



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 7, 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:

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

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 / Roll Call
2. Pledge of Allegiance

3. CONSENT AGENDA

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

- 3a.** Consider and act upon minutes from the June 2, 2020, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Revised 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 Site Plan for a downtown office (511 E. Broadway Street), on 0.4± acres, located on the north side of Broadway Street, east of Parvin Street. The property is zoned Downtown Office (DTO). (D20-0048).
- 3d.** Consider and act upon a Revised Preliminary Site Plan for Prosper Town Center, on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D20-0051).
- 3e.** Consider and act upon a Final Plat for Malabar Hill, for 96 single family residential lots, and 13 HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D20-0055).
- 3f.** Consider and act upon a Revised Preliminary Plat for Twin Creeks Estates, for 23 single family residential lots and three (3) HOA/open space lots, on 39.6± acres, located on the south side of Frontier Parkway, west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D20-0060).
- 3g.** Consider and act upon a Revised Site Plan for a storage yard and structure, on 8.9± acres, located east of Cook Lane, south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D20-0062).
- 3h.** Consider and act upon a Final Plat for the Mupoperi Addition, Block A, Lot 1, on 3.2± acres, located on the south side of Fishtrap Road, east of FM 1385. The property is zoned Agricultural (A). (D20-0064).

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 rezone 27.4± acres from Planned Development-65 (PD-65) to Planned Development-Single Family (PD-SF), located on the south side of Prairie Drive, east of Legacy Drive. (Z20-0014).
- 5.** Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

6. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Thursday July 2, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 2, 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.

2. Roll Call

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

Commissioners absent: Vice-Chairman Brandon Daniel.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the May 19, 2020, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Site Plan for a Charter School (Founders Academy of Prosper), on 19.9± acres, located on the southwest corner of First Street and Custer Road. The property is zoned Planned Development-89 (PD-89). (D20-0045).**
- 3c. Consider and act upon a Final Plat for Founders Academy of Prosper, Block A, Lot 1, on 19.9± acres, located on the southwest corner of First Street and Custer Road. The property is zoned Planned Development-89 (PD-89). (D20-0046).**
- 3d. Consider and act upon a Conveyance Plat for Children's Prosper, Block A, Lots 1 and 2, on 72.2± acres, located on the northwest corner of US 380 and Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0047).**
- 3e. Consider and act upon a Final Plat for Lifelong Addition, Block A, Lot 1, on 0.4± acres, located on the north side of Broadway Street, east of Parvin Street. The property is zoned Downtown Office (DTO). (D20-0049).**
- 3f. Consider and act upon a Final Plat for Windsong Ranch, Phase 6B, for 120 single family residential lots, and five (5) HOA/open space lots, on 38.2± acres, located on the east side of Good Hope Road, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0052).**

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

REGULAR AGENDA

- 4. Consider and act upon a Preliminary Site Plan for a Charter School (Founders Academy of Prosper), on 19.9± acres, located on the southwest corner of First Street and Custer Road. The property is zoned Planned Development-89 (PD-89). (D20-0017).**

Ingalls: Summarized the request, including proposed solid living screening in lieu of a masonry wall, presented exhibits, and recommended approval.

Commissioners inquired about the relationship of the proposed solid living screening, fencing, and retaining walls to the adjacent properties. Concern was expressed about the potential adjacency of future single family residential lots to security fencing proposed by the school.

Kyle Kattner (Applicant): Provided information about the proposed development, noting the retaining wall and security fence would be located on the property line, and the proposed solid living screening would be adjacent to the wall and fence on the school side.

Motion by Grinstead, second by Pettis, to approve Item 4, subject to staff recommendations. Motion approved 5-1. Secretary Long voted in opposition to the request.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-84 (PD-84), on 1.1± acres, located on the southeast corner of Fifth Street and McKinney Street, generally to amend the property boundary, permitted uses, and development standards for Silo Park Food Truck Park. (Z20-0011).**

Item 5 was considered concurrently with Item 6.

- 6. Conduct a Public Hearing, and consider and act upon a request to rezone 1.2± acres from Planned Development-84 (PD-84) to Downtown Retail (DTR), located on the northeast corner of Broadway Street and McKinley Street. (Z20-0012).**

Ingalls: Summarized the requests for Items 5 and 6, presented exhibits, and recommended approval.

Chairman Cotten opened the Public Hearings.

Matt Moore (Applicant): Provided information regarding the proposed requests. Noted the applicant for Item 5 requested to modify the timeframe for improving the parking lot paving for the Food Truck Park from two (2) years to three (3) years.

There being no additional speakers, the Public Hearings were closed.

Commissioners voiced support for the requests, including the request by the applicant for Item 5.

Motion by Kern, second by Grinstead, to approve Item 5, subject to modifying the timeframe for improving the parking lot paving for the Food Truck Park from two (2) years to three (3) years. Motion approved 6-0.

Motion by Kern, second by Pettis, to approve Item 6. Motion approved 6-0.

7. **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.

8. **Adjourn.**

Motion by Peterson, second by Grinstead, to adjourn. Motion approved 6-0 at 6:40 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 – July 7, 2020

Agenda Item:

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

Description of Agenda Item:

The original Site Plan was approved by the Planning & Zoning Commission at their meeting on April 21, 2020. The developer is proposing to amend the Site Plan by adding a partial second story to the office/warehouse building, which will increase the overall building square footage from 5,272 square feet to 7,287 square feet. The increase in building square footage results in the need for two (2) additional parking spaces, which have been provided. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access is provided from Fifth Street. The Site Plan conforms to the DTC development standards.

Attached Documents:

1. Location Map
2. Revised Site Plan

Town Staff Recommendation:

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

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

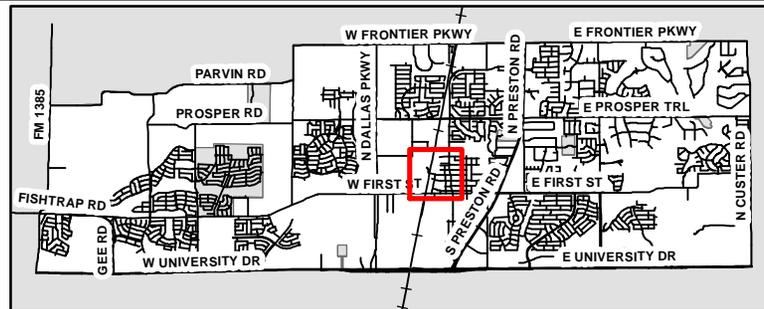
D19-0025 West End



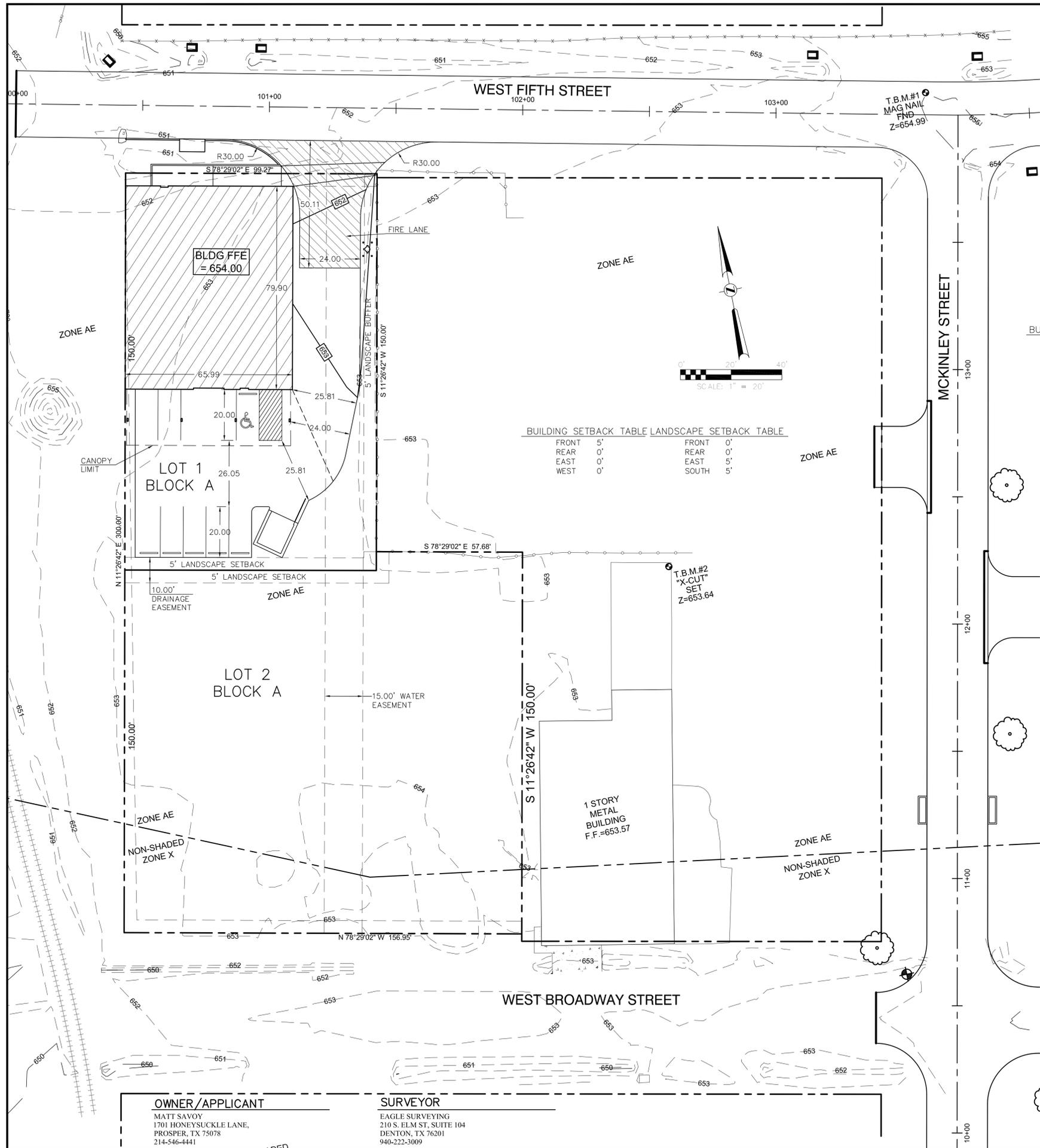
This map is for illustration purposes only.



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SITE DATA SUMMARY TABLE

EXISTING ZONING	DTC - DOWNTOWN COMMERCIAL
PROPOSED USE	WAREHOUSE/OFFICE
LOT 1 AREA	15,631 SF (0.359 ACRES GROSS) 15,479 SF (0.355 ACRE NET)
BUILDING AREA 1	5,272 SF NEW BLDG
NEW BUILDING HEIGHT	25' (2 STORY)
LOT COVERAGE LOT 1	33.1% (5,272 SF / 15,479 SF)
PARKING REQUIRED LOT 1	NEW REQUIRED (1:350 OFFICE (4,126sf), 1 PER 1000 WAREHOUSE (3,161sf)) 15 REQUIRED 50% REDUCTION ALLOWANCE FOR DTC 8 REQUIRED AFTER REDUCTION
PARKING PROVIDED LOT 1	8 PROVIDED
HANDICAP REQUIRED	1 REQUIRED
HANDICAP PROVIDED	1 PROVIDED
IMPERVIOUS SURFACE	12,616 SF (0.289 ACRES) LOT 1
OPEN SPACE REQUIRED	7.00% OF NET LOT 1,032 SF LOT 1
OPEN SPACE PROVIDED	17.3% (2,679 SF) OF LOT 1
DUMPSTER ENCLOSURE PROPOSED	1 PER LOT
BUILDING SQUARE FOOTAGES	
SLAB AREA	SQ. FT.
COVERED PORCH	48 SF
OFFICES	4,126 SF
SIDE PORCH	28 SF
WAREHOUSE	3,161 SF

BUILDING SETBACK TABLE LANDSCAPE SETBACK TABLE

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

UTILITY TABLE

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

LEGEND

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

GENERAL SITE PLAN NOTES

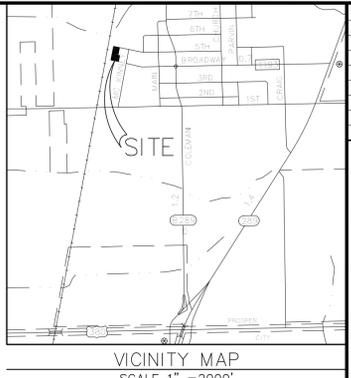
- ALL PARKING SPACES SHOWN ARE 9' WIDE BY 20' DEEP, HANDICAP INCLUDED. ALL PARALLEL PARKING SPACES ARE 8' WIDE BY 22' LONG
- CONNECT WATER AND SEWER SERVICE TO PROPOSED WATER AND SEWER STUB OUTS PER THESE PLANS

SITE DIMENSION CONTROL NOTES

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

TOWN OF PROSPER SITE PLAN NOTES

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



<h1 style="margin: 0;">SITE PLAN</h1>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">#</th> <th style="width: 50%;">REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	#	REVISION				
#	REVISION						
<p>PETRA SOLID CONSTRUCTION INC. 1604 J AVENUE PLANO, TEXAS 75074 MATT SAVOY (214-546-4441)</p>	<p>WEST END PROJECT 491 WEST 5TH STREET ST PROSPER, TX</p>						
<p>MOBIUS DESIGN LLC PRM #10820</p>							
<p>DATE: _____ JOB NUMBER: 2018-006 ISSUED: JUNE 16, 2020 SCALE: 1"=20 FEET</p>							
<p>SHEET C-1.0</p>							

<p>OWNER/APPLICANT MATT SAVOY 1701 HONEYSUCKLE LANE, PROSPER, TX 75078 214-546-4441</p>	<p>SURVEYOR EAGLE SURVEYING 210 S. ELM ST, SUITE 104 DENTON, TX 76201 940-222-3009</p>
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TOWN OF PROSPER CASE # D19-0025

SOLI DEO GLORIA



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Consider and act upon a Site Plan for a downtown office (511 E. Broadway Street), on 0.4± acres, located on the north side of Broadway Street, east of Parvin Street. The property is zoned Downtown Office (DTO). (D20-0048).

Description of Agenda Item:

On February 25, 2020, the Town Council approved the rezoning of the subject property from Single Family-15 (SF-15) to Downtown Office (DTO). The Site Plan shows the existing 2,726 square-foot building which is proposed to be converted from a single family home into a downtown office. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access is provided from Broadway Street. The Site Plan conforms to the Downtown Office development standards.

Attached Documents:

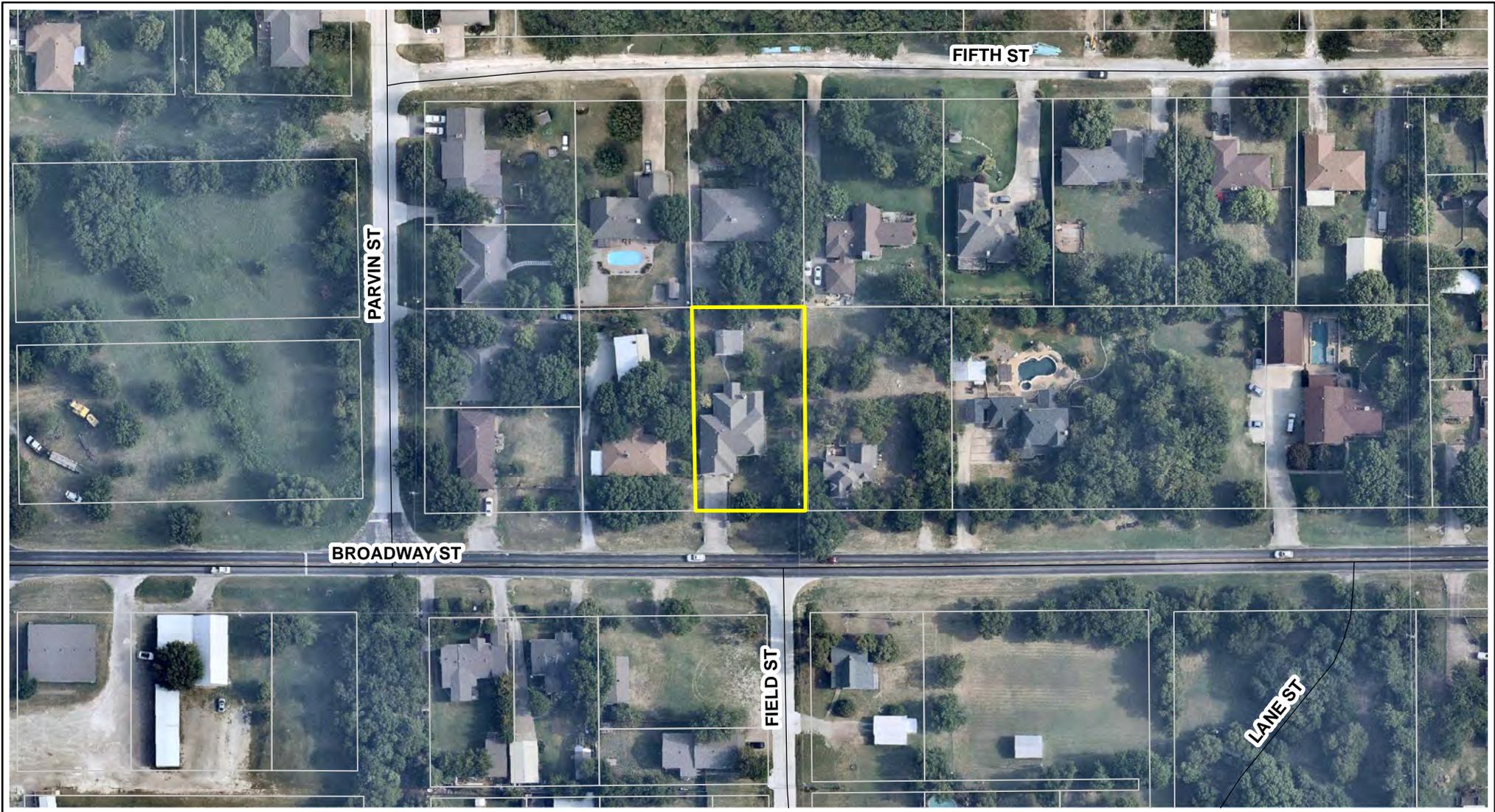
1. Location Map
2. Site Plan

Staff Recommendation:

Staff recommends approval of the Site Plan subject to:

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

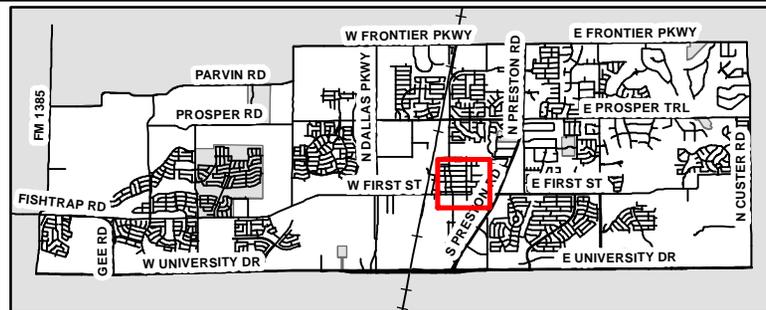
D20-0048 511 Broadway Street



This map is for illustration purposes only.



0 125 250 Feet



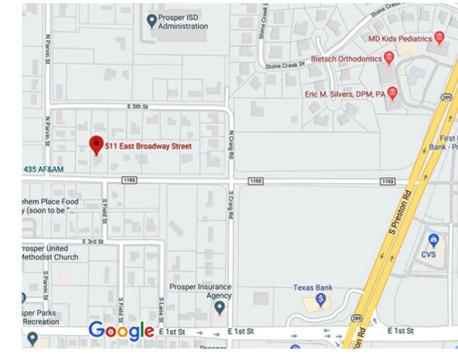
SITE DATA SUMMARY

ADDRESS:	511 E. BROADWAY, TOWN OF PROSPER
ZONING:	DTO
PROPOSED USE:	PROFESSIONAL OFFICE
LOT AREA:	18,073 S.F.
BUILDING AREA:	2,726 S.F.
BUILDING HEIGHT:	ONE STORY
LOT COVERAGE:	15% (TOTAL BUILD. AREA 2,726 SF)
LOT COVERAGE:	15% (TOTAL BUILD. AREA 2,726 SF)
FLOOR AREA RATIO:	15:1
PARKING REQUIRED:	1/10 SF OF BUILDING 2726/350=8
PARKING PROVIDED:	10 (10 ALLOWED IN DTO)
HANDICAPPED PARKING REQUIRED:	1
HANDICAPPED PARKING PROVIDED:	1
INTERIOR LANDSCAPE REQUIRED:	200
INTERIOR LANDSCAPE PROVIDED:	364
S.F. IMPERVIOUS SPACE:	7,025 SF
OPEN SPACE REQUIRED:	4925F (7% OF NET LOT AREA)
OPEN SPACE PROVIDED:	11,448SF

1. ACCORDING TO FLOOD MAPS DATED JUNE 2, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN THE ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
2. THE APPROVAL OF THE SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL OF 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 FOR THE PROPERTY IS NULL AND VOID.
3. GARBAGE TOTES TO BE STORED IN REAR YARD BEHIND NEW FENCE.

TOWN OF PROSPER SITE PLAN GENERAL NOTES

- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town.
- 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
- 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- 8) Two points of access shall be maintained for the property at all times.
- 9) Speed bumps/humps are not permitted within a fire lane.
- 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 11) All signage is subject to Building Official approval.
- 12) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- 13) All exterior building materials are subject to Building Official approval and shall conform to the approved façade plan.
- 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- 15) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Department.
- 16) Site Plan approval is required prior to grading release.
- 17) All new electrical lines shall be installed and/or relocated underground.
- 18) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 19) All landscape easement must be exclusive of all other easements.
- 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 and/or finish-out permit may result in additional impact fees and/or parking requirements.



LOCATION MAP



GARY PAUL BACZKOWSKI
INST. NO.
20080811000971930

Signature
Architects

Lindy Ballew
1224 Shell Beach Drive Dallas, TX
75068
(214) 478-1793

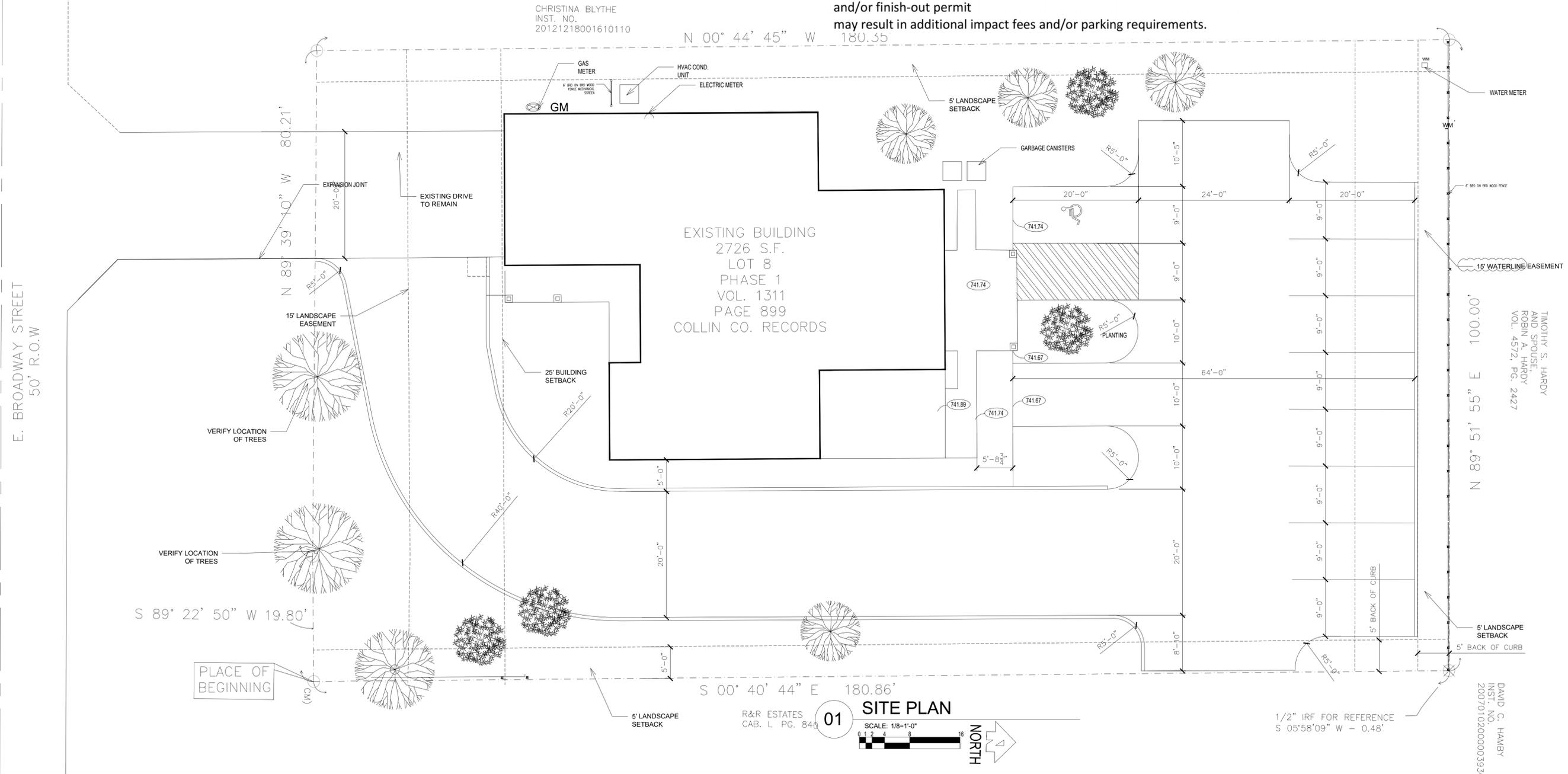
OWNER
Lifelong Properties
PO Box 85
Town of Prosper
75078
(469)223-0096

OFFICE BUILDING
511 E. BROADWAY
THE TOWN OF PROSPER, TEXAS

Project No.: 2001
Date: 06/23/20
Issue: PERMIT
Drawn By: LB
Checked By: LB
Revisions:

SHEET
SITE PLAN

TOWN PROJECT NO.
CASE NUMBER
D20-0048



R&R ESTATES
CAB. L PG. 840

01

SITE PLAN

SCALE: 1/8"=1'-0"



1/2" IRF FOR REFERENCE
S 05°58'09" W - 0.48'

DAVID C. HAMBY
INST. NO.
20070102000003930



PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Scott Ingalls, AICP, Senior Planner

Thru: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 7, 2020

Agenda Item:

Consider and act upon a Revised Preliminary Site Plan for Prosper Town Center, on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D20-0051).

Description of Agenda Item:

The Planning & Zoning Commission approved a Revised Preliminary Site Plan for Prosper Town Center on August 20, 2019. The applicant is proposing to modify the layout to accommodate twelve (12), 1-story, 4,900 square-foot, office buildings (a total of 58,800 square feet) on the northwest corner of First Street and Hays Road. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access is provided from Preston Road and First Street. The Revised Preliminary Site Plan conforms to PD-7 development standards.

Attached Documents:

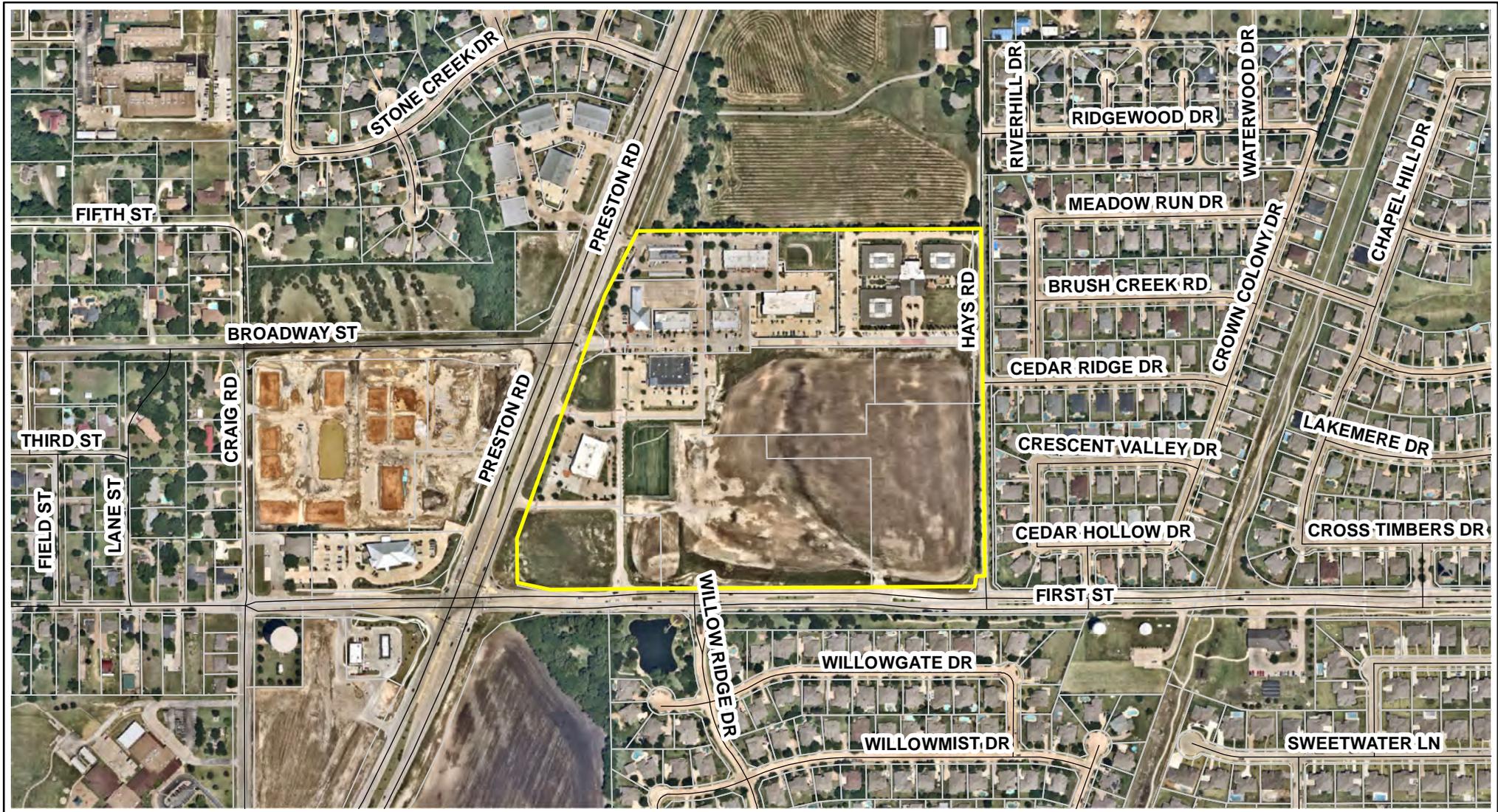
1. Location Map
2. Revised Preliminary Site Plan

Town Staff Recommendation:

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

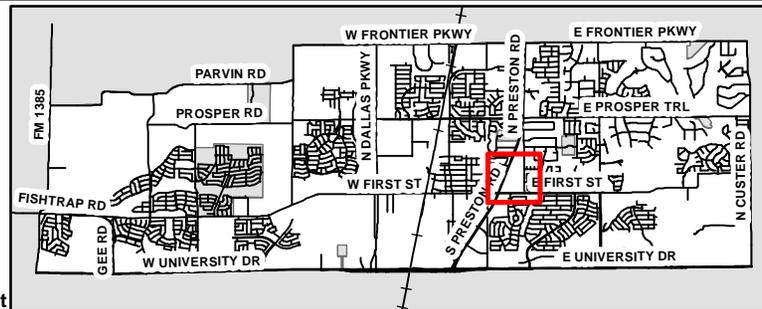
D20-0051 Prosper Town Center



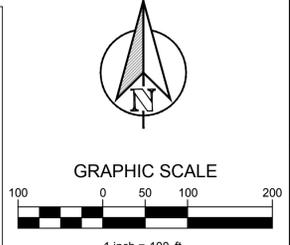
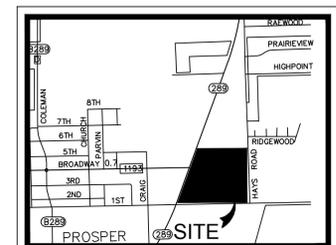
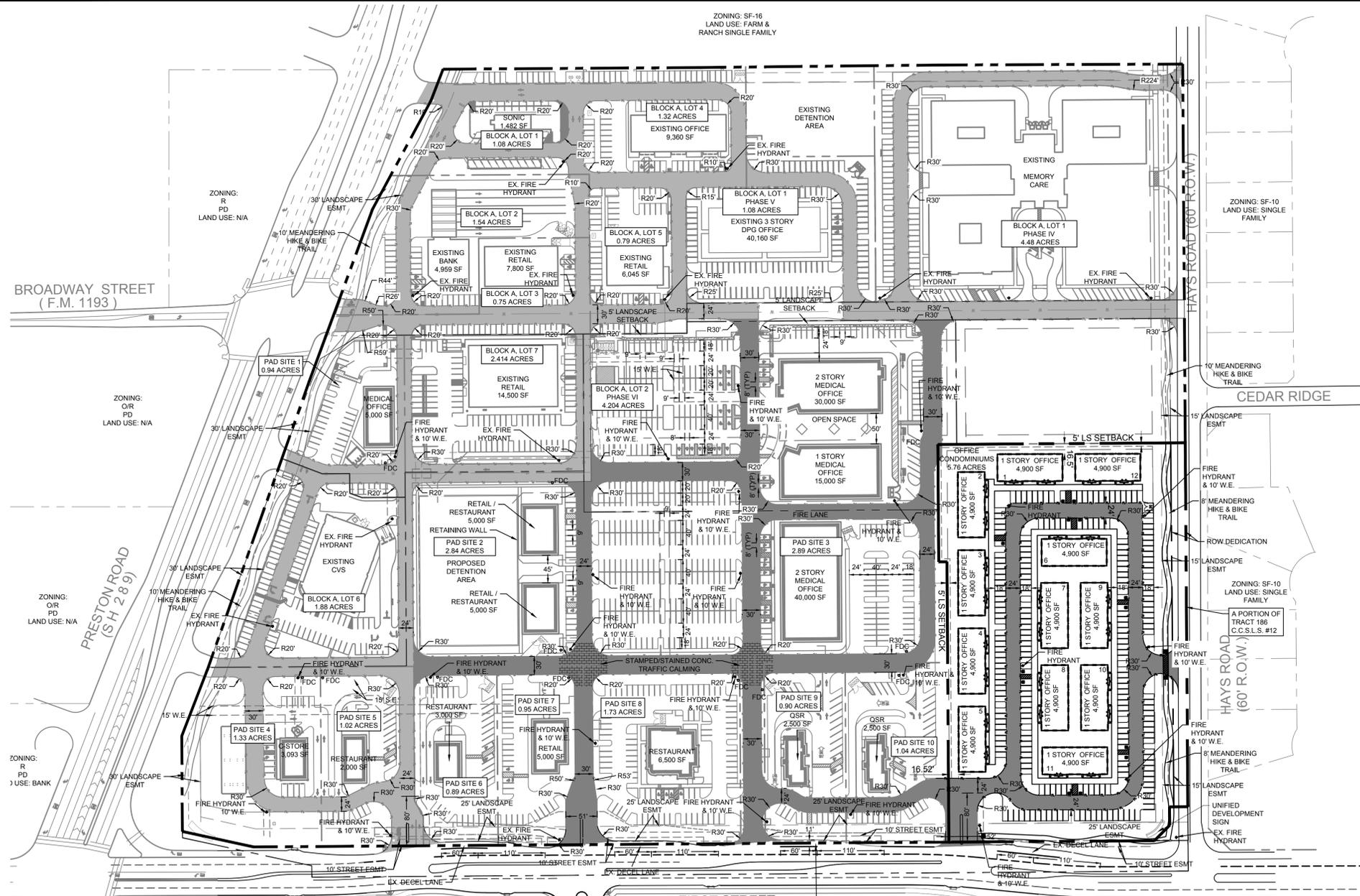
This map is for illustration purposes only.



0 750 1,500 Feet



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 6/25/2020 11:40 AM
 LOCATION: Z:\MARKETING_SHP_PROSPER\CADD\EXHIBIT\PSP_SITE_PLAN.DWG
 LAST SAVED: 6/25/2020 9:19 AM



LEGEND	
	EXISTING FIRE LAND PAVING
	PROPOSED FIRE LANE PAVING
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FIRE LANE
	EASEMENT LINE
	FULL DEPTH SAW CUT
	PROPOSED FIRE HYDRANT
	FIRE DEPT. CONNECTION

- STANDARD NOTES:
- ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
 - ALL DIMENSIONS ARE TO BE TAKEN FROM FACE OF CURB
 - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE
 - BUILDINGS OF 5,000 SF 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 OF 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 THROUGHFARES AND COLLECTORS AND FIVE (5) FEET 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 ACCESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS 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 PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWENTY-FOUR (24) 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.
 - OFFICE SPACE USED FOR MEDICAL PURPOSES REQUIRES ADDITIONAL PARKING

NOTE FOR PAD SITE 1-10:
 ALL ITEMS SHOWN AND LISTED WITH (**) ARE FOR CONCEPTUAL PURPOSES ONLY AND DO NOT NECESSARILY REFLECT ULTIMATE BUILD OUT, BUT ARE INTENDED TO CONVEY THE OVERALL INTENT OF THE FUTURE DEVELOPMENT WITHIN THE PROSPER TOWN CENTER.
 THIS PRELIMINARY SITE PLAN SHOWS HOW TRACT 186 (OFFICE CONDOMINIUMS) WILL FUNCTION WITH THE EXISTING INFRASTRUCTURE AS WELL AS HOW IT FITS WITH THE OVERALL GENERAL SITE.
 THE CONCEPTUAL ITEMS SHOWN DO NOT NECESSARILY REFLECT CURRENT TOWN STANDARDS.
 AS NEW DEVELOPMENT IS PROPOSED, THE PRELIMINARY SITE PLAN WILL BE MODIFIED TO REFLECT NEW CONDITIONS AND A FINAL SITE PLAN FOR EACH SPECIFIED PARCEL WILL BE SUBMITTED TO THE TOWN OF PROSPER FOR REVIEW.
 ALL FINAL SITE PLAN LAYOUTS MUST MEET CURRENT TOWN STANDARDS AND REGULATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO DIMENSIONS, FIRE COVERAGE, DUMPSTER LAYOUTS, BUILDING AND LANDSCAPE SETBACKS, SCREENING, DRIVEWAY THROAT DEPTH, EASEMENT DEDICATION, PARKING REQUIREMENTS, AND LANDSCAPE REQUIREMENTS.

SITE DATA TABLE	**BLOCK A, LOT 2, PHASE VI	**PAD SITE 1	**PAD SITE 2	**PAD SITE 3	**PAD SITE 4	**PAD SITE 5	**PAD SITE 6	**PAD SITE 7	**PAD SITE 8	**PAD SITE 9	**PAD SITE 10	OFFICE CONDOMINIUMS
EXISTING ZONING	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL
PROPOSED USE	MEDICAL OFFICE	MEDICAL OFFICE	RETAIL/RESTAURANT	MEDICAL OFFICE	CONVENIENCE STORE	RESTAURANT W/ DRIVE THRU	RESTAURANT W/ DRIVE THRU	RETAIL	RESTAURANT	RESTAURANT W/ DRIVE THRU	RESTAURANT W/ DRIVE THRU	OFFICE
BUILDING HEIGHT	2 STORY/1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY	1-STORY (28')
BUILDING AREA	30,000 SF 15,000 SF	5,000 SF	5,000 REST SF 5,000 RETAIL SF	40,000 SF	3,093 SF	2,000 SF	3,000 SF	5,000 SF	6,500 SF	2,500 SF	2,500 SF	58,800 SF
PARKING REQUIRED	180	20	70	160	3	20	30	20	87	25	25	168
REQUIRED PARKING RATIO	1/250	1/250	1/100 & 1/250	1/250	3 FOR EMPLOYEES	1/100	1/100	1/250	Jan-75	1/100	1/100	1/350
PARKING PROVIDED	228	37	98	170	18	20	30	27	90	26	33	230
LAND AREA (AC)	4.204	0.94	2.84	2.89	1.33	1.02	0.89	0.95	1.73	0.9	1.04	5.854
LAND AREA (SF)	183,126	40,946	123,710	158,888	57,935	44,431	38,768	41,382	75,359	39,204	45,602	255,036
IMPERVIOUS AREA	166,893	35,856	75,154	113,850	41,200	32,000	31,000	31,489	58,284	30,926	35,401	181,623
HANDICAP REQUIRED	7	2	4	6	1	1	2	2	4	2	2	7
VAN HANDICAP PROVIDED	5	1	2	2	0	1	1	1	1	1	1	2
TOTAL HANDICAP PROVIDED	6	2	4	12	4	2	2	2	4	2	2	13
COVERAGE	16.83%	12.21%	8.08%	31.77%	5.34%	4.50%	7.74%	12.08%	8.63%	6.83%	5.52%	23.00%
FLOOR RATIO	0.246	0.12	0.08	0.32	0.05	0.05	0.08	0.12	0.09	0.06	0.06	0.23

PROSPER TOWN CENTER

CASE # : D20-0051

OWNER:
 PROSPER TOWN CENTER I, LP
 PO BOX 708
 ADDISON, TX 75001
 PH: 972.258.4588
 CONTACT NAME: JOHN CHARRIS

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

SURVEYOR:
 WINDROSE LAND SURVEYING
 220 ELM STREET, SUITE #200, P.O. BOX 54
 LEWISVILLE, TX 75067
 PH: 972.221.9439
 CONTACT NAME: JACK BARTON

LEGAL DESCRIPTION:
 A PORTION OF SHEET 7, TRACT 186 COLLIN COUNTY SCHOOL LAND #12 SURVEY 8.1937 ACRES
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: ABSTRACT NO. 147

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1105 OBER SPARGER RD., SUITE #1
 COLLEVILLE, TX 75004
 PHONE: 817.201.6977
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 98351 Date 6/25/2020

PROSPER TOWN CENTER
NEC 1ST STREET & S PRESTON ROAD
PROSPER, TEXAS

NO.	DATE	REVISION	BY

PRELIMINARY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: MAM
 DATE: 06/25/2020

SHEET
PSP-1

File No. 2016-XXX



PLANNING

To: Planning & Zoning Commission **Item No. 3e**

From: Scott Ingalls, AICP, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Consider and act upon a Final Plat for Malabar Hill, for 96 single family residential lots, and 13 HOA/open space lots, on 45.0± acres, located on the south side of First Street, west of Custer Road. The property is zoned Planned Development-88 (PD-88). (D20-0055).

Description of Agenda Item:

The Final Plat shows 96 single family residential lots, and 13 HOA/open space lots. Access is provided from First Street. The Final Plat conforms to the PD-88 development standards.

Attached Documents:

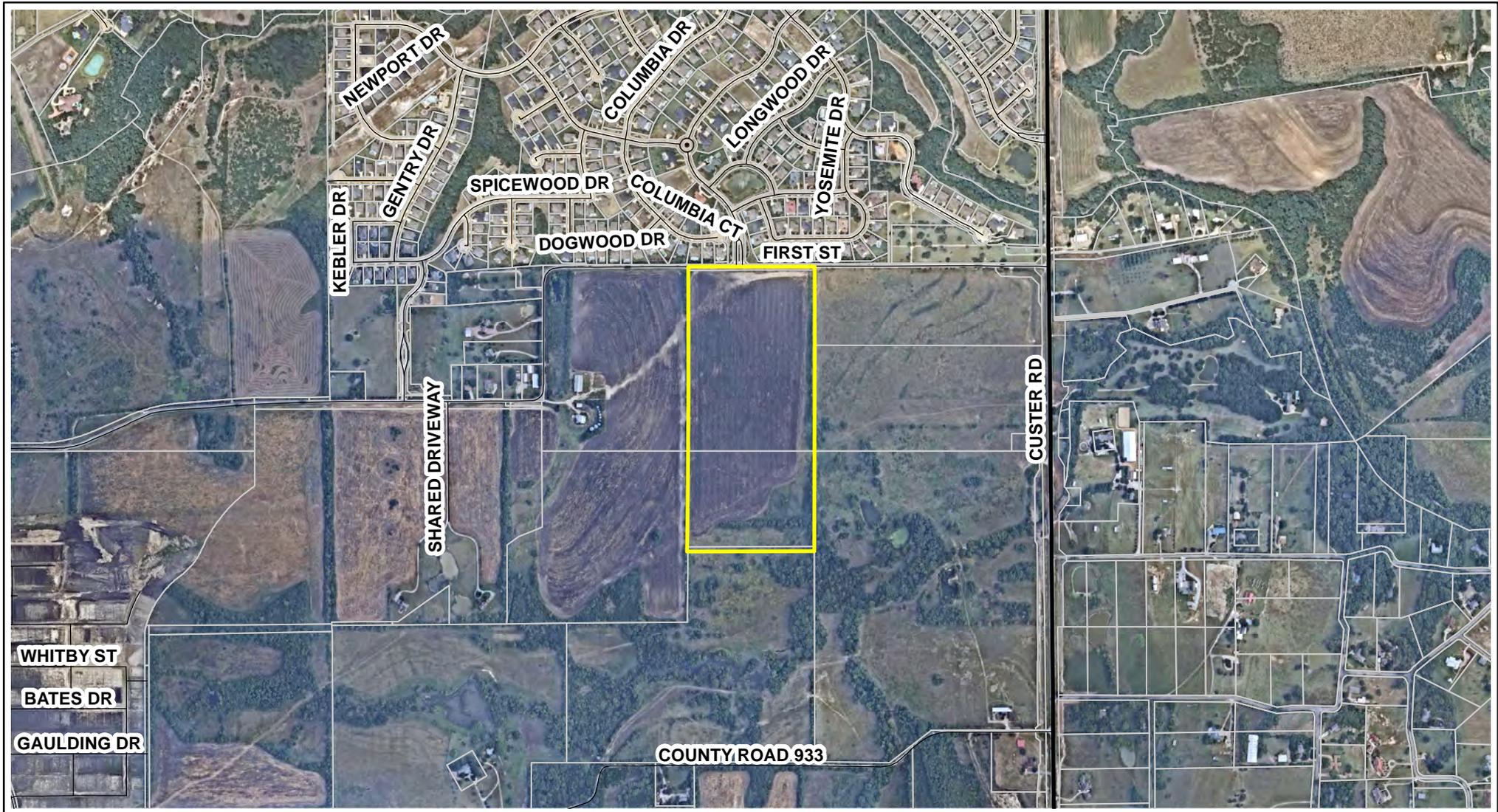
1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.
2. City of Irving approval of street right-of-way encroachments into their pipeline easement.
3. Atmos approval of street right-of-way encroachments into their pipeline easement.

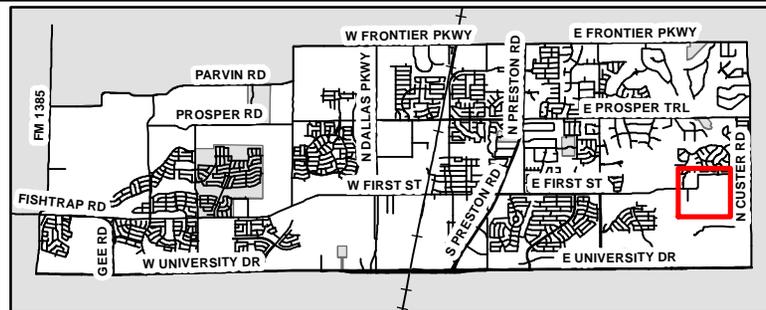
D20-0055 Malabar Hill



This map is for illustration purposes only.



0 750 1,500 Feet



LEGAL DESCRIPTION

WHEREAS HARLAN PROPERTIES, INC. is the owner of a tract of land situated in the James Stone Survey, Abstract No. 847 in the Town of Prosper, Collin County, Texas, being all of a 45,000 acre tract, as recorded in Document No. 2010B1000875530 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 45,000 acre tract:

THENCE, South 01°05'43" West, along the east line of said 45,000 acre tract, for a distance of 2084.27 feet, to a 5/8 inch iron rod found at the southeast corner of said 45,000 acre tract;

THENCE, North 89°25'48" West, along the south line of said 45,000 acre tract, for a distance of 940.82 feet, to a 5/8 inch iron rod found at the southwest corner of said 45,000 acre tract;

THENCE, North 01°39'20" East, along the west line of said 45,000 acre tract, for a distance of 176.20 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°56'23" East, continuing along said west line, for a distance of 670.88 feet, to a 1/2 inch iron rod found at the northwest corner of said 45,000 acre tract;

THENCE, North 00°10'23" East, continuing along said west line, for a distance of 352.82 feet, to a 1/2 inch iron rod found at the northwest corner of said 45,000 acre tract;

THENCE, South 89°06'16" East, along the north line of said 945.27 feet, to the POINT OF BEGINNING and containing 45,000 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this day of , 2020.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HARLAN PROPERTIES, INC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MALABAR HILL, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HARLAN PROPERTIES, INC. does herein certify the following:

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

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 H, 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 obstructions to the natural flow or 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 such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners" association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and drainage 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, this the day of , 2020.

BY: HARLAN PROPERTIES, INC.

Suresh Shridharani

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 SURESH SHRIDHARANI 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

CERTIFICATE OF APPROVAL

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

Town Secretary
Engineering Department
Planning Department

CASE# D20-0055

FINAL PLAT
OF
MALABAR HILL

- LOTS 1-11 BLOCK A
LOTS 1-14 BLOCK B
LOTS 1-14 BLOCK C
LOTS 1-14 BLOCK D
LOTS 1-14 BLOCK E
LOTS 1-18 BLOCK F
LOTS 1-9 BLOCK G
LOTS 1-11 BLOCK H
LOT 1 BLOCK I
LOT 1-2 BLOCK J
LOT 1 BLOCK K
TOTAL LOTS 109

TOTAL RESIDENTIAL LOTS 96
TOTAL OPEN SPACE LOTS 13
TOTAL GROSS ACRES 45.000
TOTAL NET ACRES 42.96

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
SURESH SHRIDHARANI

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Scott Ingalls, AICP, Senior Planner
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Consider and act upon a Revised Preliminary Plat for Twin Creeks Estates, for 23 single family residential lots and three (3) HOA/open space lots, on 39.6± acres, located on the south side of Frontier Parkway, west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D20-0060).

Description of Agenda Item:

PD-59 was approved by the Town Council in October 2012, which allows for the development of a private street (gated) subdivision with a minimum one-acre lot size. The original Preliminary Plat for Twin Creek Estates was approved by the Planning & Zoning Commission at their February 6, 2018, meeting. The completion of the required flood study resulted in minor modifications to the subdivision layout.

The Revised Preliminary Plat shows 23 single family residential lots and three (3) HOA/open space lots. Sanitary sewer will be provide through individual On-Site Sewage Facilities (OSSF)/septic systems on each lot. Access is provided from Frontier Parkway. The Revised Preliminary Plat conforms to the Planned Development-59 development standards.

Attached Documents:

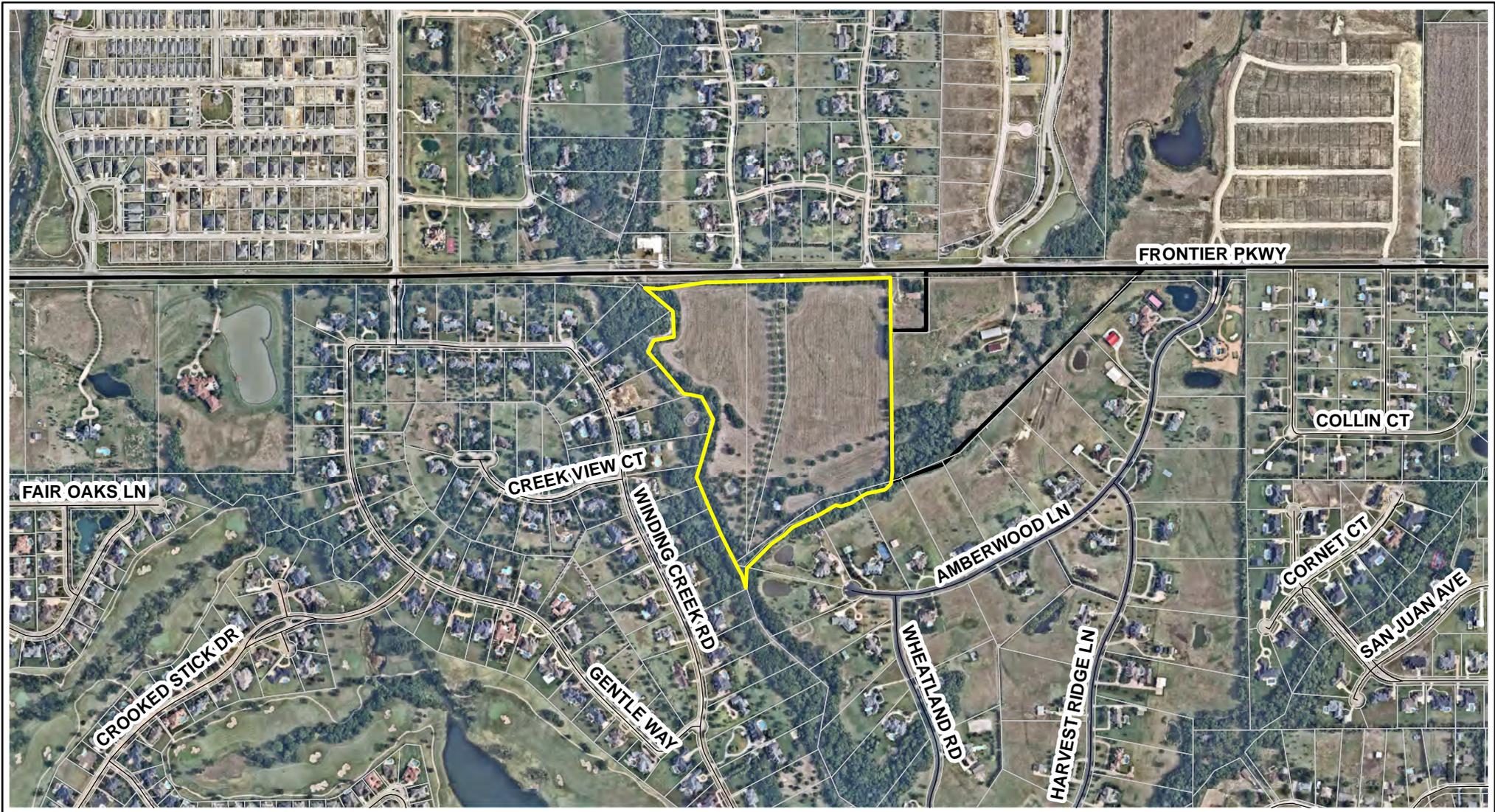
1. Location Map
2. Revised Preliminary Plat

Staff Recommendation:

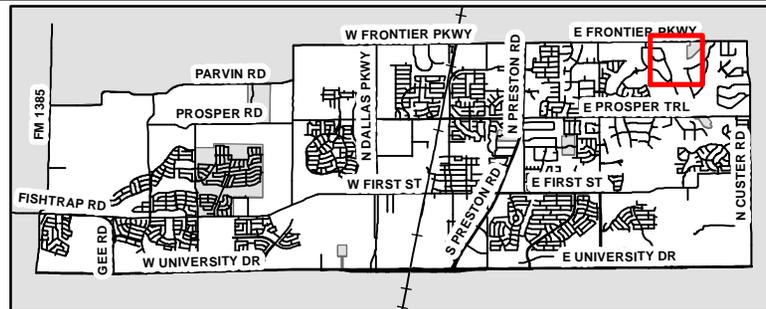
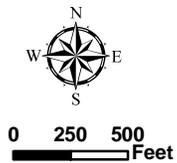
Staff recommends approval of the Revised Preliminary Plat subject to:

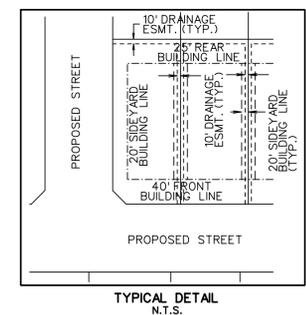
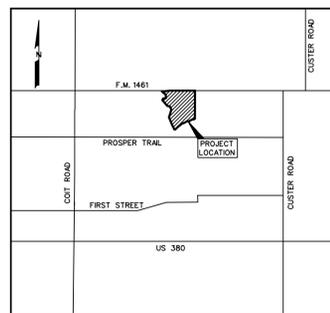
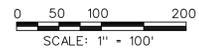
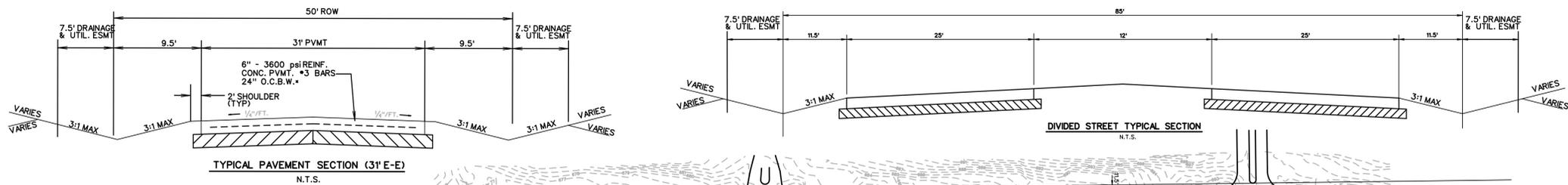
1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.
2. Staff approval of all preliminary water and drainage plans.

D20-0060 Twin Creeks Estates



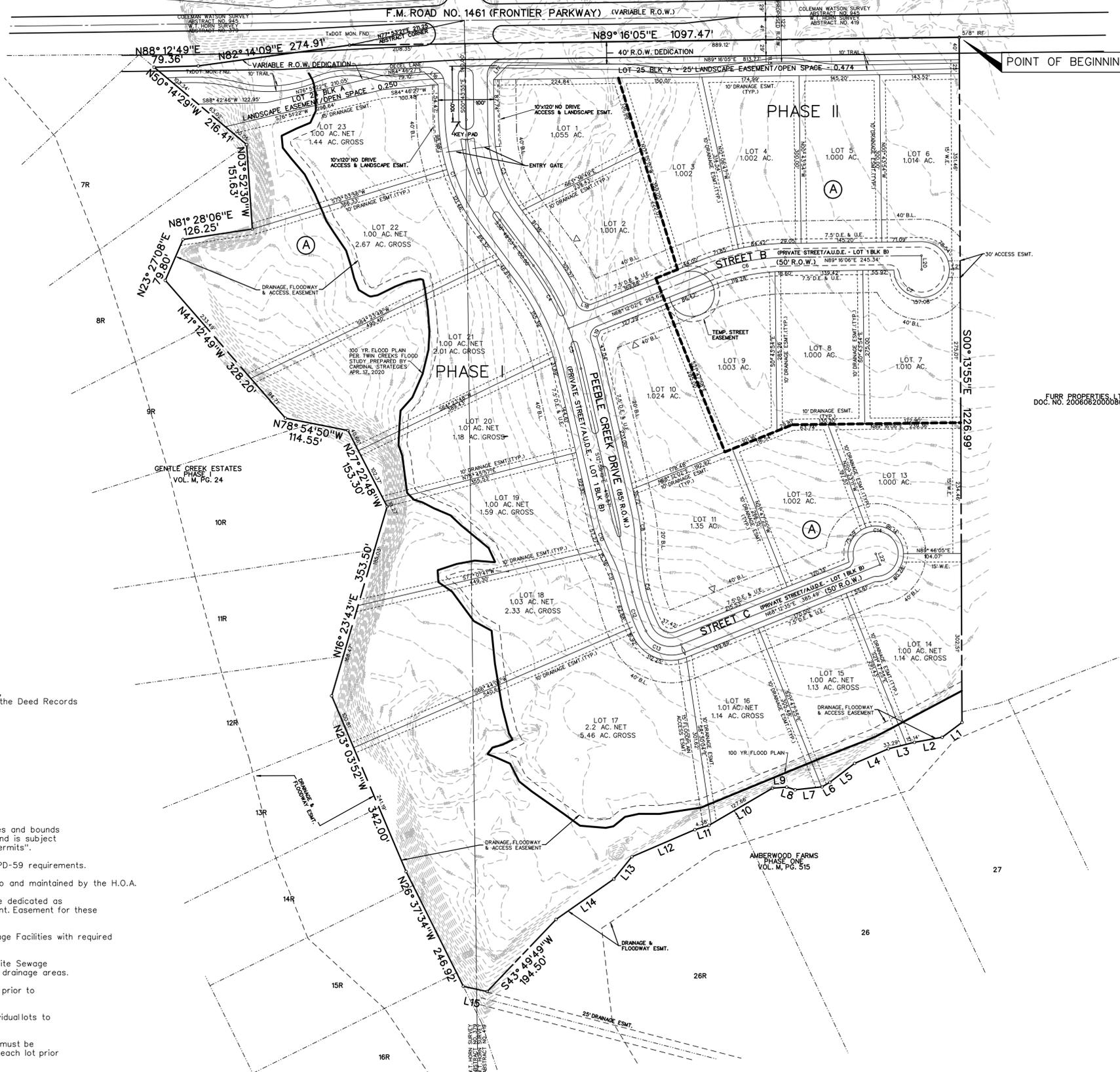
This map is for illustration purposes only.





NOTES:

- Bearings are referenced to a 39.593 acre tract, as described in Doc No. 20200427000603670, in the Deed Records of Denton County, Texas.
- LEGEND**
 B.L. - Building Line
 W.E. - Water Easement
 U.E. - Utility Easement
 D.E. - Drainage Easement
 H.O.A. - Homeowners Association
 A.U.D.E. - Access, Utility, Drainage Easement
 Δ - Street Name Change
 Δ - Indicates front yard
 --- - Phase Line
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
- All development will comply with Town of Prosper PD-59 requirements.
- Lots 24-25 Blk A & Lot 1 Blk B are dedicated to and maintained by the H.O.A.
- Open space lots (Lot 24 & Lot 25 Blk A) shall be dedicated as landscaping, trails, and pedestrian access easement. Easement for these uses are granted by this plat.
- All lots must utilize alternative type On-Site Sewage Facilities with required permit.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
- Final grading, per the grading plan, will be required prior to installation/operation of OSSFs.
- Removal of some trees may be required on individual lots to meet OSSF setbacks and other requirements.
- Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 53°14'00" W	44.60'
2.	S 79°46'30" W	50.68'
3.	S 79°04'52" W	48.43'
4.	S 66°43'35" W	65.94'
5.	S 52°56'05" W	56.06'
6.	S 59°44'12" W	16.26'
7.	S 83°48'03" W	48.69'
8.	N 72°59'13" W	15.86'
9.	S 85°35'54" W	25.86'
10.	S 59°49'08" W	132.04'
11.	S 72°43'44" W	26.54'
12.	S 66°51'25" W	123.30'
13.	S 39°13'28" W	51.61'
14.	S 55°10'20" W	126.64'
15.	N 77°38'22" W	25.18'
16.	S 47°58'44" W	34.05'
17.	S 44°16'05" W	35.36'
18.	S 68°22'26" W	14.55'
19.	N 24°48'49" W	14.56'
20.	S 00°43'54" W	25.00'
21.	N 89°16'06" W	19.38'
22.	S 21°47'25" W	20.83'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	36°05'08"	350.00'	220.43'	216.81'	S18°46'29"E
2.	36°49'04"	300.00'	192.78'	189.48'	S18°24'32"E
3.	36°05'08"	250.00'	157.45'	154.86'	S18°46'29"E
4.	15°03'37"	492.50'	129.45'	129.08'	S29°17'15"E
5.	08°41'07"	492.50'	75.52'	75.44'	S17°21'53"E
6.	21°04'04"	400.00'	147.08'	146.25'	N78°44'04"E
7.	90°00'00"	50.00'	235.62'	70.71'	N44°16'06"E
8.	13°52'20"	300.00'	72.63'	72.46'	S06°02'09"E
9.	26°56'09"	300.00'	141.04'	139.74'	S12°34'04"E
10.	13°52'20"	300.00'	72.63'	72.46'	S19°54'29"E
11.	13°52'20"	300.00'	72.63'	72.46'	S19°54'29"E
12.	13°03'49"	325.00'	74.10'	73.94'	S19°30'14"E
13.	85°45'16"	50.00'	74.83'	68.04'	S68°54'46"E
14.	71°13'05"	50.00'	252.01'	58.23'	S52°36'54"E

Case No. D20-0060
 PRELIMINARY PLAT
TWIN CREEKS ESTATES
 23 TOTAL SINGLE FAMILY LOTS
 2 TOTAL OPEN SPACE LOTS
 1 PRIVATE STREET LOT
 39.593 TOTAL ACRES
 1.606 TOTAL R.O.W. DEDICATION
 OUT OF THE
 W.T. HORN SURVEY, ABSTRACT NO. 379
 W.T. HORN SURVEY, ABSTRACT NO. 419
 IN THE
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 OWNER
TWIN CREEKS PROSPER, LLC.
 12400 PRESTON RD., STE. 100
 FRISCO, TEXAS 75033
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 WARREN CORWIN
 JUNE 2020 SCALE 1"=100'

LEGAL DESCRIPTION

WHEREAS, TWIN CREEKS PROSPER, LLC., is the owner of a tract of land situated in the W.T. Horn Survey, Abstract No. 379 and the W.T. Horn Survey, Abstract No. 419, being all of a 39.593 acre tract, as described in Doc. No. 20200427000603670, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the northeast corner of said 39.593 acre tract and being in the south line of F.M. 1461 (Variable R.O.W.):

THENCE, South 00°13'55" East, along the east line of said 39.593 acre tract, for a distance of 1226.99 feet, to a point in a creek:

THENCE, along said creek for the following sixteen (16) calls:
South 53°14'00" West, for a distance of 44.60 feet;
South 79°46'30" West, for a distance of 50.68 feet;
South 79°04'52" West, for a distance of 48.43 feet;
South 66°43'35" West, for a distance of 65.94 feet;
South 52°58'05" West, for a distance of 56.06 feet;
South 59°44'12" West, for a distance of 16.26 feet;
South 83°48'03" West, for a distance of 48.69 feet;
North 72°39'13" West, for a distance of 15.86 feet;
South 85°35'54" West, for a distance of 25.86 feet;
South 59°49'08" West, for a distance of 132.04 feet;
South 72°43'44" West, for a distance of 26.54 feet;
South 66°51'25" West, for a distance of 123.30 feet;
South 39°13'28" West, for a distance of 51.61 feet;
South 55°10'20" West, for a distance of 126.64 feet;
South 43°49'49" West, for a distance of 194.50 feet;
North 77°38'22" West, for a distance of 25.18 feet at the southwest corner of said 39.593 acre tract and in the east line of Gentle Creek Estates Phase I, an addition to the Town of Prosper, as described in Vol. M, Pg. 24 in said Plat Records also being the intersection of another creek:

THENCE, North 26°37'34" West, along the east line of said Gentle Creek Estates Phase I and with said creek same being the west line of said 39.593 acre tract, for a distance of 246.92 feet:

THENCE, continuing along said east and west lines and with said creek for the following nine (9) calls:
North 23°03'52" West, for a distance of 342.00 feet;
North 16°23'43" East, for a distance of 353.50 feet;
North 27°22'48" West, for a distance of 153.30 feet;
North 78°54'50" West, for a distance of 114.55 feet;
North 41°12'49" West, for a distance of 328.20 feet;
North 23°27'08" East, for a distance of 79.80 feet;
North 81°28'06" East, for a distance of 126.25 feet;
North 03°52'30" West, for a distance of 151.63 feet;
North 50°14'29" West, for a distance of 216.41 feet, to the northwest corner of said 39.593 acre tract:

THENCE, North 88°12'49" East, departing said creek and east line and along the north line of said 39.593 acre tract, for a distance of 79.36 feet, to a TxDOT monument found:

THENCE, North 82°14'09" East, along said north line, for a distance of 274.91 feet, to a TxDOT monument found:

THENCE, 89°16'05" East, continuing along said north line, for a distance of 1097.47 feet, to th POINT OF BEGINNING and containing 39.593 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of ___, 2020.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person 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

CERTIFICATE OF APPROVAL

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

Town Secretary
Engineering Department
Planning Department

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, TWIN CREEKS PROSPER, LLC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TWIN CREEKS ESTATES, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- 1. The street and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its 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 and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
11. 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.
13. For lots adjacent to a Floodplain Only: a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. 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 Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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 drainage 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, this the ___ day of ___, 2020.

BY:
TWIN CREEKS PROSPER, LLC.

STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public, State of Texas

Health Department Certificate:
I hereby certify that the on-site sewage facilities described on this plat conform to applicable health laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the areas in which on-site sewage facilities are planned to be used.

Registered Sanitarian/Designed Representative
Collin County Development Services

Case No. D20-0060
PRELIMINARY PLAT
TWIN CREEKS ESTATES
23 TOTAL SINGLE FAMILY LOTS
2 TOTAL OPEN SPACE LOTS
1 PRIVATE STREET LOT
39.593 TOTAL ACRES
1.606 TOTAL R.O.W. DEDICATION

OUT OF THE
W.T. HORN SURVEY, ABSTRACT NO. 379
W.T. HORN SURVEY, ABSTRACT NO. 419

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER

TWIN CREEKS PROSPER, LLC.
12400 PRESTON RD., STE. 100
FRISCO, TEXAS 75033

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
JUNE 2020



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Consider and act upon a Revised Site Plan for a storage yard and structure, on 8.9± acres, located east of Cook Lane, south of Prosper Trail. The property is zoned Planned Development-26 (PD-26). (D20-0062).

Description of Agenda Item:

On November 6, 2018, the Planning & Zoning Commission approved a Site Plan for the subject property to be used as a storage yard with no structures. The proposed Revised Site Plan includes a three (3) sided, 4,000 square-foot storage structure. Access is provided from Industry Way. The Site Plan conforms to the PD-26 development standards.

Attached Documents:

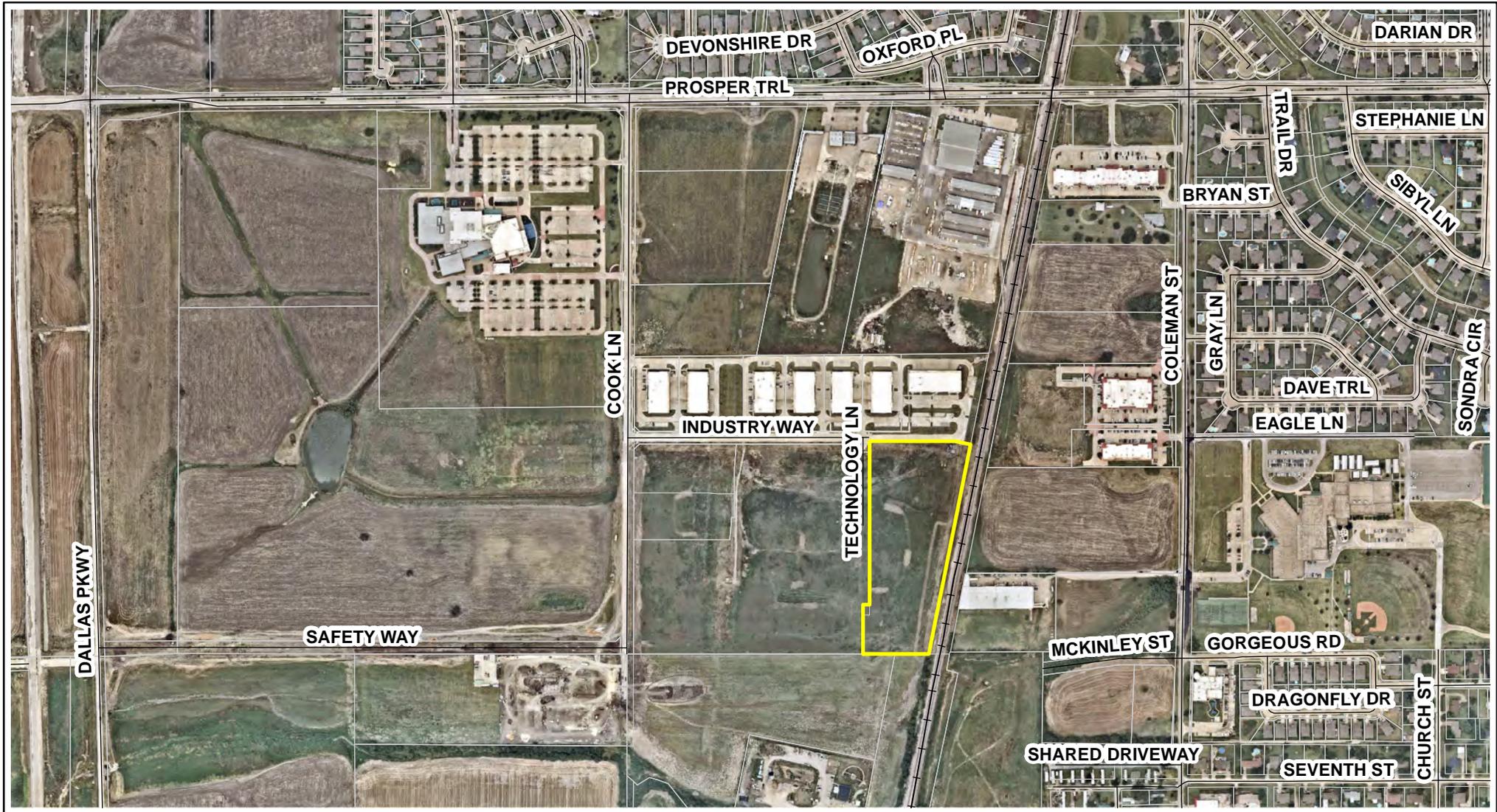
1. Location Map
2. Revised Site Plan

Staff Recommendation:

Staff recommends approval of the Revised Site Plan subject to:

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

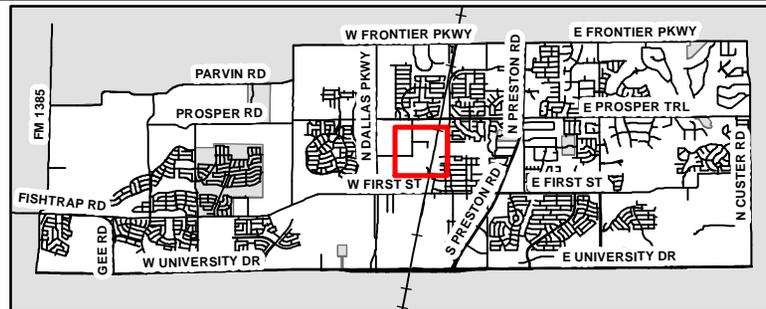
D20-0062 Prosper Business Park



This map is for illustration purposes only.



0 500 1,000 Feet





PLANNING

To: Planning & Zoning Commission

Item No. 3h

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Consider and act upon a Final Plat for the Mupoperi Addition, Block A, Lot 1, on 3.2± acres, located on the south side of Fishtrap Road, east of FM 1385. The property is zoned Agricultural (A). (D20-0064).

Description of Agenda Item:

The Final Plat show a single residential lot. When the subject property is subdivided in the future, right-of-way dedication for Stockport Drive will be required. Access is provided from Fishtrap Road. The Final Plat conforms to the Agricultural development standards.

Attached Documents:

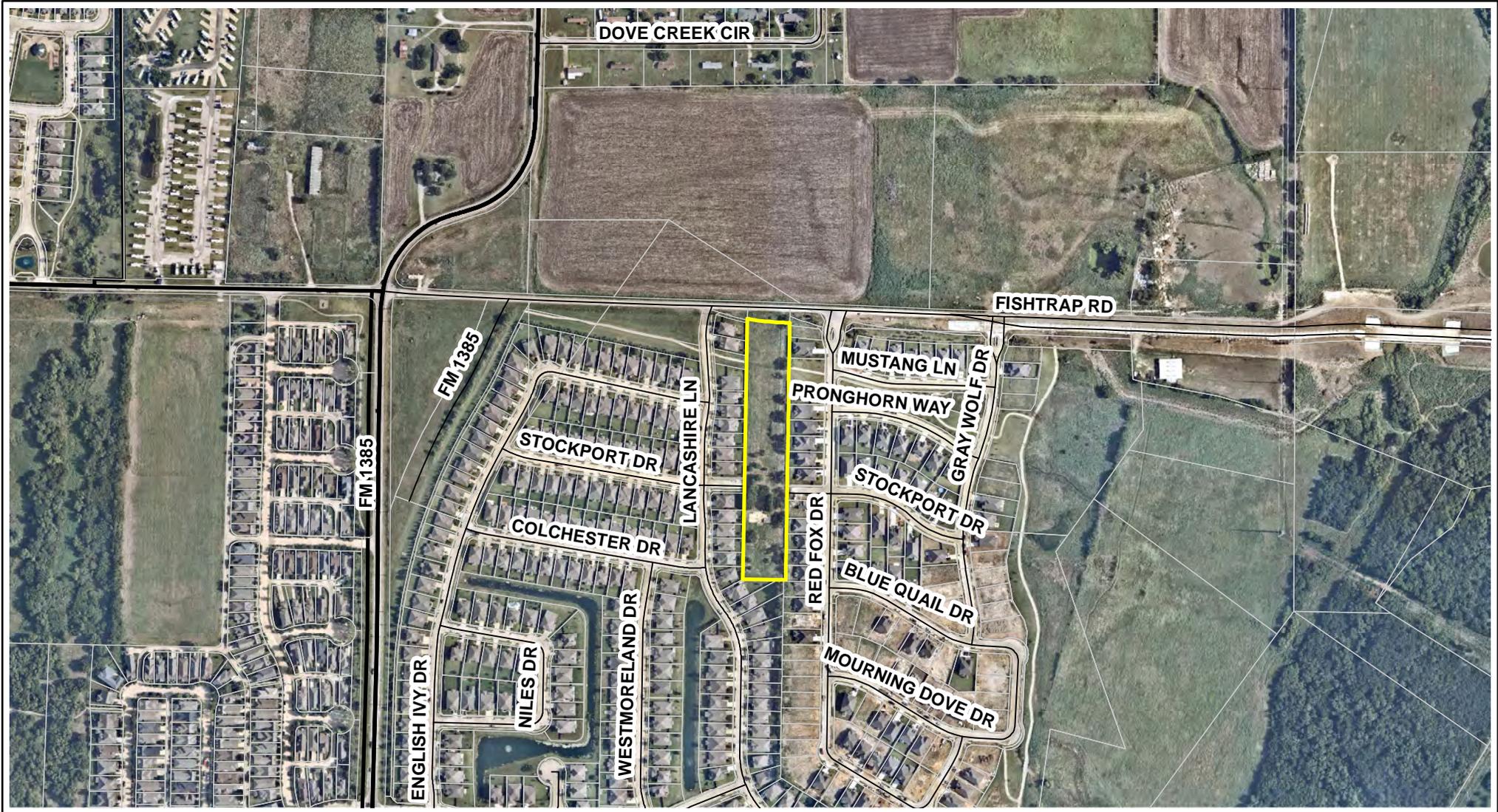
1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

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

D20-0064 Mupoperi Addition

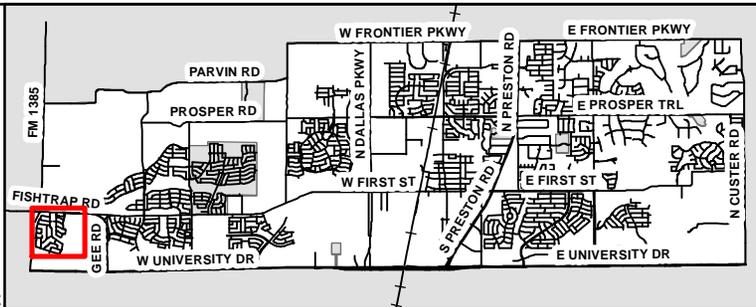


This map is for illustration purposes only.



750

1,500
Feet



OWNERS' CERTIFICATE

WHEREAS ENOCK MUPOPERI and spouse, RATIDZO MAGUNJE are the owners of the following described property, to-wit: certain tract or parcel of land lying and being situated in the Town of Prosper, Denton County, Texas, a part of the BENJAMIN R. HODGES SURVEY, ABSTRACT No. 593, and being and including all that same land described in a deed recorded under Clerk's Document No. 2020-51861, Real Property Records of Denton County, said tract or parcel of land is herein described as follows; to-wit:

COMMENCING at a 5/8 inch capped iron rod found in the paved surface of Fishtrap Road for the northwest corner of a 3.34 acre tract (described in a deed recorded under Clerk's Document No. 2013-40018 of the Real Property Records of Denton County) and the northwest corner of a tract said to contain 0.180 acres as described in a Right of Way Warranty Deed recorded under Clerk's Document No. 2018-104568;

THENCE south 00 degrees 52 minutes 33 seconds west 45.5 feet to an one-half inch iron rod (with cap marked "J.E. SMITH 3700") set on the west line of said 3.34 acre tract for the southwest corner of said 0.180 acre tract and the northwest corner and Place of BEGINNING of the premises herein described;

THENCE with the south line of said 0.180 acre tract along a curve concave to the north, subtended by an angle of 7 degrees 00 minutes 55 seconds and a radius of 960.00 feet, having a chord that bears south 83 degrees 56 minutes 06 seconds east 117.47 feet, an arc distance of 117.54 feet to an one-half inch capped iron rod set at a point of reverse curvature;

THENCE along a curve concave to the south subtended by an angle of 1 degree 25 minutes 23 seconds and a radius of 1340.00 feet, having a chord that bears south 86 degrees 43 minutes 48 seconds east 33.28 feet, an arc length of 33.28 feet to an one-half inch capped iron rod set on the east line of said 3.34 acre tract at the southeast corner of said 0.180 acre tract for the northeast corner hereof;

THENCE along the west line of PRESERVE AT DOE CREEK, PHASE 1 (per the Plat recorded under Clerk's Document No. 2016-2124 Plat Records), south 00 degrees 52 minutes 30 seconds west 910.25 feet to an one-half inch iron rod found at the southeast corner said 3.34 acre tract;

THENCE north 89 degrees 10 minutes 03 seconds west at 7.2 feet passing the northeast corner of Lot 8, Block E, GLENBROOK ESTATES, PHASE 2A (per the Plat recorded in Clerk's Document No. 2010-133 Plat Records) a total distance of 150.25 feet to an one-half inch capped iron rod set at the southwest corner of said 3.34 acre tract;

THENCE along an easterly line of GLENBROOK ESTATES, PHASE 2C (per the Plat recorded in Document No. 2010-328 Plat Records), north 00 degrees 52 minutes 33 seconds east 922.38 feet to the Place of BEGINNING and containing 3.155 acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT ENOCK MUPOPERI and RATIDZO MAGUNJE do hereby certify and adopt this Plat designating the herein above described property as the MUPOPERI ADDITION, an addition to the Town of Prosper, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. ENOCK MUPOPERI and RATIDZO MAGUNJE do hereby certify to 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 easement 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 designed to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 7) The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 8) The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- 9) All modifications to this document shall be by means of plat and approved by the Town of Prosper.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS OUR HAND THIS _____ DAY OF _____, 2020.

Owner: ENOCK MUPOPERI

Owner: RATIDZO MAGUNJE

STATE OF TEXAS)
COUNTY OF DENTON)

Before me, the undersigned Notary Public in and for said County and State, on this day did personally appear ENOCK MUPOPERI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office

this _____ day of _____, 2020.

NOTARY PUBLIC STATE OF TEXAS

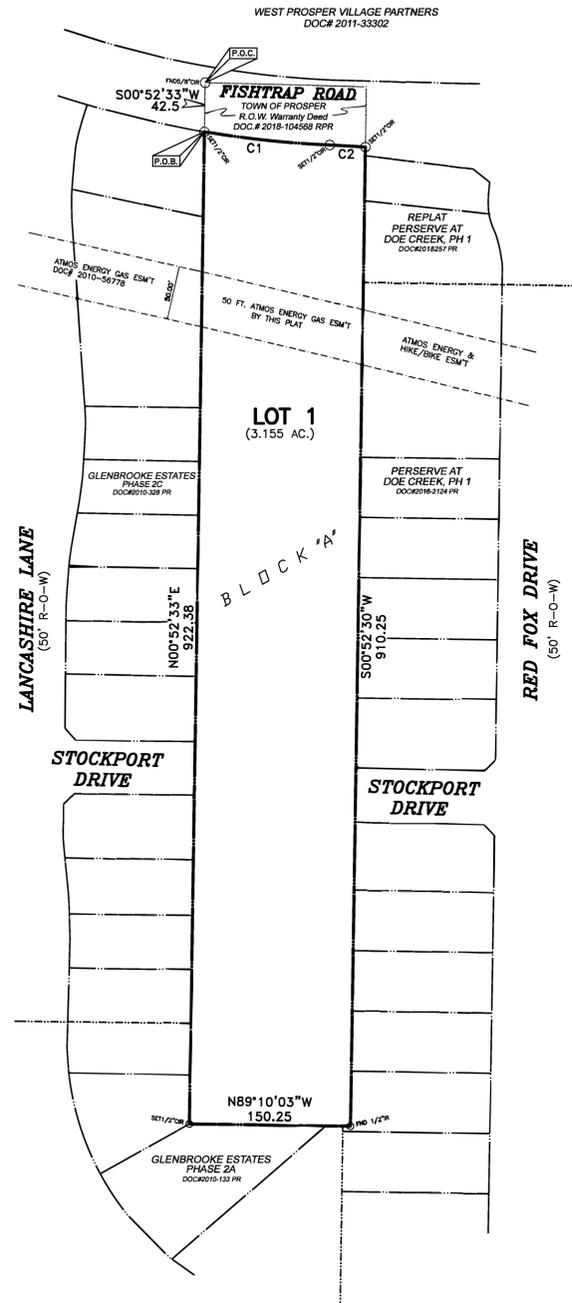
STATE OF TEXAS)
COUNTY OF DENTON)

Before me, the undersigned Notary Public in and for said County and State, on this day did personally appear RATIDZO MAGUNJE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same the purpose and considerations therein expressed and in the capacity therein stated.

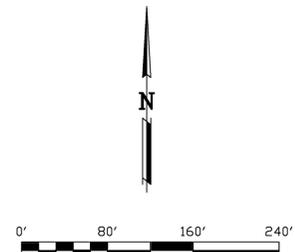
Given under my hand and seal of office

this _____ day of _____, 2020.

NOTARY PUBLIC STATE OF TEXAS



CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	7°00'55"	117.54	960.00	117.47	S83°56'06"E
C2	1°25'23"	33.28	1340.00	33.28	S86°43'48"E



NOTES:

- 1) All subdivision boundary corners are one-half inch iron rods set or found and marked "J.E. Smith 3700", unless otherwise noted on plat.
- 2) 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 the withholding of utilities and building permits.
- 3) The property will develop to Agricultural (A) District Standards.
- 4) All development will comply with the Town of Prosper standards.
- 5) The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the public for ingress or 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 of 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.
- 6) Maximum impervious area shall be 50% of the area between the street and the main building.
- 7) Driveways fronting on a street shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border. Only concrete materials shall be constructed in right of way.
- 8) Basis of Bearings: State Plane Coordinate System North Central Zone (4202), NAD83.

FLOOD INFORMATION: The property shown hereon is situated within the "non-shaded zone X" defined as "areas determined to be outside the 0.2% annual chance floodplain" per FEMA Map No. 48121C0410 G, dated 04/18/2011. NO FLOODPLANE EXISTS ON THE SITE.

SURVEYOR'S CERTIFICATE

That I, James E. Smith II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate on the ground survey of the premises depicted hereon and that iron rods shown hereon were placed under my personal supervision in accordance with the ordinances of the Town of Prosper, Texas.

FOR REVIEW ONLY

JAMES E. SMITH II
Registered Professional Land Surveyor No. 3700

STATE OF TEXAS)
COUNTY OF DENTON)

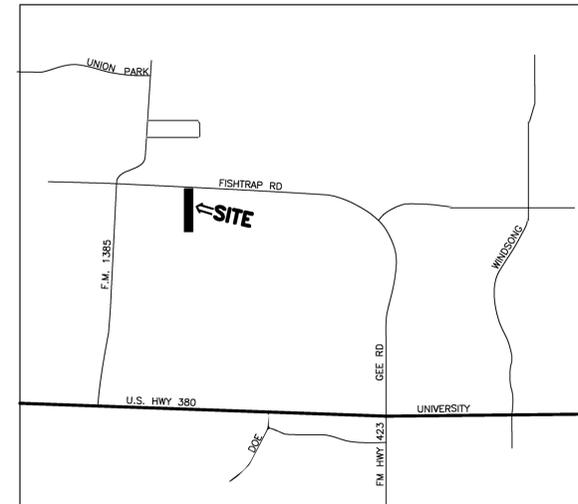
Before me, the undersigned Notary Public in and for said County and State, on this day did personally appear James E. Smith II known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office

this _____ day of _____, 2020.

NOTARY PUBLIC STATE OF TEXAS

VICINITY MAP



CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 2020 by the
PLANNING & ZONING COMMISSION OF TOWN OF PROSPER, TEXAS

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

LEGEND:

- | | |
|--------------|---|
| FND 1/2" IR | FOUND 1/2" IRON ROD |
| SET 1/2" CIR | SET 1/2" IRON ROD WITH CAP MARKED "J.E. SMITH 3700" |
| FND 5/8" CIR | FOUND 5/8" IRON ROD WITH CAP MARKED "PETITT..." |
| U.E. | UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.E. | DRINAGE EASEMENT |
| B.L. | BUILDING SET-BACK LINE |
| R.O.W. | RIGHT-OF-WAY |
| DOC.# | CLERK'S DOCUMENT NUMBER |

FINAL PLAT
MUPOPERI ADDITION
LOT 1, BLOCK A
3.155 ACRES
SITUATED IN THE
BENJAMIN R. HODGES SURVEY, ABST.No.593
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Prepared 6/08/2020
TOWNPROJECT NO. D20-0064

OWNERS:
ENOCK MUPOPERI
RATIDZO MAGUNJE
203 Waterwood Drive
Wylie, Texas 75098
214-772-7079

SURVEYOR:
J.E. SMITH, LAND SURVEYOR
5269 Highway 377 South
AUBREY, TEXAS 76227
(940) 365-9289
jesmith@jesmithsurvey.com



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: Scott Ingalls, AICP, Senior Planner
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – July 7, 2020

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 27.4± acres from Planned Development-65 (PD-65) to Planned Development-Single Family (PD-SF), located on the south side of Prairie Drive, east of Legacy Drive. (Z20-0014).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-65-Single Family	Undeveloped	US 380 District
North	Planned Development-65-Single Family	Single Family (Hills at Legacy)	Tollway District
East	Planned Development-98-Multifamily (Age-Restricted)	Undeveloped	US 380 District
South	Planned Development-85, Planned Development-92, and Planned Development-97 (Commercial)	Automobile Dealership (CDJR - under construction) and Undeveloped	US 380 District
West	Planned Development-65-Single Family	One Community Church	US 380 District

Requested Zoning – The purpose of this request is to rezone 27.4± acres from PD-65 to PD-SF, generally to modify the existing development standards. The developer is working with Perry Homes/Britton Homes to create a 105-lot subdivision to be developed in a single phase. The prospective builder has indicated that a substantial number of the houses will be single-story in height as shown in the conceptual illustrations in Exhibit F. The development standards

proposed in Exhibit C are necessary to facilitate the construction of larger single-story houses. In general, the developer is proposing to:

1. Decrease the overall permitted density of the subject property;
2. Reduce the required setbacks;
3. Commit to a minimum percentage of single-story homes; and
4. Enter into a development agreement related to masonry and architectural standards.

As outlined in Exhibit C, the applicant is proposing to modify the existing development standards as outlined below.

- *Density* - The conceptual development layout, Exhibit D, depicts 105 lots consisting of a maximum of 75 Type A lots (minimum 6,600 square feet) and a minimum of 30 Type B lots (minimum 7,800 square feet). Based on the current PD-65 lot allocation, the subject property, Tract 4R, could be developed entirely as Type A lots. The developer is proposing to provide the mixture of Type A and Type B lots.
- *Setbacks* – In order to be facilitate building areas that can accommodate current Perry Homes/Britton Homes single-story house designs, the developer is proposing to reduce the building setbacks, as follows:

Setbacks	Current	Proposed
Min. Front Yard	25 feet	20 feet
Min. Garage Door Setback (<i>No Change</i>)	25 feet	25 feet
Min. Side Yard	7.5 feet	5 feet
Min. Rear Yard	20 feet	20 feet (2-story house) 15 feet (1-story house)

- *One-Story Houses* – The developer and prospective builder are proposing reduced setbacks to accommodate their single-story home floorplans. As such, the developer is proposing a minimum of forty percent (40%) of the lots to be developed with single-story homes. Staff supports establishing a minimum percentage of single-story homes; however, has requested the applicant increase the minimum percentage of single-story homes to fifty percent (50%) in order to discourage adjacent two-story homes. Staff believes an overabundance of adjacent two -story homes, 10 feet apart, is not consistent with the vision of Prosper.

The subdivision will have a primary point of entry from Prairie Drive with a second gated access for emergency services as shown on Exhibit D.

Exhibit F illustrates the conceptual elevations for the Type A lots with 40-foot and 45-foot wide building pads and the Type B lots with 50-foot and 55-foot wide building pads. The developer has agreed to enter into a development agreement with the Town regarding masonry construction and architectural design consistent with the elevations shown below.



Overall, staff supports the proposed request, with the noted recommendation regarding the minimum percentage of single-story homes.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District. The proposed zoning request conforms to the Future Land Use Plan.

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

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

Legal Obligations and Review:

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

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits A, B, C, D, E, and G

Staff Recommendation:

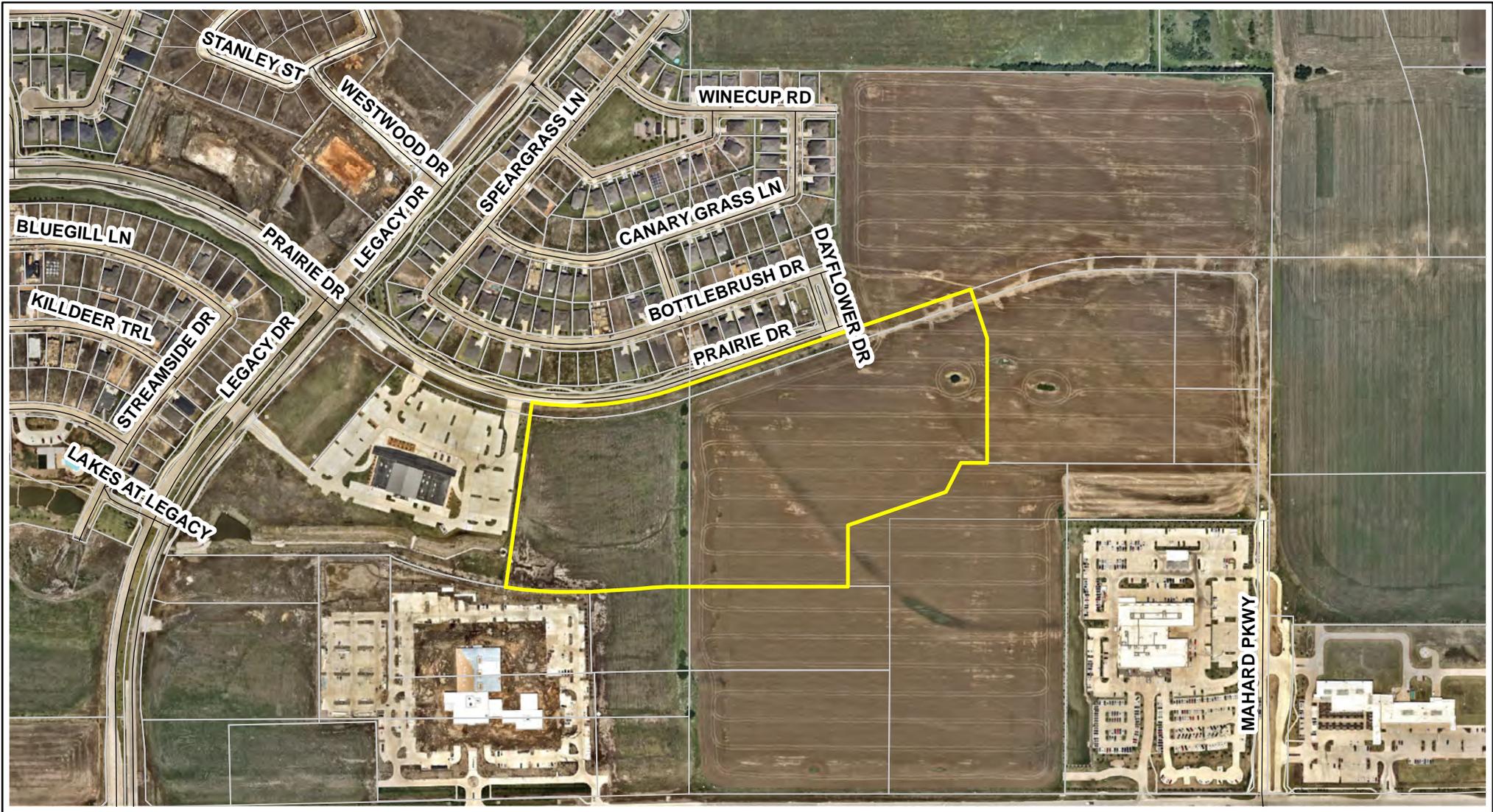
Staff recommends the Planning & Zoning Commission approve the request subject to:

1. Increasing the minimum percentage of single-story houses from 40 percent to 50 percent; and
2. Approval of a Development Agreement by Town Council, which will include right-of-way and easement dedication and masonry and architectural standards consistent with Exhibit F.

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 July 28, 2020.

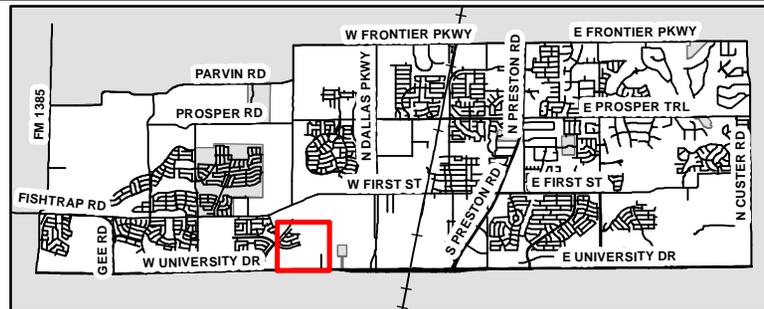
Z20-0014 Greens at Legacy

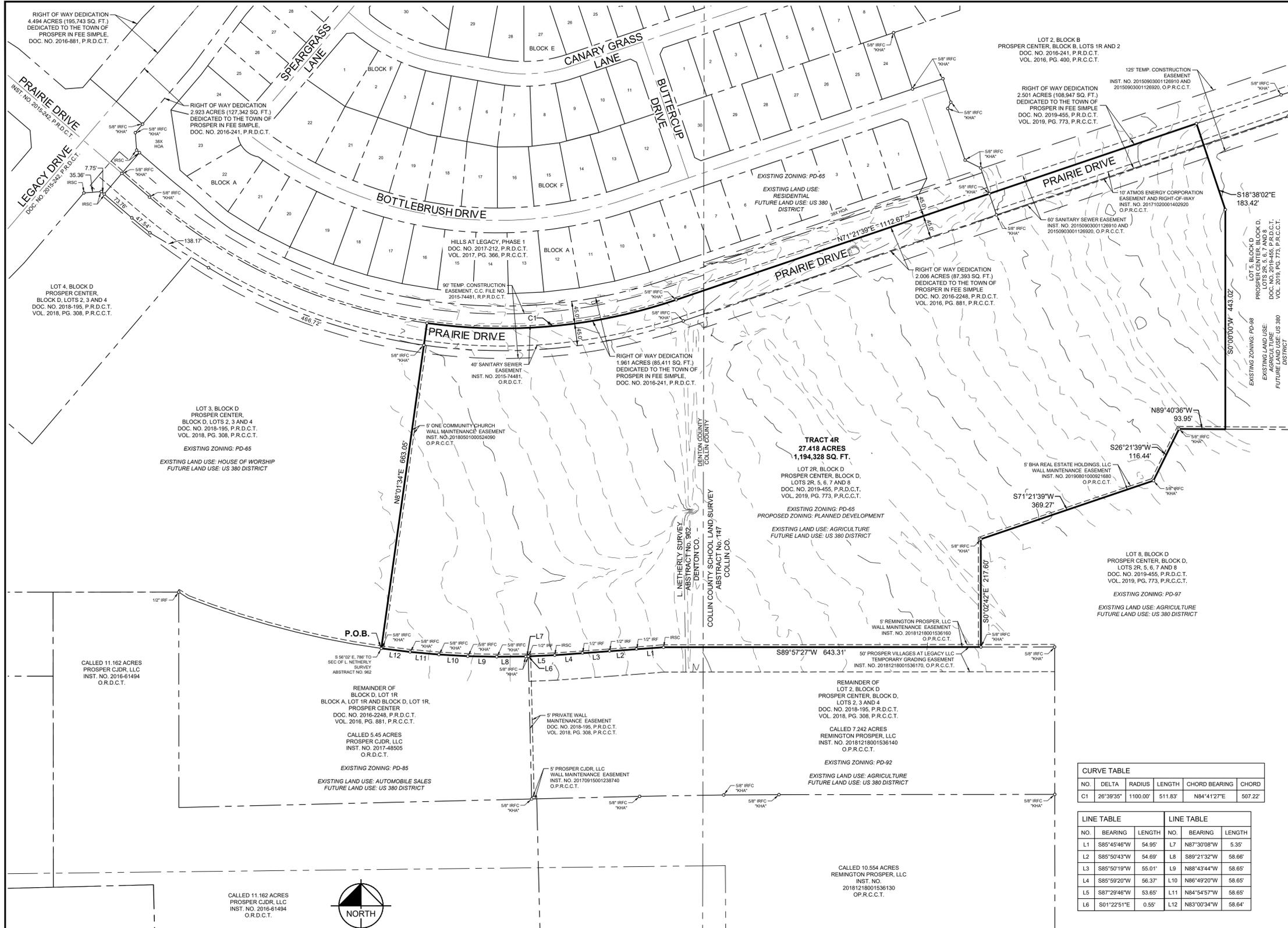


This map is for illustration purposes only.



0 500 1,000 Feet





DESCRIPTION OF PROPERTY:

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962 and the Collin County School Land Survey, Abstract No. 147, Denton County and Collin County, Texas, and being a lot of Lot 2R, Block D of Prosper Center, Lots 2R, 5, 6, 7 and 8, according to the Revised Conveyance Plat thereof recorded in Document No. 2019-455 of the Plat Records of Denton County, Texas, and also being a portion of Prairie Drive, a 90 foot wide right-of-way, as dedicated in the Revised Conveyance Plat of Block A, Lot 1R and Block D, Lot 1R, Prosper Center recorded in Document No. 2016-2248 of the Plat Records of Denton County, Texas, and in said Revised Conveyance Plat recorded in Document No. 2019-455 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 2R, common to the southeast corner of Lot 3, Block D of Prosper Center, Block D, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Document No. 2018-195 of the Plat Records of Denton County, Texas, same being on the northerly line of a called 5.45 acre tract of land described in a Special Warranty Deed to Prosper CJDR, LLC, as recorded in Instrument No. 2017-48505 of the Official Records of Denton County, Texas;

THENCE North 8°01'34" East, departing the northerly line of said 5.45 acre tract, along the westerly line of said Lot 2R and the easterly line of said Lot 3, passing at a distance of 618.05 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 2R, common to the northeast corner of said Lot 3, being on the southerly right-of-way line of Prairie Drive, a variable width right-of-way, and continuing along the same course, departing the southerly right-of-way line of said Prairie Drive and crossing said Prairie Drive, for a total distance of 663.05 feet to a point for corner in the centerline of said Prairie Drive, and at the beginning of a non-tangent curve to the left having a central angle of 26°39'35", a radius of 1100.00 feet, a chord bearing and distance of North 84°41'27" East, 507.22 feet;

THENCE along the centerline of said Prairie Drive, the following:

In a northeasterly direction, with said curve to the left, an arc distance of 511.83 feet to a point for corner;

North 71°21'39" East, a distance of 1112.67 feet to a point for corner;

THENCE South 18°38'02" East, departing the centerline of said Prairie Drive and crossing said Prairie Drive, passing at a distance of 45.00 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 2R, common to the northwest corner of Lot 5, Block D of said Prosper Center, Lots 2R, 5, 6, 7 and 8, same being on the southerly right-of-way line of said Prairie Drive, and continuing along the same course and along the easterly line of said Lot 2R and the westerly line of said Lot 5, for a total distance of 183.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 00°00'00" West, continuing along the easterly line of said Lot 2R and the westerly line of said Lot 5, a distance of 443.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said Lot 2R, common to the southwest corner of said Lot 5, being on the northerly line of Lot 8, Block D of said Prosper Center, Lots 2R, 5, 6, 7 and 8;

THENCE along the southerly and easterly lines of said Lot 2R and the northerly and westerly lines of said Lot 8, the following:

North 89°40'36" West, a distance of 93.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 26°21'39" West, a distance of 116.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 71°21'39" West, a distance of 369.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 0°02'42" East, a distance of 217.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southerly southeast corner of said Lot 2R, common to the northerly southwest corner of said Lot 8, being on the northerly line of a called 7.242 acre tract of land described in a deed to a called 7.242 acre tract of land described in a deed to Remington Prosper, LLC, as recorded in Instrument No. 20181218001536140 of the Official Public Records of Collin County, Texas;

THENCE along the southerly line of said Lot 2R and the northerly and westerly lines of said 7.242 acre tract, the following:

South 89°57'27" West, a distance of 643.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'46" West, a distance of 54.95 feet to a 1/2 inch iron rod found for corner;

South 85°50'43" West, a distance of 54.69 feet to a 1/2 inch iron rod found for corner;

South 85°50'19" West, a distance of 55.01 feet to a 1/2 inch iron rod found for corner;

South 85°59'20" West, a distance of 56.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°29'46" West, a distance of 53.65 feet to a 1/2 inch iron rod found for the northwest corner of said 7.242 acre tract;

South 1°22'51" East, a distance of 0.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said Lot 2R, common to the northeast corner of aforesaid 5.45 acre tract;

THENCE departing the westerly line of said 7.242 acre tract, continuing along the southerly line of said Lot 2 and along the northerly line of said 5.45 acre tract, the following:

North 87°30'08" West, a distance of 5.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°21'32" West, a distance of 58.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 88°43'44" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 86°49'20" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 84°54'57" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 83°00'34" West, a distance of 58.64 feet to the **POINT OF BEGINNING** and containing 27.418 acres (1,194,328 square feet) of land, more or less.

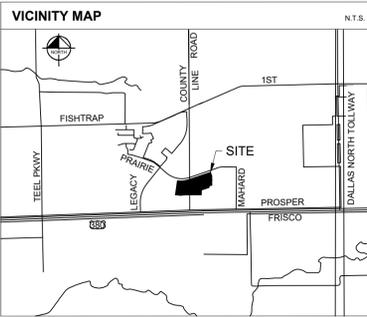
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°39'35"	1100.00'	511.83'	N84°41'27"E	507.22'

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S85°45'46"W	54.95'	L7	N87°30'08"W	5.35'
L2	S85°50'43"W	54.69'	L8	S89°21'32"W	58.66'
L3	S85°50'19"W	55.01'	L9	N88°43'44"W	58.65'
L4	S85°59'20"W	56.37'	L10	N86°49'20"W	58.65'
L5	S87°29'46"W	53.65'	L11	N84°54'57"W	58.65'
L6	S01°22'51"E	0.55'	L12	N83°00'34"W	58.64'

EXHIBIT A
TRACT 4R
27.418 ACRES (GROSS)
25.729 ACRES (NET)

LOT 2R, BLOCK D OF PROSPER CENTER,
 BLOCK D, LOTS 2R, 5, 6, 7 AND 8

L. NETHERLY SURVEY, ABSTRACT NO. 962
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS
 CASE NO. Z20-0014



LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IPF = IRON PIPE FOUND
 INST. = INSTRUMENT
 NO. = NUMBER
 VOL. = VOLUME
 PG. = PAGE
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
- According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Lots: 103
 Acreage: 25.729
 Density: 4.00 D.U./AC

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

PRELIMINARY

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

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	MAY 2020	067252018	1 OF 1

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

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

Z20-0014

EXHIBIT "B"

STATEMENT OF INTENT AND PURPOSE

This Planned Development District establishes the development standards to facilitate the development of a single-family community within Tract 4R of Greens at Legacy.

Z20-0014

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) shall apply.

1. Single Family Residential

1.1 General Description Conceptual Layout: ~~Single Family Residential uses shall be permitted in all locations as shown on Exhibit "D" that are not identified as Commercial. Retail uses may be permitted, but not required, to develop in accordance with Section 2 within the areas identified on Exhibit "D". The single-family detached development within Tract 4R shall be in general accordance with the attached conceptual layout set forth in Exhibit D.~~

Density: ~~A maximum of one hundred five (105) units shall be allowed within Tract 4R, of which, a minimum of thirty (30) units shall be Type B Lots and the remainder shall be Type A Lots.~~

One-Story Houses: ~~A minimum of 40 percent of the houses built in this development shall be one-story in height.~~

1.2 Permitted Uses: Land uses allowed within the Single Family Residential Tracts are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town's Zoning Ordinance.

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial **C**
- ~~Athletic Stadium or Field, Private **C**~~
- ~~Athletic Stadium or Field, Public~~
- ~~Bed and Breakfast Inn **S**~~
- ~~Day Care Center, Adult **S**~~
- ~~Day Care Center, Child **C**~~
- Day Care Center, In-Home **C**
- ~~Farm, Ranch, Stable, Garden, or Orchard~~
- Garage Apartment
- ~~Golf Course and/or Country Club~~
- Guest House
- Home Occupation **C**
- Homebuilder Marketing Center **C**
- House of Worship
- Household Care Facility
- Model Home

- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- ~~Private Street Development C~~
- Private Utility, Other Than Listed
- ~~School, Private or Parochial S~~
- ~~School, Public~~
- Single Family Dwelling, Detached - as described herein
- ~~Stealth Antenna, Commercial C~~
- Temporary Building C
- Utility Distribution/Transmission Facility S

1.3 Density: The maximum number of single family detached units shall be ~~nine-one~~ hundred ~~thirty-five~~ (~~930105~~).

1.4 Lot Types: The single family detached lots shall be in accordance with the following Lot Types:

- Type A Lots: Minimum 6,600 square foot lots
- Type B Lots: Minimum 7,800 square foot lots
- ~~Type C Lots: Minimum 8,400 square foot lots~~

1.5 Single Family Detached Residential Area and Building Regulations:

1.5.1 Type A: A maximum of ~~three hundred fifty~~ ~~seventy-five~~ (~~35075~~) total units of this type shall be allowed and shall only be located within Tracts ~~2, 3, or 4R~~. ~~The max amount allowed within Tract 2 shall be seventy (70) units. The max amount allowed within Tract 3 shall be one hundred (150) units. The remainder, up to the three hundred fifty (350) maximum total, shall be allowed in Tract 4.~~

1.5.1.1 Size of Yards:

1.5.1.1.1 Minimum Front Yard: ~~The minimum front yard shall be twenty (20) feet and t~~Twenty-five (25) feet for the front façade of garages. Setbacks shall be staggered per Zoning Ordinance.

1.5.1.1.2 Minimum Side Yard: ~~Seven and one-half~~ Five (7.5) feet; fifteen (15) feet on corner adjacent to street.

1.5.1.1.3 Minimum Rear Yard: ~~Twenty-Fifteen (15 20) feet for a one (1) story house and twenty (20) feet for a two (2) story house.~~

1.5.1.2 Size of Lots:

1.5.1.2.1 Minimum Lot Area: Six thousand six hundred (6,600) square feet.

1.5.1.2.2 Minimum Lot Width: Fifty-five (55) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of fifty (50) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.1.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred

ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.1.3 Minimum Dwelling Area: Two thousand two hundred (2,200) square feet.

1.5.1.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.1.5 Lot Coverage: Fifty Five (55) percent.

1.5.2 Type B: Except for those lots developed per 1.5.1 and 1.5.3, the remainder of the units within the development shall be of this type.

1.5.2.1 Size of Yards:

1.5.2.1.1 Minimum Front Yard: ~~The minimum front yard shall be twenty (20) feet and twenty-five (25) feet for the front façade of garages. Twenty-five (25) feet. Setbacks shall be staggered per Zoning Ordinance.~~

1.5.2.1.2 Minimum Side Yard: ~~Seven and one-half Five (7.5) feet~~; fifteen (15) feet on corner adjacent to street.

1.5.2.1.3 Minimum Rear Yard: ~~Twenty-Fifteen (2015) feet~~ for a one (1) story house and twenty (20) feet for a two (2) story house.

1.5.2.2 Size of Lots:

1.5.2.2.1 Minimum Lot Area: Seven thousand eight hundred (7,800) square feet.

1.5.2.2.2 Minimum Lot Width: Sixty-five (65) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of sixty (60) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.2.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.2.3 Minimum Dwelling Area: Two thousand five hundred (2,500) square feet.

1.5.2.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.2.5 Lot Coverage: Fifty Five (55) percent

1.6 Additional Standards: Residential development shall employ the following additional measures to promote a quality residential community.

1.6.1 Fencing: All fencing shall comply with the Town's fencing standards as they exist or may be amended. In addition, the following regulations shall apply:

1.6.1.1 Fencing shall not exceed (8) feet in height above grade.

- 1.6.1.2 All fencing located adjacent to open space, parks, or floodplain shall consist of ornamental metal.
- 1.6.1.3 All wood fencing facing a public street shall consist of cedar, board on board with a top rail, and supported by steel posts. A common wood fence stain color shall be established for the community by the developer.
- 1.6.1.4 Fences shall be located at least ten (10) feet behind the front elevation of the main building.
- 1.6.2 Exterior Lighting: All homes shall provide an exterior lighting package to illuminate front entrances and garages.
- 1.6.3 Garages:
 - 1.6.3.1 Homes shall have a minimum of two (2) car garages, but not more than three (3). No carports shall be permitted.
 - 1.6.3.2 A house with three (3) car garage/enclosed parking spaces shall not have more than two (2) garage doors facing the street. (Note that one double (approximately 20') door counts as two garage doors).
 - 1.6.3.3 All garage doors shall have stamped reveals / texture or have a cedar cladding.
 - 1.6.3.4 Type A and Type B Lots shall not be required to have swing-in driveways and/or side facing garages.
- 1.6.4 Driveways and Sidewalks:

All portions of driveways and sidewalks outside of the public ROW shall incorporate an enhanced paving treatment consisting of stained concrete, exposed aggregate concrete, salt finished concrete, and/or brick borders.
- 1.6.5 Building Facades:

Houses within Tract 4R shall be in general conformance with the conceptual facades shown in Exhibit F.

Z20-0014

EXHIBIT “C”

PLANNED DEVELOPMENT STANDARDS

Conformance with the Town’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) shall apply.

1. Single Family Residential

1.1 Conceptual Layout: The single-family detached development within Tract 4R shall be in general accordance with the attached conceptual layout set forth in Exhibit D.

Density: A maximum of one hundred five (105) units shall be allowed within Tract 4R, of which, a minimum of thirty (30) units shall be Type B Lots and the remainder shall be Type A Lots.

One-Story Houses: A minimum of 40 percent (40%) of the houses built in this development shall be one-story in height.

1.2 Permitted Uses: Land uses allowed within the Single Family Residential Tracts are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town’s Zoning Ordinance.

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial **C**
- Day Care Center, In-Home **C**
- Garage Apartment
- Guest House
- Home Occupation **C**
- Homebuilder Marketing Center **C**
- House of Worship
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- Private Utility, Other Than Listed
- Single Family Dwelling, Detached - as described herein
- Temporary Building **C**
- Utility Distribution/Transmission Facility **S**

1.3 Density: The maximum number of single family detached units shall be one hundred five (105).

1.4 Lot Types: The single family detached lots shall be in accordance with the following Lot Types:

- Type A Lots: Minimum 6,600 square foot lots
- Type B Lots: Minimum 7,800 square foot lots

1.5 Single Family Detached Residential Area and Building Regulations:

1.5.1 Type A: A maximum of seventy-five (75) total units of this type shall be allowed and shall only be located within Tract4R.

1.5.1.1 Size of Yards:

1.5.1.1.1 Minimum Front Yard: The minimum front yard shall be twenty (20) feet and twenty-five (25) feet for the front façade of garages.

1.5.1.1.2 Minimum Side Yard: Five (5) feet; fifteen (15) feet on corner adjacent to street.

1.5.1.1.3 Minimum Rear Yard: Fifteen (15) feet for a one (1) story house and twenty (20) feet for a two (2) story house.

1.5.1.2 Size of Lots:

1.5.1.2.1 Minimum Lot Area: Six thousand six hundred (6,600) square feet.

1.5.1.2.2 Minimum Lot Width: Fifty-five (55) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of fifty (50) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.1.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.1.3 Minimum Dwelling Area: Two thousand two hundred (2,200) square feet.

1.5.1.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.1.5 Lot Coverage: Fifty Five (55) percent.

1.5.2 Type B: Except for those lots developed per 1.5.1 and 1.5.3, the remainder of the units within the development shall be of this type.

1.5.2.1 Size of Yards:

1.5.2.1.1 Minimum Front Yard: The minimum front yard shall be twenty (20) feet and twenty-five (25) feet for the front façade of garages.

1.5.2.1.2 Minimum Side Yard: Five (5) feet; fifteen (15) feet on corner adjacent to street.

1.5.2.1.3 Minimum Rear Yard: Fifteen (15) feet for a one (1) story house and twenty (20) feet for a two (2) story house.

1.5.2.2 Size of Lots:

1.5.2.2.1 Minimum Lot Area: Seven thousand eight hundred (7,800) square feet.

1.5.2.2.2 Minimum Lot Width: Sixty-five (65) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of sixty (60) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.2.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.2.3 Minimum Dwelling Area: Two thousand five hundred (2,500) square feet.

1.5.2.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.2.5 Lot Coverage: Fifty Five (55) percent

1.6 Additional Standards: Residential development shall employ the following additional measures to promote a quality residential community.

1.6.1 Fencing: All fencing shall comply with the Town's fencing standards as they exist or may be amended. In addition, the following regulations shall apply:

1.6.1.1 Fencing shall not exceed (8) feet in height above grade.

1.6.1.2 All fencing located adjacent to open space, parks, or floodplain shall consist of ornamental metal.

1.6.1.3 All wood fencing facing a public street shall consist of cedar, board on board with a top rail, and supported by steel posts. A common wood fence stain color shall be established for the community by the developer.

1.6.1.4 Fences shall be located at least ten (10) feet behind the front elevation of the main building.

1.6.2 Exterior Lighting: All homes shall provide an exterior lighting package to illuminate front entrances and garages.

1.6.3 Garages:

1.6.3.1 Homes shall have a minimum of two (2) car garages, but not more than three (3). No carports shall be permitted.

1.6.3.2 A house with three (3) car garage/enclosed parking spaces shall not have more than two (2) garage doors facing the street. (Note that one double (approximately 20') door counts as two garage doors).

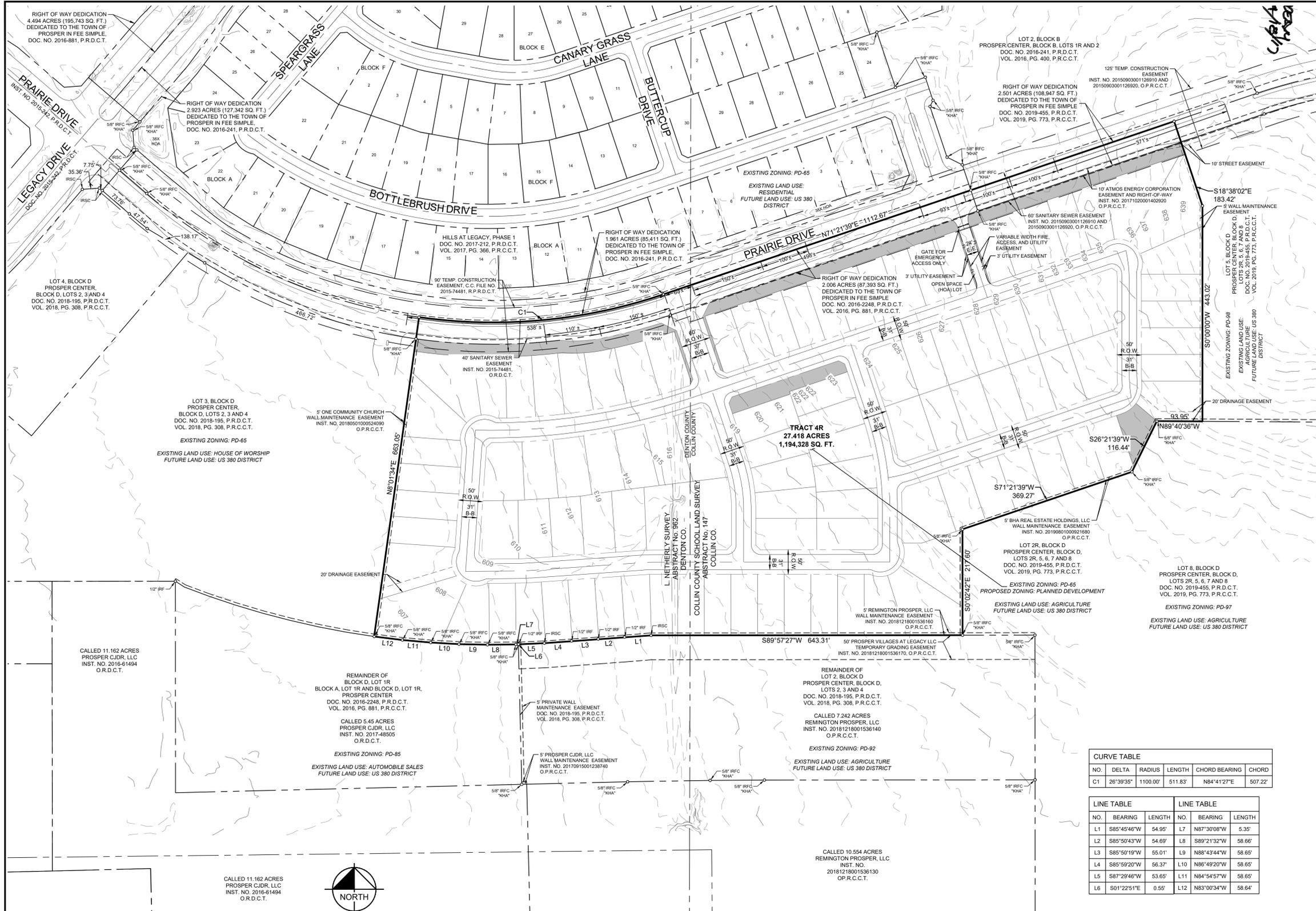
1.6.3.3 All garage doors shall have stamped reveals / texture or have a cedar cladding.

1.6.3.4 Type A and Type B Lots shall not be required to have swing-in driveways and/or side facing garages.

1.6.4 Driveways and Sidewalks:

All portions of driveways and sidewalks outside of the public ROW shall incorporate an enhanced paving treatment consisting of stained concrete, exposed aggregate concrete, salt finished concrete, and/or brick borders.

1.6.5 Building Facades: Houses within Tract 4R shall be in general conformance with the conceptual facades shown in Exhibit F.



- NOTES:**
- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
 - According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IPF = IRON PIPE FOUND
 INST. = INSTRUMENT
 DOC. = DOCUMENT
 NO. = NUMBER
 VOL. = VOLUME
 PG. = PAGE
 F.L. = FIRE LANE
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = OPEN SPACE LOT

Land Use Table	
Tract	4R
Type A SF Units	Max. of 75
Type B SF Units	Min. of 30
Total	Max of 105

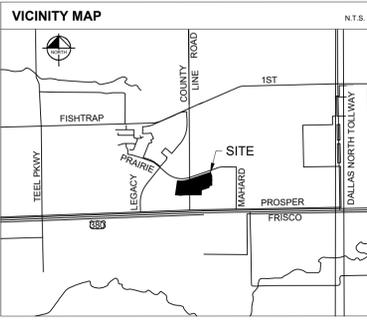
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°39'35"	1100.00'	511.83'	N84°41'27"E	507.22'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S85°45'46"W	54.95'	L7	N87°30'08"W	5.35'
L2	S85°50'43"W	54.69'	L8	S89°21'32"W	58.66'
L3	S85°50'19"W	55.01'	L9	N88°43'44"W	58.65'
L4	S85°59'20"W	56.37'	L10	N86°49'20"W	58.65'
L5	S87°29'46"W	53.65'	L11	N84°54'57"W	58.65'
L6	S01°22'51"E	0.55'	L12	N83°00'34"W	58.64'

EXHIBIT D
TRACT 4R
27.418 ACRES (GROSS)
25.729 ACRES (NET)

LOT 2R, BLOCK D OF PROSPER CENTER,
 BLOCK D, LOTS 2R, 5, 6, 7 AND 8

L. NETHERLY SURVEY, ABSTRACT NO. 962
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS
 CASE NO. Z20-0014



Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MMV	MMV	JUNE 2020	067252018	1 OF 1

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

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

DWG NAME: \\KIMLEY-HORN\COUNTY\PROSPER\DWG\2018\PROSPER\PROSPER VILLAGES AT LEGACY\850\PRELIMINARY\PLANS\507252018 ZONING RESIDENTIAL EXHIBIT D.DWG PLOTTED BY: VOLK, MARISA (MWH)\05/20/20 12:48 PM LAST SAVED: 05/20/20 10:54 AM

Z20-0014

EXHIBIT "E"

DEVELOPMENT SCHEDULE

It is anticipated that the development of the single-family community within Tract 4R of Prosper Center will begin within 1 to 5 years after approval and signing of the zoning ordinance. During this time period, prior to the initial stages of development, it is foreseen that plans and studies will be prepared for development and marketing of the property.

Progress of development improvements will primarily depend on time frames established for construction of thoroughfares, utilities, and market trends/demands for the area.

Type A Lot - 40' wide home



Type A Lot - 45' wide home



Type B Lot - 50' wide home



Type B Lot - 55' wide home





Prosper is a place where everyone matters.

RESULTS

Agenda

Prosper Town Council Meeting
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, June 09, 2020
5:45 PM

(Councilmember Hodges Absent)

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

Discussion Items.

1. Update from the Prosper Police Department. **(DK)**

CONSENT AGENDA: All Consent Agenda Items Approved, 6-0

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

2. Consider and act upon the Minutes from the May 23, 2020, Special Called Meeting. **(ML)**
3. Consider and act upon the minutes from the May 26, 2020, Town Council meeting. **(ML)**
4. Receive the April financial report. **(BP)**
5. Consider and act upon approving the purchase and installation of furniture for the new Police Station and Dispatch Facility, from Workspace Interiors by Office Depot, through the Omnia Partners Cooperative; and authorizing the Town Manager to execute the Proposal and Terms and Conditions of Purchase for same. **(JC)**
6. Consider and act upon a resolution authorizing the Town Manager to execute an application to the Collin County Parks & Open Space Project Funding Assistance Program for the construction of Hays Park. **(DR)**
7. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Dunaway Associates, Inc., and the Town of Prosper, Texas, related to the Pecan Grove Park Phase II Project (2015-PK). **(DR)**
8. Consider and act upon approving the purchase of a Subscription License for total email protection from SHI Governmental Solutions, Inc., through a Texas Department of Information Resources (DIR) contract and authorizing the Town Manager to execute an agreement for same. **(LJ)**
9. Consider and act upon approving an Equipment Lease Agreement and Service Agreement for copier equipment and managed print services, between ImageNet Consulting, LLC, and the Town of Prosper, Texas, through a Texas Department of

RESULTS

Information Resources (DIR) contract; and authorizing the Town Manager to execute the same. **(LJ)**

10. 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

Items for Individual Consideration:

11. Consider and act upon awarding CSP No. 2020-58-B to Ratliff Hardscape, Ltd., related to construction services for the Decorative Monument Signs - Prosper Trail at Coit Road project; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 6-0**
12. Consider and act upon awarding CSP No. 2020-57-B to Accelerated Critical Path, Inc., related to construction services for the Church Street and Parvin Street Sanitary Sewer and Drainage Improvements and Old Town Retention Pond projects; and authorizing the Town Manager to execute a construction agreement for same. **(PA) Approved, 6-0**
13. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Garver, LLC, and the Town of Prosper, Texas, related to the design of the First Street (Dallas North Tollway to Coleman Street) project. **(PA) Approved, 6-0**
14. Update on the Hike and Bike Trail Master Plan. **(DR)**

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.

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



Prosper is a place where everyone matters.

RESULTS

Agenda

Prosper Town Council Meeting
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, June 23, 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 attend the Prosper Town Council meeting in person, or access the meeting via videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following link:
<https://us02web.zoom.us/j/87047432329>

Enter Meeting ID: 87047432329

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: 87047432329

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.

Call to Order/ Roll Call. (Councilmembers Vogelsang and Miller Absent)

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

Announcements of recent and upcoming events.

Presentations.

1. Presentation by Prosper nonprofit organizations on the impact of COVID-19. **(RB)**

CONSENT AGENDA: All Consent Agenda Items Approved, 5-0

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

2. Consider and act upon the minutes from the June 9, 2020, Town Council meeting. **(ML)**

3. Consider and act upon authorizing the Town Manager to execute an Interlocal Cooperation Agreement between Denton County and the Town of Prosper related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act. **(HJ)**
4. Consider and act upon an ordinance amending Ordinance No. 19-65 (FY 2019-2020 Budget). **(BP)**
5. Consider and act upon approving the purchase of Traffic Signal related items for the Temporary Traffic Signal at Fishtrap & Gee Road and the Permanent Traffic Signal at Coit Road & Richland Boulevard, from Consolidated Traffic Controls, Inc., through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program. **(PA)**
6. Consider and act upon awarding CSP No. 2020-34-B to Ratliff Hardscape, Ltd. related to construction services for the Whitley Place Trail Extension Project (1801-PK), and authorizing the Town Manager to execute a construction agreement for same. **(DR)**
7. Consider and act upon authorizing the Town Manager to execute a License, Maintenance, and Hold Harmless Agreement between Prosper 236, LLC, Lakewood HOA, Inc., and the Town of Prosper, Texas, related to the installation and maintenance of a screening wall and two columns within the right-of-way of Meadowbrook Boulevard in the Lakewood, Phase 1A development. **(DH)**
8. Consider and act upon authorizing the Town Manager to execute a Sewer Development Agreement between HH Lakewood LLC, and the Town of Prosper, Texas, related to the extension of a sanitary sewer line to serve the Lakewood at Brookhollow, Phase 3 development. **(HW)**

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:

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

Items for Individual Consideration:

9. Conduct a Public Hearing and receive comments on the proposed updates to the Roadway Design Standards. **(DH) No Action Required**
10. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 1.2± acres from Planned Development-84 (PD-84) to Downtown Retail (DTR), located on the northeast corner of Broadway Street and McKinley Street. (Z20-0012). [Companion Case Z20-0011] **(AG) Approved, 5-0**

11. Conduct a Public Hearing, and consider and act upon an ordinance amending Planned Development-84 (PD-84), on 1.1+ acres, located on the southeast corner of Fifth Street and McKinley Street, generally to amend the property boundary, permitted uses, and development standards for Silo Park Food Truck Park. (Z20-0011)
[Companion Case Z20-0012] **(AG) Approved, 5-0**
12. Conduct a Public Hearing, and consider and act upon a request for Sign Waivers to allow for a Subdivision Entry Sign and additional Development Signage in Windsong Ranch. (MD20-0009) **(AG) Approved, 5-0**

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives.

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

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

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.