

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 15, 2020, 6:00 p.m.

Notice Regarding Public Participation

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

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

To access the videoconference online, follow these instructions:

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

Enter Meeting ID: 869 4437 3392

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

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

Enter Meeting ID: 869 4437 3392

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

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

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

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. **CONSENT AGENDA**

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

- 3a. Consider and act upon minutes from the September 1, 2020, Planning & Zoning Commission Regular meeting.

- 3b. Consider and act upon a Replat for the Shops at Prosper Trail, Block A, Lots 6R and 7R1, on 2.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0039).
- 3c. Consider and act upon a Revised Preliminary Site Plan for the Shops at Prosper Trail, on 33.2± acres, located on the northeast corner of Preston Road and Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0059).
- 3d. Consider and act upon a Final Plat for Twin Creeks Ranch, Phase 1, for 16 single family residential lots, two (2) HOA/open space lots, and one (1) private street lot, on 31.0± acres, located on the south side of Frontier Parkway, west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D20-0073).

REGULAR AGENDA

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

- 4. Consider and act upon a Site Plan, Landscape Plan, and Façade Elevations for an auto parts retailer (AutoZone), on 1.0± acre, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0028).
- 5. Conduct a Public Hearing and consider and act upon a request to rezone 1.4± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street. (Z20-0017).
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, September 11, 2020, and remained so posted at least 72 hours before said meeting was convened.

Melissa Lee, Town Secretary

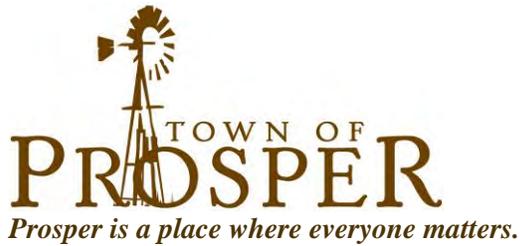
Date Notice Removed

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, September 1, 2020, 7:00 p.m.

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

1. Call to Order/ Roll Call

The meeting was called to order at 8:17 p.m.

2. Recitation of the Pledge of Allegiance.

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

Staff present: John Webb, Director of Development Services; Alex Glushko; Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

3. CONSENT AGENDA

3a. Consider and act upon minutes from the August 18, 2020, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 7A-7H, for 385 single family residential lots and eight (8) HOA/open space lots, on 157.2± acres, located west of Windsong Parkway, north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D20-0063).

3c. Consider and act upon a Final Plat for Windsong Ranch, Phase 6C, for 65 single family residential lots, on 18.4± acres, located north of Fishtrap Road and west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40). (D20-0070).

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

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Wireless Communication and Support Structure at the Town Public Works Facility, on 0.1± acres, located on the west side of the BNSF Railroad, at the terminus of Fifth Street. (S19-0001).

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

Chairman Cotten opened the Public Hearing.

David Prejean (Applicant): Provided information regarding the proposed request.

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

Commissioners voiced support for the request.

Motion by Daniel, second by Pettis, to approve Item 4, subject to staff recommendations. Motion approved 7-0.

- 5. Conduct a Public Hearing and consider and act upon a request to rezone 10.0± acres from Downtown Commercial (DTC) to Planned Development-Multifamily (PD-MF), located on the northeast corner of Fifth Street and the BNSF Railroad. (Z20-0005).**

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

Chairman Cotten opened the Public Hearing.

Matt Moore (Applicant): Provided information regarding the proposed request.

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

Commissioners voiced support for the request.

Motion by Long, second by Pettis, to approve Item 5, subject to staff recommendations. Motion approved 7-0.

- 6. 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.

- 7. Adjourn.**

Motion by Pettis, second by Long, to adjourn. Motion approved 7-0 at 8:38 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 – September 15, 2020

Agenda Item:

Consider and act upon a Replat for the Shops at Prosper Trail, Block A, Lots 6R and 7R1, on 2.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0039).

Description of Agenda Item:

A Final Plat (D14-0057) for the Shops at Prosper Trail was originally approved by the Planning & Zoning Commission in October 2014. A Replat (D19-0111) of Lots 7R and 8R was approved in December 2019 to revise the common property line between Lots 7 and 8 in order to accommodate the development of an office building (Ebby Halliday). The purpose of this Replat is to revise the common property line between Lots 6 and 7 and to dedicate all easements necessary for development of an auto parts retailer (AutoZone). The Replat conforms to the Planned Development-68 development standards.

As companion items, the Revised Preliminary Site Plan (D20-0059), and the Site Plan (D20-0028) for an auto parts retailer (AutoZone) for the Shops at Prosper Trail development, are on the September 15, 2020 agenda.

Attached Documents:

1. Location Map
2. Replat

Staff Recommendation:

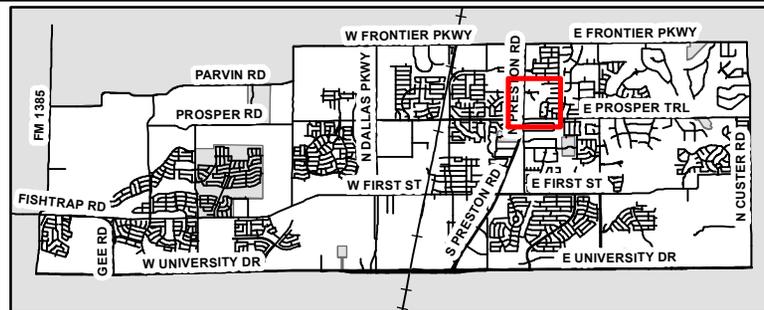
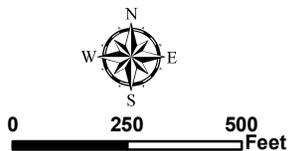
Staff recommends approval of the Replat, subject to:

1. Subject to the recordation of the Replat for Shops at Prosper Trail, Block A, Lots 7R and 8R (D19-0111).
2. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.

D20-0039 - Shops at Prosper Trail



This map is for illustration purposes only.



ABBREVIATION LEGEND

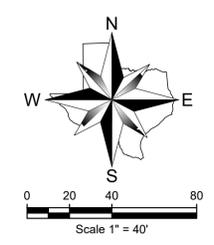
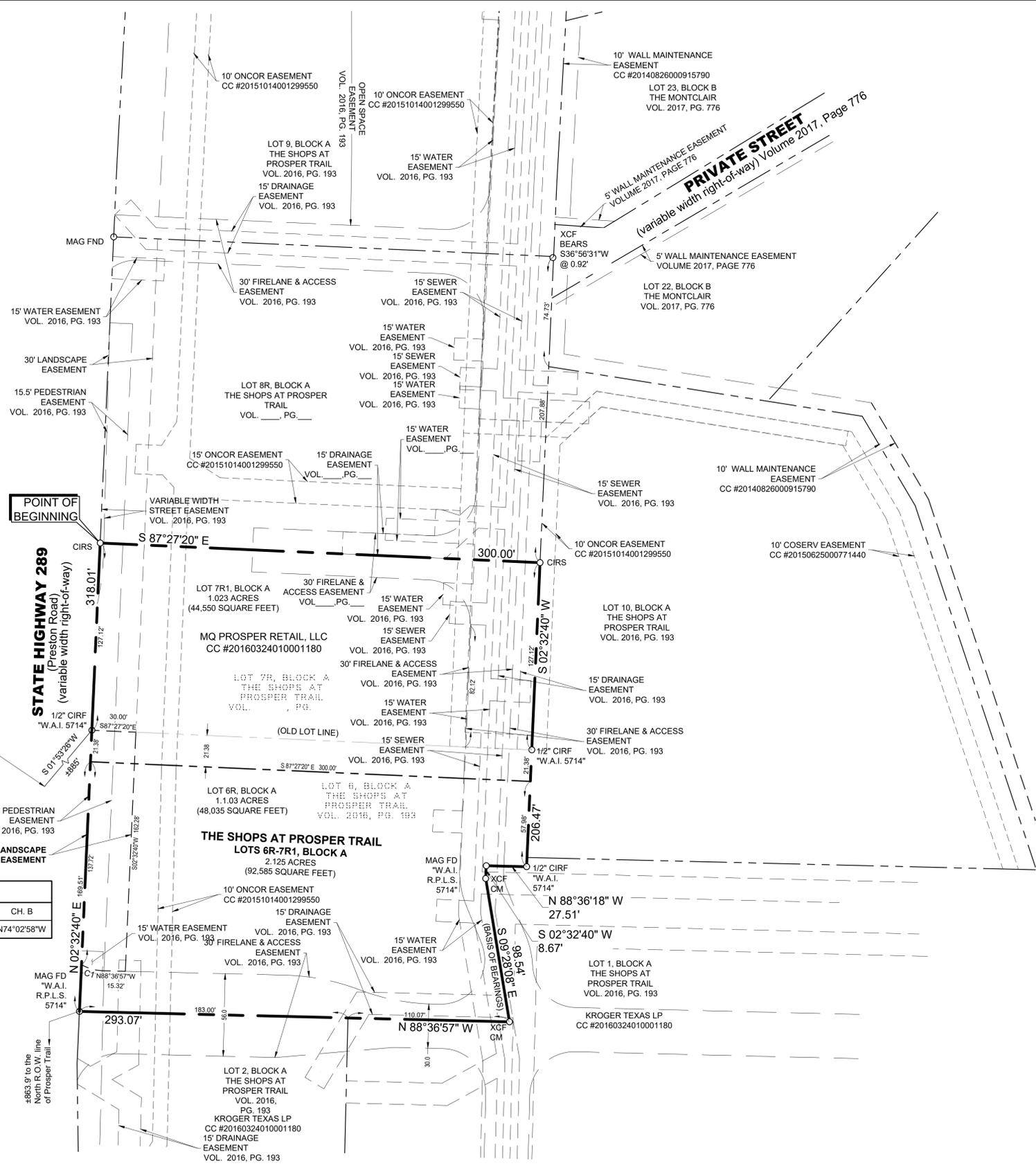
ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	1/2" IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
MAG FD	MAG NAIL FOUND
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
XCF	"X" CUT IN CONCRETE FOUND

AREA TABLE

TRACT	SQ. FT.	ACRES
LOT 6R, BLOCK A	48,035	1.103
LOT 7R1, BLOCK A	44,550	1.023

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L.	CH. B.
C1	29°07'59"	30.00'	15.25'	15.09'	N74°02'58"W



NOTES:

- 1) All lot corners are set with a 1/2-iron rod with red plastic cap stamped "W.A.I. 5714" unless otherwise noted.
- 2) NOTICE: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 3) No 100-year floodplain exists on the site.
- 4) The purpose of this replat is to adjust the lot lines and add easements for development of the property.
- 5) Property subject to Lot 9 Access and Parking Agreement. Instrument number 20191119001475330.

APPROV.	
REVISION	
No.	DATE

Winkelmann & Associates, Inc.
 ENGINEERS
 6750 HILLCREST PLAZA, SUITE 215
 DALLAS, TEXAS 75230
 Phone: (972) 490-7090
 Fax: (972) 490-7099
 Email: info@winkelmann.com
 COPYRIGHT © 2020 Winkelmann & Associates, Inc.

COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY,
 ABSTRACT NO. 172
 CITY OF PROSPER, COLLIN COUNTY, TEXAS
 MQ PROSPER RETAIL, LLC
 14801 QUORUM DRIVE, SUITE 160
 DALLAS, TEXAS 75254

REPLAT
THE SHOPS AT PROSPER TRAIL
LOTS 6R-7R1, BLOCK A

Date : 03.25.20
 Scale : 1" = 40'
 File : 34264.0F-Lot6&7 RPLT
 Project No. : 34264.0F

SHEET
1
2

REPLAT
THE SHOPS AT PROSPER TRAIL
 LOTS 6R-7R1, BLOCK A
 BEING A PLAT OF A 2.125-ACRE TRACT OF LAND OUT OF COLLIN COUNTY
 SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172, COLLIN COUNTY, TEXAS
 TOWN PROJECT NUMBER D20-0039
 DATE OF PREPARATION MARCH, 2020

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNER:
 MQ PROSPER RETAIL, LLC
 14801 QUORUM DRIVE,
 SUITE 160
 DALLAS, TEXAS 75254
 (214)393-3983

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MQ PROSPER RETAIL, LLC is the sole owner of a tract of land situated in the COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172, in the Town of Prosper, Collin County, Texas, and being all of Lot 7R, Block A, The Shops at Prosper Trail, and addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume ____, Page ____, Official Public Records, Collin County, Texas, and all of Lot 6, Block A, The Shops at Prosper Trail, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 193, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 7R and the Southwest corner of Lot 8R, Block A, said The Shops at Prosper Trail (Volume ____, Page ____, said iron rod being situated in the Easterly right-of-way of Preston Road; a variable width right-of-way;

THENCE South 87 deg 27 min 20 sec East, departing the Easterly right-of-way of said Preston Road and along the Northerly line of said Lot 7R and the Southerly line of said Lot 8R, a distance of 300.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Lot 7R and the Southeast corner of said Lot 8R, said iron rod being situated in the Westerly line of Lot 10, Block A, said The Shops at Prosper Trail (Volume 2016, Page 193);

THENCE South 02 deg 32 min 40 sec West, along the Westerly line of said Lot 10 and the Easterly line of said Lot 7R, passing at a distance of 127.12 feet a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of said Lot 7R and the Northeast corner of said Lot 6, for a total distance of 206.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for a Easterly corner of said Lot 6 and a Northwesterly corner of Lot 1, Block A, said The Shops at Prosper Trail (Volume 2016, Page 193);

THENCE North 88 deg 36 min 18 sec West, along a Northerly line of said Lot 1 and a Southerly line of said Lot 6, a distance of 27.51 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for corner;

THENCE South 02 deg 32 min 40 sec West, along an Easterly line of said Lot 6 and a Westerly line of said Lot 1, a distance of 8.67 feet to a X-cut in concrete found for corner;

THENCE South 09 deg 28 min 08 sec East, continuing along an Easterly line of said Lot 6 and a Westerly line of said Lot 1, a distance of 98.54 feet to a X-cut in concrete found for the Southeast corner of said Lot 6 and a Northwesterly corner of said Lot 1;

THENCE North 88 deg 36 min 57 sec West, along a Northerly line of said Lot 1 and along the Southerly line of said Lot 6, passing at a distance of 110.07 feet the Northwest corner of said Lot 1 and the Northeast corner of Lot 2, Block A, said The Shops at Prosper Trail (Volume 2016, Page 193), continuing along the Southerly line of said Lot 6 and the Northerly line of said Lot 2, for a total distance of 293.07 feet to a Mag-Nail with shiner stamped "W.A.I. 5714" found for the Southwest corner of said Lot 6 and the Northwest corner of said Lot 2, said Mag-Nail being situated in the Easterly right-of-way of said Preston Road;

THENCE North 02 deg 32 min 40 sec East, along the Westerly line of said Lot 6 and the Easterly right-of-way of said Preston Road, passing at a distance of 159.10 feet a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 6 and the Southwest corner of said Lot 7R, continuing along the Easterly right-of-way of said Preston Road and the Westerly line of said Lot 7R for a total distance of 318.01 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, 2.125 acres or 92,585 square feet, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of September, 2019, utilizing the bearings related to the plat of The Shops At Prosper Trail, recorded in Volume 2016, Page 193, O.P.R.C.C.T.

OWNERS DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, MQ PROSPER RETAIL, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as THE SHOPS AT PROSPER TRAIL, Lots 6R-7R1, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The MQ PROSPER RETAIL, LLC does hereby 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 building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6) Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7) The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8) The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9) All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

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

BY:

Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

This is to certify that I, Leonard J. Lueker, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

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

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
llueker@winkelm.com

Winkelm & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelm.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day, personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Town Secretary

Engineering Department

Department Services Department

Table with columns: No., DATE, REVISION, APPROV. Includes Winkelm & Associates, Inc. logo and contact information.

COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172
CITY OF PROSPER COLLIN COUNTY, TEXAS
MQ PROSPER RETAIL, LLC
14801 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254

REPLAT
THE SHOPS AT PROSPER TRAIL
LOTS 6R-7R1, BLOCK A

Date : 03.25.20
Scale : N/A
File : 34264.0F-Lot6&7 RPLT
Project No. : 34264.0F

SHEET
2 of 2

SURVEYOR/ENGINEER: Winkelm & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, (972) 490-7090
OWNER: MQ PROSPER RETAIL, LLC
14801 QUORUM DRIVE, SUITE 160, DALLAS, TEXAS 75254, (214)393-3983

REPLAT
THE SHOPS AT PROSPER TRAIL
LOTS 6R-7R1, BLOCK A
BEING A PLAT OF A 2.125-ACRE TRACT OF LAND OUT OF COLLIN COUNTY SCHOOL LAND NO. 13 SURVEY, ABSTRACT NO. 172, COLLIN COUNTY, TEXAS
TOWN PROJECT NUMBER D20-0039
DATE OF PREPARATION MARCH, 2020



PLANNING

To: Planning & Zoning Commission

Item No. 3c

From: Scott Ingalls, AICP, Senior Planner

Thru: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 15, 2020

Agenda Item:

Consider and act upon a Revised Preliminary Site Plan for the Shops at Prosper Trail, on 33.2± acres, located on the northeast corner of Preston Road and Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0059).

Description of Agenda Item:

On April 3, 2018, the Planning & Zoning Commission approved a Revised Preliminary Site Plan (D18-0016) for the Shops at Prosper Trail, generally to modify the parking layout. The purpose of this proposed Revised Site Plan is to modify the layout of Lots 6 and 7 to accommodate two (2), 1-story, retail buildings, totaling 12,355 square feet. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. Access is provided from Preston Road and Prosper Trail. The Revised Preliminary Site Plan conforms to PD-68 development standards.

As companion items, the Site Plan (D20-0028) for an auto parts retailer (AutoZone), and the Replat (D20-0039), for Block A, Lots 6R and 7R1, of the Shops at Prosper Trail, are on the September 15, 2020 agenda.

Attached Documents:

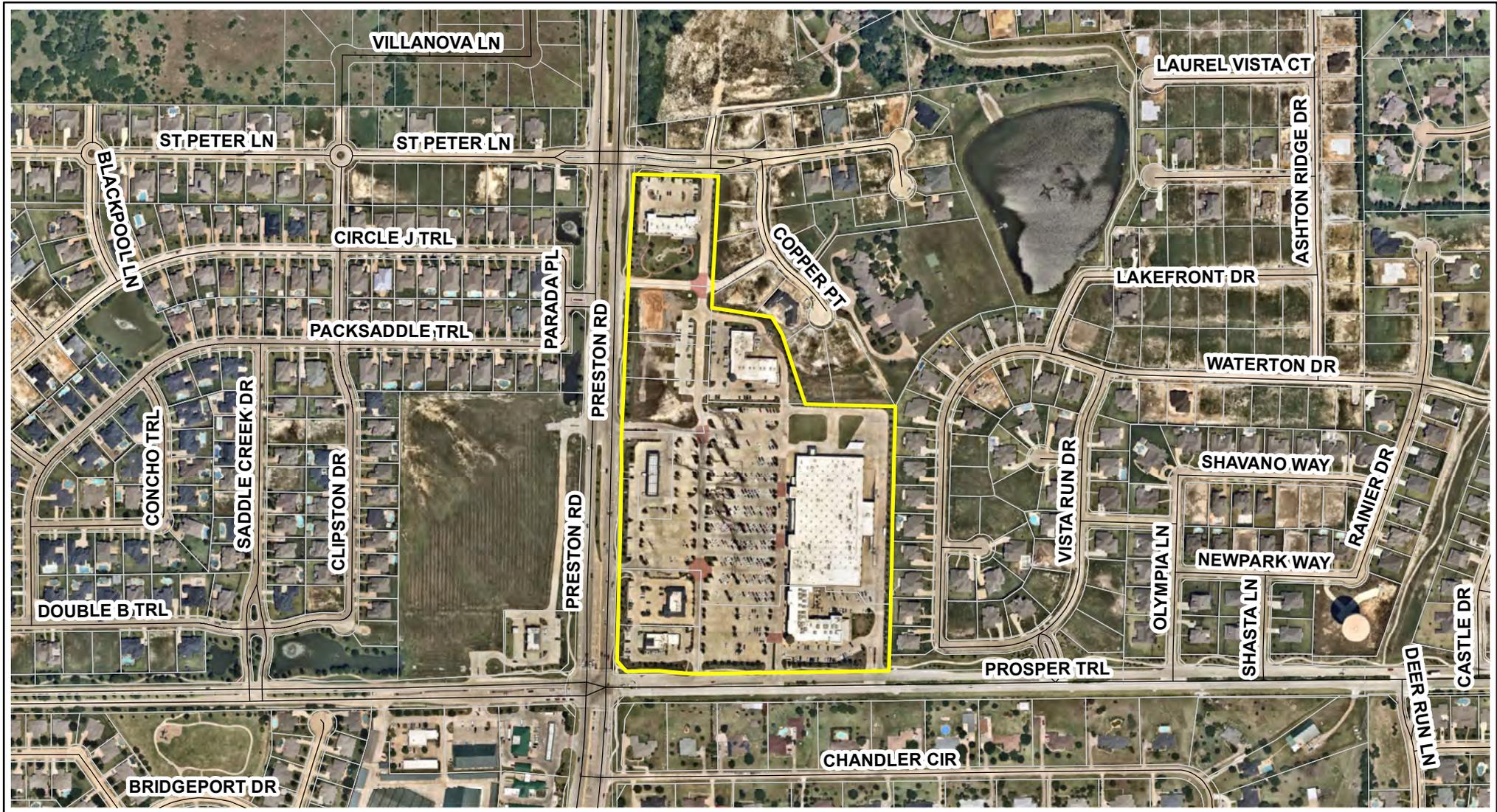
1. Location Map
2. Revised Preliminary Site Plan

Town Staff Recommendation:

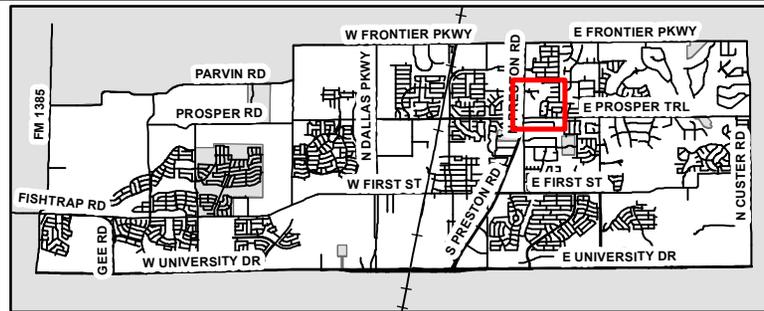
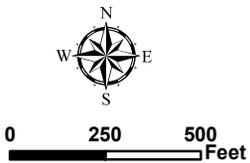
Town staff recommends approval of the Revised Preliminary Site Plan subject to:

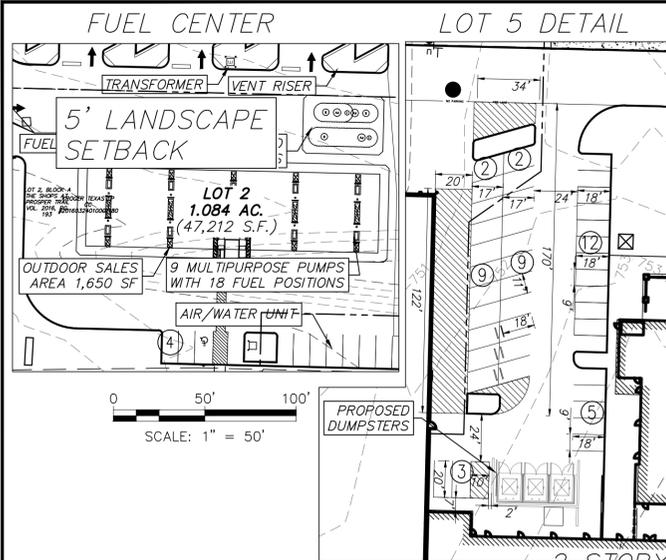
1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

D20-0059 - Shops at Prosper Trail



This map is for illustration purposes only.





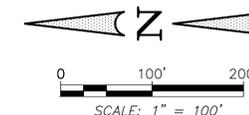
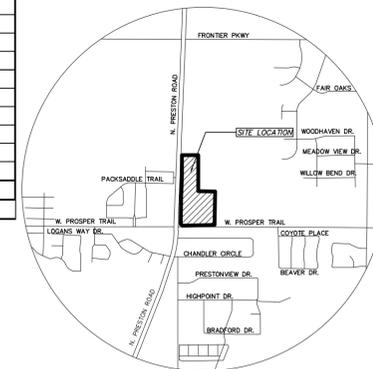
LOT NUMBER	ZONING	PROPOSED USE	LOT AREA (AC)	BUILDING AREA (SF)	BUILDING HEIGHT (FT)	LOT COVERAGE	FLOOR AREA RATIO	TOTAL PARKING REQUIRED (1,250)	TOTAL PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	OPEN SPACE RATIO REQUIRED	OPEN SPACE RATIO PROVIDED	INTERIOR LANDSCAPING REQUIRED (SF)	INTERIOR LANDSCAPING PROVIDED (SF)	SQUARE FOOTAGE OF IMPERVIOUS SURFACE (SF)
1	PD-RETAIL	GROCERY STORE	12.874	114,788	41'-8"	20.47%	0.21	460	546	11	14	39,255.40	46,642.74	7%	8%	8,190	15,520	482,152
1 W/ EXPANSION	PD-RETAIL	GROCERY STORE	12.874	134,788	41'-8"	20.04%	0.25	540	546	11	14	39,255.40	32,395.03	7%	6%	8,190	15,520	482,152
2	PD-RETAIL	FUEL CENTER	1.084	180	40'-0"	0.38%	0.01	1	9	1	1	3,305.33	3,377.95	7%	7%	135	480	44,439
3	PD-RETAIL	RETAIL/OFFICE	1.329	5,000	40'-0"	8.64%	0.09	20	60	2	2	4,052.39	5,230.56	7%	9%	900	1,440	44,206
4	PD-RETAIL	RETAIL/OFFICE	1.122	4,600	40'-0"	9.41%	0.10	19	19	1	1	3,421.20	3,317.57	7%	7%	285	800	32,389
5	PD-RETAIL	RETAIL/OFFICE	4.097	45,000	40'-0"	25.21%	0.26	144	210	7	7	12,492.57	10,120.17	7%	6%	3,150	4,160	125,832
6	PD-RETAIL	RETAIL/OFFICE	1.078	5,400	40'-0"	11.50%	0.12	22	34	2	2	3,287.04	3,287.04	7%	7%	510	8,549	38,408
7	PD-RETAIL	RETAIL/OFFICE	1.048	6,955	19'-0"	15.24%	0.16	28	28	2	2	3,195.56	3,195.00	7%	7%	615	772	44,879
8	PD-RETAIL	RETAIL/OFFICE	1.432	9,090	40'-0"	14.57%	0.15	28	42	2	2	4,366.45	5,240.00	7%	8%	630	1,120	36,969
9	PD-RETAIL	RETAIL/OFFICE	2.685	10,940	40'-0"	9.35%	0.10	63	49*	3	3	8,187.10	34,738.41	7%	30%	735	1,600	101,272
10	PD-RETAIL	RETAIL/OFFICE	2.081	19,088	40'-0"	21.06%	0.22	112	77*	5	5	6,345.39	13,331.79	7%	15%	1,155	1,920	67,339
TOTAL W/O EXPANSION			28.830	221,041				897	1074	36	39	87,908.44	128,481.23	7%	10%	16,110	36,361	1,017,885
TOTAL W/ EXPANSION			28.830	241,041				977	1074	36	39	87,908.44	114,233.52	7%	9%	16,110	36,361	1,017,885

*PARKING COUNT INCLUDES HANDICAPPED PARKING

* SUBJECT TO AN OFFSITE PARKING AGREEMENT

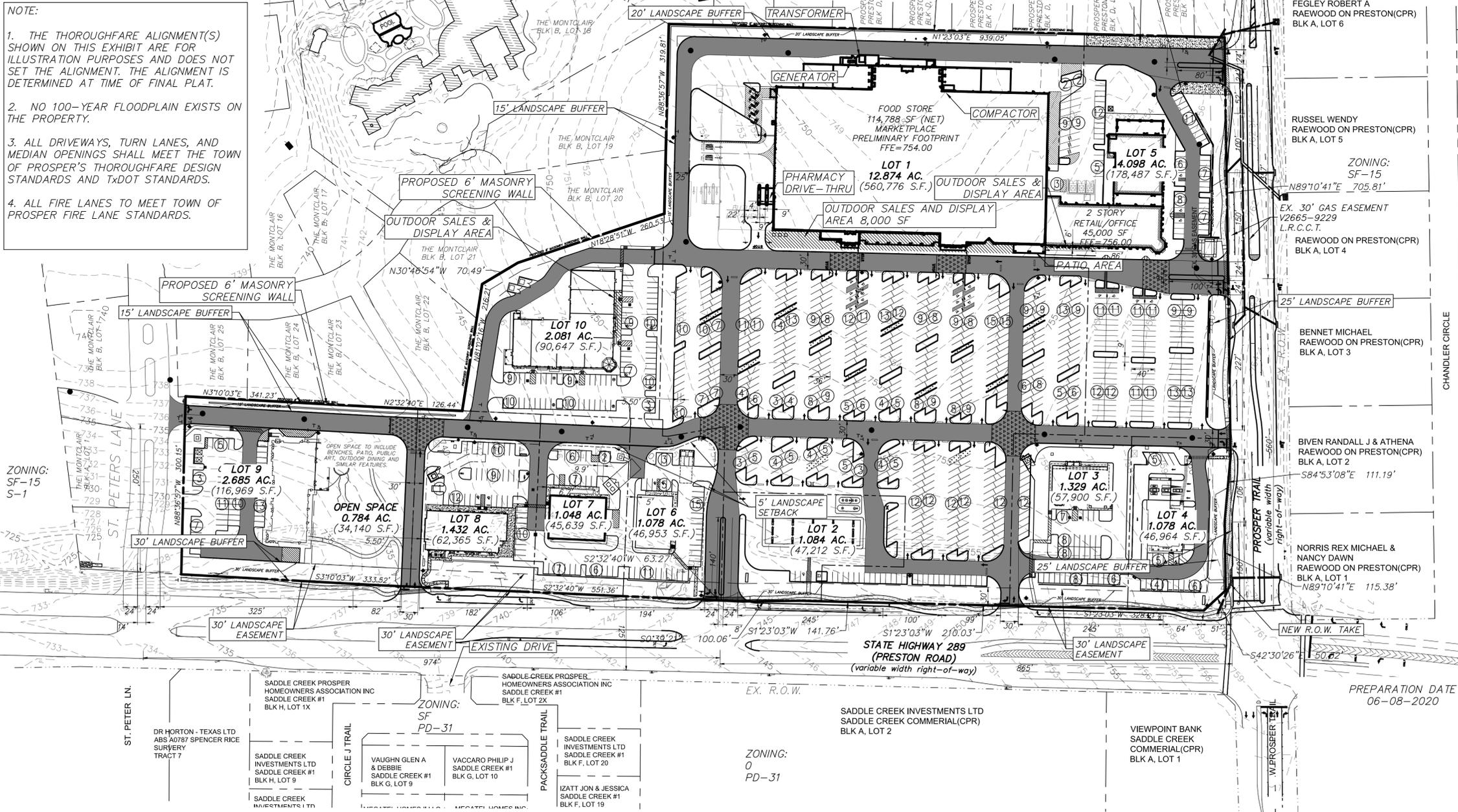
- PROPOSED FIRE LANE
- BASCART LOCATION
- TRAFFIC CALMING DEVICE TO MATCH FRONT OF FOOD STORE

EXISTING ZONING	PD-68
TOTAL GROSS	33.219 AC
TOTAL NET	28.841 AC
FUTURE LAND USE	RETAIL LAND
PLAN DESIGNATION	NEIGHBORHOOD SERVICES



- NOTE:
1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 2. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
 3. ALL DRIVEWAYS, TURN LANES, AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.
 4. ALL FIRE LANES TO MEET TOWN OF PROSPER FIRE LANE STANDARDS.

- TOWN PRELIM SITE PLAN 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.



PREPARATION DATE
06-08-2020

CASE NO. D20-0059

PRELIMINARY SITE PLAN

MO PROSPER RETAIL LLC
4622 MAPLE AVE STE 200
DALLAS TX 75219-1073

COLLIN COUNTY SCHOOL LAND NO.
13 SURVEY, ABSTRACT NO. 172
TOWN OF PROSPER
COUNTY OF COLLIN

PRELIMINARY - NOT FOR CONSTRUCTION
 PRELIMINARY SITE PLAN
 SHOPS AT PROSPER TRAIL
 PROSPER, TEXAS

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILLCREST PLAZA BLDG. SUITE 215
 FORT WORTH, TEXAS 76116
 (817) 498-7888
 (817) 498-7889 FAX
 COOPERATIVE # 2020, WINKELMANN & ASSOCIATES, INC.

NO.	DATE	REVISION	APPROVAL
6.			
5.			
4.			
3.			
2.			
1.			



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Scott Ingalls, AICP, Senior Planner
Through: Alex Glushko, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – September 15, 2020

Agenda Item:

Consider and act upon a Final Plat for Twin Creeks Ranch, Phase 1, for 16 single family residential lots, two (2) HOA/open space lots, and one (1) private street lot, on 31.0± acres, located on the south side of Frontier Parkway, west of Custer Road. The property is zoned Planned Development-59 (PD-59). (D20-0073).

Description of Agenda Item:

The Final Plat shows 16 single family residential lots, two (2) HOA/open space lots, and one (1) private street lot. Twin Creeks Ranch will be a private street (gated) subdivision, which is allowed for in PD-59. Access is provided from Frontier Parkway. The Final Plat conforms to the PD-59 development standards.

Attached Documents:

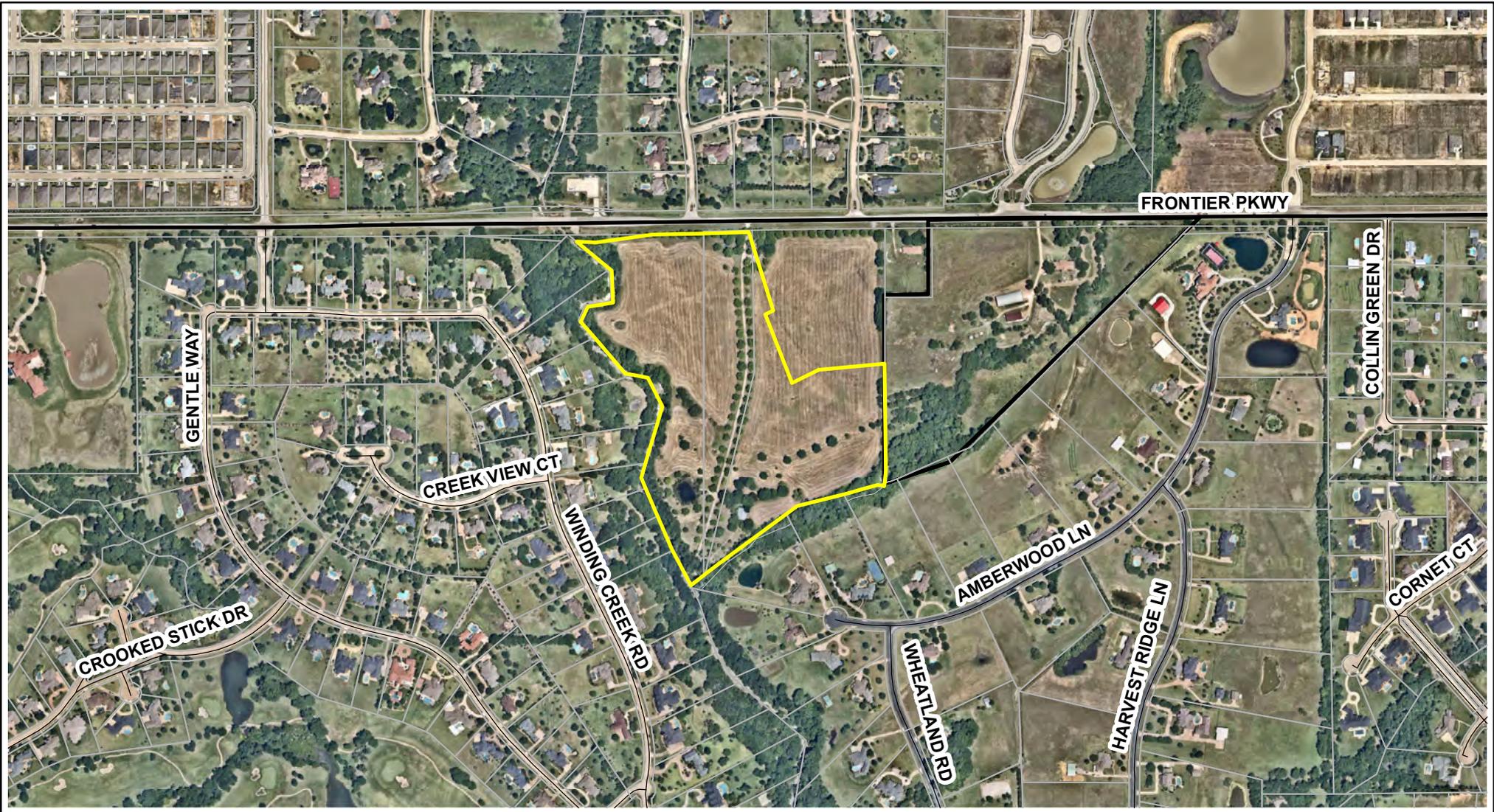
1. Location Map
2. Final Plat

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. Collin County approval of all on-site sewage facilities (OSSF) and associated plat notations prior to recordation.

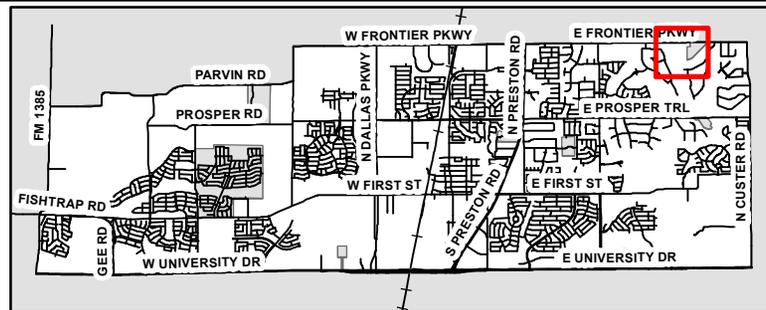
D20-0073 - Twin Creeks Ranch, Phase 1

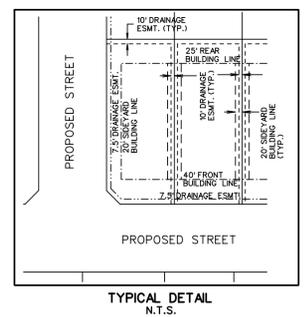
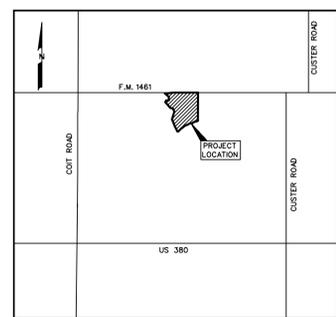
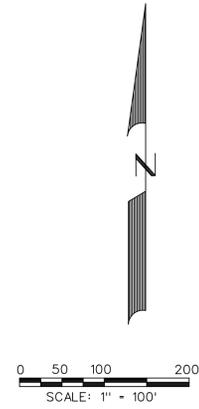


This map is for illustration purposes only.

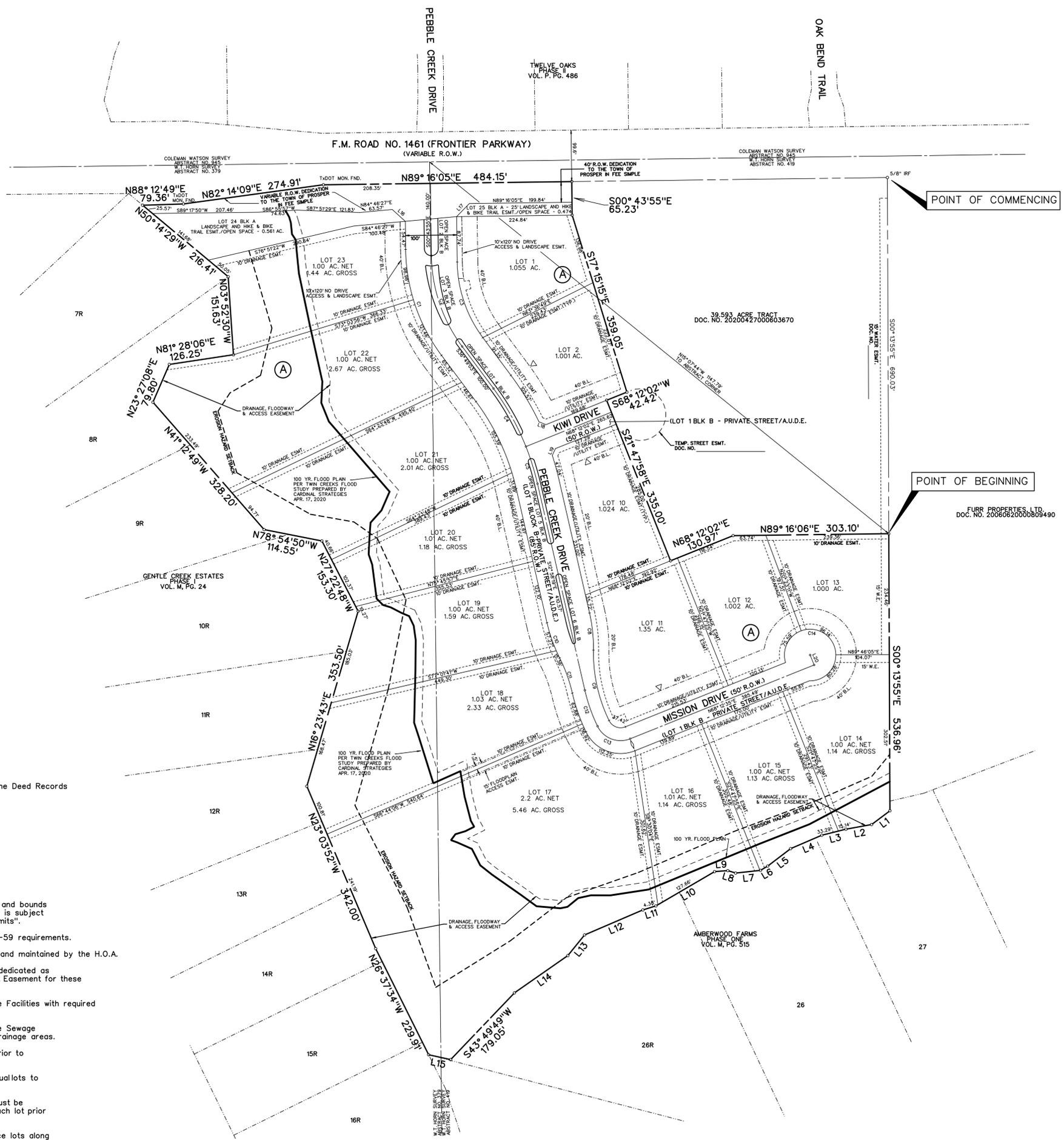


0 250 500 Feet





- 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
 A.U.D.E. - Access, Utility, Drainage Easement
 D.E. - Drainage Easement
 H.O.A. - Homeowners Association
 A.U.D.E. - Access, Utility, Drainage Easement
 ◊ - Street Name Change
 Δ - Indicates front yard
 - "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.
 - All lots with fencing backing or siding to open space lots along Frontier Parkway are required to have ornamental metal fencing.



POINT OF COMMENCING

POINT OF BEGINNING

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°39'13" 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°35'26" W	43.95'
16.	S 47°58'44" E	34.05'
17.	S 44°16'05" W	35.36'
18.	S 68°22'26" E	14.55'
19.	N 24°48'49" E	14.56'
20.	S 21°47'25" E	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. D20-0073

FINAL PLAT

TWIN CREEKS RANCH

PHASE I

16 TOTAL SINGLE FAMILY LOTS
 2 TOTAL OPEN SPACE LOTS
 1 PRIVATE STREET LOT
 30.998 TOTAL ACRES
 2.878 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

AUGUST 2020 SCALE 1"=100' SHEET 1 OF 2

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:

COMMENCING, 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 690.03 feet, to the POINT OF BEGINNING;

THENCE, South 00°13'55" East, continuing along said east line, for a distance of 536.96 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°56'05" 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;
South 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 179.05 feet;
South 77°35'26" West, for a distance of 43.95 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 229.91 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°23'15" 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 484.15 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°43'55" East, departing said north line, for a distance of 65.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 17°15'15" East, for a distance of 359.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 68° 12'02" West, for a distance of 42.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 21° 47'58" East, for a distance of 335.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 68° 12'02" East, for a distance of 130.97 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°16'06" East, for a distance of 303.10 feet, to the POINT OF BEGINNING and containing 30.998 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.

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 RANCH PHASE I, an addition to the Town of Prosper. The streets and alleys shown on this plat are shown for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

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 homeowner's 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 pay, 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 times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity 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 Landscaping 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.

DRAINAGE & FLOODWAY EASEMENT

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

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.

ACCESS EASEMENT

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

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.

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

CASE NO. D20-0073

FINAL PLAT

TWIN CREEKS RANCH
PHASE I

16 TOTAL SINGLE FAMILY LOTS
2 TOTAL OPEN SPACE LOTS
1 PRIVATE STREET LOT
30.998 TOTAL ACRES
2.878 TOTAL R.O.W. DEDICATION

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

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
AUGUST 2020



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 – September 15, 2020

Agenda Item:

Consider and act upon a Site Plan, Landscape Plan, and Façade Elevations for an auto parts retailer (AutoZone), on 1.0± acre, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68). (D20-0028).

Description of Agenda Item:

In December 2019, Planned Development-68 (PD-68) for the Shops at Prosper Trail was amended generally to modify the layout of Lots 6-8 and to allow for flat roof architecture for AutoZone on Lot 7. In conjunction with the rezoning request, building elevations for AutoZone were included with both PD-68, as well as in a Development Agreement related to building materials and design. The building elevations in both PD-68 and the Development Agreement depicted the front of the proposed AutoZone building facing westward, toward Preston Road. With this request the applicant is proposing to reorient the building such that the rear of the building faces westward, toward Preston Road.

PD-68 requires Planning & Zoning Commission and Town Council approval of the Site Plan, Landscape Plan, and Façade Plan for this property. The Zoning Ordinance allows for the proposed modification to the building orientation in conjunction with Site Plan and Façade Plan approval. However, the Development Agreement with MQ Prosper Retail is required to be amended to allow for the modification of the building orientation. An amendment to the Development Agreement will be presented to Town Council in conjunction Site Plan, Landscape Plan, and Façade Plan consideration, currently scheduled for their October 13, 2020, meeting.

The Site Plan shows the proposed 6,925 square-foot AutoZone building, the Landscape Plan show the proposed landscaping, and the Façade Plan shows the flat roof architecture. Access is provided from Preston Road through the development. The depicted number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Site Plan, Landscape Plan, and Façade Plan conform to the PD-68 development standards.

As companion items, the Revised Preliminary Site Plan (D20-0059) and the Replat (D20-0039), for the Shops at Prosper Trail development, are on the September 15, 2020, agenda.

Attached Documents:

1. Location Map

2. Site Plan
3. Landscape Plan
4. Façade Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, Landscape Plan, and the Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation, open space, and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town Council approval of the Site Plan, Landscape Plan, and Façade Plan.
4. Town Council approval of an amendment to the Development Agreement with MQ Prosper Retail regarding building reorientation.

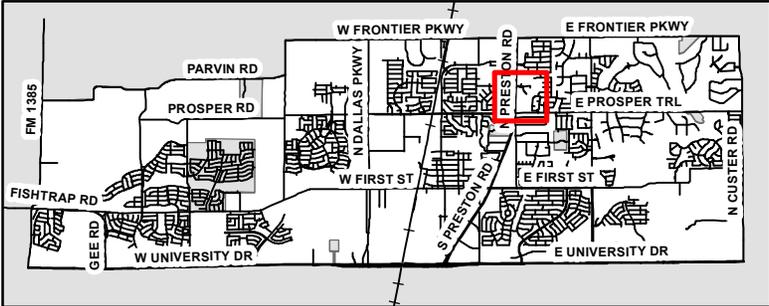
D20-0028 - Autozone in Shops at Prosper Trail



This map is for illustration purposes only.



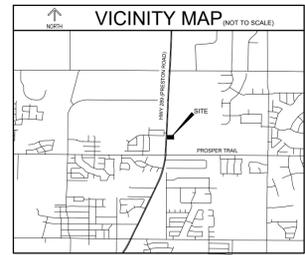
0 250 500 Feet



BENCH MARK LIST:

BENCHMARK #1
CUT BOX LOCATED ±87' NORTHEAST OF LOT 7
ELEVATION = 743.79'

BENCHMARK #2
CUT BOX LOCATED ±162' SOUTH OF LOT 7
ELEVATION = 745.11'



LEGEND

— X — X —	BOUNDARY LINE
— X — X —	EXISTING CHAINLINK FENCE
—	EXISTING FIBER OPTIC
—	EXISTING GAS MARKER
—	EXISTING FIRE HYDRANT
—	EXISTING WATER VALVE
—	EXISTING GUARDPOST
—	EXISTING UTILITY POLE
—	PROPOSED SAWTOOTH CURB
—	PROPOSED HEADER CURB
—	FIRE LANE
—	PARKING STALL COUNT

PROSPER SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

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

NOTES:

NO 100-YR FEMA FLOODPLAIN EXISTS ON THIS SITE.

CASE NUMBER 020-0028
SITE PLAN
THE SHOPS AT PROSPER TRAIL
BLOCK A, LOT 7
1.048 ACRES
AND BEING OUT OF THE
COLLIN COUNTY SCHOOL LAND
NO. 13, ABSTRACT NO. 172
COLLIN COUNTY, TEXAS
PREPARED: JULY, 2020

OWNER:
MO PROSPER RETAIL LLC
4622 MAPLE AVENUE, SUITE 200
DALLAS, TX 75219
CONTACT: DONALD SILVERMAN
PHONE: 214-393-3983

APPLICANT:
WESTWOOD PROFESSIONAL SERVICES
2740 DALLAS PARKWAY, SUITE 280
DALLAS, TEXAS 75093
CONTACT: ARLYN SAMUELSON
PHONE: (972) 265-4860

SITE DATA SUMMARY TABLE

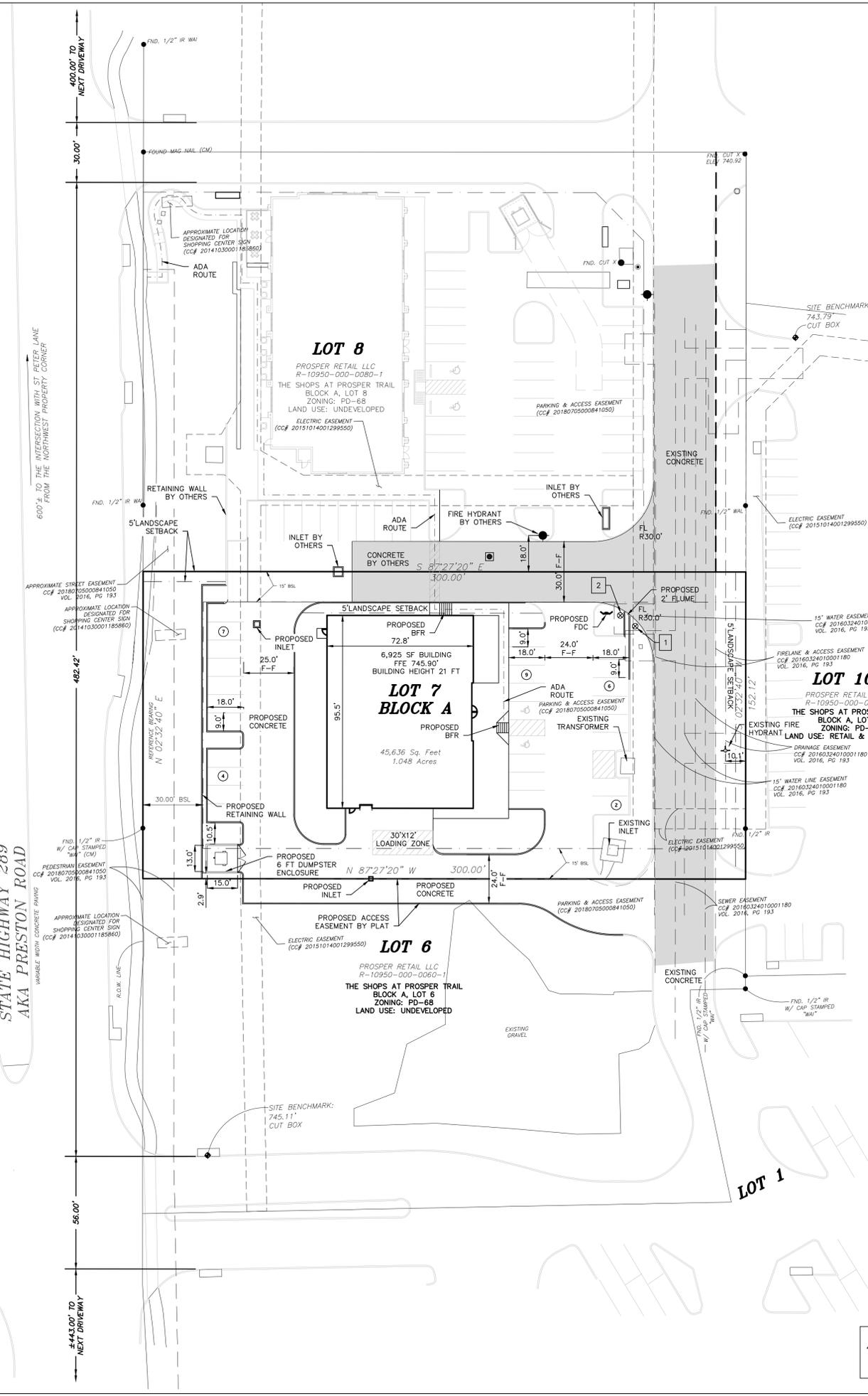
ITEM	LOT 7
ZONING	PD-68
PROPOSED USE	RETAIL
LOT AREA (SF/ACRES)	45,636 SF/1.0477 AC
BUILDING AREA (SF)	6,925
BUILDING HT (FT/STORIES)	21'
LOT COVERAGE (%)	15.2%
FLOOR AREA RATIO	0.152:1
TOTAL PARKING REQUIRED (1 PER 250 SF GROSS FLOOR AREA)	28
TOTAL PARKING PROVIDED	28
HANDICAP PARKING REQUIRED (INCLUDING VAN ACCESSIBLE)	2
HANDICAP PARKING PROVIDED (INCLUDING VAN ACCESSIBLE)	2
INTERIOR LANDSCAPING REQUIRED	420 SF
INTERIOR LANDSCAPING PROVIDED	430 SF
IMPERVIOUS COVER (SF)	31,323 SF
OPEN SPACE REQUIRED (LOTS SF*7%)	3,195
OPEN SPACE PROVIDED (SF)	OPEN SPACE PROVIDED PER PD-68

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTE:
NO TREES EXIST ON THIS SITE OTHER THAN STREET FRONTAGE TREES THAT WERE REQUIRED AS PART OF THE APPROVED LANDSCAPE PLANS FOR THE SHOPS AT PROSPER TRAIL.

WATER METER SCHEDULE:

PHASING ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
PROPOSED 1	FRONT OF BLDG	DOMESTIC	1"	1	6"
PROPOSED 2	FRONT OF BLDG	IRRIGATION	1"	1	N/A



Westwood
COURBEN-KOEHLER
a division of Westwood

1718 Dry Creek Way, Suite 110 San Antonio, Texas 78259
Tel: 210.265.3300 Fax: 210.265.3339
TSP# Firm No. F-11759 - TSP#S Firm No. F-01940884
www.westwoodops.com

AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103
CONTACT: [REDACTED]
PHONE: 901-495-8994

AutoZone STORE DEVELOPMENT
[REDACTED ADDRESS]
TEXAS
PROSPER [REDACTED ZIP CODE]

PREPARED FOR: **AutoZone**
Store No.: 6029

OVERALL SITE PLAN

SCALE: [REDACTED]

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE: 08-10-2020
PROTOTYPE SIZE

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN SAMUELSON, P.E.
P.E. No.: 95877
Date: 08-10-2020

Westwood

1.02



8/10/20
The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

LANDSCAPE ORDINANCE COMPLIANCE
PERIMETER REQUIREMENTS
 LARGE TREES = 152 LF OF FONTAGE / 30 LF X 1 TREE = 6 TREES REQUIRED: 5 EXISTING TREES PRESERVED 1 TREES PROPOSED 6 TREES PROVIDED
 TOTAL TREES PROVIDED: 125 EXISTING TREES PRESERVED 6 TREES PROVIDED
 SHRUBS = 152 LF OF FONTAGE / 30 LF X 15 SHRUBS = 76 SHRUBS REQUIRED: 125 EXISTING SHRUBS PRESERVED 6 TREES PROVIDED
INTERIOR PARKING REQUIREMENTS
 INTERIOR LANDSCAPE AREA = 15 SF OF LANDSCAPE X 28 PARKING STALLS = 420 SF OF LANDSCAPING REQUIRED: 430 SF OF LANDSCAPE PROVIDED
BUILDING LANDSCAPING
 BUILDING AREA = 6920 SF
 FOUNDATION PLANTING NOT REQUIRED
TREE PRESERVATION ORDINANCE COMPLIANCE
 THERE ARE NO EXISTING PROTECTED TREES ON THE PROJECT SITE.

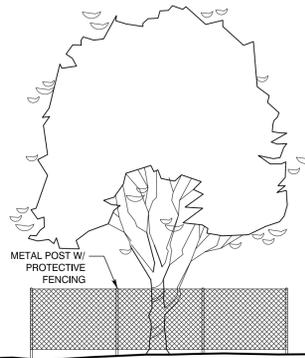
- TOWN OF PROSPER GENERAL NOTES:**
1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
 2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
 3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
 4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
 5. TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER HEALTHY ROOT GROWTH.
 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
 7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
 8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
 9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
 10. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
 11. A 3/4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 12" FROM THE TRUNK OF THE TREE.
 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF TREE.
 13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF TREE.
 14. TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
 15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
 16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
 17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
 18. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRAD OF SLOPE.
 19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL BEDS LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
 20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
 21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILARSIZE AND VARIETY WITHIN THIRTY (30) DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
 22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
 23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
 24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUST ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).

PLANT SCHEDULE SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
UC	Ulmus crassifolia	CEDAR ELM	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS						
HP	Hesperaloe parviflora	RED YUCCA	-	5 GAL.		ACCENT / PLANT AS SHOWN
ICB	Ilex cornuta 'Burdordii-Nana'	DWARF BURFORD HOLLY	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
IVS	Ilex vomitoria 'Stokes Nana'	DWARF YAUPON	-	5 GAL.		EVERGREEN / PLANT AT 30" O.C.
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
MC	Myrica cerifera 'Doris Dwarf'	DON'S DWARF SO. WAX MYRTLE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
MCR	Muhlenbergia capillaris 'Regal Mist'	'REGAL MIST' MUHLY	-	1 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" TEXAS BLEND RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		EXISTING LANDSCAPE	-			LANDSCAPE TO BE PRESERVED

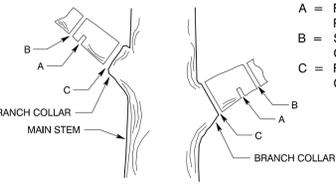
- EXISTING TREE PRESERVATION AND REMOVAL NOTES:**
1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF PROSPER UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
 2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
 3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
 4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

- NOTES:**
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
 2. APPLY APPROVED SLOW RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
 3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
 4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
 5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRILLINE OF TREE AS SHOWN.
 6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
 8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
 9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.

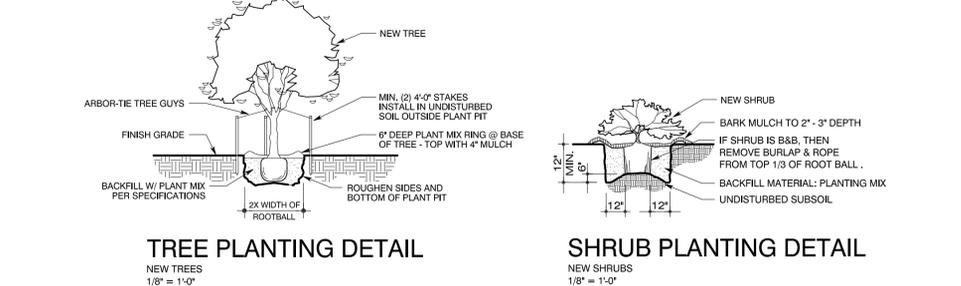


TREE PROTECTION DETAIL
NOT TO SCALE

- PRUNING NOTES:**
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
 2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
 3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.

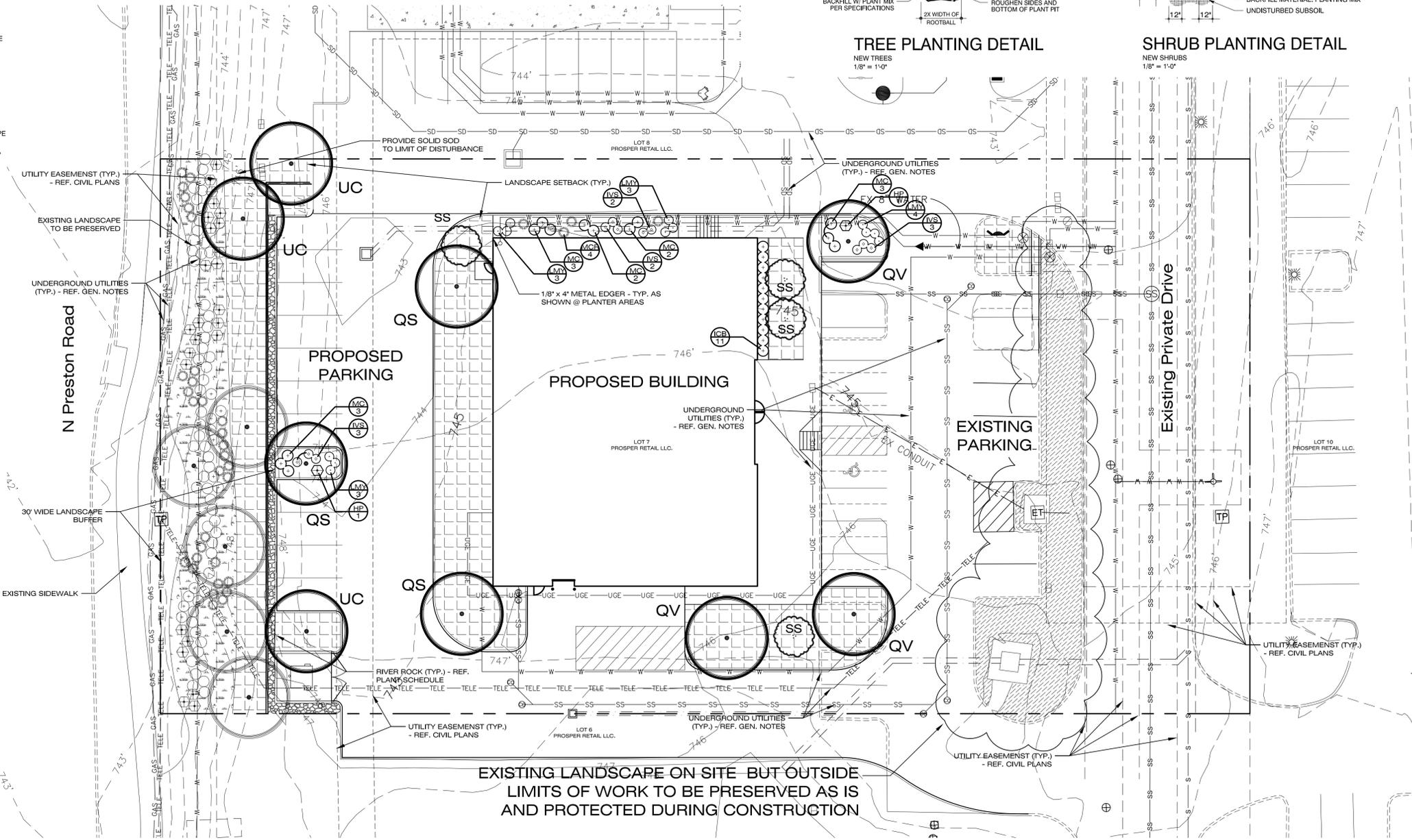


TREE PRUNING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NEW TREES
1/8" = 1'-0"

SHRUB PLANTING DETAIL
NEW SHRUBS
1/8" = 1'-0"



EXISTING LANDSCAPE ON SITE BUT OUTSIDE LIMITS OF WORK TO BE PRESERVED AS IS AND PROTECTED DURING CONSTRUCTION

© COPYRIGHT 2019

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR: **AutoZone STORE DEVELOPMENT**
Store No.: 6029
N Preston Road
Prosper, TX 75078
Texas

SCALE: 1/16" = 1'-0"

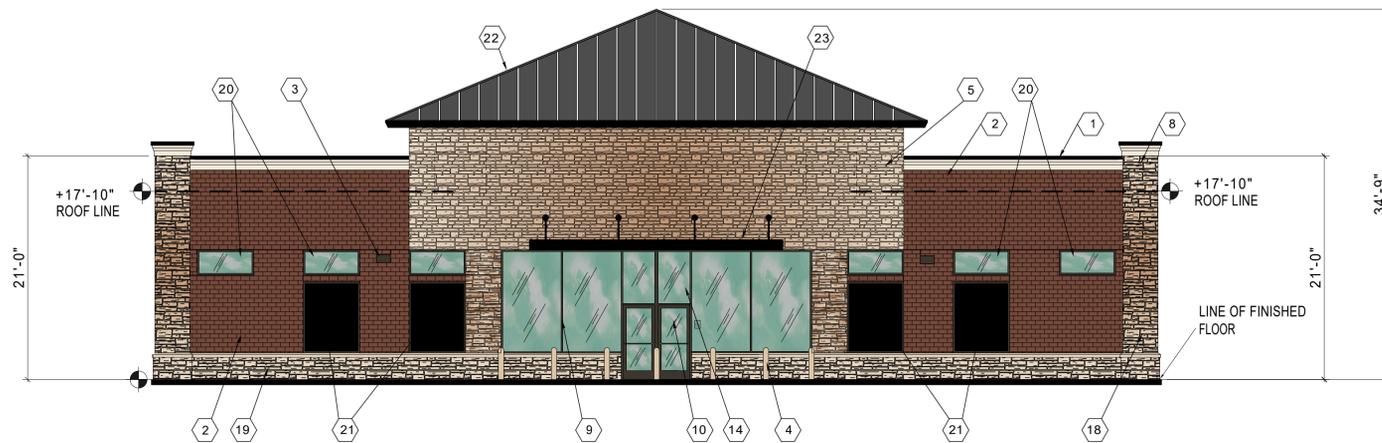
REVISIONS

1. Site Update
2. Site Update
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: JR
DRAFTSMAN: JV
CHECKED BY: JR
DATE: 3/9/20
PROTOTYPE SIZE: 6SW2

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
a division of Westwood
1718 Dry Creek Way, Suite 150 San Antonio, Texas 78299
Tel: 210.365.6300 Fax: 210.365.6300
TSP# Firm No. F-11789 TSP# Res. No. F-10194984
www.westwoodeng.com
JOB NO. - 1544010
HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE
AND ENVIRONMENTAL CONSULTING
14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 probison@horizon-design.com

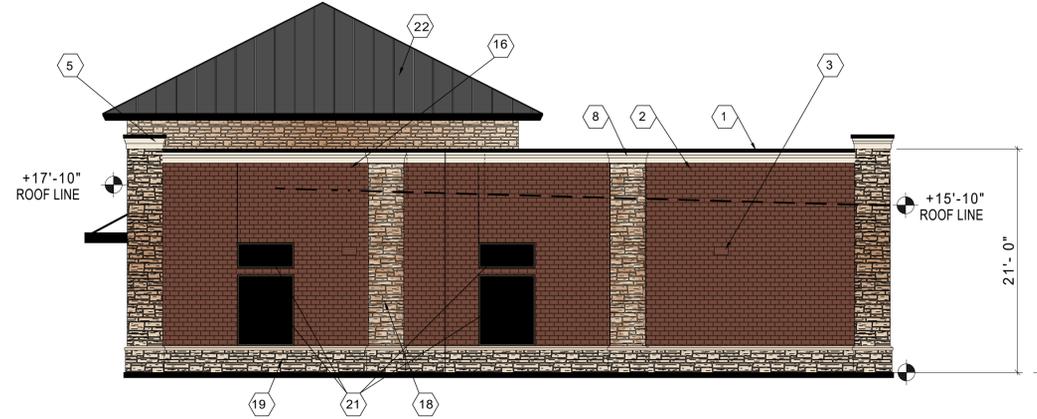
L1.0



2112 GROSS SQ.FT.
518 WINDOWS/DOORS SQ.FT.
1594 NET SQ.FT.

595 Thin Brick 37%
219 Split Face CMU 14%
715 STONE 44%
65 TRIM 5%

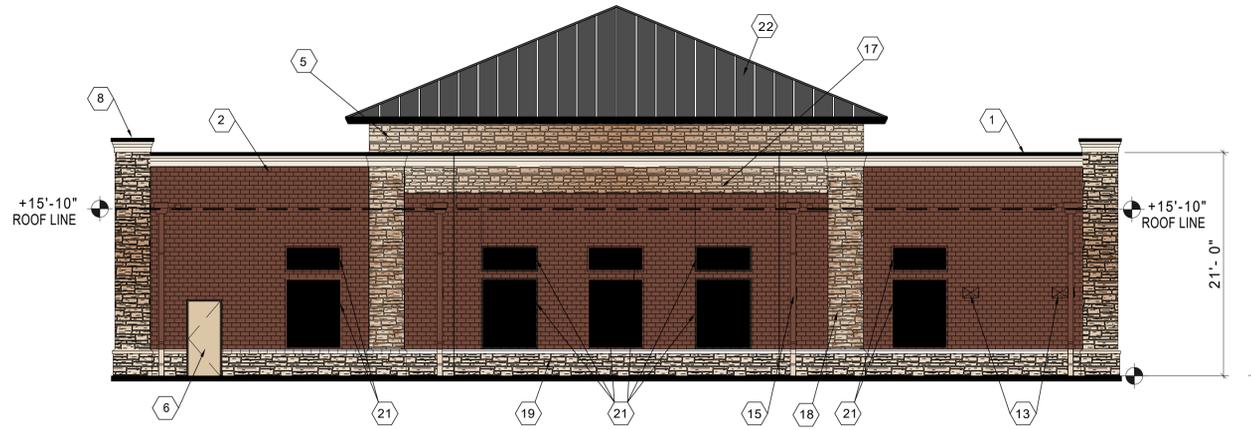
FRONT WALL
EAST (HIGH SIDE)



1610 GROSS SQ.FT.
161 WINDOWS/DOORS SQ.FT.
1449 NET SQ.FT.

850 Thin Brick 60%
151 Split Face CMU 11%
323 STONE 23%
97 TRIM 6%

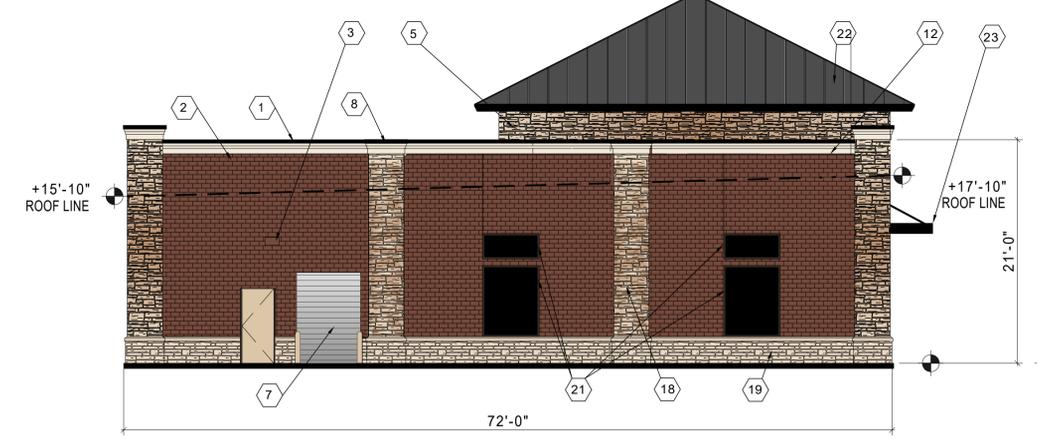
RIGHT SIDE WALL
NORTH



2112 GROSS SQ.FT.
120 WINDOWS/DOOR SQ.FT.
1992 NET SQ.FT.

1180 Thin Brick 60%
234 Split Face CMU 12%
451 STONE 22%
127 TRIM 6%

REAR WALL
WEST (LOW SIDE)



1610 GROSS SQ.FT.
126 WINDOWS SQ.FT.
1484 NET SQ.FT.

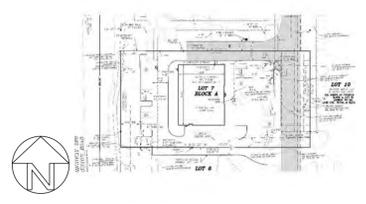
932 Thin Brick 63%
177 Split Face CMU 12%
327 STONE 22%
48 TRIM 3%

LEFT SIDE WALL
SOUTH

- 1 TWO PIECE COMPRESSION TRIM COLOR: BLACK
- 2 THIN BRICK COLOR: OLDCASTLE TIMBERLAND WITH RED FLASH
- 3 WALL MOUNTED LIGHT FIXTURE BRONZE
- 4 PIPE GUARD WITH BEIGE SLEEVE
- 5 ENVIORNMENTAL STONWORKS AUTUMN/BUCKEYE
- 6 PAINT MAN DOOR TO MATCH WALL & METAL FRAMES BRONZE
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BRONZE
- 8 FOAM CORNICE PAINT: RELIABLE WHITE
- 9 ALUMINUM STOREFRONT - BRONZE FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR BRONZE FINISH
- 11 NOT USED
- 12 NOT USED
- 13 TOILET WALL VENTS PAINT TO MATCH WALL BEHIND
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. BRONZE
- 16 NOT USED
- 17 NOT USED
- 18 3'-4" PILASTER WITH ENVIORNMENTAL STONWORKS AUTUMN/BUCKEYE
- 19 8" SPLIT FACE CMU BLOCK INTEGRAL COLOR: THOMAS TAN NO. 1103
- 20 CLEARESTORY WINDOW - EVERGREEN GLASS
- 21 FAUX WINDOW - OPAQUE BLACK GLASS
- 22 STANDING SEAM METAL ROOF - BLACK
- 23 CANOPY - BLACK



DUMPSTER ENCLOSURE



- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN 10 PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

ARCHITECT: GEORGE CALLOW 123 SOUTH FRONT STREET MEMPHIS, TN 38103 901-495-8705	APPLICANT: AUTOZONE, INC. CAROLYN THAEMERT 123 SOUTH FRONT STREET MEMPHIS, TN 38103 901-495-8994	LANDLORD: MQ PROSPER RETAIL, LLC C/O DON SILVERMAN, MANAGER 4622 MAPLE AVENUE, SUITE 200 DALLAS, TX 75219 214-393-3983
AUTOZONE STORE NO. 6029 NORTH PRESTON RD.		THE SHOPS AT PROSPER TRAIL, COLLIN COUNTY, TX LOT 7, BLOCK A
PROSPER TX 75078	TOWN PROJECT NUMBER:	
FACADE PLAN	SCALE: 1/8"=1'-0"	PREPARATION DATE: 7-7-20 REV 9-2-20



PLANNING

To: Planning & Zoning Commission

Item No. 5

From: Evelyn Mendez, Planning Technician

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – September 15, 2020

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 1.4± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street. (Z20-0017).

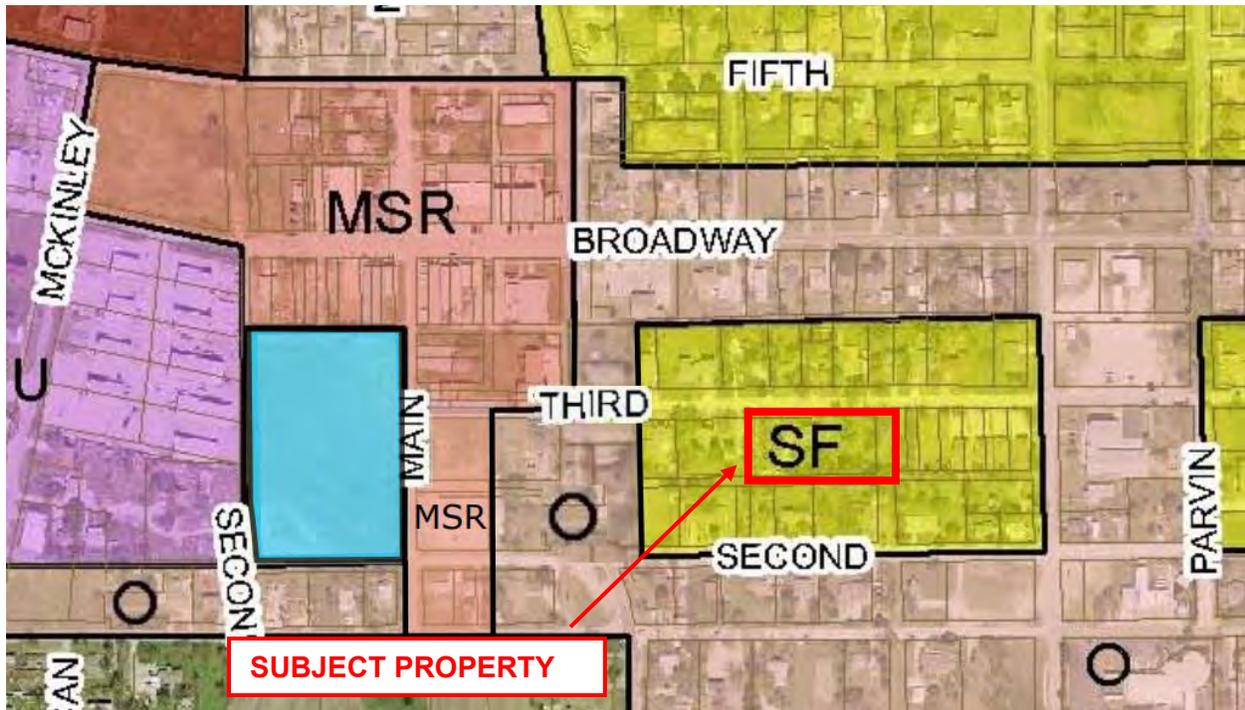
Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single Family Residential	Old Town Single Family
North	Downtown Single Family and Single Family-15	Single Family Residential	Old Town Single Family
East	Single Family-15	Single Family Residential	Old Town Single Family
South	Single Family-15	Single Family Residential	Old Town Single Family
West	Downtown Single Family	Single Family Residential	Old Town Single Family

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Single Family District to allow for development of approximately six (6) single family downtown residences in the future. The existing house will be demolished. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a plat for review and approval. The applicant has been advised of the standards necessary for development.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Single Family. The proposed zoning request conforms to the Future Land Use Plan.



Legal Obligations and Review:

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

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibit A

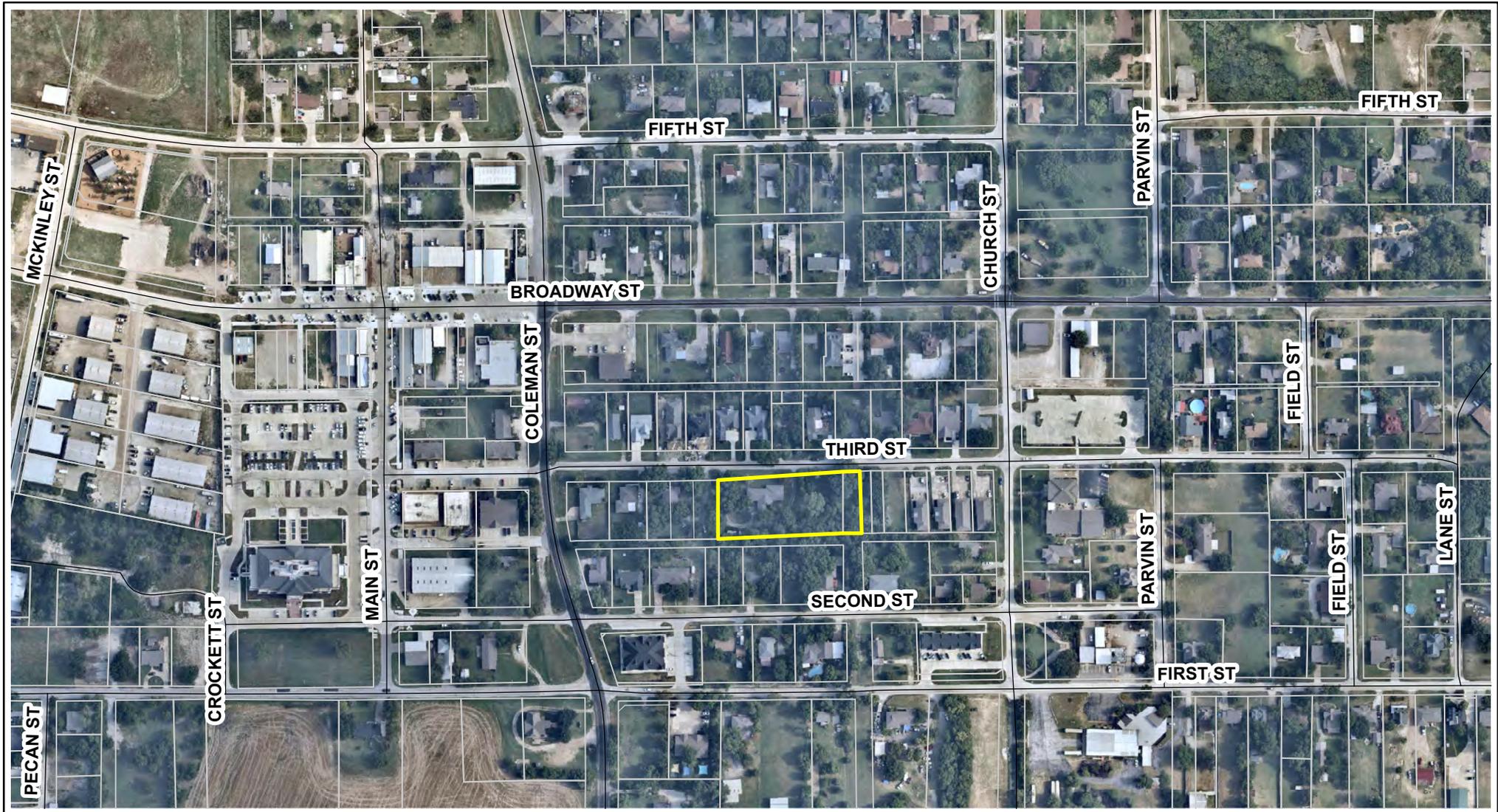
Staff Recommendation:

Staff recommends approval of the request to rezone 1.4± acres from Single Family-15 (SF-15) to Downtown Single Family (DTSF), located on the south side of Third Street, east of Coleman Street.

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 October 13, 2020.

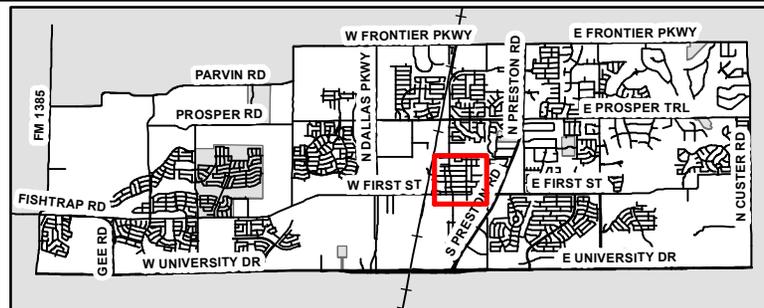
Z20-0017 - 206 East Third Street



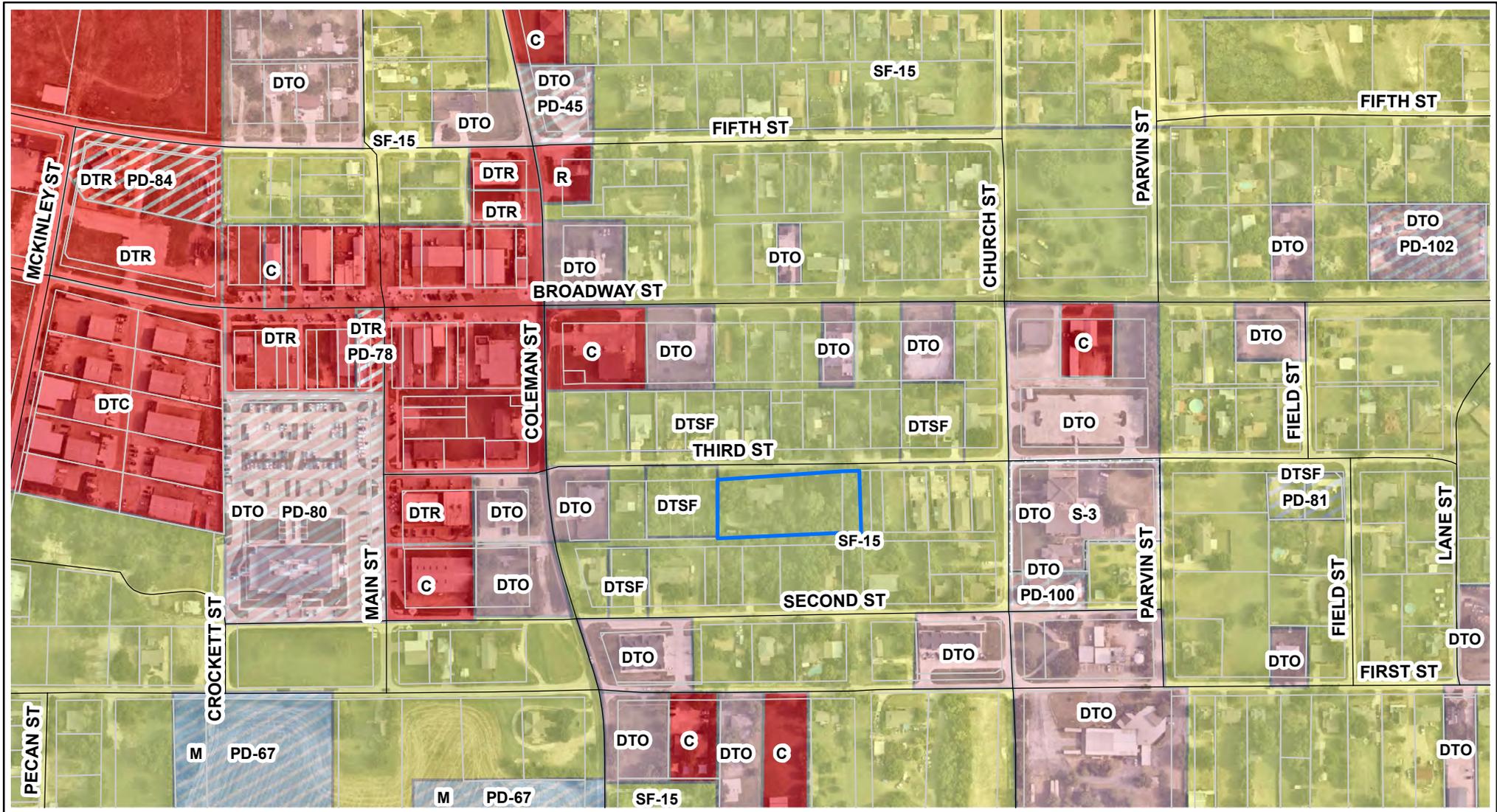
This map is for illustration purposes only.



0 250 500 Feet



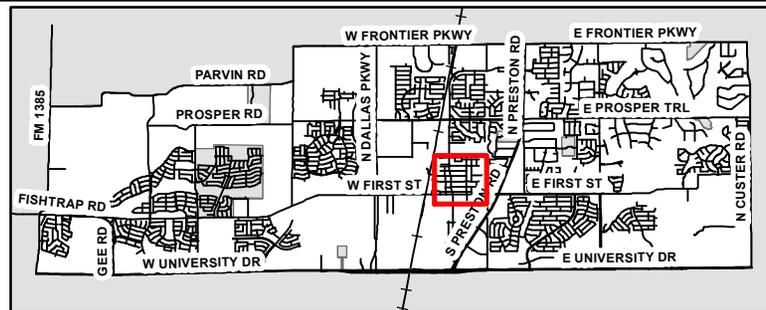
Z20-0017 - 206 East Third Street

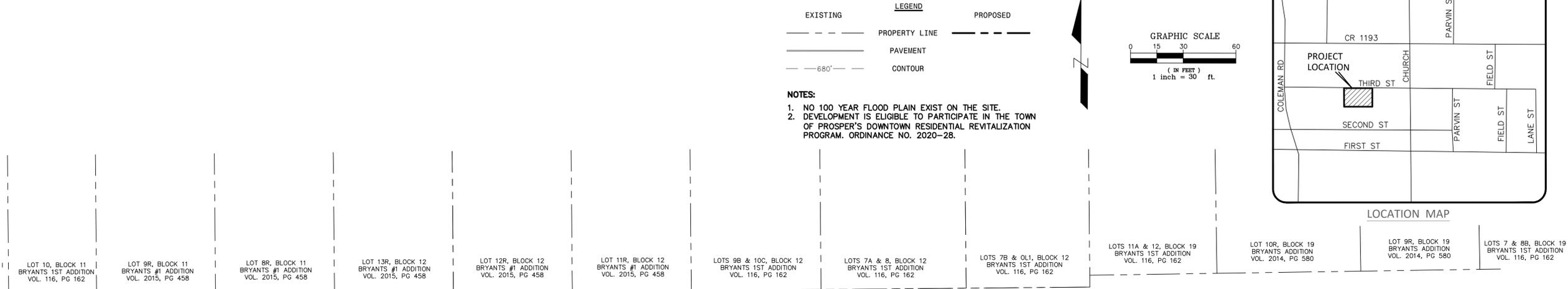


This map is for illustration purposes only.

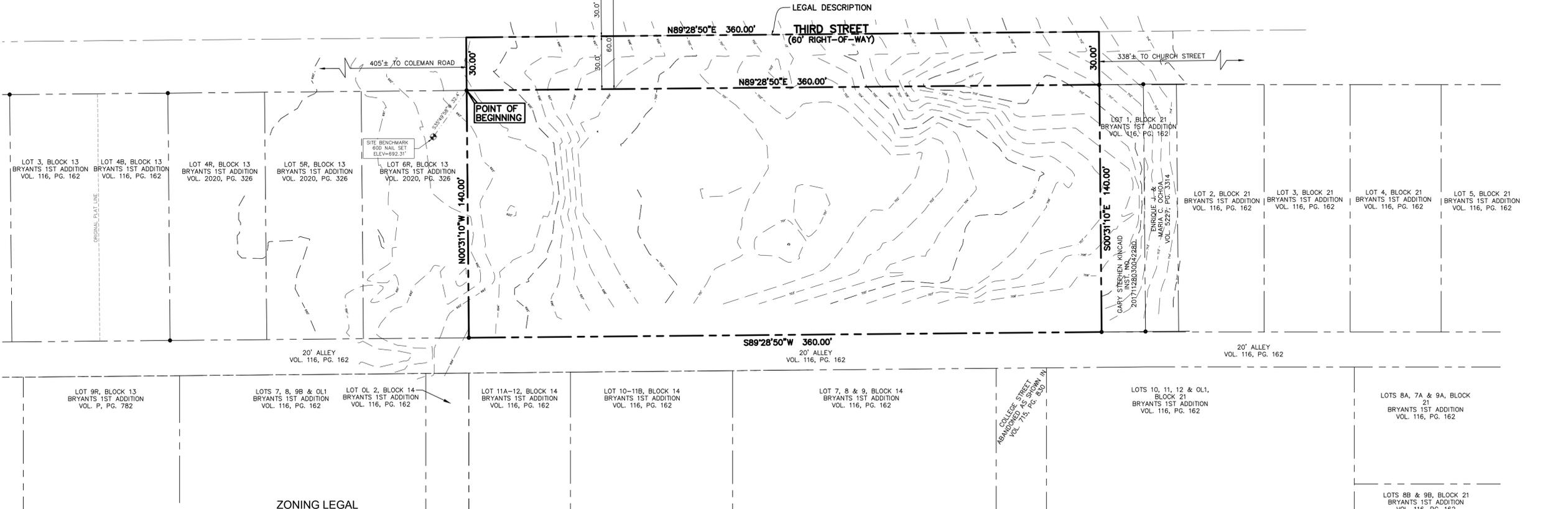
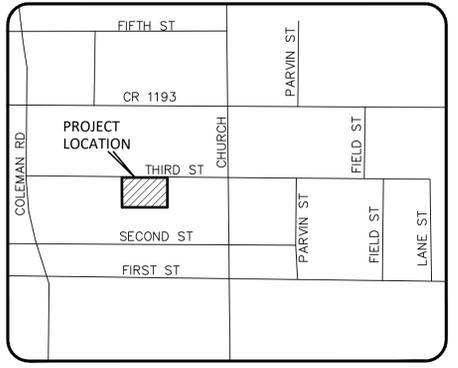
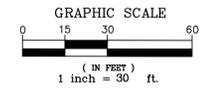


0 250 500 Feet





- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PAVEMENT
 - CONTOUR
- NOTES:**
1. NO 100 YEAR FLOOD PLAIN EXIST ON THE SITE.
 2. DEVELOPMENT IS ELIGIBLE TO PARTICIPATE IN THE TOWN OF PROSPER'S DOWNTOWN RESIDENTIAL REVITALIZATION PROGRAM. ORDINANCE NO. 2020-28.



ZONING LEGAL

Being all that certain 1.405 acre tract of land situated in the Collin County School Land Survey, Abstract No. 147-7, Town of Prosper, Collin County, Texas, and being all of Lots 1-6, Block 14, Bryants 1st Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 116, Page 162, Map Records of Collin County, Texas, and being all of abandoned College Street, an unimproved 60 foot right-of-way, and being a portion of Third Street (60 foot right-of-way) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Block 14, same being the northeast corner of Hall Street abandoned per Volume 715, Page 830, Deed Records of Collin County, Texas, same being in the south right-of-way line of said Third Street;

THENCE through the interior of said Third Street as follows:
North 00 deg. 31 min. 10 sec. West, a distance of 30.00 feet to a point for the northwest corner of the herein described tract, same being in the approximate centerline of said Third Street;

North 89 deg. 28 min. 50 sec. East, along the approximate centerline of said Third Street, a distance of 360.00 feet to a point for the northeast corner of the herein described tract;
South 00 deg. 31 min. 10 sec. East, passing a point for the northeast corner of aoresaid abandoned College Street, same being the northwest corner of Block 21, aforesaid Bryants 1st Addition, and continuing along the common line of said abandoned College Street and said Block 21, a total distance of 170.00 feet to a point for the southeast corner of the herein described tract, same being the southeast corner of said abandoned College Street, same being the southwest corner of said Block 21, same being in the north line of a 20 foot alley per Volume 116, Page 162, aforesaid Map Records;

THENCE South 89 deg. 28 min. 50 sec. West, along the common line of said College Street and said 20 foot alley, passing the southwest corner of said abandoned College Street, same being the southeast corner of aforesaid Block 14, and continuing along the common line of said Block 14 and said 20 foot alley, a total distance of 360.00 feet to a point for the southwest corner of the herein described tract, same being the southwest corner of said Block 14, same being the southeast corner of aforesaid abandoned Hall Street;

THENCE North 00 deg. 31 min. 10 sec. West, along the common line of said Block 14 and said abandoned Hall Street, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 61,200 square feet or 1.405 acre of computed land, more or less.

SURVEYOR
PEISER & MANKIN SURVEYING, LLC
TIM MANKIN, R.P.L.S.
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 TELE
817-481-1809 FAX

OWNER/DEVELOPER
MLD HOMES
LONDON DAY
31 STEEL ROAD
WYLIE, TEXAS 75098-7048
214-458-0214 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

CASE No. Z20-0017
EXHIBIT "A"
LOTS 1-6, BLOCK 14
BRYANTS 1ST ADDITION
1.405 ACRES SITUATED IN
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147
THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SEPTEMBER 03, 2020

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

DEVELOPER:
MLD HOMES
31 STEEL RD
WYLIE, TX, 75098-7048

EXHIBIT "A"
LOTS 1-6, BLOCK 14
BRYANTS 1ST ADDITION
TOWN OF PROSPER, TEXAS

Scale: 1" = 30'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
66420ampZONING EXHIBIT.dwg
Date: 09/03/2020

SHEET
EX-A



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, September 08, 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/87189889684>

Enter Meeting ID: 87189889684

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: 87189889684

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.

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

Announcements of recent and upcoming events.

Presentations.

1. Presentation of a Proclamation to members of the Shawnee Trail Chapter, National Society Daughters of the American Revolution declaring September 17-23, 2020, as Constitution Week. **(ML)**
2. Presenting Teamwork Awards to the Police Corporal and Communications Officers. **(DK)**

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

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

RESULTS

3. Consider and act upon the minutes from the August 22, 2020, Town Council meeting. **(ML)**
4. Consider and act upon the minutes from the August 25, 2020, Town Council meeting. **(ML)**
5. Receive the July financial report. **(BP)**
6. Consider and act upon adopting the FY 2020-2021 Prosper Economic Development Corporation budget. **(RS)**
7. Consider and act upon a resolution designating The Prosper Press as the official newspaper of the Town of Prosper, and The Dallas Morning News as an alternative advertising source, for Fiscal Year 2020-2021. **(ML)**
8. Consider and act upon submitting an official ballot for the election of Places 1-4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. **(RB)**
9. Consider and act upon a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2020 rate review mechanism filing. **(BP)**
10. Consider and act upon awarding Bid No. 2020-81-B to Accelerated Critical Path, Inc., related to construction services for the Prosper Trail/DNT Intersection Improvements project; and authorizing the Town Manager to execute a construction agreement for same. **(HW)**
11. Consider and act upon an ordinance amending Section 12.09.003 "Speed Limits on Specific Streets" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the prima facie speed limits on certain streets. **(HW)**
12. Consider and act upon an ordinance to rezone 27.4± acres from Planned Development-65 (PD-65) to Planned Development-104 (PD-104), located on the south side of Prairie Drive, east of Legacy Drive. (Z20-0014). **(AG)**
13. Consider and act to authorize the Town Manager to execute a Development Agreement between Prosper Villages at Legacy, LLC, and the Town of Prosper, Texas, related to the Greens at Legacy development. **(AG)**
14. Consider and act upon an ordinance modifying the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to modify the residential development standards, including, but not limited to building material, roofing, window, and building encroachment regulations. (Z20-0015). **(AG)**
15. Consider and act upon authorizing the Town Manager to execute a First Amended Development Agreement between VP Windsong Operation, LLC and VP Windsong Investments, LLC, and the Town of Prosper, Texas, related to the Windsong Ranch development. **(AG)**
16. Consider and act upon an ordinance abandoning a portion of Good Hope Road prescriptive right-of-way, located south of Parvin Road, beginning at a point approximately 600 feet from the southern property line of Good Hope Cemetery and extending southward approximately 1,100 feet. **(AG)**

RESULTS

17. Consider and act upon an ordinance amending the Zoning Ordinance regarding Permitted Uses and Definitions, and Development Requirements, including but not limited to Landscaping, Parking, Screening, and Non-Residential Design and Development Standards. (Z20-0010). **(AG)**

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

Items for Individual Consideration:

18. Conduct a Public Hearing to consider and discuss a proposal to adopt a tax rate of \$0.52 per \$100 valuation. **(BP) No Action Required**
19. Consider and act upon an ordinance adopting the Fiscal Year (FY) 2020-2021 Annual Budget and Capital Improvement Program for the fiscal year beginning October 1, 2020 and ending September 30, 2021. **(BP) Approved, 7-0**
20. Consider and act upon an ordinance adopting the Town of Prosper 2020 Property Tax Rate. **(BP) Approved, 7-0**
21. Conduct a Public Hearing to consider and discuss proposed Water and Sewer utility rate structure. **(BP) No Action Required**
22. Consider and act upon an ordinance amending Appendix A, "Fee Schedule," to the Town's Code of Ordinances by repealing existing Section IX, "Water and Sewer Rates," and replacing it with a new section IX, "Water and Sewer Rates"; and repealing existing Section XI, "Rates for Collection of Solid Waste and Recyclables," and replacing it with a new section XI, "Rates for Collection of Solid Waste and Recyclables; and adding a new section XXII "Emergency Medical Services (EMS) Rates". **(BP) Approved, 7-0**
23. Consider and act upon an amendment to the Wastewater Master Plan. **(DH) Approved, 7-0**

EXECUTIVE SESSION:

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

Section 551.087 – To discuss and consider economic development incentives.

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

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

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

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

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

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, September 4, 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 Council meetings are 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.