

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Tuesday, May 5, 2020
6:00 p.m.

Notice Regarding Public Participation

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

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

To access the videoconference online, follow these instructions:

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/81847978852>

Enter Meeting ID: 818 4797 8852

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

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

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

Enter Meeting ID: 818 4797 8852

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 21, 2020, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Revised Conveyance Plat for Victory at Frontier, Block A, Lots 3 and 4, on 24.4± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0001).
- 3c.** Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 4, 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). (D20-0003).
- 3d.** Consider and act upon a Site Plan for two (2) office/warehouse buildings, on 4.9± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0032).
- 3e.** Consider and act upon a Final Plat for Prosper Business Park, Block B, Lots 1 & 8 and a Conveyance Plat for Block B, Lot 9, on 25.2± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0033).
- 3f.** Consider and act upon a Site Plan for a medical office building (Children's Health), on 11.4± acres, located on the north side of US 380, west of Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0036).
- 3g.** Consider and act upon a Site Plan for a church addition (Rhea's Mill Baptist Church), on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D19-0129).
- 3h.** Consider and act upon a Replat for Rhea's Mill Baptist Church Addition, Block A, Lot 1, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D20-0038).

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.** Conduct a Public Hearing, and consider and act upon a request to modify the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to amend the courtyard lot regulations. (Z20-0009).

5. Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance regarding Permitted Uses and Definitions and Development Requirements, including but not limited to Landscaping, Parking, Screening, and Non-Residential Design and Development Standards. (Z20-0010).
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, May 1, 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.

<p>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.</p>



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Tuesday, April 21, 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

The meeting was called to order at 6:01 p.m.

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

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

2. Roll Call

3. CONSENT AGENDA

- 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).

Motion by Grinstead, second by Long, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 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).

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

Commissioners voiced support for the request.

Motion by Daniel, second by Peterson, to approve Item 4. Motion approved 7-0.

- 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).

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

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Pettis, second by Grinstead, to approve Item 5. Motion approved 7-0.

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).

(Commissioner Pettis disconnected from the telephone conference call and videoconference during Item 6.)

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

Cotten: Inquired about locations of future Dallas North Tollway on and off ramps, as well as considerations given to placement of grade separated railroad intersections.

Hulon Webb: Provided information regarding future Dallas North Tollway and grade separated railroad intersection locations.

Heischman: Provided information regarding grade separated railroad intersection locations.

Hulon Webb: Provided exhibit showing the schematic design of a grade-separated intersection at Prosper Trail at the railroad. This was discussed with the Town Council earlier this year and decision was to not acquire ROW or further the design.

Commissioners voiced a preference to include an overpass on Prosper Trail at the railroad, and grade-separated intersections on US 380 at Coit Road and on US 380 at Custer Road.

Chairman Cotten opened the Public Hearing.

David Blom (Windsong Ranch Developer): Requested information regarding the impact of the proposed grade separated intersection at Gee Road and US 380.

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

Motion by Grinstead, second by Long, to approve Item 6, subject to the inclusion of additional grade separated intersections located at Prosper Trail and the railroad, Coit Road and US 380, and Custer Road and US 380. Motion approved 6-0.

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).

John Webb: Summarized the request and recommended approval.

Chairman Cotten opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Grinstead, second by Peterson, to approve Item 7. Motion approved 6-0.

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

Glushko: Provided a summary of proposed amendments.

9. 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.

10. Adjourn.

Motion by Daniel, second by Grinstead, to adjourn. Motion approved 6-0 at 7:32 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 – May 5, 2020

Agenda Item:

Consider and act upon a Revised Conveyance Plat for Victory at Frontier, Block A, Lots 3 and 4, on 24.4± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0001).

Description of Agenda Item:

A Conveyance Plat for Victory at Frontier, Block A, Lots 1-3, was originally approved by the Planning & Zoning Commission on August 21, 2018. The purpose of this Revised Conveyance Plat is to subdivide Lot 3, in order to create Lot 4 to allow for the conveyance of property. The Revised Conveyance Plat conforms to the PD-10 development standards.

As a companion item, the Final Plat for Victory at Frontier, Block A, Lot 4, (D20-0003) is on the May 5, 2020, agenda.

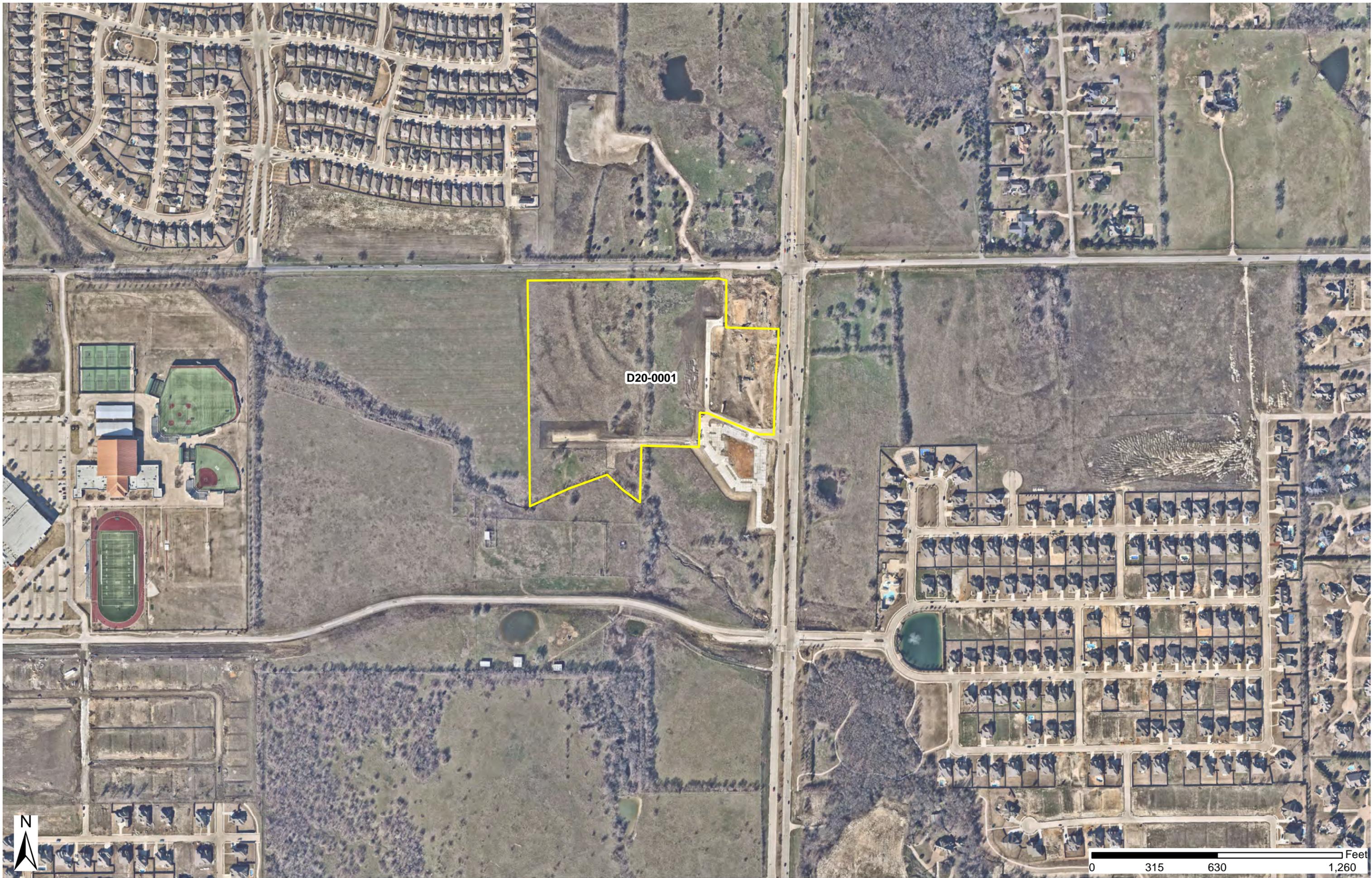
Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Town Staff Recommendation:

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

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



D20-0001



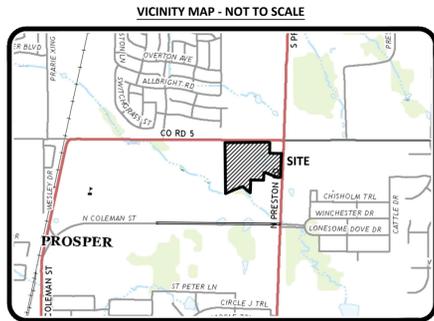
0 315 630 1,260 Feet

LEGEND OF ABBREVIATIONS

- 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
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.
2. This property lies within Zone "A" and Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C02351, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.



STATE OF TEXAS

COUNTY OF TARRANT

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT April 16, 2020

John H. Barton III, RPLS #6737

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

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE

PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

FRONTIER PARKWAY
VARIABLE WIDTH R.O.W. AS SHOWN ON VOL. 2018, PG. 699, P.R.C.C.T.

Line #	Distance	Bearing
L1	29.61'	S77°20'03"E
L2	30.34'	S03°19'29"W
L3	38.86'	S04°16'09"W
L4	12.26'	N13°17'04"E
L5	252.92'	S88°35'37"E
L6	201.56'	N88°35'37"W
L7	60.62'	S04°16'09"W
L8	114.32'	S88°35'36"E
L9	82.11'	S77°23'56"E
L10	38.35'	N00°15'13"E
L11	36.09'	S81°42'57"E
L12	410.71'	N01°24'24"E
L13	468.26'	S01°24'24"W
L14	94.90'	N89°25'42"W
L15	33.57'	N01°23'53"E
L16	193.35'	S67°54'10"E
L17	75.18'	S88°35'36"E
L18	29.86'	S01°24'24"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	32.54'	29.94'	062°16'06"	N32°48'30"W	30.96'
C2	48.62'	30.00'	092°51'45"	S42°09'44"E	43.47'
C3	50.98'	53.50'	054°35'42"	S23°01'43"E	49.07'
C4	67.06'	30.00'	128°04'23"	S59°46'03"E	53.94'
C5	54.18'	30.00'	103°28'37"	N85°38'30"E	47.11'
C6	47.12'	30.00'	090°00'00"	N46°24'23"E	42.43'
C7	47.12'	30.00'	090°00'00"	N43°35'36"W	42.43'
C8	45.63'	30.00'	087°08'15"	S47°50'16"W	41.35'
C9	3.91'	20.00'	011°11'38"	S82°59'47"E	3.90'
C10	52.99'	30.00'	101°12'12"	N52°00'30"E	46.37'

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS VICTORY AT FRONTIER, LLC is the owner of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2018, Page 699, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped "WINDROSE" found at the northwest corner of said Lot 3;

THENCE with the perimeter and to the corners of said Lot 3, the following calls:

1. NORTH 89 degrees 25 minutes 42 seconds EAST, a distance of 961.81 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
2. SOUTH 77 degrees 20 minutes 03 seconds EAST, a distance of 38.30 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
3. SOUTH 00 degrees 15 minutes 13 seconds WEST, a distance of 237.43 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
4. SOUTH 88 degrees 35 minutes 36 seconds EAST, a distance of 263.84 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
5. SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 76.26 feet to a 5/8 inch rebar found;
6. SOUTH 04 degrees 16 minutes 09 seconds WEST, a distance of 200.25 feet to a Texas Department of Transportation monument found;
7. SOUTH 01 degree 24 minutes 18 seconds WEST, a distance of 254.83 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
8. NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 73.27 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
9. NORTH 67 degrees 54 minutes 10 seconds WEST, a distance of 282.45 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
10. NORTH 88 degrees 38 minutes 52 seconds WEST, a distance of 37.50 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
11. SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 171.93 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
12. NORTH 88 degrees 38 minutes 54 seconds WEST, a distance of 289.71 feet to a 5/8 inch rebar found;
13. SOUTH 01 degree 21 minutes 08 seconds WEST, a distance of 284.91 feet;
14. NORTH 54 degrees 09 minutes 22 seconds WEST, a distance of 107.29 feet;
15. NORTH 46 degrees 04 minutes 26 seconds WEST, a distance of 109.44 feet;
16. SOUTH 70 degrees 07 minutes 38 seconds WEST, a distance of 201.06 feet;
17. SOUTH 65 degrees 52 minutes 16 seconds WEST, a distance of 218.72 feet;
18. NORTH 00 degrees 34 minutes 18 seconds WEST, a distance of 1133.39 feet, returning to the **POINT OF BEGINNING** and enclosing 24.375 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VICTORY AT FRONTIER, LLC does hereby certify and adopt this plat designating the herein above described property as **LOTS 3 AND 4, BLOCK A, VICTORY AT FRONTIER**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

VICTORY AT FRONTIER, LLC, does herein certify the following:

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

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

DRAINAGE AND DETENTION EASEMENT

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

VICTORY AT FRONTIER, LLC

By: _____

Authorized Representative

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

CASE# D20-0001
REVISED CONVEYANCE PLAT

**LOTS 3 AND 4, BLOCK A
VICTORY AT FRONTIER**
24.375 ACRES
AN ADDITION IN THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
BEING A REPLAT OF PART OF LOT 3, BLOCK A
VICTORY AT FRONTIER

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
TX Firm No. 15874

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
jack@bcsdfw.com
TBPLS Firm# 10194474

OWNER/DEVELOPER

VICTORY AT FRONTIER, LLC
6125 LUTHER LANE
SUITE 583
DALLAS, TX 75225
CONTACT RYAN PRICE
214.207.0944

JOB NUMBER: 2018.001.007

DRAWN BY: BCS

CHECKED BY: BCS

REVISED: 12/20/2019 - CITY COMMENTS

REVISED: 01/21/2020 - CITY COMMENTS

REVISED: 02/12/2020 - CITY COMMENTS



VICTORY
AT
FRONTIER

PROSPER,
TEXAS

SHEET:



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 – May 5, 2020

Agenda Item:

Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 4, 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). (D20-0003).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-10 development standards. The Site Plan (D20-0002) for a multi-tenant retail/restaurant building on Lot 4 was approved at the April 7, 2020, Planning & Zoning Commission meeting.

As a companion item, the Revised Conveyance Plat for Victory at Frontier, Block A, Lots 3 and 4 (D20-0001) is on the May 5, 2020 agenda.

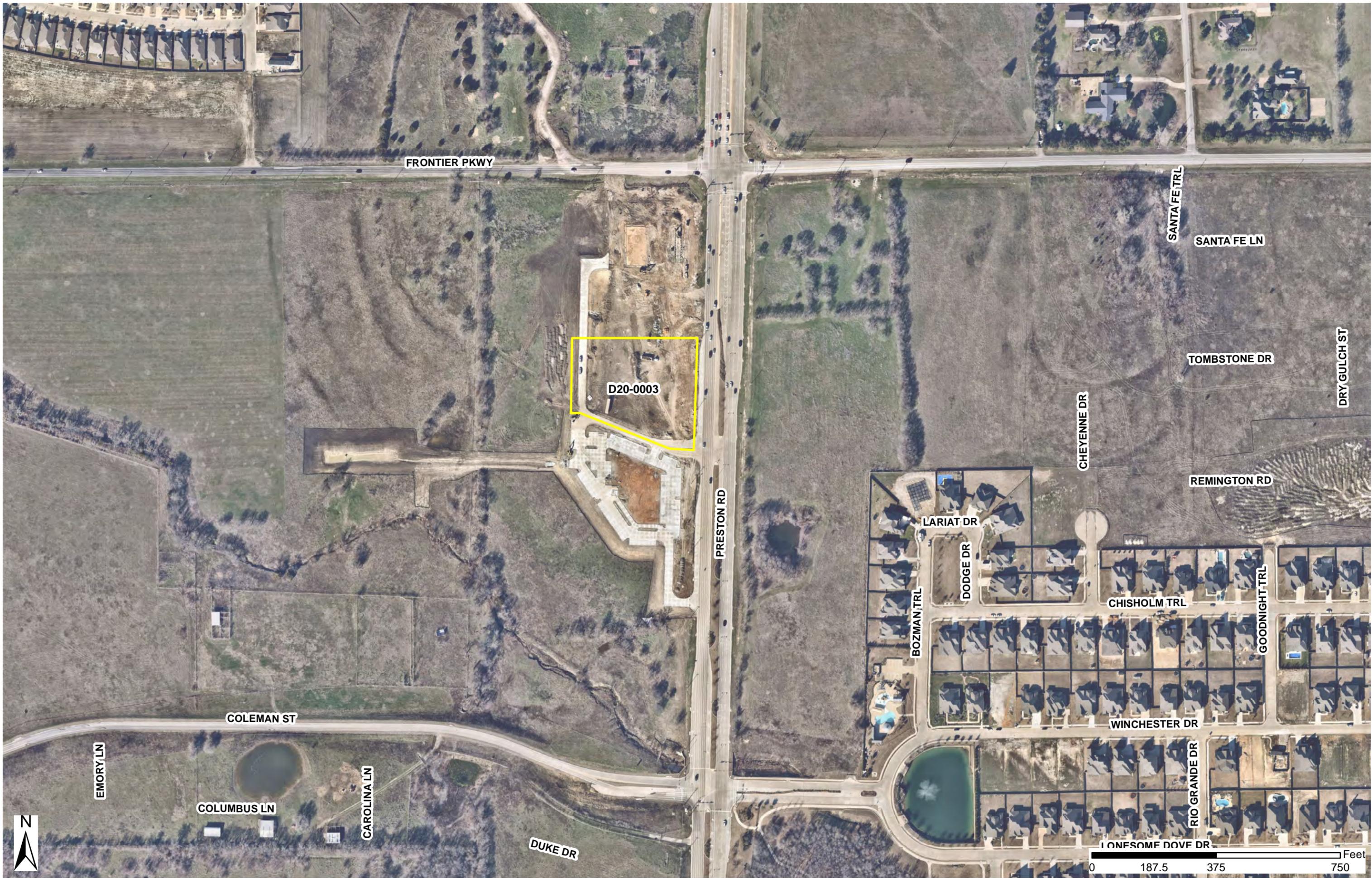
Attached Documents:

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.



FRONTIER PKWY

D20-0003

PRESTON RD

SANTA FE TRL

SANTA FE LN

TOMBSTONE DR

DRY GULCH ST

CHEYENNE DR

REMINGTON RD

LARIAT DR

DODGE DR

BOZMAN, TRL

CHISHOLM TRL

GOODNIGHT TRL

COLEMAN ST

EMORY LN

COLUMBUS LN

CAROLINA LN

DUKE DR

WINCHESTER DR

RIO GRANDE DR

ONFSOME DOVE DR



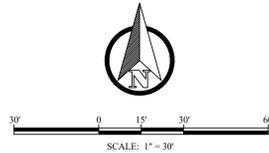
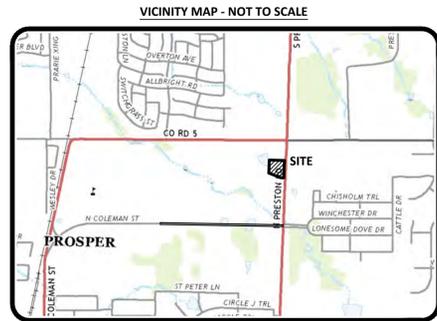
0 187.5 375 750 Feet

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

LEGEND OF ABBREVIATIONS

- 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
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



STATE OF TEXAS §
 COUNTY OF TARRANT §
 This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT April 16, 2020

John H. Barton III, RPLS #6737

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__.

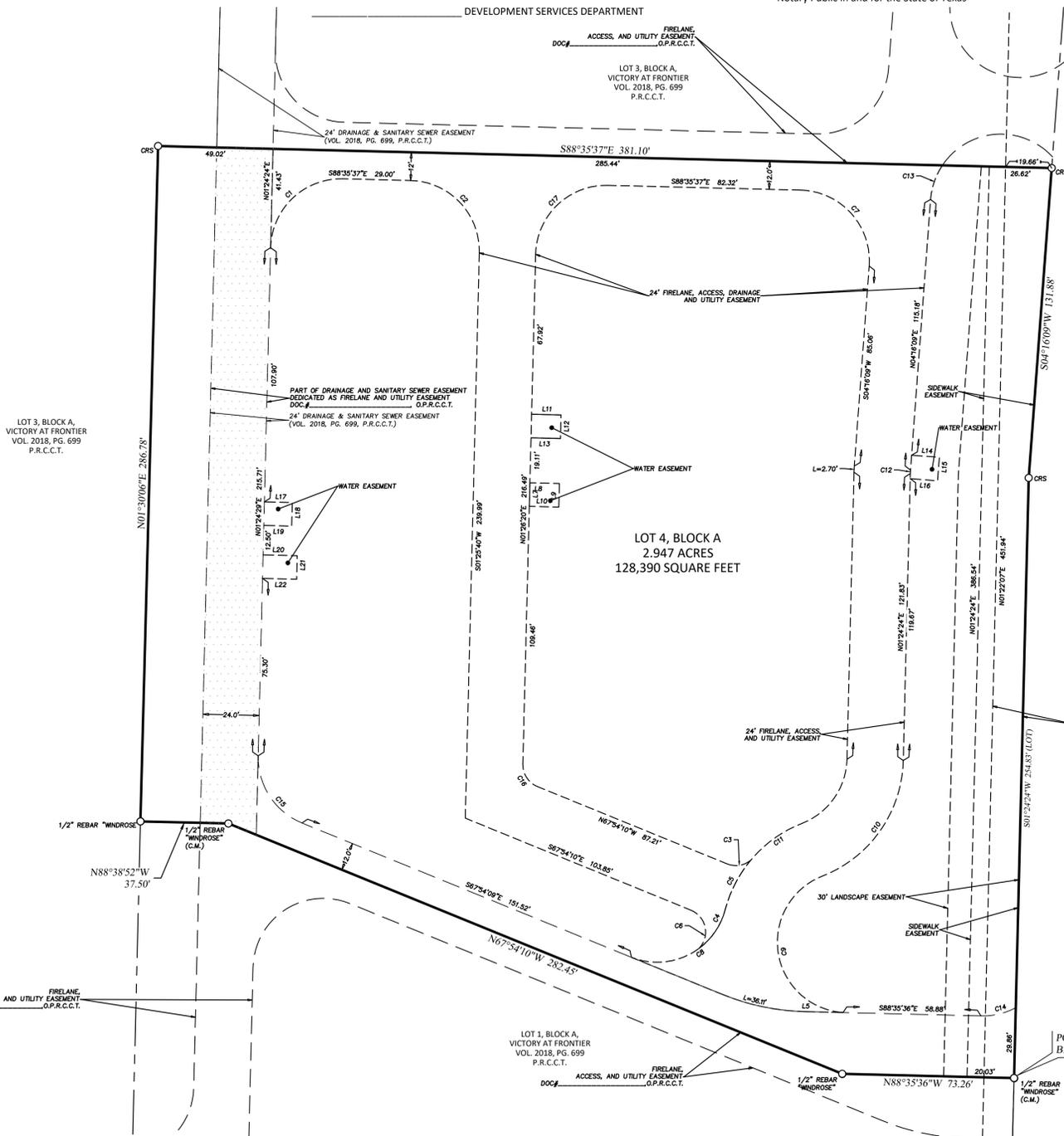
CERTIFICATE OF APPROVAL
 APPROVED THIS _____ DAY OF _____, 20__ BY THE
 PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

Notary Public in and for the State of Texas



Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	47.12'	30.00'	089°59'22\"	N46°24'05\"E	42.42'
C2	47.15'	30.00'	090°03'13\"	S43°35'57\"E	42.45'
C3	10.72'	10.00'	061°25'51\"	S81°22'54\"W	10.22'
C4	20.31'	30.00'	038°47'17\"	N34°05'02\"E	19.92'
C5	23.74'	54.00'	025°11'08\"	N27°24'42\"E	23.55'
C6	19.52'	10.00'	111°49'03\"	S11°59'39\"E	16.56'
C7	48.62'	30.00'	092°51'11\"	S42°09'27\"E	43.47'
C8	50.72'	30.00'	096°51'41\"	S63°07'14\"W	44.89'
C9	81.42'	30.00'	155°29'39\"	N08°21'46\"W	58.63'
C10	63.30'	54.00'	067°09'43\"	N34°59'15\"E	59.74'
C11	51.04'	54.00'	054°09'30\"	S41°54'01\"W	49.16'
C12	1.50'	30.00'	002°51'45\"	N02°50'16\"E	1.50'
C13	15.52'	30.00'	029°38'03\"	N19°05'10\"E	15.34'
C14	15.38'	30.00'	029°21'57\"	N76°43'23\"E	15.21'
C15	36.29'	30.00'	069°18'34\"	S33°14'53\"E	34.12'
C16	12.10'	10.00'	069°20'50\"	N33°13'45\"W	11.38'
C17	47.13'	30.00'	090°01'07\"	N46°26'13\"E	42.43'

STATE HIGHWAY 289
 (PRESTON ROAD)
 RIGHT-OF-WAY VARIES, AS SHOWN IN
 VOL. 2018, PG. 699, P.R.C.C.T.

Line #	Distance	Bearing
L5	75.18'	S88°35'36\"E
L7	10.00'	N01°38'41\"E
L8	12.55'	S88°38'40\"E
L9	10.00'	S01°21'20\"W
L10	12.60'	N88°38'40\"W
L11	12.53'	S88°38'40\"E
L12	10.00'	S01°21'20\"W
L13	12.54'	N88°38'40\"W
L14	11.87'	S85°43'51\"E
L15	10.00'	S04°16'09\"W
L16	11.72'	N85°43'51\"W
L17	11.87'	S88°35'36\"E
L18	10.00'	S01°24'24\"W
L19	11.87'	N88°35'36\"W
L20	14.56'	S88°35'36\"E
L21	10.00'	S01°24'24\"W
L22	14.56'	N88°35'36\"W

STATE OF TEXAS §
 COUNTY OF COLLIN §
 WHEREAS VICTORY AT FRONTIER, LLC is the owner of part of Lot 3, Block A, Victory at Frontier, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2018, Page 699, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):
BEGINNING at a 1/2 inch rebar with cap stamped "WINDROSE" found at the northeast corner of Lot 1, Block A, of said Victory at Frontier;
THENCE with the north line of said Lot 1, NORTH 88 degrees 35 minutes 36 seconds WEST, a distance of 73.26 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
THENCE with the north line of said Lot 1, NORTH 67 degrees 54 minutes 10 seconds WEST, a distance of 282.45 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found;
THENCE with the north line of said Lot 1, NORTH 88 degrees 38 minutes 52 seconds WEST, a distance of 37.50 feet to a 1/2 inch rebar with cap stamped "WINDROSE" found at the northwest corner of said Lot 1;
THENCE through the interior of said Lot 3, NORTH 01 degree 30 minutes 06 seconds EAST, a distance of 286.78 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");
THENCE through the interior of said Lot 3, SOUTH 88 degrees 35 minutes 37 seconds EAST, a distance of 381.10 feet to a capped rebar set on the east line of said Lot 3;
THENCE with the east line of said Lot 3, SOUTH 04 degrees 16 minutes 09 seconds WEST, a distance of 131.88 feet to a 5/8 inch rebar found;
THENCE with the east line of said Lot 3, SOUTH 01 degree 24 minutes 24 seconds WEST, a distance of 254.82 feet, returning to the **POINT OF BEGINNING** and enclosing 2.947 acres (128,390 square feet) of land, more or less.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 THAT VICTORY AT FRONTIER, LLC does hereby certify and adopt this plat designating the herein above described property as **LOT 4, BLOCK A, VICTORY AT FRONTIER**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

VICTORY AT FRONTIER, LLC, 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, are dedicated to 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 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 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.
- 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.

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.

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.

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.

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.
VICTORY AT FRONTIER, LLC

By: _____
 Authorized Representative

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

CASE# D20-0003
FINAL PLAT
LOT 4, BLOCK A
VICTORY AT FRONTIER
 2.947 ACRES
 AN ADDITION IN THE TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 BEING A REPLAT OF PART OF LOT 3, BLOCK A
 VICTORY AT FRONTIER

ENGINEER

5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960
 TX Firm No. 15874

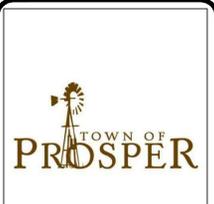
SURVEYOR

BARTON CHAPA SURVEYING, LLC
 John H. Barton III, RPLS #6737
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-864-1957
 jack@bcstdfw.com
 TBPLS Firm# 10194474

OWNER/DEVELOPER

VICTORY AT FRONTIER, LLC
 6125 LUTHER LANE
 SUITE 583
 DALLAS, TX 75225

JOB NUMBER:	2018.001.007
DRAWN BY:	BCS
CHECKED BY:	BCS
REVISED:	12/20/2019 - CITY COMMENTS
REVISED:	01/21/2020 - CITY COMMENTS
REVISED:	02/12/2020 - CITY COMMENTS
REVISED:	01/12/2020 - ADD EASEMENTS



VICTORY AT FRONTIER

PROSPER, TEXAS

SHEET:



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Pamela Clark, Planning/GIS Analyst
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Consider and act upon a Site Plan for two (2) office/warehouse buildings, on 4.9± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0032).

Description of Agenda Item:

On February 20, 2018, the Planning & Zoning Commission approved a Site Plan for Prosper Business Park, Phase 2, which included the subject property. The Site Plan expired on August 20, 2019. This Site Plan shows two (2) proposed office/warehouse buildings, totaling 45,375 square feet. Access is provided from Cook Lane and Industry Way. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-26 development standards.

As a companion item, the Final Plat for Prosper Business Park, Block B, Lots 1 & 8 and Conveyance Plat for Block B, Lot 9 (D20-0033) is on the May 5, 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, landscape plans, irrigation plans, open space plans, address plans, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



DEVONSHIRE CT

OXFORD PL

PROSPER TRL

LAKETRAIL LN

TRAIL DR

BRYAN ST

WILSON DR

DAVE TRL

EAGLE LN

COOK LN

COLEMAN ST

GRAY LN

INDUSTRY WAY

TECHNOLOGY LN

D20-0032

SAFETY WAY

GORGEOUS RD

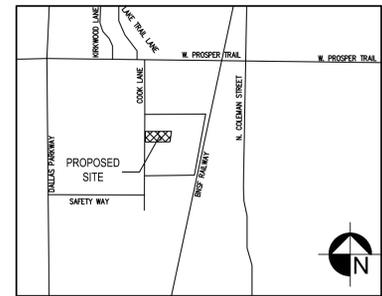
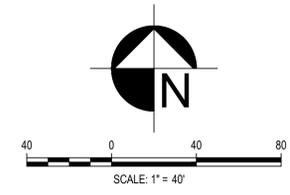
MCKINLEY ST



0 250 500 1,000 Feet

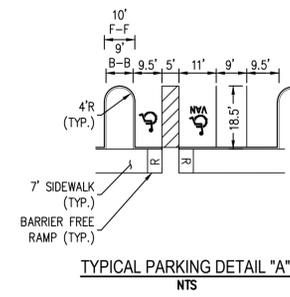
LEGEND:

- LSE LANDSCAPE EASEMENT
- BSB BUILDING SETBACK
- WE WATERLINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FADUE FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT
- TE TRANSFORMER EASEMENT
- ↑ FIRE HYDRANT
- FDC
- EXISTING TREE
- DUMPSTER
- FIRELANE
- DUMPSTER BACKING
- ACCESSIBLE ROUTE

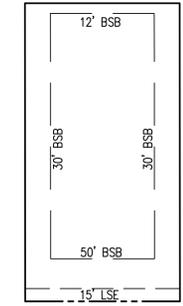


SITE PLAN NOTES:

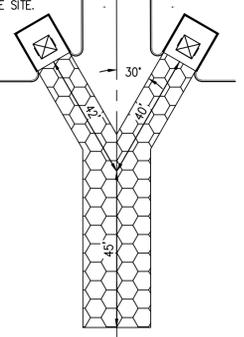
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
 - 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 10) HANDICAPPED PARKING AREA AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - 11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - 14) SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING 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 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.
 - 21) ALL DIMENSIONS ARE TO BACK OF CURB WHERE APPLICABLE.
 - 22) UNLESS OTHERWISE NOTED, ALL FIRELANES HAVE AN INNER TURNING RADIUS OF 30'.
 - 23) NO 100 YEAR FLOODPLAIN EXISTS ON THE SITE.



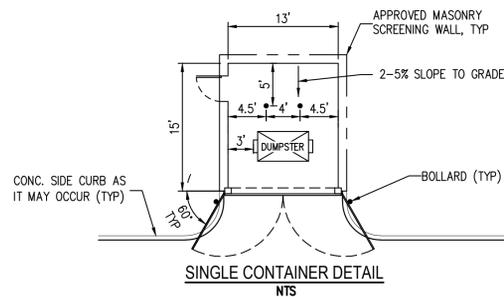
TYPICAL PARKING DETAIL "A"
NTS



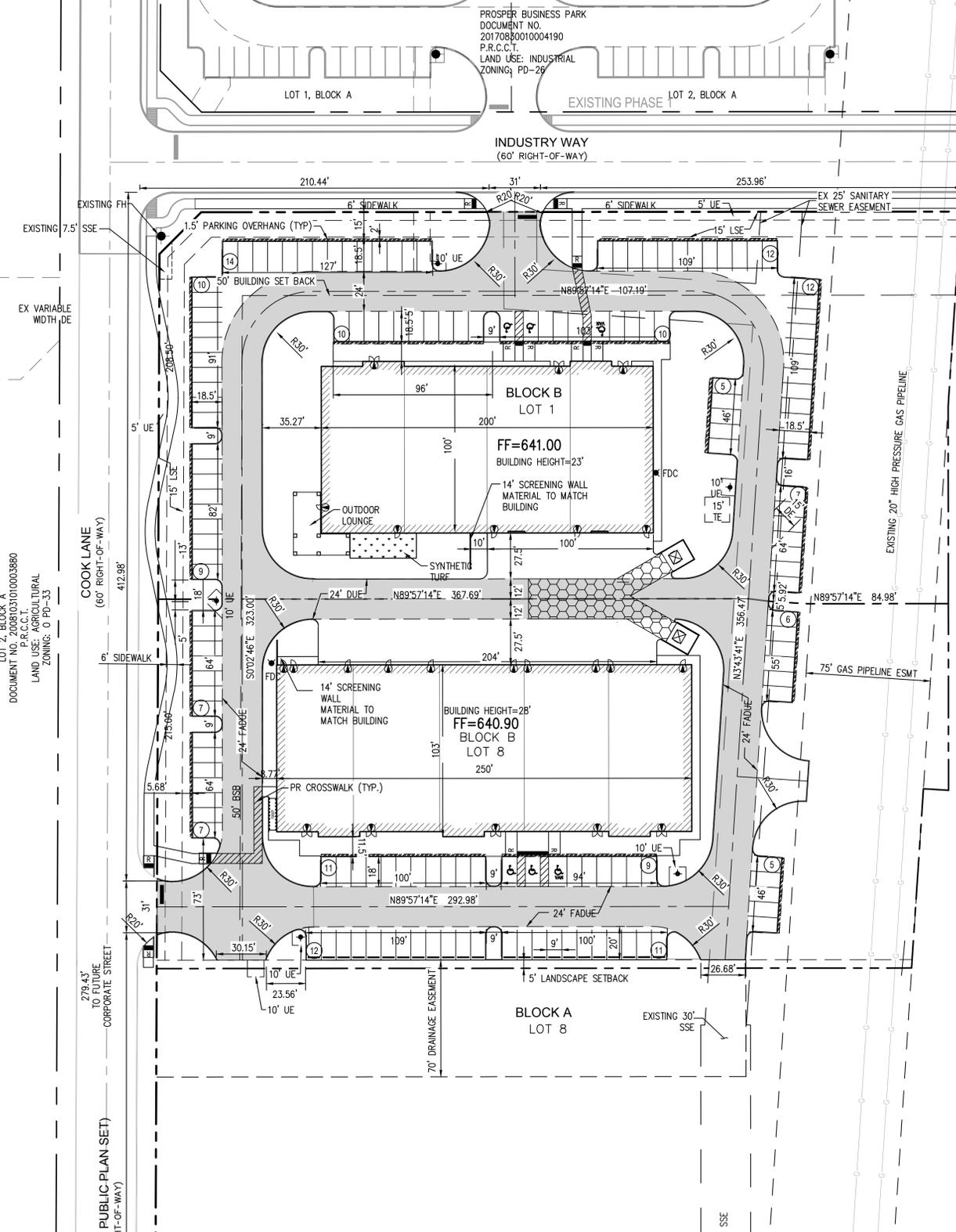
TYPICAL LOT DETAIL
NTS



DUMPSTER BACKING DETAIL
NTS



SINGLE CONTAINER DETAIL
NTS



SITE DATA SUMMARY TABLE

ZONING: PLANNED DEVELOPMENT (PD-26)		PROPOSED USE: OFFICE/WAREHOUSE												
BLOCK B	LOT AREA, EXCLUDING ROW	BUILDING AREA (SF):	BUILDING HEIGHT (FT):	LOT COVERAGE:	FLOOR AREA RATIO:	PARKING REQUIRED (SPACES):	PARKING PROVIDED (SPACES):	INTERIOR LANDSCAPING REQUIRED (SF):	INTERIOR LANDSCAPING PROVIDED (SF):	IMPERVIOUS SURFACE (SF):	OPEN SPACE REQUIRED (SF):	OPEN SPACE PROVIDED (SF):	WATER METER:	
LOT 1	111,328 SF, 2.555 AC	20,150	23	18.1%	0.227:1	39 (2 ADA)	89 (3 ADA)	1,335	2,029	64,583	7,793	26,145	2" DOM., 2" IRR.	
LOT 8	100,436 SF, 2.305 AC	25,225	28	25.1%	0.251:1	49 (2 ADA)	68 (3 ADA)	1,020	2,211	66,245	7,031	21,283	2" DOM.	
* REQUIRED PARKING BASED ON 30% OFFICE (17,350 SF) AND 70% WAREHOUSE (11,000 SF)														

PROSPER BUSINESS PARK
DOCUMENT NO.
20170830010004190
P.R.C.C.T.
LAND USE: INDUSTRIAL
ZONING: PD-26

BLOCK A
LOT 8

FUTURE PHASE 3

LOT 10, BLOCK A
PROSPER BUSINESS PARK

HKS HARRIS KOCHER SMITH
101 Summit Avenue, Suite 1014
Fort Worth, Texas 76102
P: 817.769.6279 F: 817.769.6298
HarrisKocherSmith.com
TBPE Firm No. F-15501

OWNER/DEVELOPER:
CROSSLAND CONSTRUCTION COMPANY
861 N. COLEMAN STREET
PROSPER, TEXAS 75078
469-408-7702

**A SITE PLAN OF
LOT 1 & LOT 8, BLOCK B
PROSPER BUSINESS PARK PHASE II**

4.86 ACRES
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY,
ABSTRACT NUMBER 147, COLLIN COUNTY TEXAS
CASE NO. D20-0032

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH. PRESTONWOOD ADDITION LOT 2, BLOCK A DOCUMENT NO. 20091031010003880 LAND USE: AGRICULTURAL ZONING: O PD-33. Filepath: O:\1040337\ENGINEERING\CSS\SITE PLANNING\Layout_Site Plan. P:\04\2020\11\23\104 By: Reed Cook



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Pamela Clark, Planning/GIS Analyst

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Consider and act upon a Final Plat for Prosper Business Park, Block B, Lots 1 & 8 and a Conveyance Plat for Block B, Lot 9, on 25.2± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0033).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and the Conveyance Plat allows for the transaction of property. The plat conforms to the PD-26 development standards.

As a companion item, the Site Plan for two (2) Office/Warehouse buildings on Lots 1 & 8 (D20-0033) is on the May 5, 2020 agenda.

Attached Documents:

1. Location Map
2. Final Plat/Conveyance Plat

Staff Recommendation:

Staff recommends approval of the Final Plat/Conveyance Plat, subject to:

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



DEVONSHIRE CT

OXFORD PL

PROSPER TRL

LAKETRAIL LN

TRAIL DR

BRYAN ST

WILSON DR

DAVE TRL

EAGLE LN

COLEMAN ST

GORGEOUS RD

MCKINLEY ST

D20-0033

COOK LN

INDUSTRY WAY

TECHNOLOGY LN

SAFETY WAY



0 250 500 1,000 Feet

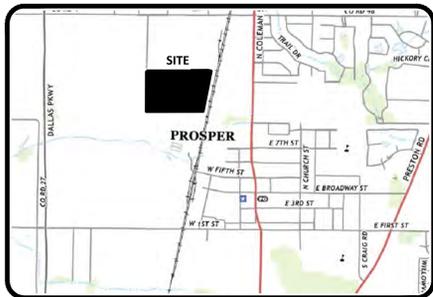
SURVEYOR'S NOTES:

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), with a combined scale factor of 1.00015271.
2. This property lies within Zone 'X' (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. The purpose of this replat is to create 3 lots for future development.
5. 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.
6. No floodplain exists on site.

LEGEND OF ABBREVIATIONS

- 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
D.C. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
ROW RIGHT OF WAY
CRS CAPPED REBAR SET

VICINITY MAP - NOT TO SCALE



STATE OF TEXAS COUNTY OF TARRANT This is to certify that I, John H. Barton III, 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.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT April 27, 2020

John H. Barton III, RPLS #6737

STATE OF TEXAS COUNTY OF TARRANT 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.



Curve Data Table with columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Lists curves C1 through C20 with their respective measurements.

Line Data Table with columns: Line #, Distance, Bearing. Lists lines L1 through L20 with their respective measurements.

Line Data Table with columns: Line #, Distance, Bearing. Lists lines L21 through L34 with their respective measurements.

STATE OF TEXAS COUNTY OF COLLIN WHEREAS CROSSLAND TEXAS INDUSTRIAL, LLC is the owner of part of Lot 8, Block A, Prosper Business Park, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded in Document Number 2017-718, Plat Records, Collin County, Texas, the subject tract being more particularly described as follows: COMMENCING at a 5/8 inch rebar with cap stamped "HARRIS KOCHER SMITH" (hereinafter "HKS") found at the northeast corner of said Lot 8; THENCE with the perimeter and to the corners of said Lot 8, the following calls: 1. NORTH 78 degrees 39 minutes 39 seconds WEST, a distance of 78.28 feet; 2. SOUTH 89 degrees 57 minutes 02 seconds WEST, a distance of 404.51 feet to a Mag nail found; 3. SOUTH 00 degrees 02 minutes 58 seconds EAST, a distance of 11.50 feet to a point from which a 5/8 inch rebar with cap stamped HARRIS KOCHER SMITH found bears NORTH 81 degrees EAST, 0.23 feet; 4. SOUTH 89 degrees 56 minutes 59 seconds WEST, a distance of 83.00 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set") at the northeast corner and POINT OF BEGINNING of the herein described tract; THENCE through the interior of said Lot 8, the following calls: 1. SOUTH 45 degrees 03 minutes 25 seconds EAST, a distance of 35.36 feet to a capped rebar set; 2. SOUTH 00 degrees 03 minutes 01 second EAST, a distance of 13.50 feet to a capped rebar set; 3. NORTH 89 degrees 56 minutes 59 seconds EAST, a distance of 60.00 feet to a capped rebar set; 4. SOUTH 00 degrees 03 minutes 01 second EAST, a distance of 771.30 feet to a capped rebar set; 5. SOUTH 89 degrees 56 minutes 18 seconds WEST, a distance of 30.00 feet to a capped rebar set; 6. SOUTH 00 degrees 03 minutes 01 second EAST, a distance of 183.71 feet to a capped rebar set, from which the southeast corner of said Lot 8 bears NORTH 89 degrees 57 minutes 02 seconds EAST, a distance of 310.09 feet; THENCE with the perimeter and to the corners of said Lot 8, the following calls: 1. SOUTH 89 degrees 57 minutes 02 seconds WEST, a distance of 1087.78 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set"); 2. NORTH 00 degrees 13 minutes 29 seconds EAST, a distance of 968.51 feet to the westernmost northwest corner of said Lot 8, from which a 5/8 inch rebar with cap stamped "HKS" found bears NORTH 06 degrees EAST, 0.36 feet; 3. NORTH 45 degrees 05 minutes 15 seconds EAST, a distance of 35.44 feet to a 5/8 inch rebar with cap stamped "HKS" found; 4. NORTH 89 degrees 56 minutes 59 seconds EAST, a distance of 1003.00 feet, returning to the POINT OF BEGINNING and enclosing 25.246 acres (1,099,703 square feet) of land, more or less.

NOT, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT CROSSLAND TEXAS INDUSTRIAL, LLC does hereby certify and adopt this plat designating the herein above described property as LOTS 1 and 8, BLOCK B, PROSPER BUSINESS PARK, and CONVEYANCE PLAT OF LOT 9, BLOCK B and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- CROSSLAND TEXAS INDUSTRIAL, LLC, does herein certify the following: 1. The streets and alleys are dedicated for street and alley purposes. 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 3. The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat. 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper. 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the 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.

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.

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.

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.

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

WITNESS MY HAND AND SEAL OF OFFICE, this day of 20.

CROSSLAND TEXAS INDUSTRIAL, LLC

By: _____

Print 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.

CERTIFICATE OF APPROVAL

APPROVED THIS DAY OF 20 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT LOTS 1 AND 8, BLOCK B AND A CONVEYANCE PLAT OF LOT 9, BLOCK B PROSPER BUSINESS PARK 25.246 ACRES AN ADDITION IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS BEING A REPLAT OF LOT 8, BLOCK A PROSPER BUSINESS PARK

SURVEYOR



BARTON CHAPA SURVEYING

5200 State Highway 121 Colleyville, TX 76034 Phone: 817-864-1957 info@bcsw.com TBPLS Firm #10194474

ENGINEER



DENVER • DALLAS/FORT WORTH

101 Summit Avenue, Suite 1014 Fort Worth, TX 76102 Contact Scott Scherer 817-769-6279 sscherer@hkseng.com

OWNER/DEVELOPER

CROSSLAND TEXAS INDUSTRIAL, LLC 833 S. EAST AVE. COLUMBUS, KS 66725

JOB NUMBER: 2019.012.008

DRAWN BY: BCS

CHECKED BY: JHB



PROSPER BUSINESS PARK

PROSPER, TEXAS

SHEET:



PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Consider and act upon a Site Plan for a medical office building (Children's Health), on 11.4± acres, located on the north side of US 380, west of Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0036).

Description of Agenda Item:

The Site Plan shows a proposed 3-story, 30,000 square-foot medical office building (Children's Health). Access is provided from US 380 and Dallas Parkway. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the PD-41 development standards.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

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



MAHARD PKWY

CR 26

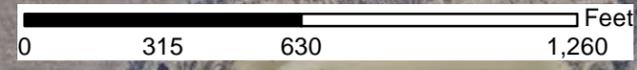
D20-0036

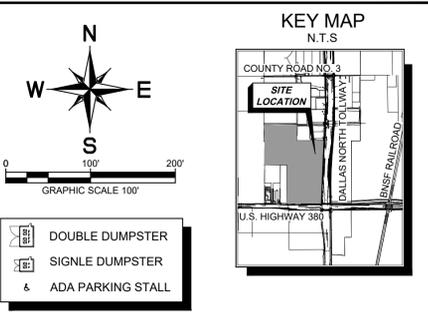
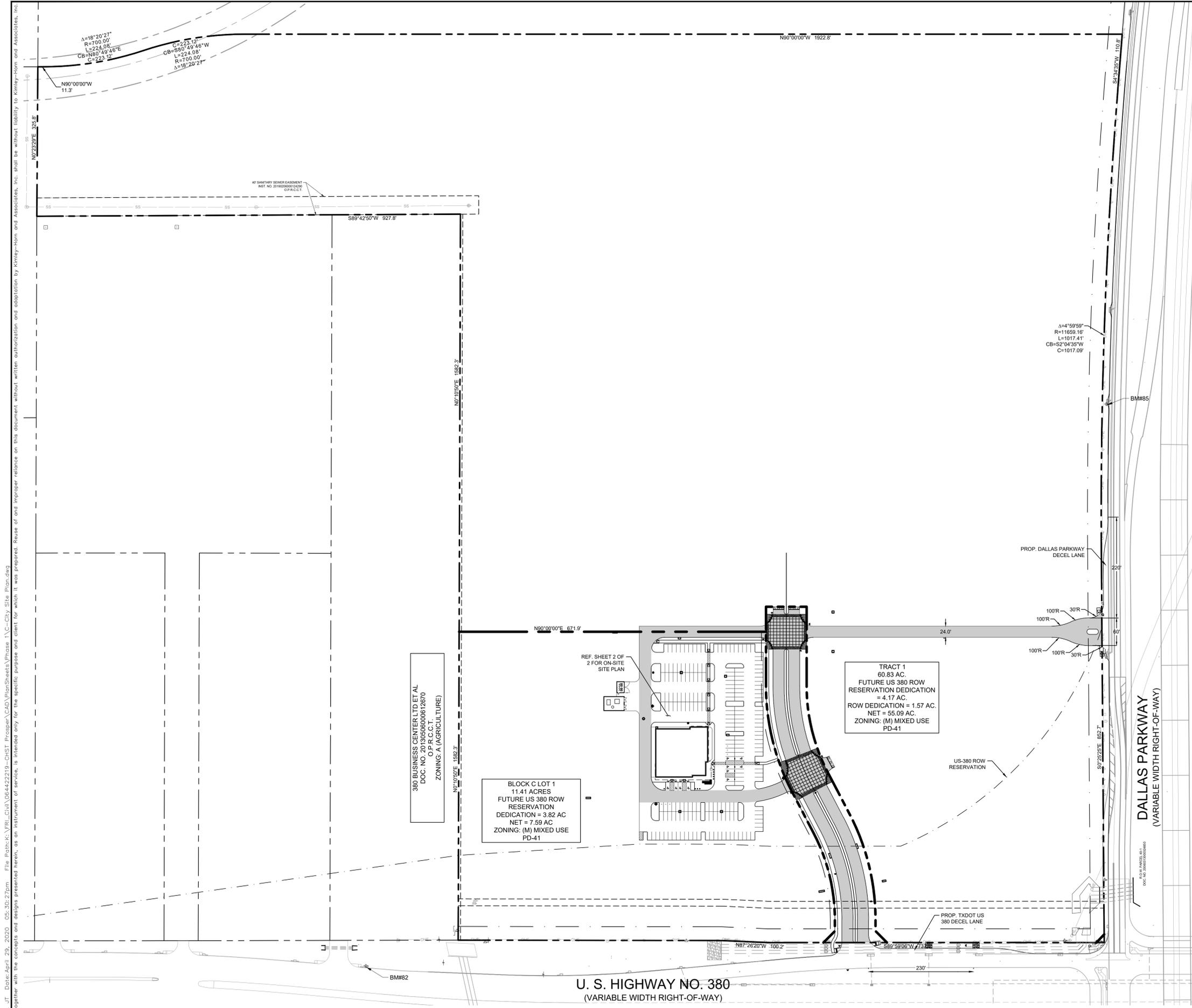
DALLAS PKWY

US HIGHWAY 380

UNIVERSITY DR

US HIGHWAY 380





- TOWN OF PROSPER 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.
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 - 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 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 PRELIMINARY 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.
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- NOTES**
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - ALL DIMENSIONS ARE TO FACE OF CURB.
 - ALL RADII ARE 2' OR 8' UNLESS OTHERWISE SPECIFIED.
 - REF. SHEET 2 OF 2 FOR WATER METER SCHEDULE.

SITE PLAN
CHILDREN'S PROSPER
D20-0036
 Being Site Plan for Block C, Lot 1, 11.41 Acres
 Out Of The
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
 Abstract No. 147
 Town of Prosper, Collin County, Texas
 Case Number: SP20-0036

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

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

DATE PREPARED: 04/27/2020

No.	REVISIONS	DATE

Kimley»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-528

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: C.J. PONTON
 P.E. No. 127289 Date: 04/28/2020

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

OVERALL SITE PLAN

CHILDREN'S PROSPER
PHASE 1
 TOWN OF PROSPER, TEXAS

DATE	PROJECT NO.	SHEET NUMBER
04/28/2020	064422219	1 OF 2

Plotted By: Hale, JT Date: April 29, 2020 05:30:27pm File Path: K:\ERL\Civil\064422219-CHST Prosper\CAD\PlanSheets\Phase 1\C-City_Site_Plan.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service. It 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.

Plotted By: Hale, JT Date: April 29, 2020 05:32:23pm File Path: K:\FR\01\06442219-CHST-Prosper\CAD\PlanSheets\Phase 1\C-City-Site Plan.dwg
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BLOCK C LOT 1	SITE DATA SUMMARY TABLE																						
	Lot Size (AC)	Lot Size (SF)	Zoning	Proposed Use	BLDG AREA (SF)	Building Height		Lot Coverage		Floor Area Ratio		Parking		Accessible Parking		Interior Landscaping		IMPERVIOUS PARKING AREA (SF)	TOTAL IMPERVIOUSNESS AREA (SF)	TOTAL IMPERVIOUSNESS (%)	OPEN SPACE (SF)		
						Req (Max)	Prov	Req (Max)	Prov	Req (Max)	Prov	Req Ratio	Req	Prov	Req	Prov	Req (SF)				Prov. (SF)	REQ 7% (SF)	PROV. (SF)
11.41	497,020	C-1	MEDICAL OFFICE	30,000	160' 16 STORES	30' 3 STORES	100%	6.0%	5.0:1	0.06:1	1:300 (MEDICAL OFFICE)	100	212	7	10	20,222	20,222	89,792	112,259	22.6%	34,791	384,761	77.4%

Accessible parking is provided in accordance with ADA standards

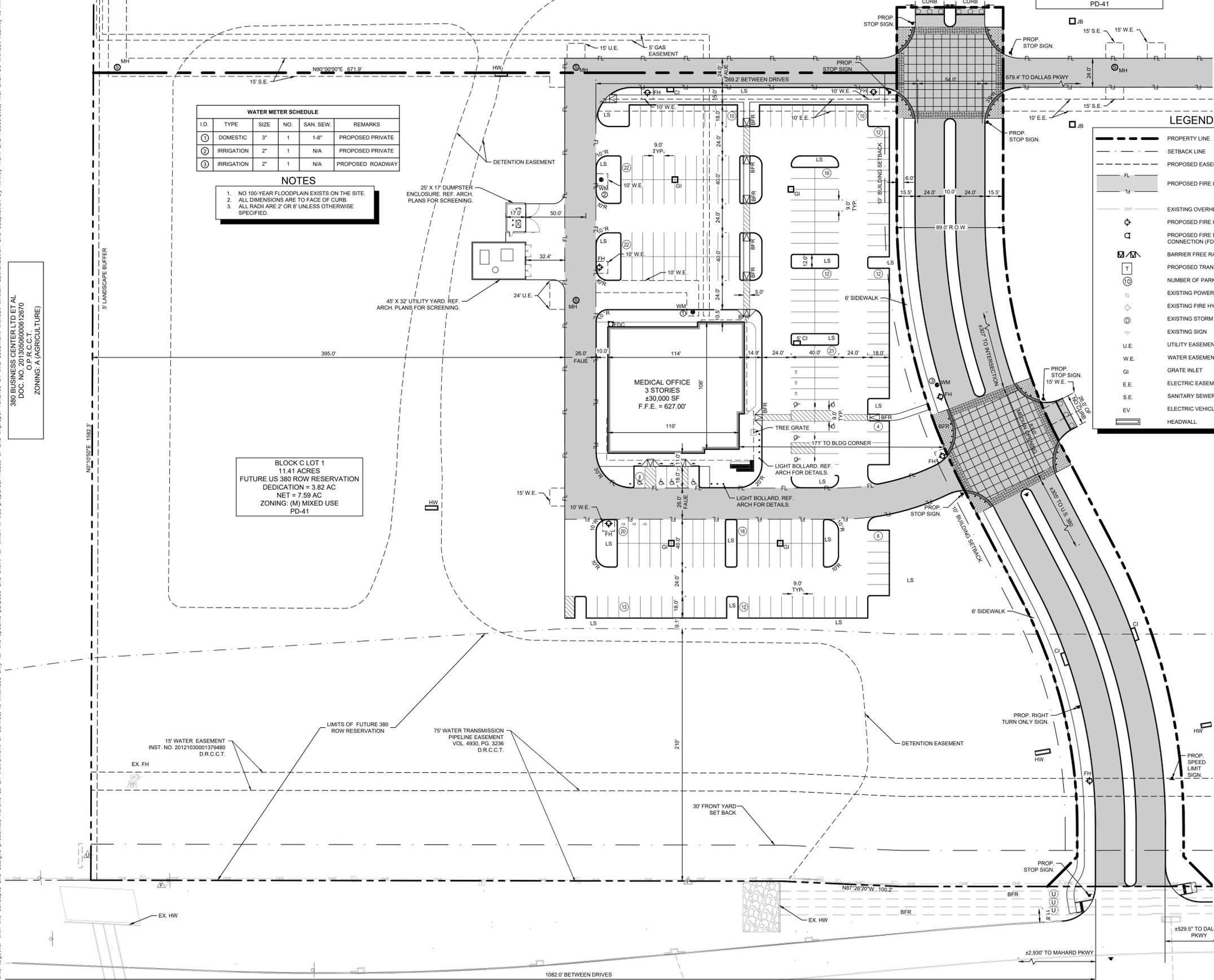
I.D.	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
①	DOMESTIC	3"	1	1-8"	PROPOSED PRIVATE
②	IRRIGATION	2"	1	N/A	PROPOSED PRIVATE
③	IRRIGATION	2"	1	N/A	PROPOSED ROADWAY

NOTES

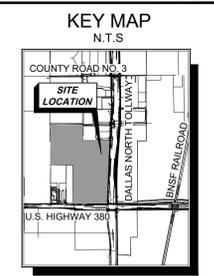
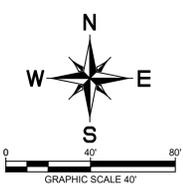
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380 BUSINESS CENTER LTD ET AL
 DOC. NO. 2019090600612670
 O.P.R.C.C.T.
 ZONING: A (AGRICULTURE)

BLOCK C LOT 1
 11.41 ACRES
 FUTURE US 380 ROW RESERVATION
 DEDICATION = 3.82 AC
 NET = 7.59 AC
 ZONING: (M) MIXED USE
 PD-41



TRACT 1
 60.83 AC.
 FUTURE US 380 ROW RESERVATION
 DEDICATION = 4.17 AC.
 ROW DEDICATION = 1.57 AC.
 NET = 55.09 AC.
 ZONING: (M) MIXED USE
 PD-41



LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - PROPOSED EASEMENT
- FL PROPOSED FIRE LANE
- OP EXISTING OVERHEAD POWER LINE
- FH PROPOSED FIRE HYDRANT (FH)
- FDC PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BFR BARRIER FREE RAMP (BFR)
- T PROPOSED TRANSFORMER LOCATION
- ⊙ NUMBER OF PARKING SPACES PER ROW
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING FIRE HYDRANT (EX. FH)
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SIGN
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- GI GRATE INLET
- E.E. ELECTRIC EASEMENT
- S.E. SANITARY SEWER EASEMENT
- EV ELECTRIC VEHICLE STATION
- HEADWALL

TOWN OF PROSPER SITE PLAN NOTES

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BENCHMARKS

- BM #62
 SQUARE CUT WITH "X" CUT ON SOUTHEAST CORNER OF CURB INLET ON NORTH SIDE OF WEST BOUND SERVICE ROAD OF U.S. HIGHWAY 380, ±1,800 FEET WEST OF THE INTERSECTION OF U.S. HIGHWAY 380 WEST BOUND SERVICE ROAD AND DALLAS PARKWAY SOUTH BOUND SERVICE ROAD.
 ELEV. = 626.21
- BM #65
 SQUARE CUT WITH "X" CUT ON SOUTHWEST CORNER OF CONCRETE INLET ON THE WEST SIDE OF SOUTH BOUND SERVICE ROAD OF DALLAS PARKWAY, ±1,200 FEET NORTH OF THE INTERSECTION OF U.S. HIGHWAY 380 WEST BOUND SERVICE ROAD AND DALLAS PARKWAY SOUTH BOUND SERVICE ROAD.
 ELEV. = 626.73

SITE PLAN CHILDREN'S PROSPER SP20-0036
 Being Site Plan for Block C, Lot 1, 11.41 Acres
 Out Of The
 COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY
 Abstract No. 147
 Town of Prosper, Collin County, Texas
 Case Number: SP20-0036

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

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

DATE PREPARED: 04/27/2020

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

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

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: C.J. PONTON
 P.E. No. 127269 Date: 04/28/2020

SITE PLAN

CHILDREN'S PROSPER PHASE 1
 TOWN OF PROSPER, TEXAS

DATE: 04/28/2020
 PROJECT NO. 06442219
 SHEET NUMBER 2 OF 2



PLANNING

To: Planning & Zoning Commission **Item No. 3g**
From: Evelyn Mendez, Planning Technician
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Consider and act upon a Site Plan for a church addition (Rhea's Mill Baptist Church), on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D19-0129).

Description of Agenda Item:

The Site Plan shows the proposed 8,468 square-foot church expansion to the existing 20,797 square-foot building. At their April 28, 2020, meeting, the Town Council approved a waiver to the requirement for a wet detention pond for this development. Access is provided from Custer Road. The depicted number of parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan conforms to the Agriculture (A) development standards.

As a companion item, the Replat for Rhea's Mill Baptist Church Addition, Block A, Lot 1 (D20-0038) is on the May 5, 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, landscape plans, irrigation plans, open space plans, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



FRONTIER PKWY

COLLIN GREEN DR

MEADOW GREEN

COLLIN CT

CUSTER RD

D19-0101

TRANQUILITY CT

CORNET CT

TRANQUILITY LN

SAN JUAN AVE

ASPEN ST

CHRISTIE FARMS BLVD



0 155 310 620 Feet



SITE VICINITY MAP
N.T.S.



PROJECT SITE:
5733 N CUSTER RD
MCKINNEY, TX 75071

SITE NOTES

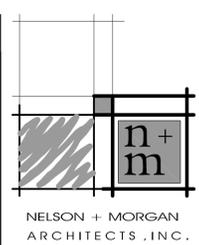
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
 - Landscape shall conform to landscape plans approved by the Town.
 - All elevations shall comply with the standards contained within the Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speed bumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town Standards.
 - Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Department.
 - Site Plan approval is required prior to grading release.
 - All new electrical lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - All landscape easements must be exclusive of any other type of easement.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - The approval of a site plan shall be effective for a period of eighteen (18) months from the date 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.
 - Refer Specifications for Soils Report

PARKING CALCULATIONS		
Existing Worship Center	320 seats @ 1 space per 3 seats in the main auditorium	107
Total spaces required		107
Total spaces provided (Existing)		114
Handicap spaces required		5
Handicap spaces provided		5

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 89° 19' 31" E	15.65'
L2	N 37° 52' 25" E	44.57'
L3	N 08° 51' 25" E	45.84'
L4	N 72° 41' 25" E	39.44'
L5	N 75° 44' 35" E	62.40'
L6	N 29° 58' 25" E	84.78'
L7	N 65° 31' 25" E	28.58'
L8	N 08° 34' 25" E	68.30'
L9	N 25° 25' 25" E	47.11'

SITE DATA SUMMARY TABLE	
ITEM	TOTAL
ZONING	AGRICULTURAL
LOT AREA	405,449 SF
BUILDING AREA	29,268 SF
BUILDING HEIGHT	30'-4"
LOT COVERAGE	111,867 SF
FLOOR AREA RATIO	0.07
TOTAL PARKING REQUIRED	107 SPACES
TOTAL PARKING PROVIDED	114 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
INTERIOR LANDSCAPE REQUIRED	2,280 SF
INTERIOR LANDSCAPE PROVIDED	459 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	82,599 SF
OPEN SPACE REQUIRED (7%)	28,381 SF
OPEN SPACE PROVIDED	293,582 SF

OWNER:
RHEAS MILL BAPTIST CHURCH
5733 N. CUSTER ROAD
MCKINNEY TX 75071
972-562-2947



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

TEXAS

PHASE I CHILDREN'S WING ADDITION
FOR
RHEA'S MILL BAPTIST CHURCH

PROSPER

JOB: NMA19001
COPYRIGHT 2020 BY
NELSON + MORGAN ARCHITECTS, INC.

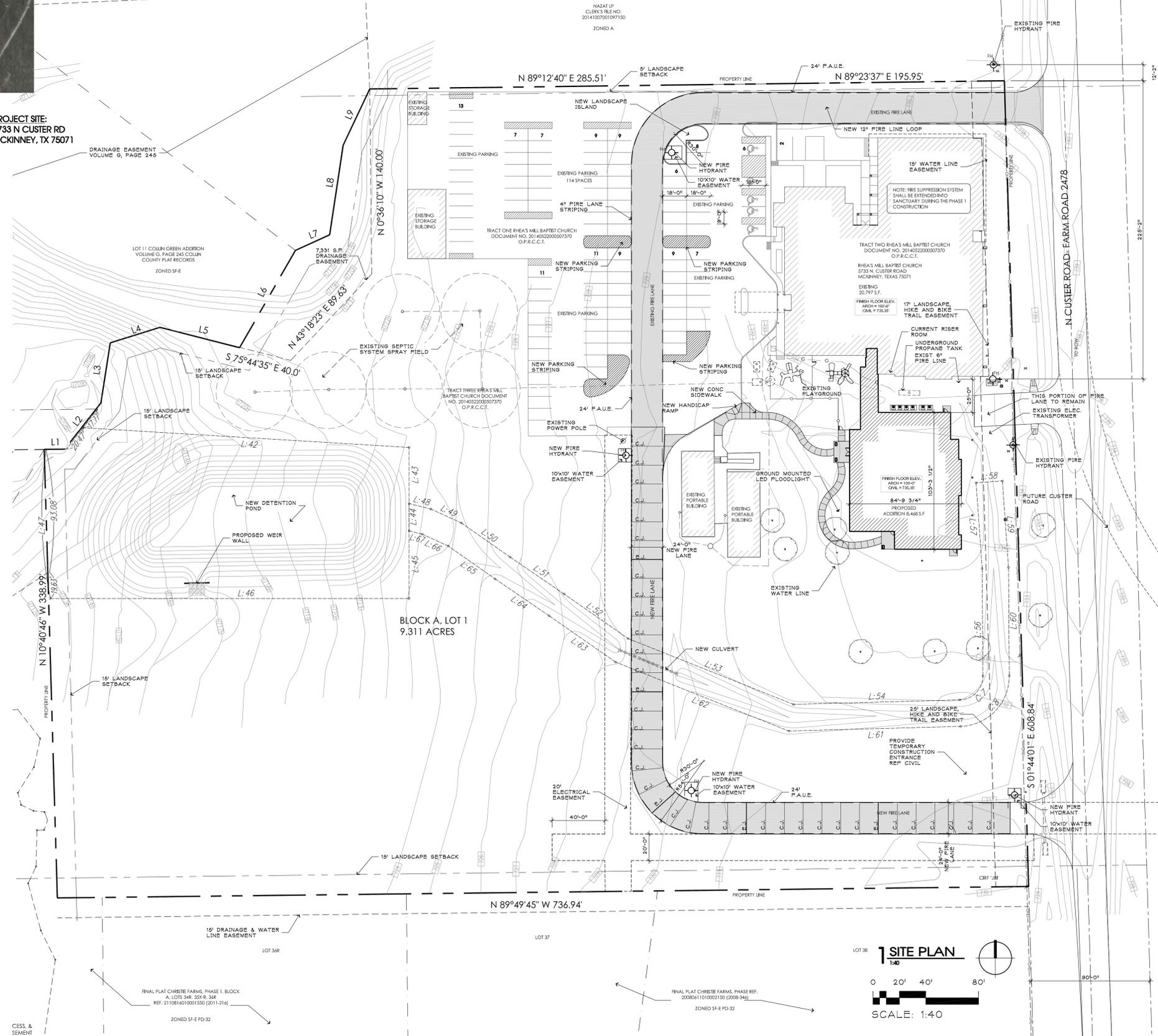
Date: 02/19/2020
Revision:

Issued for: _____ Date: _____
Review - _____
Bidding - _____
Construction - _____

OVERALL SITE
PLAN- PHASE ONE

SHEET
A1.0
D19-0129
Site Plan

PRELIMINARY NOT FOR CONSTRUCTION



Drawing Name: S:\41 PROJECTS\19001 Rhea's Mill Baptist Church\19001 Overall_Site_Plan-Phase One.dwg, Apr 28, 2020 - 10:16am



PLANNING

To: Planning & Zoning Commission **Item No. 3h**
From: Evelyn Mendez, Planning Technician
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Consider and act upon a Replat for Rhea's Mill Baptist Church Addition, Block A, Lot 1, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D20-0038).

As a companion item, the Site Plan for Rhea's Mill Baptist Church (D19-0129) is on the May 5, 2020 agenda.

Description of Agenda Item:

The purpose of the Replat is to dedicate easements necessary for development. The Replat conforms to the Agriculture (A) development standards.

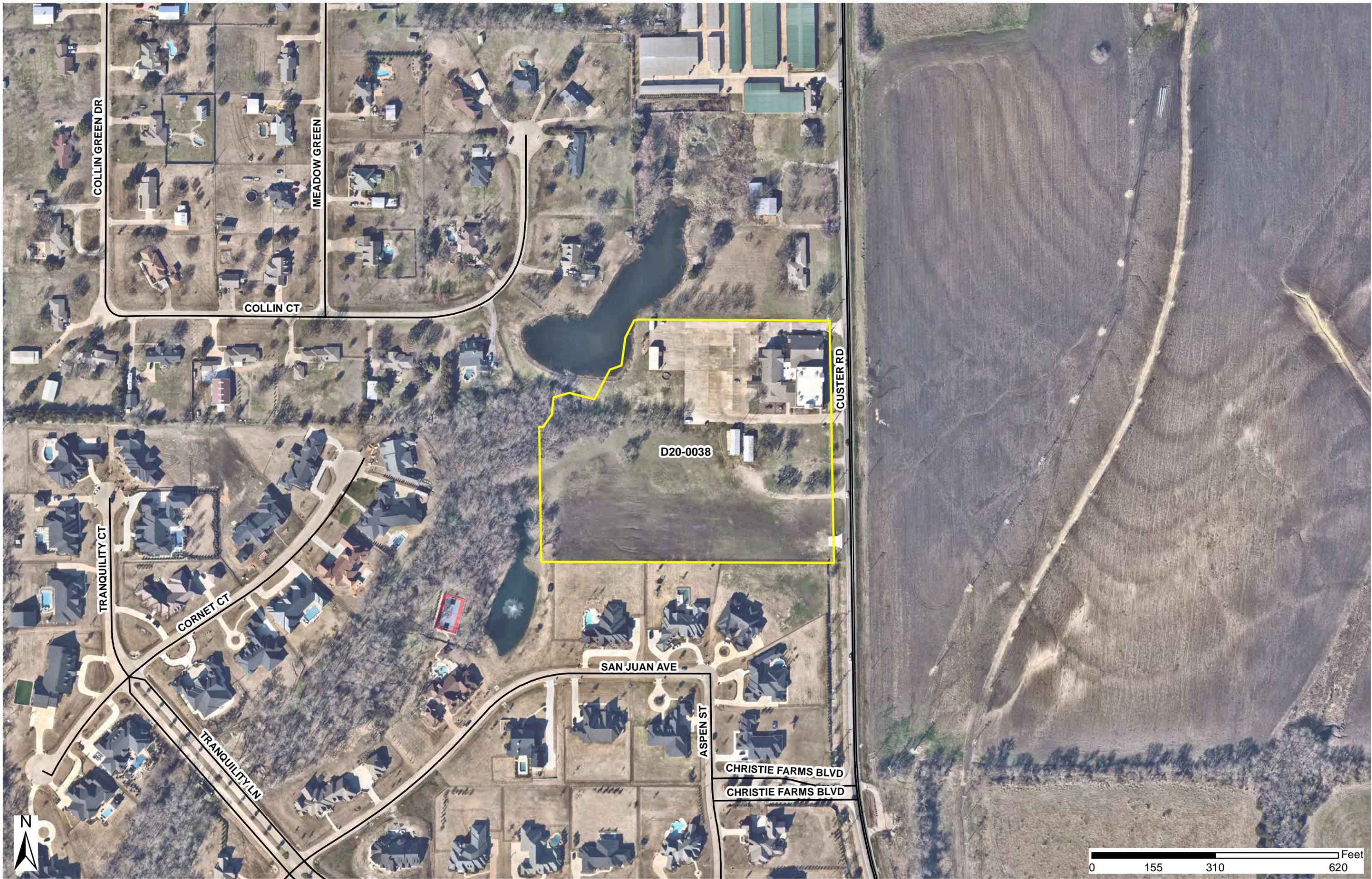
Attached Documents:

1. Location Map
2. Replat

Staff Recommendation:

Staff recommends approval of the Replat, subject to:

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



COLLIN GREEN DR

MEADOW GREEN

COLLIN CT

CUSTER RD

D20-0038

TRANQUILITY CT

CORNET CT

SAN JUAN AVE

TRANQUILITY LN

ASPEN ST

CHRISTIE FARMS BLVD

CHRISTIE FARMS BLVD



0 155 310 620 Feet

STATE OF TEXAS § COUNTY OF COLLIN § WHEREAS, RHEA'S MILL BAPTIST CHURCH is the owner of a tract of land situated in the Town of Prosper in the George Horn Survey, Abstract No. 412, Collin County, Texas and being described as follows: FINAL PLAT RHEA'S MILL BAPTIST CHURCH ADDITION as recorded in Document Number 20191004010004290 (2019-671) of the Official Public Records of Collin County Texas.

SITUATED, in the Town of Prosper, Collin County, Texas, in the George Horn Survey, Abstract No. 412, being a resurvey of the 5.734 acres of land described in a deed from Joe Wayne Chesney to Rhea's Mill Baptist Church dated August 26, 2014, recorded in Document Number 20140827000925750, being a resurvey of the 2.367 acres of land, Tract One, the 217 feet by 200 feet, Tract Two and the 217 feet by 69 feet, Tract Three, described in a Correction Warranty Deed from W. A. Rhea and J. C. Rhea to the Rhea's Mill Baptist Church dated April 30, 2014, recorded in Document Number 20140522000507370, both deeds of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a square iron pin found at the southeast corner of said 5.734 acre tract, at the northeast corner of Christie Farms Phase 1, ref. Doc. No. 20080611010002150, Official Public Records of Collin County, Texas, same being the northeast corner of Lot 38 of said subdivision and in the west R.O.W. line of Custer Road (Farm Road No. 2478);

Thence south 89°19'30" west, 736.94 feet with the south line of said 5.734 acre tract and the north line of said Christie Farms Phase 1, and the north line of Christie Farms Phase 1, Ref. Doc. No. 20110816010001550 (2011-216) to a 1/2 inch iron pin found at the southwest corner of said 5.734 acre tract and at an ell corner of Lot 35X-R, Block A of said 20110816010001550;

Thence north 01°40'46" west, 338.99 feet with the west line of said 5.734 acre tract and an east line of said Lot 35X-R to a 5/8 inch iron pin found at the northwest corner of said 5.734 acre tract, the north corner of said Lot 35X-R, the northeast corner of Lot 25, Block A of Christie Farms Phase 2 Ref. V. 2016, P. 854 and in the south line of Lot 11 of Collin Green Addition, Ref. V. G. P. 245;

Thence north 89°19'31" east, 15.65 feet with the north line of said 5.734 acre tract and the south line of said Lot 11 to a 1/2 inch iron pin set in the north line of said 5.734 acre tract, at a southeast corner of said Lot 11 and at the southwest corner of said Rhea's Mill Baptist Church 2.367 acre tract and in the center of a branch;

Thence up said branch with the west line of said 2.367 acre tract and the southeast line of said Lot 11 and Lot 12 to 1/2 inch iron pins found as follows: North 37°52'25" East, 44.57 feet; North 8°51'25" East, 45.84 feet; North 72°41'25" East, 39.44 feet; South 75°44'35" East, 62.4 feet; North 29°58'25" East, 84.78 feet; North 65°31'25" East, 28.58 feet; North 8°34'25" East, 68.3 feet; North 25°25'25" East, 47.11 feet to a 1/2 inch iron pin set in the center of said branch, at the northwest corner of said 2.367 acre tract, in the east line of said Lot 12 and at the southwest corner of the Naznat LP 5.657 acres, ref. Doc. No. 20141007001097150;

Thence easterly with the north line of said 2.367 acre tract, the north line of said 200 feet by 217 feet tract and the south line of said 5.657 acre tract as follows: North 89°12'40" East, 285.51 feet; North 89°23'31" East, 195.95 feet to a 1/2 inch iron pin found at the northeast corner of said 200 feet by 217 feet tract, at the southeast corner of said 5.657 acre tract and in the west R.O.W. line of said Custer Road;

Thence south 01°44'01" east, 608.84 feet with the east line of said 200 feet by 217 feet tract, said 69 feet by 217 feet tract, said 5.734 acre tract and said west R.O.W. line to the PLACE OF BEGINNING and containing 9.311 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT RHEA'S MILL BAPTIST CHURCH acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT RHEA'S MILL BAPTIST CHURCH ADDITION, BLOCK A, LOT 1 an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. That RHEA'S MILL BAPTIST CHURCH does herein certify the following:

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

WITNESS, my hand, this the ___ day of ___, 2020. BY: RHEA'S MILL BAPTIST CHURCH JARED MEYER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2020. Notary Public, State of Texas

SURVEYOR'S CERTIFICATE Know All Men By These Presents: That I, G. M. Geer, 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 TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. STATE OF TEXAS § COUNTY OF COLLIN § BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared G. M. Geer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2020.

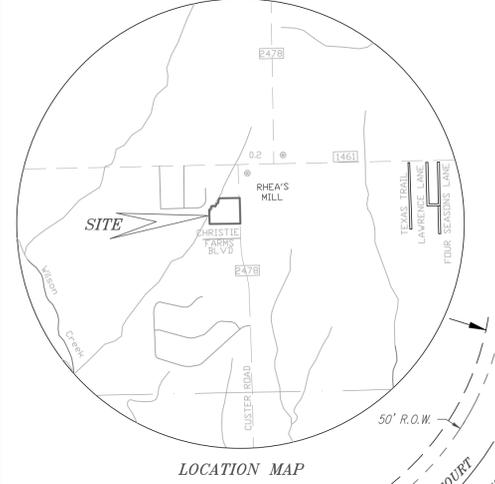
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2020. Notary Public, State of Texas

CASE NO. D20-0038

REPLAT RHEA'S MILL BAPTIST CHURCH ADDITION

9.311 ACRES IN THE GEORGE HORN SURVEY, ABSTRACT NO. 412 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

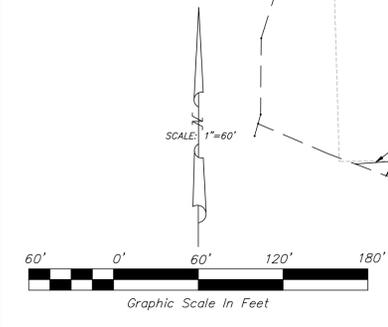
OWNER: RHEA'S MILL BAPTIST CHURCH 5733 CUSTER ROAD PROSPER, TEXAS 75071 972-562-2947 ENGINEER: G. M. GEER 1101 WEST UNIVERSITY DRIVE MCKINNEY, TEXAS 75071 972-562-3959



- COLLIN COUNTY OSSF NOTES: All lots must utilize alternative type On-Site Sewage Facilities. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations).

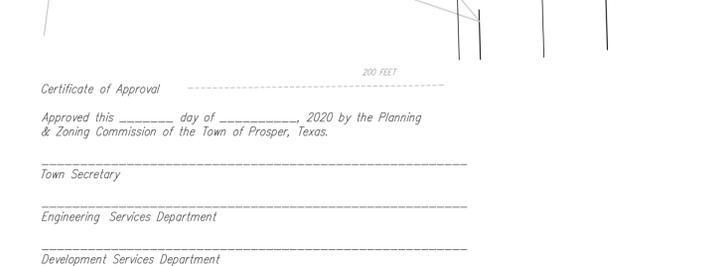
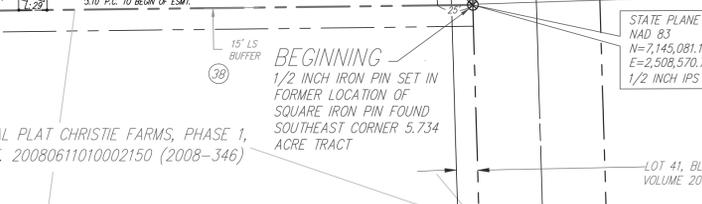
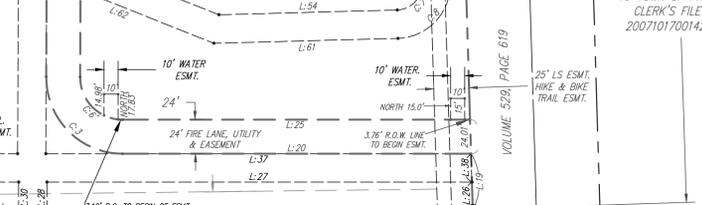
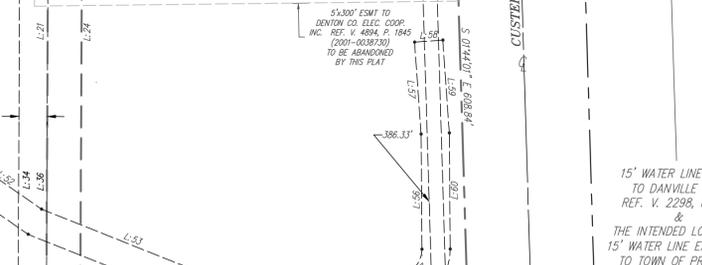
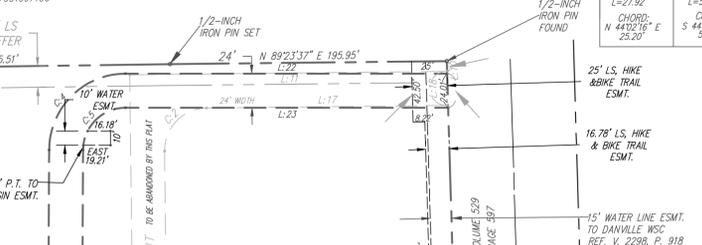
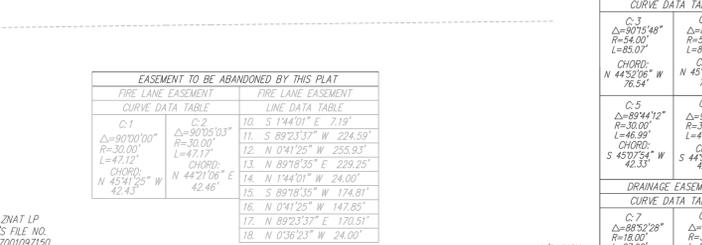
LINE DATA TABLE with columns: NUMBER, DIRECTION, DISTANCE. Rows L1 through L9.

DIRECTIONAL CONTROL: SOUTH LINE OF RHEA'S MILL BAPTIST CHURCH ADDITION. CONTROLLING MONUMENTS: IRON PIN FOUND AT SOUTHWEST CORNER OF SAID CHURCH ADDITION AND AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID ADDITION.



DRAINAGE AND DETENTION EASEMENT This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement.

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.



LINE DATA TABLE with columns: FIRE LANE EASEMENT, LANDSCAPE EASEMENT, CURVE DATA TABLE, LINE DATA TABLE.

EASEMENT TO BE ABANDONED BY THIS PLAT with columns: FIRE LANE EASEMENT, LANDSCAPE EASEMENT, CURVE DATA TABLE, LINE DATA TABLE.

STATE PLANE COORDINATES: NAD 83 N=7,145,691.26 E=2,508,080.24

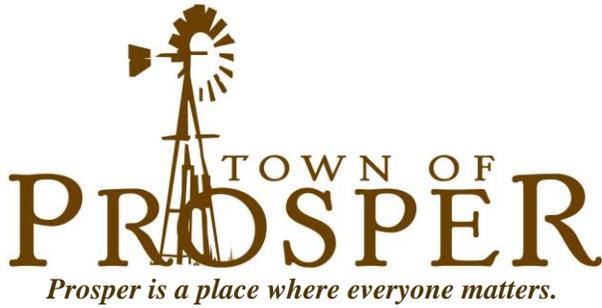
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LINE DATA TABLE with columns: DRAINAGE EASEMENT, CURVE DATA TABLE, LINE DATA TABLE.

LINE DATA TABLE with columns: DRAINAGE EASEMENT, CURVE DATA TABLE, LINE DATA TABLE.

STATE PLANE COORDINATES: NAD 83 N=7,145,081.15 E=2,508,570.74 1/2 INCH IPS

LINE DATA TABLE with columns: DRAINAGE EASEMENT, CURVE DATA TABLE, LINE DATA TABLE.



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to modify the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to amend the courtyard lot regulations. (Z20-0009).

Description of Agenda Item:

The purpose of the request is to amend the courtyard lot regulations of Planned Development-40 (PD-40), for Windsong Ranch. PD-40 defines a courtyard as a home which has an open-air courtyard surrounded on three sides by the home. An example of a courtyard home is shown below.



The purpose of this request is to reallocate the existing entitlements for courtyard lots amongst lot types, without increasing the total number of permitted courtyard lots within the development. In addition, the request is to modify the interior side yard setback regulations. A table detailing the existing entitlements and proposed amendments related to courtyard lots is below.

Courtyard Lots	Existing	Proposed
Permitted Lots	Type A (8,000 sq. ft.) = 75 Type B (9,000 sq. ft.) = 110 <u>Type C (10,500 sq. ft.) = 110</u> <i>Total = 295</i>	Type A = 140 Type B = 110 <u>Type C = 45</u> <i>Total = 295</i>
Interior Side Yard Setbacks	14' and 2'	14' and 2', or 13' and 3'

Legal Obligations and Review:

Notification was provided in the newspaper as required by state law. To date, staff has not received any responses to this request.

Attached Documents:

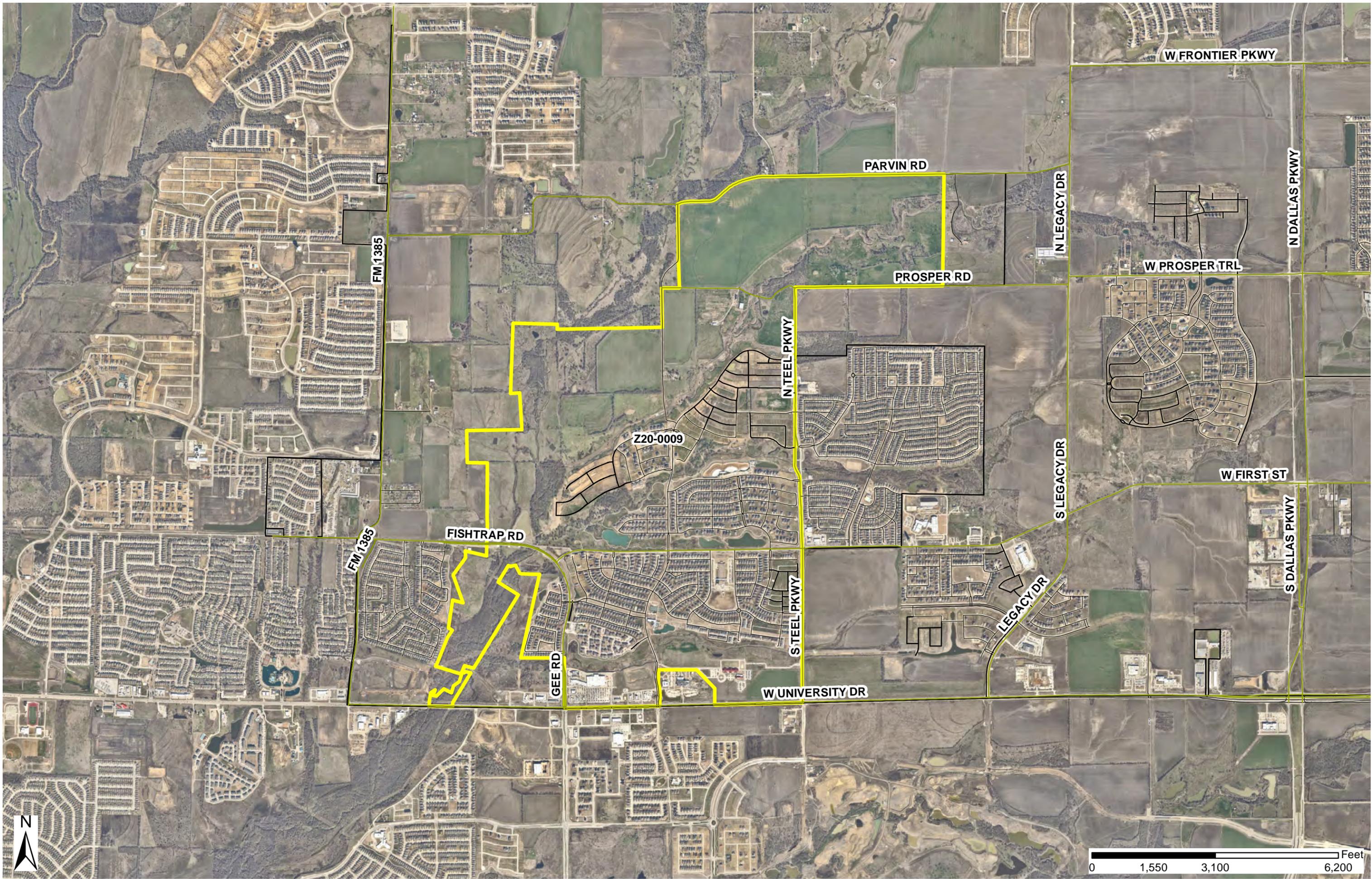
1. Aerial and Zoning Maps
2. Courtyard Home Examples (*for informational purposes only*)

Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request to modify the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to amend the courtyard lot regulations.

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 26, 2020.



W FRONTIER PKWY

PARVIN RD

N LEGACY DR

N DALLAS PKWY

FM 1385

W PROSPER TRL

PROSPER RD

N TEEL PKWY

Z20-0009

W FIRST ST

FM 1385

FISHTRAP RD

S LEGACY DR

S DALLAS PKWY

GEE RD

STEEL PKWY

LEGACY DR

W UNIVERSITY DR



0 1,550 3,100 6,200 Feet







PLANNING

To: Planning & Zoning Commission **Item No. 5**
From: Alex Glushko, AICP, Planning Manager
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – May 5, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance regarding Permitted Uses and Definitions and Development Requirements, including but not limited to Landscaping, Parking, Screening, and Non-Residential Design and Development Standards. (Z20-0010).

History:

Previous discussions regarding the proposed draft Zoning Ordinance amendments have taken place at the April, 21, 2020, and January 15, 2019, Planning & Zoning Commission meetings, and at the January 8, 2019, Town Council meeting. Efforts to move the standards were delayed 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.

Description of Agenda Item:

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 summary table outlining the proposed amendments is attached.

Attached Documents:

1. Summary Table

Town Staff Recommendation:

Town staff requests that the Planning & Zoning Commission approve the request to amend the Zoning Ordinance regarding Permitted Uses and Definitions and Development Requirements, including but not limited to Landscaping, Parking, Screening, and Non-Residential Design and Development Standards.

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 26, 2020.

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, or outdoor storage
	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.
	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."	Redefining to allow concrete for big box, institutional, and industrial 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."	Proposing definition
	Food Truck Park	Undefined term	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	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	Parking not prohibited 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, regardless of topography	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
	Masonry	Primary building materials for non-residential uses (including commercial, institutional, and industrial): -Clay fired brick -Stone (natural, precast, and manufactured) -Granite and marble -Architectural concrete block -Split face concrete masonry unit -Architecturally finished concrete tilt wall	Primary building materials for big box, institutional, and industrial: -Clay fired brick -Stone (natural, precast, and manufactured) -Granite and marble -Architectural concrete block -Split face concrete masonry unit -Architecturally finished concrete tilt wall Primary building materials for commercial uses (including retail, restaurant, etc.): -Clay fired brick -Stone (natural, precast, and manufactured)
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 28, 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/96966785332>

Enter Meeting ID: 96966785332

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: 96966785332

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.

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

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

1. Consider and act upon the minutes from the April 14, 2020, Town Council Meeting. (ML)

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2. Consider and act upon an ordinance extending a local state of disaster due to a public health emergency. **(RB)**
3. Consider and act upon a resolution authorizing the placement of orders for the purchase of replacement vehicles in FY 2020-2021 to realize current incentives related to said purchase with payment to be made from the Town's Vehicle Equipment and Replacement Fund (VERF) in FY 2020-2021. **(BP)**
4. Consider and act upon a resolution to deny the application of Oncor Electric Delivery Company LLC for approval to amend its distribution cost recovery factor to increase distribution rates within the Town. **(BP)**
5. Consider and act on a resolution repealing Resolution No. 14-04 in regard to Neighborhood Empowerment Zone Number 2. **(JW)**
6. Consider and act on an ordinance amending Article 3.14, "Signs," of Chapter 3, "Building Regulations," of the Code of Ordinances regarding the allowance of changeable electronic message board signs and other illuminated signs for real estate signs in residential areas including definitions, regulations, and restrictions. **(JW)**
7. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

CITIZEN COMMENTS

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

REGULAR AGENDA:

Items for Individual Consideration:

8. Consider and act upon an ordinance of the Town of Prosper, Texas amending Chapter 13, "Utilities," of the Town's code of ordinances, by adding thereto a new Section 13.07.009, "No Penalties or Disconnections During Coronavirus Public Health Emergency; and Creation of Coronavirus Disaster Economic Relief Fund" and authorizing the Town Manager to enter into a Memorandum of Understanding with Cornerstone Assistance Network of North Central Texas. **(CS) Approved, 7-0**
9. Conduct a Public Hearing, and consider and act upon an ordinance amending Special Purpose Sign District-5 (SPSD-5), regarding Unified Development and Monument Sign regulations, in Windsong Ranch Marketplace, located on the northeast corner of US 380 and Gee Road. **(AG) Approved, 7-0**
10. Consider and act upon awarding CSP No. 2020-54-B to Durable Specialties, Inc., related to construction services for the Fishtrap Road and Teel Parkway Traffic Signal project; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 7-0**

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11. Consider and act upon awarding Bid No. 2020-41-B to McMahon Contracting LP, related to construction services for the Victory Way project; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 7-0**
12. Consider and act upon awarding Section 1 of Bid No. 2020-40-B to Reliable Paving, Inc., related to construction services for the Coit Road and US 380 SB Right Turn Lane project; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 7-0**
13. Consider and act upon an ordinance amending Ordinance No. 19-65 (FY 2019-2020 Budget) and Capital Improvement Plan. **(BP) Approved, 7-0**
14. Consider and act upon a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the detention pond on the Rhea Mill's Baptist Church Tract with new expansion. **(DH) Approved, 7-0**
15. Consider and Act upon on approving the Preferred Downtown Scenario and the Town Hall Open Space Master Plan. **(DR) Deferred – will work this into Downtown Master Plan Effort Being Led by EDC.**

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives.

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

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

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

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.

Adjourn.