot 12, Block A, WestSide Addition;

THENCE along lot 12, the following:

N 00°55'27" E, 305.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

Around a non-tangent curve to the right having a central angle of 33°43'23", a radius of 81.00 feet, a chord of N 15°56'15" W - 46.99 feet, an arc length of 47.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

N 00°55'27" E, 71.50 feet to an "X" set in concrete;

N 72°45'37" W, 131.45 feet to an "X" set in concrete;

Around a tangent curve to the left having a central angle of 45°59'30", a radius of 215.00 feet, a chord of S 84°14'38" W - 167.99 feet, an arc length of 172.58 feet to an "X" set in concrete;

Around a compound curve to the right having a central angle of 37°26'59", a radius of 215.00 feet, a chord of S 79°58'22" W - 138.04 feet, an arc length of 140.53 feet to an "X" set in concrete;

And N 81°18'08" W, passing at 78.34 feet the northwest corner of Lot 12 and the northeast corner of Lot 1, Block A, WestSide Addition, and continuing for a total distance of 234.33 feet to an "X" set in concrete for the northwest corner of Lot 1 and the east line of FM 1385;

THENCE along the east line thereof, the following

N 08°41'52" E, 381.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

And around a tangent curve to the left having a central angle of 03°14'19", a radius of 1205.92 feet, a chord of N 07°04'43" E - 68.16 feet, an arc length of 68.17 feet to the POINT OF BEGINNING with the subject tract containing 441,943 square feet or 10.146 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1385 & 380 Investments LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, Lot 18, Block A on addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. 1385 & 380 Investments LP does herein certify the following:

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

Witness our hands this _____ day of _____, 2020.

1385 & 380 Investments LP, a Texas limited partnership

By: _____
Michael Fannin, Manager

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 Michael Fannin, 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

By: _____
Ryan Griffin, Manager

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 Ryan Griffin, 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.

FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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 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.

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 clear 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.

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.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



darren.brown@
spiarsengineering.com

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

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 09°20'26" E	237.15'	L18	S 81°18'08" E	40.27'
L2	N 72°45'37" W	85.12'	L19	S 09°20'16" W	13.61'
L3	N 08°41'52" E	26.29'	L20	N 80°38'44" W	10.00'
L4	S 72°44'50" E	89.03'	L21	N 09°20'16" E	15.00'
L5	S 72°45'37" E	941.80'	L22	S 09°20'16" W	10.06'
L6	N 72°45'37" W	327.24'	L23	N 80°38'44" W	10.00'
L7	S 17°14'23" W	67.63'	L24	N 09°20'16" E	11.44'
L8	S 72°45'37" E	327.24'	L25	S 74°11'15" E	10.00'
L9	S 20°18'52" E	10.49'	L26	S 10°48'45" W	10.00'
L10	S 00°50'27" W	263.67'	L27	N 74°11'15" W	11.73'
L11	S 89°04'33" E	72.01'	L28	S 89°04'33" E	16.57'
L12	N 00°50'27" E	263.67'	L29	S 00°50'27" W	10.00'
L13	N 25°18'52" W	10.49'	L30	N 89°04'33" E	15.03'
L14	S 09°20'26" W	204.91'	L31	N 00°50'27" E	10.00'
L15	N 72°45'37" W	494.13'	L32	S 89°04'33" E	10.00'
L16	N 17°14'23" E	67.63'	L33	S 00°50'27" W	12.70'
L17	S 72°45'37" E	142.27'			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	47.89	30.00'	89°58'13"	N 54°18'32" E	42.40'
C2	42.89	30.00'	87°06'03"	N 31°42'36" W	39.40'
C3	38.86	56.00'	39°57'24"	S 52°49'50" E	38.17'
C4	20.87	30.00'	39°57'24"	S 52°49'50" E	20.45'
C5	47.12	30.00'	90°00'00"	S 62°14'23" W	42.43'
C6	47.12	30.00'	90°00'00"	S 37°45'37" E	42.43'
C7	69.41	30.00'	132°33'17"	S 40°57'40" W	54.93'
C8	25.63	56.00'	26°14'19"	S 12°17'40" E	25.42'
C9	47.12	30.00'	90°00'00"	S 44°04'33" E	42.43'
C10	47.12	30.00'	90°00'00"	N 45°50'27" E	42.43'
C11	42.10	30.00'	80°24'21"	N 41°07'38" E	38.73'
C12	13.74	30.00'	26°14'19"	N 12°17'40" W	13.62'
C13	41.59	56.00'	42°33'13"	N 04°02'16" W	40.64'
C14	47.12	30.00'	89°59'57"	N 27°45'38" W	42.43'
C15	47.46	30.00'	90°38'34"	S 35°58'51" E	42.66'
C16	51.26	30.00'	97°53'57"	S 56°17'24" W	45.25'
C17	47.12	30.00'	90°00'00"	N 27°45'37" W	42.43'
C18	47.12	30.00'	90°00'00"	N 62°14'23" E	42.43'
C19	183.82	229.00'	45°59'30"	N 84°14'38" E	178.82'
C20	131.38	201.00'	37°26'59"	N 79°58'22" E	128.05'

TOWN APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

TOWN PROJECT NO. D20-0027
FINAL PLAT

WESTSIDE ADDITION

LOT 18, BLOCK A
J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593 &
THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
10.146 ACRES

OWNER
1385 & 380 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

APPLICANT
TX Morrow Construction, Inc.
17304 Preston Road, Ste. 700
Dallas, Texas 75282
Telephone (214) 466-6220
Contact: Craig Walsh

ENGINEER
Burgess & Niple, Inc.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
Telephone (281) 980-7705
Contact: Tom Lutzman

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



PLANNING

To: Planning & Zoning Commission

Item No. 3k

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Final Plat for Country Creek Estate, Block A, Lot 1, on 7.0± acres, generally located south of Prosper Trail, west of Coit Road. The property is located in the Town of Prosper's Extraterritorial Jurisdiction (ETJ). (D20-0031).

Description of Agenda Item:

The subject property is located in Collin County, within Prosper's ETJ. According to an Interlocal Agreement between the Town of Prosper and Collin County, the Town regulates all subdivision plats and related permit applications in its ETJ. The Final Plat creates a lot of record and dedicates easements necessary for development. Any proposed structures will require building permit issuance from the Town.

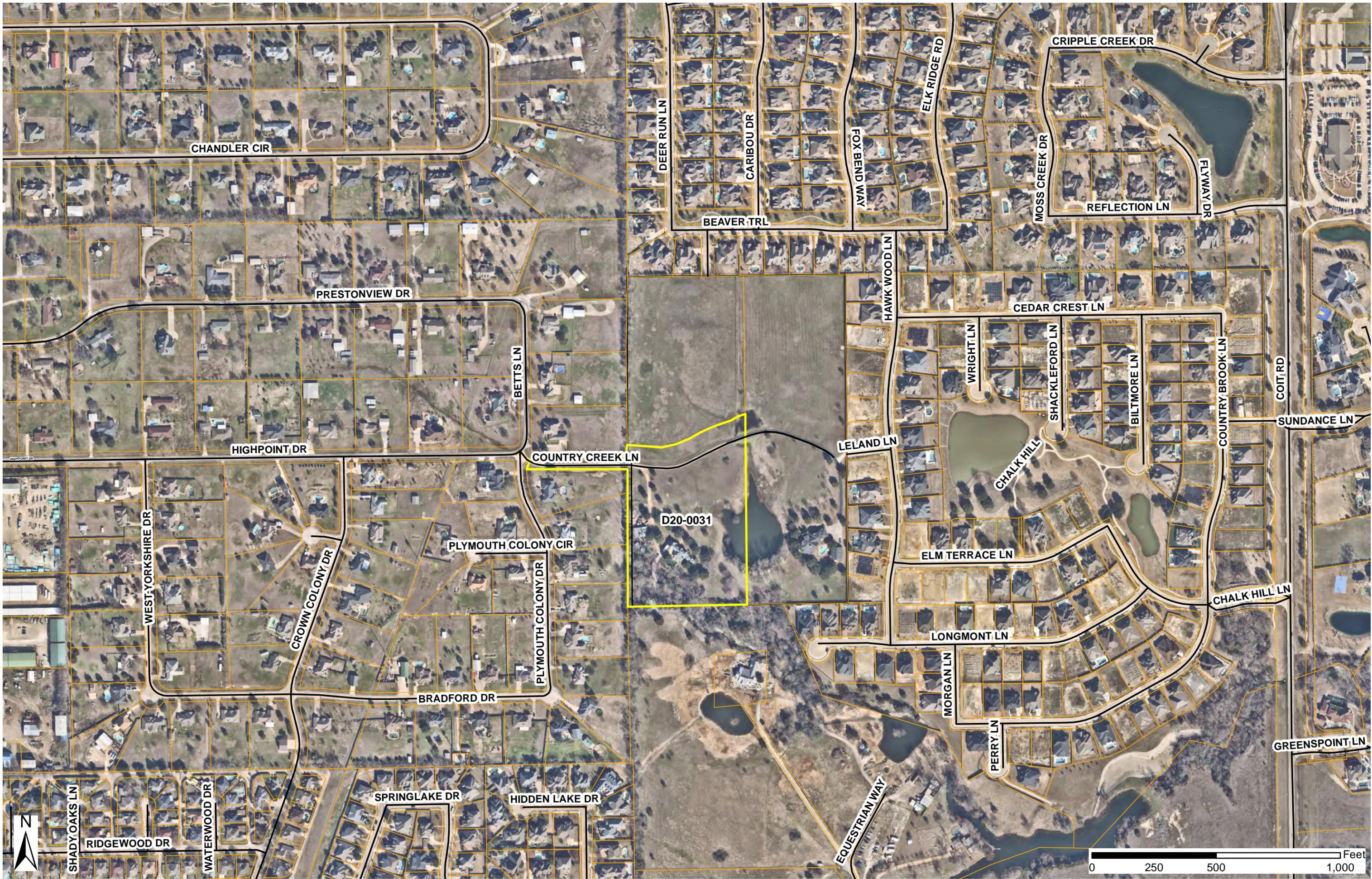
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



CHANDLER CIR

PRESTONVIEW DR

HIGHPOINT DR

WEST YORKSHIRE DR

CROWN COLONY DR

PLYMOUTH COLONY CIR

BRADFORD DR

SPRINGLAKE DR

HIDDEN LAKE DR

D20-0031

COUNTRY CREEK LN

LELAND LN

ELM TERRACE LN

LONGMONT LN

MORGAN LN

PERRY LN

EQUESTRIAN WAY

DEER RUN LN

CARIBOU DR

BEAVER TRL

FOX BEND WAY

ELK RIDGE RD

HAWK WOOD LN

CHALK HILL

WRIGHT LN

SHACKLEFORD LN

BILTMORE LN

CHALK HILL LN

MOSS CREEK DR

REFLECTION LN

FLYWAY DR

CRIPPLE CREEK DR

CEDAR CREST LN

COUNTRY BROOK LN

SUNDANCE LN

GREENSPPOINT LN

COIT RD

0 250 500 1,000 Feet





Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

Item No. 3I

From: Scott Ingalls, AICP, Senior Planner

From: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Site Plan for Prosper ISD Elementary School No. 14, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0034).

Description of Agenda Item:

The Site Plan shows the 95,904 square-foot PISD elementary school building and related parking, drive aisles, and outdoor play areas. Access is provided from Teel Parkway, Freeman Way, and Ironwood Drive. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-40 development standards.

As a companion item, the Final Plat for the Prosper Elementary School No. 14 Addition (D20-0035) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, irrigation, and address plans.



MANDELL LN

COOPWOOD DR
MAPLECROFT DR
BONNER CT

MILL BRANCH DR
WILEY HILL DR
SPLITROCK DR

OLD ROSEBUD LN
GOLDENROD LN

MEDIO CREEK DR
FALLING LEAVES DR
SEVEN OAKS DR

LOCKHART DR
PORTER LN
IRONWOOD DR
NEWBURN ST
VALLEY MILLS LN

WINDSONG PKWY
ROCK SPRINGS DR
TEEL PKWY
FREEMAN WAY
ROUNDTREE DR

PIEDMONT PARK DR
FOREST PARK DR
CITY GARDEN LN
CENTRAL PARK DR

BALBOA PARK DR
COMMONS WAY
PALEY PARK DR
HIGH LINE DR
CANYON RDG

BROWNWOOD BLVD
CROSSLAKE CT
ALVARADO DR

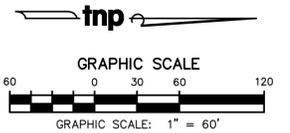
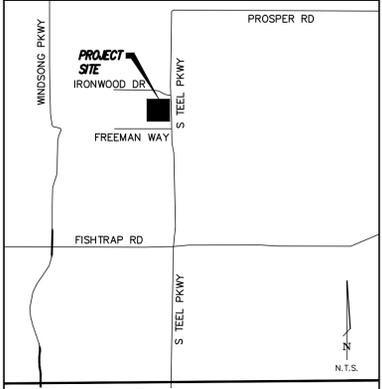
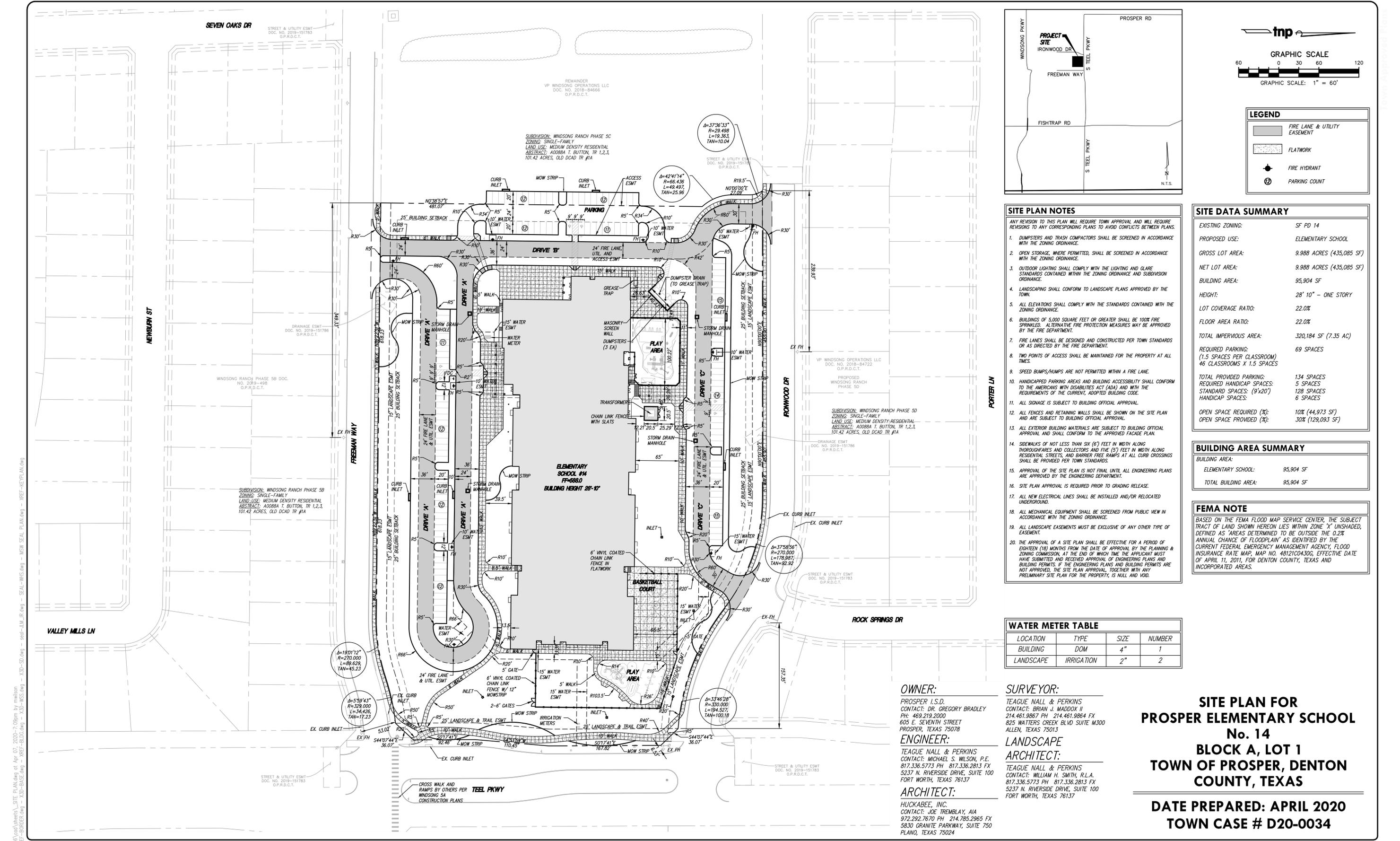
BENBROOK BLVD
ADAMS PL
ARTESIA BLVD
MEDINA LN

GREENBELT PARK LN
HUBBARD PARK LN
SUTTON PARK AVE
MADISON SQUARE WAY
PLUM CT

D20-0034



0 250 500 1,000 Feet



LEGEND

- FIRE LANE & UTILITY EASEMENT
- FLATWORK
- FIRE HYDRANT
- PARKING COUNT

- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF SEVENTEEN (17) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

SITE DATA SUMMARY

EXISTING ZONING:	SF PD 14
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	9,988 ACRES (435,085 SF)
NET LOT AREA:	9,988 ACRES (435,085 SF)
BUILDING AREA:	95,904 SF
HEIGHT:	28' 10" - ONE STORY
LOT COVERAGE RATIO:	22.0%
FLOOR AREA RATIO:	22.0%
TOTAL IMPERVIOUS AREA:	320,184 SF (7.35 AC)
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM)	69 SPACES
46 CLASSROOMS X 1.5 SPACES	
TOTAL PROVIDED PARKING:	134 SPACES
REQUIRED HANDICAP SPACES:	5 SPACES
STANDARD SPACES: (9'x20')	128 SPACES
HANDICAP SPACES:	6 SPACES
OPEN SPACE REQUIRED (%):	10% (44,973 SF)
OPEN SPACE PROVIDED (%):	30% (129,093 SF)

BUILDING AREA SUMMARY

BUILDING AREA:	
ELEMENTARY SCHOOL:	95,904 SF
TOTAL BUILDING AREA:	95,904 SF

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 11, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

WATER METER TABLE

LOCATION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
LANDSCAPE	IRRIGATION	2"	2

OWNER:
PROSPER I.S.D.
CONTACT: DR. GREGORY BRADLEY
PH: 469.219.2000
605 E. SEVENTH STREET
PROSPER, TEXAS 75078

ENGINEER:
TEAGUE NALL & PERKINS
CONTACT: MICHAEL S. WILSON, P.E.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

ARCHITECT:
HUCKABEE, INC.
CONTACT: JOE TREMBLAY, AIA
972.292.7670 PH 214.785.2965 FX
5830 GRANITE PARKWAY, SUITE 750
PLANO, TEXAS 75024

SURVEYOR:
TEAGUE NALL & PERKINS
CONTACT: BRIAN J. MADDOX II
214.461.9867 PH 214.461.9864 FX
825 WATERS CREEK BLVD SUITE M300
ALLEN, TEXAS 75013

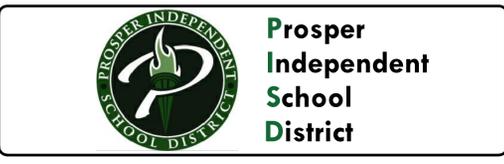
LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS
CONTACT: WILLIAM H. SMITH, R.L.A.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

**SITE PLAN FOR
PROSPER ELEMENTARY SCHOOL
No. 14
BLOCK A, LOT 1
TOWN OF PROSPER, DENTON
COUNTY, TEXAS**

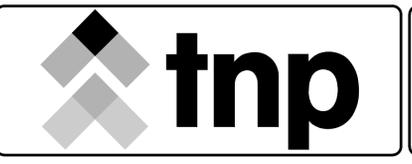
**DATE PREPARED: APRIL 2020
TOWN CASE # D20-0034**

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnppinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673



scale
horiz
1"=60'
vert
N/A
date
APR 2020



This document is for interim review and is not intended for construction, bidding or permit purposes.
MICHAEL S. WILSON, P.E. Date: APR 2020
Tx. Reg. # 95959

Town of Prosper, Texas
Prosper Independent School District
New Elementary No. 14
SITE PLAN

tnp project
HUC20046
sheet



PLANNING

To: Planning & Zoning Commission

Item No. 3m

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a Final Plat for the Prosper Elementary School No. 14 Addition, Block A, Lot 1, on 10.0± acres, located on the west side of Teel Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0035).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-40 development standards.

As a companion item, the Site Plan for the PISD Elementary School No. 14 (D20-0034) is on the April 21, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

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



MEDIO CREEK DR

WINDSONG PKWY

LOCKHART DR

FALLING LEAVES DR

ROCK SPRINGS DR

TEEL PKWY

PORTER LN

IRONWOOD DR

D20-0035

OLD ROSEBUD LN

FREEMAN WAY

PIEDMONT PARK DR

WILEY HILL DR

GOLDENROD LN

SEVEN OAKS DR

NEWBURN ST

VALLEY MILLS LN

FOREST PARK DR

BALBOA PARK DR

COMMONS WAY

BROWNWOOD BLVD

BENBROOK BLVD

SPLITROCK DR

ROUNDTREE DR

CITY GARDEN LN

BRYANT PARK AVE

CROSSLAKE CT

ALVARADO DR

COOPWOOD DR

HIGH LINE DR

CANYON RDG

MANDELL LN

GREENBELT PARK LN

HUBBARD PARK LN

SUTTON PARK AVE

MADISON SQUARE WAY

PLUM CT

MILL BRANCH DR

MAPLECROFT DR

BONNER CT

CENTRAL PARK DR

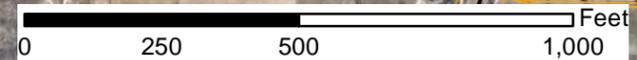
PALEY PARK DR

BELTON DR

ADAMS PL

ARTESIA BLVD

MEDINA LN



VP WINDSONG OPERATIONS LLC
DOC. NO. 2018-84722
O.P.R.D.C.T.

IRONWOOD DRIVE

(60' R.O.W.)
DOC. NO. 2019-499
O.P.R.D.C.T.

BLOCK A, LOT 1
9.988 ACRES
435,085 SQUARE FEET

FREEMAN WAY
(60' R.O.W.)
DOC. NO. 2019-499
O.P.R.D.C.T.

AMERICAN EQUITY ADDITION
LOT 1, BLOCK A
DOC. NO. 2018-488
O.P.R.D.C.T.

TEEL PARKWAY
(A VARIABLE WIDTH R.O.W.)
DOC. NO. 2019-499 & DOC. NO.
2018-488
O.P.R.D.C.T.

GOVERNORS ISLAND WAY
(50' R.O.W.)
LOT 4, BLOCK X

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Being a tract of land situated in the T. Button Survey, Abstract Number 88, Denton County, Texas being all of a tract of land to Prosper Independent School District as recorded in Document Number 2020-17048 of the Official Public Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SPIARS" found lying on the north right-of-way line of Freeman Way, (a 60' R.O.W.) as dedicated by Windsong Ranch Phase 5A, an addition to The Town of Prosper as recorded in Document Number 2019-499 of the Official Public Records of Denton County, Texas, said point also being the southwest corner of said Prosper Independent School District tract;

THENCE departing the north right-of-way line of said Freeman Way and along the west line of said Prosper Independent School District tract the following courses and distances;

North 00 degrees 38 minutes 57 seconds East, a distance of 481.07 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 66.44 feet, a central angle of 42 degrees 41 minutes 14 seconds, an arc length of 49.50 feet, a chord bearing of North 21 degrees 11 minutes 56 seconds West, a distance of 48.36 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

North, a distance of 27.09 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 29.50 feet, a central angle of 37 degrees 36 minutes 33 seconds, an arc length of 19.36 feet, a chord bearing of North 18 degrees 47 minutes 14 seconds West, a distance of 19.02 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for the northwest corner of said Prosper Independent School District and lying on the south right-of-way line of Ironwood Drive, (a 60' R.O.W.) as dedicated by said Windsong Ranch Phase 5A;

THENCE along the south right-of-way line of said Ironwood Drive same being the north line of said Prosper Independent School District tract the following courses and distances;

East, a distance of 455.90 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 270.00 feet, a central angle of 37 degrees 58 minutes 56 seconds, an arc length of 178.99 feet, a chord bearing of South 71 degrees 00 minutes 32 seconds East, a distance of 175.73 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 330.00 feet, a central angle of 33 degrees 46 minutes 28 seconds, an arc length of 194.53 feet, a chord bearing of South 68 degrees 54 minutes 18 seconds East, a distance of 191.72 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

South 44 degrees 07 minutes 44 seconds East, a distance of 36.07 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner lying on the west right-of-way line of Teel Parkway, (a variable width R.O.W.), at the northeast corner of said Prosper Independent School District tract;

THENCE along the west right-of-way line of said Teel Parkway same being the east line of said Prosper Independent School District tract the following courses and distances;

South 00 degrees 17 minutes 41 seconds East, a distance of 167.82 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

South 04 degrees 53 minutes 59 seconds West, a distance of 110.45 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

South 00 degrees 17 minutes 41 seconds East, a distance of 92.46 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

South 42 degrees 50 minutes 53 seconds West, a distance of 36.48 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for the southeast corner of said Prosper Independent School District tract, said point also lying on the north right-of-way line of said Freeman Way and at the beginning of a curve to the left;

THENCE along the north right-of-way line of said Freeman Way same being the south line of said Prosper Independent School District tract the following courses and distances;

With said curve to the left having a radius of 330.00 feet, a central angle of 12 degrees 13 minutes 15 seconds, an arc length of 70.39 feet, a chord bearing of South 77 degrees 42 minutes 35 seconds West, a distance of 70.25 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 270.00 feet, a central angle of 19 degrees 01 minutes 12 seconds, an arc length of 89.63 feet, a chord bearing of South 81 degrees 06 minutes 34 seconds West, a distance of 89.22 feet to a 1/2 inch iron rod with cap stamped "SPIARS" found for corner;

North 89 degrees 22 minutes 51 seconds West, a distance of 618.23 feet to the POINT OF BEGINNING containing 435,085 square feet, or 9.988 acres of land.

SURVEYOR'S CERTIFICATE

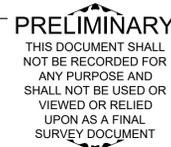
KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day, of _____, 2020.

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.

BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
jmaddox@trpinc.com



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 Brian Maddox II, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER ELEMENTARY SCHOOL, NO. 14 ADDITION BLOCK A, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District does herein certify the following:

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

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

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.

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.

WITNESS, my hand, this the _____ day of _____, 2020.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

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 _____ 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____ Development Services Department

_____ Engineering Department

_____ Town Secretary

CASE NO. D20-0035

FINAL PLAT

PROSPER ELEMENTARY SCHOOL

NO. 14 ADDITION

BLOCK A, LOT 1

9.988 ACRES
435,085 SQUARE FEET

SITUATED IN THE
T. BUTTON SURVEY, ABSTRACT No. 88
Town of Prosper, Denton County, Texas

OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
605 East 7th Street
Prosper, Texas 75078
Contact: Dr. Drew Watkins

PROJECT INFORMATION
Project No.: HUC 20046
Date: April 06, 2020
Drawn By: GS9
Scale: 1"=100'



SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.trpinc.com

SHEET 1 of 1

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	66.44	42°41'14"	49.50	N 21°11'56" W	48.36
C2	29.50	37°36'33"	19.36	N 18°47'14" W	19.02
C3	270.00	37°58'56"	178.99	S 71°00'32" E	175.73
C4	330.00	33°46'28"	194.53	S 68°54'18" E	191.72
C5	330.00	12°13'15"	70.39	S 77°42'35" W	70.25
C6	270.00	19°01'12"	89.63	S 81°06'34" W	89.22

LINE #	BEARING	LENGTH
L1	N 00°17'41" E	27.09
L2	S 04°53'59" W	110.45
L3	S 00°17'41" E	92.46

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.

SURVEY NOTES:

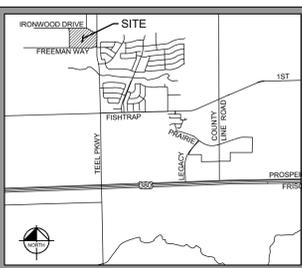
- ALL CORNERS ARE MARKED WITH A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP", UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000159300.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430G, EFFECTIVE DATE, APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X", THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON S481 MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CRF - CAPPED IRON ROD FOUND
DOC-DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

SCALE IN FEET
1" = 100'



VICINITY MAP
NOT TO SCALE

Drawing: L:\Projects\HUC 20046 Elementary School 14 Windsong Ranch\Acad\Deliverables\Final_Plat2020 04 06 HUC 20046 PLED_CS 14 Windsong Final Plat.dwg at Apr 06 2020 3:37 pm by jmadcox



PLANNING

To: Planning & Zoning Commission

Item No. 4

Through: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Consider and act upon a request to update the Planned Development-41 (PD-41) Conceptual Development Plan (Exhibit D) for Prosper West, on 126.5± acres, located on the northwest corner of US 380 and Dallas Parkway. (Z20-0007).

Description of Agenda Item:

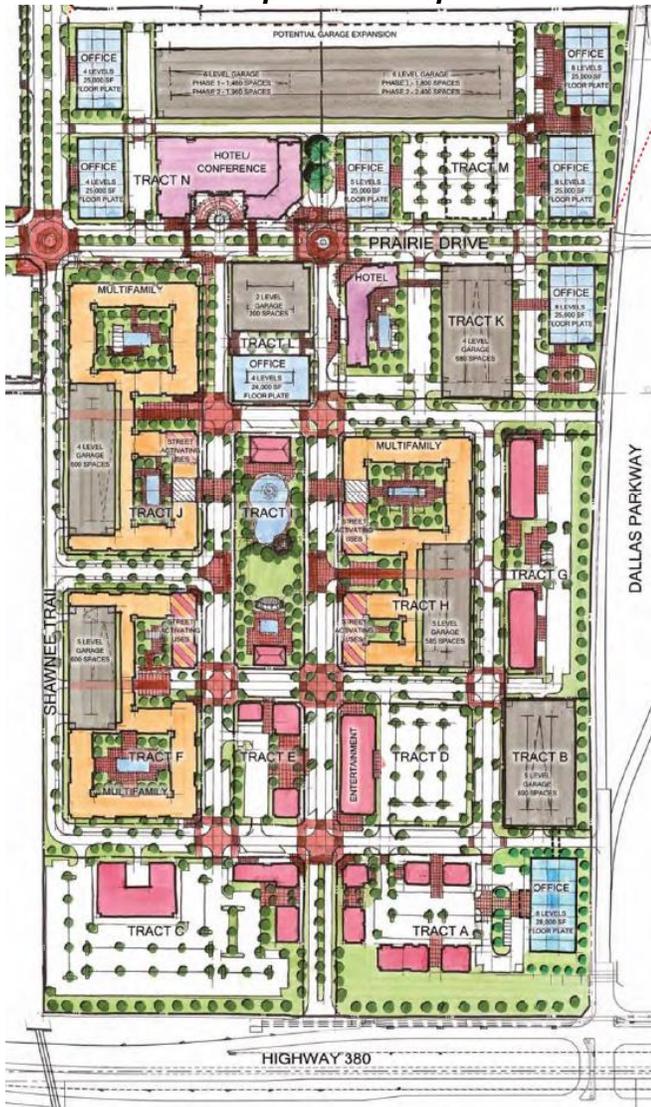
In November 2017, the Town Council approved Planned Development-41 (PD-41) for Prosper West, which consisted of urban multifamily, hotel, conference center, entertainment, restaurant, retail, office, structured parking, and open space uses. Since that time Children's Health has acquired a portion of the property and intends to develop a medical campus in the future. In the near term, Phase 1, Children's Health is proposing to develop a 3-story, 30,000 square-foot, medical office building on the north side of US 380, west of Dallas Parkway (noted on the plan below). However, the proposed request is not in conformance with the current Conceptual Development Plan (Exhibit D).

The Zoning Ordinance allows the Planning & Zoning Commission to modify Planned Development exhibits without a Public Hearing if the proposed changes do not:

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

With this amendment, Children's Health is proposing to update the Conceptual Development Plan (Exhibit D) by 1) depicting the medical office building, and 2) depicting the future right-of-way needs for the future grade separated ramp the northwest corner of US 380 and DNT. While these modifications impact the balance of the layout, the applicant has endeavored to keep the remaining development layout as it was previously approved. Children's Health is aware that rezoning of the property will be necessary to develop their property as a medical campus, as opposed to the urban mixed-use development intended for by the current zoning.

Current Conceptual Development Plan



Proposed Conceptual Development Plan



The Planning & Zoning Commission has the authority to review and approve the proposed amendments. No further action is required with the Commission's approval. If the Commission determines the proposed amendments violate one or more of the above criteria then a formal amendment to the PD is required with the requisite Public Hearings. None of the criteria have been violated. Staff recommends approval of this request.

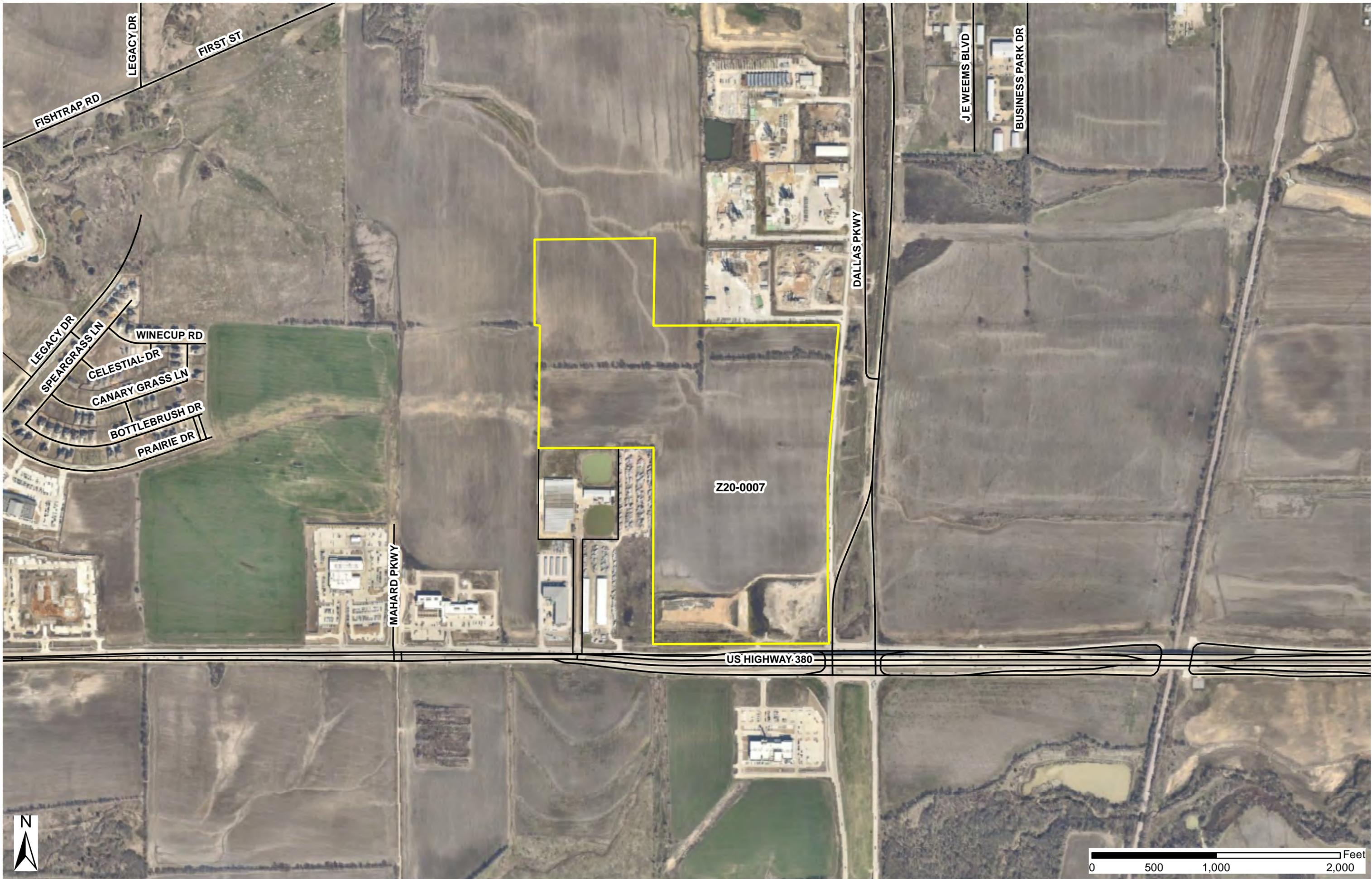
As a companion item, the Preliminary Site Plan for Prosper West/Children's Health MOB (D20-0021) is on the April 21, 2020 agenda.

Attached Documents:

1. Location and Zoning Maps
2. Current Exhibit D
3. Proposed Exhibit D

Staff Recommendation:

Staff recommends the Planning & Zoning Commission approve this request.



LEGACY DR

FIRST ST

FISHTRAP RD

LEGACY DR

SPEARGRASS LN

WINECUP RD

CELESTIAL DR

CANARY GRASS LN

BOTTLEBRUSH DR

PRAIRIE DR

MAHARD PKWY

DALLAS PKWY

J E WEEMS BLVD

BUSINESS PARK DR

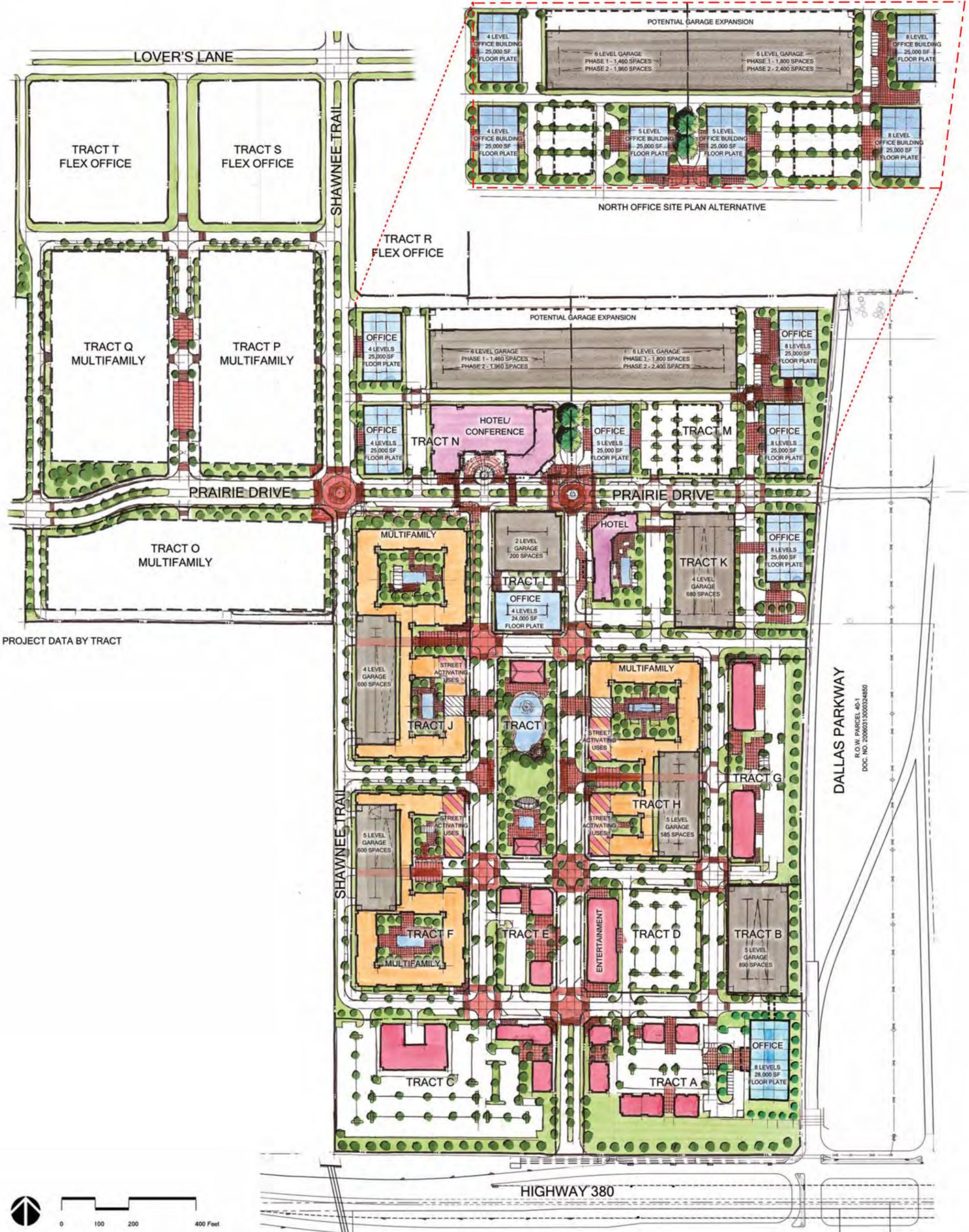
Z20-0007

US HIGHWAY 380



0 500 1,000 2,000 Feet

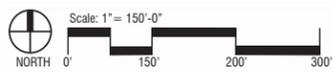
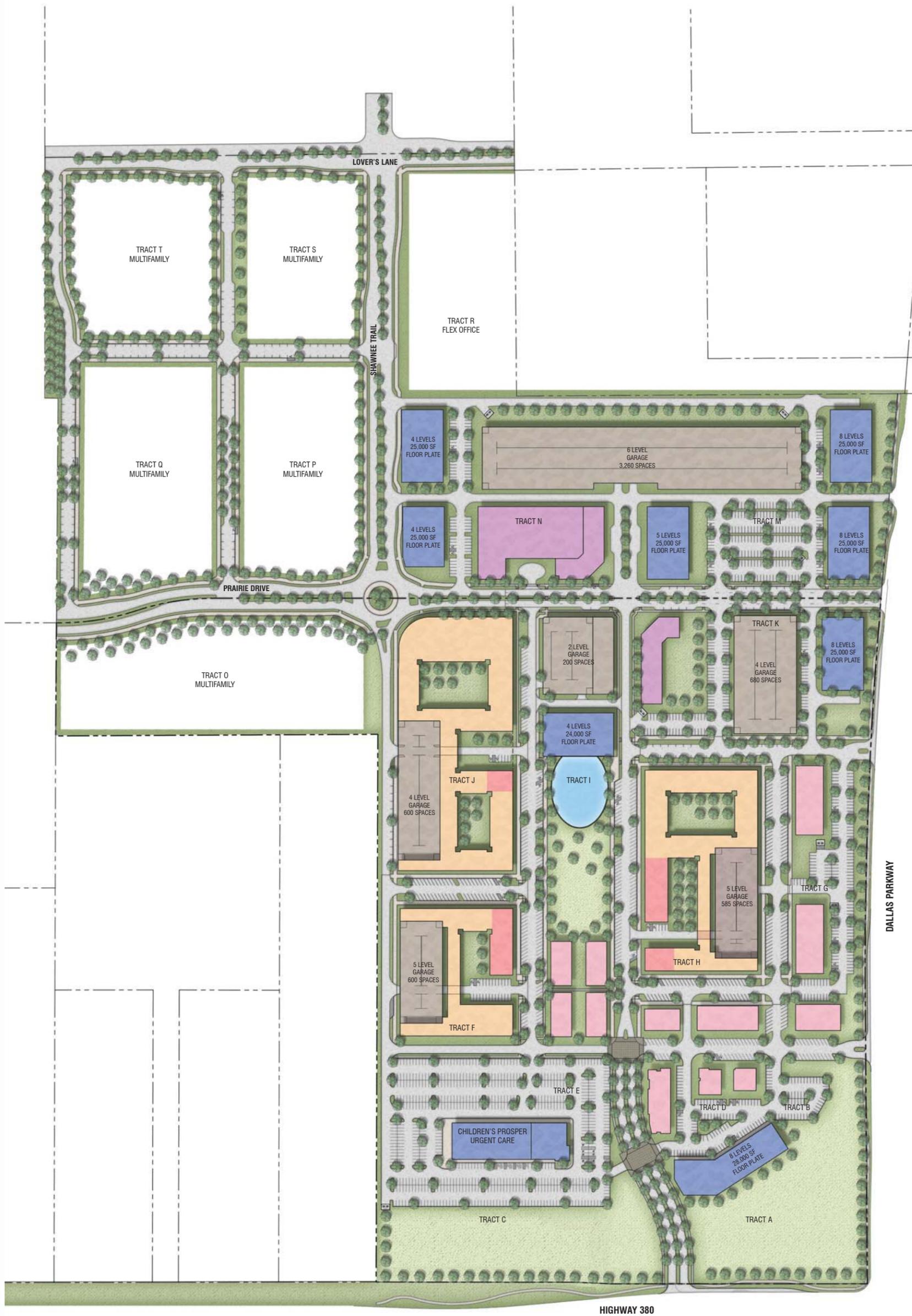
CURRENT EXHIBIT D



NOTE: THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

Z17-0014
Exhibit D

PROPOSED EXHIBIT D



LEGEND:

- MULTIFAMILY
- STREET ACTIVATING USES
- ENTERTAINMENT
- HOTEL
- OFFICE
- PARKING GARAGE

NOTE: THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

<p>DATE 4/03/2020</p> <p>PROJECT NO. 064422219</p> <p>SHEET NUMBER</p>	<p>CHILDREN'S PROSPER</p> <p>TOWN OF PROSPER, TEXAS</p>	<p>Z20-0007</p> <p>EXHIBIT D</p>	<p>SCALE AS SHOWN</p> <p>DESIGNED BY CJ/P</p> <p>DRAWN BY JTC</p> <p>CHECKED BY RCS</p>		<p>Kimley»Horn</p> <p><small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3590 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</small></p>
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PLANNING

To: Planning & Zoning Commission

Item No. 5

From: Alex Glushko, AICP, Planning Manager

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

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 5.4± acres from Planned Development-40 (PD-40) to Planned Development-Office (PD-O), located east of Good Hope Road, south of Parvin Road. (Z20-0006).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-40-Single Family	Undeveloped	Medium Density Residential
North	Planned Development-40-Single Family	Undeveloped	Medium Density Residential
East	Planned Development-40-Single Family	Undeveloped	Medium Density Residential
South	Planned Development-40-Single Family	Undeveloped	Medium Density Residential
West	Planned Development-40-Single Family	Undeveloped	Medium Density Residential

Requested Zoning – The purpose of this request is to rezone the 5.4± acre tract of land from its current single family residential designation in PD-40 to Planned Development (PD) District with a base designation of Office to allow for development in the future. In conjunction with the PD, the Office District has been modified as outlined in attached Exhibit B. Of note, modifications include the allowance of a sit-down restaurant by right, as well as a drive-through restaurant, retail, dry cleaner, and gym/dance studio, subject to approval of a Specific Use Permit (SUP) by the Planning & Zoning Commission and Town Council.

The subject tract is located in an area surrounded by a future PISD High School to the north and east, floodplain to the south, and future Teel Parkway to the west, as shown on the masterplan below. As a result, development as single family is unlikely.



Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential.

Thoroughfare Plan – The property will have direct access to the future extension of Teel Parkway, a 90-foot, 4-lane divided minor thoroughfare.

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

Attached Documents:

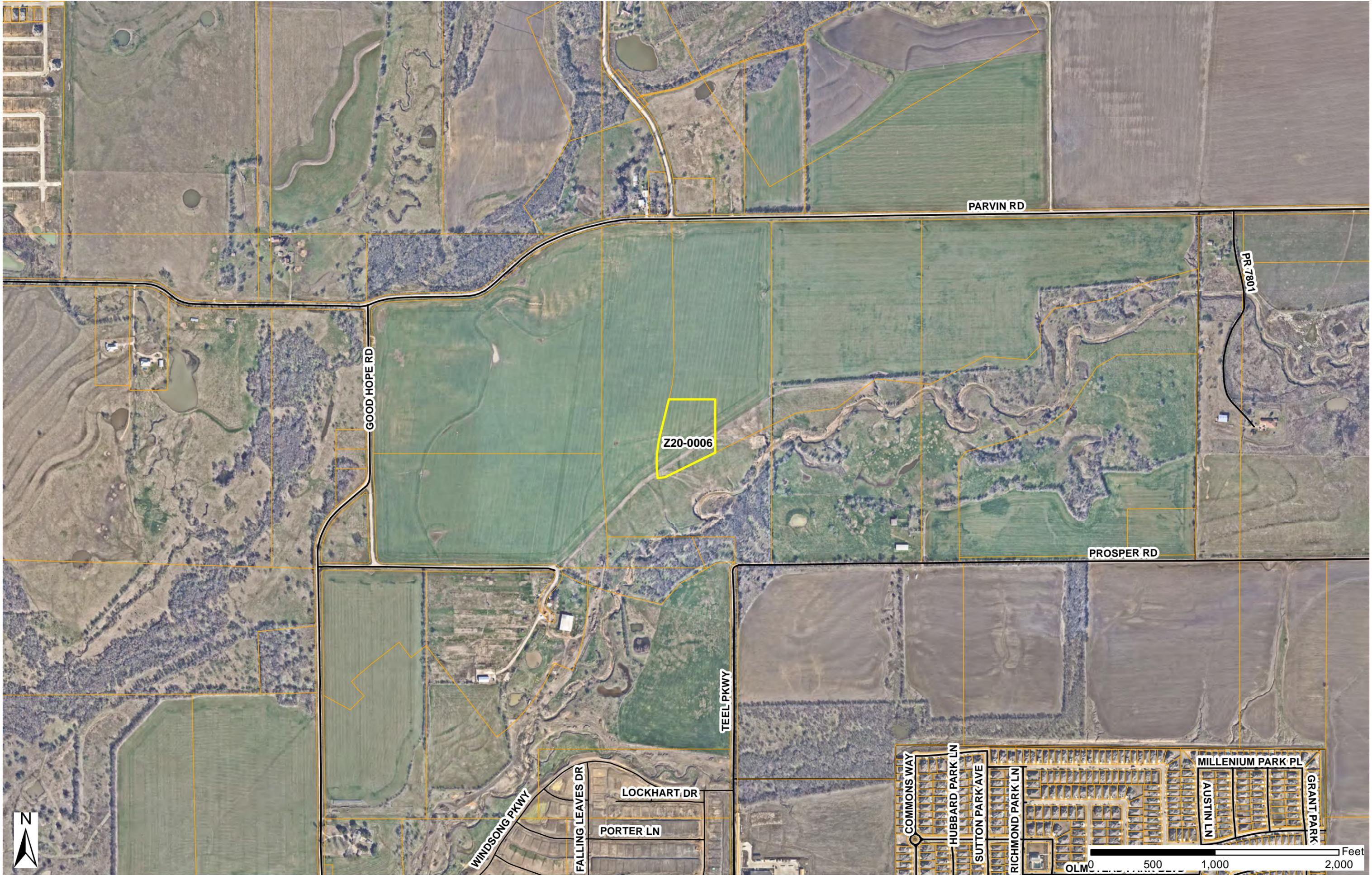
1. Aerial and Zoning Maps
2. Exhibit A
3. Exhibit B

Staff Recommendation:

Staff recommends the Planning & Zoning Commission approve the rezoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on May 12, 2020.



PARVIN RD

PR 7801

GOOD HOPE RD

Z20-0006

PROSPER RD

TEEL PKWY



WINDSONG PKWY

FALLING LEAVES DR

LOCKHART DR

PORTER LN

COMMONS WAY

HUBBARD PARK LN

SUTTON PARK AVE

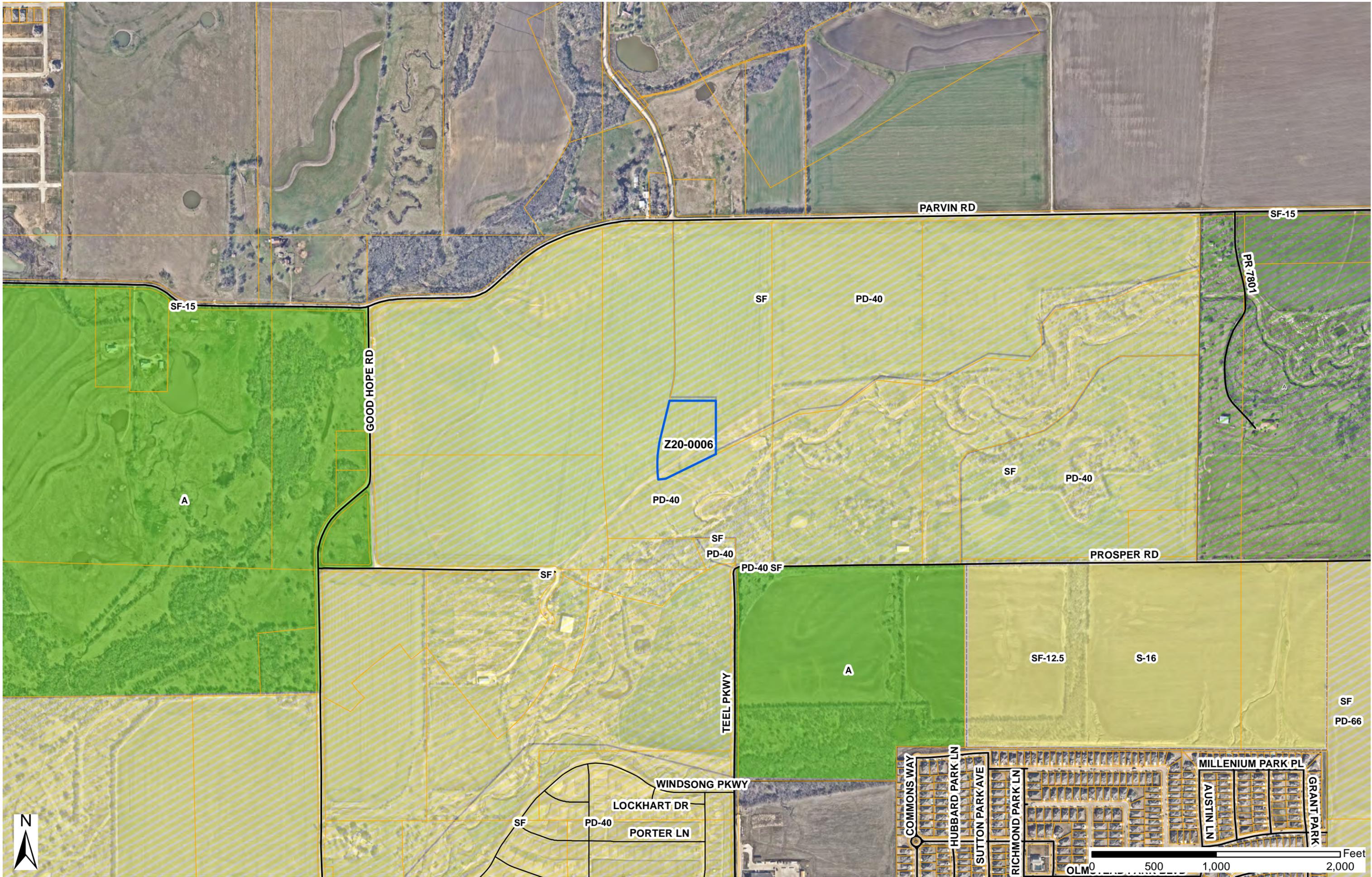
RICHMOND PARK LN

MILLENIU PARK PL

AUSTIN LN

GRANT PARK





PARVIN RD

SF-15

SF-15

GOOD HOPE RD

SF

PD-40

PR 7801

Z20-0006

SF

PD-40

PD-40

SF
PD-40

PROSPER RD

SF

PD-40 SF

SF-12.5

S-16

A

SF
PD-66

TEEL PKWY

WINDSONG PKWY

LOCKHART DR

PD-40

PORTER LN

SF

COMMONS WAY

HUBBARD PARK LN

SUTTON PARK AVE

RICHMOND PARK LN

MILLENIUM PARK PL

AUSTIN LN

GRANT PARK



Drawing: G:\2019_085\19-164_085_Master_Plan_Update\19-164_085_Zoning_Leaps_Ac\19-164_085_Zoning_Leaps_Ac\19-164_085_Zoning_Leaps_Ac.dwg
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 Plotted By: mhaman Plot Date: 3/6/2020 1:44 PM

B. RUE SURVEY
ABSTRACT NO. 1113

SURVEY LINE

L. NETHERLY SURVEY
ABSTRACT NO. 962

PROSPER I.S.D.
Doc. No. 2017-34540 OPRDCT

A. ROBERTS SURVEY
ABSTRACT NO. 1115

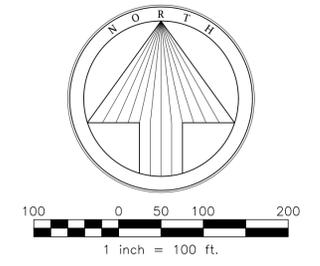
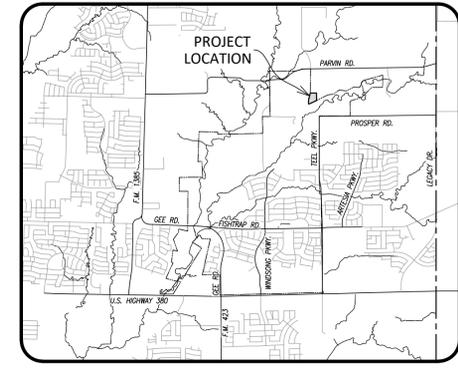
VP WINDSONG
INVESTMENTS, LLC.
Doc. No. 2018-142926 OPRDCT

5.409 Acres
(235,625 Sq. Ft.)

POINT OF
BEGINNING

ZONE "X"

ZONE "A"



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

BEING a tract of land situated in the A. Roberts Survey, Abstract No. 1115, being a portion of a tract conveyed to VP Windsong Investments, LLC, according to the deed recorded in Document No. 2018-142926 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 a plastic cap stamped "SPIARSEN" found for the southerly southwest corner of a tract conveyed to Prosper I.S.D., recorded in Document No. 2017-34540 OPRDCT;

THENCE S 64°00'25" W, 449.32 feet to a point;

THENCE S 82°46'38" W, 60.00 feet to a point;

THENCE around a non-tangent curve to the right having a central angle of 20°56'35", a radius of 950.00 feet, a chord of N 03°14'56" E - 345.32 feet, an arc length of 347.25 feet;

THENCE N 13°43'13" E, 299.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for the northerly southwest corner of said Prosper I.S.D. tract;

THENCE East, along the south line thereof, 372.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for the inset southwest corner of said Prosper I.S.D. tract;

THENCE South, along the west line thereof, 430.80 feet, to the POINT OF BEGINNING with the subject tract containing 235,625 square feet or 5.409 acres of land.



ZONING EXHIBIT
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS
 VP WINDSONG INVESTMENTS, LLC

Issue Dates:

3/6/2020

Revisions	Date

Scale: 1" = 100'

Drawn By: RWH

Checked By: MD

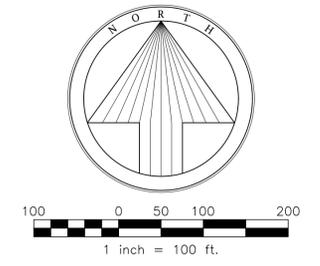
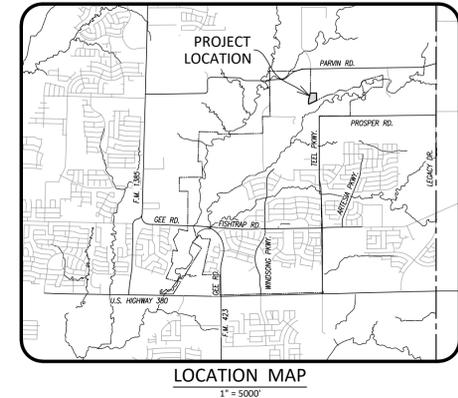
Sheet 1

of 1

JOB #19-164

Case Number Z20-0006

Drawing: C:\2019_0285\19-164_058_Master_Plan_Update\19-164_058_Zoning_Leaps_Alt\Final.dwg Saved By: Rwharmon Save Time: 3/6/2020 1:42:43 PM
 Plotted By: madman Plot Date: 3/6/2020 1:48 PM



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

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THENCE East, along the south line thereof, 372.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" found for the inset southwest corner of said Prosper I.S.D. tract;

THENCE South, along the west line thereof, 430.80 feet, to the POINT OF BEGINNING with the subject tract containing 235,625 square feet or 5.409 acres of land.

ZONING EXHIBIT
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS
 VP WINDSONG INVESTMENTS, LLC

Issue Dates:
3/6/2020

Revisions	Date

Scale: 1" = 100'
 Drawn By: RWH
 Checked By: MD
 Sheet 1
 of 1
 JOB #19-164

SPIARS
 ENGINEERING & SURVEYING
 765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPE No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Z20-0007

EXHIBIT "B"

DEVELOPMENT STANDARDS

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

1. Except as noted below, the Tract shall develop in accordance with the Office (O) District, as it exists or may be amended.
2. Uses. All of the permitted uses in the Office (O) District shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Uses (C), except as noted below:
 - a) Uses permitted by right:
 - Assisted Living Facility
 - Restaurant
 - Veterinarian Clinic and/or Kennel, Indoor
 - b) Uses permitted upon approval of a Specific Use Permit:
 - Commercial Amusement, Indoor
 - Convenience Store without Gas Pumps
 - Dry Cleaning, Minor
 - Gymnastics/Dance Studio
 - Retail Stores and Shops
 - Restaurant with drive-through
 - c) Prohibited uses:
 - Recycling Collection Point



PLANNING

To: Planning & Zoning Commission

Item No. 6

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

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

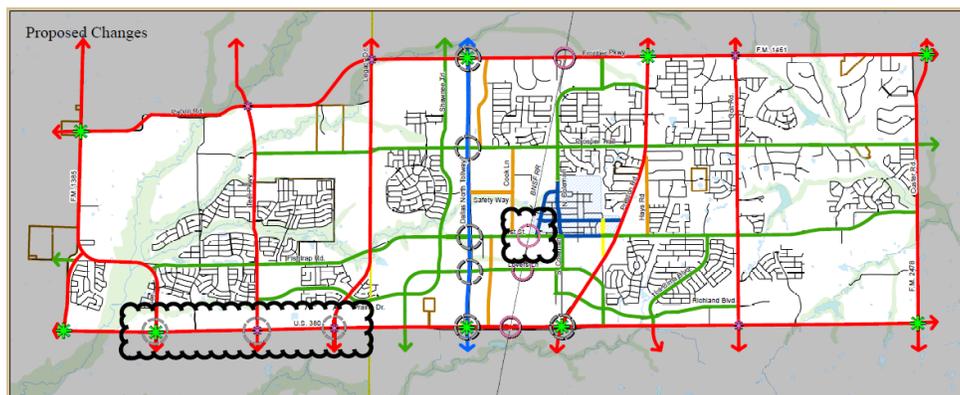
Agenda Item:

Conduct a Public Hearing, and consider and act upon an amendment to the Thoroughfare Plan to designate anticipated roadway overpasses on US 380 at Gee Road, Teel Parkway, and Legacy Drive and an overpass at First Street and the BNSF railroad. (CA20-0001).

Description of Agenda Item:

The Comprehensive Plan states, "Planning for the Town's future should be a continuous process, and this Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends." Recent discussions regarding the Thoroughfare Plan took place at the November 5, 2019, Planning & Zoning Commission and November 26, 2019, Town Council, meetings. At that time, an update to the Thoroughfare Plan was presented which reflected existing roadway conditions, right-of-way dedication, and/or easement acquisitions. This request is to amend the Thoroughfare Plan to reflect anticipated overpasses.

The Thoroughfare Plan currently depicts two (2) grade separations on US 380, at Preston Road and Dallas Parkway, and three (3) railroad grade separations at Frontier Parkway, Lovers Lane, and US 380. The Town is proposing the inclusion of three (3) additional grade separations on US 380 at Legacy Drive, Teel Parkway and Gee Road. The proposed grade separations are consistent with TxDOT's design plans for the expansion of US 380 in Denton County. This amendment is intended to ensure the Thoroughfare Plan is consistent with TxDOT's plans. The Town is also proposing one (1) additional railroad grade separation at First Street, shown below.



In addition, a disclaimer has been added to the map in order to clarify the intent and use of the Thoroughfare Plan. Staff recommends approval of the proposed amendment.

Legal Obligations and Review:

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

Attached Documents:

1. Existing Thoroughfare Plan
2. Proposed Thoroughfare Plan

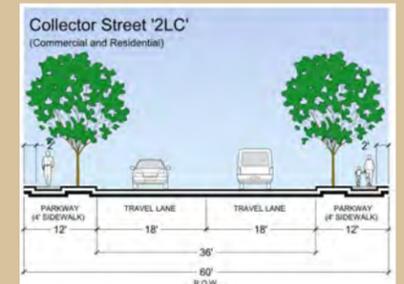
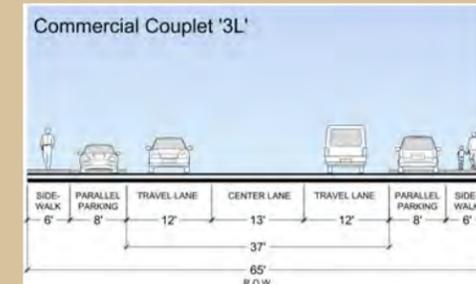
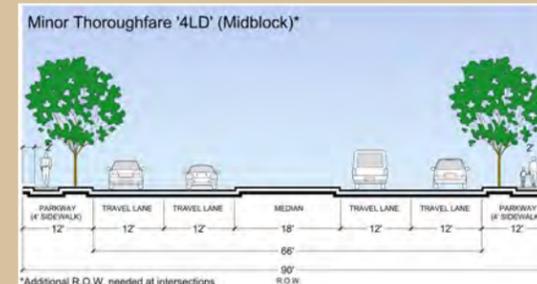
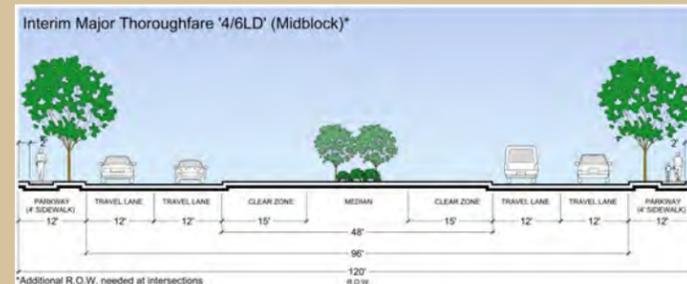
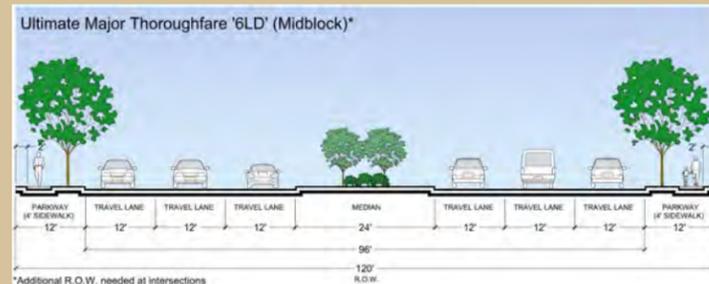
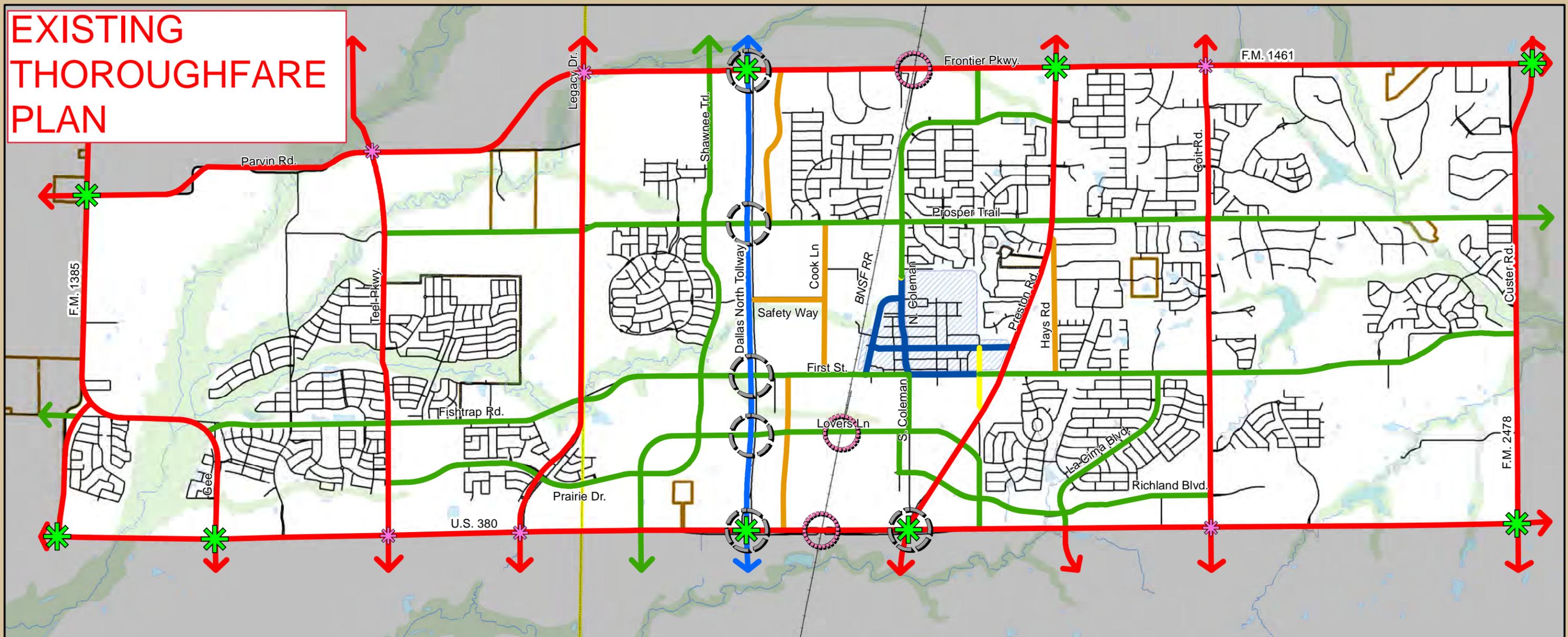
Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to amend the Thoroughfare Plan.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town council at their Regular meeting on May 12, 2020.

EXISTING THOROUGHFARE PLAN

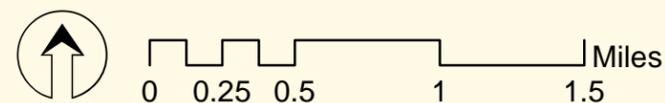


* Refer to Comprehensive Plan for Interim Development of Coit Road between Frontier Parkway and Prosper Trail.

Thoroughfare Description

- █ Dallas North Tollway
- █ Major Thoroughfare (6 lane; 120' ROW)
- █ Minor Thoroughfare (4 lane; 90' ROW)
- █ Commercial Couplet (3 lane; 65' ROW)
- █ Commercial Collector (2 lane; 60' ROW)
- █ Old Town District (Section Varies)

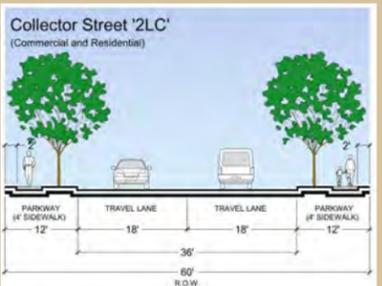
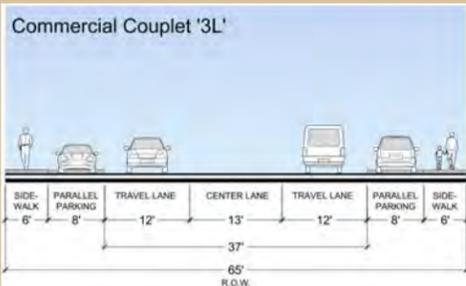
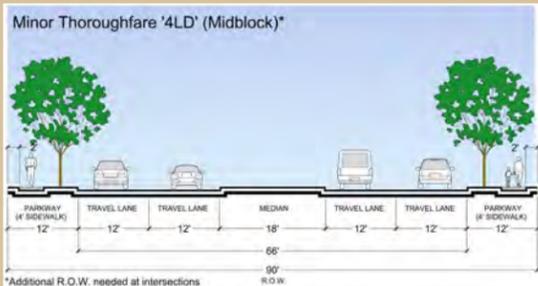
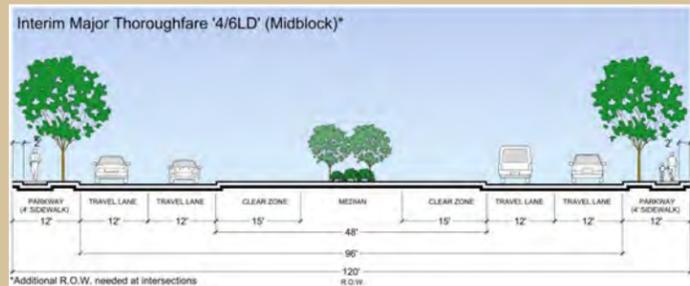
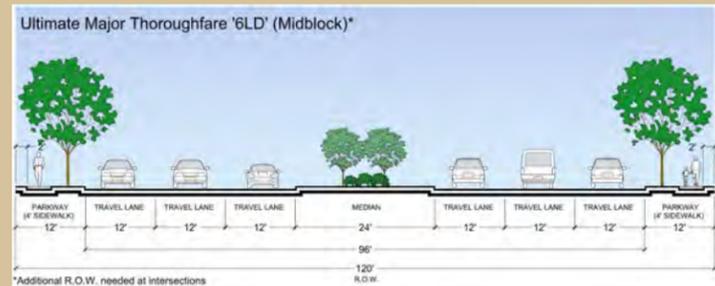
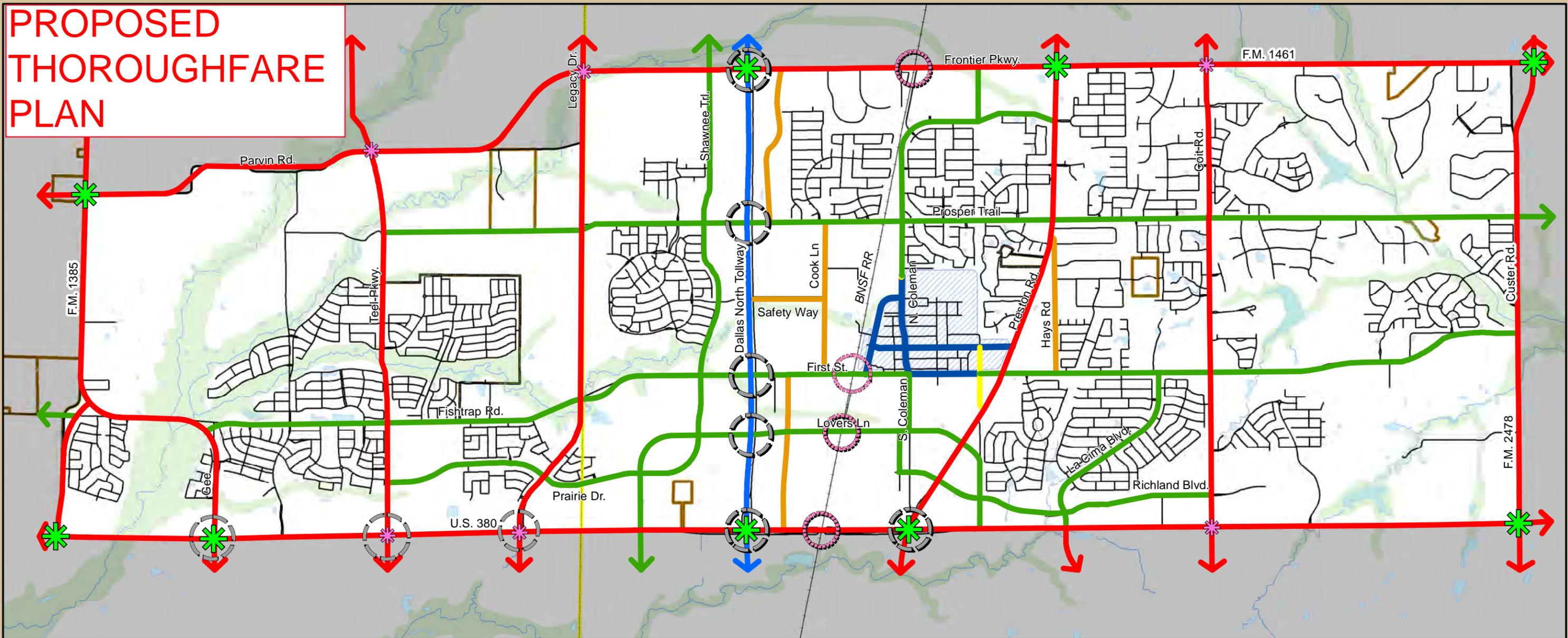
- Major Gateway
- Minor Gateway
- Grade Separation
- RR Grade Separation
- Town of Prosper
- ETJ
- 100 Year Floodplain



Thoroughfare Plan

Plate 3
November 2019

PROPOSED THOROUGHFARE PLAN



Thoroughfare Description

- █ Dallas North Tollway
- █ Major Thoroughfare (6 lane; 120' ROW)
- █ Minor Thoroughfare (4 lane; 90' ROW)
- █ Commercial Couplet (3 lane; 65' ROW)
- █ Commercial Collector (2 lane; 60' ROW)
- █ Old Town District (Section Varies)

- Major Gateway
- Minor Gateway
- Grade Separation
- RR Grade Separation
- Town of Prosper
- ETJ
- 100 Year Floodplain

The Thoroughfare Plan is for informational purposes and has not been prepared for and is not intended for legal, real estate, engineering, or surveying purposes. It is provided as a conceptual guide for transportation decisions within the Town related to general roadway alignments and classifications. The Town of Prosper does not assume any responsibility or liability for omissions, inaccuracies, or misinterpretations of the Thoroughfare Plan.



* Refer to Comprehensive Plan for Interim Development of Coit Road between Frontier Parkway and Prosper Trail.

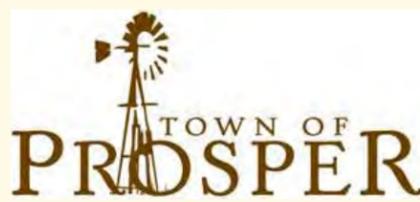
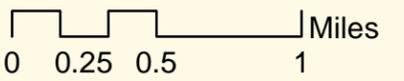


Plate 3
May 2020



Thoroughfare Plan



PLANNING

To: Planning & Zoning Commission **Item No. 7**
From: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 21, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4 (Development Requirements), Section 1 (Site Plan Process), of the Zoning Ordinance, generally allowing for waiver of certain development regulations by the Town Manager. (Z20-0008).

Background and Purpose of the Proposed Amendment:

This is a Town-initiated request to amend the Zoning Ordinance regarding the incorporation of new language to permit the Town Manager to grant minor waivers to various development standards. Currently, the Zoning Ordinance (Ordinance) permits Town staff to approve minor amendments to approved Preliminary Site Plans and Site Plans which do not substantially change the plans. In addition, the Ordinance permits the Planning & Zoning Commission to approve certain changes to the conceptual development plans contained within a Planned Development.

It has become apparent that additional flexibility is needed to accommodate unique development characteristics. Additional changes require a formal amendment to a Planned Development District or the rezoning of a tract to a Planned Development noting the requested deviation(s) to the base standards. Even though the requested deviation may be minor in nature and makes sense, the applicant is forced to spend a significant amount of money and time to go through the zoning process.

The proposed amendment to the Ordinance adds a new subsection within the Site Plan process as follows:

**“SECTION 1
SITE PLAN PROCESS**

* * *

1.11 WAIVER OF CERTAIN DEVELOPMENT REGULATIONS BY THE TOWN MANAGER

Notwithstanding the authority granted to the Director of Development Services or his//her designee to approve or disapprove minor amendments, pursuant to Subsection 1. 7 of this Section, as amended, the Town Manager is hereby authorized to approve minor waivers or exceptions to any of the following development regulations contained in this Chapter: site plan requirements (Section 1), landscaping (Section 2), tree mitigation (Section 3), parking and loading requirements (Section 4), screening fences and walls (Section 5), outdoor lighting (Section 6), accessory buildings (Section 7), and non-residential design and development (Section 8), all as amended.

In no event shall the Town Manager approve any waiver or exception to a requirement that would (1) alter the permitted uses on the property; (2) increase the permitted density; (3) increase any permitted building height; (4) reduce any required setbacks; or (5) alter any façade requirements. Moreover, the Town Manager is not authorized and shall not approve any waiver or exception for any development requirement contained in a duly-authorized development agreement, including any requirements relative to building products or materials, or aesthetic method in the construction, renovation, maintenance or other alteration of a building.”

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to recommend approval of the request. Notice of the Planning & Zoning Commission Public Hearing was provided in the newspaper as required by the Zoning Ordinance and state law. To date, no correspondence has been received.

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the requested amendment to the Zoning Ordinance as submitted.

Town Council Public Hearing:

A Public Hearing for this item has been be scheduled for the Town Council at their Regular meeting on May 12, 2020.



PLANNING

To: Planning & Zoning Commission **Item No. 8**
From: Alex Glushko, AICP, Planning Manager
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 21, 2020

Agenda Item:

Discussion of Proposed Amendments to the Zoning Ordinance. (Z20-0010).

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.

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
	Auto Storage	Defined as, "the storage on a lot or tract of operable automobiles for the purpose of holding such vehicles for sale, lease, distribution, or storage."	Redefining to remove the term "operable" from the definition
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 <i>Proposing to rename: "Parking, Access, and Circulation"</i>	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	
Divided driveways	Required for driveways with direct access to accessing median opening; however, details not defined.	Define driveway medians, including min. 4' wide along minor thoroughfare, 6' wide along major thoroughfare, a depth equivalent to the required throat depth as determined by the Engineering Department, and with landscaping that does not impair visibility as determined by the Parks Department	
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
	Facade 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



Prosper is a place where everyone matters.

RESULTS

Agenda Prosper Town Council Meeting Tuesday, April 14, 2020 5:45 PM

Notice Regarding Public Participation

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

Individuals may access the Prosper Town Council meeting videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following link: <https://zoom.us/j/725069373>

Enter Meeting ID: 725069373

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

To join the meeting by phone, dial (346) 248-7799

Enter Meeting ID: 725069373

To request to speak, enter *9, and *6 to mute/unmute yourself. The meeting moderator will acknowledge your request and allow you to speak.

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

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

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

Discussion Items.

1. Update on Honor Wall. (DR)

RESULTS

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

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

2. Consider and act upon the minutes from the March 24, 2020, Town Council meeting. **(ML)**
3. Consider and act upon the minutes from the March 31, 2020, Town Council Emergency meeting. **(ML)**
4. Consider and act upon the minutes from the April 1, 2020, Town Council Emergency meeting. **(ML)**
5. Receive the February Financial Report. **(BP)**
6. Consider and act upon an ordinance amending Planned Development-91 (PD-91), for Cook Children's North Campus, on 23.7± acres, located on the northeast corner of US 380 and Windsong Parkway, to modify the concept plans to accommodate an increased hospital size and modified parking. (Z19-0021) **(AG)**
7. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Cook Children's Health Care System and the Town of Prosper, Texas, related to the Cook Children's North Campus development. **(AG)**
8. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

CITIZEN COMMENTS

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

REGULAR AGENDA:

Items for Individual Consideration:

9. Consider and act upon an ordinance creating a program for the revitalization of the Downtown residential areas. **(JW) Approved with Amendment to Allow Existing Homes to be Eligible for the Program, 7-0**
10. Discussion on the Town Hall Lobby Art and Stairwell Art projects. **(RB) Discussion Tabled**

RESULTS

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives.

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

Section 551.071 - Consultation with the Town Attorney regarding legal issues associated with the Town's sign ordinance, and all matters incident and related thereto.

Section 551-074 - To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.074 - To discuss and review the Town Manager's performance evaluation.

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

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

11. Rotary Flag Program Update. (HJ)

Adjourn.