



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 15, 2024
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning & Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning & Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance
3. Election of Officers

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. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 4a. Consider and act upon the minutes from the October 1, 2024, Planning & Zoning Commission work session.
- 4b. Consider and act upon the minutes from the October 1, 2024, Planning & Zoning Commission regular meeting.

- [4c.](#) Consider and act upon a request for a Site Plan for a Hotel on Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0045)
- [4d.](#) Consider and act upon a request for a Final Plat of Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0047)
- [4e.](#) Consider and act upon a request for a Site Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0079)
- [4f.](#) Consider and act upon a request for a Final Plat of Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0080)
- [4g.](#) Consider and act upon a request for a Site Plan for a Fire Station on Fire Station No. 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 1,200± feet east of Escalante Trail. (DEVAPP-24-0116)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a “Public Comment Request Form” 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 either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

- [5.](#) Conduct a Public Hearing and consider and act upon a request to rezone 20.1± acres on Collin County School Land Survey 12, Abstract 147, Tracts 8 & 10 from Agricultural and Commercial Corridor to Planned Development–Commercial Corridor, located on the northwest corner of Dallas Parkway and First Street. (ZONE-24-0007)
- [6.](#) Conduct a Public Hearing and consider and act upon a request to rezone 120.5± acres on Collin County School Land Survey 12, Abstract 147, Tract 45 from Planned Development-44 to Planned Development-Single Family & Retail, located on the southeast corner of Legacy Drive and Frontier Parkway. (ZONE-24-0013)
- 7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 8. 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, October 11, 2024, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, 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) 569-1073 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, October 1ST, 2024, 5:00 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:24 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Matthew Furay, and Glen Blanscet

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant).

Items for Individual Consideration:

REGULAR AGENDA:

- 1. Discuss the modifications proposed to Planned Development-67 that were presented at the Joint Work Session on September 17, 2024**

Scott Shipp, Director of Engineering for Blue Star Land, attended to answer any questions regarding this item as he presented at the Joint Work Session on September 17th.

The Commission discussed the modifications proposed to Planned Development-67.

Adjourn.

The work session was adjourned at 6:00 p.m.

Michelle Crowe (Senior Admin Assistant)

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 1, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:04 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Matthew Furay, and Glen Blanscet

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Michelle Crowe (Senior Administrative Assistant)

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the September 03, 2024, Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a request for a Conveyance Plat of Prosper Middle School No. 7 Addition, Block A, Lot 1, on 38.6± acres, located on the east side of Legacy Drive and 1,500± feet north of Prosper Trail. (DEVAPP-24-0093)**

Commissioner Furay requested to pull Item 3a from the Consent Agenda.

Commissioner Hamilton made a motion to approve Item 3b. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Regarding Item 3a, Commissioner Furay requested to abstain, as he was not present during the September 3rd meeting. Commissioner Hamilton made a motion to approve Item 3a. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 6-0 with Commissioner Furay abstaining.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway. (ZONE-24-0011)

Commissioner Blanscet requested clarification regarding the height of the berm and how close the TxDOT taking was to the subdivision's screening wall.

Mr. Hill answered that the height of the berm would be four feet and that the TxDOT taking would go right to the screening wall. Mr. Hill added that there would be room to provide landscaping on the masonry portion of the screening wall. Additionally, Mr. Hill stated that the completed wall will be a total of eight feet tall with four feet of masonry at the bottom and four feet of ornamental fencing at the top.

Commissioner Hamilton asked how access would be provided to the area for maintenance.

Mr. Hill answered that a maintenance easement would be provided to allow the Homeowners' Association access for maintenance.

Commissioner Carson requested confirmation that the screening wall was designed and started prior to the right-of-way being acquired and that the non-compliance is not the fault of the property owner. Additionally, Commissioner Carson requested clarification regarding what would occur if the request were not approved.

Mr. Hill confirmed that the wall was designed and started correctly prior to the acquisition of right-of-way by TxDOT and that the wall would have to be taken down and constructed in the proper location if the request was denied.

Commissioner Blanscet inquired about the provision of a sidewalk shown in the anticipated area of the TxDOT taking.

Mr. Hoover answered that TxDOT will provide the sidewalk. Additionally, Mr. Hoover added that the landscaping outside of the wall will be provided by the developer.

Commissioner Carson asked who would be responsible for the installation and maintenance of the plantings in front of the screening wall.

Mr. Hoover stated that the plantings will be installed by the developer and maintained by the Homeowner's Association.

Commissioner Furay inquired about the proposed landscaping compared to the landscaping required by the Zoning Ordinance.

Mr. Hill stated that a 25-foot landscape buffer is supposed to be provided between a thoroughfare and a residential screening wall. Mr. Hill explained that the width of the landscape buffer would remain the same; however, the landscaping would be behind the residential screening wall instead of in front of it.

Chair Daniel opened the public hearing.

The applicants, Steve Basden and Brice Stately, addressed the Commission. They explained that a lack of communication occurred between all parties involved that resulted in the mishap and no one party bears all the responsibility. Additionally, they added that the screening wall was 85 percent complete, and it would be a great cost to start over.

Commissioner Daniel requested clarification about irrigation for the hedges in front of the screening wall.

Mr. Basden answered that driplines would be installed.

Commissioner Hamilton requested information about how access would be provided to the area for maintenance.

Mr. Basden answered that there would be access from the street side of the wall and that access would be created to the landscape buffer behind the wall.

Commissioner Carson stated that the wrought iron fence is preferable to a fully masonry one.

Commissioner Daniel asked if the developer had sold all the lots in the subdivision and noted the large size of the lots within the subdivision.

Mr. Basden stated that the lots are not sold. Mr. Basden explained that 23 lots have two complete homes with another under construction. Additionally, Mr. Basden added that he has had several conversations with builders and that there will be a second phase that includes a street extension.

Chair Daniel closed the public hearing.

Commissioner Daniel expressed the Commission's appreciation for the applicants' attendance and the development they are constructing.

Commissioner Blanscet made a motion to approve Item 4. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Mr. Hill informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action. Commissioners and Staff discussed procedures for the work sessions.

Commissioner Furay made a motion to adjourn the meeting. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Adjourn.

The meeting was adjourned at 6:41 p.m.

Michelle Crowe, Senior Administrative Assistant

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 4c**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Prosper Center, Block D, Lot 6
Meeting: October 15, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for a Hotel on Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0045)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-122 (Office).

Conformance:

The Site Plan conforms to the development standards of Planned Development-122.

Description of Agenda Item:

The Site Plan consists of a four-story 55,200 square foot hotel and associated parking. The following amenities will be provided, as required by Planned Development-122:

- Conference Room (1,000 SF)
- Daily Breakfast
- Fitness Center
- Housekeeping Service
- Jogging Trail
- Outdoor Pool
- Outside Patio w/ Cornhole, Darts, Fire Pit, and Webber Grill

Access:

Access is provided from Mahard Parkway and Prairie Drive through cross access with adjacent properties.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

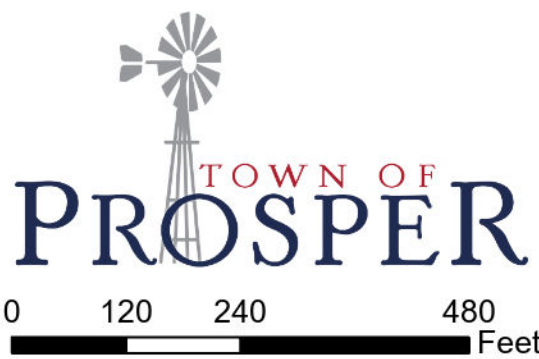
As a companion item, the Final Plat (DEVAPP-24-0047) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

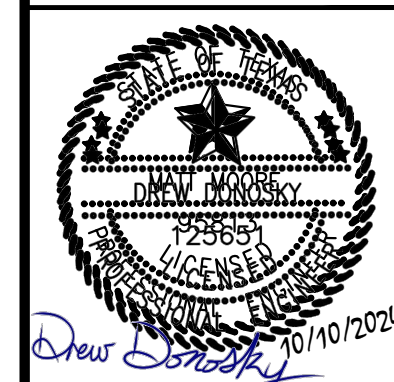
Town Staff recommends approval of the Site Plan.



This map for illustration purposes only

DEVAPP-24-0045
 Prosper Center Blk D Lt 6

Site Plan

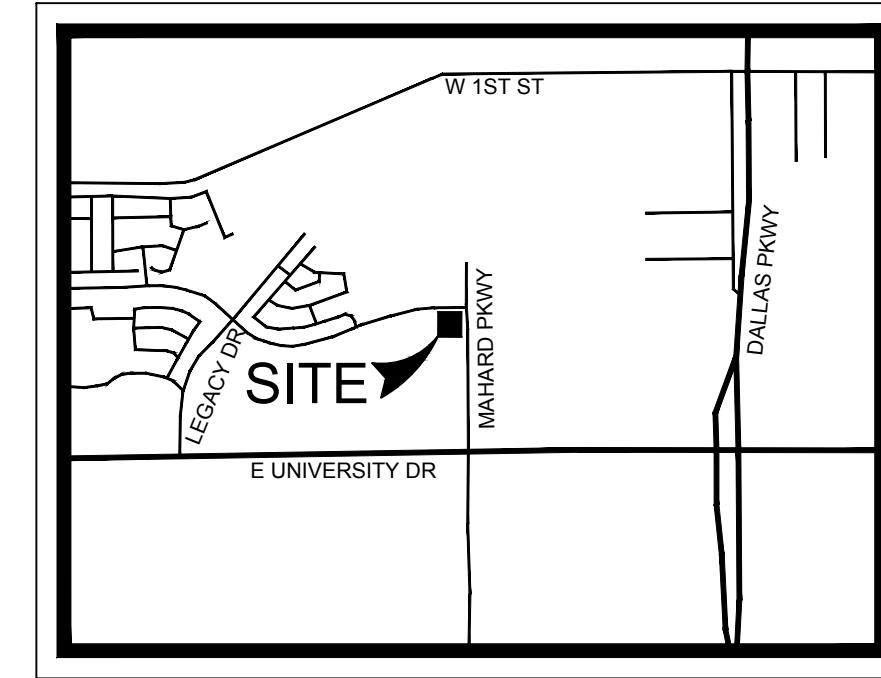


**PROSPER PREMIER HOTEL
 MARRIOTT TOWN PLACE SUITE
 PRAIRIE DRIVE AND
 MAHARD PARKWAY
 PROSPER, TEXAS**

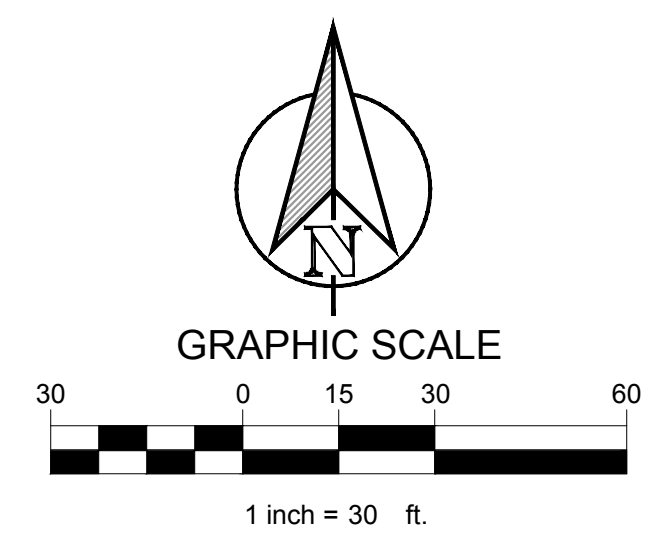
NO.	DATE	REVISION	BY

SITE PLAN

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	DD
DATE:	10/10/2024
SHEET	
SP-1	
File No. 2022-014	



VICINITY MAP
N.T.S.

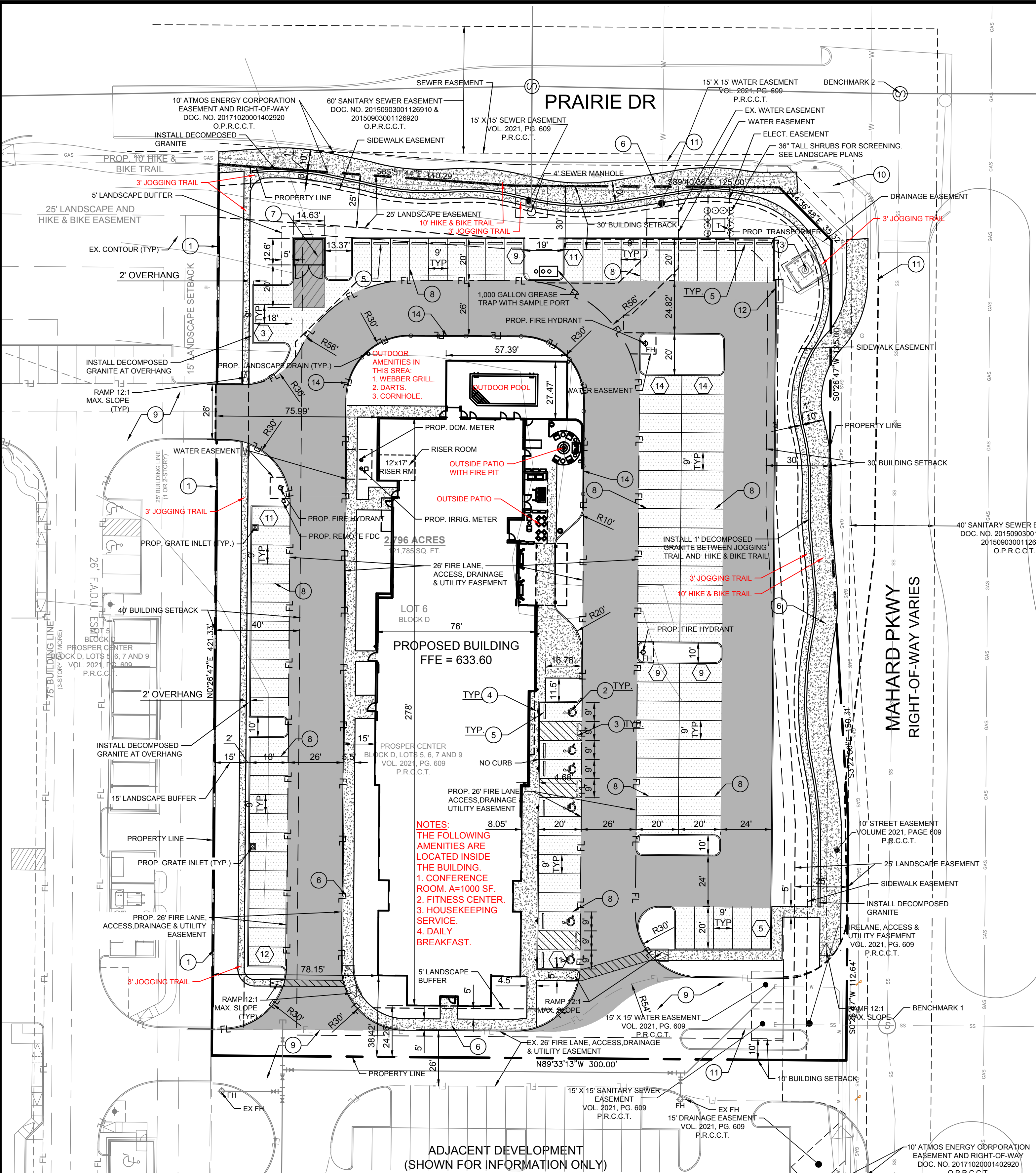


LEGEND	
	CONCRETE PAVEMENT
	FIRE LANE CONCRETE PAVEMENT
	PUBLIC CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	6' MASONRY SCREEN WALL
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	PROPOSED 8' HIGH DUMPSTER AREA AND ENCLOSURE MATERIAL: MASONRY
⑧	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑨	EXISTING PAVEMENT BY OTHERS
⑩	EXISTING SIDEWALK
⑪	EXISTING CURB & GUTTER
⑬	EXISTING WYE INLET TO BE REMOVED
⑭	RETAINING WALL WITH 42" GUARD RAIL PER ARCH. DETAILS

SITE PLAN GENERAL NOTES:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- 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.
- 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 Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks*, and detention pond *



OUTDOOR AMENITIES:
 1. OUTDOOR POOL
 2. JOGGING TRAIL
 3. OUTSIDE PATIO WITH WEBBER GRILL, FIRE PIT, DARTS AND CORNHOLE.

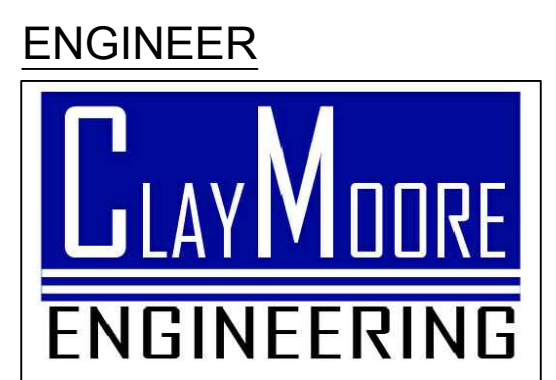
NOTES:
 THE FOLLOWING AMENITIES ARE LOCATED INSIDE THE BUILDING:
 1. CONFERENCE ROOM: A=1000 SF.
 2. FITNESS CENTER
 3. HOUSEKEEPING SERVICE
 4. DAILY BREAKFAST.

NOTE:
 ALL HVAC / MECH. EQUIPMENTS ARE LOCATED ON THE ROOF AND SCREENED WITH PARAPET WALLS.

SIZE	TYPE	QUANTITY	REMARKS
2"	DOMESTIC	1	PROPOSED
1"	IRRIGATION	1	PROPOSED

	TOTAL SITE AREA (SF)	IMPERVIOUS (SF)	PERVIOUS (SF)	% IMPERVIOUS
EXISTING SITE	121,785	7,303	114,482	6.00
PROPOSED SITE	121,785	92,189	29,596	75.70

ZONING	PROPOSED USED	GROSS LOT AREA	LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR AREA RATIO	BUILDING HT	NUMBER OF STORIES	PARKING REQUIREMENT	REQUIRED PARKING	PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	IMPERVIOUS AREA	PERCENT IMPERVIOUS	REQUIRED PARKING LOT LANDSCAPING	PROVIDED PARKING LOT LANDSCAPING	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
PD-122 (OFFICE)	HOTEL (LIMITED SERVICE)	2,796 ACRES 121,785 SF	15.19%	55,200 (18,496) SF	0.45	55'	4	1 PER ROOM (93 RMS) + 1 PER 200 SF OF CONFERENCE CENTER (A=1,320 SF)	100	108	5	6	92,189 SF	75.70%	1,635 SF	2,916 SF	8,525 SF (7%)	8,956 SF (7.35%)



ENGINEER
 TEXAS REGISTRATION #14199
 1903 CENTRAL DR.
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

ARCHITECT
 PRP. ARC. CORP.
 3 COLONIAL COURT,
 FRISCO, TX 75034
 PH 972.900.3104
 CONTACT: PANKAJ PATEL
 EMAIL: PPATEL2030@GMAIL.COM

DEVELOPER
 SHYANA HOSPITALITY
 MANAGEMENT, LLC
 6401 EL DARADO PKWY, SUITE: 338
 MCKINNEY, TX 75070
 PH 214.412.0695
 CONTACT: DIPAL PATEL
 EMAIL: DIPAL0102@GMAIL.COM

SITE PLAN

DEVAPP-24-0045

**PROSPER PREMIER HOTEL
 MARRIOTT TOWN PLACE SUITE**

PRAIRIE DRIVE AND MAHARD PARKWAY PROSPER TEXAS
 2.80 ACRES

LEGAL DESCRIPTION:
 PROSPER CENTER
 BLOCK D, LOT 6
 TOWN OF PROSPER, TEXAS.

CITY:	PROSPER	STATE:	TEXAS
COUNTY:	COLLIN	SURVEY:	COLLIN COUNTY SCHOOL
ABSTRACT NO.:	147		

SUBMITTAL LOG:
 11-05-2023 CITY SUBMITTAL
 8-15-2024 CITY SUBMITTAL

PLOTTED BY: DENG TORRES
 PLOT DATE: 10/10/2024 2:30 PM
 LOCATION: Z:\PROJECTS\PROJETS\2022-014 VIBRANT HOTEL PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/10/2024 2:08 PM



PLANNING

To: Planning & Zoning Commission **Item No. 4d**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Prosper Center, Block D, Lot 6
Meeting: October 15, 2024

Agenda Item:

Consider and act upon a request for a Final Plat of Prosper Center, Block D, Lot 6, on 2.8± acres, located on the southwest corner of Mahard Parkway and Prairie Drive. (DEVAPP-24-0047)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-122 (Office).

Conformance:

The Final Plat conforms to the development standards of Planned Development-122.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements for the development of Lot 6.

Companion Item:

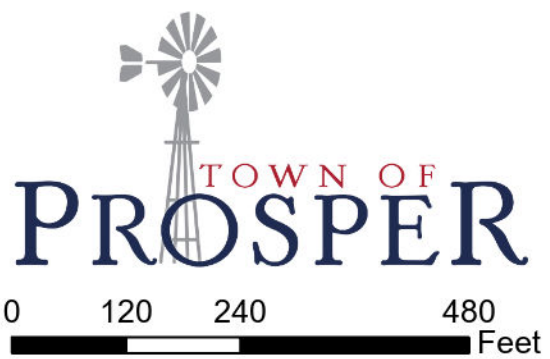
As a companion item, the Site Plan (DEVAPP-24-0045) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

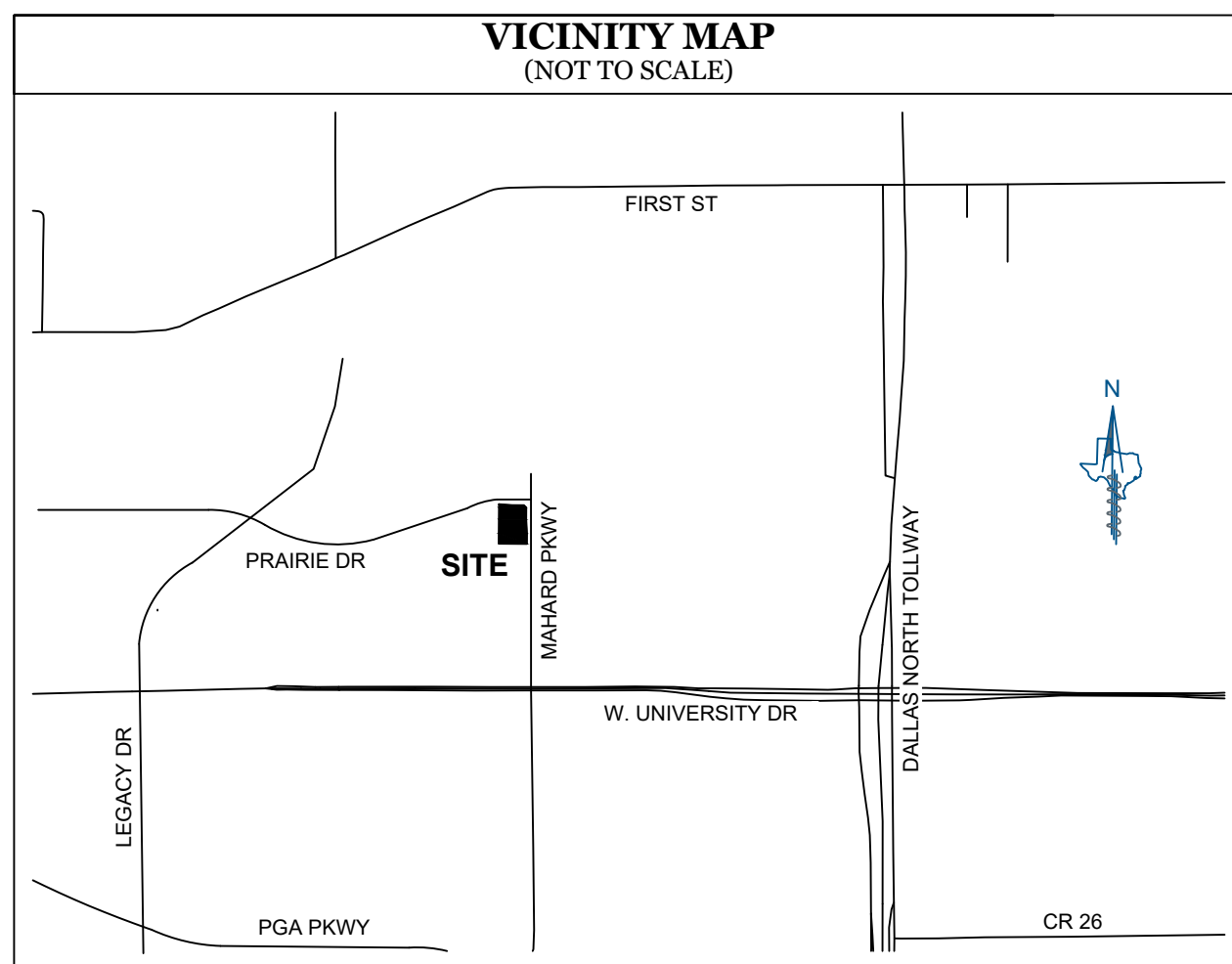
Town Staff recommends approval of the Final Plat.



This map for illustration purposes only

DEVAPP-24-0047
 Prosper Center Blk D Lt 6

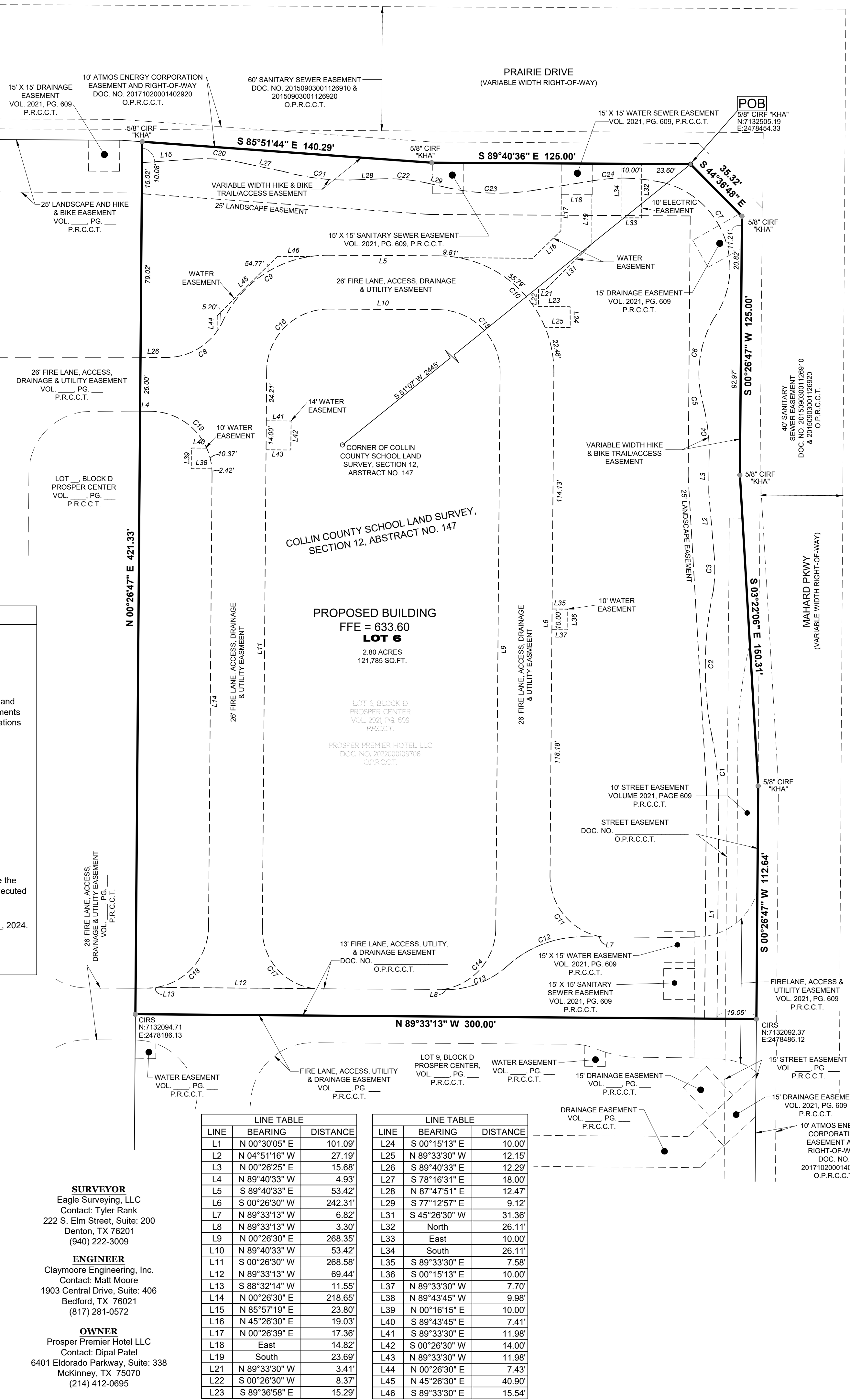
Replat



GENERAL NOTES
1.) The purpose of this plat is to dedicate easements for site development.
2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0230J. No 100-year floodplain exists on this site.
3.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
4.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
5.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
6.) No floodplain exists on this site.
7.) All landscape easements must be exclusive to any other type of easement except as shown on this plat.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF DENTON
KNOW ALL MEN BY THESE PRESENTS:
That I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.
Dated this _____ day of _____, 2024.
PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402
STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, on this day personally appeared Matthew Raabe, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.
Notary Public in and for the State of Texas

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curve data for C1 through C24.



SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
222 S. Elm Street, Suite: 200
Denton, TX 76021
(940) 222-3008
ENGINEER
Claymore Engineering, Inc.
Contact: Matt Moore
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572
OWNER
Prosper Premier Hotel LLC
Contact: Dipal Patel
6401 Eldorado Parkway, Suite: 338
McKinney, TX 75070
(214) 412-0695

Table with 3 columns: LINE, BEARING, DISTANCE. Contains line data for L1 through L23.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, PROSPER PREMIER HOTEL LLC, is the owner of a 2.80 acre tract of land situated in the Collin County School Survey, Section No. 12, Abstract No. 147, in the Town of Prosper, Collin County, Texas, being a tract of land conveyed to Prosper Premier Hotel LLC by Special Warranty Deed of record in Document Number 2022000109708 of the Official Public Records of Collin County, Texas, being all of Lot 6, Block D of Prosper Center, a subdivision of record in Volume 2021, Page 609 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING, at a 5/8" iron rod with red plastic cap stamped "KHA" found at the intersection of the South right-of-way line of Prairie Drive (variable width right-of-way) and the cut-off line between the South right-of-way line of said Prairie Drive and the West right-of-way line of Mahard Parkway (variable width right-of-way), being a Northeast corner of said Lot 6;
THENCE, S44°36'48"E, along said cut-off line, a distance of 35.32 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the intersection of said cut-off line and the West right-of-way line of said Mahard Parkway, being a Northeast corner of said Lot 6;
THENCE, along the West right-of-way line of said Mahard Parkway, being the common East line of said Lot 6, the following three (3) courses and distances:
1. S00°26'47"W, a distance of 125.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
2. S03°22'06"E, a distance of 150.31 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
3. S00°26'47"W, a distance of 112.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northeast corner of Lot 9, Block D of said Prosper Center and the Southeast corner of said Lot 6;
THENCE, N89°33'13"W, along the North line of said Lot 9, being the common South corner of said Lot 6, a distance of 300.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 5, Block D of said Prosper Center, being the Northwest corner of said Lot 9 and the Southwest corner of said Lot 6;
THENCE, N00°26'47"E, along the East line of said Lot 5, being the common West line of said Lot 6, a distance of 421.33 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found in the South right-of-way line of said Prairie Drive, being the Northeast corner of said Lot 5 and the Northwest corner of said Lot 6;
THENCE, along the South right-of-way line of said Prairie Drive, being the common North line of said Lot 6, the following two (2) courses and distances:
1. S85°51'44"E, a distance of 140.29 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found;
2. S89°40'36"E, a distance of 125.00 feet to the POINT OF BEGINNING, containing 2.80 acres or 121,785 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, PROSPER PREMIER HOTEL LLC, acting herein by and through it's duly authorized officer, does hereby adopt this plat, designating herein described property as PROSPER CENTER, BLOCK D, LOT 6 an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, PROSPER PREMIER HOTEL LLC, does herein certify the following:
1.) The streets and alleys are dedicated for street and alley purposes.
2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
3.) The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4.) No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper.
5.) The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6.) Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7.) The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8.) The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9.) All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this _____ day of _____, 20____.
BY:

Dipal Patel, Manager

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of _____, on this day personally appeared DIPAL PATEL, Manager of PROSPER PREMIER HOTEL, LLC, 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 THE OFFICE this _____ day of _____, 2024.

Notary Public, State of _____

FIRE LANE EASEMENT
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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.

CERTIFICATE OF APPROVAL
APPROVED on this _____ day of _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.
Town Secretary
Engineering Department
Development Services Department

Project: 2208.055-03
Date: 10/02/2024
Drafter: EN
EAGLE SURVEYING
EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Prosper Commons, Block B, Lots 10
Meeting: October 15, 2024

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0079)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-2.

Conformance:

The Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Site Plan consists of one lot with a 11,735 square foot medical/retail building and associated required parking for these uses.

Access:

Access is provided from Coit Road and US 380 through cross access within the overall commercial development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0080) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

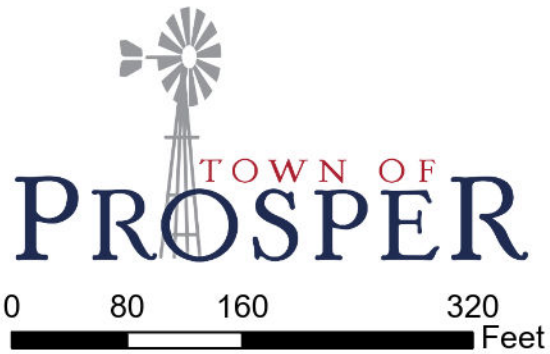
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



RICHLAND BLVD

S COIT RD

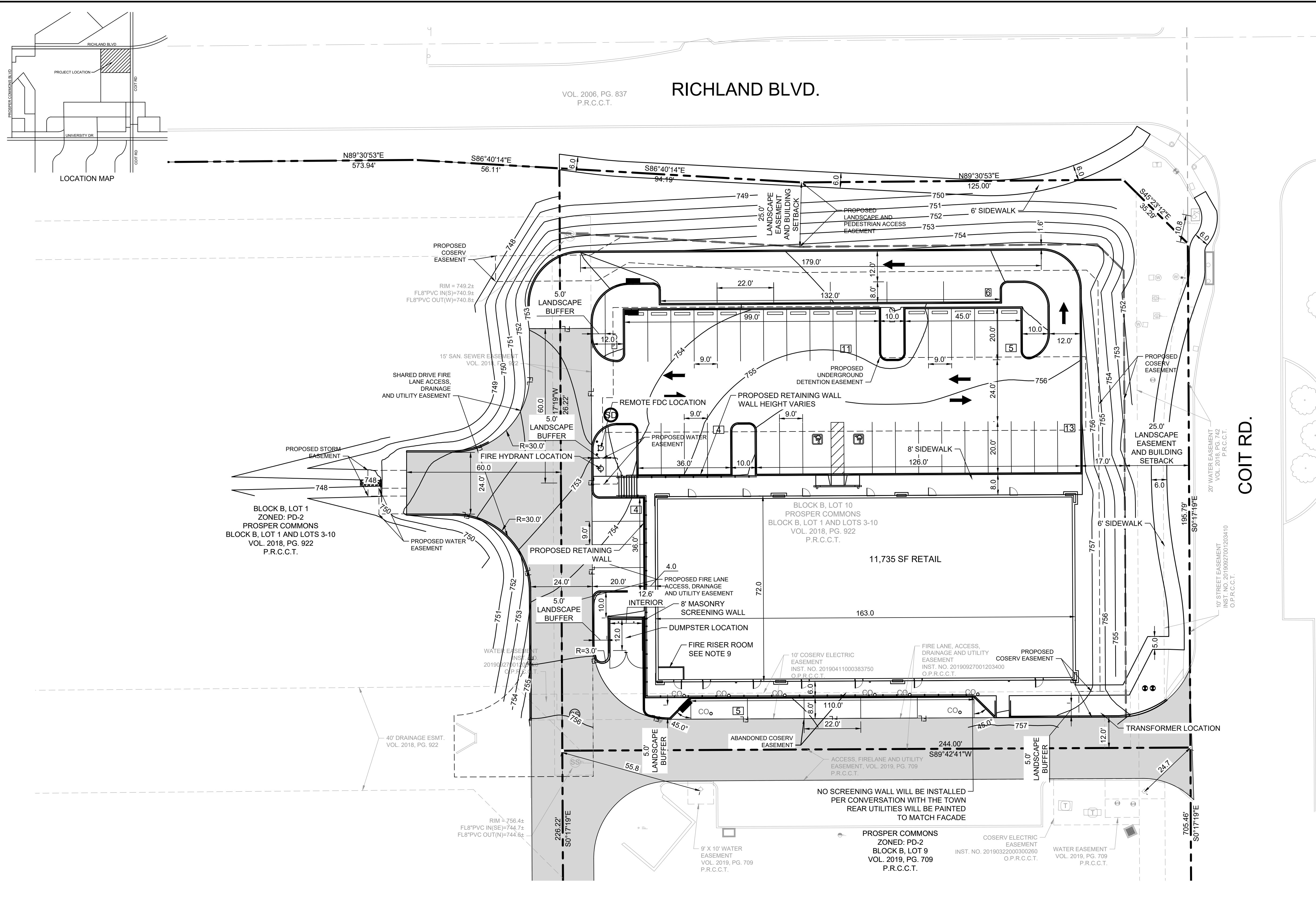


DEVAPP-24-0079

Prosper Commons-
Multitenant Building

Site Plan

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- WATER VALVE
- WATER METER
- CLEANOUT
- LIGHT POLE
- STORM SEWER CURB INLET
- TRAFFIC FLOW ARROW
- SIGN
- ADA SYMBOL
- WHEEL STOP
- PARKING COUNT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TRANSFORMER
- PROPOSED CONTOUR 1290
- HAND RAIL
- FIRE LANE

- SITE PLAN NOTES**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - 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.
 - IMPACT FEES WILL BE ACCESSED 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 PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITH SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
 - FIRE RISER ROOM REQUIREMENTS: MINIMUM FIRE RISER ROOM SIZE SHALL BE 36 SQ. FT. WITH MINIMUM INTERIOR DIMENSIONS OF 6'. SHALL BE DIRECTLY ACCESSIBLE FROM THE EXTERIOR OF THE STRUCTURE BY A CONCRETE SIDEWALK FROM THE FIRE LANE. ACCESS DOOR SHALL FACE AND FRONT A FIRE LANE. NO OTHER EQUIPMENT IS PERMITTED IN THE RISER ROOM. DOMESTIC WATER, NECESSARY TO SERVE THE BUILDING MAY BE PERMITTED ONLY WITH WRITTEN APPROVAL FROM THE FIRE MARSHAL.
 - LANDSCAPE EASEMENTS SHALL BE EXCLUSIVE WITH THE EXCEPTION OF EXISTING EASEMENTS.

SITE PLAN
PROSPER COMMONS
BLOCK B, LOT 10
 AN ADDITION TO THE TOWN OF PROSPER
 ZONED: PD-2
 1.234 ACRES

HARRISON JAMISON SURVEY, ABSTRACT NO. 480
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 SEPTEMBER - 2024
 DEVAPP-24-0079

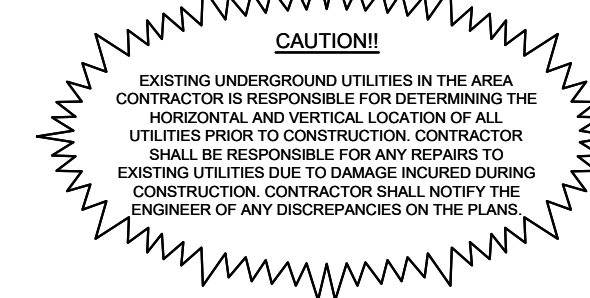
OPEN SPACE REQUIREMENTS:

Requirement	Calculation	Required SF	Provided SF
Chapter 4 Section 2.6 - C-6-g-a Landscape Area Requirements: For nonresidential development, seven percent of the net lot area is required to be provided as open space.	53752 SF x 7%	3763 SF	3812 SF

PARKING COUNT TABLE

	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5	Tenant 6	Total
BUILDING AREA (SF)	3,114	1,724	1,724	1,724	1,724	1,725	11,735
USAGE	MEDICAL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	-
PARKING RATIO (1 PER XX SF GFA)	250	250	250	250	250	250	-
REQUIRED PARKING (#)	13.0	7.0	7.0	7.0	7.0	7.0	48
PROVIDED PARKING (#)							48
REQUIRED ADA PARKING (#)							2
PROVIDED ADA PARKING (#)							2

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA	BUILDING AREA	BUILDING HEIGHT	LOT COVERAGE	FLOOR AREA RATIO	REQUIRED PARKING	PROVIDED PARKING	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE	SQUARE FOOTAGE (IMPERVIOUS AREA)	OPEN SPACE REQUIRED	OPEN SPACE REQUIRED %	OPEN SPACE PROVIDED	OPEN SPACE PROVIDED
B	LOT 10	PD-2	RETAIL(S)/MEDICAL(1)	53,752.38 SF 1.23 ACRES	11,735 SF	21'-0"	21%	0.210	48	48	2	2	720 SF	1564 SF	21824	3763 SF	7%	3812 SF	7.1%



KHA PROJECT: 084689705
 DATE: OCTOBER 2024
 SCALE: AS SHOWN
 DESIGNED BY: GTP
 DRAWN BY: LAK
 CHECKED BY: GTP

ASHTON GRAY
 PROSPER COMMONS
 MULTI-TENANT BUILDING

SITE PLAN (1 OF 2)

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 4177 GALLARDA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
 PHONE: 405-241-5423 FAX: 405-241-5420
 WWW.KIMLEY-HORN.COM

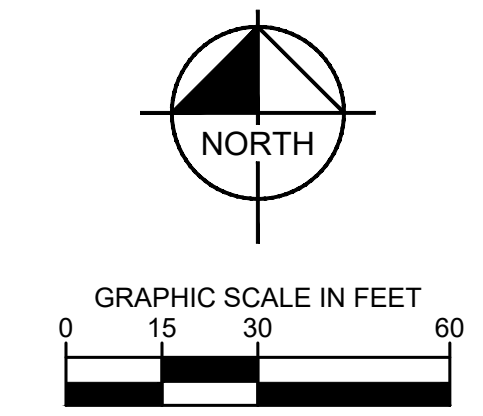
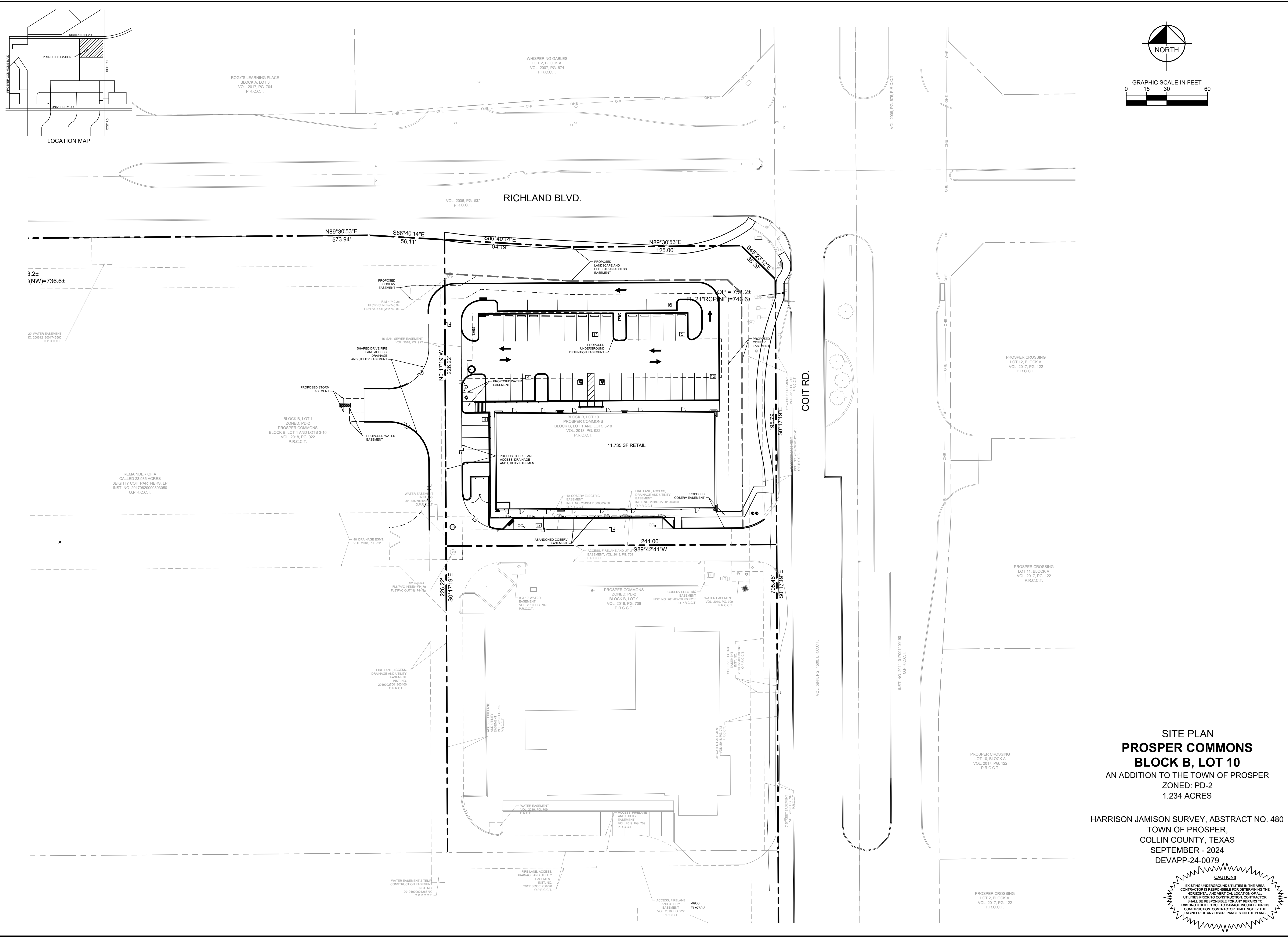
REVISIONS

No.	DATE	BY

SHEET NUMBER

C-005

KIMLEY-HORN AND ASSOCIATES, INC. PROJECT LOCATION: 4077 GALLARDA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
 DATE: 09/28/2024 10:00 AM
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO.: 240079
 SHEET NO.: 2 OF 2
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SITE PLAN
PROSPER COMMONS
BLOCK B, LOT 10
 AN ADDITION TO THE TOWN OF PROSPER
 ZONED: PD-2
 1.234 ACRES

HARRISON JAMISON SURVEY, ABSTRACT NO. 480
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 SEPTEMBER - 2024
 DEVAPP-24-0079

CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA
 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE
 HORIZONTAL AND VERTICAL LOCATION OF ALL
 UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR
 SHALL BE RESPONSIBLE FOR ANY REPAIRS TO
 EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING
 CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE
 ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 4177 GALLARDA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
 PHONE: 405-241-5463 FAX: 405-241-5464
 WWW.KIMLEY-HORN.COM

10-02-24

 Garrett T. Putnam
 LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
084689705	OCTOBER 2024	AS SHOWN	GTP	LAK	GTP

ASHTON GRAY
PROSPER COMMONS
MULTI-TENANT BUILDING

SITE PLAN (2 OF 2)
 SHEET NUMBER
C-006



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Prosper Commons, Block B, Lot 10

Meeting: October 15, 2024

Item No. 4f

Agenda Item:

Consider and act upon a request for a Final Plat of Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0080)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-2.

Conformance:

The Final Plat conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements for the development of Lot 10.

Companion Item:

As a companion item, the Site Plan (DEVAPP-24-0079) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

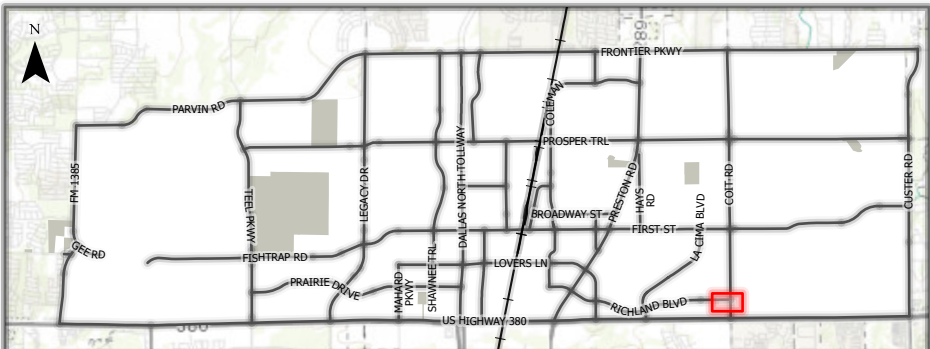
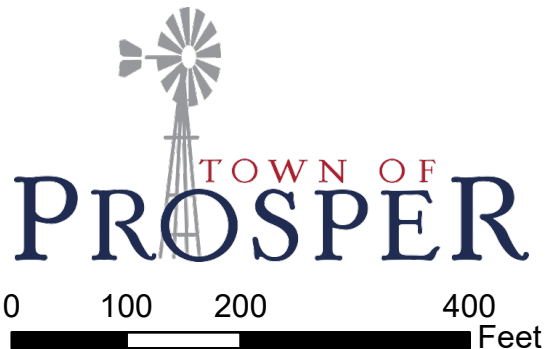
Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



RICHLAND BLVD

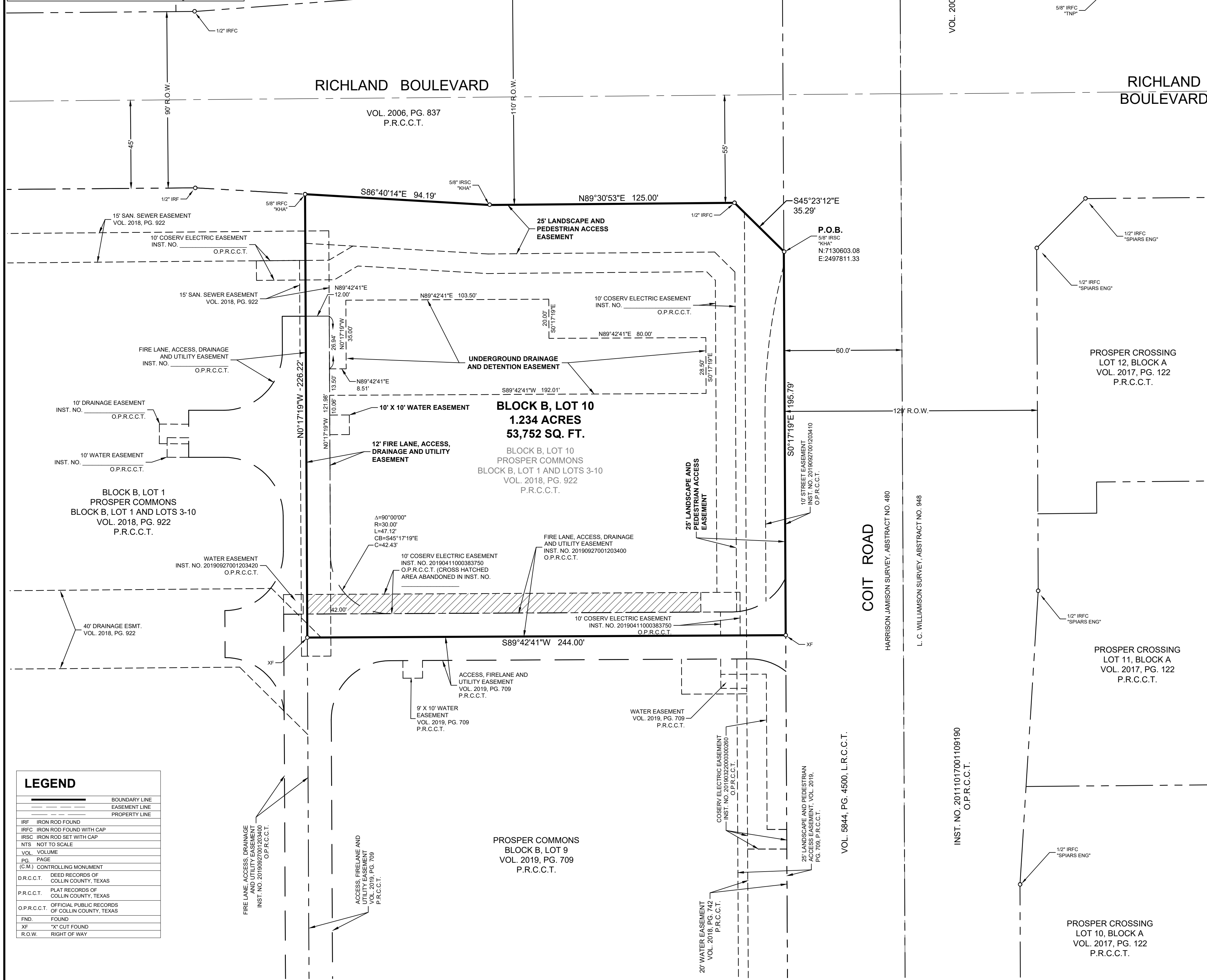
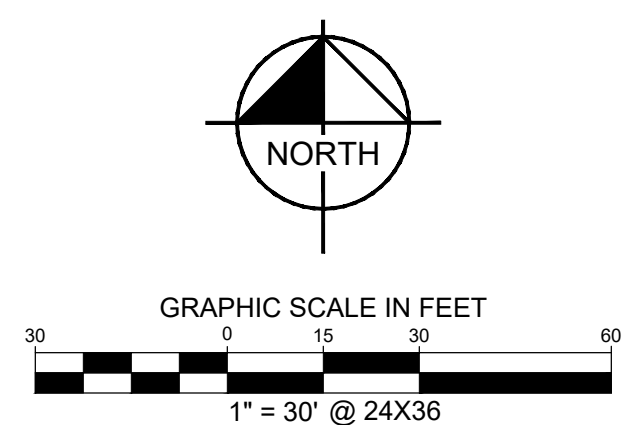
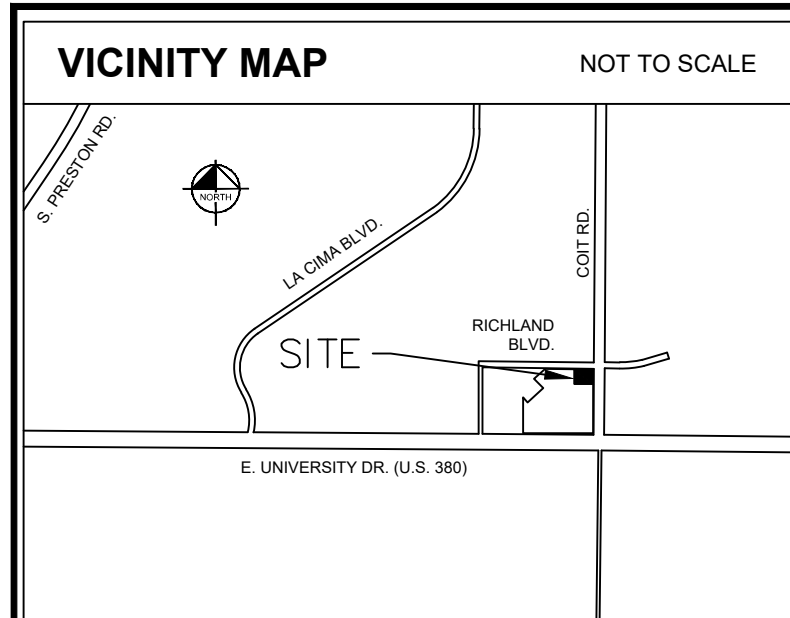
SCOIT RD



DEVAPP-24-0080

Prosper Commons-
Multitenant Building

Final Plat



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	IRF IRON ROD FOUND
	IRSC IRON ROD SET WITH CAP
	IRSC IRON ROD SET WITH CAP
	NTS NOT TO SCALE
	VOL. VOLUME
	PG. PAGE
	(C.M.) CONTROLLING MONUMENT
	D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
	P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	END
	XF FOUND
	R.O.W. RIGHT OF WAY

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:
That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2024.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999845470.
- According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) area and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No 100-year Floodplain exists on this site.
- The Landscape and Pedestrian Easement shall be exclusive with the exception of existing easements.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, AG PROSPER RE HOLDINGS, LLC, is the owner of a tract of land situated in the Harrison Jamison Survey, Abstract No. 480, Town of Prosper, Collin County, Texas, and being all of Block B, Lot 10 of Prosper Commons, Block B, Lot 1 and Lots 3-10, an addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2018, Page 922 of the Plat Records of Collin County, Texas, same being all of that tract of land, described in a Special Warranty Deed to AG Prosper RE Holdings, LLC, as recorded in Instrument No. 2023000058811 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the easterly, northeast corner of said Block B, Lot 10, same being the intersection of the south right of way line of Richland Boulevard, a variable width right of way, with the west right of way line of Coit Road, a 129' wide right of way at this point;

THENCE South 00°17'19" East, along the east line of said Block B, Lot 10 and the west right of way line of said Coit Road, a distance of 195.79 feet to an "X" cut found for the southeast corner of said Lot 10 and the northeast corner of Block B, Lot 9 of Prosper Commons, an addition to the Town of Prosper, according to the Final Plat, recorded in Volume 2019, Page 709 of the Plat Records of Collin County, Texas;

THENCE South 89°42'41" West, departing the west right of way line of said Coit Road, along the south line of said Block B, Lot 10 and the north line of said Block B, Lot 9, a distance of 244.00 feet to an "X" cut found for the southwest corner of said Lot 10 and the northwest corner of said Lot 9, same being on the east line of Block B, Lot 1 of said Prosper Commons, Block B, Lot 1 and Lots 3-10;

THENCE North 00°17'19" West, along the west line of said Block B, Lot 10 and the east line of said Block B, Lot 1, a distance of 226.22 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northwest corner of said Lot 10 and the northeast corner of said Lot 1, same being on the south right of way line of aforesaid Richland Boulevard;

THENCE South 86°40'14" East, along the north line of said Block B, Lot 10 and the south right of way line of said Richland Boulevard, a distance of 94.19 feet to a point for corner;

THENCE North 89°30'53" East, continuing along the north line of said Block B, Lot 10 and the south right of way line of said Richland Boulevard, a distance of 125.00 feet to a point for corner;

THENCE South 45°23'12" East, continuing along the north line of said Block B, Lot 10 and the south right of way line of said Richland Boulevard, a distance of 35.29 feet to the **POINT OF BEGINNING** and containing 1.234 acres (53,752 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AG PROSPER RE HOLDINGS, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PROSPER COMMONS, BLOCK B, LOT 10**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **AG PROSPER RE HOLDINGS, LLC**, does herein certify the following:

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this _____ day of _____, 2024.

BY: **AG PROSPER RE HOLDINGS, LLC**, a Texas limited liability company

BY: _____
Denver Green, Manager

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____ on this day personally appeared Denver Green, Manager of AG Prosper RE Holdings, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of _____

ACCESS EASEMENT

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

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, and other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

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

LANDSCAPE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT (only for plats with underground detention)

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 B, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or persons that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

**FINAL PLAT
PROSPER COMMONS
BLOCK B, LOT 10
AN ADDITION TO THE TOWN OF PROSPER
1.234 ACRES**

HARRISON JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
AUGUST - 2024
DEVAPP-24-0080



6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale 1" = 30'	Drawn by MBM	Checked by KHA	Date 08/01/2024
Project No. 064589705		Sheet No. 1 OF 1	

OWNER:
AG Prosper RE Holdings, LLC
12360 Market Drive
Oklahoma City, OK 73114
P (214) 725-4886
Contact: Grey Reed

ENGINEER:
Kimley-Horn and Associates
4727 Gaillardia Pkwy., Suite 250
Oklahoma City, OK 73142
P (405) 241-5423
Contact: Garrett Putman, P.E.

SURVEYOR:
Kimley-Horn and Associates
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Michael B. Marx, P.L.S.



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Fire Station No. 4 Addition, Block A, Lot 1
Meeting: October 15, 2024

Item No. 4g

Agenda Item:

Consider and act upon a request for a Site Plan for a Fire Station on Fire Station No. 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 1,200± feet east of Escalante Trail. (DEVAPP-24-0116)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Agricultural.

Conformance:

The Site Plan conforms to the development standards of the Agricultural District.

Description of Agenda Item:

The Site Plan consists of a two-story 12,212 square foot fire station and associated parking.

A Site Plan (D22-0101) was approved by the Planning & Zoning Commission on December 6, 2022. The Site Plan expired on June 6, 2024; therefore, a new Site Plan must be approved. The new Site Plan only has minor changes from the original Site Plan such as screening for the generator behind the fire station. Additionally, a Final Plat (D22-0102) was approved by the Planning & Zoning Commission on January 3, 2023. The Final Plat is valid through January 3, 2025; therefore, it does not need reapproval.

Access:

Access is provided from Prosper Trail.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item.

Attachments:

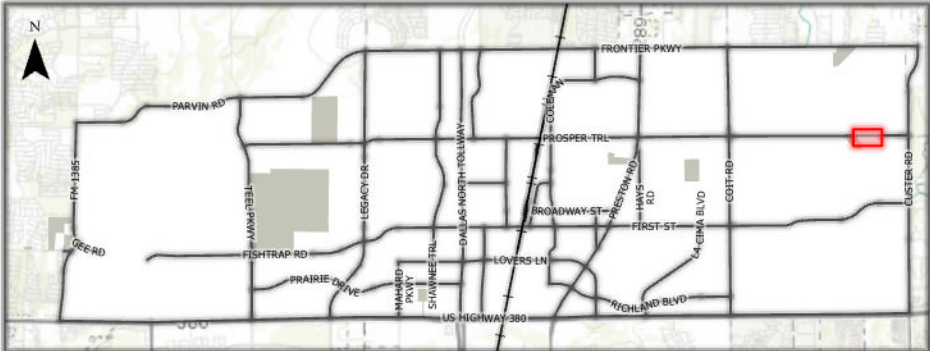
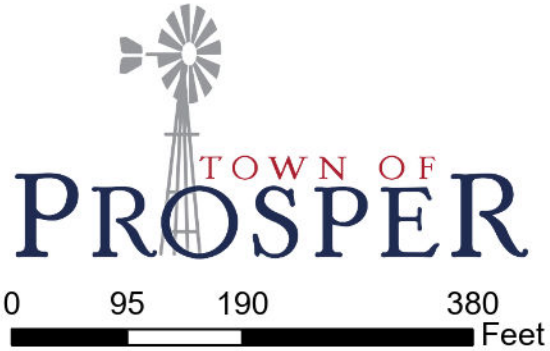
1. Location Map
2. Site Plan
3. Expired Site Plan (D21-0101)
4. Approved Final Plat (D22-0102)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



E PROSPER TRL



DEVAPP-24-0116

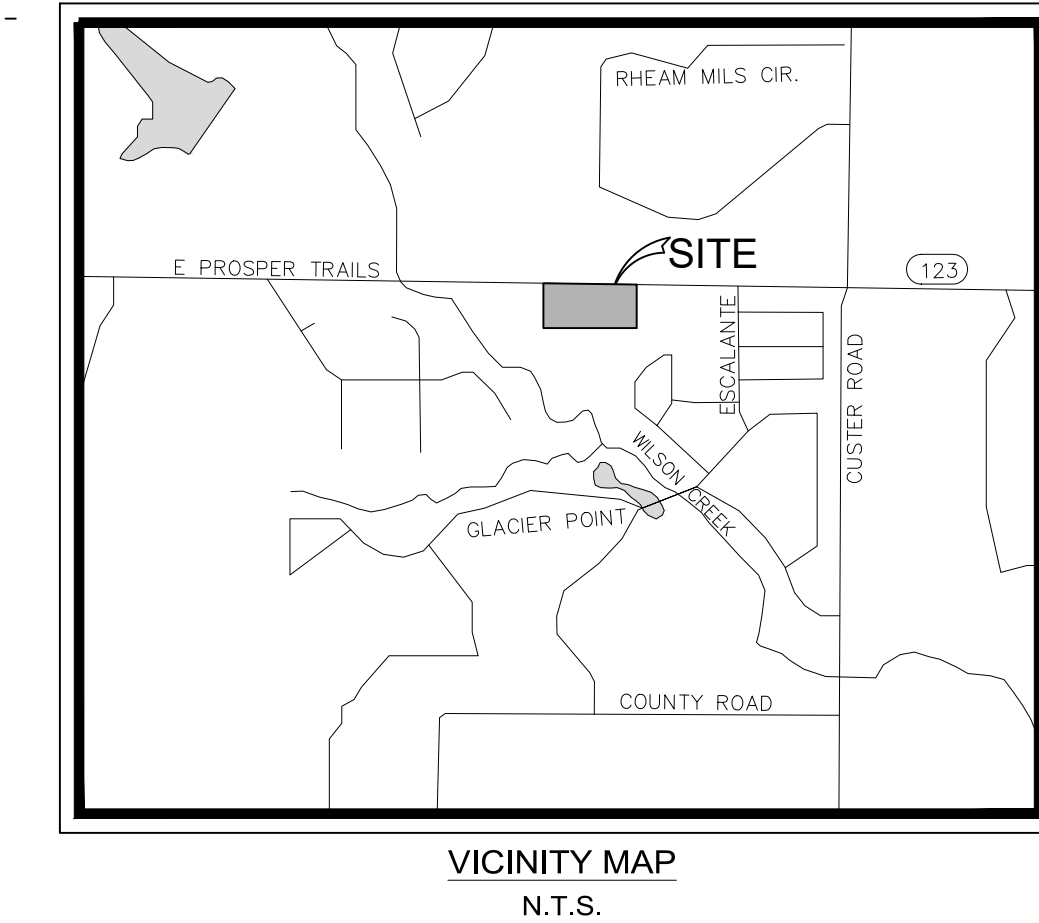
Fire Station No. 4, Block A, Lot 1

Site Plan

PROSPER TRAIL

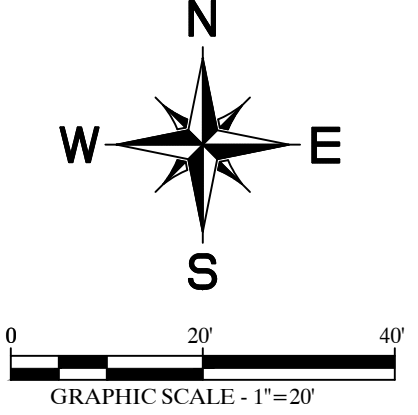
(CALLED 100' PUBLIC RIGHT-OF-WAY)

LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CONCRETE SIDEWALK
	CONCRETE FIRE LANE
	8" FLEX BASE
	PARKING COUNT



SITE DATA SUMMARY TABLE	
FIRE STATION # 4	LOT 1, BLOCK A
ZONING	AGRICULTURAL
PROPOSED USE	FIRE STATION
LOT AREA (SQUARE FEET)	116,738
LOT AREA (ACRES)	2.68
BUILDING AREA (GROSS SQUARE FOOTAGE)	12,212
BUILDING FOOTPRINT (GROSS SQUARE FOOTAGE)	11,604
BUILDING HEIGHT (# STORIES)	2 INCLUDING BASEMENT
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	36'-00"
LOT COVERAGE	9.94%
FLOOR AREA RATION (RATIO-X%:1)	10.46
PARKING RATIO - PLEASE SEE PARKING TABLE BY USE	
REQUIRED PARKING SPACES (# SPACES)	16
PROVIDED PARKING SPACES (# SPACES)	19
HANDICAP PARKING REQUIRED (# SPACES)	2
HANDICAP PARKING PROVIDED (# SPACES)	2
INTERIOR PARKING REQUIRED	285
INTERIOR LANDSCAPE PROVIDED	1,248
IMPERVIOUS SURFACE (SQUARE FEET)	40,400
OPEN SPACE REQUIRED (7%)	8,172
OPEN SPACE PROVIDED (52%)	60,324
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	
7% OF NET LOT AREA IS REQUIRED TO BE PROVIDED AS OPEN SPACE. THE FOLLOWING SHALL NOT BE INCLUDED: VEHICULAR PAVING, REQUIRED PARKING LOT ISLANDS, SIDEWALKS, AND DETENTION PONDS.	

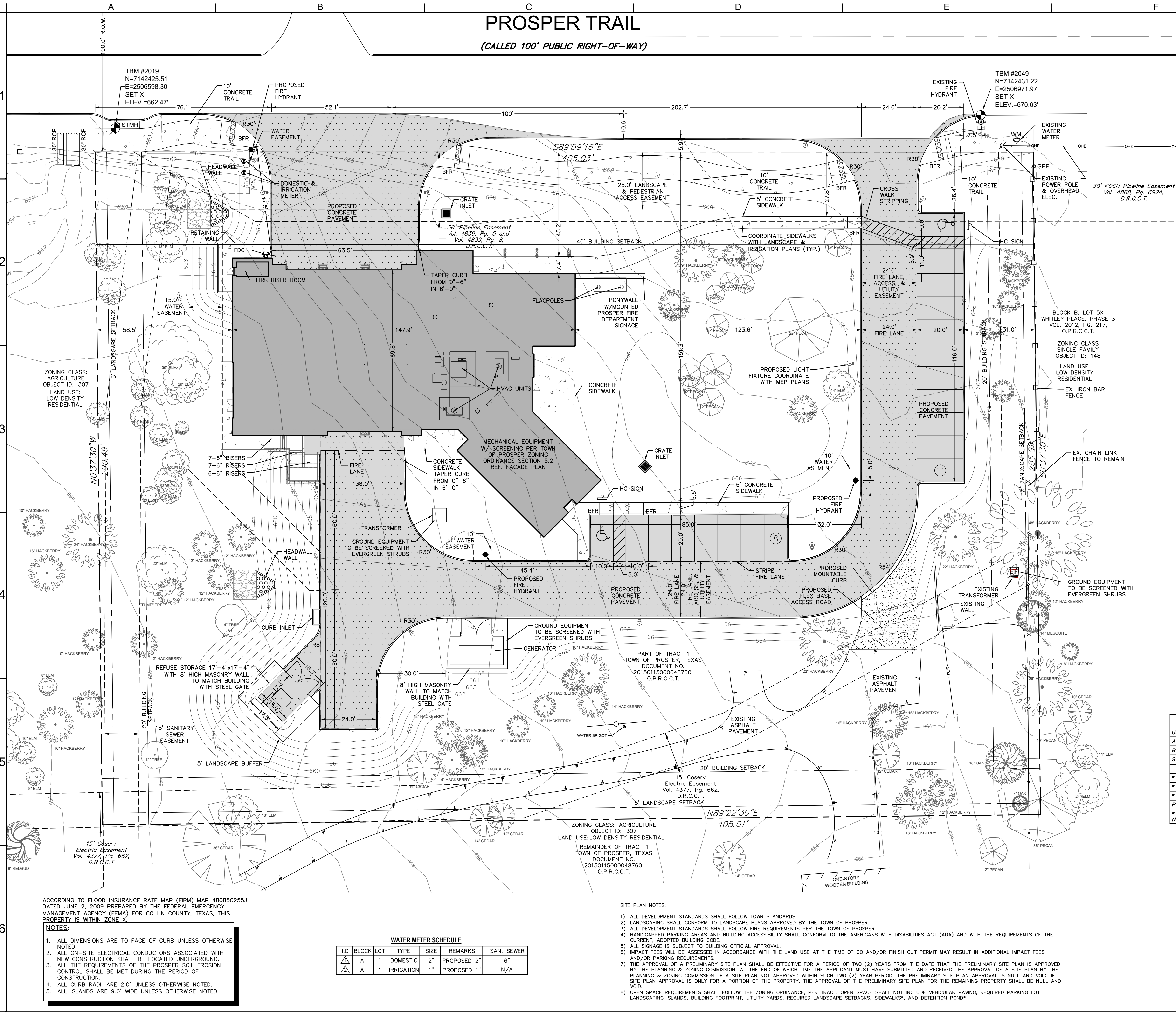
PARKING TABLE BY USE	
USE	SF
ASSEMBLY	206
BUSINESS	2,558
STORAGE/MECHANICAL/BASEMENT	2,756
TOTAL	5,520
* RESIDENTIAL	2,081
* BAY STORAGE	4,003
* MEZZANINE	608
PARKING RATION 1/350 SF = 5,520/350	16
* RESIDENTIAL, BAY STORAGE, AND MEZZANINE ARE NOT INCLUDED ON PARKING CALCULATIONS	



SITE PLAN
FIRE STATION NUMBER 4 ADDITION
 BLOCK A, LOT 1
 2.68 AC. (116,738 S.F.)
 LARKIN McCARTY SURVEY, ABSTRACT No. 600
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 TOWN OF PROSPER PROJECT DEVAPP-24-0116

<p>OWNER TOWN OF PROSPER 250 W. FIRST ST PROSPER, TEXAS 75078 972-248-2640 BRYAN AUSENBAUGH BAUSENBAUGH@PROSPERTX.GOV</p>	<p>ARCHITECTS BROWN REYNOLDS WATFORD ARCHITECTS 3535 TRAVIS STREET, SUITE 250 DALLAS, TEXAS 75204 PHONE (214) 528-8704 CONTACT CAROL ANN T. KESLER, AIA CKESLER@BRWARCH.COM</p>
<p>SUBDIVISION NORTH TEXAS SURVEYING, LLC 1010 W. UNIVERSITY DR. MCKINNEY, TEXAS 75069 PHONE (214) 504-0033 FAX (214) 504-0038 CONTACT: MICHAEL ARTHUR MARTHUR@NORTHTXSURVEYING.COM</p>	<p>ENGINEER URBAN STRATEGY 4222 MAIN STREET DALLAS, TEXAS 75226 (214) 396-2339 TELEREGISTERED ENGINEER #19-2252 JOHN D. BLACKER JOHN@URBANSTRATEGY.US</p>

September 25, 2024



ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP 48085C255J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ALL THE REQUIREMENTS OF THE PROSPER SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - ALL CURB RADI ARE 2.0' UNLESS OTHERWISE NOTED.
 - ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.

WATER METER SCHEDULE						
I.D.	BLOCK	LOT	TYPE	SIZE	REMARKS	SAN. SEWER
△	A	1	DOMESTIC	2"	PROPOSED 2"	6"
△	A	1	IRRIGATION	1"	PROPOSED 1"	N/A

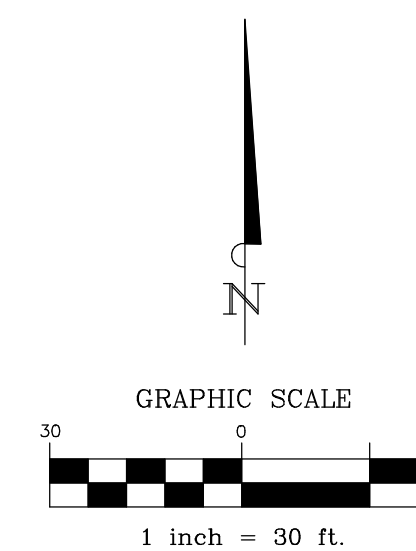
- SITE PLAN NOTES:**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL 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.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE AT THE TIME OF CO AND/OR FINISH OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPING ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

<p>TEL: 214-396-3339</p> <p>URBAN STRATEGY</p> <p>4222 Main Street Dallas, Texas 75226 Firm Registration #F-2252</p>	<p>NO. DATE</p>
<p>FIRE STATION NO. 4 3980 EAST PROSPER TRAIL LOT 1, BLOCK A TOWN OF PROSPER, COLLIN COUNTY, TEXAS</p>	<p>SITE PLAN</p>
<p>CLIENT: BRW DRAWN BY: CMT DESIGNER: CMT REVIEWER: JDB U.S. PROJECT: 234014</p>	<p>SHEET CO.01</p>

Approved Final Plat (D22-0102)

Double H Horse and Cattle, LLC
Document No. 2009010800022820
O.P.R.C.C.T.

Prosperous Realty, LLC
Document No. 2021010800055130,
O.P.R.C.C.T.



Prosper Trail

(called 100' public right-of-way)

POINT OF BEGINNING
N=7,141,320.38'
E=2,506,205.30'

Approximately
S88°57'E 2738' to the
Northwest Corner of the
Larkin McCarty Survey

Remainder of Tract 1
Town of Prosper, Texas
Document No.
20150115000048760,
O.P.R.C.C.T.

BLOCK A, LOT 1
116,738 SQ. FT. / 2.680 ACRES

Tract 2
Town of Prosper, Texas
Document No.
20150115000048760,
O.P.R.C.C.T.

Part of Tract 1
Town of Prosper, Texas
Document No.
20150115000048760,
O.P.R.C.C.T.

Block B, Lot 5X
WHITLEY PLACE, PHASE 3
Vol. 2012, Pg. 217,
O.P.R.C.C.T.

ABBREVIATIONS

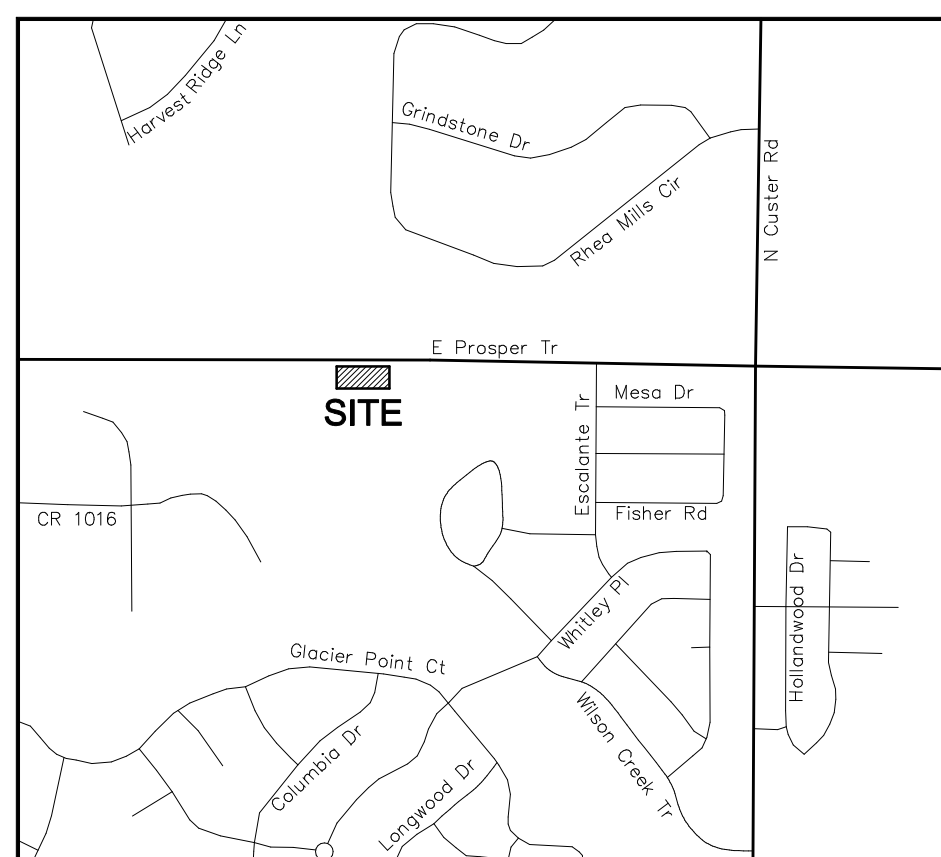
- I.R.F. = Iron Rod Found
- (R.M.) = Reference Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Easement Curve Data					
CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHRD. BRNG.	CHORD
C1	30.00'	28.19'	53°50'38"	N26°55'19"W	27.17'
C2	30.00'	14.12'	26°57'41"	S13°28'50"W	13.99'
C3	30.00'	47.12'	90°00'00"	N45°00'00"E	42.43'
C4	30.00'	84.82'	90°00'00"	N45°00'00"E	76.37'
C5	30.00'	47.12'	90°00'00"	S45°00'00"W	42.43'
C6	30.00'	47.12'	90°00'00"	S45°00'00"E	42.43'

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0255J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Town of Prosper GPS Monument No(s). 4, 5 and 6. Surface values shown can be converted to grid by dividing by the combined scaled factor of 0.999846711.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create a platted lot and dedicate easements.

Remainder of Tract 1
Town of Prosper, Texas
Document No.
20150115000048760,
O.P.R.C.C.T.



Vicinity Map
(not to scale)

Case No.: D22-0102
FINAL PLAT
FIRE STATION
NUMBER 4 ADDITION
BLOCK A, LOT 1
 116,738 Sq. Ft. / 2.680 Acres
 in the
 Larkin McCarty Survey,
 Abstract No. 600
 Town of Prosper,
 Collin County, Texas
 Prepared: November 07, 2022
 Scale: 1" = 30'

Owner:
 Town of Prosper
 400 East First Street
 P.O. Box 307
 Prosper, Texas
 Phone: (972) 346-3502

Surveyor:
 North Texas Surveying, LLC
 1010 West University
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexasurveying.com
 Firm Registration No. 10074200
 Contact: Chad Holcomb



OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF COLLIN §**

WHEREAS, the Town of Prosper, Texas is th owner of a tract of land, situated in the Larkin McCarty Survey, Abstract No. 600, in the Town of Prosper, Collin County, Texas, and being all of a part of Tract 1 and all of Tract 2, as described in General Warranty Deed to the Town of Prosper, Texas, as recorded under Document No. 20150115000048760, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said Tract 1, same being an "ell" corner of Tract 1, of said deed to the Town of Prosper, Texas, same being in the southerly monumented line of Prosper Trail;

THENCE South 89°59'16" East, along the northerly line of said Tract 2, same being the southerly monumented line of Prosper Trail, passing a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said Tract 2, same being an "ell" corner of said Tract 1, at a distance of 375.01' and continuing along the most easterly north line of said Tract 1, a total distance of 405.03' to a point for corner, being the most easterly northeast corner of said Tract 1, same being the northwesterly corner of Block B, Lot 5X, of **WHITLEY PLACE, PHASE 3**, an addition to the Town of Prosper, as recorded in Volume 2012, Page 217, O.P.R.C.C.T., from which a 1/2" capped iron rod found bears, South 14°32'15" East, a distance of 0.38';

THENCE South 00°37'30" East, along the common line between said Tract 1 and Lot 5X, a distance of 285.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described tract;

THENCE over and across said Tract 1, the following (2) two courses and distances:

1. North 89°22'30" East, a distance of 405.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of the herein described tract;
2. North 00°37'30" West, a distance of 290.49' to the **POINT OF BEGINNING** and containing 116,738 square feet or 2.680 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, the Town of Prosper, Texas acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **FIRE STATION NUMBER 4 ADDITION, BLOCK A, LOT 1**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Town of Prosper, Texas 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 limits easement limits the us limits e 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 _____, 20____.

TOWN OF PROSPER, TEXAS

By: _____
Authorized Agent

Printed Name _____

Title _____

**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 whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

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

NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Subdivision Regulations of the Town of Prosper, Collin County, Texas.

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

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

Date: _____

**STATE OF TEXAS §
COUNTY OF COLLIN §**

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

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

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Director of Development Services of the Town of Prosper, Texas.

Development Services Department

Engineering Department

Town Secretary

Case No.: D22-0102

**FINAL PLAT
FIRE STATION
NUMBER 4 ADDITION
BLOCK A, LOT 1**

116,738 Sq. Ft. / 2.680 Acres
in the
Larkin McCarty Survey,
Abstract No. 600
Town of Prosper,
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Prepared: November 07, 2022
Scale: 1" = 30'

Owner:
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400 East First Street
P.O. Box 307
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Phone: (972) 346-3502

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb



2
2

DATE: 12/08/2021	SCALE: 1" = 30'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2021-0143
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PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development at NWC of Dallas Parkway and First Street

Meeting: October 15, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 20.1± acres on Collin County School Land Survey 12, Abstract 147, Tracts 8 & 10 from Agricultural and Commercial Corridor to Planned Development–Commercial Corridor, located on the northwest corner of Dallas Parkway and First Street. (ZONE-24-0007)

Description of Agenda Item:

Town Staff is requesting that this item be tabled to the Planning & Zoning Commission meeting on November 5, 2024, to allow additional time to finalize the request.

Town Staff Recommendation:

Town Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to their meeting on November 5, 2024.



PLANNING

To: Planning & Zoning Commission **Item No. 6**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planned Development at SEC of Legacy Drive and Frontier Parkway
Meeting: October 15, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 120.5± acres on Collin County School Land Survey 12, Abstract 147, Tract 45 from Planned Development-44 to Planned Development-Single Family & Retail, located on the southeast corner of Legacy Drive and Frontier Parkway. (ZONE-24-0013)

Description of Agenda Item:

After sending public notifications for this agenda item, Staff discovered an error in the placement of zoning signs. Town Staff is requesting that this item be tabled to the Planning & Zoning Commission meeting on November 5, 2024, so that the applicant can properly place the signs.

Town Staff Recommendation:

Town Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to their meeting on November 5, 2024.