



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 07, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:
<https://prospertx.new.swagit.com/views/378/>

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning and 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 and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the Town Council 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 Town Council during that session of the Town Council. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

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 address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order / Roll Call.
2. Pledge of Allegiance and Pledge to the Texas Flag.
3. Consider and act upon the appointment of the Planning & Zoning Commission Vice-Chair.

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 February 21, 2023, Planning & Zoning Commission meeting.
- 4b. Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095
- 4c. Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14).
- 4d. Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).
- 4e. Consider and act upon a Replat for Windmill Hill, Block A, Lots 2R, 3R1, and 3R2 on 3.5± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93) Office/Retail. (DEVAPP-22-0006).
- 4f. Consider and act upon a Site Plan and Façade Plan for a daycare on Lot 1R1 Block A 2.2± acres of Prosper Center, located on the north side of Westwood Drive and west of Legacy Drive. This property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0004 & DEVAPP-23-0010).
- 4g. Consider and act upon a Final Plat for Prosper Center, Lot 1R1, Block A, on 2.2± acres, located on the north side of Westwood Drive and west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0016).
- 4h. Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).

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.

DISCUSSION ITEM

- 5. Discuss the draft development standards for the Pradera Planned Development. (Z22-0019)

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 and 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 and Zoning Commission.

- 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.

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, March 3, 2023, 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) 569-1011 at least 48 hours prior to the meeting time.



1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Doug Charles, Sekou Harris, Tommy VanWolfe

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the February 7, 2023, Planning & Zoning Commission Regular meeting.

3b. Consider and act upon a Preliminary Plat for Rutherford Creek, on 286 Residential Lots and 23 HOA/open space lots, on 169.8± acres, located north of University Drive and west of Custer Road. The property is zoned Planned Development-114 (PD-114). (D22-0036).

3c. Consider and act upon a Replat for Prosper Business Park, Block B, Lot 10X, on 1.0± acres, located on the north side of Scarlet Drive and east of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0018).

Motioned by Charles, seconded by Jackson, to approve the Consent Agenda, Motion approved 5-0.

CITIZEN COMMENTS

REGULAR AGENDA

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

Commissioner Sekou Harris arrives at 6:03.

David Soto (Staff): Presented Town Council results on previous items.

Commissioners present an award and dedication for Vice-Chair Sarah Peterson.

5. Adjourn.

Motioned by Peterson, seconded by Jackson to adjourn. Motion approved 6-0 at 6:16 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 4b

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095

Description of Agenda Item:

The Preliminary Site Plan is for an Office/Retail/Restaurant Development consisting of 6.2± acres. Access will be provided from both Frontier Parkway and Preston Road. The Preliminary Site Plan conforms to the standards of Planned Development-116 (PD-116).

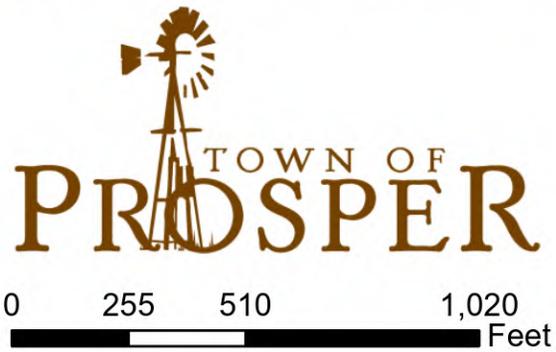
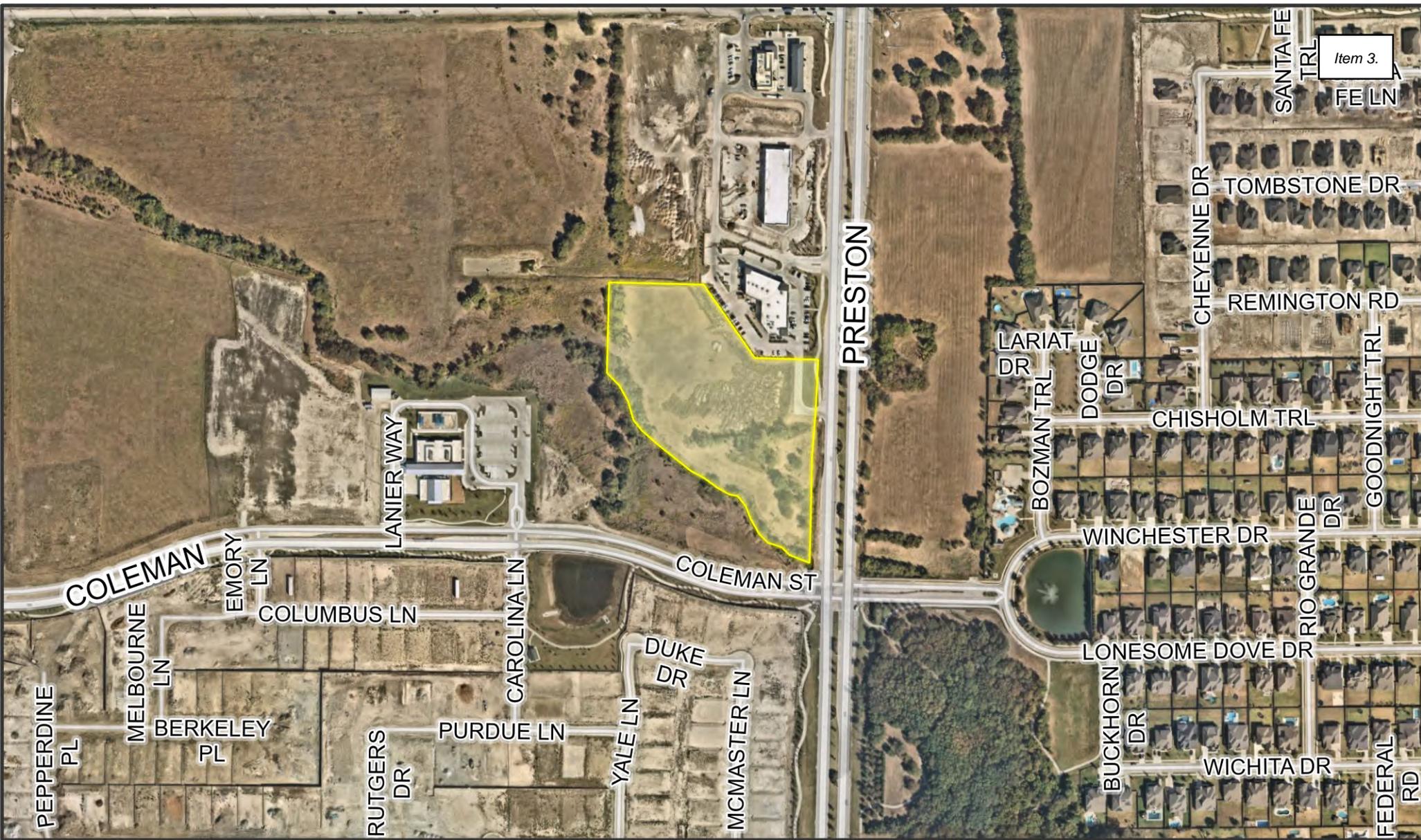
Attached Documents:

1. Location Map
2. Preliminary Site Plan

Staff Recommendation:

Staff recommends approval of the 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.



D22-0095

Victory at Frontier South
PSP

Preliminary Site Plan

This map for illustration purposes only



PLANNING

To: Planning & Zoning Commission **Item No. 4c**

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14). (DEVAPP-22-0003).

Description of Agenda Item:

The Preliminary Plat shows thirty-two (32) single family residential lots and two (2) HOA/Open space lots. Access is provided from Prosper Trail and Legacy Drive. The Preliminary Plat conforms to Planned Development-14 (PD-14) development standards.

Attached Documents:

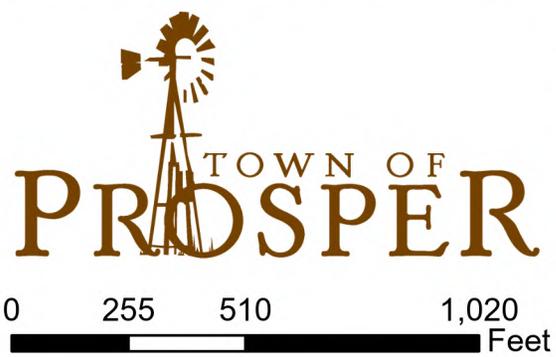
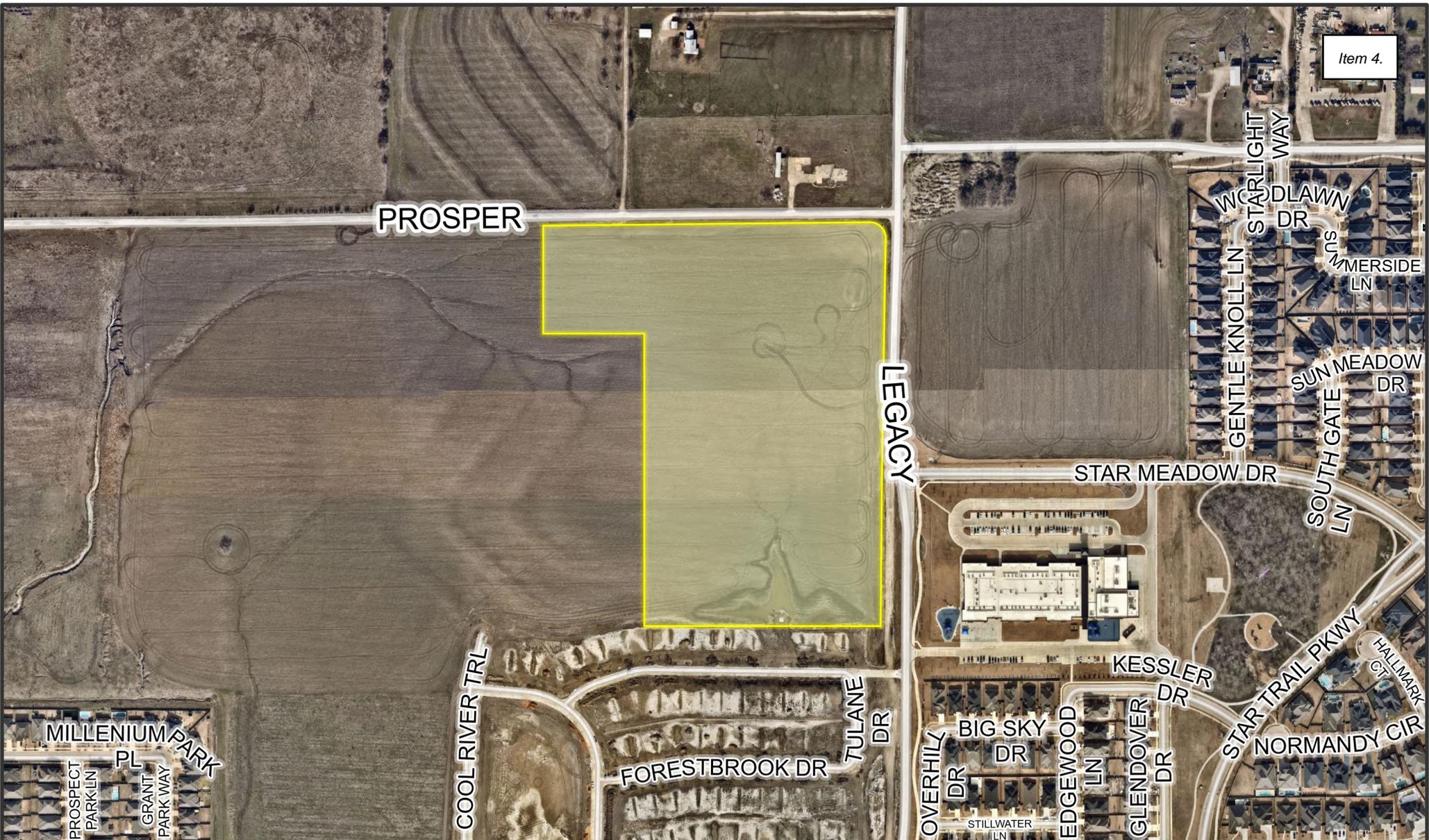
1. Location Map
2. Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
2. Staff approval of all preliminary water, sewer, and drainage plans.

Item 4.



This map for illustration purposes only

DEVAPP-22-0003

Pearls of Prosper

Preliminary Plat



PLANNING

To: Planning & Zoning Commission

Item No. 4d

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

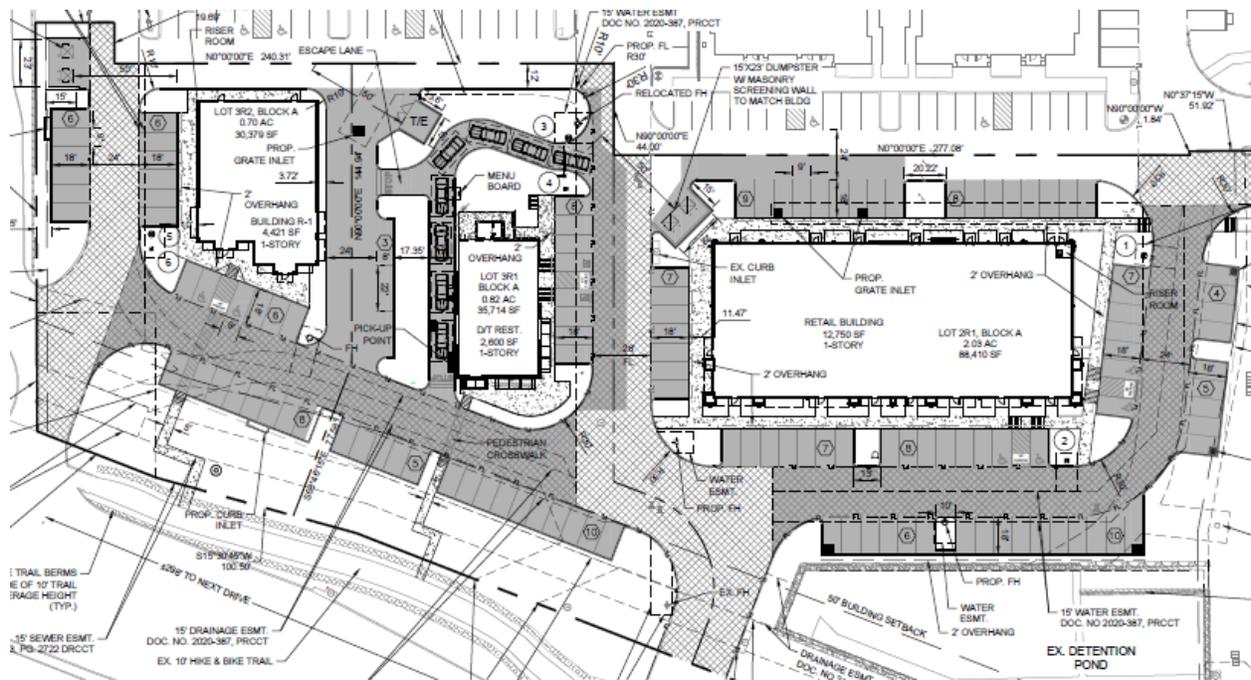
Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).

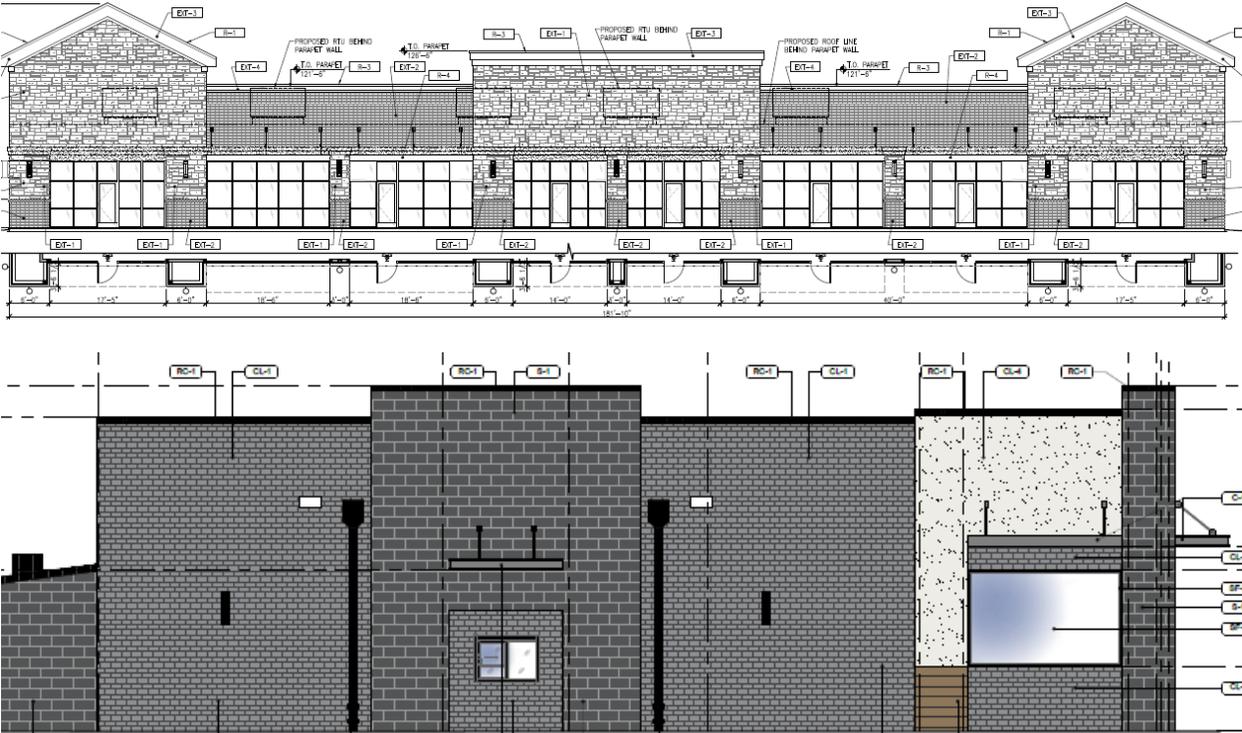
Description of Agenda Item:

The Site Plan shows the location of Office, Retail, and Restaurant with Drive-Thru that is being proposed on the subject property as shown below:



Access will be provided from Preston Road and Broadway Street. The Site Plan (DEVAPP-22-0004) conforms to the Planned Development-93 (PD-93) Office/Retail development standards.

Per Planned Development-93, the façade plan (DEVAPP-22-0007) shall be approved by the Planning and Zoning Commission. Renderings of the façade plan shall be shown below:



As a companion item, the Replat (DEVAPP-22-0006) for Windmill Hill, Block A, Lots 2 & 3 is also on the March 7, 2023 agenda.

On October 3, 2022 Planning & Zoning Commission approved a Preliminary Site Plan (D22-0074) for a commercial development (Windmill Hill).

Attached Documents:

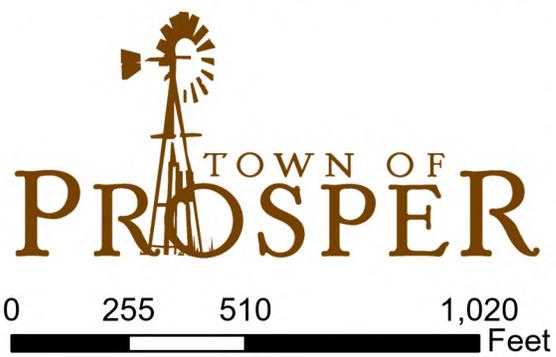
- 1. Location Map
- 2. Site Plan
- 3. Façade Plan

Town Staff Recommendation:

- Town staff recommends approval of the Site Plan and Façade Plan, subject to:
- 1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
 - 2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



Item 5.

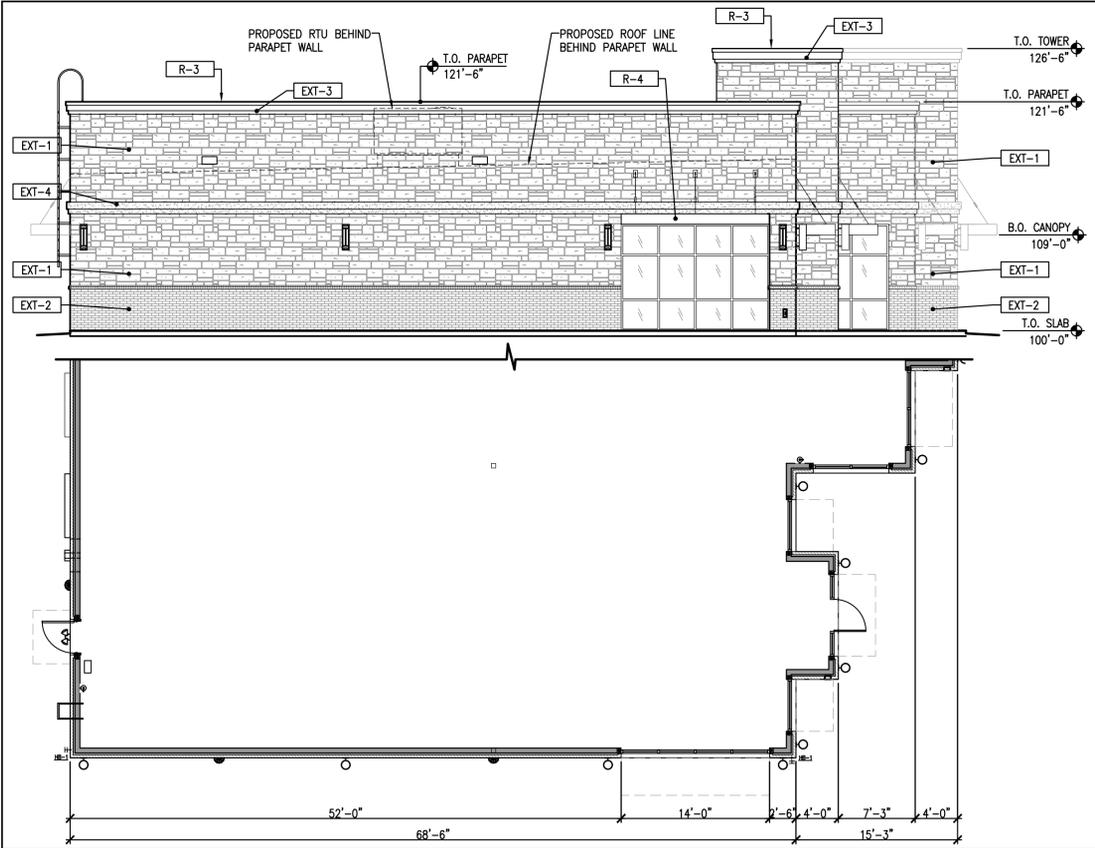


DEVAPP-22-0004

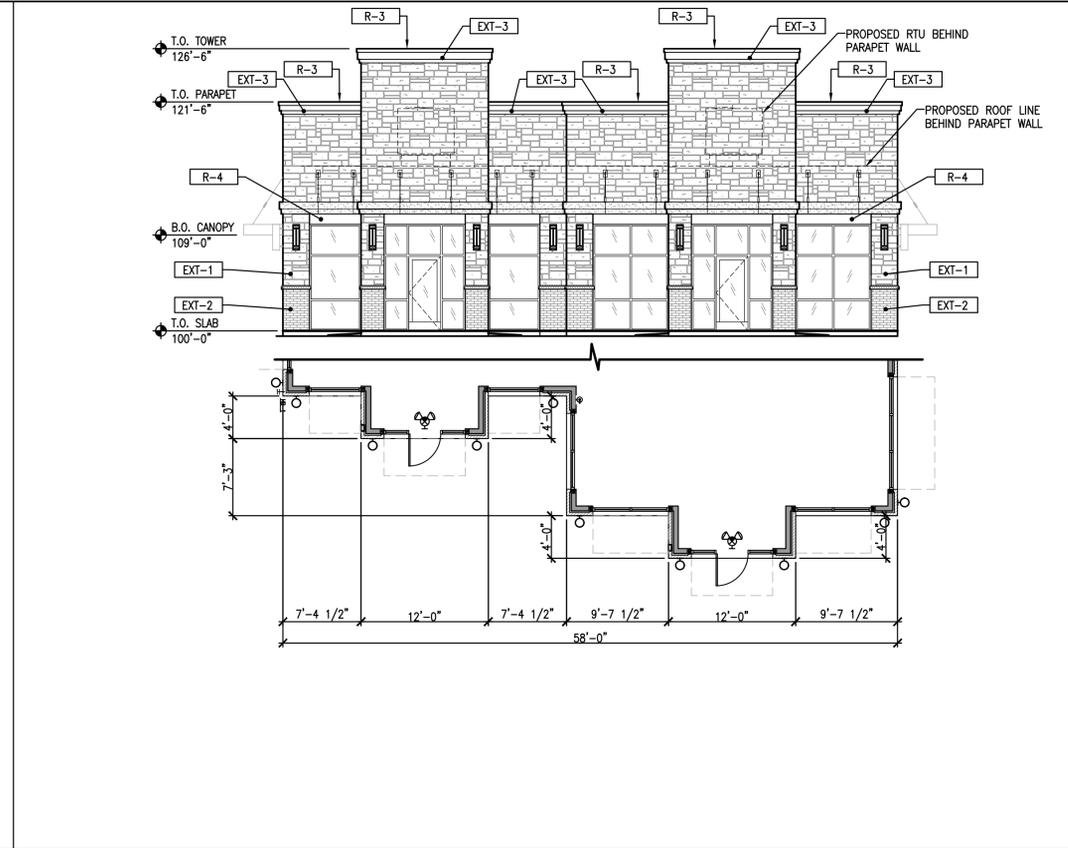
Windmill Hill

Site Plan

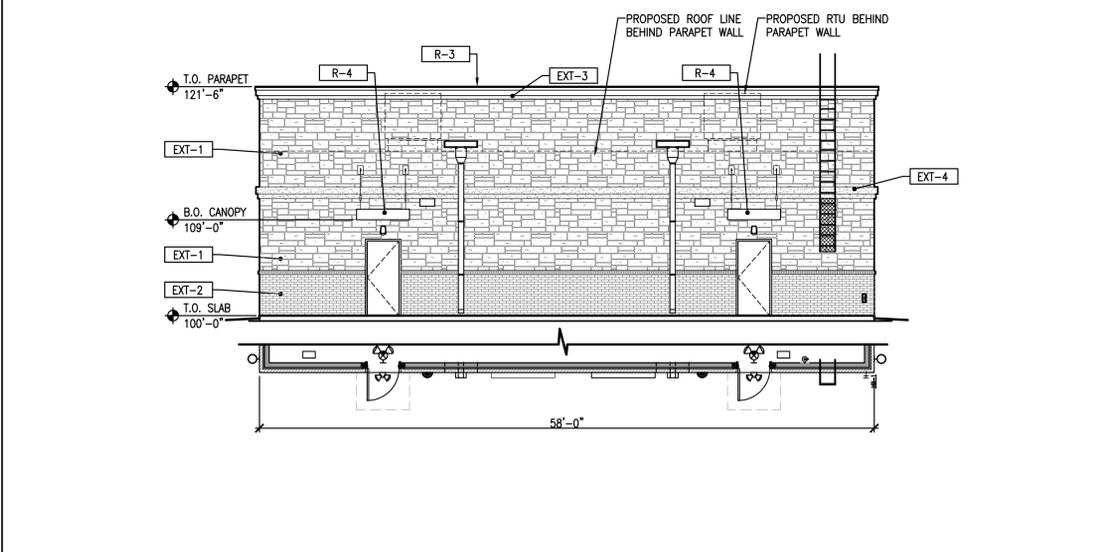
This map for illustration purposes only



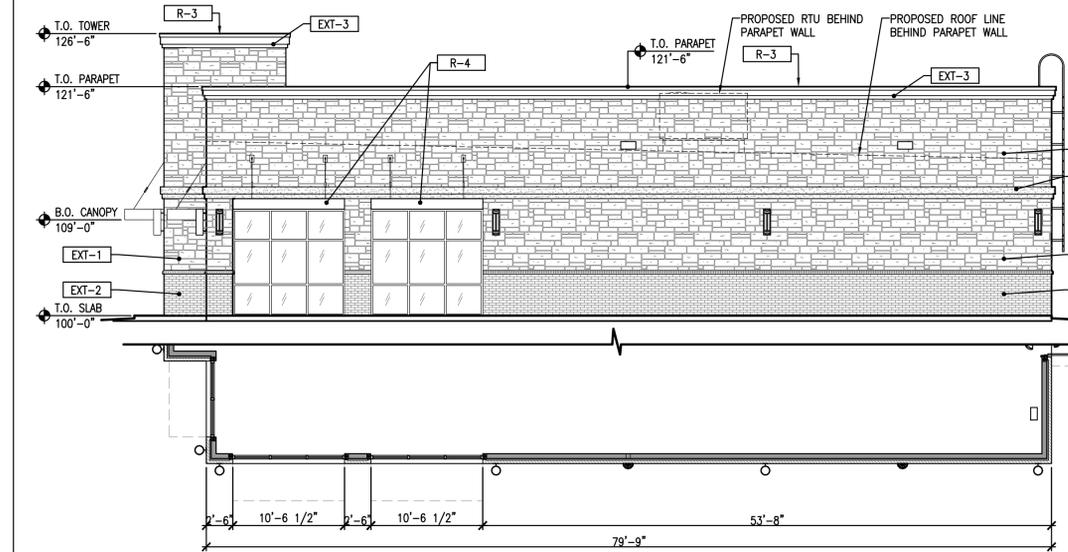
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **2**



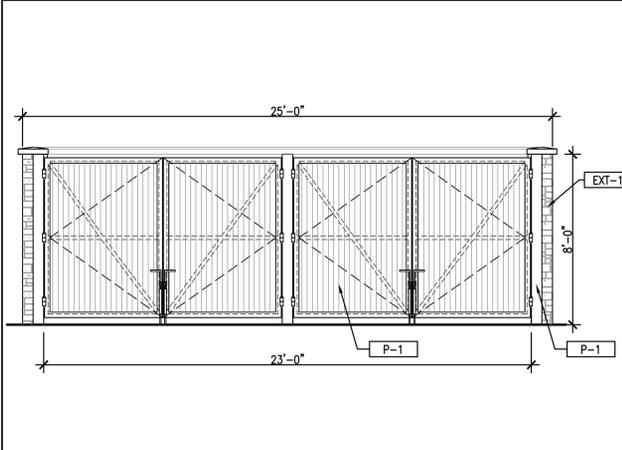
EAST ELEVATION
SCALE: 1/8" = 1'-0" **1**



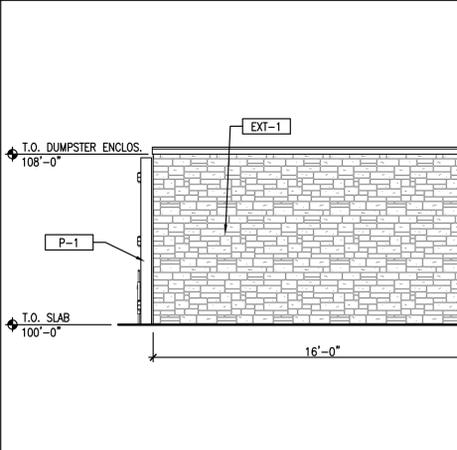
WEST ELEVATION
SCALE: 1/8" = 1'-0" **4**



NORTH ELEVATION
SCALE: 1/8" = 1'-0" **3**



TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0" **6**



TRASH ENCLOSURE SIDE/REAR ELEVATION
1/4" = 1'-0" **5**

MATERIALS CALCULATION TABLE

	NORTH		SOUTH		EAST		WEST	
	AREA (s.f.)	%						
TOTAL SURFACE AREA	1858		1914		1367		1247	
DOORS/GLAZING	210	11.3%	187	9.8%	386	28.2%	42	3.4%
AWNINGS	20	1.1%	14	0.7%	38	2.8%	10	0.8%
SUB-TOTAL	230		201		424		52	
NET SURFACE AREA	1628		1713		943		1195	
PRIMARY BUILDING MATERIALS	AREA (s.f.)	%						
BRICK/STONE	1427	87.7%	1595	93.1%	807	85.6%	1063	89.0%
EIFS	201	12.3%	118	6.9%	136	14.4%	132	11.0%
TOTAL	1628	100.0%	1713	100.0%	943	100.0%	1195	100.0%

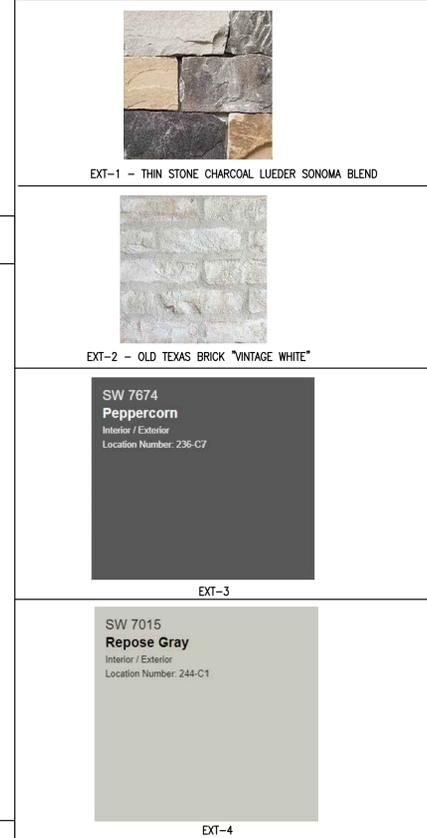
GENERAL NOTES-FACADE PLAN

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISIONS.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A 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.

SCHEDULE LEGEND

TAG	ITEM
FLOOR	
F-1	EXPOSED CONCRETE (UNSEALED)
EXTERIOR WALL FINISHES	
EXT-1	THIN STONE CHARCOAL LUEDER SONOMA BLEND
EXT-2	OLD TEXAS BRICK "VINTAGE WHITE"
EXT-3	EIFS - DARK GRAY
EXT-4	EIFS - LIGHT GRAY
P-1	PAINT GAUNTLET GRAY
ROOFING	
R-1	STANDING SEAM METAL ROOFING - CHARCOAL
R-2	DUROLAST ROOFING
R-3	METAL COPING - MATCH EIFS COLOR
R-4	METAL CANOPY - BRUSHED ALUMINUM

FINISH LEGEND



CASE #: DEVAPP-23-0007

OWNER:
BG-GBT BROADWAY & PRESTON LP
9550 JOHN W ELLIOTT DR, SUITE 106
FRISCO, TX 75033
PH: CONTACT NAME: TEAGE GRIFFIN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME : DREW DONOSKY

ARCHITECT:
ID STUDIO 4, LLC
6201 CAMPUS CIRCLE DR E
IRVING, TX 75063
PH: 972.870.1288
CONTACT NAME : PETER BROWN

SURVEYOR:
EAGLE SURVEYING
210 S. ELM ST., SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
BLOCK A, LOTS 1-3 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
514, 604 SQ.FT./11.821 ACRES
CURRENT ZONING: PD-93 OFFICE/RETAIL

CITY: PROSPER **COUNTY:** COLLIN **STATE:** TEXAS

SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY **ABSTRACT NO.:** 147 **DATE:** 8/03/2022

idstudio
6201 CAMPUS CIRCLE DR E
IRVING, TX 75063
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CLIENT:
ALBERT ENTERPRISE, LLC
14114 DALLAS PKWY., SUITE 670
DALLAS, TX 75254

REGISTERED ARCHITECT
PETER BROWN
1930
DALLAS, TEXAS

03.01.23

Retail Building Lot #3R2
Shell Building

Prosper, TX
CLIENT: Cary Albert
14114 Dallas Pkwy., Suite 670
Dallas, TX 75254

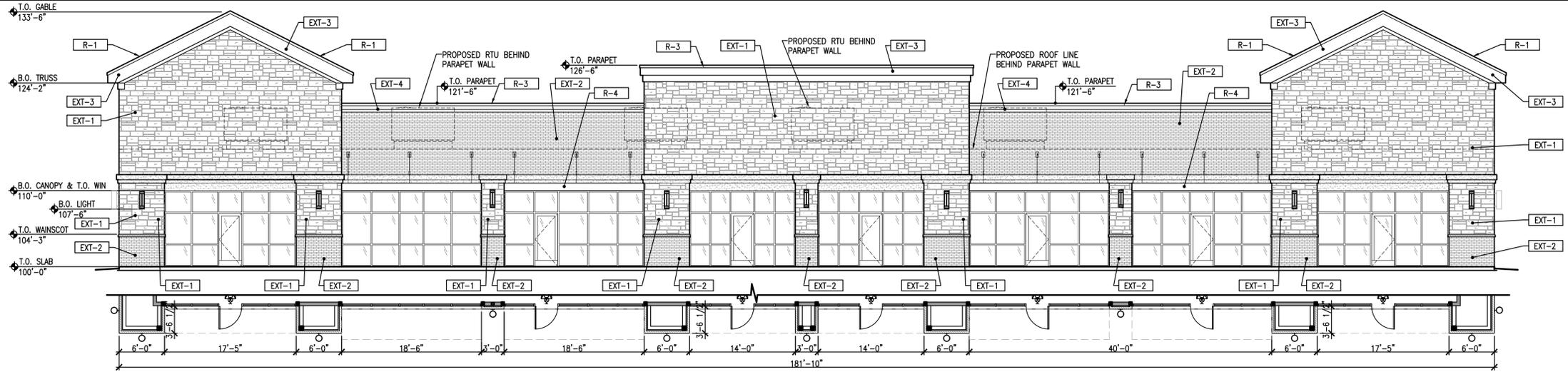
DATE	DESCRIPTION
07.26.23	ISSUE FOR PERMIT

DATE	DESCRIPTION

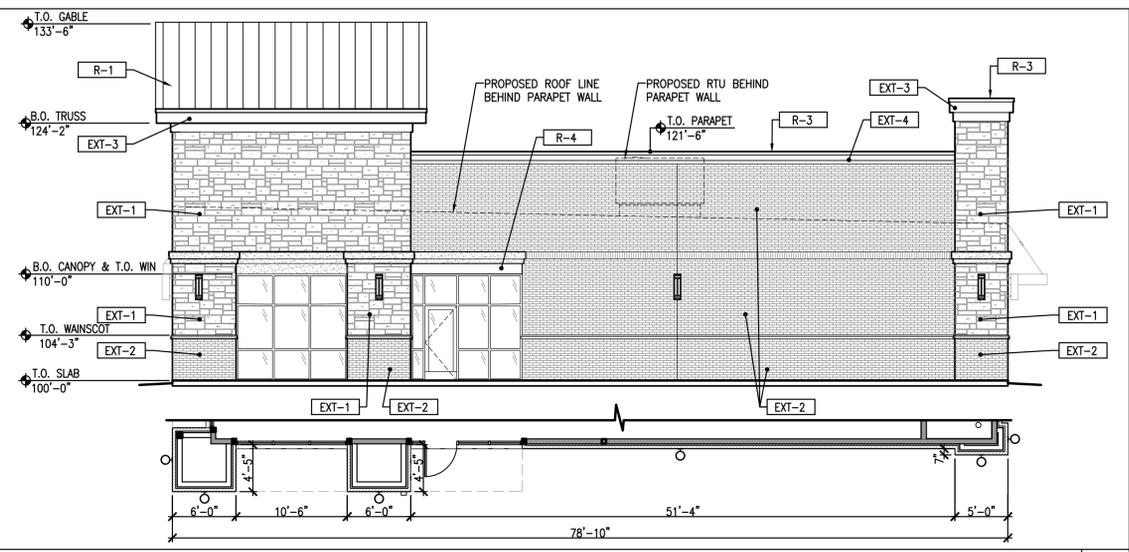
SHEET TITLE:
BUILDING ELEVATION EXHIBIT

SHEET NUMBER:
A2.0

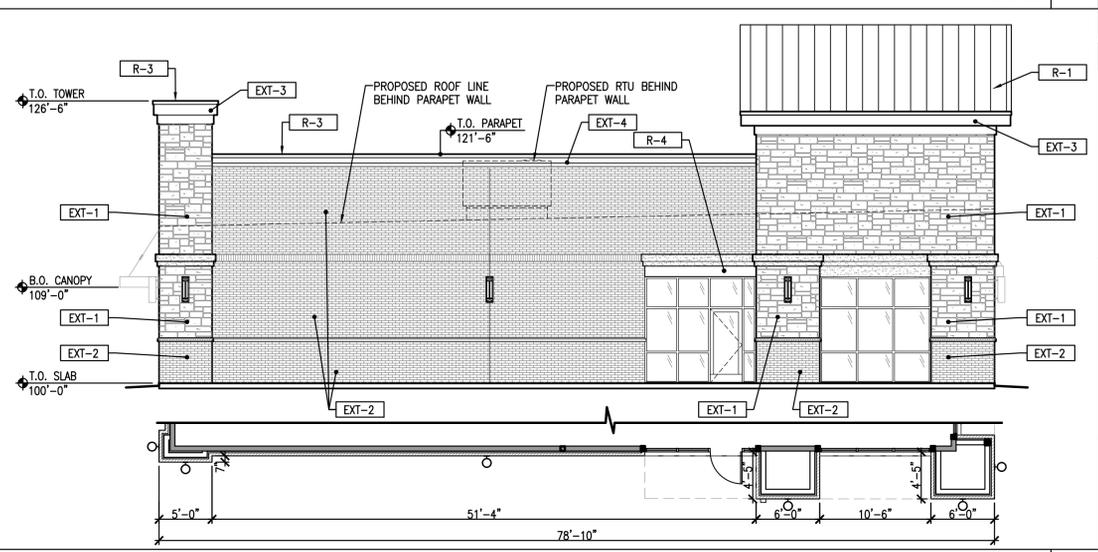
PROJECT NUMBER:
CAE22004



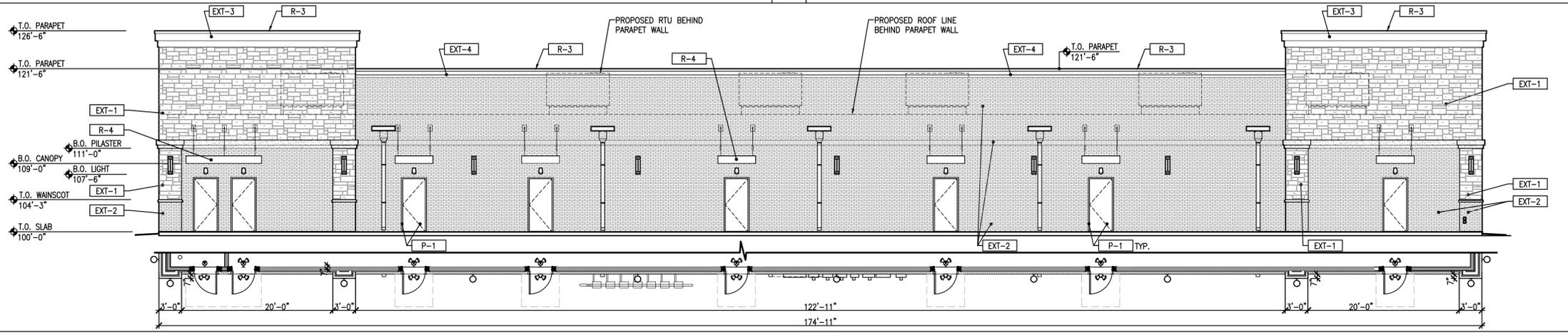
EAST ELEVATION 1
1/8"=1'-0"



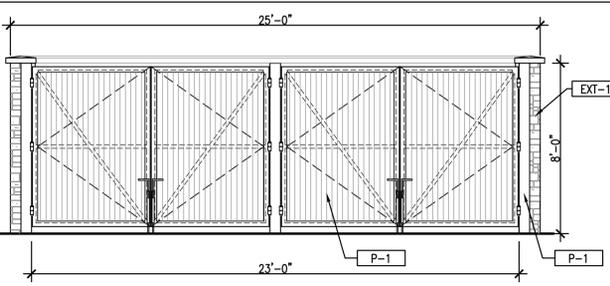
NORTH ELEVATION 2
1/8"=1'-0"



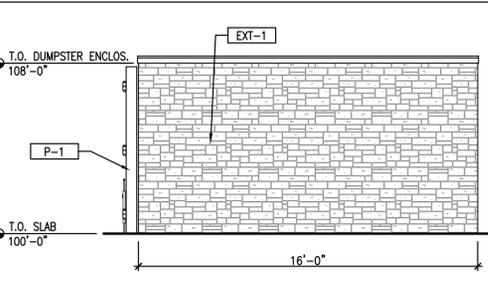
SOUTH ELEVATION 3
1/8"=1'-0"



WEST ELEVATION 4
1/8"=1'-0"



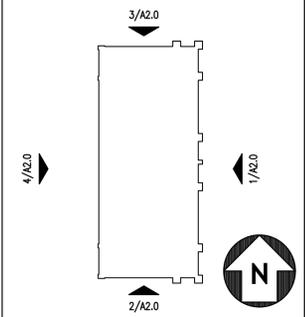
TRASH ENCLOSURE FRONT ELEVATION 6
1/4"=1'-0"



TRASH ENCLOSURE SIDE/REAR ELEVATION 5
1/4"=1'-0"

MATERIALS CALCULATION TABLE

	NORTH		SOUTH		EAST		WEST	
	AREA (s.f.)	%						
TOTAL SURFACE AREA	1805		1805		4609		4022	
DOORS/GLAZING	210	11.6%	210	11.6%	1368	29.7%	168	4.2%
AWINGS	10	0.6%	10	0.6%	72	1.6%	40	1.0%
SUB-TOTAL	220		220		1440		208	
NET SURFACE AREA	1585		1585		3169		3814	
PRIMARY BUILDING MATERIALS	AREA (s.f.)	%						
BRICK/STONE	1434	90.5%	1434	90.5%	2704	85.3%	3540	92.8%
EIFS	151	9.5%	151	9.5%	465	14.7%	274	7.2%
TOTAL	1585	100.0%	1585	100.0%	3169	100.0%	3814	100.0%



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SCHEDULE LEGEND

TAG	ITEM
R-1	STANDING SEAM METAL ROOFING - CHARCOAL
R-2	DUROLAST ROOFING
R-3	METAL COPING - MATCH EIFS COLOR
R-4	METAL CANOPY - BRUSHED ALUMINUM

FLOOR

F-1	EXPOSED CONCRETE (UNSEALED)
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EXTERIOR WALL FINISHES

EXT-1	THIN STONE CHARCOAL LUEDER SONOMA BLEND
EXT-2	OLD TEXAS BRICK "VINTAGE WHITE"
EXT-3	EIFS - DARK GRAY
EXT-4	EIFS - LIGHT GRAY
P-1	PAINT GAUNLET GRAY

ROOFING

R-1	STANDING SEAM METAL ROOFING - CHARCOAL
R-2	DUROLAST ROOFING
R-3	METAL COPING - MATCH EIFS COLOR
R-4	METAL CANOPY - BRUSHED ALUMINUM

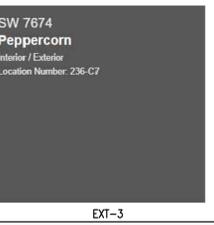
FINISH LEGEND



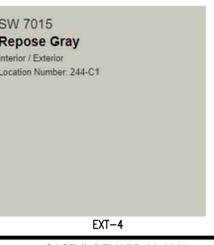
EXT-1 - THIN STONE CHARCOAL LUEDER SONOMA BLEND



EXT-2 - OLD TEXAS BRICK "VINTAGE WHITE"



EXT-3



EXT-4

CASE #: DEVAPP-23-0007

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9550 JOHN W ELLIOTT DR. SUITE 106
FRISCO, TX 75033
PH: CONTACT NAME: TEAGE GRIFFIN

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CONTACT NAME: DREW DONOSKY

ARCHITECT:
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COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
514, 604 SQ.FT./11.821 ACRES
CURRENT ZONING: PD-93 OFFICE/RETAIL

CITY: PROSPER **COUNTY:** COLLIN **STATE:** TEXAS
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY **ABSTRACT NO.:** 147 **DATE:** 8/03/2022

DATE	DESCRIPTION

DATE	DESCRIPTION

BUILDING ELEVATION EXHIBIT

A2.0
PROJECT NUMBER: CAE22001



PLANNING

To: Planning & Zoning Commission

Item No. 4e

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Replat for Windmill Hill, Block A, Lots 2R, 3R1, and 3R2 on 3.5± acres, located on the southwest corner of Broadway Street and Preston Road. The property is zoned Planned Development-93 (PD-93) Office/Retail. (DEVAPP-22-0006).

Description of Agenda Item:

The purpose of this Replat is create three (3) lots of record and dedicate all easements necessary for development. The Replat conforms to the Planned Development-93 (PD-93) Office/Retail standards.

As a companion item, the Site Plan (DEVAPP-22-0004) and Façade Plan (DEVAPP-22-0007) for a Montessori school is also on the March 7, 2023 agenda.

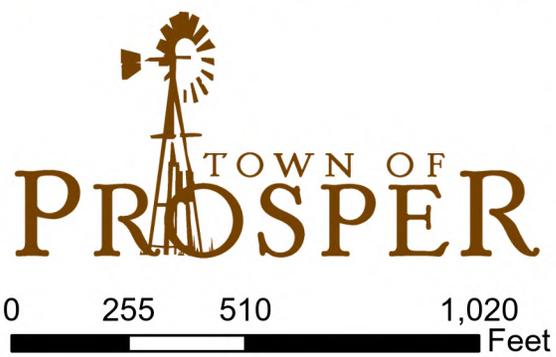
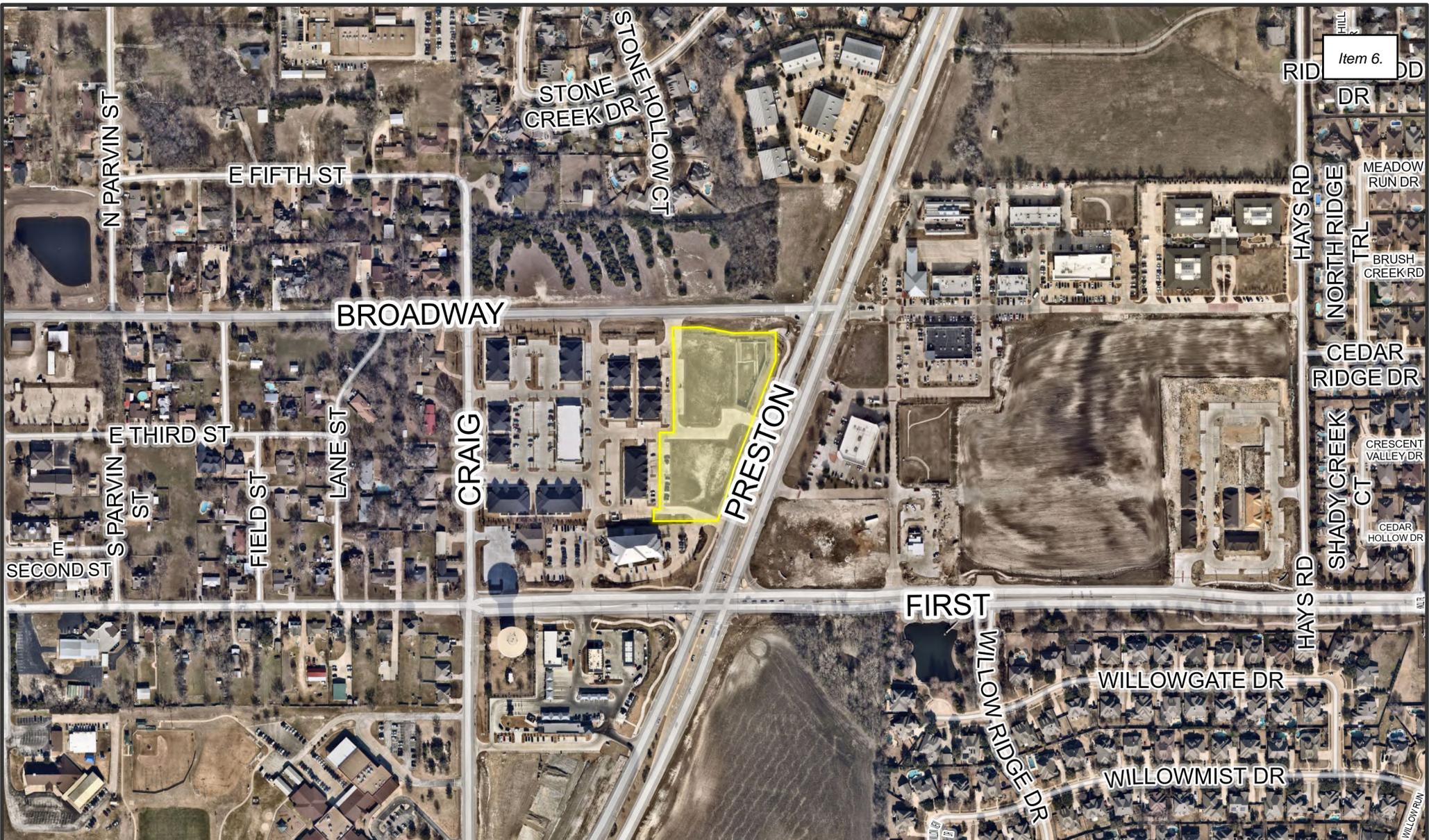
Attached Documents:

1. Location Map
2. Replat

Staff Recommendation:

Staff recommends approval of the Replat, subject to:

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



DEVAPP-22-0006

Windmill Hill

20

Replat

This map for illustration purposes only

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SCSD-FINNELL, LTD., is the owner of a 3.55 acre tract or parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147 in the Town of Prosper, Collin County, Texas, being a tract of land conveyed to SCSD-FINNELL, LTD. by Special Warranty Deed with Vendor's Lien of record in Document Number 2022000105285 of the Official Public Records of Collin County, Texas, being all of Lot 2 and Lot 3, Block A, Windmill Hill Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat recorded in Volume 2020, Page 387 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found in the south right-of-way line of Broadway Street (also known as Farm to Market Road 1193, variable width right-of-way, being the northeast corner of Lot 1, Block A of said Windmill Hill Addition and the northwest corner of said Lot 2,

THENCE, along the south right-of-way line of said Broadway Street, being the common north line of said Lot 2, the following three (3) bearings and distances:
1. N89°22'45"E, a distance of 85.98 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found;
2. S79°19'15"E, a distance of 102.00 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found;
3. N89°22'45"E, a distance of 134.30 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found at the intersection of the south right-of-way line of said Broadway Street and the west right-of-way line of Preston Road (also known as State Highway 289, variable width right-of-way), being the northeast corner of said Lot 2.

THENCE, along the west right-of-way line of Preston Road, being the common east lines of said Lots 1 and 2, the following two (2) bearings and distances:
1. S00°14'45"W, a distance of 86.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S21°13'45"W, passing at a distance of 202.53 feet an X-cut found, being the common southeast corner of said Lot 2 and the northeast corner of said Lot 3, continuing a total distance of 375.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the west right-of-way line of said Preston Road, being the common east line of said Lot 3, the following two (2) bearings and distances:
1. S15°30'45"W, a distance of 100.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S21°13'45"W, a distance of 61.17 feet to a PKF nail found, being the northeast corner of Lot 1, Block A, Prosper Bank Addition No. 1, an addition to the Town of Prosper, Collin County, Texas according to the plat recorded in Volume 2018, Page 23 of the Map Records of Collin County, Texas and the southeast corner of said Lot 3;

THENCE, S89°45'43"W, along the north line of Lot 1, Block A of said Prosper Bank Addition No. 1, being the common south line of said Lot 3, a distance of 196.42 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS" found, being the southeast corner of Lot 1, Block A of said Windmill Hill Addition and the southwest corner of said Lot 3;

THENCE, along the east line of said Lot 1, being the common west line of said Lot 3, the following four (4) bearings and distances:
1. NORTH, a distance of 37.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. EAST, a distance of 19.69 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. NORTH, a distance of 240.31 feet to an X-cut found;
4. EAST, a distance of 44.00 feet to an X-cut found, being the southwest corner of said Lot 2;

THENCE, along the east line of said Lot 1, being the common west line of said Lot 2, the following three (3) bearings and distances:
1. NORTH, a distance of 277.08 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. WEST, a distance of 1.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N00°37'15"W, a distance of 51.92 feet to the POINT OF BEGINNING, containing 3.55 acres or 154,503 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, SCSD-FINNELL, LTD., does hereby adopt this plat, designating herein described property as WINDMILL HILL ADDITION, LOT 2R, 3R1 AND 3R2, BLOCK A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. SCSD-FINNELL, LTD., does herein certify the following:

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

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

OWNER: SCSD-FINNELL, LTD.

BY: _____
Authorized Officer Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 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 _____, 2023.

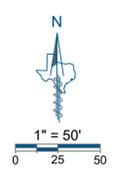
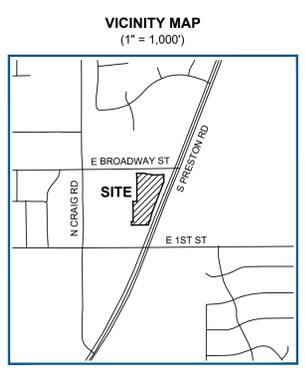
Notary Public in and for the State of Texas

TOWN PROJECT NO. DEVA00-22-0006

REPLAT WINDMILL HILL ADDITION LOTS 2R, 3R1 & 3R2, BLOCK A 3.55 ACRES

A REPLAT OF LOTS 2 & 3, BLOCK A, WINDMILL HILL ADDITION, RECORDED IN VOL. PG. 387, P.R.C.C.T., COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS PREPARATION DATE: MARCH 1, 2023

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C18 with their respective measurements.



GENERAL NOTES

- 1.) The purpose of this plat is create 3 lots of record from two (2) lots of record and to dedicate easements.
2.) This property is located in "Shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No floodplain exists on this site.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System. (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
7.) Landscape Easements are Exclusive along Preston Road.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

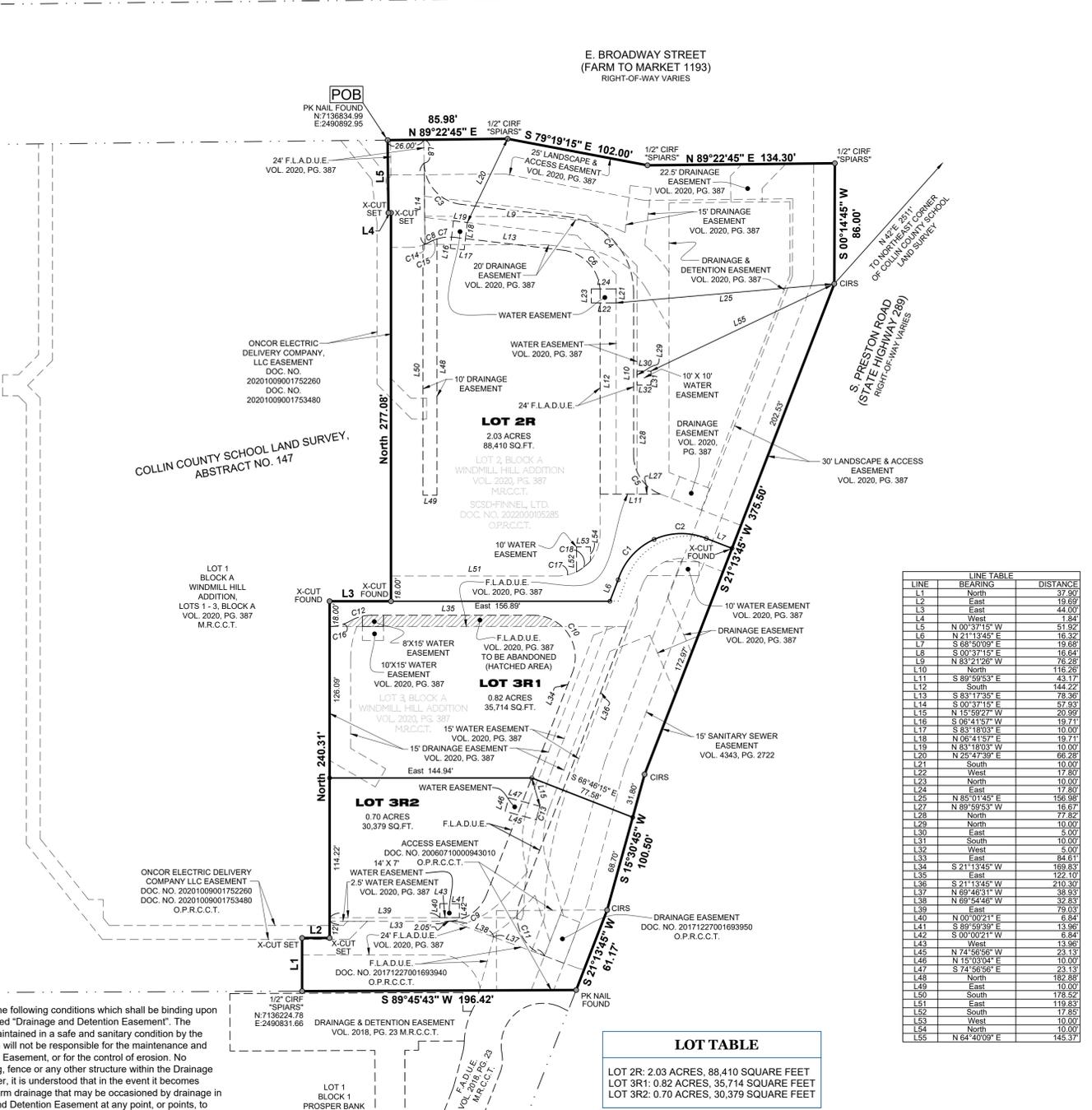
PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Matthew Raabe, R.P.L.S. # 6402 Date

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 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 _____, 2023.

Notary Public in and for the State of Texas



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L55 with their bearings and distances.

LOT TABLE

LOT 2R: 2.03 ACRES, 88,410 SQUARE FEET
LOT 3R1: 0.82 ACRES, 35,714 SQUARE FEET
LOT 3R2: 0.70 ACRES, 30,379 SQUARE FEET

LEGEND

- PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
SQ.FT. = SQUARE FEET
CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
NO. = NUMBER
DOC. NO. = DOCUMENT NUMBER
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
F.L.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
L47 = TYPICAL EASEMENT TIE (ITALICS)

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary
Engineering Department
Development Services Department

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns. The Portion of Lot 2R, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

SURVEYOR: Eagle Surveying, LLC
ENGINEER: ClayMoore Engineering, Inc.
OWNER: SCSD-FINNELL, LTD.

Eagle Surveying, LLC logo and contact information: 222 South Elm Street, Suite: 200, Denton, TX 76201, 940.222.3009

FIRST STREET RIGHT-OF-WAY VARIES



PLANNING

To: Planning & Zoning Commission

Item No. 4f

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

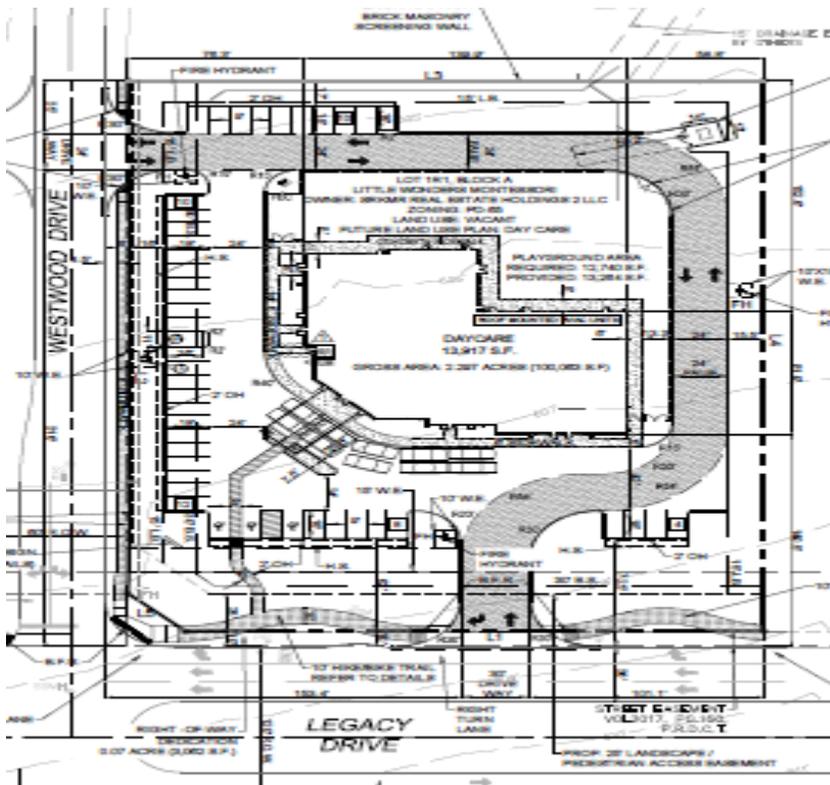
Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Site Plan and Façade Plan for a daycare on Lot 1R1 Block A 2.2± acres of Prosper Center, located on the north side of Westwood Drive and west of Legacy Drive. This property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0004 & DEVAPP-23-0010).

Description of Agenda Item:

The Site Plan shows the location of a daycare that is being proposed on the subject property as shown below:



Access will be provided from Legacy Drive and Westwood Drive. The Site Plan conforms to the Planned Development-65 (PD-65) development standards. Per Planned Development-65, the façade plan shall be approved by the Planning and Zoning Commission. Renderings of the façade plan shall be shown below:



As a companion item, the Final Plat (DEVAPP-23-0016) for a daycare at Prosper Center, Block A, Lot 1R1, is also on the March 7, 2023 agenda.

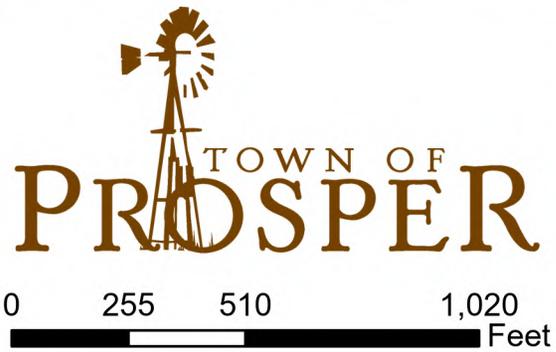
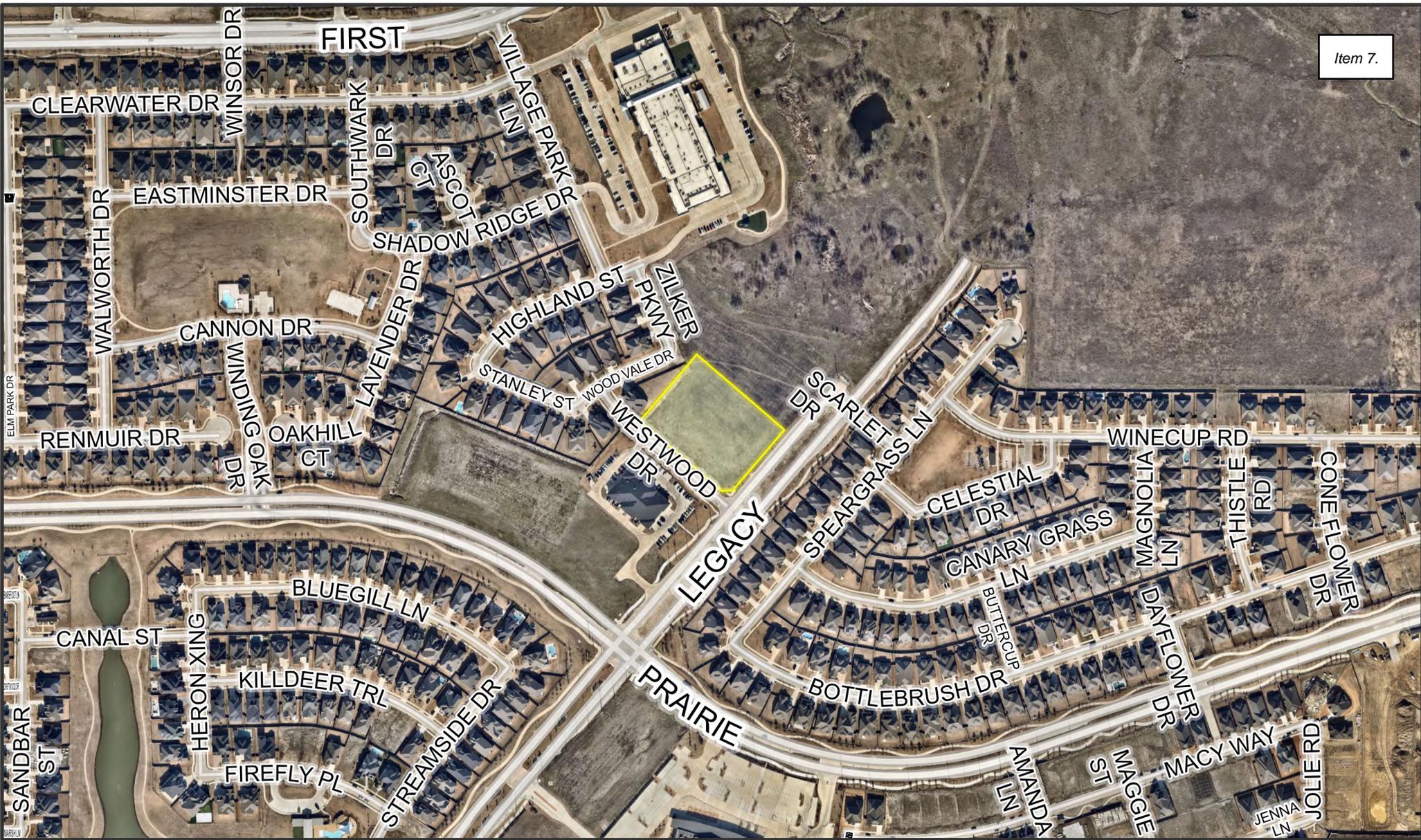
On December 6, 2022 Town Council approved an amendment to Specific Use Permit (S-19) for a daycare.

Attached Documents:

- 1. Location Map
- 2. Site Plan
- 3. Façade Plan

Town Staff Recommendation:

- Town staff recommends approval of the Site Plan and Façade Plan, subject to:
- 1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
 - 2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



DEVAPP-23-0004

Little Wonders Montessori

Site Plan

This map for illustration purposes only

TOWN OF PROSPER SITE PLAN GENERAL NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER 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.
- OCCUPATION NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS, LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM THE HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 m²) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 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') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS
- THE APPROVAL OF SITE PLAN SHALL BE EFFECTIVE FOR 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 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.
- THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.

NOTE

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- ALL DIMENSIONS ARE FROM FACE-TO FACE OF CURB

DEVAPP-23-0004

SITE PLAN

LITTLE WONDERS MONTESSORI
LOT 1R1, BLOCK A
PROSPER CENTER
2.297 ACRES (100,063 S.F.)
L. NETHERLY SURVEY
ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

TRIANGLE
ENGINEERING LLC

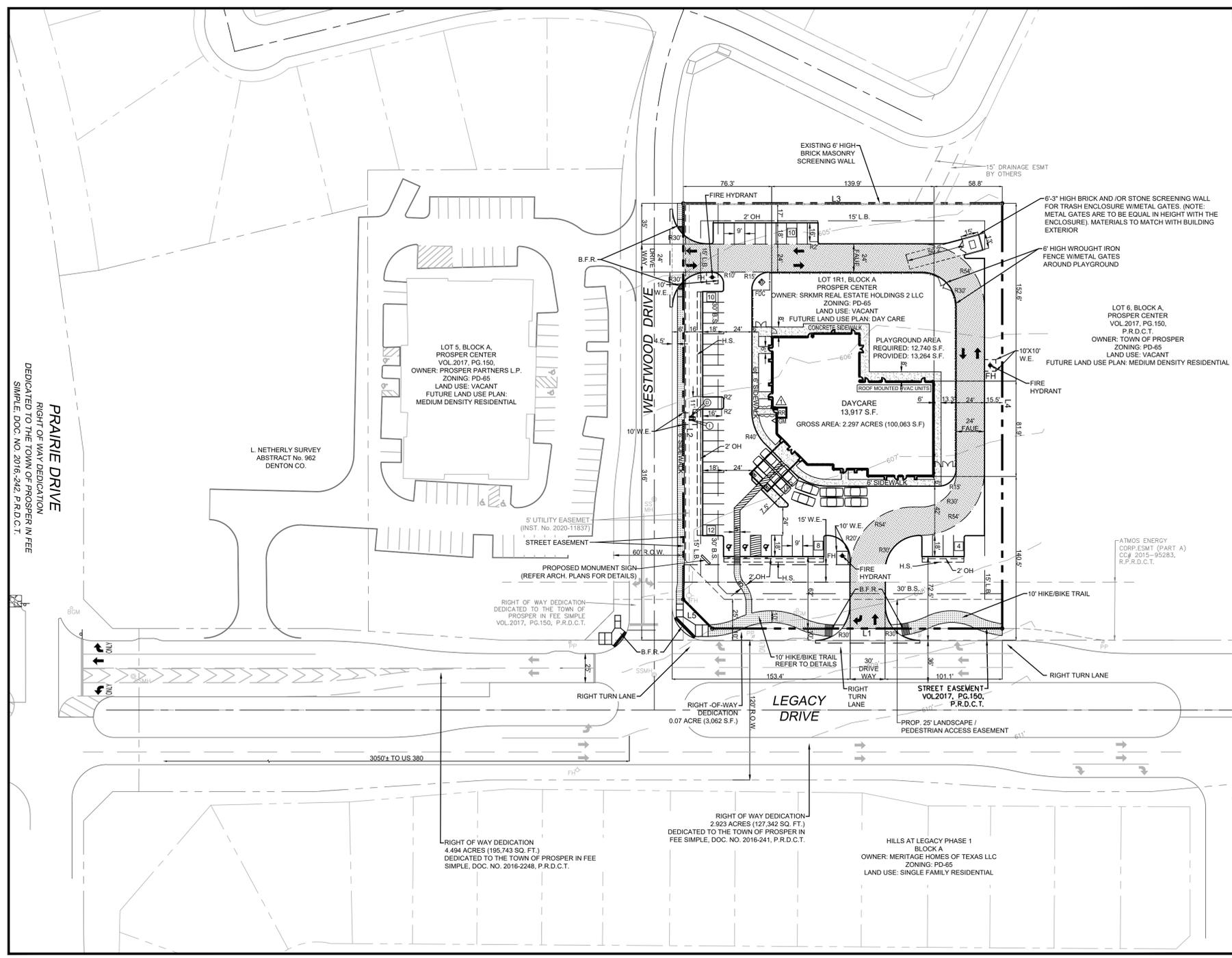
T: 469.331.8566 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP AR 10/17/22 SEE SCALE BAR 105-22

TX PE FIRM #11525

3



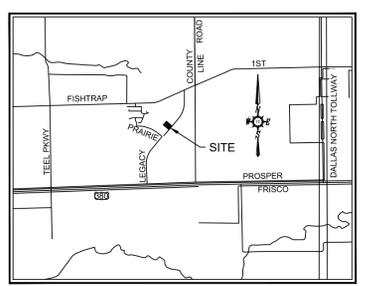
FEMA NOTES

- ACCORDING TO MAP NO. 48085C0230J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, AND MAP NO. 48121C0430G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

OWNER/APPLICANT SRKMR REAL ESTATE HOLDINGS 2 LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL PHONE: 469-331-8566	ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	SURVEYOR A&W SURVEYORS, INC 2220 GUS THOMASSON BLDG A, SUITE C MESQUITE, TEXAS 75150 CONTACT: JOHN TURNER TEL: (972) 681-4975
---	--	--

LINE	BEARING	LENGTH
L1	S 40°36'14" W	250.00'
L2	N 49°23'46" W	340.00'
L3	N 40°36'14" E	275.00'
L4	S 49°23'46" E	365.00'
L5	S 85°36'14" E	35.36'

NO.	DATE	DESCRIPTION	BY
1	12/30/22	1st CIVIL SET SUBMITTAL	KP
2	02/20/23	2nd CIVIL SET SUBMITTAL	KP



LEGEND

EXISTING BOUNDARY	---
EXISTING ASPHALT P.V.M.T. EDGE	---
EXISTING WATER MAIN	W 8" WTR
EXISTING SANITARY SEWER	S 8" SEWER
EXISTING CLEANOUT	C.O.
EXISTING POWER POLE	PP2S
EXISTING STORM SEWER	EX 24" RCP
EXISTING FIRE HYDRANT	PH
PROP. FIRE HYDRANT	PH
BOUNDARY LINE	---
PROPOSED CURB	---
EXISTING CURB	---
PROPOSED HANDICAP SIGN	WM
PROPOSED HANDICAP LOGO	NH
PROPOSED WATER METER	SMH
PROP. BACK FLOW PREVENTOR	SMH
PROP. CONCRETE WHEEL STOP	---
PROP. SANITARY SEWER MANHOLE	SMH
PROP. MONUMENT/POLE SIGN	---
EXISTING CONTOURS	807
PROPOSED CLEAN OUTS	O.C.O.
PROP. SEWER LINE	8" W
PROP. WATER LINE	6" SS

LEGEND

SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
GAS RISER	GR
BUILDING SETBACK	B.S.
LANDSCAPE BUFFER	L.B.
PROPOSED 24' WIDE FIRE LANE	---
OVERHANG	O.H.
BARRIER FREE RAMPS	B.F.R.
PROPOSED HEADLIGHT SCREENING	H.S.

SITE DATA SUMMARY TABLE

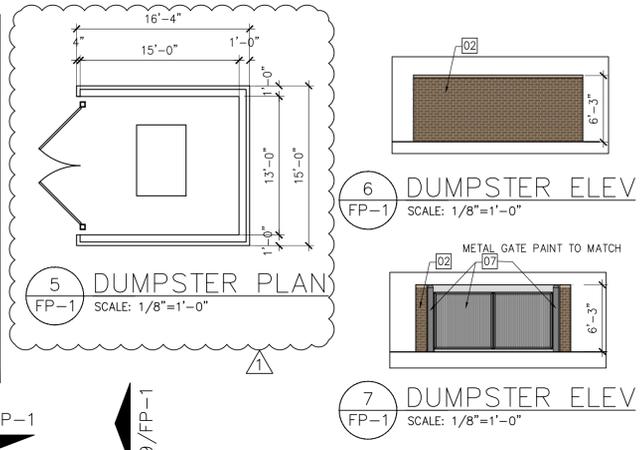
ZONING	"PD-65" (SUP CASE No. S-19)
PROPOSED USE	DAYCARE
LOT AREA	2,297 ACRES (100,063 S.F.)
TOTAL BUILDING AREA	13,917 S.F.
MAX. BUILDING HEIGHT (FEET/STORY)	28'-0" / ONE STORY
LOT COVERAGE	13.91%
FLOOR AREA RATIO	0.13:9
PARKING REQUIREMENTS	
BUILDING	PARKING REQUIRED
DAYCARE (1 PER 10 STUDENTS & 1 PER STAFF)	39 (186 STUDENTS & 20 STAFF)
TOTAL PARKING REQUIRED	39
TOTAL PARKING PROVIDED	44
HANDICAP PARKING REQUIRED PER ADA	3
HANDICAP PARKING PROVIDED	3
OPEN SPACE REQUIRED	15 S.F. X 44 SPACE (660 S.F.)
LANDSCAPING PROVIDED	42,209 S.F. (42.18 %)
IMPERVIOUS COVERAGE	57,854 S.F. (57.82 %)

WATER METER AND SANITARY SEWER SCHEDULE

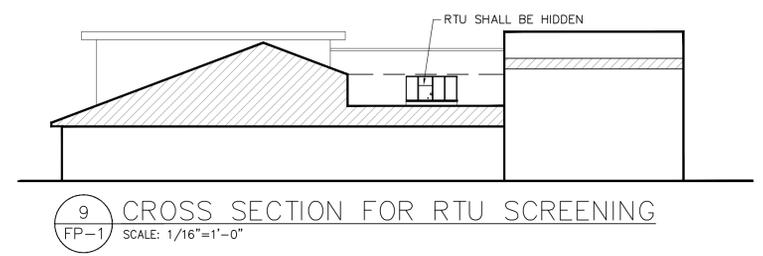
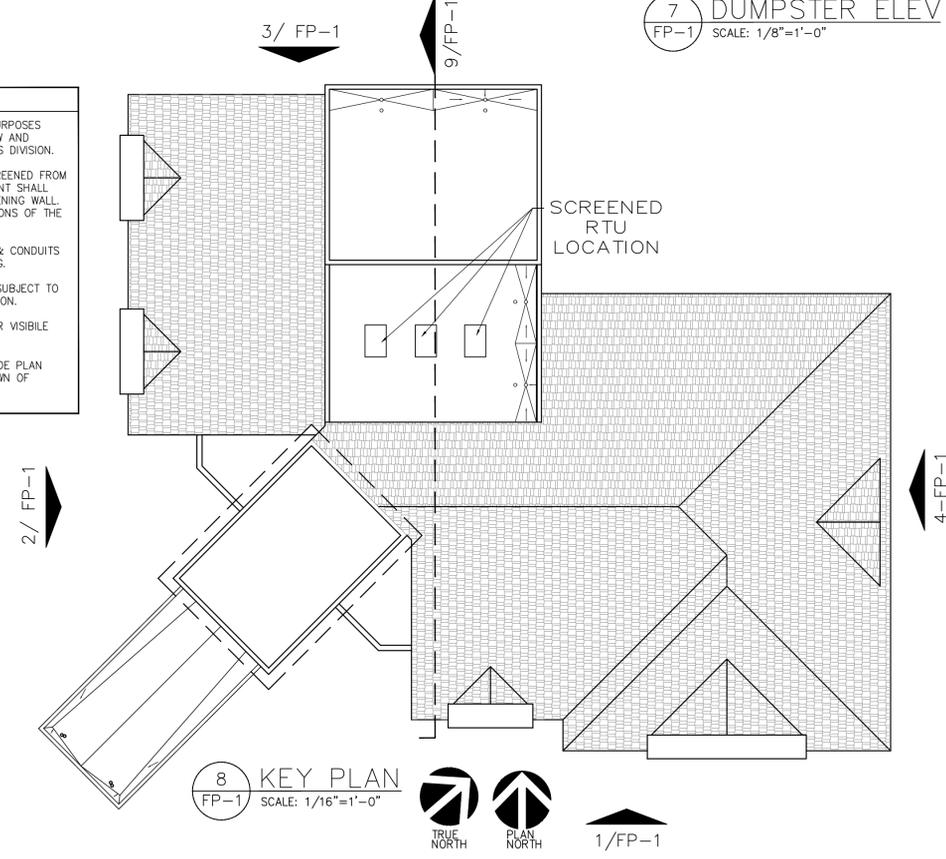
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	2"	1	6" & 4"
(I)	IRR.	1"	1	N/A



BUILDING MATERIAL LEGEND	
01	KING SIZE ACME BRICK DOVEGRAY
02	KING SIZE ACME BRICK MUSHROOM BROWN
03	CORONADO STONE VENEER TEXAS RUBBLE- TEXAS CREAM
04	NICHHA FIBER CEMENT ACCENT WALL PANEL LATURA-"V" GROOVE, WHITE, AWP-1818
05	BRONZE ALUMINUM STOREFRONT EQUAL TO KAWNEER- TRIFAB-451
06	DOUBLE PANE, LOW-E, PRE-FINISHED, VINYL FRAME WINDOWS
07	INSULATED HOLLOW METAL PAINTED DOOR SHERWIN WILLIAMS- SW-7069 IRON ORE
08	CAST STONE WATERTABLE BY CONTINENTAL COLOR: 1100 WHITE STONE
09	GAF TIMBERLINE UHD ASPHALT ROOF SHINGLES COLOR: PEWTER GRAY



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



OWNER/APPLICANT SRKMR REAL ESTATE HOLDINGS 2 LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR KIMLEY HORN & ASSOCIATES, INC. 5750 GENESIS COURT, STE 200 FRISCO, TEXAS 75034 CONTACT: SYLVIANA GUNAWAN TEL: (972) 335-3580 FAX: (972) 335-3779	REVISION DATE 10/28/2022 11/14/2022 02/20/2023	REVISION DESCRIPTION CITY COMMENTS ARCH REQUESTED REV. CASE # ADDED	REGISTERED ARCHITECT RASHMI CHANDEL STATE OF TEXAS 10-12-2022
ARCHITECT RASHMI C INCORPORATED CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com	CIVIL ENGINEER TRIANGLE ENGINEERING LLC. CONTACT: KARTAVYA (KEVIN) PATEL PH. NO. (469) 213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM	CASE # DEVAPP 23-0010 LITTLE WONDERS MONTESSORI PROSPER CENTER ADDITION BLOCK A, LOT 1R1, 2.297 ACRES (100,063 S.F.) L. NETHERLY SURVEY, ABSTRACT NO. 962 TOWN OF PROSPER DENTON COUNTY, TEXAS DATE PREPARED: 10/12/2022		



PLANNING

To: Planning & Zoning Commission

Item No. 4g

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Final Plat for Prosper Center, Lot 1R1, Block A, on 2.2± acres, located on the north side of Westwood Drive and west of Legacy Drive. The property is zoned Planned Development-65 (PD-65). (DEVAPP-23-0016).

Description of Agenda Item:

The purpose of the Final Plat for Prosper Center, Lot 1R1, Block A, is to dedicate easements necessary for development of Lot 1R1. The plat conforms to Planned Development-65 (PD-65) development standards.

As a companion item, the Site Plan (DEVAPP-23-0004) and Façade Plan (DEVAPP-23-0010) for a daycare is also on the March 7, 2023 agenda.

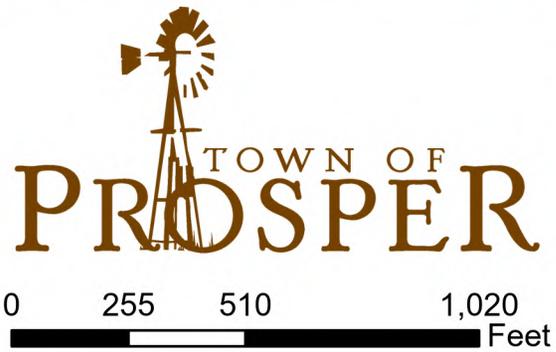
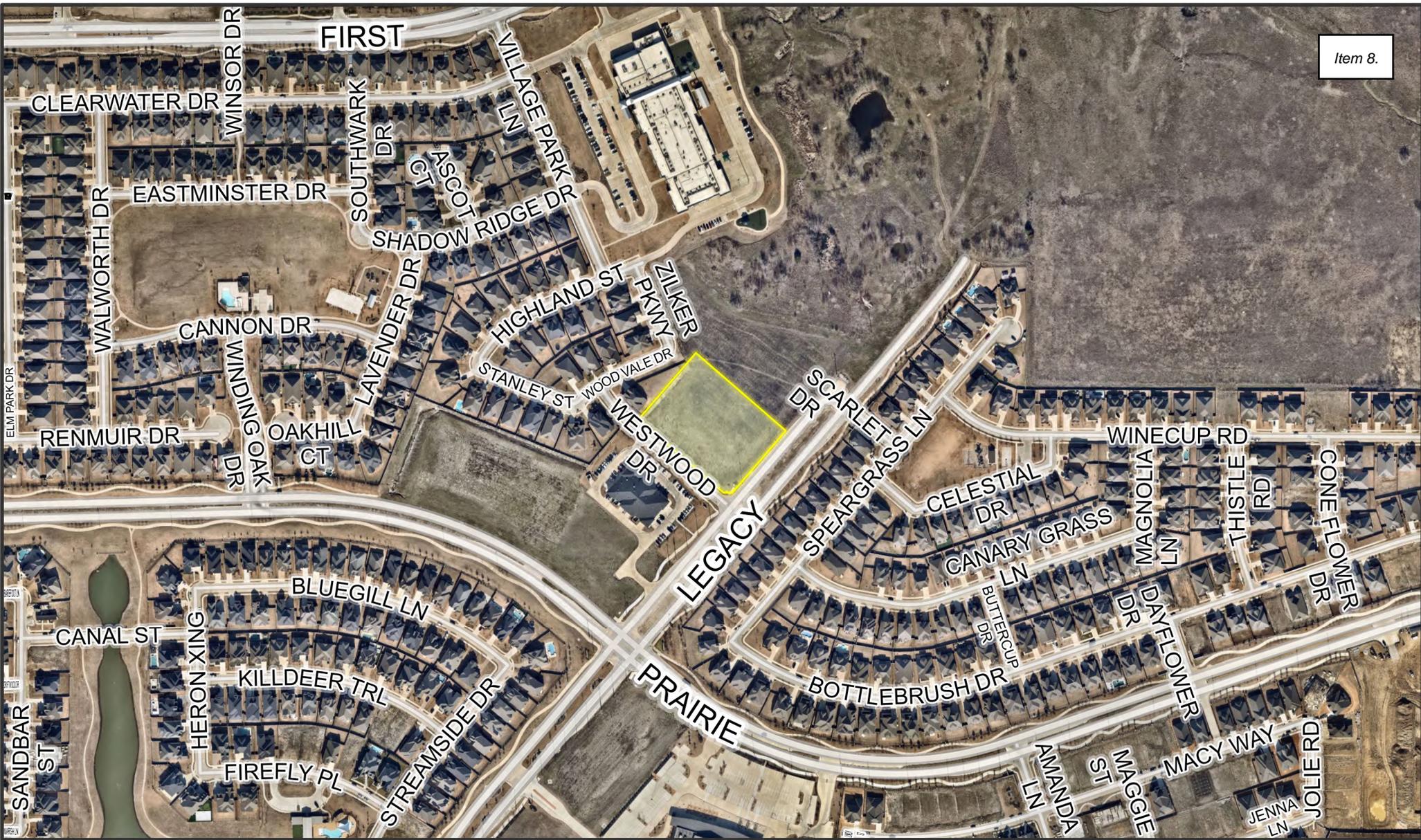
Attachments:

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.

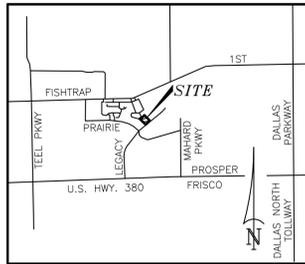


DEVAPP-23-0016

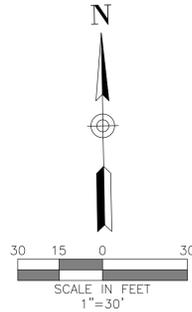
Lot 1R, Block A, Prosper Center

Final Plat

This map for illustration purposes only



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000150630

LEGEND

—	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
CAB. SL	CABINET & SLIDE
(CM)	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
IRF	FOUND IRON ROD
F.A.U.E.	FIRE LANE, ACCESS, UTILITY EASEMENT

GENERAL NOTES

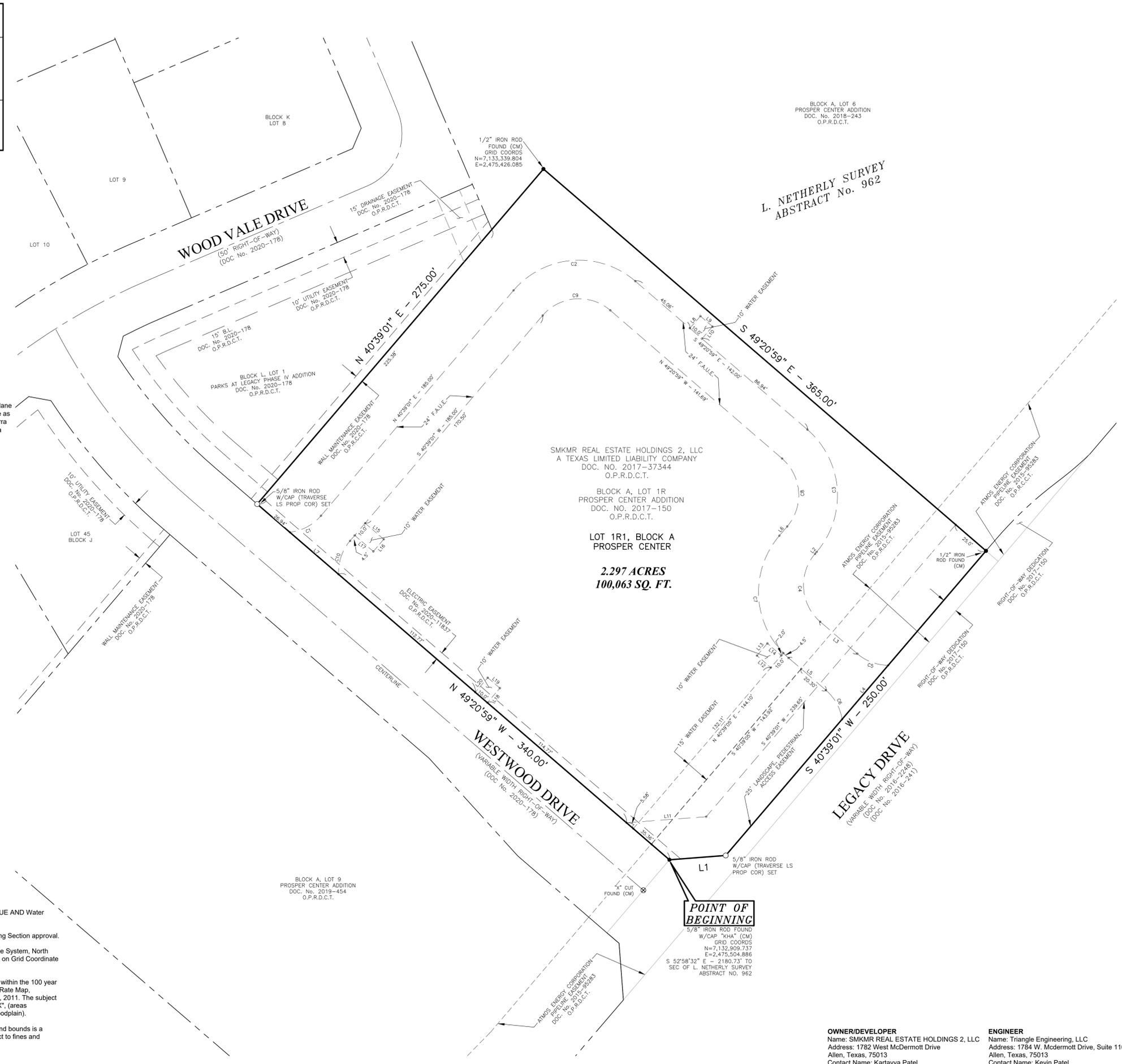
- The purpose of this plat is to create 1 lot and add FAUE AND Water easements.
- Lot to lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0430G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
- 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 withholdings of utilities and building permits.
- No floodplain exists on the site.

LINE TABLE

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 85°39'01" W	35.36'	L11	S 85°39'01" W	50.00'
L2	S 40°39'01" W	1.56'	L12	N 49°20'59" W	11.50'
L3	S 49°20'59" E	30.50'	L13	N 40°39'01" E	10.00'
L4	S 40°39'01" W	44.37'	L14	S 49°20'59" E	11.50'
L5	N 49°20'59" W	30.81'	L15	S 49°20'59" E	15.34'
L6	N 40°39'01" E	7.56'	L16	S 40°39'01" W	10.00'
L7	N 49°20'59" W	40.16'	L17	N 49°20'59" W	15.34'
L8	N 41°13'34" E	10.00'	L18	N 40°38'58" E	11.98'
L9	S 49°21'02" E	10.00'	L19	N 49°20'59" W	10.00'
L10	S 41°13'34" W	10.00'	L20	S 40°38'58" W	11.98'

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	43°03'06"	30.00'	22.54'	N 62°10'34" E	22.02'
C2	90°00'00"	54.00'	84.82'	N 85°39'01" E	76.37'
C3	90°00'00"	54.00'	84.82'	S 04°20'59" E	76.37'
C4	90°00'00"	30.00'	47.12'	S 04°20'59" E	42.43'
C5	40°28'31"	30.01'	21.20'	S 69°35'41" E	20.76'
C6	40°28'32"	30.01'	21.20'	N 29°06'16" W	20.76'
C7	90°00'00"	54.00'	84.82'	N 04°20'59" W	76.37'
C8	90°00'00"	30.00'	47.12'	N 04°20'59" W	42.43'
C9	90°00'00"	30.00'	47.12'	S 85°39'01" W	42.43'
C10	43°03'05"	30.00'	22.54'	S 19°07'28" W	22.02'



SMKMR REAL ESTATE HOLDINGS 2, LLC
A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 2017-37344
O.P.R.D.C.T.

BLOCK A, LOT 1R
PROSPER CENTER ADDITION
DOC. NO. 2017-150
O.P.R.D.C.T.

**LOT 1R1, BLOCK A
PROSPER CENTER**

**2.297 ACRES
100,063 SQ. FT.**

DEVAPP-23-0016
FINAL PLAT
**LOT 1R1, BLOCK A
PROSPER CENTER**

PER SPECIAL WARRANTY DEED RECORDED UNDER
COUNTY CLERK NO. 2017-37344, O.P.R.C.C.T.
2.297 ACRES

SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NO. 962
AN ADDITION TO THE
TOWN OF PROSPER, DENTON COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraversesLandSurveying.com | Texas Firm No. 10194631

OWNER/DEVELOPER
Name: SMKMR REAL ESTATE HOLDINGS 2, LLC
Address: 1782 West McDermott Drive
Allen, Texas, 75013
Contact Name: Kartavya Patel
Phone: 469-331-8566

ENGINEER
Name: Trangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kevin Patel
Phone: 469-331-8566

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

Surveying | Construction Staking | Platting
Date: March, 1 2023 Project No.: TR-02-23

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Denton §

WHEREAS, SMKMR REAL ESTATE HOLDINGS 2, LLC, is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Denton County, Texas, being all of Block A, Lot 1R, PROSPER CENTER, an addition to Denton County, Texas, according to the plat thereof recorded in Document Number 2017-150, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.) and as conveyed to SMKMR REAL ESTATE HOLDINGS 2, LLC, a Texas limited liability company, by Special Warranty Deed, recorded in Document Number 2017-37344, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" (control monument (CM)) found, being the most westerly southern corner of said Block A, Lot 1R, being on the northeasterly right-of-way line of Westwood Drive (a variable width right-of-way);

THENCE North 49 degrees 20 minutes 59 seconds West, along the northeasterly right-of-way line of said Westwood Drive, a distance of 340.00 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set for corner, being the westerly corner of said Block A, Lot 1R, being the southerly corner of Block L, Lot 1, PARKS AT LEGACY PHASE IV, an addition to Denton County, Texas, according to the plat thereof recorded in Document Number 2020-178, O.P.R.D.C.T.;

THENCE North 40 degrees 39 minutes 01 seconds East, departing the northwesterly right-of-way of said Westwood Drive and along the common northerly line of said Block A, Lot 1R, and said Block L, Lot 1, a passing distance of 225.38 feet to the most southerly eastern corner of said Block L, Lot 1, and being a ell subdivision corner of said Parks at Legacy Phase IV Addition, and being a south corner of Block A, Lot 6, PROSPER CENTER, an addition to Denton County, Texas, according to the plat thereof recorded in Document Number 2018-243, O.P.R.D.C.T., having a total distance of 275.00 feet to a 1/2 inch iron rod (CM) found, being the northerly corner of said Block A, Lot 1R, same being an ell corner of said Block A, Lot 6;

THENCE South 49 degrees 20 minutes 59 seconds East, departing said corner and along the common northeasterly line of said Block A, Lot 1R and the southwesterly line of said Block A, Lot 6, a distance of 365.00 feet to a 1/2 inch iron rod (CM) found, being the easterly corner of said Block A, Lot 1R, and being in the northwesterly right-of-way of Legacy Drive (a variable width right-of-way);

THENCE South 40 degrees 39 minutes 01 seconds West, along the common southerly line of said Block A, Lot 1R and the northwesterly right-of-way line of said Legacy Drive, a distance of 250.00 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set for corner, being the most easterly southern corner of said Block A, Lot 1R;

THENCE South 85 degrees 39 minutes 01 seconds West, along the common southerly line of said Block A, Lot 1R, a distance of 35.36 feet to the POINT OF BEGINNING and containing 2.297 acres of land (100,063 square feet), more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, SMKMR REAL ESTATE HOLDINGS 2, 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 CENTER, Block A, Lot 1R1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The SMKMR REAL ESTATE HOLDINGS 2, 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Prosper, Texas

WITNESS my hand, this ____ day of _____, 2023.

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 day personally appeared Kartavya Patel, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

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.

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, 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 'homeowners' 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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, MARK ALLAN NACE, do hereby certify that i prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Prosper, Texas.

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

MARK ALLAN NACE
Registered Professional Land Surveyor
Texas Registration No. 5539

Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MARK ALLAN NACE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2023

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary
Engineering Department
Development Services Department

DEVAPP-23-0016
FINAL PLAT
LOT 1R1, BLOCK A
PROSPER CENTER

PER SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK NO. 2017-37344, O.P.R.C.C.T. 2.297 ACRES

SITUATED IN THE L. NETHERLY SURVEY, ABSTRACT NO. 962 AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321 W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: March 1, 2023 Project No.: TR-02-23

OWNER/DEVELOPER
Name: SMKMR REAL ESTATE HOLDINGS 2, LLC
Address: 1782 West McDermott Drive
Allen, Texas, 75013
Contact Name: Kartavya Patel
Phone: 469-331-8566

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kevin Patel
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SURVEYOR
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Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321



PLANNING

To: Planning & Zoning Commission

Item No. 4h

From: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).

Description of Agenda Item:

The Site Plan shows two (2) proposed buildings totaling 29,120 sf. The applicant has revised the site plan to accurately depict the square footages of both buildings and calculated parking. In 2020, the Zoning Ordinance was amended allowing the Planning & Zoning Commission to approve alternative parking space requirements at the time of Site Plan. Currently, the site plan shows that the site is under parked. Even with the 50% reduction that the Downtown Retail, DTR zone offers, the site is still short by 29 parking spaces. Due to the limited opportunity in a downtown setting to provide off-street, parking is almost always challenging. However, downtowns generally are intended to be walkable. Town Hall offers about 185 parking spaces located at the Town Hall property. There are also parking lots adjacent to existing businesses. Access is provided from Crockett Street, Broadway Street and McKinley Street. The Site Plan conforms to the Downtown Retail standards.

Attached Documents:

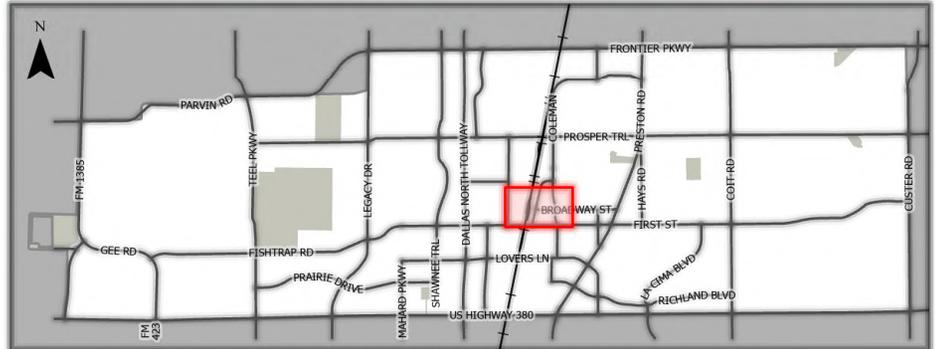
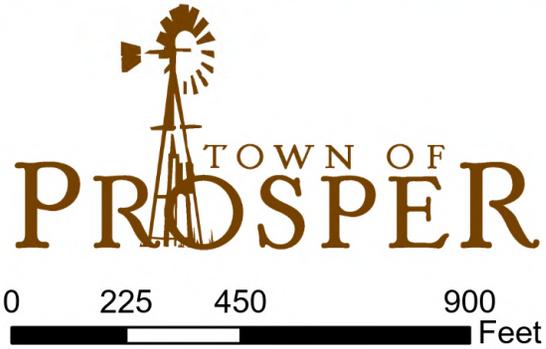
1. Location Map
2. Site Plan

Staff Recommendation:

Staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of the alternative parking spaces requirements.
2. The applicant revise the sqft of the building to match the site data summary table and fixes the word "Proposed"
3. The applicant removes the word brewery and list it as restaurant.
4. Town staff approval of civil engineering, irrigation plans, open space plans, landscape plans, façade plans, and address plans.
5. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

Item 9.

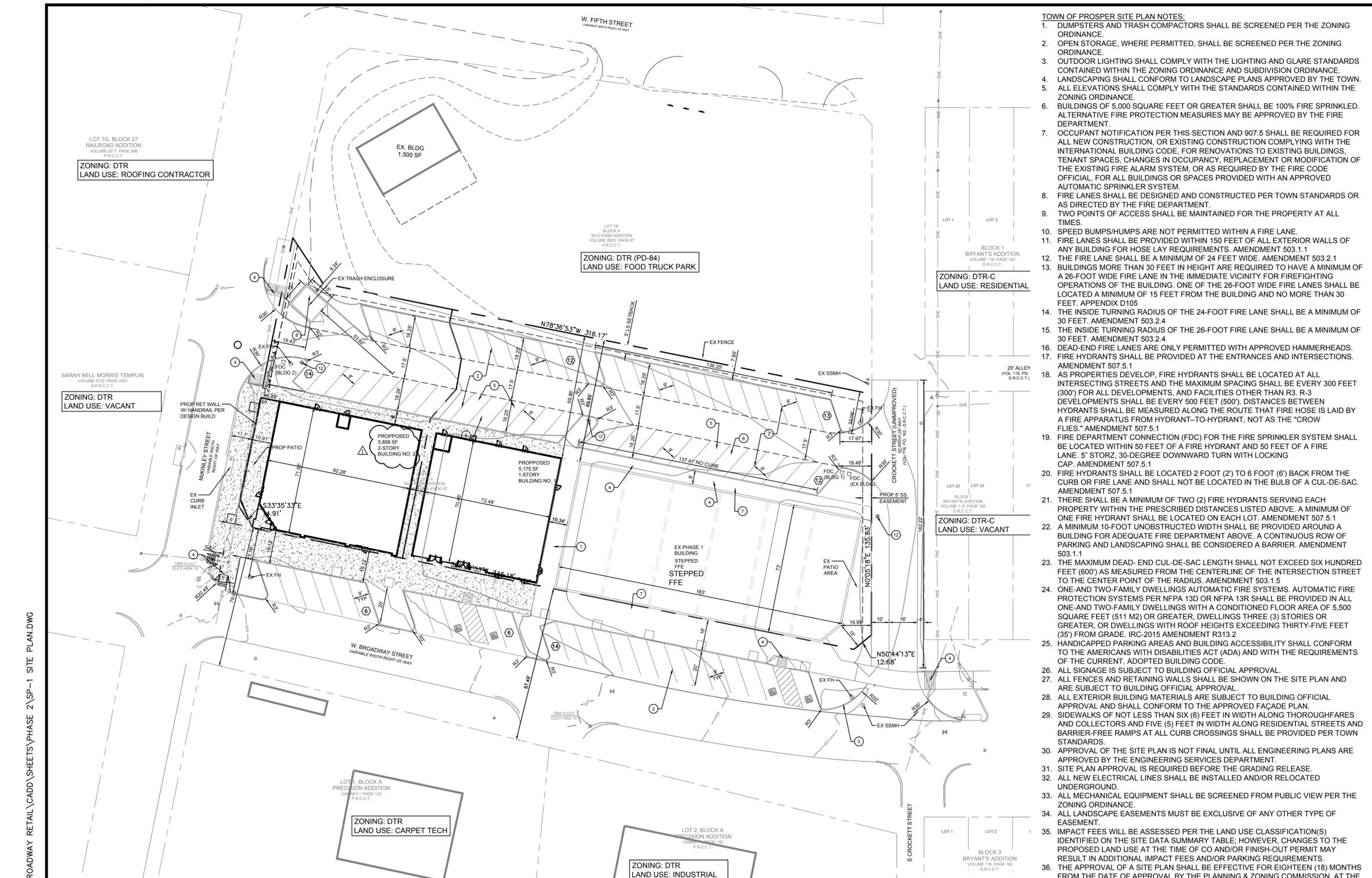


D22-0069

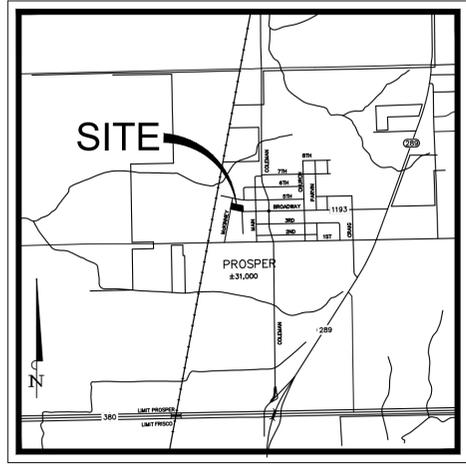
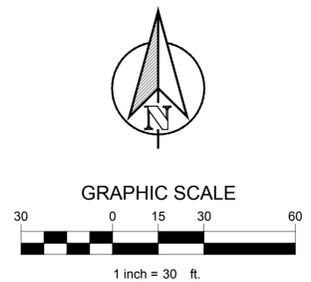
Broadway Retail

Site Plan

This map for illustration purposes only



- TOWN OF PROSPER SITE PLAN NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER 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.
 - OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
 - 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.
 - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
 - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
 - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
 - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
 - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
 - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
 - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
 - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
 - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
 - A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ABOVE. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
 - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
 - ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
 - 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 BEFORE THE GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
 - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
 - IMPACT FEES WILL BE ASSESSED PER 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 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 THE 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.



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT

BENCHMARKS:
 NO. 1
 "X-CUT" AT THE CENTER OF CURB RETURN ON THE NORTHEAST CORNER OF E BROADWAY STREET AND MCKINLEY STREET.
 ELEV: 654.18'
 NO. 2
 "X-CUT" AT THE CENTER OF THE EAST CURB RETURN LOCATED ON THE SOUTH SIDE OF E BROADWAY STREET APPROXIMATELY 230' EAST OF THE INTERSECTION OF E BROADWAY STREET AND MCKINLEY STREET
 ELEV: 655.10'

CASE #:

OWNER:
 BROWN & GRIFFIN REAL ESTATE ADVISORS, LP
 1061 N. COLEMAN ST
 PROSPER, TX 75078
 PH: CONTACT NAME: LUKE BROWN

APPLICANT/ENGINEER:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572 CONTACT NAME: MATT MOORE

SURVEYOR:
 EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET, SUITE 104
 DENTON, TX 76201
 PH: 940.222.3009 CONTACT NAME: DAN RICK

LEGAL DESCRIPTION:
 LOT 2, OF BLOCK A, LOTS 1R & 2 OF SILO PARK ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 67, PLAT RECORDS, COLLIN COUNTY, TEXAS.

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

GENERAL SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (% SITE AREA), SQ FT	PROV.		
1	DTR	RETAIL RESTAURANT	1.16	50,527	RETAIL: 7,921 RESTAURANT: 3,922	1 STORY	40% MAX	23.4%	0.4:1 MAX	0.23	REQ: 1 / 250 SF PROV: 1 / 100 SF	32 40	78	2	2	27,919	55%	1170	22,426	3536.90	21,380
					TOTAL: 11,843						TOTAL:	72									
											NOTE: DTR ZONING ALLOWS FOR 50% REDUCTION IN PARKING	36									
2	DTR	RETAIL (BLDG 1) RESTAURANT (BLDG 2)	1.16	50,527	RETAIL: 5,175 BREWERY: 12,032	1 STORY (BLDG 1) 2.5 STORY (BLDG 2)	50% MAX	45.3%	0.4:1 MAX	0.45	REQ: 1 / 250 SF RESTAURANT: 1 / 100 SF	53 161	78	4	4	47,143	93%	1170	3,110	3536.90	700
					TOTAL: 17,207						TOTAL:	214									
											NOTE: DTR ZONING ALLOWS FOR 50% REDUCTION IN PARKING	107									
					TOTAL (BOTH LOTS): 29,120																

CONSTRUCTION SCHEDULE	
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	PROPOSED SIDEWALK
8	PROPOSED TRASH ENCLOSURE
9	PROPOSED SERVICE RAMP

METER TABLE	
12	DOMESTIC METER

PLOTTED BY: REGGIE SMITH
 PLOT DATE: 2/20/2023 1:53 PM
 LOCATION: Z:\PROJECTS\2021-056 BOREA BROADWAY RETAIL\CADD\SHEETS\PHASE 2\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/20/2023 1:24 PM

TEXAS REGISTRATION #14199 Item 9
CLAYMOORE ENGINEERING
 1100 CREEK SPARGER RD, SUITE #1
 COLLEVILLE, TX 75844
 PHONE: (972) 381-7878
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 DREW DONOVSKY
 Engineer: 125651 Date: 2/20/2023
 P.E. No. 125651

BGREA BROADWAY RETAIL PHASE II
360 & 370 W BROADWAY STREET
PROSPER, TEXAS

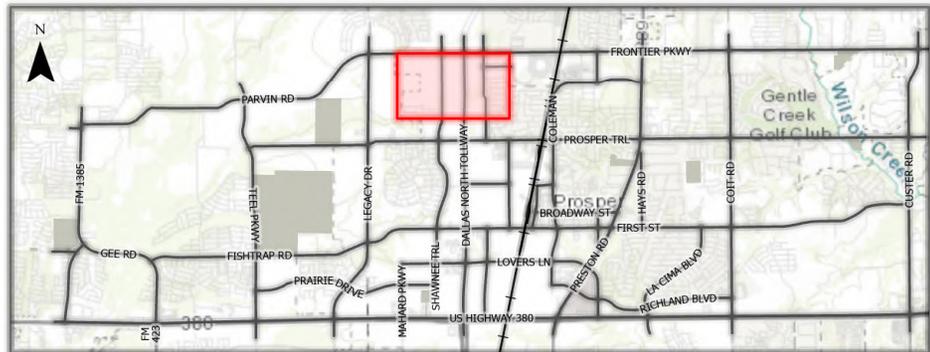
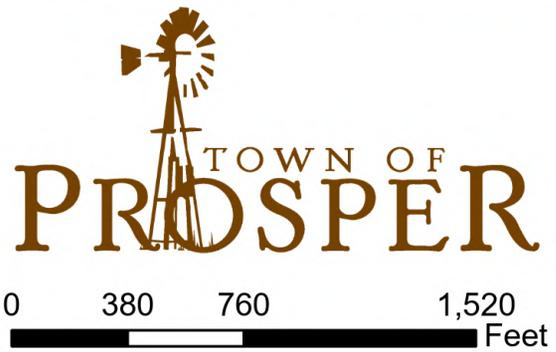
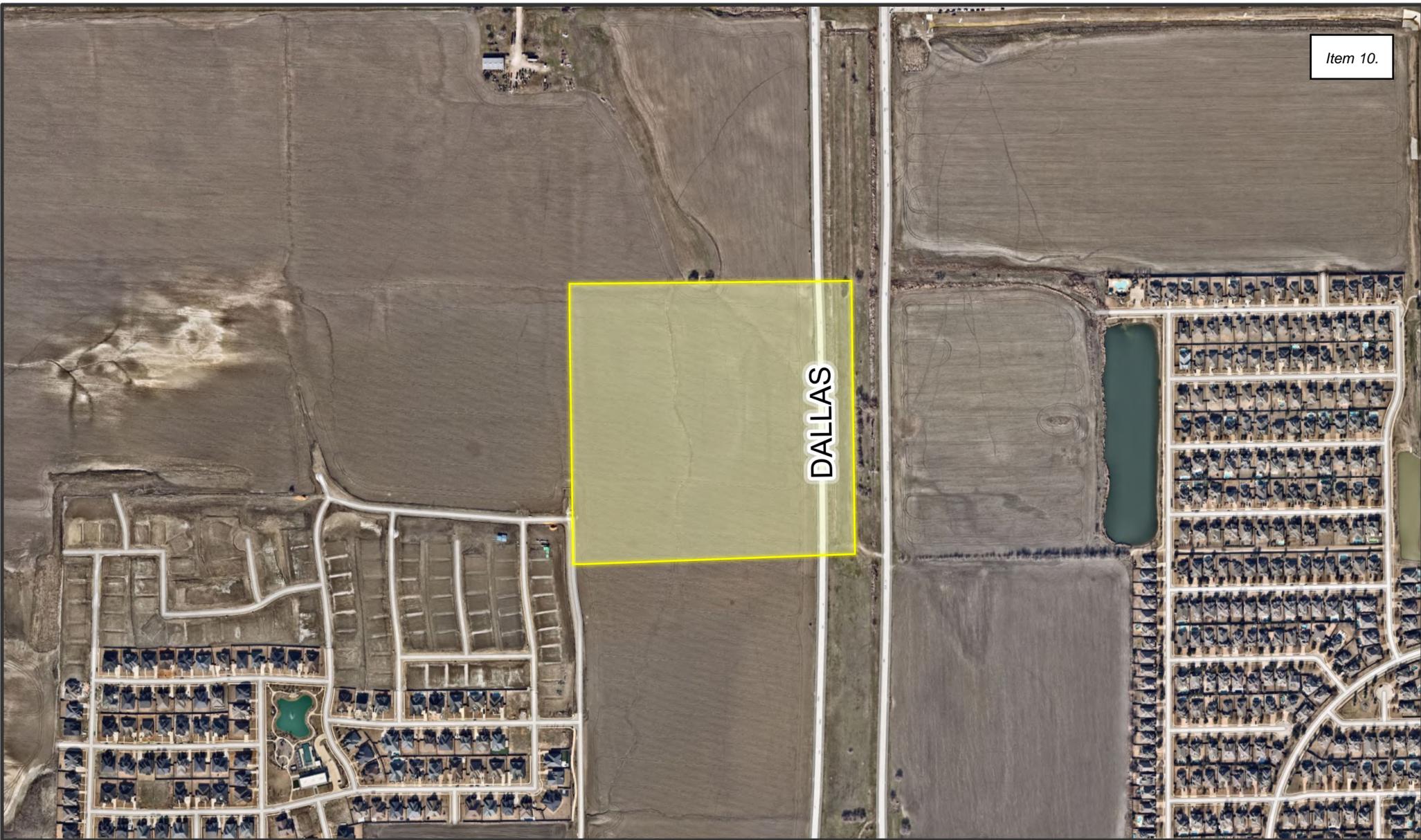
No.	DATE	REVISION	BY
1	01/25/2023	BLDG 2 SF	RDS

SITE PLAN

DESIGN: ASD
 DRAWN: RDS
 CHECKED: ASD
 DATE: 06/01/2021

SHEET
SP-1

File No. 202 33



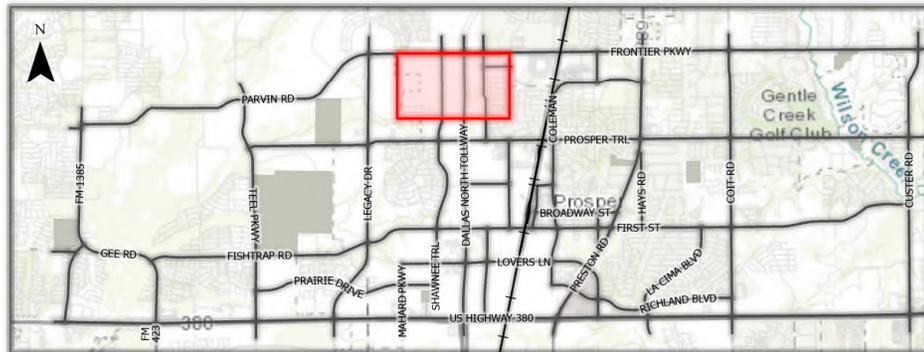
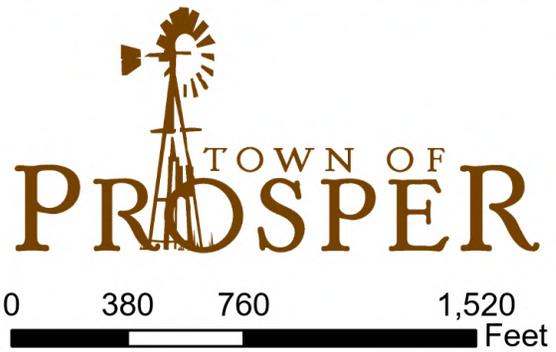
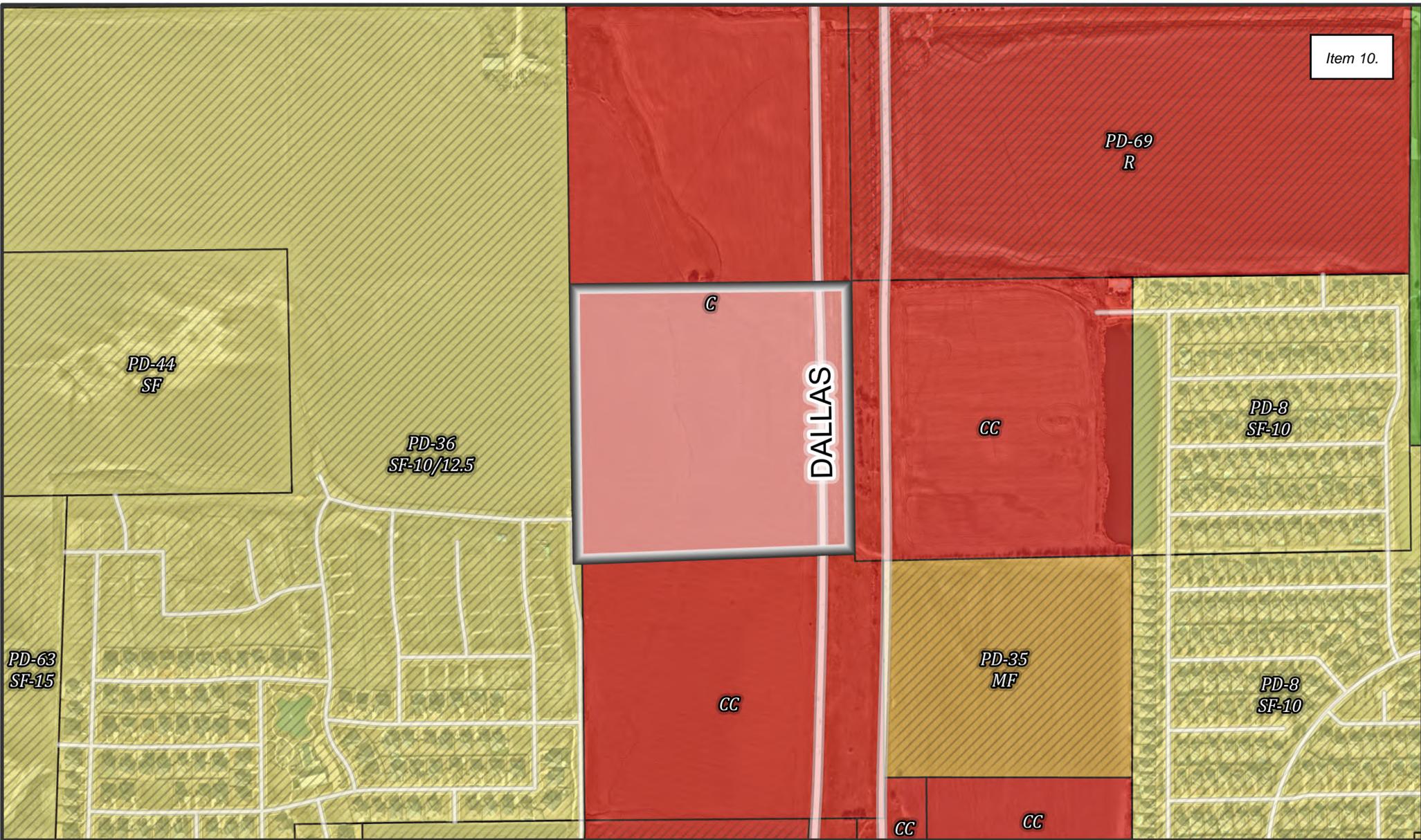
This map for illustration purposes only

Z22-0019

Pradera PD

Planned Development

Item 10.



Z22-0019

Pradera PD

Planned Development

This map for illustration purposes only

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 4808500151 WITH AN EFFECTIVE DATE OF JUNE 02, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

ZONING EXHIBIT A

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE (4202).

LEGAL DESCRIPTION

BEING A 40.065 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 34.709 ACRE TRACT OF LAND DESCRIBED BY DEED TO AABVC-DNT-WEST-FRT, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 2021082001693210, DEED RECORDS, COLLIN COUNTY, TEXAS AND ALL OF THAT CALLED 5.386 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLLIN COUNTY, RECORDED IN VOLUME 5949, PAGE 2222, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE SOUTHWEST CORNER SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 40.066 ACRE TRACT OF LAND DESCRIBED BY DEED TO COTHRAIN MALIBU, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 2015010500009000, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, 1108.44 FEET ALONG THE SOUTH LINE OF SAID CALLED 34.709 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 40.066 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE NORTHWEST CORNER OF SAID CALLED 40.066 ACRE TRACT;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 43.17 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE CALLED 34.709 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE SOUTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT;

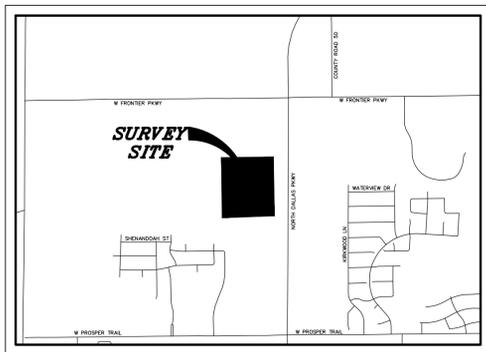
THENCE NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, 1324.66 FEET ALONG THE WEST LINE OF SAID CALLED 34.709 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THAT CALLED 34.557 ACRE TRACT OF LAND DESCRIBED BY DEED TO URBAN HEIGHTS AT FRONTIER LLC, RECORDED IN COUNTY CLERK'S FILE NUMBER 2022000131196, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 22 MINUTES 58 SECONDS EAST, 1146.49 FEET ALONG THE NORTH LINE OF SAID CALLED 34.709 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 34.557 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED CALLED 5.386 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 22 SECONDS EAST, 187.36 FEET ALONG THE NORTH LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 5.386 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 44 SECONDS EAST, 1290.88 FEET ALONG THE EAST LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF THE AFOREMENTIONED CALLED 40.066 ACRE TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, 182.07 FEET ALONG THE SOUTH LINE OF SAID CALLED 5.386 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 40.066 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1,745,218 SQUARE FEET OR 40.065 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN PLANNED DEVELOPMENT NO. XX "PD-XX" ZONING DISTRICT. THIS PLANNED DEVELOPMENT IS INTENDED TO PROVIDE FOR AND ENCOURAGE DEVELOPMENT THAT CONTAINS A COMPATIBLE MIX OF RESIDENTIAL, OFFICE, AND COMMERCIAL USES WITHIN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATING USES WITH THE FOLLOWING DEFINED RESTRICTIONS PROVIDED TO THE SURVEYOR.

- A. SIZE OF YARDS:
 - 1. MINIMUM FRONT YARD
 - A. ON DALLAS NORTH TOLLWAY: 30 FEET.
 - B. ON ALL OTHER STREETS: 10 FEET.
 - 2. MINIMUM SIDE YARD: 0 FEET.
 - 3. MINIMUM REAR YARD: 0 FEET.
- B. BUILD-TO-LINE
 - 1. BUILDINGS WITH NON-RESIDENTIAL USES ON THE FIRST FLOOR: A BUILD-TO-LINE SHALL BE ESTABLISHED AT THE MINIMUM FRONT YARD SETBACK.
 - 2. BUILDINGS WITH RESIDENTIAL USES ON THE FIRST FLOOR: THE PRIMARY FACADE OF A RESIDENTIAL DWELLING SHALL BE BUILT 10-15 FEET FROM THE PROPERTY LINE.
- C. SIZE OF LOTS:
 - 1. MINIMUM SIZE OF LOT AREA: 3,000 SQUARE FEET.
 - 2. MINIMUM LOT WIDTH: 30 FEET.
 - 3. MINIMUM LOT DEPTH: 60 FEET.
- D. MAXIMUM LOT COVERAGE: 100 PERCENT.
- E. FLOOR AREA RATIO: MAXIMUM 10.0:1.
- F. HOUSING: MAXIMUM NUMBER OF DWELLINGS ALLOWED.
 - 1. MAXIMUM DENSITY: 20 UNITS/ACRE
 - 2. A MINIMUM OF 15% OF THE FIRST-FLOOR SQUARE FOOTAGE OF ALL BUILDINGS CONTAINING RESIDENTIAL UNITS SHALL BE USED FOR NON-RESIDENTIAL PURPOSES.

BOY PROSPER 221 LLC
CALLED 22.817 ACRES (IRVING) OF 2015010500009000 D.R.C.C.T.

OWNER

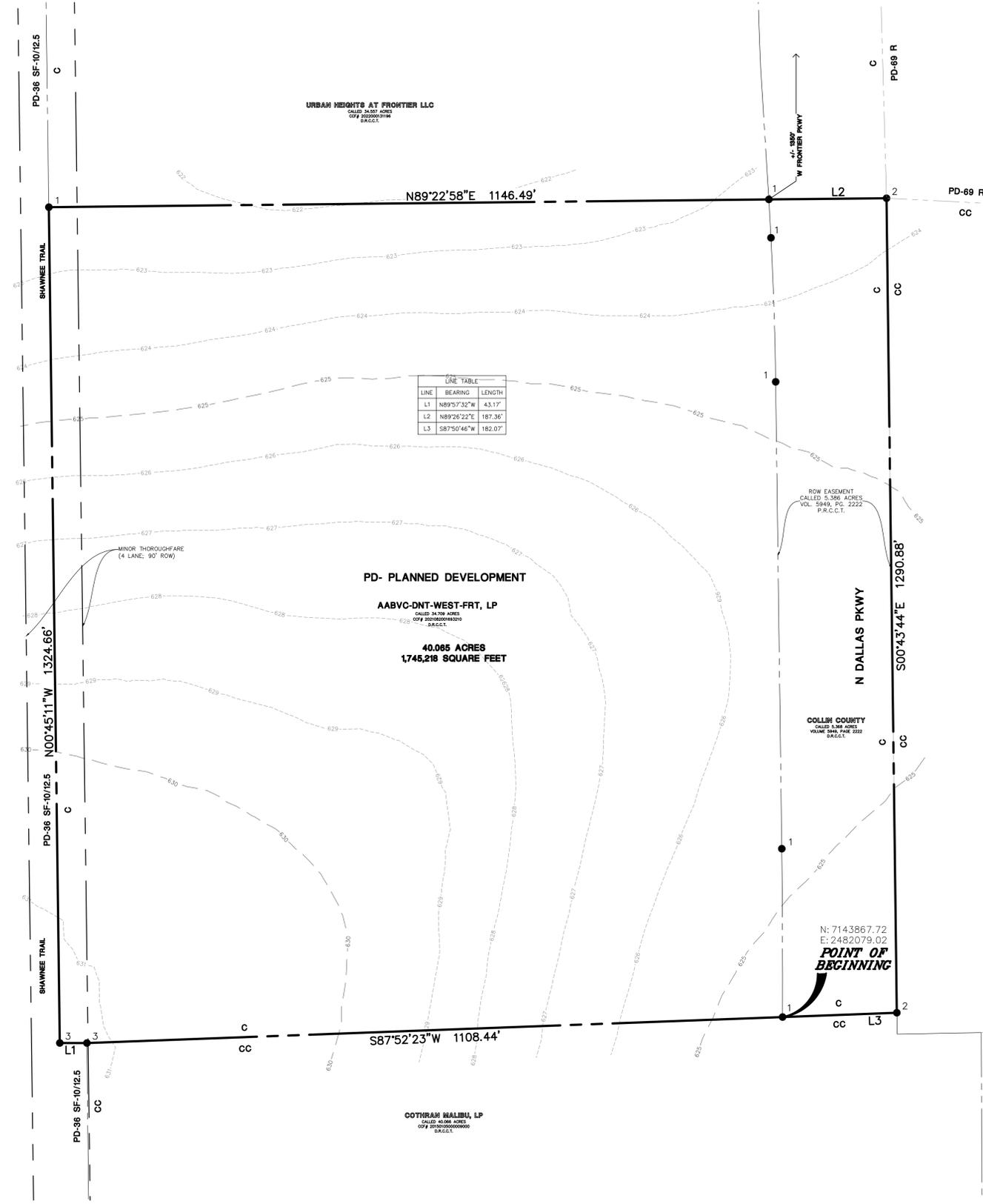
AABVC-DNT-WEST-FRT, LP
6673 JAMESTOWN ROAD
FRISCO, TEXAS 75035

LEGEND

- = EX. PROPERTY LINE
 - = EX. EASEMENT LINE
 - - - = EX. 1 FOOT CONTOURS
 - - - = EX. ZONING LINE
 - 1 = FOUND CAPPED 1/2" IRON ROD STAMPED "PRESTON TRAIL"
 - 2 = FOUND 1/2" IRON ROD
 - 3 = SET YELLOW CAPPED 5/8" IRON ROD STAMPED "MAHARD CONSULTING"
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS

SURVEYOR'S NOTES

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD **HAVE NOT BEEN** SHOWN.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.05. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
3. 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 PLAN.
4. THIS EXHIBIT IS NO TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT FOR THE CONVEYANCE OF REAL PROPERTY.



LINE	BEARING	LENGTH
L1	N89°57'32"W	43.17'
L2	N89°26'22"E	187.36'
L3	S87°50'46"W	182.07'



EXHIBIT A

40.065 ACRES OF LAND IN THE COLLIN C.S.L. SURVEY,
ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS
NOVEMBER 01, 2022

TOWN OF PROSPER PROJECT NO: _____

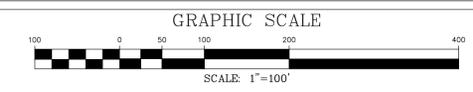


Exhibit "A"

BEING a 40.065 acre tract of land situated in the Collin County School Land Survey, Abstract number 147, Collin County, Texas and being all of that called 34.709 acre tract of land described by deed to AABVC-DNT-West-FRT, LP, recorded in County Clerk's File Number 2021082001693210, Deed Records, Collin County, Texas and all of that called 5.368 acre tract of land described by deed to Collin County, recorded in Volume 5949, Page 2222, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the southeast corner said called 34.709 acre tract, said iron rod also being the southwest corner of said called 5.386 acre tract and being in the north line of that called 40.066 acre tract of land described by deed to Cothran Malibu, LP, recorded in County Clerk's File Number 20150105000009000, Deed Records, Collin County, Texas;

THENCE South 87 degrees 52 minutes 23 seconds West, 1108.44 feet along the south line of said called 34.709 acre tract and said north line of the called 40.066 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 40.066 acre tract;

THENCE North 89 degrees 57 minutes 32 seconds West, 43.17 feet, continuing along said south line of the called 34.709 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 34.709 acre tract;

THENCE North 00 degrees 45 minutes 11 seconds West, 1324.66 feet along the west line of said called 34.709 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northwest corner of said called 34.709 acre tract, said iron rod also being the southwest corner of that called 34.557 acre tract of land described by deed to Urban Heights at Frontier LLC, recorded in County Clerk's File Number 2022000131196, Deed Records, Collin County, Texas;

THENCE North 89 degrees 22 minutes 58 seconds East, 1146.49 feet along the north line of said called 34.709 acre tract and the south line of said called 34.557 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northeast corner of said called 34.709 acre tract, said iron rod also being the southeast corner of said called 34.557 acre tract and the northwest corner of the aforementioned called 5.386 acre tract;

THENCE North 89 degrees 26 minutes 22 seconds East, 187.36 feet along the north line of said called 5.386 acre tract to a 1/2 inch iron rod found at the northeast corner of said called 5.386 acre tract;

THENCE South 00 degrees 43 minutes 44 seconds East, 1290.88 feet along the east line of said called 5.386 acre tract to a 1/2 inch iron rod found at the southeast corner of said called 5.386 acre tract, said iron rod also being in the north line of the aforementioned called 40.066 acre tract;

THENCE South 87 degrees 50 minutes 46 seconds West, 182.07 feet along the south line of said called 5.386 acre tract and said north line oof the called 40.066 acre tract to the POINT OF BEGINNING and containing 1,745,218 square feet or 40.065 acres of land, more or less.



Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration Number 5696



PLANNED DEVELOPMENT NO. 119**EXHIBIT B—Planned Development Purpose and Intent:**

This planned development is intended to provide for and encourage development that contains a compatible mix of residential, office, and commercial uses within close proximity to each other, rather than separating uses.

The use provisions define land uses and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. These uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two.

Additionally, the standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. The planned development generally addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment. This is accomplished by the following;

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes.
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. To accomplish this goal, the area has been subdivided into a series of sub-districts with development restrictions that will be necessary to achieve their collective individuality.

The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

EXHIBIT C—Sub-District Regulations:

Development Plans

Concept Plan:

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- B. Development shall be phased such that fifty (50) percent of the townhomes in the Neighborhood Sub-District will have certificates of occupancy prior to commencing work within the Highway Sub-District. Further, Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

Elevations:

- A. The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

Administrative:

- A. The property owner's association (POA) shall be approved by town staff.

HIGHWAY SUB-DISTRICT

HIGHWAY SUB-DISTRICT

Purpose & Intent

The purpose of the Highway Sub-District is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

The Highway Sub-District is to be an area with a mixture of intense uses. Buildings are close to and oriented toward the street. There is a connected street pattern, shared parking, and pedestrian amenities.

Site Criteria

A. Size of Yards:

1. Minimum Front Yard
 - a. On Dallas North Tollway: Fifty (50) feet.
 - b. On all other streets: Ten (10) feet.
2. Minimum Side Yard: Zero (0) feet.
3. Minimum Rear Yard: Zero (0) feet.

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

C. Size of Lots:

1. Minimum Size of Lot Area: Twenty Thousand (20,000) square feet
2. Minimum Lot Width: Fifty (30) feet.
3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One hundred (100) percent.

E. Floor Area Ratio: Maximum 10.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. For the purposes of this Sub-District, Apartment and Condominiums shall be defined as follows:
 - a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
 - b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.
2. The maximum density allowed shall be no more than eight hundred and thirty-five (835) units within the Highway Sub-District.
 - a. Apartments shall utilize 75% of the allowable units.
 - i. there shall be a minimum of 50% and a maximum of 70% Studios and One-Bedroom units.
 - ii. There shall be a minimum of 30% and a maximum of 50% Two and Three-Bedroom units.
 - b. Condominiums shall utilize 25% of the allowable units.
 - i. there shall be a minimum of 50% and a maximum of 70% Studios and One-Bedroom units.
 - ii. There shall be a minimum of 30% and a maximum of 50% Two and Three-Bedroom units.
3. A minimum of 50% of the first-floor square footage of the Highway Subdistrict shall be used for non-residential uses. A minimum of 30% of first-floor, non-residential uses, shall be for retail use.
4. Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

G. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.
2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.
 - a. Where Townhome uses are concerned, parking may not be shared.
3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.
4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted as depicted in exhibit D street sections.
5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.
7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.
8. Speed bumps/humps are not permitted within a fire lane nor public roads.
11. Dead-end parking aisles are not permitted in surface parking lots.
12. In the case of mixed uses, parking spaces may be shared.
13. For all residential uses, the majority of parking shall be contained in a structured parking garage.

H. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.
2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.
 - a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

I. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets to the extent that screening is allowed by utility providers.
2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened, at minimum, by a six (6) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally always remain closed. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

J. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

K. Streets and Sight Triangles:

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.
2. Root barriers shall be installed where street trees are planted within 5 feet of pavement within Public & Emergency Access Easement.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

L. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:
 - a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.
 - b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.
 - c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.
 - d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.
 - e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.
2. Permanent irrigation shall be provided for all required landscaping as follows:
 - a. Irrigation lines for perimeter landscaping, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by the Executive Director of Development and Community Services.
 - b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

- c. Rain/Freeze sensors shall be installed on all irrigation systems.
3. Drought tolerant and/or native plants from the Town’s approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.
- a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.
4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.
5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Tri-partite Architecture: All multi-story, mixed use buildings shall be designed and constructed in tri-partite architecture (having a distinct base, middle, and top) or an alternative, scale appropriate architectural treatment.

B. Maximum Building Height: Twelve (12) stories.

1. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 23% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.

2. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of- way, measured at six (6) feet above finish grade at the Public & Emergency Access Easement line.

C. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least seventy-five percent (75%) of each elevation, exclusive of doors and windows.

2. Only primary building materials are allowed on the first floor with the exception of cementitious panels, For purposes of this section, the first floor shall be at least nine (9) feet high and, at minimum, 90% shall be constructed of masonry cladding.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

D. Window Areas:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

E. Building Entries:

1. Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

2. Each building and separate lease space at grade along the street edge shall have a functioning Primary Entry from the sidewalk. Corner entries may count as a Primary Entry for both intersecting street fronts.

F. Awnings, canopies, Arcades, & Overhangs:

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.

2. The material of awnings and canopies shall be architectural materials that complement the building.

3. Awnings shall not be internally illuminated.

4. Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.

5. Canopies and awnings shall respect the placement of street trees and lighting.

G. Building Articulation:

1. That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.

2. Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facade. Design articulation should employ changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

H. Above Grade Structured Parking:

1. Where parking garages are within views of public streets, openings in parking garages shall not exceed 55% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.
2. It is the intent of this provision that the facades of surrounding buildings and the facades of any parking structures within view of public streets shall be visually similar, with construction materials being compatible.
3. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

I. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Dallas North Tollway; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; 4) the property owner shall maintain such projection in a safe and non-injurious manner; 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement.

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.
4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.
5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

List of Permitted Uses: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

- Accessory Building
- Administrative, Medical, or Professional Office
- Antenna and/or Antenna Support Structure, Commercial -S-
- Antenna and/or Antenna Support Structure, Non-Commercial -S-
- Antique Shop and Used Furniture
- Assisted Care or Living Facility
- Automobile Paid Parking Lot/Garage -S-
- Automobile Parking Lot/Garage -S-
- Bank, Savings and Loan, or Credit Union (without drive through)
- Beauty Salon/Barber Shop
- Business Service
- Caretaker's/Guard's Residence
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor
- Community Center
- Convenience Store without Gas Pumps
- Corporate Campus
- Dance Hall
- Day Care Center, Child -S-
- Day Care Center -S-
- Dry Cleaning
- Farmer's Market
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Home Occupation
- Hospital
- Hotel -C-
- House of Worship
- Household Appliance Service and Repair
- Insurance Office
- Massage Therapy, Licensed
- Mobile Food Vendor
- Multifamily Dwelling
- Multi-Tenant Office Building
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Nursery

- Office/Show Room
- Park or Playground
- Pet Day Care
- Print Shop
- Private Club
- Private Recreation Center
- Private Utility, Other than Listed
- Real Estate Sales/Leasing Office
- Restaurant or Cafeteria
- Restaurant, Drive In
- Restaurant, Drive Through -S-
- Retail Stores and Shops
- Retail/Service Use
- School, Private or Parochial
- School, Public
- Stealth Antenna, Commercial
- Studio Dwelling
- Telephone Exchange
- Theater, Regional
- Townhome
- Utility Distribution/Transmission Facility
- Veterinarian Clinic and/or Kennel, Indoor

Prohibited Uses

List of prohibited Uses:

- Credit access businesses, as defined in Texas Finance Code 393.601, as amended.
- Body art facilities
- Smoke or vape shops.
- Any business entity that sells drug paraphernalia
- Any business or establishment offering gaming or slot machines.
- Sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise.
- Pawn shops
- Business entities which primarily utilize outdoor storage
- Package liquor stores

NEIGHBORHOOD SUB-DISTRICT

NEIGHBORHOOD SUB-DISTRICT

Purpose & Intent

The purpose of the Neighborhood Sub-District is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space.

Site Criteria

A. Size of Yards:

1. Townhomes (lots shall be fee-simple)

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Zero (0) feet.
- iii. Minimum Rear Yard: Twenty (20) feet.
- iv. Maximum Building Height: Thirty-Five (35) feet (as measured from the finish floor to the top plate), or three (3) stories.
- v. Minimum Dwelling Area: One Thousand (1,000) square feet

2. Commercial

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Five (5) feet.
- iii. Minimum Rear Yard: Five (5) feet.
- iv. Maximum Building Height: Forty-five (45) Feet (as measured from the finish floor to the top plate), or three (3) stories

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

- 1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
- 2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.
- 3. Residential lots may front on public or private open space or a property owner's association lot.

C. Size of Lots:

- 1. Minimum Size of Lot Area: Three thousand (3,000) square feet
- 2. Minimum Lot Width: Twenty (20) feet.
- 3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One Hundred (100) percent. Parking structures and surface parking facilities shall be excluded from lot coverage computations.

E. Floor Area Ratio: Maximum 5.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be sixty (60) units within the Neighborhood Sub-District.

G. Maximum Floor Area Per Building: Twenty thousand (20,000) square feet.

H. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane.

9. Dead-end parking aisles are not permitted in surface parking lots.

10. In the case of mixed uses, uses may share parking spaces.

I. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

- a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

J. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, provided public utility providers allow for screening.
2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a six (6) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

K. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

L. Streets and Sight Triangles: Within the Neighborhood Sub-District the following street design standards shall apply. Except as provided herein, no sight triangle shall be required. Adequate sight distance will be provided at all intersections through the use of appropriate traffic control devices. Sight triangles, per the Town of Prosper's requirements, for vehicles exiting the development for both public streets and private driveways shall be provided at intersections with Shawnee Trail.

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

M. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:
 - a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.
 - b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper

minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Except for the landscape easement adjacent to the deceleration lane on Shawnee Trail, the landscape easement within the POA Lot adjacent to Shawnee Trail will be a minimum of twenty-five (25) feet.

3. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by Executive Director of Development and Community Services.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

4. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Maximum Building Height:

1. Three (3) stories.

2. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first floor footprint may exceed the height limits by up to ten (10) feet.

3. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to ten (10) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the Public & Emergency Access Easement, measured at six (6) feet above finished grade at the Public & Emergency Access Easement line.

B. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise as least seventy-five (75) percent of each elevation, exclusive of doors and windows.

a. Townhomes shall be constructed of no less than 60% brick masonry, calculated from the aggregate of the front, rear and side elevations.

2. Only primary building materials are allowed on the first floor excluding cementitious panel systems, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

C. Windows:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

2. For buildings which front on streets, and contain residential uses, a minimum of thirty (30) percent of the facade shall be windows.

D. Horizontal articulation: No building wall shall extend for a distance equal to four (4) times the wall's height without having an off-set equal to 25% of the wall's height. The new plane shall then extend for a distance equal to at least 25% of the maximum length of the first plane.

E. Building Entries: Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

F. Above Grade Structured Parking:

1. Where parking garages are within views of streets, openings in parking garages shall not exceed 53% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.
2. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

G. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Shawnee Trail; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner; and 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement..

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twelve (12) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.
4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.
5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

List of Permitted Uses: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

- Accessory Building
- Administrative, Medical, or Professional Office
- Antenna and/or Antenna Support Structure, Commercial -S-
- Antenna and/or Antenna Support Structure, Non-Commercial -S-
- Assisted Care or Living Facility
- Automobile Paid Parking Lot/Garage -S-
- Automobile Parking Lot/Garage -S-
- Bank, Savings and Loan, or Credit Union
- Business Service
- Caretaker's/Guard's Residence
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Community Center
- Convenience Store without Gas Pumps
- Day Care Center, Child -S-
- Day Care Center -S-
- Dry Cleaning
- Governmental Office
- Health/Fitness Center
- Home Occupation
- House of Worship
- Insurance Office
- Massage Therapy, Licensed
- Mobile Food Vendor
- Multi-Tenant Office Building
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Office/Show Room
- Park or Playground
- Print Shop
- Private Utility, Other than Listed
- Real Estate Sales/Leasing Office
- Restaurant or Cafeteria
- Restaurant, Drive In
- Restaurant, Drive Through -S-
- Retail Stores and Shops
- Retail/Service Use
- School, Private or Parochial
- School, Public
- Stealth Antenna, Commercial
- Studio Dwelling
- Telephone Exchange
- Townhome
- Utility Distribution/Transmission Facility

Prohibited Uses

List of prohibited Uses:

- Credit access businesses, as defined in Texas Finance Code 393.601, as amended.
- Body art facilities
- Smoke or vape shops.
- Any business entity that sells drug paraphernalia
- Any business or establishment offering gaming or slot machines.
- Sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise.
- Pawn shops
- Business entities which primarily utilize outdoor storage
- Package liquor stores

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with attached Concept Plan (Exhibit D).

Plats and/or site plans submitted for the development shall conform to the data presented and approved on the conceptual development plan. Changes of detail on these final development plan(s) that differ from the conceptual development plan may be authorized by the Town staff, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:

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

If the Town staff determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held by the Planning and Zoning Commission and the Town Council to adequately amend the granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s).

B. A minimum twenty (20) percent of the total area in this planned development shall be provided as open space.

Open spaces may include areas used for facilities such as plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Additionally, if detention areas contain a constant water level and are landscaped or otherwise treated as an amenity for the development, they may be used to meet the open space requirement.

The open space may not consist of any of the following elements:

1. Vehicular parking.
2. Required parking lot tree islands.
3. Building footprints.
4. Utility yards.

The open space may consist of any of the following elements:

5. Landscape easements, setbacks, or any other landscaping as listed in Chapter 2, Section 4 of the zoning ordinance.
6. Public sidewalks and plazas.
7. Detention/ Retention ponds, when activated with pedestrian access.

C. Design Guidelines: Design Guidelines will be created, and approved by Staff, to govern the following details.

1. Street sections, including sidewalks
2. Public realm standards, including sidewalks, benches, signage, planters, outdoor seating areas, landscape, parking, and lighting.
3. Residential characteristics including, but not limited to, porch and balcony elements.

D. All utility lines shall be underground from the building to the property line. Utility lines within the Public & Emergency Access Easement shall be placed underground and relocated to the rear of the site to the maximum extent practicable.

E. Conditional Development Standards, shall be in accordance with the Zoning Ordinance, as it exists, or may be amended, except as follows:

1. Mobile Food Vendors - Mobile food vendors are permitted in this planned development, in accordance with the Conditional Development Standards of the Zoning Ordinance, as is exists or may be amended, except as follows:

- a. Mobile food vendors are not required to be located on property where an existing, permanent business operates in a building with a Certificate of Occupancy.
- b. Mobile food vendors are not required to be located within fifty feet (50') of an entrance of a primary building that holds the Certificate of Occupancy.
- c. Mobile food vendors may be located on public property other than public street travel lanes. Order windows shall face outward towards public sidewalk. At no time shall any part of food truck operations use main lanes without a special use permit issued by the Town;
- d. Mobile food vendors may be located on private property with the written consent of the owner;
- e. Mobile food vendors shall not operate in driveways or fire lanes;
- f. Mobile food vendors shall be considered as a Minor Amendment to the PD, subject to approval by the Director of Development Services. Prior to issuance of a permit, an application shall be submitted to the Development Services Department and containing any information required by staff to evaluate the impacts including but limited to location, parking and accessibility.

F. Parking Requirements Based on Use.

In all Sub- Districts, at the time any building or structure is erected or structurally altered, parking spaces shall be provided in accordance with the following requirements. A mixed-use discount of 20% shall be applied to the overall development, except for Townhomes, where shared parking is concerned.

Automobile Oil change and Similar Establishments: One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.

Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred fifty (350) square feet of gross floor area.

Bed and breakfast facility: One (1) space per guest room in addition to the requirements for normal residential use.

Business or professional office (general): One (1) space per three hundred fifty (350) square feet of gross floor area.

Church, rectory, or other place of worship: One (1) parking space for each three (3) Seats in the main auditorium.

College or University: One (1) space per each day student.

Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.

Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.

Dance Hall, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area thereof.

Dwellings, Multifamily: One (1) space for each bedroom in one (1) and two (2) bedroom units, plus one half (1/2) additional space for each additional bedroom.

Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area.

Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1 1/2) spaces for each two beds in off campus projects.

Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment

Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).

Gasoline Station: Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.

Health Studio or Club: One (1) parking space per two hundred (200) square feet of exercise area.

Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.

Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.

Kindergartens, day schools, and similar child training and care establishments: shall provide one (1) paved off-street loading and unloading space for an automobile on a through -circular-drive for each ten (10) students, or one (1) space per ten (10) students, plus one (1) space per teacher.

Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet, over one thousand (1,000) square feet.

Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.

Medical or Dental Office: One (1) space per three hundred fifty (350) square feet of floor area.

Mini-Warehouse: Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.

Motor Vehicle Repair and Service: Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.

Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.

Private Club: One (1) parking space for each seventy-five (75) square feet of gross floor area.

Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred and fifty (250) square feet of gross floor area.

Restaurant, Restaurant with a Private Club, Cafe or Similar Dining Establishment: One (1) parking space for each one seventy-five (75) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1) parking space for each one hundred (100) square feet for stand-alone buildings with a drive-through.

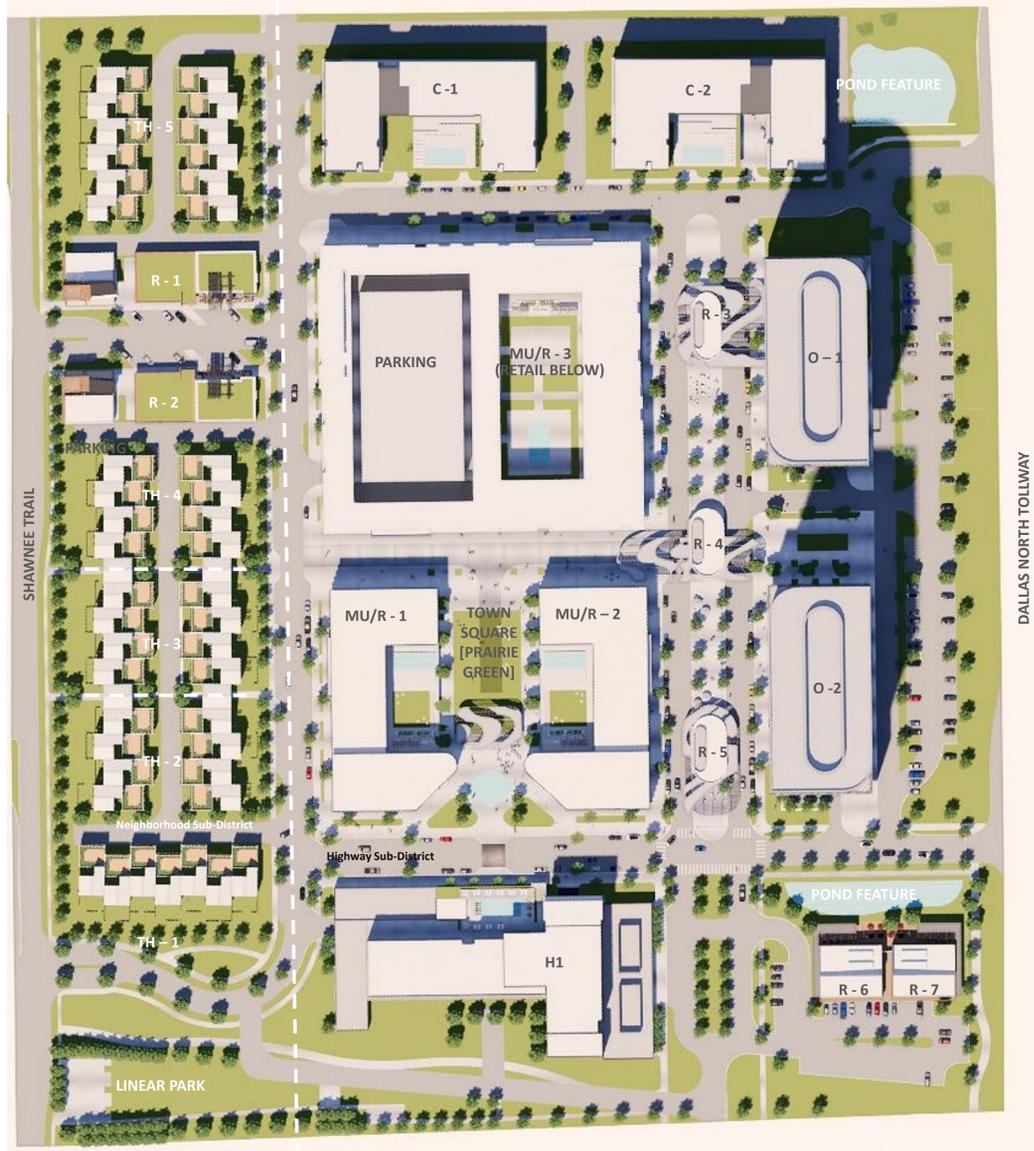
Sanitarium, Convalescent Home, Home for the Aged or Similar Institution: One (1) parking space for each five (5) beds.

School, Elementary, Secondary, or Middle: One and one half (1½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

School, High School: One and one half (1½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each four (4) seats or bench seating spaces.

Townhomes: Minimum of two (2) parking spaces located behind the front building line and two (2) parking spaces enclosed in the main or an accessory building.



01 - PRELIMINARY SITE PLAN



02 - PRELIMINARY GROUND PLANE

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8	Building Group 9	Building Group 10	Building Group 11	Building Group 12	TOTALS
	Office	Condos 1	Condos 2	Resi Wrap	Resi @ Town Center 1	Resi @ Town Center 2	Hotel	Restaurant(s)	Retail Pads	West Retail	Townhomes		
Office RSF	200,000	200,000											400,000
Residential GSF			115,000	135,000	300,000	97,596	97,596						745,192
Average Unit Size		850											
Total Number of Units 1-2 Beds / Ratio		75.00% 1-2 Beds -> 2.0	80	94	225	75	75						
Total Number of Units 3 Beds		25.00% 3 beds -> 2.5	27	31	75	25	25						
Total number of units Per Acre			1 AC = 76	1 AC = 76	1 AC = 93		1 AC = 62						
Total Retail gsf	75% Retail / 25% Restaurant	6,387	6,387		24,650	26,100	26,100	10,335	8,510	8,240	17,920		121,855
Total Hotel GSF (Incl 16,000 SF of Conf Center)								135,330					135,330
Unit size (average to gross area)								677					
Number of Keys								200					
Townhomes SF		2,300											
Number of Units												44	
Total GSF												101,200	101,200

Total Developed Area (GSF) 1,516,351
 Total Land Area (GSF) 1,511,506
 Tentative FAR 1.00

03 - YIELD SUMMARY



1" = 100'

EXHIBIT D

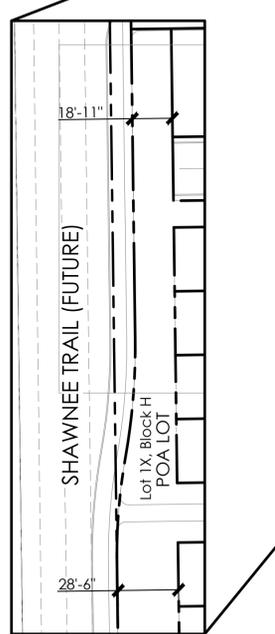
Town of Prosper Project No: _____

FUTURE MINOR THOROUGHFARE SETBACK 45' WIDTH FROM C.L. ROAD

25' POA LOT ALONG SHAWNEE TRAIL

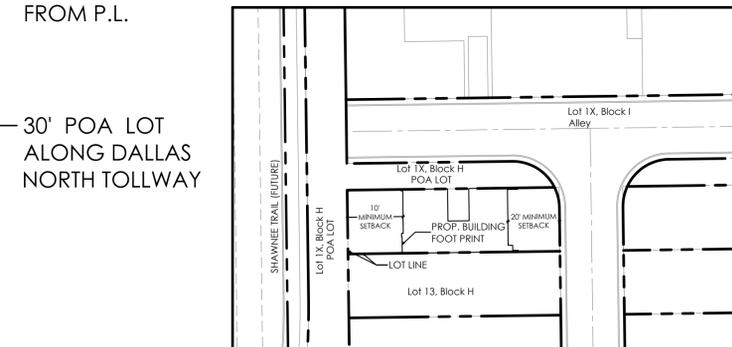
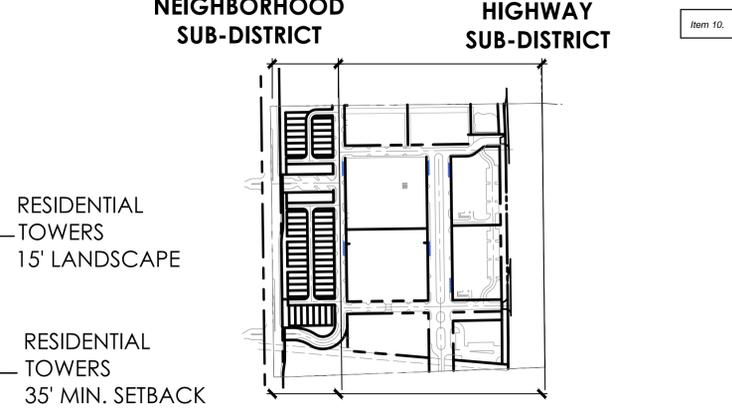
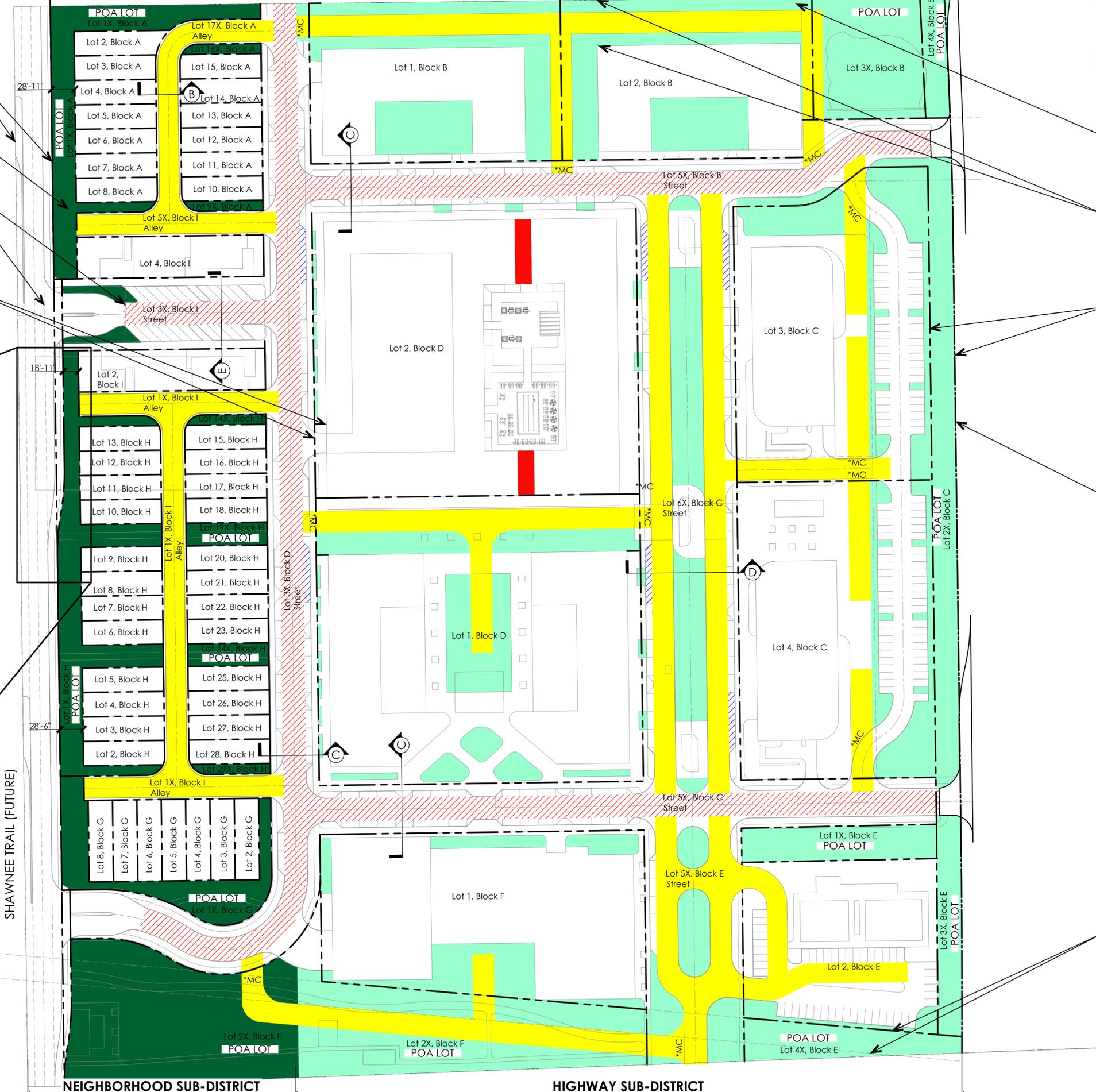
100' PARKING OFFSET FROM SHAWNEE TRAIL

10' MIN. SETBACK FROM R.O.W.



LANDSCAPE SETBACK VARIANCE

NOT TO SCALE



LEGEND

- 26' FIRE LANE
- 28' FIRE LANE
- 20' CARRIAGE WAY
- STRATEGIC FIRE ACCESS POINTS - ALL BLDGS. OVER 4 STORY HEIGHT
- *MC MOUNTABLE CURB FOR OFF-STREET FIRE ACCESS ROADS

HIGHWAY SUB-DISTRICT

- OPEN SPACE 20% REQUIRED - ~25% SHOWN

NEIGHBORHOOD SUB-DISTRICT

- OPEN SPACE 20% REQUIRED - ~27.0% SHOWN

GENERAL FIRE DEPT. NOTES

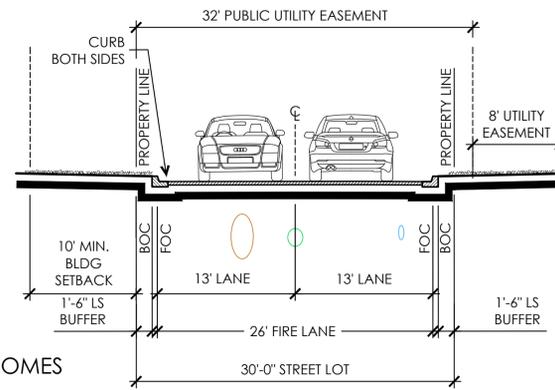
- ALL FIRE ACCESS ROADS TO BE IMPERVIOUS SURFACE APPROVED BY FIRE MARSHALL

30' GAS EASEMENT

LEGEND	
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE

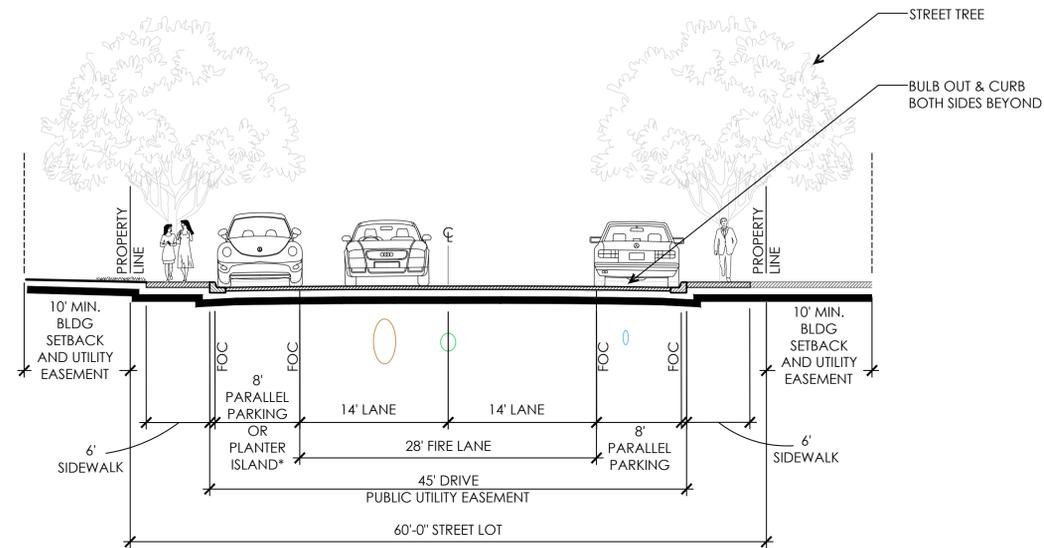
B

STREET LOT ALLEY SECTION AT TOWNHOMES



C

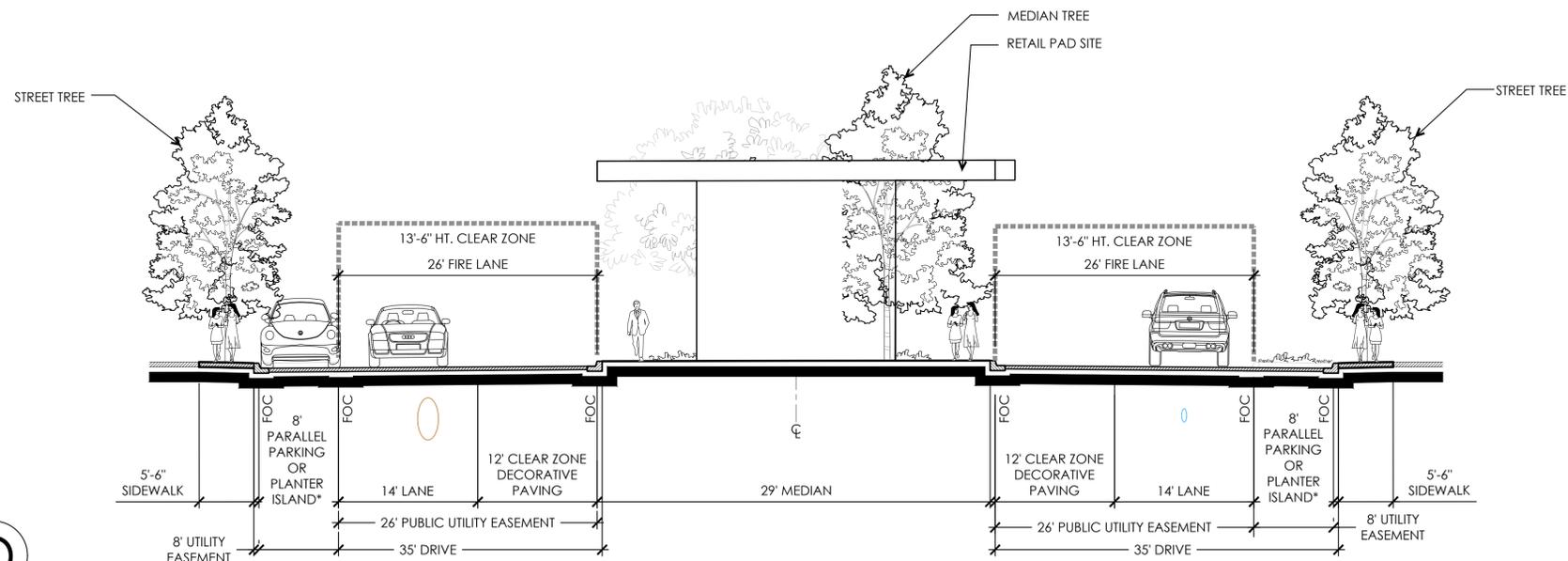
60' STREET LOT SECTION w/ PARALLEL PRKG BOTH SIDES



*NO TREES IN ISLAND; TREES WITHIN SIDEWALK SUBJECT TO TOWN OF PROSPER APPROVAL

D

BOULEVARD SECTION 120' STREET LOT



*NO TREES IN ISLAND; TREES WITHIN SIDEWALK SUBJECT TO TOWN OF PROSPER APPROVAL



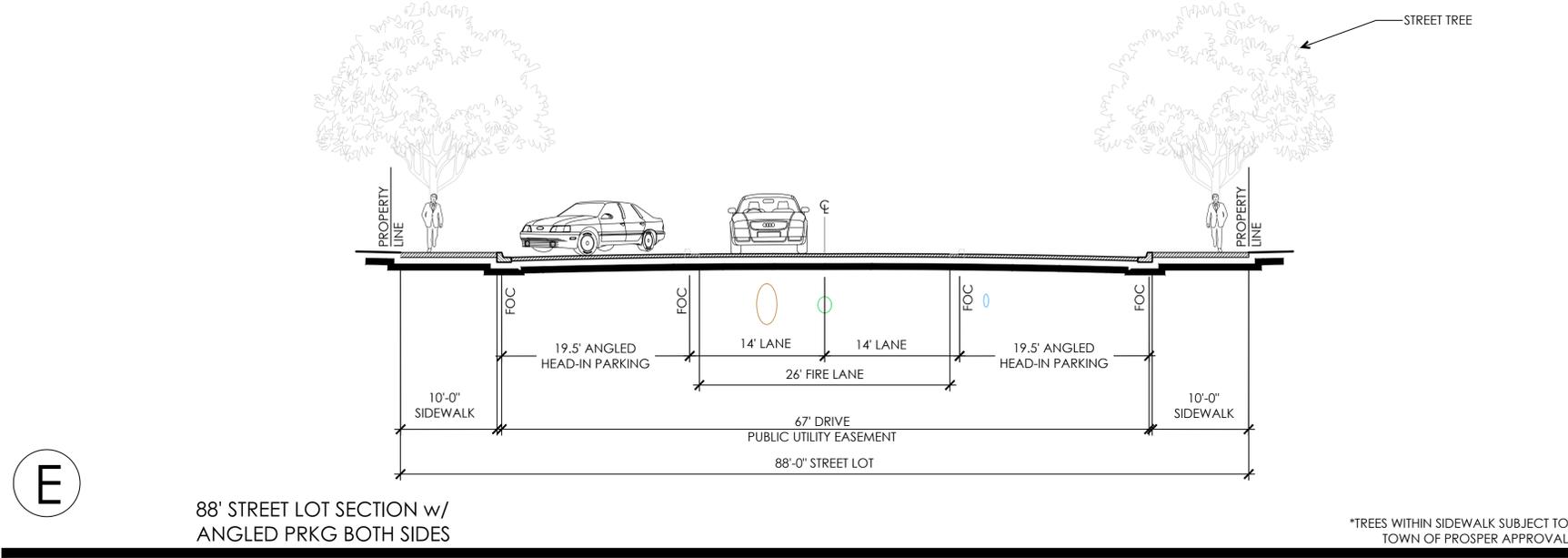




Exhibit E – Development Schedule

Below is the anticipated project schedule for the proposed Pradera development in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting, entitlements, and market conditions.

Zoning Award- January 2023

Civil design (on and off site) – 2023

Civil construction – 2024-2025

Building design – 2024-2026

Building construction – 2025-2030



01 AERIAL – LOOKING SOUTHEAST



02 AERIAL – LOOKING NORTHWEST



03 PERSPECTIVE – TOWN SQUARE



04 PERSPECTIVE – OVERALL



05 PERSPECTIVE – VIEW FROM OFFICE



06 PERSPECTIVE – MAIN INTERSECTION

EXHIBIT F



01 – TOWNHOMES



02 – HOTEL



03 – RETAIL SPACE



04 – MIXED – USE RESIDENTIAL



05 – MIXED – USE RESIDENTIAL / TOWN SQUARE



06 – TOWN SQUARE LOOKING SOUTH

EXHIBIT F



01 – CONDOS



02 – NW RETAIL LOOKING SOUTH



03 – OFFICE



04 – NW RETAIL SPACE



05 – SE RESTAURANTS

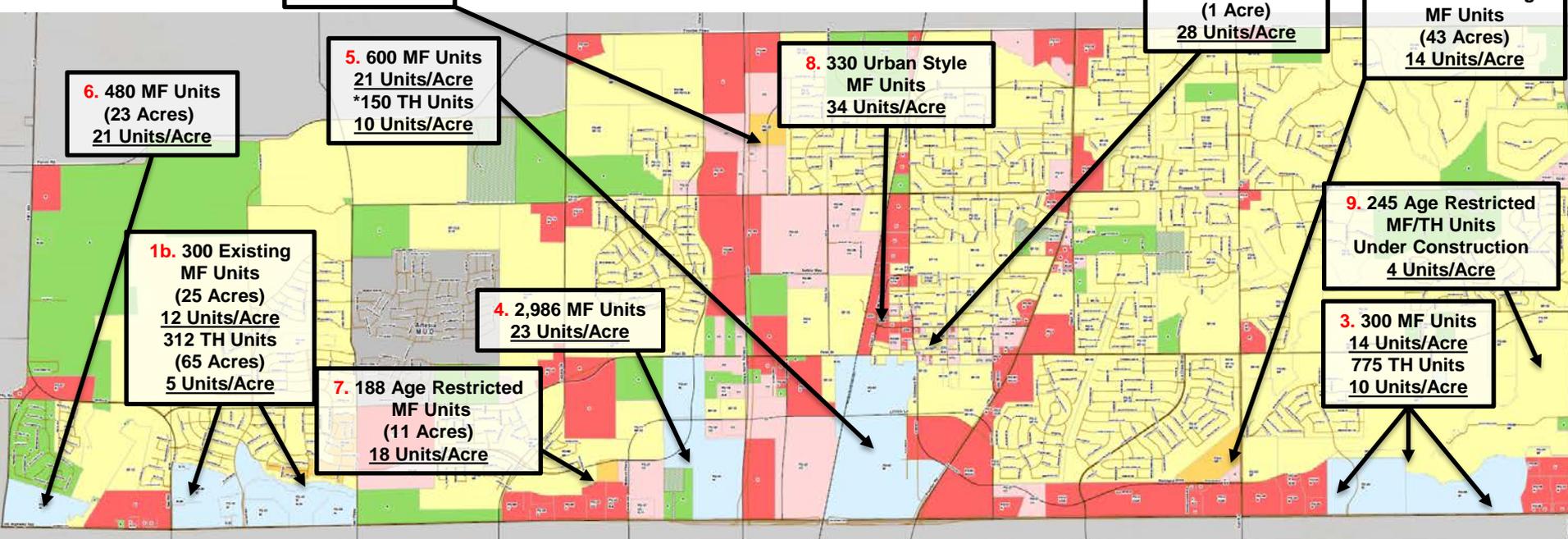


06 – OFFICE TOLLWAY VIEW

EXHIBIT F

Current Zoning for Multifamily & Townhome Units in the Town of Prosper

Item 10.



1. 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres
 - 1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road
 - 1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380, 312 Townhome units north of US 380 and west of Teel Parkway
 - 1c. 28 units in the Downtown area
2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.
3. Brookhollow - permits a maximum of 300 multi-family at 14 units per acre and 250 Townhome units within PD-86, 300 Townhome units within PD-90, and 225 Townhomes within PD-111.
4. Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.
5. Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units and 150 Townhomes within 115 acres on the west side of Preston Road, north of US 380. *Development of Townhomes will decrease the number of permitted multi-family units. The multifamily density is 21 units per acre and the Townhomes is 10 units per acre.
6. Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.
7. Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
8. Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street th
9. Planned Development -107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family but for population estimates they are calculated as Townhomes.