

### **AGENDA**

### **Planning & Zoning Commission**

Prosper Town Hall, Council Chambers 250 W. First Street, Prosper, Texas Tuesday, June 4, 2024 6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

### **Addressing the Planning & Zoning Commission:**

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

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

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

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

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

- 1. Call to Order / Roll Call.
- 2. Pledge of Allegiance and Pledge to the Texas Flag.

### **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.

- <u>3a.</u> Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission work session meeting.
- <u>3b.</u> Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)
- 3d. Consider and act upon a request for a Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0037)
- 3e. Consider and act upon a request for a Replat of Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0036)

### **CITIZEN COMMENTS**

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

### **REGULAR AGENDA:**

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

- 4. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 14, Block A, Lot 1, on 10.0± acres, located on the northwest corner of Teel Parkway and Freeman Way. (DEVAPP-24-0072)
- Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Center, Block A, Lot 8, on 11.5± acres, located on the southeast corner of Village Park Lane and First Street. (DEVAPP-24-0073)
- Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 15, Block A, Lot 1, on 14.4± acres, located on the southeast corner of Legacy Drive and Star Meadow Trail. (DEVAPP-24-0074)
- Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper School Church Addition, Block A, Lot 1, 31.2± acres, located on the northwest corner of Harper Road and First Street. (DEVAPP-24-0075)
- 8. Conduct a Public Hearing to consider and act upon an ordinance amending Chapter 3, Sections 1 and 2, of the Town of Prosper Zoning Ordinance to add Commercial Drone Delivery Hub use, standards, and definition. (ZONE-24-0010)
- 9. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 10. 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,
May 31, 2024, and remained so posted at least 72 hours before said meeting was convened.

No. 1 III III III III III III III III III	
Michelle Lewis Sirianni, Town Secretary	Date Notice Removed

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

### **NOTICE**

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

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.

### **MINUTES**

## Prosper Planning & Zoning Commission Work Session

Prosper Town Hall Executive Conference Room 250 W. First Street, Prosper, Texas Tuesday, May 21, 2024, 5:00 p.m.



### Call to Order / Roll Call

The meeting was called to order at 5:09 p.m.

Commissioners Present: Chair Brandon Daniel (Arrived at 5:30), Vice-Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, and Glen Blanscet.

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Manuel Ramon (Planning Technician).

### <u>Items for Individual Consideration:</u>

- 1. Discuss administrative items related to upcoming Work Sessions.
- 2. Discuss agenda items on the May 21, 2024, Planning & Zoning Commission agenda.

Dan Heischman, Assistant Director of Engineering/Development, answered questions pertaining to floodplain within the proposed Planned Development (ZONE-24-0001).

The Commission discussed the proposed Planned Development.

The Commission discussed the Consent Agenda items.

For Item 3b, the Commission inquired about the requirement of a hike and bike trail.

For Item 3c, the Commission inquired about the parking requirements for the site.

For Item 3d, the Commission inquired about the points of access.

Adjourn.		
The work session was adjourned at 5:58 p.m.		
Manuel Ramon, Planning Technician	Josh Carson, Secretary	

### **MINUTES**

## Prosper Planning & Zoning Commission Regular Meeting

Prosper Town Hall Council Chambers 250 W. First Street, Prosper, Texas Tuesday, May 21, 2024, 6:00 p.m.



### 1. Call to Order / Roll Call

The meeting was called to order at 6:09 p.m.

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

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner) and Manuel (Trey) Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

### 3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the May 7, 2024, Planning & Zoning Commission regular meeting.
- 3b. Consider and act upon a request for a Final Plat of Star Trail, Phase 18 on 30.1± acres, located on the north side of First Street and 900± feet west of Legacy Drive. (DEVAPP-23-0223)
- 3c. Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acres, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 3, on 0.8± acres, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0224)
- 3e. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 325± feet north of University Drive and 440± feet west of Teel Parkway. (DEVAPP-24-0006)
- 3f. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 325± feet north of University Drive and 440± feet west of Teel Parkway. (DEVAPP-24-0005)
- 3g. Consider and act upon a request for a Preliminary Site Plan for a Medical Office, Office, and Retail Buildings on Prosper Center, Block A, Lots 10-12, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0033)

# 3h. Consider and act upon a request for a Final Plat of Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0032)

Commissioner Blanscet made a request that Item 3b be pulled from the Consent Agenda for further review.

Commissioner Jackson made a request that Items 3c and 3d be pulled from the Consent Agenda for further review.

Commissioner Carson made a request that Item 3g be pulled from the Consent Agenda for further review.

Commissioner Harris made a motion to approve Items 3a, 3e, 3f, and 3h. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks answered questions of the Commission regarding Item 3b. Commissioner Blanscet asked if the 12-foot hike and bike trail shown on the Preliminary Plat would be added to the Final Plat. Staff confirmed that the trail would be reflected on the Final Plat.

Commissioner Blanscet made a motion to approve Item 3b subject to the addition of a 12-foot hike and bike to the Final Plat, as reflected on the Preliminary Plat. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks answered questions of the Commission regarding Item 3c. Commissioner Harris asked if any changes had been made from the expired site plan to the current one. Staff explained minor tweaks were made; however, the current site plan was still in compliance with Town regulations.

Commissioner Jackson expressed concern regarding shared access to the site and traffic due to surrounding uses. Staff expressed that the site plan complied with all Town regulations.

The Planning & Zoning Commission entered an Executive Session at 6:26 P.M.

The Planning & Zoning Commission adjourned their Executive Session at 6:51 P.M.

Commissioner Jackson made a motion to table Item 3c to June 4<sup>th</sup> to allow Town Staff to provide more information regarding the concerns about shared access points and traffic on the proposed site. The motion was seconded by Commissioner Hamilton. The motion was carried by a vote of 5-1 with Chair Daniel in opposition.

Mr. Hicks answered questions of the Commission regarding Item 3d. Commissioner Carson asked about the purpose of having two 15-foot drainage easements near one another without them being shared. Staff expressed that the Town's Engineering Department would need to provide that information.

Commissioner Jackson made a motion to approve Item 3d. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 6-0.

Mr. Hill answered questions of the Commission regarding Item 3g. Commissioner Carson asked about the setback requirements for commercial development adjacent to residential property. Staff expressed that the proposed medical office building met the setback requirements adjacent to residential property.

Commissioner Carson made a motion to approve Item 3g with the proposed living screen on the western property line as reflected by the landscape plan. Commissioner Hamilton seconded the motion. The motion was carried unanimously by a vote of 6-0.

### **CITIZEN COMMENTS**

No comments were received.

### REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request to rezone 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001)

Staff requested that the Commission remove Item 4 from the table.

Commissioner Hamilton made a motion to remove Item 4 from the table. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 6-0.

Staff presented the Commission with the revisions that the applicant made regarding phasing, a wrapped product for the multifamily component in the northwest corner of the conceptual plan, and structure parking for the multifamily component.

The Commissioners are also informed that the applicant has set a unit count for the development at 515 units and uses were updated to follow design guidelines for the DNT Corridor. Modifications were also made to the Office Building on the northeast corner, as well as the wrapping of the sports court in the center.

Commissioner Carson asked if and where Multifamily Zone is defined and how it is different from the Mixed-Use Zone. Town Staff explained on Exhibit D where that change had been made.

Commissioner Harris asked the difference between a Cocktail Lounge and an Alcohol/Beverage establishment and how that will be defined.

Town Staff explained that they removed Alcohol Beverage Establishment and Alcohol Beverage Sales and added Wine Bar, Cocktail Lounge, as well as a few other uses. This was done so that a more specific use could be identified.

Commissioner Harris asked if, because the extended stay aspect of the proposed XO2 tower was approved by right, if the property is sold, can this right be transferred to a new owner. Town Staff answered that because it is specified with the XO2 tower's name next to it in the agreement, it cannot be.

Lori Medina introduced the team representing the project.

Architect, Barry Hand, presented the changes made to the proposed development which included changes to the multifamily building, event center, slight movement of the hotels and mixed-use retail/residential core.

Mr. Hand informed the Commissioners of their proposal for the new phasing changes with Phase 1 beginning after about a year of approval. Mr. Hand also explained to the Commissioners the details of the proposed waterway in the project and how it will work with the floodplain.

House of Tangram CEO Sean Ellis explained the goal of Hotel Carbon and the key demographic, which is athletes. Mr. Ellis further proposed the idea of integrating a wearable tracking device for the athletes that stay to cater towards their specific health levels in the rooms, allergy requirements, and tracking for parents.

Mr. Ellis went into detail on the design of the hotel rooms, layout, and ability to create a curated social space for guests based on their ages.

Mr. Hand addressed the updates to the uses in the Mixed-Use Zone.

Chairman Daniel asked Town Staff to confirm whether they were recommending approval and if there were any concerns.

Town Staff confirmed they are recommending approval and that the application meets the guidelines of the Dallas North Tollway. They also further explained to the Commissioners the items modified after the previous meeting and that the list of changes had been included in the Commissioners' packets.

Commissioner Hamilton asked for clarification on the height requirements for buildings along Shawnee Trail as well as the building along the DNT and whether it will be nine stories or fourteen stories. Town Staff answered that the height of the buildings will have to meet the minimums on either side but can vary within the property.

Commissioner Hamilton requested that the Commercial Indoor Amusement be moved to an SUP, as well as the Furniture, Home Furniture, Antique Shop, Appliance Store, and Vet Clinic either being an SUP or removed completely. Mr. Hand specified that the intention is more towards boutique furniture stores. Mr. Ellis also stressed the importance of keeping the pet focused retailers and considering coming back to them later.

Commissioner Hamilton requested that there be dedicated lanes turning into the projected versus just an opening. Town Staff informs the Commissioners that they would not be going into the fine details until the project begins coming in for approval but will ensure all guidelines will be met.

Commissioner Hamilton further requested that the infrastructure will be put in during Phase 1, and he would also like the development along Prosper Trail to be included in Phase 1. Concern is also brought up regarding the size of the Open Space area being smaller now that some changes have been made and things have moved. Mr. Hand explained to Commissioner Hamilton the reason for not including the retail in the first phase is that it will bring in a different retail mix if it is done before the waterway is completed.

Commissioner Harris asked for more clarity on the phasing plans as well as what the applicant means by the infrastructure that is intended to be completed in Phase 1.

Mr. Hand and engineer Mike Martini explained that the infrastructure refers to grading, major utilities, and storm and sewer so the project would be ready for the future retail uses.

Commissioner Harris asked for confirmation regarding the potential for retail being added in Phase 1.

Mr. Hand clarified that retail would not be added in Phase 1; it would be added in Phase 2.

Commissioner Carson asked the applicant if there had been any thought regarding combining Phases 2 and 3 into one phase. Mr. Hand and Mr. Ellis explained that it would be difficult to lump both of those phases together; however, they expressed that they were amenable to making each phase bigger.

Commissioner Carson asked about the water level for the waterway in the middle of the development.

Mr. Hand explained that the goal was to be a water retention pond as opposed to a dry ditch to be a selling point for outdoor dining.

Commissioner Jackson echoed the statements of the previous Commissioners.

Commissioner Blanscet asked if it would be possible to have the multifamily be built later and incorporate the core mixed-use retail into Phase 1. Landowner, Krishna Magana, explained that the issue with request is the potential of the core being landlocked around construction.

Mr. Hand clarified that the XO2 tower is written to include restaurant and retail on the first floor.

Commissioner Carson asked if the multifamily development in the northwest corner could be tied to Hotel Carbon.

Mr. Hand explained that it would be difficult to have lenders sign off on this request.

Commissioner Carson recommended adding a trigger of obtaining a building permit for Hotel Carbon prior to the development of the multifamily.

Mr. Hand said that the applicant was willing to develop Hotel Carbon as Phase 1A, the multifamily as Phase 1B, and re-work Phases 2 and 3.

Additionally, Commissioner Carson recommended limiting the amount of stucco and fiber cement in the Mixed-Use Zone and specifying items that qualified as true amenities.

Commissioner Hamilton made a motion to approve Item 4 subject to the following changes:

- Phasing is going to be adjusted. Phase 1A will include the infrastructure plus the medical
  office/hotel, conference/convention center/hotel with retail amenities on the east side of
  the project closest to Dallas Parkway, including the parking garage.
- 1B will be the multifamily in the northwest quadrant.
- Phase 2 will be mixed-use retail, multifamily, and theatre, plus the reception facility and retail on the southeast quadrant.

- Phase 3 will be the hotel plus retail on the far west side of the project. The hotel in phase 3 will have 4-diamond status and will include luxury pods called Hakas that will be complementary to the 4-diamond hotel named Hotel Voz.
- Additional updates to Section 5.2.3 in the mixed-use, removing fiber cement from No. 2 and adding it to No. 3
- Under G.1.8 on Page 93, striking 2 and 3 out and moving 3 items to an SUP as opposed to approved by right, which will be the commercial amusement indoor facility, furnishing/home appliance store, and the vet clinic with indoor pet kennel.
- The trigger for 1B is that 1A will need to have construction started, building permits.
- Phase 4 remains the same with office.

6.

Adjourn.

Commissioner Carson seconded the motion. The motion was carried by a vote of 5-1 with Commissioner Jackson in opposition.

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

Mr. Hill informed the commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

The meeting was adjourned at 9:49 p.m.		
Manuel Ramon, Planning Technician	Josh Carson, Secretary	



### **PLANNING**

To: Planning & Zoning Commission Item No. 3c

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### **Agenda Item:**

Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)

### History:

On May 21, 2024, the Planning & Zoning Commission tabled this item to the meeting on June 4, 2024, to address concerns regarding access, circulation, and traffic. Staff confirmed with the Engineering and Fire Departments that the access meets Town standards.

### **Future Land Use Plan:**

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

### **Zoning:**

The property is zoned Planned Development-2 (Commercial Corridor).

### **Conformance:**

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

### **Description of Agenda Item:**

The Site Plan consists of one 6,579 square foot retail building. The original Site Plan (D21-0076) was approved by the Planning & Zoning Commission on August 17, 2021. The Site Plan expired, so the applicant was required to submit a new Site Plan for consideration.

### **Access:**

Access is provided from Richland Boulevard and University Drive through cross access within the commercial development.

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### **Landscaping, Open Space, and Screening:**

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

### **Companion Item:**

There is no companion item on this agenda. The Final Plat (DEVAPP-23-0224) was approved by the Planning & Zoning Commission on May 21, 2024.

### **Attached Documents:**

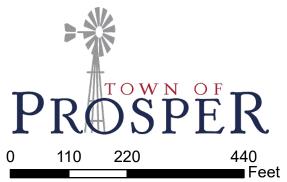
- 1. Location Map
- 2. Site Plan
- 3. Previously Approved Site Plan (D21-0076)

### **Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.

Page 2 of 2



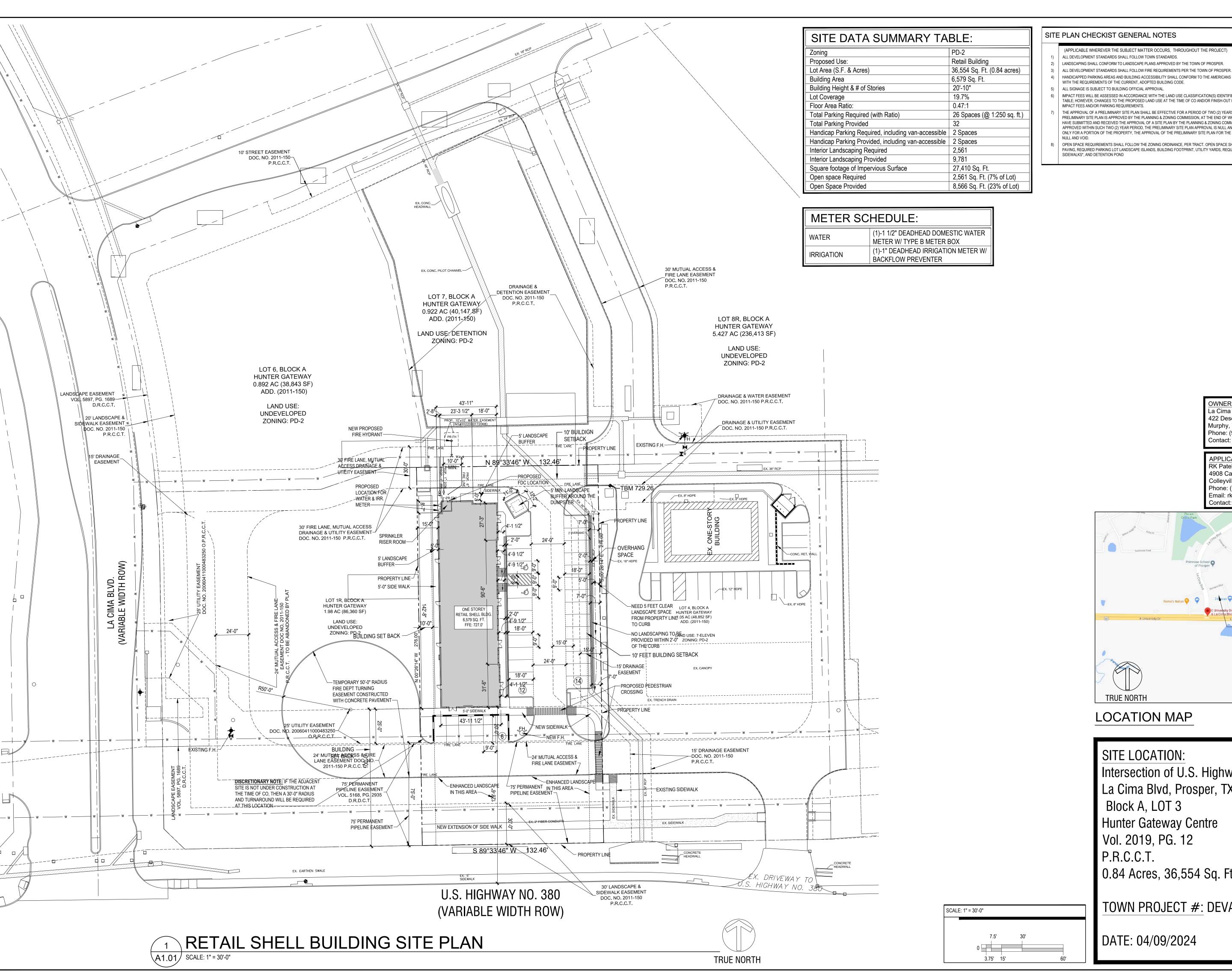




## **DEVAPP-23-0225**

Shell Retail Building

13



SITE PLAN CHECKIST GENERAL NOTES

(APPLICABLE WHEREVER THE SUBJECT MATTER OCCURS, THROUGHOUT THE PROJECT)

LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.

HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.

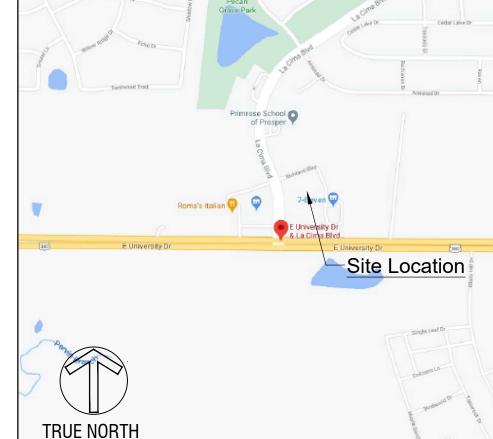
IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL

THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BI

OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS,

> La Cima Investments, LL 422 Desert Willow Lane, Murphy, TX 75094 Phone: (972) 890-8738 Contact: Vishnu Patel

APPLICANT: RK Patel Design & Planning, LLC 4908 Carmel Place, Colleyville, TX 76034 Phone: (682) 365-0300 Email: rkpateldesign@gmail.com Contact: Chet Patel



## **LOCATION MAP**

SITE LOCATION: Intersection of U.S. Highway 380 & La Cima Blvd, Prosper, TX Block A, LOT 3 Hunter Gateway Centre Vol. 2019, PG. 12 P.R.C.C.T. 0.84 Acres, 36,554 Sq. Ft.

TOWN PROJECT #: DEVAPP-23-0225

DATE: 04/09/2024

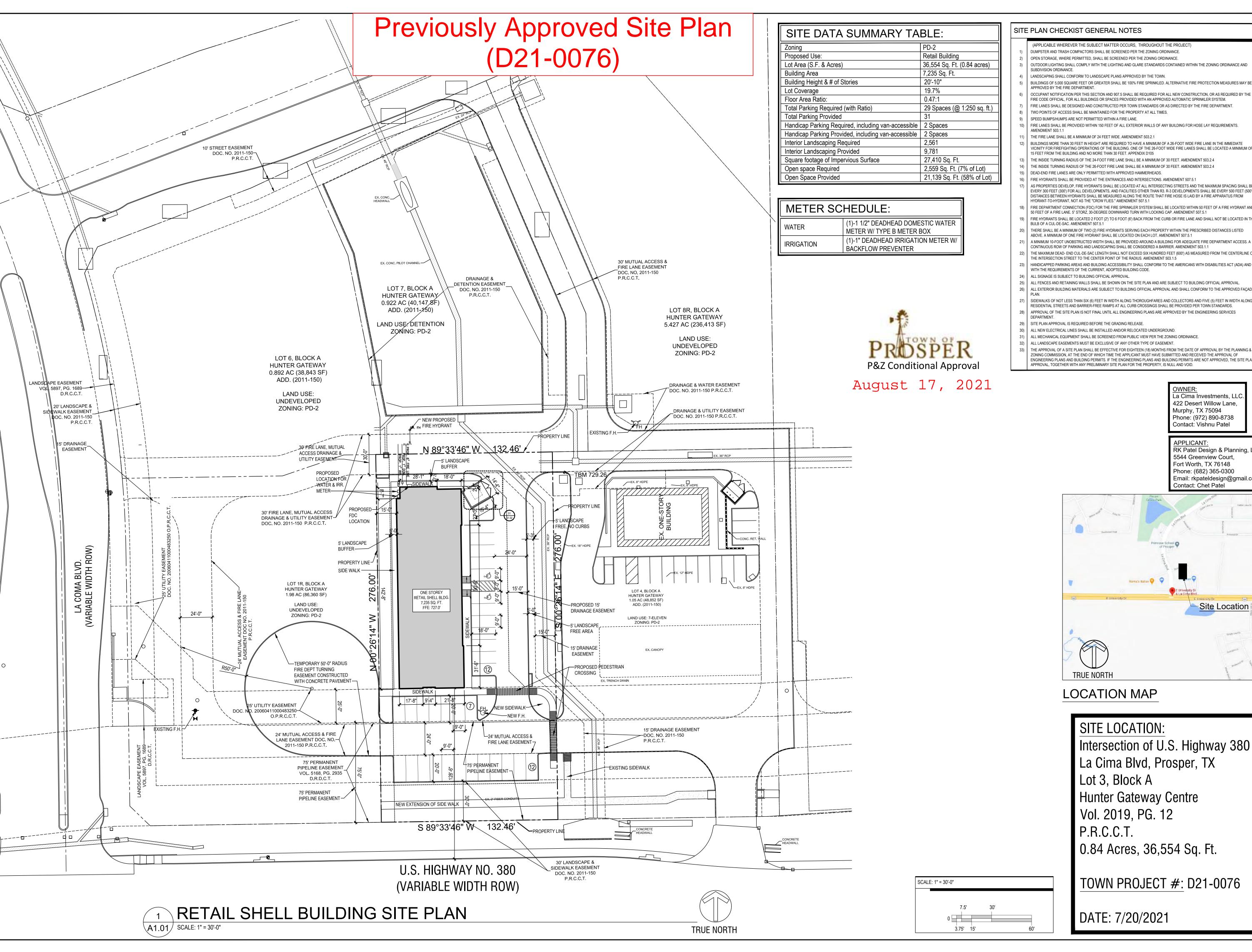
IG, LLC ARCHITECT Cortez, AIA

BUILDING SHELL RE 1501 E. U Prosper,



06/11/	2)
Revisions:	
Drawn By: CP	
Checked By:	ВС
<u>Issue Date:</u>	
Project No:	

Sheet Information: A1.01



SITE PLAN CHECKIST GENERAL NOTES

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

LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN

OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, 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.

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

BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE ICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF

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

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 THE MAXIMUM DEAD- END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF

HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND

ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL. 26) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE

27) 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.

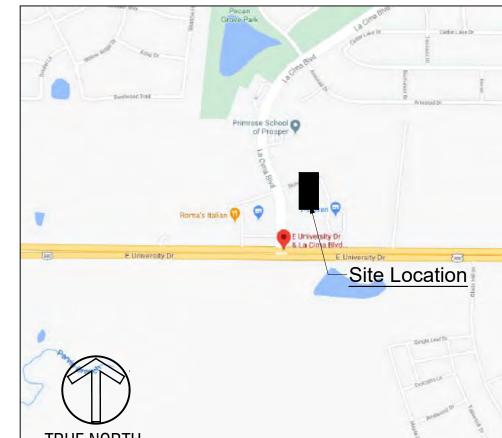
28) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES

ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

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.

> La Cima Investments, LLC 422 Desert Willow Lane, Murphy, TX 75094 Phone: (972) 890-8738 Contact: Vishnu Patel

APPLICANT: RK Patel Design & Planning, LLC 5544 Greenview Court, Fort Worth, TX 76148 Phone: (682) 365-0300 Email: rkpateldesign@gmail.cor Contact: Chet Patel



## **LOCATION MAP**

SITE LOCATION:

Intersection of U.S. Highway 380 & La Cima Blvd, Prosper, TX Lot 3, Block A Hunter Gateway Centre Vol. 2019, PG. 12 P.R.C.C.T. 0.84 Acres, 36,554 Sq. Ft.

TOWN PROJECT #: D21-0076

DATE: 7/20/2021

<u> Drawn By: CP</u>

SITE PLAN



### **PLANNING**

To: Planning & Zoning Commission Item No. 3d

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### Agenda Item:

Consider and act upon a request for a Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0037)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area the Retail & Neighborhood Services District.

### Zoning:

The property is zoned Planned Development-126 (Office).

### **Conformance:**

The Site Plan conforms to the development standards of Planned Development-126.

### **Description of Agenda Item:**

The Site Plan consists of a 41,075 square foot church building and associated parking.

A Preliminary Site Plan (D22-0081) showing the full development of the property was approved by the Planning & Zoning Commission on November 15, 2022. The Site Plan (D22-0100), for the existing 24,550 square foot church building, was approved by the Planning & Zoning Commission on December 16, 2022. A Planned Development (PD-126), to allow a maximum lot coverage of 50 percent, was approved by the Town Council on January 23, 2024.

### Access:

Access is provided from Harper Road and First Street.

Page 1 of 2

### **Landscaping, Open Space, and Screening:**

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

### **Companion Item:**

As a companion item, the Final Plat (DEVAPP-24-0036) is on this Planning & Zoning Commission agenda.

### **Major Creek:**

The proposed commercial development complies with the requirements for the provision of four amenities adjacent to a major creek.

### **Attachments:**

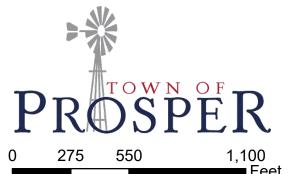
- 1. Location Map
- 2. Site Plan
- 3. Approved Preliminary Site Plan (D22-0081)
- 4. Approved Site Plan (D22-0100)

### **Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.

Page 2 of 2 17





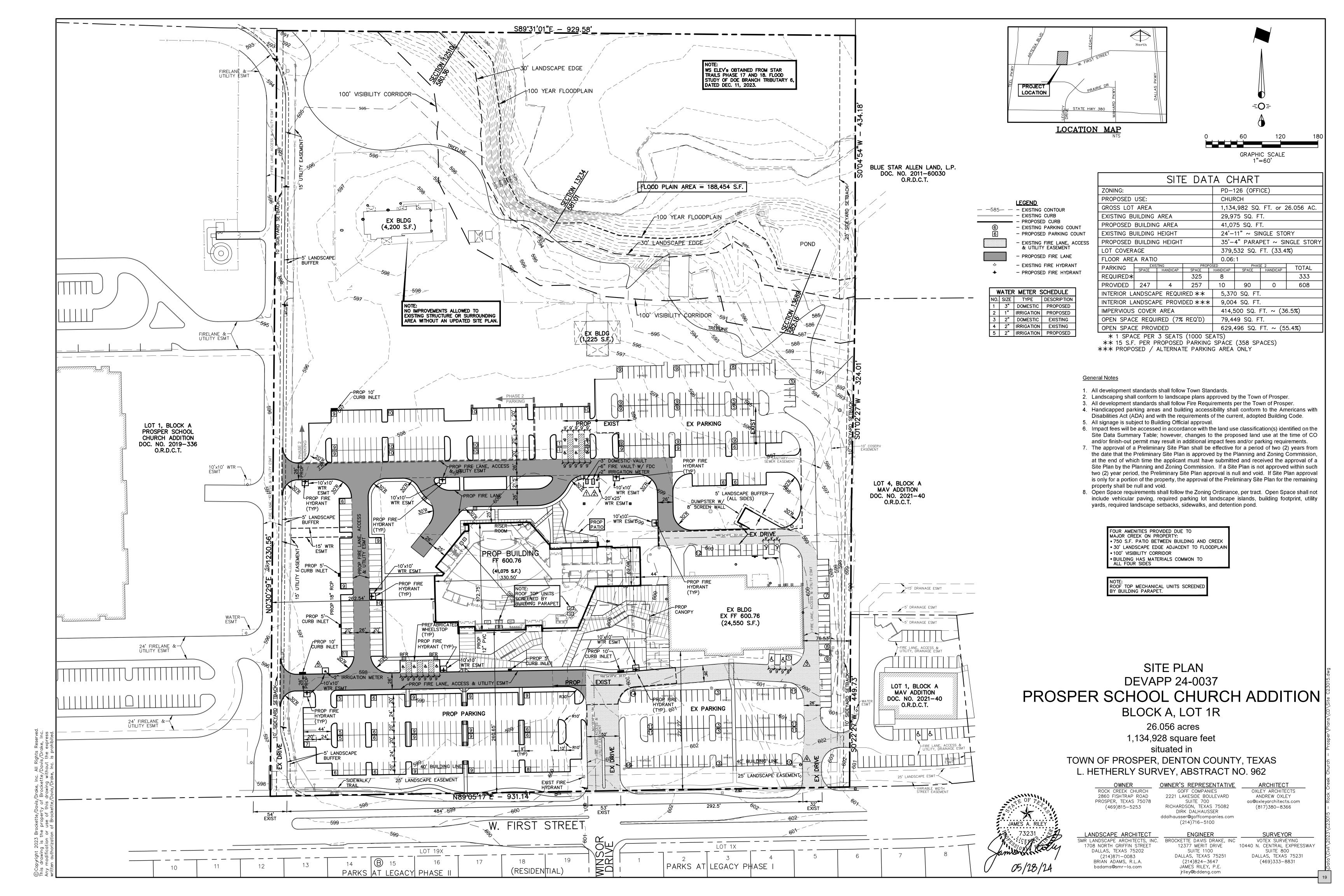


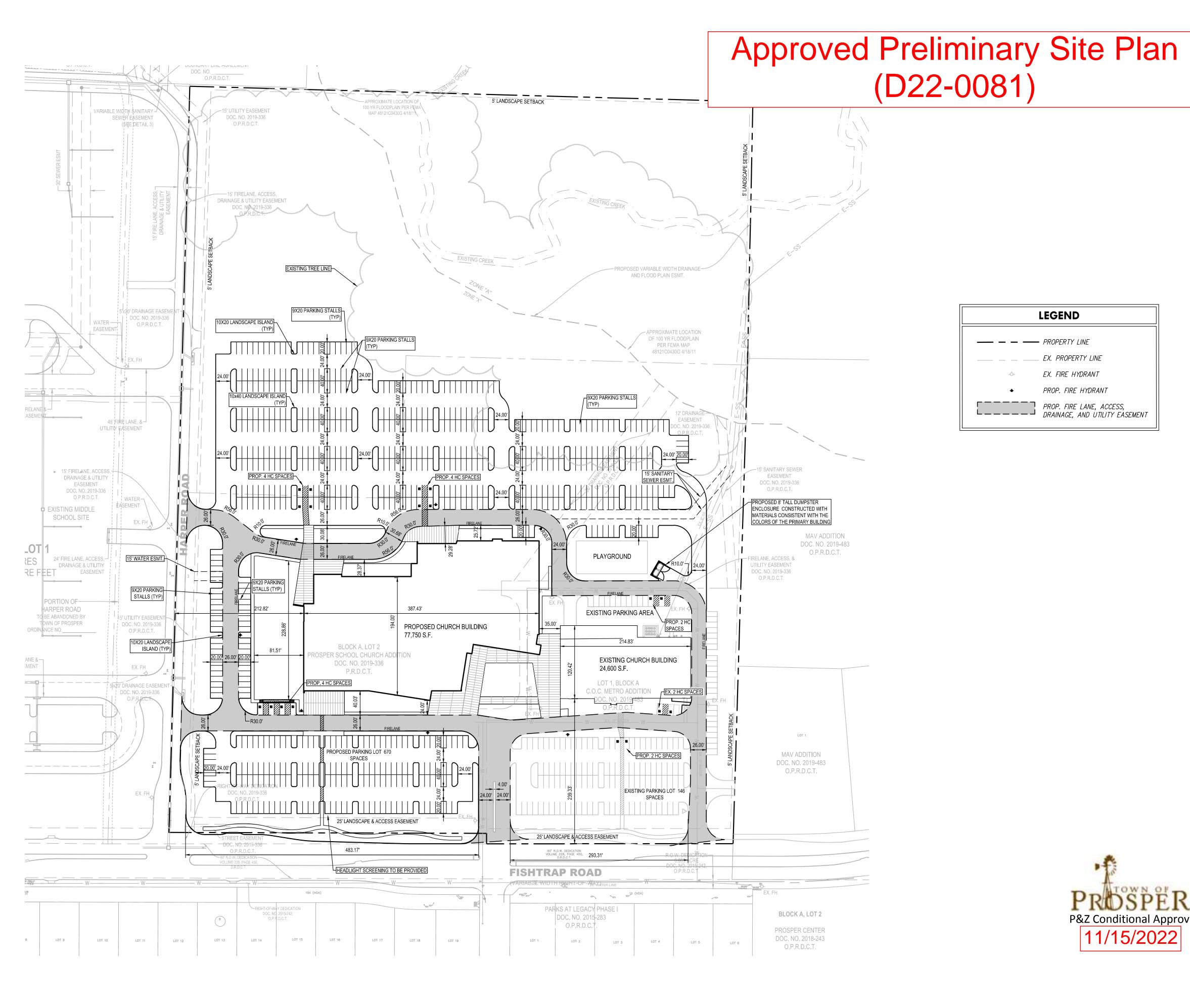
## **DEVAPP-24-0037**

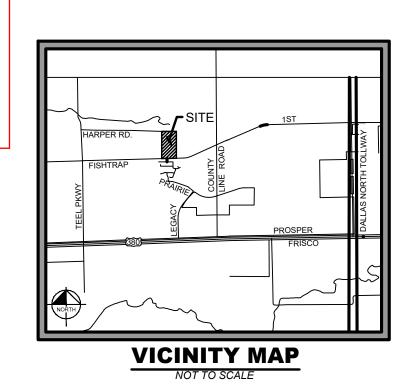
Church Addition and Associated Parking

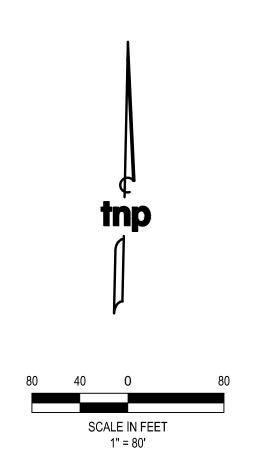
\_\_\_\_\_

Site Plan









Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

Dumpsters and trash compactors shall be screened 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 that 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 that 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.

18. As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (30') for all developments, and facilities

other 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

19. 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

20. Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire land and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1 21. 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 22. 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

23. 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

24. 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 25. Handicapped parking area and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted building

26. All signage is subject to Building Official approval.

All fences and retuning walls shall be shown on the Site Planned are subject to Building official approval.

28. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.

29. 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.

30. All new electrical lines shall be installed and/or relocated underground.

All mechanical equipment shall be screened from public view per the Zoning ordinance. 32. All landscape easements must be exclusive of any other type of easement.

33. 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. 34. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning

Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void

35. The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300

36. 7% of net lot area is required to be provided as open space. The following shall not included: vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention ponds.

**P&Z Conditional Approval** 11/15/2022

SITE INFO	RMATION
LAND AREA: CURRENT ZONING: EXISTING USE: PROPOSED USE: BUILDING AREA: BUILDING HEIGHT: LOT COVERAGE: HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	26.2 ACRES (1,141,272 SF) AGRICULTURAL CHURCH CHURCH ± 102,350 SF 38' (77,750 + 24,600) / (26.2 x 43560)=.089 ->8.9% 17 18
FLOOR AREA RATIO BUILDING REQUIRED PARKING: BUILDING PARKING PROVIDED: INTERIOR LANDSCAPE AREA REQUIRED: INTERIOR LANDSCAPE AREA PROVIDED SQUARE FOOTAGE OF IMPERVIOUS SURFACE OPEN SPACE	(98,500+24,600) / (26.2 x 43560) = .107 ->10.7% 1/3 AUDITORIUM SEATS = 1500 SEATS/3 = 500 809 7% OF TOTAL SITE = 79,889 S.F. (1.83 AC.) 97,510 S.F. (2.24 AC.) = 8.3% OF TOTAL SITE 380,195 S.F. 562.887.76 S.F.

NOTE: HVAC EQUIPMENT FOR PROPOSED BLDG TO BE LOCATED ON THE ROOF

**TOWN PROJECT NUMBER: D22-0081** 

**NOT FOR CONSTRUCTION** 

revision by

teague nall and perkins, inc 825 Watters Creek Blvd., Suite M300

Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx

BPELS: ENGR F-230; SURV 10011600, 10011601, 1019438 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit CAMERON SLOWN , P.E. Date: 10/31/2022

Tx. Reg. # \_\_\_\_106317

1 inch long 1"=80' N/A NOV 2022

scale when bar is

**ROCK CREEK CHURCH** 2860 FISHTRAP RD **PROSPER, TX. 75078** 

(469)815-5253

**LEGEND** 

EX. PROPERTY LINE

EX. FIRE HYDRANT

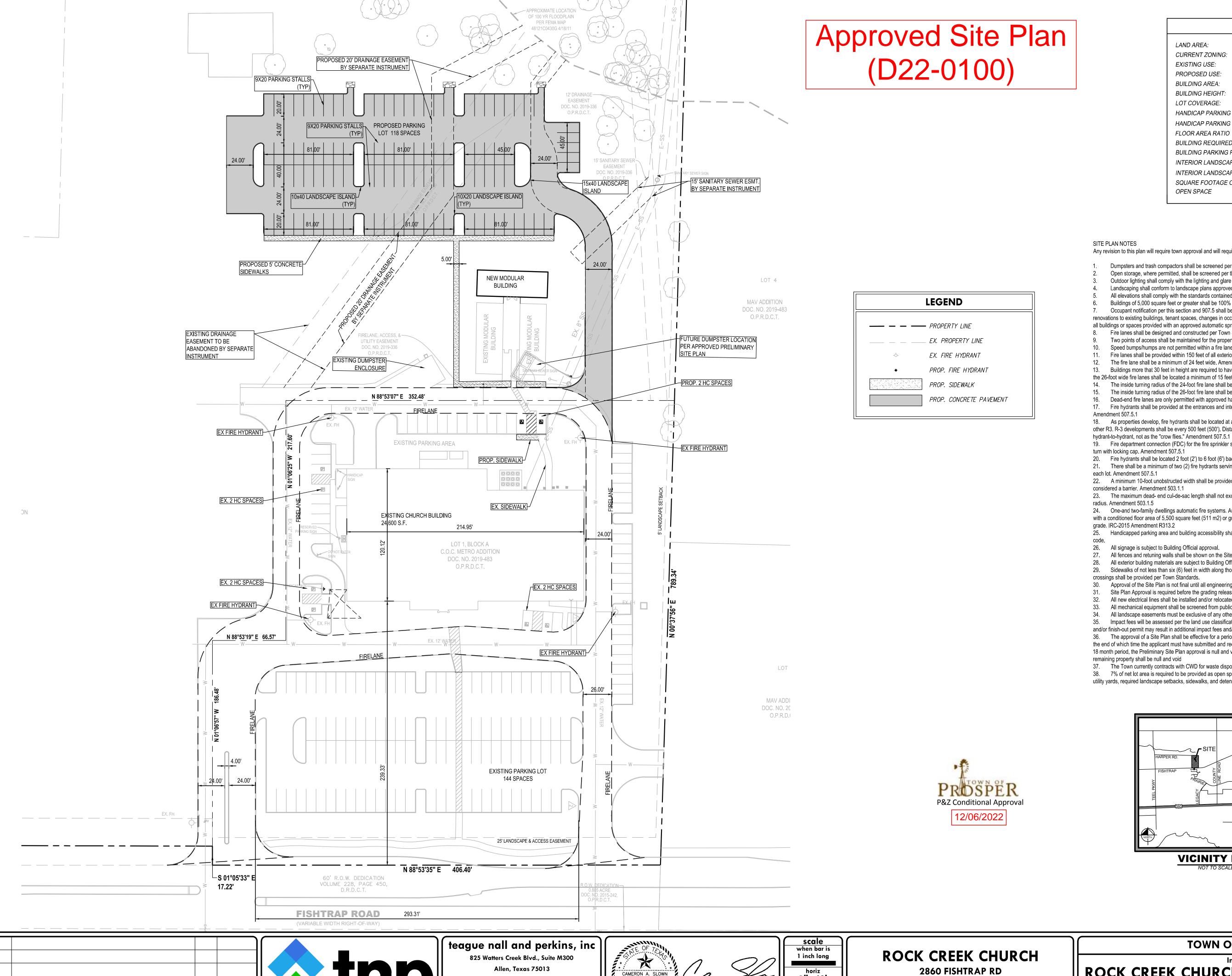
PROP. FIRE HYDRANT

PROP. FIRE LANE, ACCESS,

— — PROPERTY LINE

PROSPER, TEXAS Improvements for **ROCK CREEK CHURCH** PRELIMINARY SITE PLAN

GOF22305



LAND AREA: 14.9 AC (650,600 S.F.) CURRENT ZONING. AGRICULTURAL EXISTING USE: CHURCH PROPOSED USE: CHURCH BUILDING AREA: ± 24,600 S.F. BUILDING HEIGHT: 24'-11" LOT COVERAGE: 24,600 = .037 -> 4% HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE FLOOR AREA RATIO 24,600 = .037 -> 4% BUILDING REQUIRED PARKING: 1/3 AUDITORIUM SEATS = 477 SEATS/3 =159 BUILDING PARKING PROVIDED: INTERIOR LANDSCAPE AREA REQUIRED: 7% OF TOTAL SITE = 45,542 S.F. (1.05 AC.) INTERIOR LANDSCAPE AREA PROVIDED 91,047.17 S.F. (2.09 AC.) = 14% OF TOTAL SITE

SITE INFORMATION

152,860 S.F.

307,830 S.F.

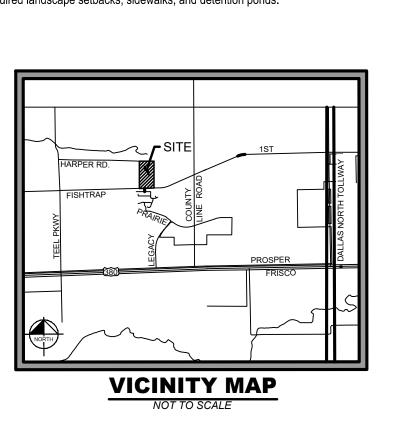
Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

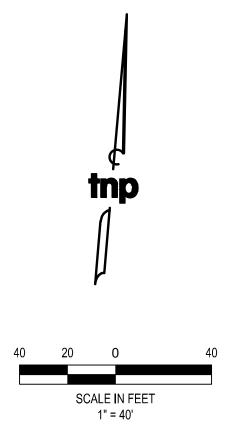
SQUARE FOOTAGE OF IMPERVIOUS SURFACE

Dumpsters and trash compactors shall be screened per the Zoning Ordinance.

OPEN SPACE

- 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 that 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 that 30 feet. Appendix D105
- 14. 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.
- 17. 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.
- 18. As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (30') for all developments, and facilities other 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
- 19. 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
- 20. Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire land and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1 21. 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
- 22. 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
- 23. 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 24. 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 area and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted building
- 26. All signage is subject to Building Official approval.
- All fences and retuning walls shall be shown on the Site Planned are subject to Building official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan. 29. 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. 30. Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Departments.
- 31. Site Plan Approval is required before the grading release.
- 32. All new electrical lines shall be installed and/or relocated underground.
- 33. All mechanical equipment shall be screened from public view per the Zoning ordinance. 34. All landscape easements must be exclusive of any other type of easement.
- 35. 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.
- 36. The approval of a Site Plan shall be effective for a period of 18 months from the date that the Preliminary site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such 18 month period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void
- 37. The Town currently contracts with CWD for waste disposal services. They may be contacted at 972-392-9300
- 38. 7% of net lot area is required to be provided as open space. The following shall not included: vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention ponds.





TOWN PROJECT NUMBER: D22-0100

**NOT FOR CONSTRUCTION** 



214.461.9867 ph 214.461.9864 fx ENGR F-230; SURV 10011600, 10011601, 1019438



1"=40' N/A NOV 2022

**PROSPER, TX. 75078** 

(469)815-5253

TOWN OF PROSPER, TEXAS

Improvements for **ROCK CREEK CHURCH - PARKING LOT ADDITION** 

**PHASE 2 SITE PLAN** 

GOF22305



### **PLANNING**

To: Planning & Zoning Commission Item No. 3e

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### **Agenda Item:**

Consider and act upon a request for a Replat of Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0036)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

### Zoning:

The property is zoned Planned Development-126 (Office).

### **Conformance:**

The Replat conforms to the development standards of Planned Development-126.

### **Description of Agenda Item:**

The purpose of this Replat is to combine two platted lots and to dedicate and abandon easements necessary for the development of Lot 1R.

### Companion Item:

As a companion item, the Site Plan (DEVAPP-24-0037) is on this Planning & Zoning Commission agenda.

### **Attached Documents:**

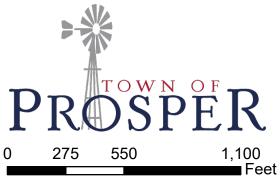
- 1. Location Map
- 2. Replat

### **Town Staff Recommendation:**

Town Staff recommends approval of the Replat.

22





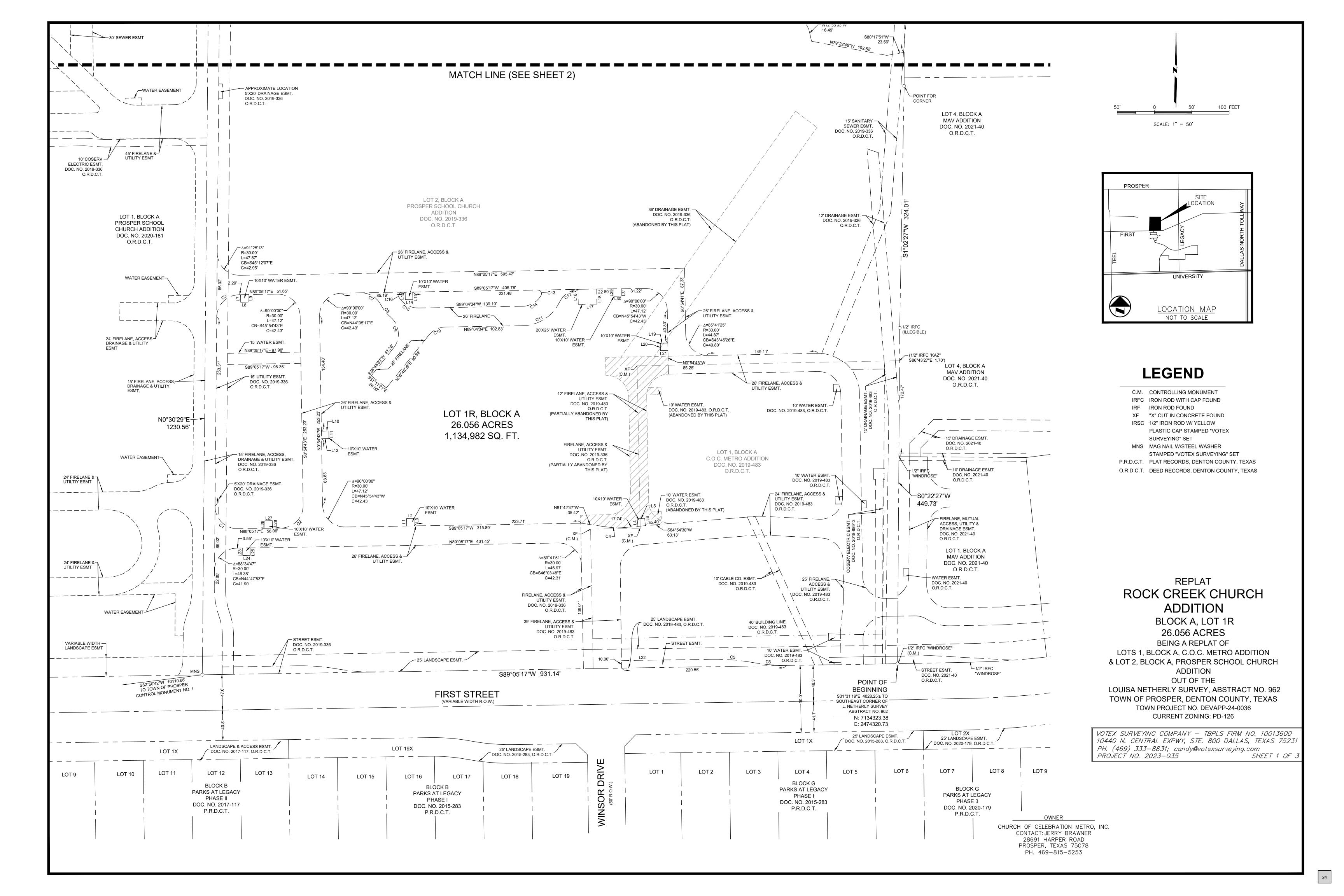


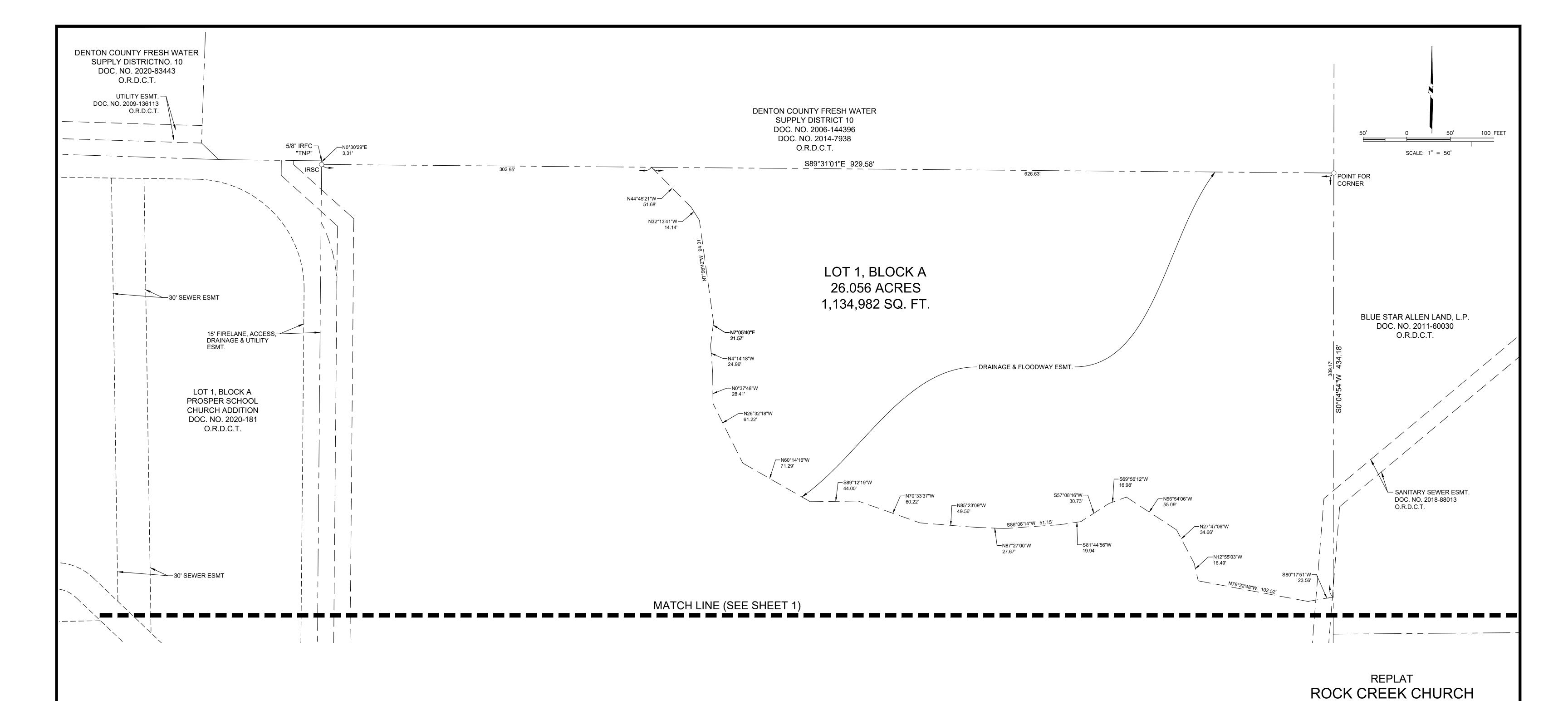
## **DEVAPP-24-0036**

Rock Creek Church Addition

23

Replat





NO.	BEARING	LENGTH
L1	N00°54'43"W	10.00'
L2	N89°05'17"E	10.00'
L3	S00°54'43"E	10.00'
L4	N05°05'30"W	10.00'
L5	N84°54'30"E	10.00'
L6	S05°05'30"E	10.00'
L7	N00°57'11"W	10.00'
L8	S89°02'49"W	10.00'
L9	S00°57'11"E	10.00'
L10	N89°05'17"E	10.00'
L11	S00°54'43"E	10.00'
L12	S89°05'17"W	10.00'
L13	N00°54'43"W	10.00'

LINE TABLE

ARING	LENGTH	NO.	BEARING	LENGT
54'43"W	10.00'	L14	S89°05'17"W	10.00'
05'17"E	10.00'	L15	S00°54'43"E	10.00'
54'43"E	10.00'	L16	N00°54'43"W	20.00'
05'30"W	10.00'	L17	S89°05'17"W	25.00'
54'30"E	10.00'	L18	S00°54'43"E	20.00'
05'30"E	10.00'	L19	S89°05'17"W	10.00'
57'11"W	10.00'	L20	S00°54'43"E	10.00'
02'49"W	10.00'	L21	S89°05'17"W	10.00'
57'11"E	10.00'	L22	N89°05'17"E	120.33'
05'17"E	10.00'	L23	S00°54'43"E	10.00'
54'43"E	10.00'	L24	S89°05'17"W	10.00'
05'17"W	10.00'	L25	S00°54'43"E	10.00'
54'43"W	10.00'	L26	N00°54'43"W	10.00'
		L27	N89°05'17"E	10.00'
		L28	S00°54'43"E	10.00'
		L29	N00°54'43"W	10.00'

LINE TABLE

L30 S89°05'17"W 10.00'

L31 S00°54'43"E 10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°25'13"	30.00'	47.87'	S45°12'07"E	42.95'
C2	90°00'00"	30.00'	47.12'	N44°05'17"E	42.43'
СЗ	88°34'47"	30.00'	46.38'	N44°47'53"E	41.90'
C4	13°22'43"	100.00'	23.35'	N88°24'08"W	23.30'
C5	10°54'13"	291.00'	55.38'	N85°29'17"W	55.29'
C6	9°40'54"	269.00'	45.45'	S84°52'37"E	45.40'
C7	63°30'09"	30.00'	33.20'	S59°12'31"E	31.53'
C8	22°09'45"	56.00'	21.11'	S38°18'17"E	20.98'
C9	88°03'25"	30.00'	46.03'	S05°08'46"E	41.65'
C10	50°22'11"	30.00'	26.32'	N63°56'37"E	25.48'
C11	63°30'09"	56.00'	61.97'	N57°23'07"E	58.86'
C12	63°30'09"	30.00'	33.20'	N57°23'07"E	31.53'
C13	123°05'40"	5.00'	10.71'	S29°34'13"E	8.77'
C14	57°15'25"	30.00'	30.01'	S60°25'47"W	28.77'
C15	57°15'25"	30.00'	30.01'	N62°15'14"W	28.77'
C16	123°05'40"	5.00'	10.71'	N27°44'46"E	8.77'

BEING A REPLAT OF LOTS 1, BLOCK A, C.O.C. METRO ADDITION & LOT 2, BLOCK A, PROSPER SCHOOL CHURCH ADDITION OUT OF THE

**ADDITION** 

26.056 ACRES

BLOCK A, LOT 1R

LOUISA NETHERLY SURVEY, ABSTRACT NO. 962 TOWN OF PROSPER, DENTON COUNTY, TEXAS TOWN PROJECT NO. DEVAPP-24-0036

CURRENT ZONING: PD-126

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 2023-035 SHEET 2 OF S

OWNER CHURCH OF CELEBRATION METRO, INC. CONTACT: JERRY BRAWNER 28691 HARPER ROAD PROSPER, TEXAS 75078 PH. 469-815-5253

# **LEGEND**

C.M. CONTROLLING MONUMENT IRFC IRON ROD WITH CAP FOUND IRF IRON ROD FOUND XF "X" CUT IN CONCRETE FOUND IRSC 1/2" IRON ROD W/ YELLOW

PLASTIC CAP STAMPED "VOTEX SURVEYING" SET MNS MAG NAIL W/STEEL WASHER

STAMPED "VOTEX SURVEYING" SET P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS O.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS

### **OWNER'S CERTIFICATE**

### STATE OF TEXAS § COUNTY OF DENTON §

WHEREAS, CHURCH OF CELEBRATION METRO, INC. is the owner of a tract of land situated in the Louisa Netherly Survey, Abstract No. 962, Denton County, Texas; being all of Lot 1, Block A, C.O.C. Metro Addition, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Doc. No. 2019-483, Plat Records, Denton County, Texas, and all of Lot 2, Block A, Prosper School Church Addition, an addition to the Town of Prosper, Denton County, Texas, according to the plat thereof recorded in Doc. No. 2019-336, Plat Records, Denton County, Texas; same being a portion of those tracts of land conveyed to Church of Celebration Metro, Inc. by deeds recorded in Doc. No. 2016-79355 and Doc. No. 2014-56866, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "WINDROSE" found for corner in the north right-of-way line of First Street (a variable width right-of-way) at the southeast corner of said Lot 1, Block A, C.O.C. Metro Addition and the southwest corner of Lot 1, Block A, Mav Addition, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Doc. No. 2021-40, Plat Records, Denton County, Texas;

**THENCE** S 89°05'17" W, with said north right-of-way line or First Street, a distance of 931.14 feet to a mag nail with washer stamped "VOTEX" set at the southwest corner of said Lot 2 and the southeast corner of Lot 1, Block A of said Prosper School Church Addition:

THENCE N 0°30'29" E, with the common line of said Lots 1 and 2 of Prosper School Church Addition, a distance of 1230.56 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the south line of a tract of land conveyed to Denton County Fresh Water Supply District 10 by deed recorded in Doc. No. 2006-144396 and Doc. No. 2014-7938, Official Records, Denton County, Texas at the northwest corner of said Lot 2; from which a 5/8-inch iron rod with plastic cap stamped "TNP" found for the northeast corner of said Lot 1 bears N 0°30'29" E. a distance of 3.31 feet:

THENCE S 89°31'01" E, with the common line of said Lot 2 and said Denton County Fresh Water Supply District 10 tract, a distance of 929.58 feet to a point for the northeast corner of said Lot2; same being in the west line of a tract of land conveyed to Blue Star Allen Land, L.P. by deed recorded in Doc. No. 2011-60030, Official Records, Denton County, Texas;

**THENCE** with the east line of said Lot 2 and Lot 1, C.O.C. Metro Addition, the following courses and distances:

S 0°04'54" W, a distance of 434.18 feet to a point for corner in the west line of Lot 4, Block A of said Mav Addition;

S 01°02'27" W, a distance of 324.01 feet to a 1/2-inch iron rod with illegible plastic cap;

S 0°22'27" W, at a distance of 174.47 feet passing a 1/2-inch iron rod with plastic cap stamped "WINDROSE" found for the common corner of said Lots 4 and 1 of said Mav Addition, and continuing for a total distance of 449.73 feet to the POINT OF BEGINNING and containing 1,134,982 square feet or 26.056 acres of land, more or less.

### NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CHURCH OF CELEBRATION METRO, INC., acting by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ROCK CREEK CHURCH ADDITION, BLOCK A, LOT 1R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Church of Celebration Metro, Inc. 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
- 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

other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective

- 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.
- 10. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town.

(A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

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 food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

### LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any '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.

## STREET EASEMENT

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

## DRAINAGE AND FLOODWAY EASEMENT

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_

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

y:	
uthorized Signature	Printed Name and Title
TATE OF TEXAS §	
OUNTY OF DENTON §	
	and for the County and State on this day personally appeareds subscribed to the foregoing instrument, and acknowledged to me that he/she exec
lowin to the to be the person and officer whose fiame is	s subscribed to the foregoing institution, and acknowledged to the that he/she exec

cuted the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of

Notary Public, State of Texas

### SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, Candy Hone, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2024.

## PRELIMINARY

RELEASED 4/17/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT Candy Hone, Registered Professional Land Surveyor, No. 5867

Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

GIVEN LINDER MY HAND AND SEAL OF OFFICE this the

### STATE OF TEXAS § **COUNTY OF DALLAS §**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the of	, 2024.
Notary Public, State of Texas	

CERTIFICATI	E OF APPROVAL
Approved this day of Commission of the Town of Prosper, Texas.	, 2024 by the Planning & Zoni
	_ Town Secretary
	_ Engineering Department
	Development Services Department

# REPLAT **ROCK CREEK CHURCH ADDITION**

BLOCK A, LOT 1R 26.056 ACRES

BEING A REPLAT OF LOTS 1, BLOCK A, C.O.C. METRO ADDITION & LOT 2, BLOCK A, PROSPER SCHOOL CHURCH

ADDITION OUT OF THE

LOUISA NETHERLY SURVEY, ABSTRACT NO. 962 TOWN OF PROSPER, DENTON COUNTY, TEXAS TOWN PROJECT NO. DEVAPP-24-0036 **CURRENT ZONING: PD-126** 

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 2023-035 SHEET 3 OF

OWNER CHURCH OF CELEBRATION METRO, INC. CONTACT: JERRY BRAWNER 28691 HARPER ROAD PROSPER, TEXAS 75078

PH. 469-815-5253

BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS DETERMINED.

"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2%

"ZONE AE" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION

ANNUAL CHANCE FLOODPLAIN.

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.

2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED

AREAS, MAP NO. 48121C0430 G, COMMUNITY-PANEL NO. 480141 0430 G, EFFECTIVE

DATE: APRIL 18, 2011 AS EFFECTED BY LETTER OF MAP REVISION 20-06-1821P

EFFECTIVE MAY 24, 2021. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED

IN "ZONE X" AND "ZONE AE" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID

NOTES:

**ADJUSTMENT REALIZATION 2011** 

DEDICATE & ABANDON EASEMENTS.

MAP AS FOLLOWS:

4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3. THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE AND



### **PLANNING**

To: Planning & Zoning Commission Item No. 4

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### Agenda Item:

Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 14, Block A, Lot 1, on 10.0± acres, located on the northwest corner of Teel Parkway and Freeman Way. (DEVAPP-24-0072)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area as High Density Residential.

### Zoning:

The property is zoned Planned Development-40 (Single Family).

### **Conformance:**

The Site Plan conforms to the development standards of Planned Development-40.

### **Description of Agenda Item:**

The Site Plan consists of four temporary buildings totaling 6,060 square feet. The previous Site Plan (D20-0034) was approved by the Planning & Zoning Commission on August 16, 2022. Per the Town's Zoning Ordinance, temporary buildings for public schools are permitted by right.

### Access:

Access is provided from Ironwood Drive and Freeman Way.

### **Landscaping, Open Space, and Screening:**

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

### **Companion Item:**

There is no companion item for this case.

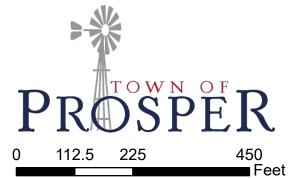
Page 1 of 2

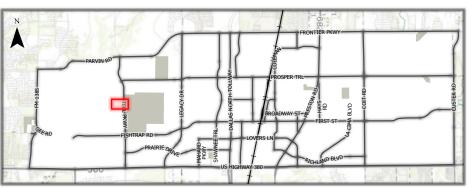
- Attachments:

  1. Location Map
- 2. Site Plan

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Site Plan.





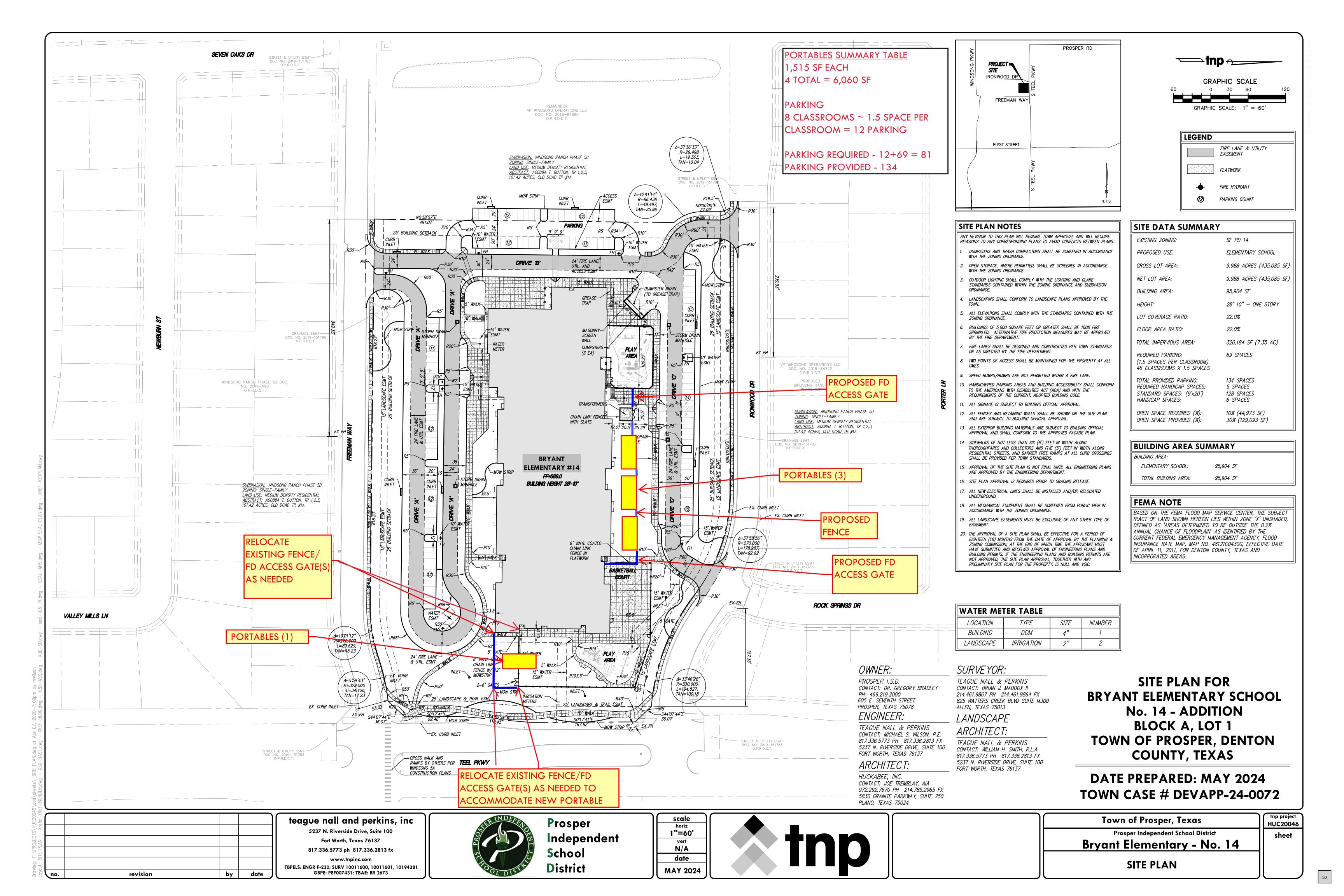


## **DEVAPP-24-0072**

Bryant Elementary School Temporary Buildings

2

Site Plan





### **PLANNING**

To: Planning & Zoning Commission Item No. 5

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### Agenda Item:

Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Center, Block A, Lot 8, on 11.5± acres, located on the southeast corner of Village Park Lane and First Street. (DEVAPP-24-0073)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area as Medium Density Residential.

### Zoning:

The property is zoned Planned Development-14 (Single Family).

### **Conformance:**

The Site Plan conforms to the development standards of Planned Development-14.

### **Description of Agenda Item:**

The Site Plan consists of three temporary buildings totaling 4,545 square feet. The previous Site Plan (D18-0034) was approved by the Planning & Zoning Commission on May 15, 2018. Per the Town's Zoning Ordinance, temporary buildings for public schools are permitted by right.

### Access:

Access is provided from Village Park Lane and First Street.

### **Landscaping, Open Space, and Screening:**

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

### **Companion Item:**

There is no companion item for this case.

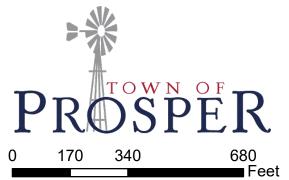
Page 1 of 2

- Attachments:

  1. Location Map
- 2. Site Plan

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Site Plan.





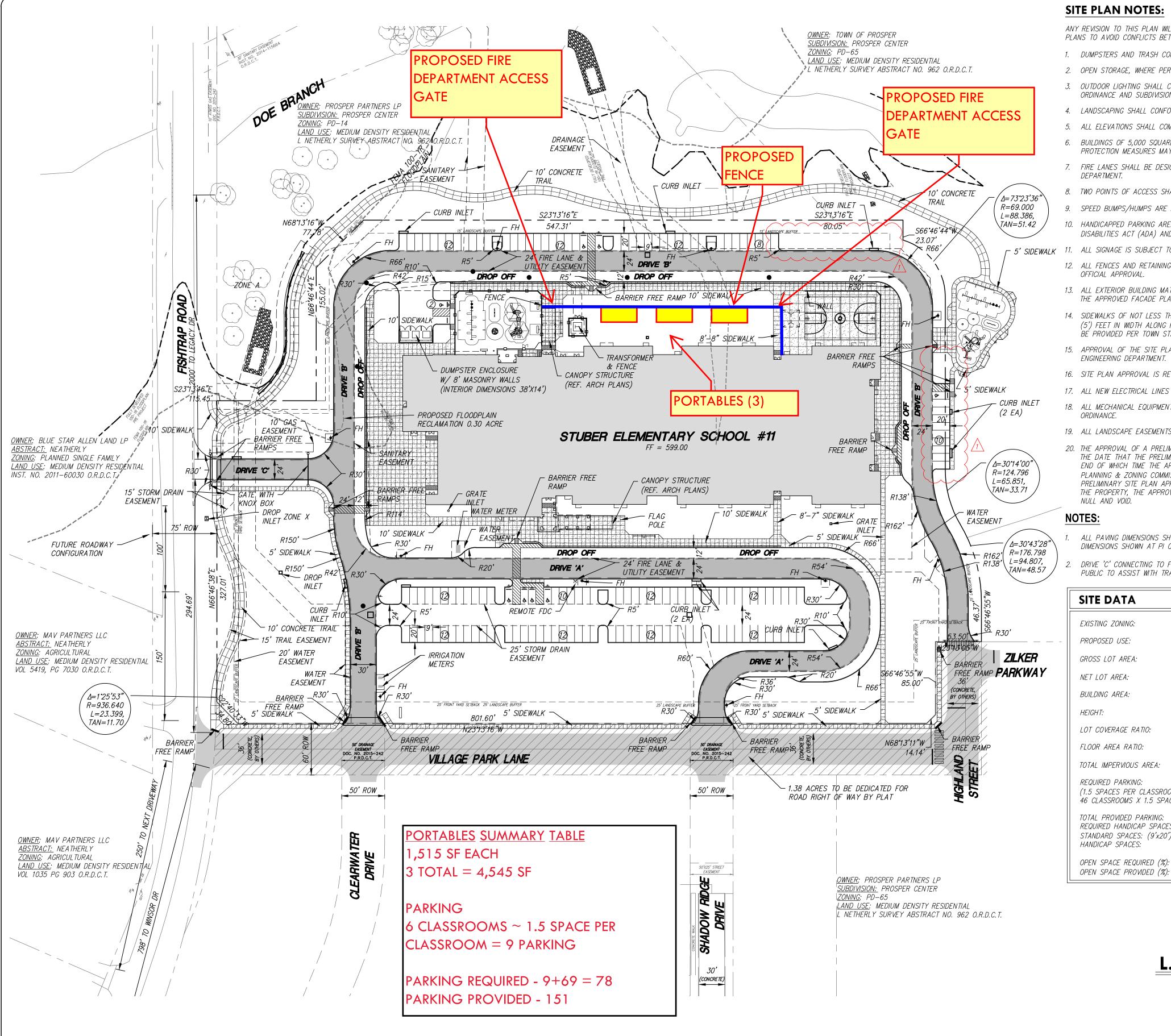


## **DEVAPP-24-0073**

Stuber ES Temporary Buildings

33

Site Plan



### **SITE PLAN NOTES:**

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

- 1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- 4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
- 6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- 5' SIDEWALK 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - 12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING
  - 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - 14. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - 15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - 17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - 19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - 20. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS. PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.

ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.

10% (47,207 SF)

42% (198,465 SF)

DRIVE 'C' CONNECTING TO FISHSTRAP ROAD WILL BE EGRESS ONLY IF IT IS OPEN TO THE PUBLIC TO ASSIST WITH TRAFFIC FLOW.

SITE DATA		
EXISTING ZONING:	PD 14	
PROPOSED USE:	ELEMENTARY SCHOOL	
GROSS LOT AREA:	11.523 ACRES (501,933 SF)	
NET LOT AREA:	10.84 ACRES (472,073 SF)	
BUILDING AREA:	94,744 SF	
HEIGHT:	35' — ONE STORY	
LOT COVERAGE RATIO:	20.1%	
FLOOR AREA RATIO:	20.1%	
TOTAL IMPERVIOUS AREA:	273,608 SF (6.28 AC)	
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES	69 SPACES	
TOTAL PROVIDED PARKING: REQUIRED HANDICAP SPACES: STANDARD SPACES: (9'x20') HANDICAP SPACES:	150 SPACES 6 SPACES 142 SPACES 8 SPACES	
005N 00 A05 DEQUIDED (%)	100 (17.007.05)	

## DATE PREPARED: MAY 2024

FEMA NOTE:

CLEARWATER DR

PRAIRIE DR.

W. UNIVERSITY DR. (380)

**LOCATION MAP** 

NOT TO SCALE

PROPOSED 24' FIRE LANE,

UTILITY EASEMENT

*IMPROVEMENTS* 

PROPOSED FLATWORK

PROPOSED OFFSITE PAVEMENT

PROPOSED ROW DEDICATION

EXISTING STORM DRAIN LINE

EXISTING SAN SEWER MANHOLE

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

PROPOSED STORM SEWER STRUCTURE

PARKING COUNT

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE MAJORITY OF THE SUBJECT

'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' A

PORTION OF THE SUBJECT TRACT OF LAND SHOWN LIES WITHIN ZONE 'A' WITH A 1%

**LEGEND** 

TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS

ANNUAL CHANCE FLOOD WITH NO ESTABLISHED BASE FLOOD ELEVATION. AS

IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD

## OWNER/APPLICANT:

PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000

## ARCHITECT:

HUCKABEE, INC. 801 CHERRY STREET, STE 500 FORT WORTH, TX 76102 972.292.7670 CONTACT: JOSH C. BROWN, AIA

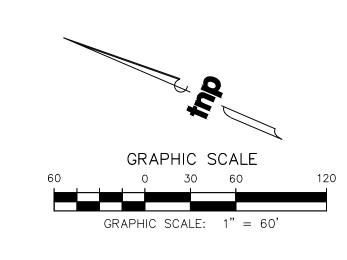
## PREPARED BY:

TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9867 CONTACT: CHRIS SCHMITT, P.E.

WATER METER TABLE				
LOCA TION	TYPE	SIZE	NUMBER	
BUILDING	DOM	4"	1	
LANDSCAPE	IRRIGA TION	2"	2	

# PROSPER CENTER **BLOCK A, LOT 8R** L. NETHERLY SURVEY, ABSTRACT NO. 962

SITE PLAN STUBER ELEMENTARY SCHOOL #11 **TOWN CASE #DEVAPP-24-0073 DATE PREPARED: MAY 2024** 



PARKING REVISION TNP 8/31/201

revision

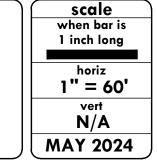
teague nall and perkins, inc 825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx

www.tnpinc.com

TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



Prosper Independent School **District** 







Stuber Elementary School #11

**OVERALL SITE PLAN** 

sheet C2.03

HUC18033



### **PLANNING**

To: Planning & Zoning Commission Item No. 6

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

### Agenda Item:

Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 15, Block A, Lot 1, on 14.4± acres, located on the southeast corner of Legacy Drive and Star Meadow Trail. (DEVAPP-24-0074)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

### Zoning:

The property is zoned Planned Development-66 (Single Family-10).

### **Conformance:**

The Site Plan conforms to the development standards of Planned Development-66.

### **Description of Agenda Item:**

The Site Plan consists of four temporary buildings totaling 6,060 square feet. The previous Site Plan (D21-0025) was approved by the Planning & Zoning Commission on April 20, 2021. Per the Town's Zoning Ordinance, temporary buildings for public schools are permitted by right.

### Access:

Access is provided from Legacy Drive and Star Meadow Drive.

### **Landscaping, Open Space, and Screening:**

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

### **Companion Item:**

There is no companion item for this case.

Page 1 of 2

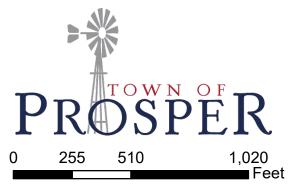
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- Attachments:

  1. Location Map
- 2. Site Plan

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Site Plan.





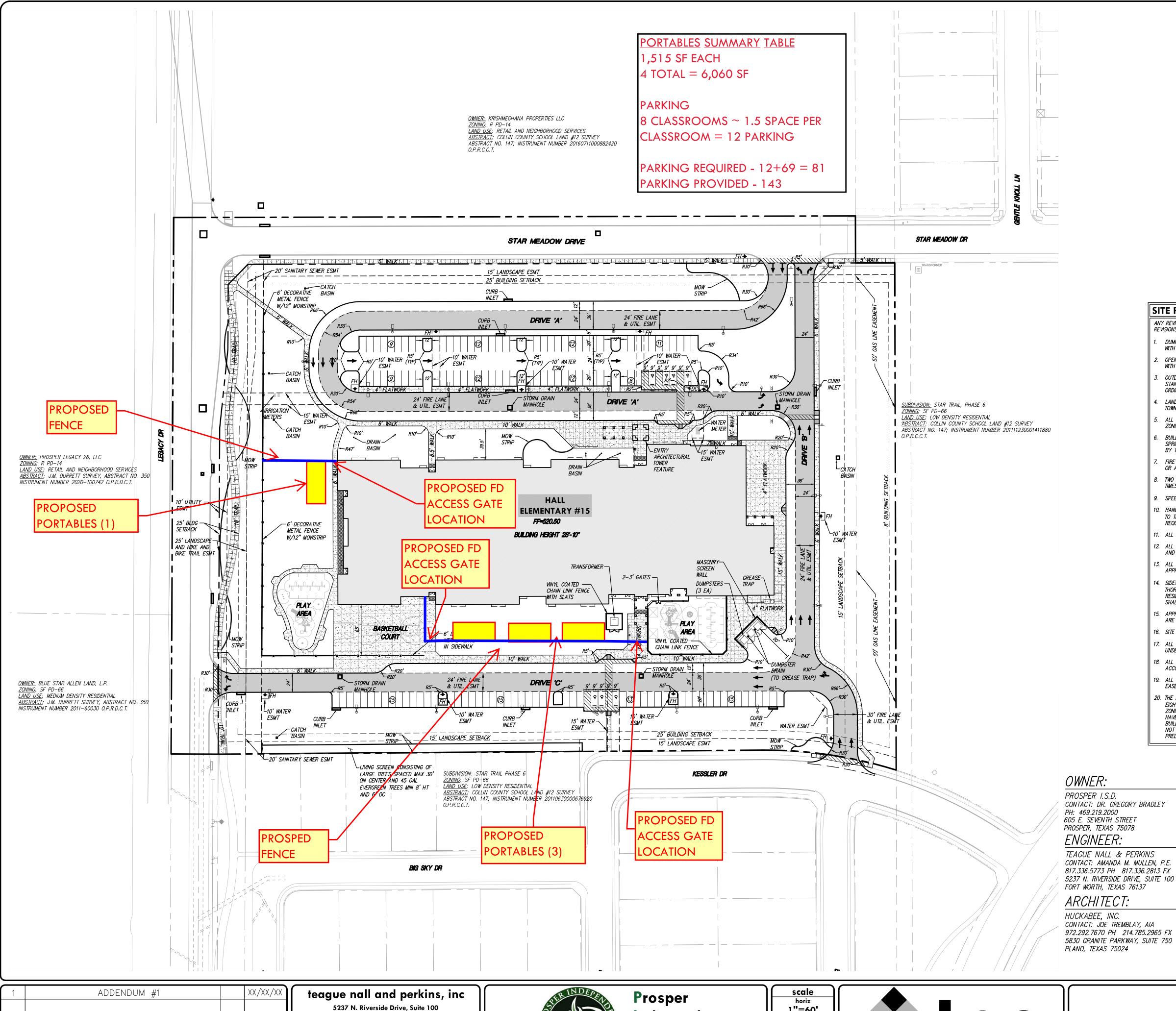


# DEVAPP-24-0074

Hall Elementary Temporary Buildings

•

Site Plan



Fort Worth, Texas 76137

817.336.5773 ph 817.336.2813 fx

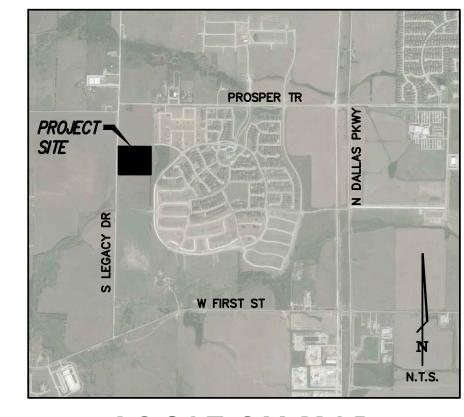
www.tnpinc.com

TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381

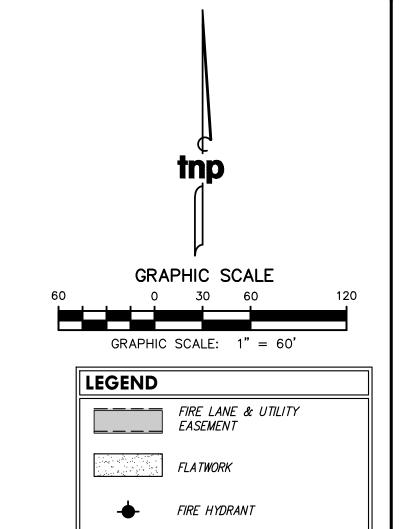
GBPE: PEF007431; TBAE: BR 2673

revision

by date



**LOCATION MAP NOT TO SCALE** 



PARKING COUNT

SF PD 66

17.9%

*69 SPACES* 

12.307 ACRES (536,088 SF)

308,040 SF (7.07 AC)

# SITE PLAN NOTES

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

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE
- STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL
- 9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE. . HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE
- REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE. 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 2. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL
- 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- 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.
- 5. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 7. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED
- 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 19. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF
- 20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF

EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

# SURVEYOR:

CONTACT: DR. GREGORY BRADLEY

TEAGUE NALL & PERKINS CONTACT: BRIAN J. MADDOX II 214.461.9867 PH 214.461.9864 FX 825 WATTERS CREEK BLVD SUITE M300 ALLEN, TEXAS 75013

LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS CONTACT: WILLIAM H. SMITH, R.L.A. 817.336.5773 PH 817.336.2813 FX 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137

# EXISTING ZONING: PROPOSED USE:

SITE DATA SUMMARY

ELEMENTARY SCHOOL GROSS LOT AREA: 14.405 ACRES (627,490 SF)

NET LOT AREA:

BUILDING AREA: 96,113 SF 28' 10" - ONE STORY HEIGHT:

LOT COVERAGE RATIO:

FLOOR AREA RATIO: 17.9%

REQUIRED PARKING:

TOTAL IMPERVIOUS AREA:

(1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES

TOTAL PROVIDED PARKING: 143 SPACES REQUIRED HANDICAP SPACES: 5 SPACES 136 SPACES STANDARD SPACES: (9'x20') HANDICAP SPACES: 7 SPACES

10% (53,609 SF) OPEN SPACE REQUIRED (%): OPEN SPACE PROVIDED (%): 29% (154,941 SF)

# BUILDING AREA SUMMARY

BUILDING AREA: ELEMENTARY SCHOOL: 96,113 SF 96,113 SF TOTAL BUILDING AREA:

# FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 11, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

# WATER METER TABLE

LOCA TION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
LANDSCAPE	IRRIGA TION	2"	2

SITE PLAN FOR HALL ELEMENTARY SCHOOL No. 15 - ADDITION TOWN OF PROSPER **COLLIN COUNTY, TEXAS** 

**DATE PREPARED: MAY 2024 TOWN CASE #DEVAPP-24-0074** 

1"=60' Independent School date **District MAY 2024** 



Town of Prosper, Texas Prosper Independent School District Hall Elementary #15

SITE PLAN

HUC21051



# **PLANNING**

To: Planning & Zoning Commission Item No. 7

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

# **Agenda Item:**

Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper School Church Addition, Block A, Lot 1, on 31.2± acres, located on the northwest corner of Harper Road and First Street. (DEVAPP-24-0075)

### **Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

# Zoning:

The property is zoned Agricultural District.

# **Conformance:**

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

# **Description of Agenda Item:**

The Site Plan consists of eight temporary buildings totaling 12,120 square feet. The previous Site Plan (D18-0131) was approved by the Planning & Zoning Commission on February 5, 2019. Per the Town's Zoning Ordinance, temporary buildings for public schools are permitted by right.

#### Access:

Access is provided from Harper Road and First Street.

# **Landscaping, Open Space, and Screening:**

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

# **Companion Item:**

There is no companion item for this case.

Page 1 of 2

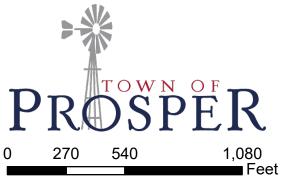
39

- Attachments:

  1. Location Map
- 2. Site Plan

<u>Town Staff Recommendation:</u> Town Staff recommends approval of the Site Plan.





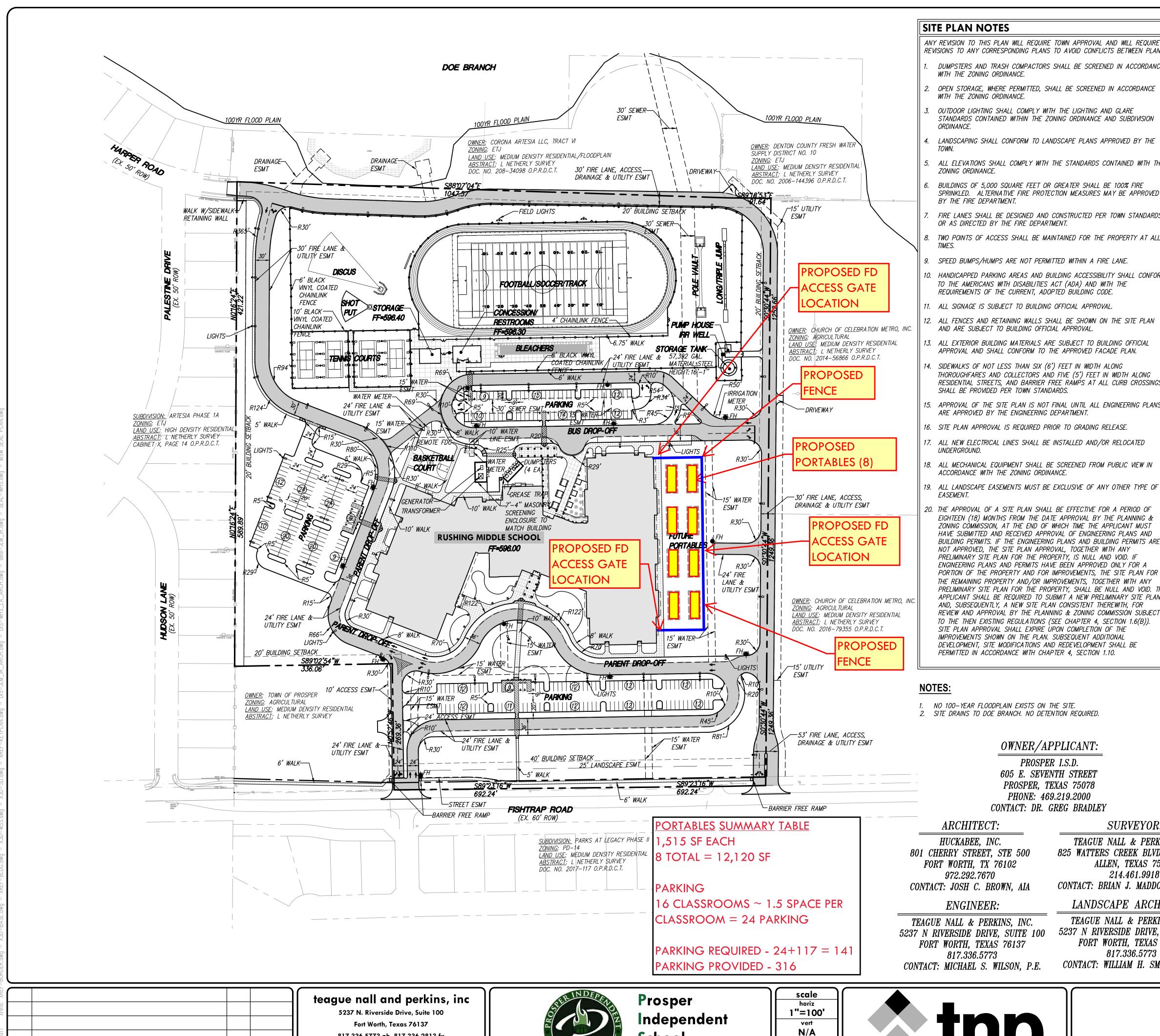


# **DEVAPP-24-0075**

Rushing Middle School Temporary Buildings

41

Site Plan



REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE
- STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- 12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN
- 13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- 14. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS
- 15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS
- 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED
- 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN
- 20. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID. IF ENGINEERING PLANS AND PERMITS HAVE BEEN APPROVED ONLY FOR A PORTION OF THE PROPERTY AND FOR IMPROVEMENTS, THE SITE PLAN FOR THE REMAINING PROPERTY AND/OR IMPROVEMENTS, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, SHALL BE NULL AND VOID. THE APPLICANT SHALL BE REQUIRED TO SUBMIT A NEW PRELIMINARY SITE PLAN AND. SUBSEQUENTLY. A NEW SITE PLAN CONSISTENT THEREWITH. FOR REVIEW AND APPROVAL BY THE PLANNING & ZONING COMMISSION SUBJECT TO THE THEN EXISTING REGULATIONS (SEE CHAPTER 4. SECTION 1.6(B)). SITE PLAN APPROVAL SHALL EXPIRE UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLAN. SUBSEQUENT ADDITIONAL DEVELOPMENT, SITE MODIFICATIONS AND REDEVELOPMENT SHALL BE

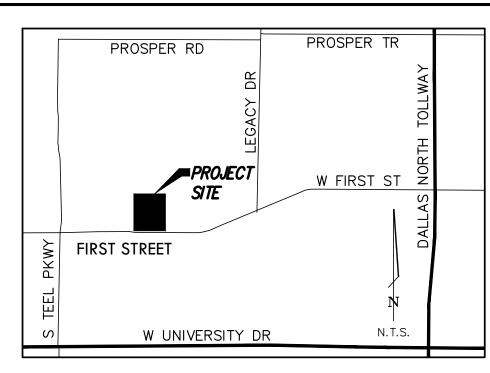
# SURVEYOR:

TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.

# LANDSCAPE ARCHITECT:

TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773

CONTACT: WILLIAM H. SMITH, R.L.A.



AGRICUL TURAL

MIDDLE SCHOOL

176,936 SF

265 SPACES

*117 SPACES* 

265 SPACES

*316 SPACES* 

*302 SPACES* 

10% (134,557 SF)

*39% (518,907 SF)* 

*14 SPACES* 

13 SPACES (BASED ON EACH LOT)

11.14%

34'-8" (2 STORIES)

SITE DATA SUMMARY

EXISTING ZONING:

PROPOSED USE:

GROSS LOT AREA:

NET LOT AREA:

BUILDING AREA:

LOT COVERAGE RATIO:

FLOOR AREA RATIO:

REQUIRED PARKING:

TOTAL IMPERVIOUS AREA:

*WHICHEVER IS GREATER)* 

BLEACHERS (1,060 SEATS)

TOTAL PROVIDED PARKING:

REQUIRED HANDICAP SPACES:

STANDARD SPACES: (9'x20')

OPEN SPACE REQUIRED (%):

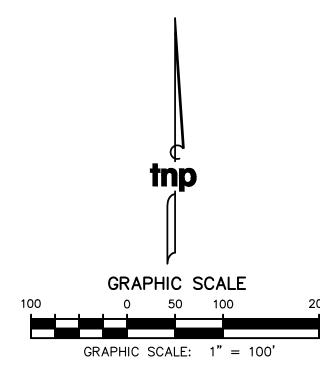
OPEN SPACE PROVIDED (%):

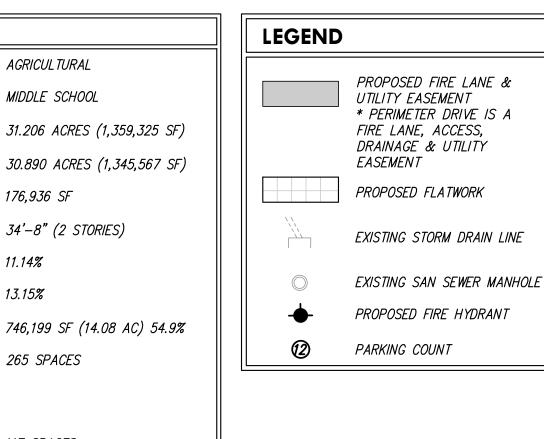
HANDICAP SPACES:

(1.5 SPACES PER CLASSROOM OR

1:4 FOR ASSEMBLY OR STADIUM,

78 CLASSROOMS X 1.5 SPACES





BUILDING AREA SUMMARY BUILDING AREA: 173,169 SF (TOTAL) MIDDLE SCHOOL: (1ST FLOOR = 146.069 SF.

2ND FLOOR = 27,100 SF)CONCESSION/RESTROOM: 2,160 SF 1,421 SF STORAGE BUILDING: 186 SF PUMP HOUSE:

# FEMA NOTE

TOTAL BUILDING AREA:

BASED ON THE FEMA FLOOD MAP SERVICE CENTER. THE SUBJECT DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

176,936 SF

WATER METER TABLE							
LOCATION	TYPE	SIZE	NUMBER				
BUILDING	DOM	4"	1				
CONC/REST	DOM	3"	1				
LANDSCAPE	IRRIGATION*	2"	1				
* BACKUP TOWN WATER SUPPLY WHEN WELL IS DOWN							

# SITE PLAN FOR **RUSHING MIDDLE SCHOOL** PROSPER SCHOOL CHURCH ADDITION BLOCK A, LOT 1 L. NETHERLY SURVEY, ABSTRACT NO. 962

TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: MAY 2024

TOWN CASE # DEVAPP-24-0075

Town of Prosper, Texas Prosper Independent School District **Rushing Middle School** 

**SITE PLAN** 

HUC18414

817.336.5773 ph 817.336.2813 fx

www.tnpinc.com

revision

by date

School **District** 

**MAY 2024** 

date

# **PLANNING**



To: Planning & Zoning Commission Item No. 8

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – June 4, 2024

# **Agenda Item:**

Conduct a Public Hearing to consider and act upon an ordinance amending Chapter 3, Sections 1 and 2, of the Town of Prosper Zoning Ordinance to add Commercial Drone Delivery Hub use, standards, and definition. (ZONE-24-0010)

### **Future Land Use Plan:**

Not Applicable.

# **Comprehensive Plan:**

The proposed Ordinance fulfills the Comprehensive Plan goals to maintain and enhance the high quality of life and small town feel currently available and expected by Prosper residents.

# Zoning:

The proposal is a text amendment to the Town of Prosper Zoning Ordinance. Commercial Drone Delivery Hub is only permitted by Specific Use Permit in three zoning districts: Commercial, Commercial Corridor, and Industrial.

The following would apply to existing Planned Developments with a base zoning of Commercial, Commercial Corridor, or Industrial:

- (a) If the allowed uses are specifically listed in the development standards, a Commercial Drone Delivery Hub would not be allowed.
- (b) If the development standards do not specifically list the allowed uses but rather refer back to those uses allowed in the base zoning district, then a Commercial Drone Deliver Hub would be allowed by Specific Use Permit.

# **Thoroughfare Plan:**

Not Applicable.

### **Parks Master Plan:**

Not Applicable.

# **Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed zoning request to date.

# **Attached Documents:**

1. Ordinance

# **Description of Agenda Item:**

In some surrounding municipalities, some retailers have provided drone delivery as an alternative to driving to the store. Should this use be allowed in the Town of Prosper, certain criteria are proposed to ensure its property development.

The purpose of this request is to add Commercial Drone Delivery Hubs to the Zoning Ordinance. Two definitions will be added to define this use and the drone staging area, as follows:

Commercial Drone Delivery Hub – An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined in Section 44801 of Title 49, United States Code, as amended, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Drone Staging Areas – A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers or other equipment.

A commercial drone delivery hub is allowed with a Specific Use Permit in the Commercial, Commercial Corridor, and Industrial districts and when certain requirements are met. These requirements are elaborated in this staff report.

When a detached accessory building is occupied or intended to be occupied for an accessory commercial drone delivery hub, the floor area is limited to a maximum of 10% of the total floor area of the building containing the primary use.

#### **Drone Staging Areas:**

The drone staging area must be designated on an approved site plan. The drone staging area must not be placed:

- Within any required building setbacks;
- ii. Within any required landscape buffer;
- iii. Within fire lanes, easements, maneuvering aisles, customer pick-up lanes, or required loading zones and parking spaces; or
- iv. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.

When located at grade, any goods, materials, containers, trailers, or other equipment must be screened according to the requirements for open storage contained in this Zoning Ordinance.

Landing pads are exempt from this screening requirement. The Planning & Zoning Commission may waive these requirements with approval of a site plan.

When a drone staging area is on top of a building, any roof-mounted mechanical equipment, excluding landing pads, is subject to the mechanical screening requirements of the Zoning Ordinance. Any additional structure, parapet wall, screening, safety railing, or other appurtenance associated with the commercial drone delivery hub is subject to the maximum height requirement of the zoning district, except a single mast up to 10 feet in height for a windsock may exceed the maximum height requirement.

# **Antennas:**

Antennas and antenna support structures are subject to the requirements of the Zoning Ordinance.

### **Proximity to Noise-Sensitive Uses:**

The drone staging area for a commercial drone deliver hub shall not be located within 300 feet of any property upon which a dwelling, retirement housing facility or public park is located. The 300-foot buffer requirement may be reduced to 150 feet if the Town Council finds that issuance of the Specific Use Permit would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.

The measurement of the required buffer is to be made in a straight horizontal line from the edge of the drone staging area to the closest property line of a property containing a dwelling, retirement housing facility use, or public park.

### Parking:

Parking is not required for an accessory commercial drone delivery hub use. Loading spaces shall be provided for a commercial drone delivery hub pursuant to the requirements in the Zoning Ordinance for commercial, commercial corridor, and industrial uses. Loading spaces are not required for an accessory commercial drone delivery hub use.

The Planning & Zoning Commission may decrease the amount of required parking for a site by up to 10% to accommodate the drone staging area for a commercial drone delivery hub with approval of a site plan. The parking reduction is revoked if the commercial drone delivery hub use is removed.

# **Additional Criteria:**

Nothing within the criteria for Commercial Drone Delivery Hubs shall prohibit the inclusion of site-specific standards or requirements, including those related to safety.

In the event of any conflict between this Ordinance and any state or federal law or regulation, the state or federal law or regulation shall apply.

# **Town Staff Recommendation:**

Town Staff recommends approval of an ordinance amending Chapter 3, Sections 1 and 2, of the Town of Prosper Zoning Ordinance to add Commercial Drone Delivery Hub use, standards, and definition.

# **Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 11, 2024.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE TOWN'S ZONING ORDINANCE BY AMENDING EXISTING SUBSECTION 1.3(D), "TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES," OF SUBSECTION 1.3, "SCHEDULE OF USES," OF SECTION 1, "USE OF LAND AND BUILDINGS," OF CHAPTER 3, "PERMITTED USES AND DEFINITIONS," BY ADDING "COMMERCIAL DRONE DELIVERY HUB" AS A PERMITTED USE WITH A SPECIFIC USE PERMIT IN THE COMMERCIAL, "C," COMMERCIAL CORRIDOR, "CC," AND INDUSTRIAL, "I," ZONING DISTRICTS WITH CONDITIONAL DEVELOPMENT STANDARDS; AMENDING EXISTING SUBSECTION 1.4, "CONDITIONAL DEVELOPMENT STANDARDS," OF SECTION 1, "USE OF LAND AND BUILDINGS," OF CHAPTER 3, "PERMITTED USES AND DEFINITIONS," BY CONDITIONAL DEVELOPMENT ADDING **STANDARDS** FOR "COMMERCIAL DRONE DELIVERY HUB" USE; AMENDING EXISTING SUBSECTION 2.2 OF SECTION 2, "DEFINITIONS," OF CHAPTER 3, "PERMITTED USES AND DEFINITIONS," BY ADDING A DEFINITION OF "COMMERCIAL DRONE DELIVERY HUB"; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Prosper, Texas, has recommended amending the Town's Zoning Ordinance to encompass those amendments as set forth herein; and

**WHEREAS**, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Prosper, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town to amend the Town's Zoning Ordinance as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

# **SECTION 1**

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

# **SECTION 2**

From and after the effective date of this Ordinance, existing Subsection 1.3(D), "Transportation, Utility, and Communications Uses," of Subsection 1.3, "Schedule of Uses," of Section 1, "Use of Land and Buildings," of Chapter 3, "Permitted Uses and Definitions," of the Town's Zoning Ordinance, is hereby amended by adding "Commercial Drone Delivery Hub" as a permitted use with a specific use permit in the Commercial, "C," Commercial Corridor, "CC," and Industrial, "I," zoning districts with conditional development standards, to read as follows:

	Residential Districts				Non-Residential Districts											
SECTION 1.3(D) TRANSPORTATION, UTILITY AND COMMUNICATIONS USES	A - Agricultural	SF – Single Family	DTSF – Downtown	TH - Townhome	2F – Two Family	MF – Multifamily	MH – Mobile Home	O – Office	DTO – Downtown	NS – Neighborhood	DTR – Downtown	R – Retail	DTC – Downtown	C – Commercial	CC – Commercial	I – Industrial
Commercial Drone Delivery Hub														51	51	51

# **SECTION 3**

From and after the effective date of this Ordinance, existing Subsection 1.4, "Conditional Development Standards," of Section 1, "Use of Land and Buildings," of Chapter 3, "Permitted Uses and Definitions," of the Town's Zoning Ordinance, as amended, is hereby amended by adding new Conditional Development Standards for "Commercial Drone Delivery Hubs," to read as follows:

# "1.4 Conditional Development Standards

\* \* \*

# 51. Commercial Drone Delivery Hubs

These regulations apply to a commercial drone delivery hub use.

- a) Commercial Drone Delivery Hubs:
  - 1) A commercial drone delivery hub is allowed with a specific use permit in the C, CC and I districts when the requirements of this section are met.
  - 2) When a detached accessory building is occupied or intended to be occupied for an accessory commercial drone delivery hub, the floor area is limited to a maximum of 10% of the total floor area of the building containing the primary use.
- b) Drone Staging Areas
  - 1) The drone staging area must be designated on an approved site plan.
  - 2) The drone staging area must not be placed:
    - i. Within any required building setbacks;
    - ii. Within any required landscape buffer;

- iii. Within fire lanes, easements, maneuvering aisles, customer pickup lanes, or required loading zones and parking spaces; or
- iv. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.
- 3) When located at grade, any goods, materials, containers, trailers, or other equipment must be screened according to the requirements for open storage contained in this Zoning Ordinance. Landing pads are exempt from this screening requirement. The Planning & Zoning Commission may waive these requirements with approval of a site plan.
- 4) When a drone staging area is located on top of a building:
  - Any roof-mounted mechanical equipment, excluding landing pads, is subject to the mechanical screening requirements of this Zoning Ordinance: and
  - ii. Any additional structure, parapet wall, screening, safety railing, or other appurtenance associated with the commercial drone delivery hub is subject to the maximum height requirement of the zoning district, except a single mast up to 10 feet in height for a windsock may exceed the maximum height requirement.
- 5) Antennas and antenna support structures are subject to the requirements of this Zoning Ordinance.
- 6) Proximity to Noise-Sensitive Uses
  - i. The drone staging area for a commercial drone delivery hub shall not be located within 300 feet of any property upon which a dwelling, retirement housing facility, or public park is located. The 300-foot buffer requirement may be reduced to 150 feet if the Town Council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.
  - ii. The measurement of the required buffer is to be made in a straight horizontal line from the edge of the drone staging area to the closest property line of a property containing a dwelling, retirement housing facility use, or public park.

### c) Parking and Loading

- 1) Parking is not required for an accessory commercial drone delivery hub use.
- 2) Loading spaces shall be provided for a commercial drone delivery hub pursuant to the requirements in the Zoning Ordinance for commercial,

- commercial corridor, and industrial uses. Loading spaces are not required for an accessory commercial drone delivery hub use.
- 3) The Planning & Zoning Commission may decrease the amount of required parking for a site by up to 10% to accommodate the drone staging area for a commercial drone delivery hub with approval of a site plan. The parking reduction is revoked if the commercial drone delivery hub use is removed.
- d) Nothing herein shall prohibit the inclusion of site-specific standards or requirements, including those related to safety.
- e) In the event of any conflict between this Ordinance and any state or federal law or regulation, the state or federal law or regulation shall apply."

# **SECTION 4**

From and after the effective date of this Ordinance, Subsection 2.2 of Section 2, "Definitions," of Chapter 3, "Permitted Uses and Definitions," of the Town's Zoning Ordinance, is hereby amended by adding definitions of "Commercial Drone Delivery Hub" and "Drone Staging Area," to read as follows:

"2.2

\* \* \*

**Commercial Drone Delivery Hub** – An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined in Section 44801 of Title 49, United States Code, as amended, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

\* \* \*

**Drone Staging Area** – A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

\* \* \*

# **SECTION 5**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

# **SECTION 6**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

# **SECTION 7**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

# **SECTION 8**

This Ordinance shall become effective from and after its adoption and publication as required by law; however, the provisions of this Ordinance shall not be applicable to any residential development or tract of land for which one or more final plats has been approved by the Town as of the effective date of this Ordinance.

TOWN OF PROSPER, TEXAS, ON THIS DA	OOPTED BY THE TOWN COUNCIL OF THE Y OF, 2024.
	David F. Bristol, Mayor
ATTEST:	
Michelle Lewis Sirianni, Town Secretary	
APPROVED AS TO FORM AND LEGALITY:	
Terrence S Welch Town Attorney	