



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 20, 2024

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

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

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

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

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

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

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

CONSENT AGENDA:

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

- 4a. Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission work session.

- [4b.](#) Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission work session.
- [4c.](#) Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission regular meeting.
- [4d.](#) Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)
- [4e.](#) Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)
- [4f.](#) Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)
- [4g.](#) Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)
- [4h.](#) Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

- [5.](#) Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305’ south of First Street and 0’ east of Church Street. (ZONE-23-0035)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, February 16, 2024, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 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, January 16, 2024, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

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

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), and Dakari Hill (Senior Planner)

Items for Individual Consideration:

1. **Discussion of agenda items on the January 16, 2024, Planning & Zoning Commission agenda.**
2. **Discussion of upcoming agenda items.**
3. **Overview of modifications to the development review process.**
4. **Discussion of the workshop format.**

Mr. Hill presented the agenda items for the regular meeting, upcoming agenda items, modifications to the development review process, and the workshop format.

The Planning & Zoning Commission discussed the agenda items, upcoming agenda items, modifications to the development review process, and the workshop format.

Adjourn.

The meeting was adjourned at 6:00 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, February 6, 2024, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

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

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

Items for Individual Consideration:

- 1. Discuss agenda items on the February 6, 2024, Planning & Zoning Commission agenda.**
- 2. Discuss upcoming agenda items.**
- 3. Discuss the Work Session format and future discussion topics.**

Mrs. Porter presented the agenda items for the regular meeting, upcoming agenda items, and discussion topics for future work sessions.

The Planning & Zoning Commission discussed the agenda items, upcoming agenda items, and discussion topics for future work sessions.

Vice-Chair Damon Jackson arrived at 5:35 p.m.

Josh Carson arrived at 5:57 p.m.

Adjourn.

The meeting was adjourned at 6:00 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary



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

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

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

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Final Plat for MQ Prosper Cox, Block A, Lot 1, and a Replat for MQ Prosper Cox, Block B, Lot 1R, on 4.5± acres, located north of Saint Peter Lane and east of North Preston Road. The property is zoned Planned Development-120 (PD-120) MQ Prosper North and Single Family-15 (SF-15). (DEVAPP-23-0107)
- 3c. Consider and act upon a request for a Revised Conveyance Plat for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0196)
- 3d. Consider and act upon a request for a Preliminary Site Plan for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD94) Westside. (DEVAPP-23-0197)
- 3e. Consider and act upon a request for a Site Plan for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)
- 3f. Consider and act upon a request for a Final Plat for Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located north of East Prosper Trail and west of North Preston Road. The property is zoned Planned Development-31 (PD-31) Saddle Creek. (DEVAPP-23-0216)

Commissioner Reeves requested that Item 3b be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 3a, 3c, 3d, 3e, and 3f on the Consent Agenda. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

Mr. Hill explained that the purpose of the request was to final plat property into one single-family lot and replat the remainder of the property.

Commissioner Reeves made a motion to approve Item 3b. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

No items on the regular agenda.

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

The meeting was adjourned at 6:08 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 4d**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-75 (Office District).

Conformance:

The Site Plan conforms to the development standards of Planned Development-75.

Description of Agenda Item:

The Site Plan consists of eight office buildings totaling 33,508 square feet. The Site Plan (D21-0124) for Phase 1 of this development was approved by the Planning & Zoning Commission on April 5, 2022.

Access:

Access is provided from Shawnee Trail and Prosper Trail. Cross access is provided between both phases of the development.

Landscaping, Open Space, and Screening:

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

Companion Item:

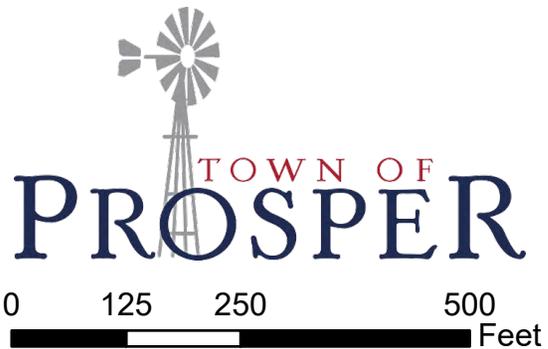
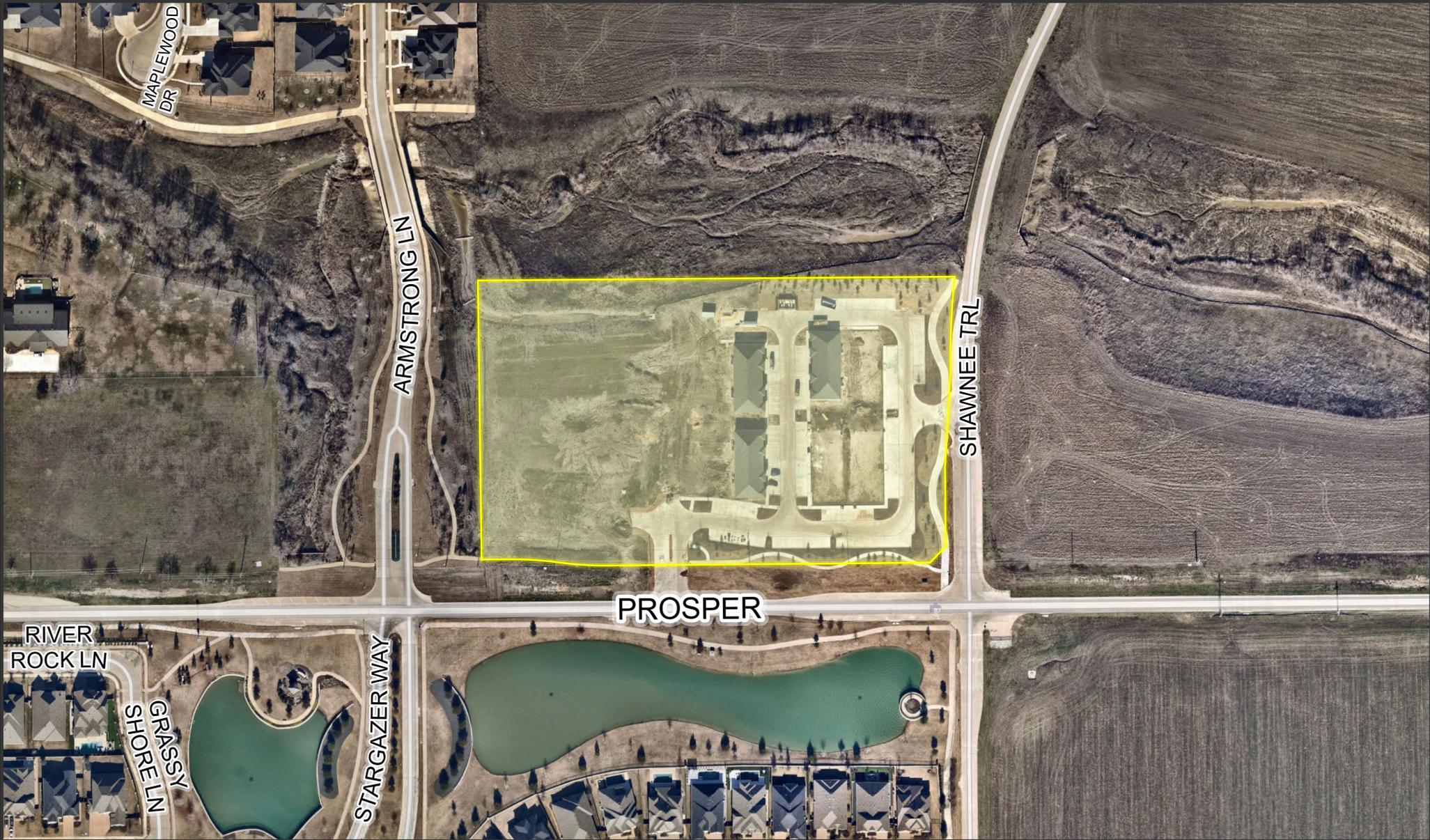
As a companion item, the Final Plat (DEVAPP-24-0009) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



This map for illustration purposes only

DEVAPP-23-0127

Offices at Prosper Trail
Phase 2

Site Plan

ABBREVIATION LEGEND

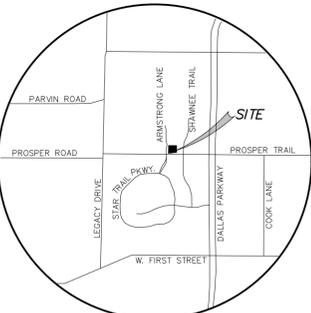
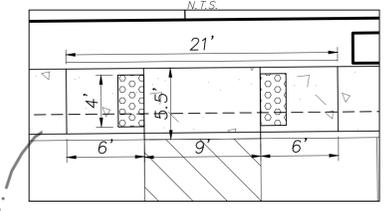
AC	AIR CONDITIONER	LP	LIGHT POLE
BB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER STAMPED
BL	BOLLARD	MB	MAIL BOX
C	COMMUNICATION	MH	MANHOLE
CC#	COUNTY CLERK'S FILE NO.	MP	METAL POST
CIR#	IRON ROD FOUND WITH CAP	OHL	OVERHEAD LINES
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"	PF	PIN FLAG
CM	CONTROLLING MONUMENT	PKF	PK NAIL FOUND
CO	CLEANOUT	PKS	PK NAIL SET
DS	DOWNSPOUT	PM	PAINT MARK
E	ELECTRIC	PP	POWER POLE
EB	ELECTRIC BOX	SB	SIGNAL BOX
EM	ELECTRIC METER	SN	SIGN
FH	FIRE HYDRANT	SP	SIGNAL POLE
FOMK	FIBER OPTIC MARKER	SS	SANITARY SEWER
FP	FLAG POLE	SW	STORM WATER
G	GAS	TMK	TELEPHONE MARKER
GI	GRATE INLET	TP	TELEPHONE PEDESTAL
GL	GROUND LIGHT	TPAD	TRANSFORMER PAD
GM	GAS METER	TSN	TRAFFIC SIGN
GMK	GAS MARKER	UGC	UNDERGROUND CABLE MARKER
GR	GAS RISER	W	WATER
GV	GAS VALVE	WM	WATER METER
GW	GUY WIRE	WP	WOOD POST
HI	BUILDING HEIGHT	WV	WATER VALVE
HC	HANDICAPPED	X	"X" CUT IN CONCRETE FOUND
ICV	IRRIGATION CONTROL VALVE	XCS	"X" CUT IN CONCRETE SET
IRF	IRON ROD FOUND		

SITE DATA TABLE

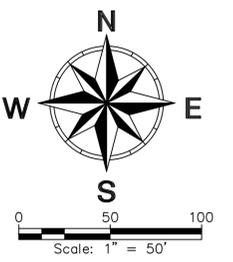
	PHASE 1	PHASE 2
LOT SIZE	7,496 A.C.	3,711 A.C.
	326535 sqft	161651 SF
PHASE AREA	3,800 A.C.	3,711 A.C.
	165000 SF	161651 SF
EXISTING ZONING		PD-75
PROPOSED ZONING		O - Office
PROPOSED USE		Office
BUILDING HEIGHT	25'-53/4" (1 STORY)	25'-53/4" (1 STORY)
NUMBER OF BUILDINGS	8	8
NUMBER OF UNITS	24	30
USE / BUILDING AREA		
OFFICE	28,500 SF - 100%	33,508 SF - 100%
TOTAL (PER PHASE)	28,500 SF	33,508 SF
REQUIRED PARKING		
OFFICE (1 PER 350 S.F.)	82 SPACES	96 SPACES
TOTAL	82 SPACES	96 SPACES
PARKING PROVIDED		
PROVIDED PARKING RATIO	1:200	1:350
HANDICAP REQUIRED	5 SPACES	4 SPACES
HANDICAP PROVIDED	6 SPACES	8 SPACES
VAN SPOT REQUIRED	1 Spaces	0
VAN SPOT PROVIDED	8 Spaces	8
INTERIOR LANDSCAPING REQUIRED		
INTERIOR LANDSCAPING PROVIDED	2145 SF	15 SF per space
INTERIOR LANDSCAPING PROVIDED	3966 SF	2%
FLOOR AREA RATIO COVERAGE	0.09:1	0.10:1
LOT COVERAGE	8.73%	10.26%
IMPERVIOUS SURFACE	116345 SF	71%
	78970 SF	49%
OVERALL OPEN SPACE		
OPEN SPACE REQUIRED	11550 SF	7%
OPEN SPACE PROVIDED	16335 SF	10.00%
	26322 SF	16.28%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

PRIVATE SIDEWALK ADA RAMPS (TYP.)



- SITE PLAN NOTES:**
- 1) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE STATED.
 - 2) ALL RADII ARE 3' UNLESS OTHERWISE STATED.
 - 3) THERE ARE CURRENTLY NO TREES ON SITE, THEREFORE A TREE SURVEY WAS NOT PROVIDED.
 - 4) HVAC SCREEN WALLS (BRICK SCREEN TO MATCH BUILDING, 3'-8" HIGH WALL TO BE AT LEAST 1'-0" TALLER THAN HVAC EQUIPMENT)
 - 5) ALL PARKING SPACES TO BE 9'X18', UNLESS OTHERWISE NOTED. NO CURB STOPS ALLOWED ON 18FT PARKING STALLS.



LEGEND

[Pattern]	PROPOSED SIDEWALK	[Symbol]	HANDICAP SPACE
[Pattern]	PROPOSED FIRELANE / ACCESS DRIVE	[Symbol]	NUMBER OF PARKING SPACES
[Pattern]	PROPOSED OPEN SPACE	[Symbol]	PROPOSED FIRE HYDRANT
[Pattern]	PROPOSED LIVING SCREEN	[Symbol]	PROPOSED 5' SEWER MANHOLE
[Pattern]	FEMA 100 YEAR FLOODPLAIN	[Symbol]	PROPOSED CURB INLET
		[Symbol]	EXISTING CURB INLET
		[Symbol]	FUTURE CURB INLET BY OTHERS

- TOWN OF PROSPER SITE PLAN NOTES:**
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. 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. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 6. 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.
 7. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND *

CASE NO. DEVAPP-23-0127 C-04.00

SITE PLAN
THE OFFICES AT PROSPER TRAIL PHASE 2
 3.711 ACRES ~ 161,651 S.F.

OUT OF THE COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. A0147
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

OWNER: CLA-PROSPER TOLLWAY 1, LLC. 8072 PRESTON ROAD SUITE 205 FRISCO, TEXAS 75034 ALEX LESTOCK, MANAGER 214-497-7725	DEVELOPER: CLOUDLOT DEVELOPMENT, LLC 8072 PRESTON ROAD SUITE 205 FRISCO, TEXAS 75034 TOM MARTIN 214-533-2800	ENGINEER/SURVEYOR: WINKELMANN & ASSOC., INC. 6750 HILLCREST PLAZA DR. SUITE 215 DALLAS, TEXAS 75230 BRIAN UMBERGER 972-490-7090
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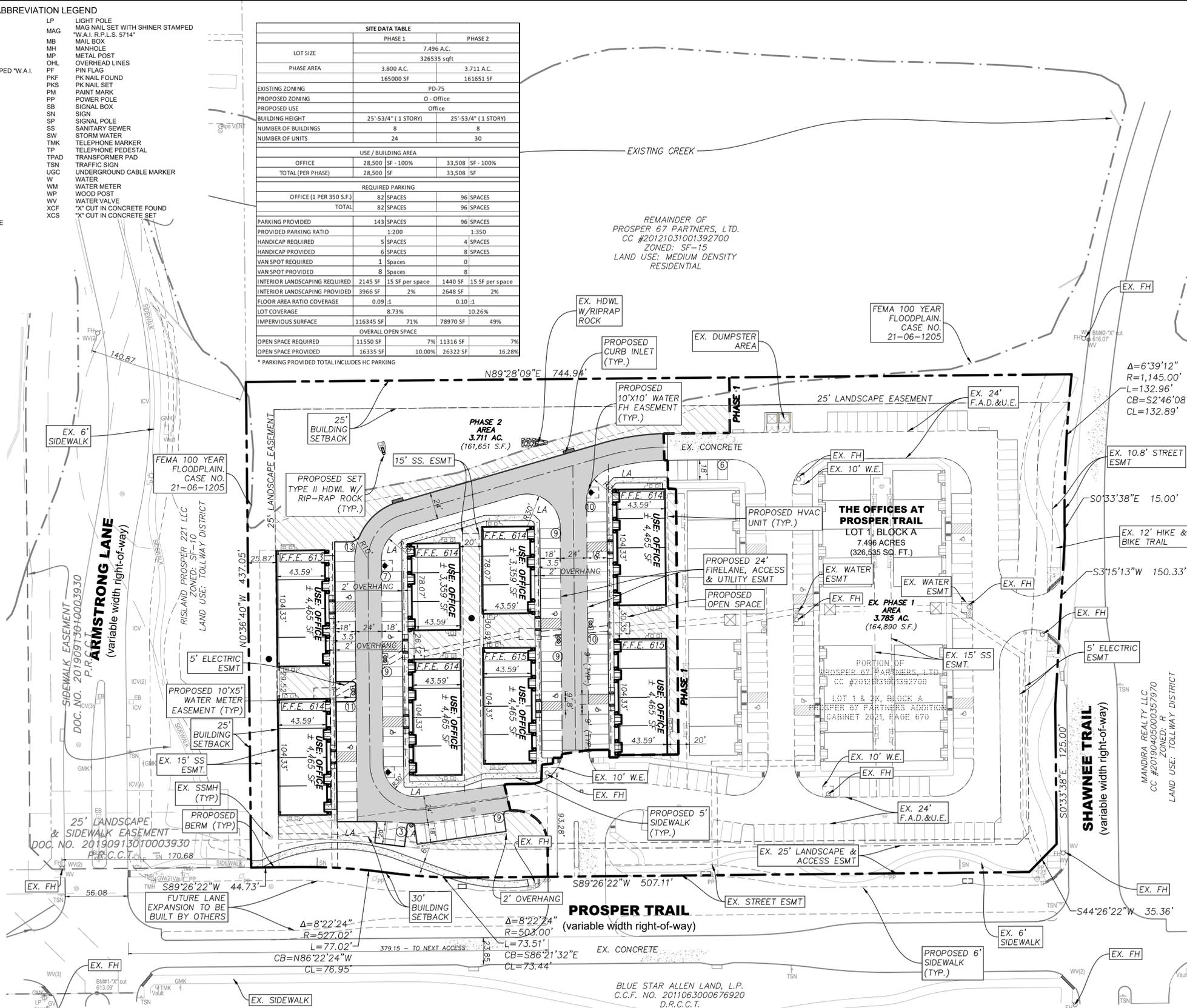
FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480141, dated January 27, 2022, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BLUE STAR ALLEN LAND, L.P.
 C.C.F. NO. 2011063000676920
 D.R.C.C.T.
 ZONED: SF
 LAND USE: MEDIUM DENSITY RESIDENTIAL





PLANNING

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

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-75 (Office District).

Conformance:

The Final Plat conforms to the development standards of Planned Development-75.

Description of Agenda Item:

The purpose of this plat is to dedicate easements necessary for the development of both phases of The Offices at Prosper Trail.

Companion Item:

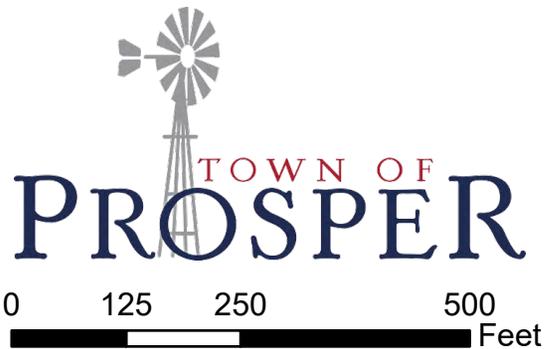
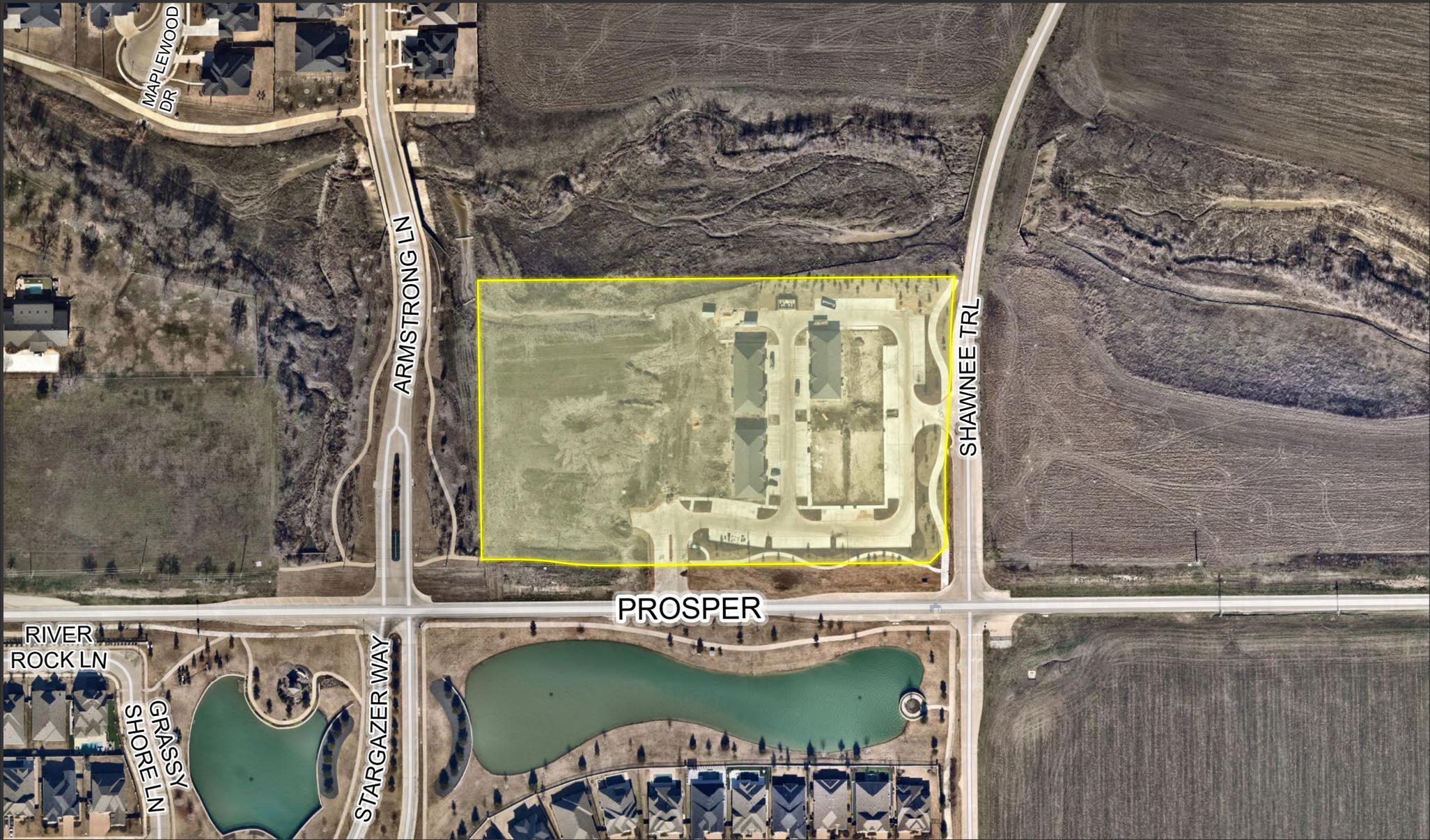
As a companion item, the Site Plan (DEVAPP-23-0127) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

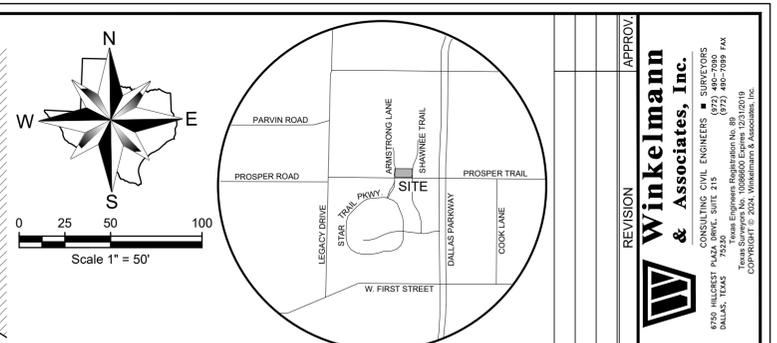
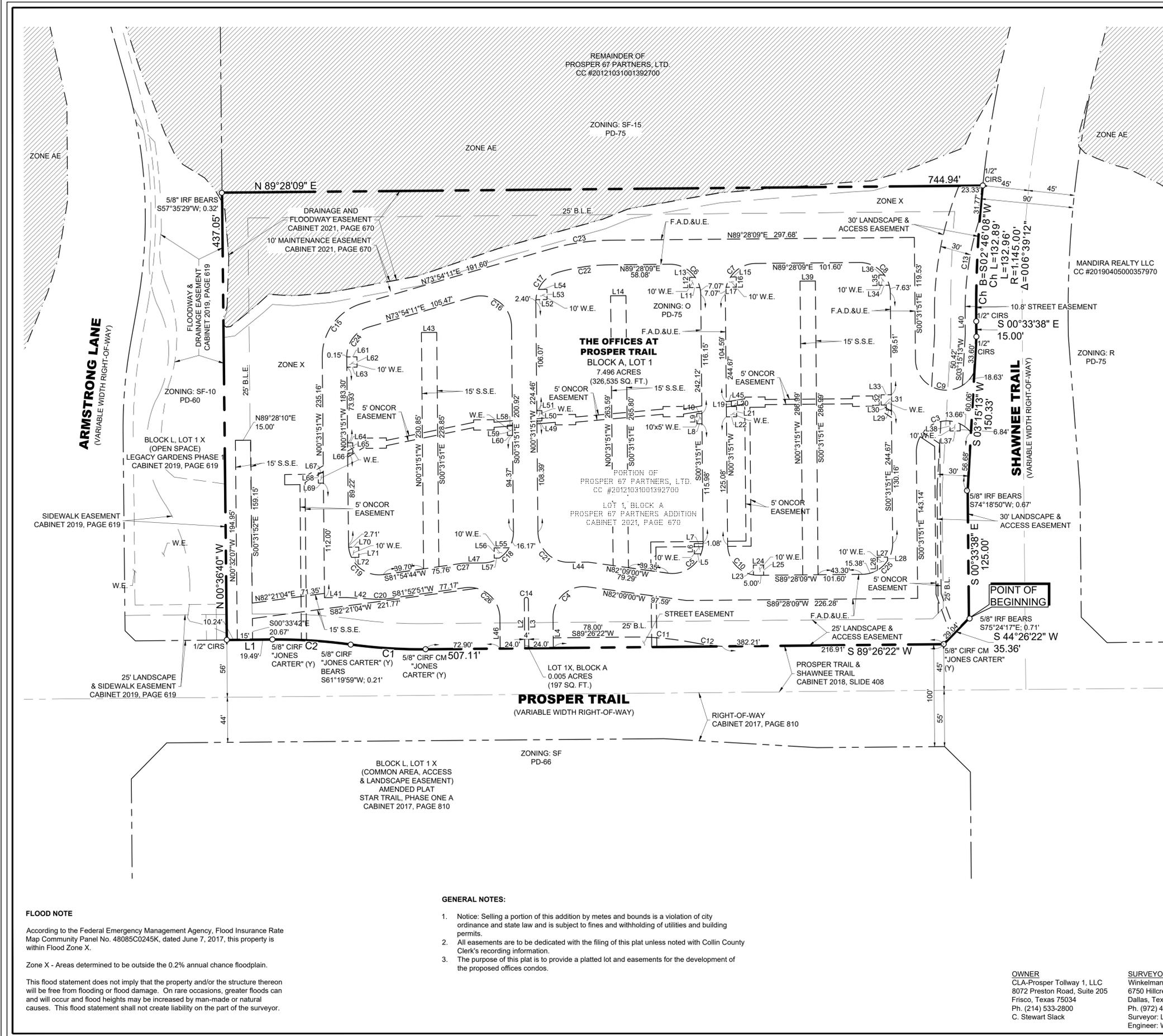
Town Staff recommends approval of the Final Plat.



This map for illustration purposes only

DEVAPP-24-0009
 THE OFFICES AT PROSPER
 TRAIL, BLOCK A

Final Plat



ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (as noted)
CIRS	1/2" Iron rod w/cap red plastic cap stamped "W.A.I. 5714" set
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag-nail set with washer stamped "W.A.I. 5714"
PKF	PK nail found
PKS	PK nail set
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set
F.A.D.&U.E.	Firelane, Access, Drainage, & Utility Easement
S.S.E.	Sanitary Sewer Easement
W.E.	Water Easement
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas
B.L.E.	Building setback & Landscape Easement

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	8°22'24"	503.00'	73.51'	73.44'	N86°21'32"W
C2	8°22'24"	527.02'	77.02'	76.95'	N86°22'24"W
C3	142°07'17"	30.00'	74.42'	56.75'	S70°31'49"W
C4	98°22'51"	30.00'	51.51'	45.41'	S48°39'35"W
C5	98°22'51"	30.00'	51.51'	45.41'	S48°39'35"W
C6	90°00'00"	30.00'	47.12'	42.43'	S45°31'51"E
C7	90°00'00"	30.00'	47.12'	42.43'	N44°28'09"E
C8	90°00'00"	30.00'	47.12'	42.43'	S45°31'51"E
C9	157°08'17"	30.00'	82.28'	58.81'	S79°06'01"E
C10	90°00'00"	30.00'	47.12'	42.43'	N45°31'51"W
C11	11°22'30"	290.89'	57.75'	57.66'	N84°52'27"W
C12	6°26'20"	269.11'	30.24'	30.23'	N82°24'22"W
C13	17°55'28"	291.00'	91.04'	90.67'	S09°07'15"W
C14	180°00'12"	2.00'	6.28'	4.00'	N89°28'11"E
C15	74°26'02"	54.00'	70.15'	65.32'	N36°41'10"E
C16	105°33'58"	30.00'	55.27'	47.78'	S53°18'50"E
C17	74°25'47"	30.00'	38.97'	36.29'	N36°41'23"E
C18	90°00'00"	30.00'	47.12'	42.43'	S44°28'09"W
C19	97°33'25"	30.00'	51.08'	45.13'	N49°18'34"W
C20	13°43'50"	54.00'	12.94'	12.91'	S88°44'46"W
C21	90°01'47"	30.00'	47.14'	42.44'	N45°32'44"W
C22	15°15'15"	196.00'	52.18'	52.03'	N81°50'31"E
C23	15°33'58"	220.00'	59.77'	59.59'	N81°41'10"E
C24	74°26'02"	30.00'	38.97'	36.29'	N36°41'10"E
C25	90°00'00"	30.00'	47.12'	42.43'	S44°28'09"W
C26	97°33'32"	30.00'	51.08'	45.13'	N49°20'24"W
C27	10°05'18"	30.00'	5.28'	5.28'	S84°25'30"W

- GENERAL NOTES:**
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All easements are to be dedicated with the filing of this plat unless noted with Collin County Clerk's recording information.
 - The purpose of this plat is to provide a platted lot and easements for the development of the proposed offices condos.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0245K, dated June 7, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER
 CLA-Prosper Tollway 1, LLC
 8072 Preston Road, Suite 205
 Frisco, Texas 75034
 Ph. (214) 533-2800
 C. Stewart Slack

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

FINAL PLAT
THE OFFICES AT PROSPER TRAIL
 BLOCK A, LOT 1
 BEING A REPLAT OF LOT 1, BLOCK A, THE OFFICES AT PROSPER TRAIL AS RECORDED IN CABINET 2021, PAGE 670
 BEING 7.496 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 147 SURVEY, ABSTRACT NO. 147
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 CURRENT ZONING: PD-75
 DATE OF PREPARATION: FEBRUARY, 2022
 CITY PROJECT NO. DEVAPP-24-0009

APPROVED	Winkelmann & Associates, Inc.	COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT NO. 147
REVISION	CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 Hillcrest Plaza Drive, Suite 215 Dallas, Texas 75230 Ph. (972) 490-7090 Fax (972) 490-7099 www.winkelmann.com Copyright © 2024, Winkelmann & Associates, Inc.	TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DATE		CLA-PROSPER TOLLWAY 1, LLC
NO.		8072 PRESTON ROAD, SUITE 205 FRISCO, TEXAS 75034
FINAL PLAT		
THE OFFICES AT PROSPER TRAIL		
BLOCK A, LOT 1		
Date: 02.16.22	Scale: 1" = 50'	File: 64208.0A-P.L.T
SHEET 1 OF 2		
Project No.: 64208		



PLANNING

To: Planning & Zoning Commission **Item No. 4f**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Final Plat conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan consists of four baseball fields, pickleball and tennis courts, restroom facilities, a concession stand, batting cages, a playground, multi-use fields, and parking. This is Phase 1 of the park plan.

Access:

Access is provided from Coit Road and First Street. Cross access is not required.

Landscaping, Open Space, and Screening:

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

Companion Item:

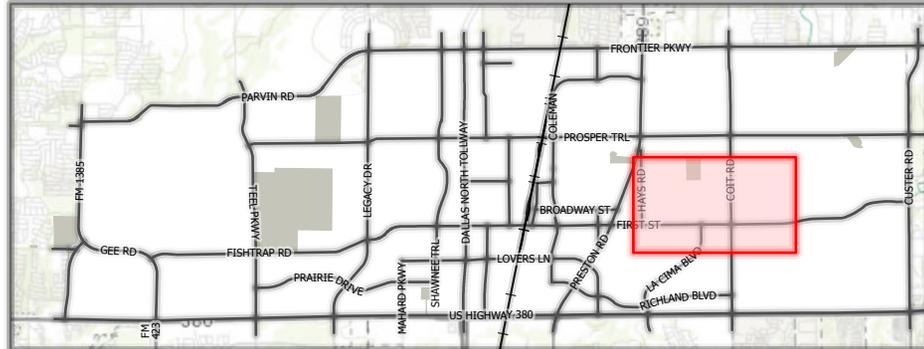
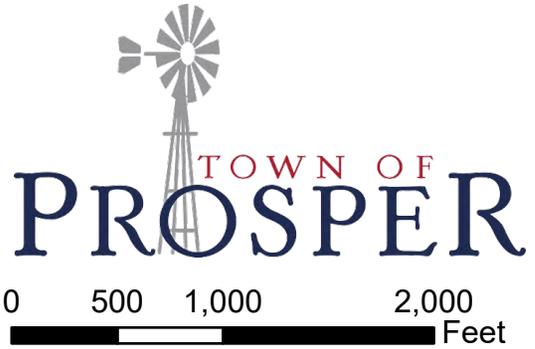
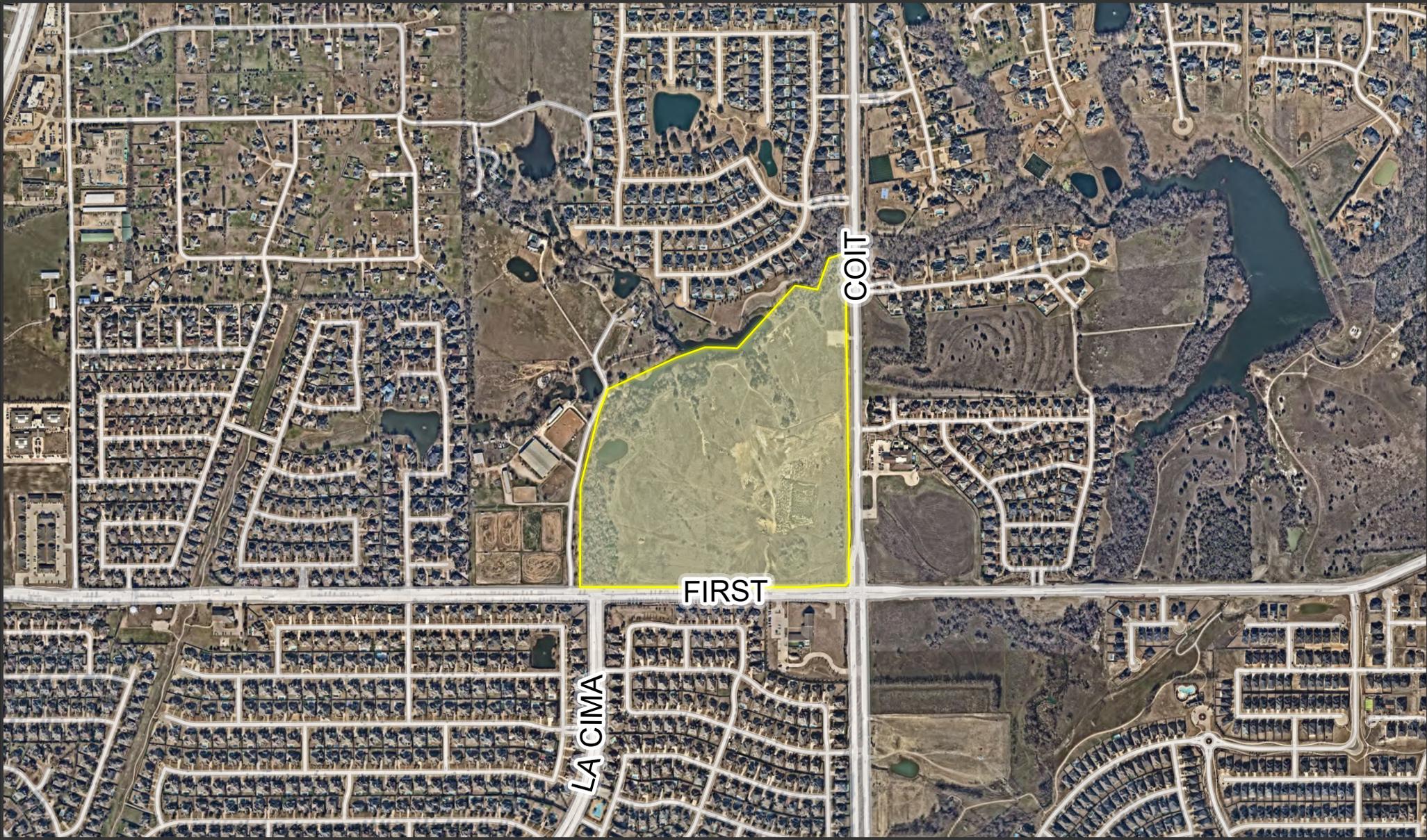
As a companion item, the Final Plat (DEVAPP-23-0204) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Site Plan

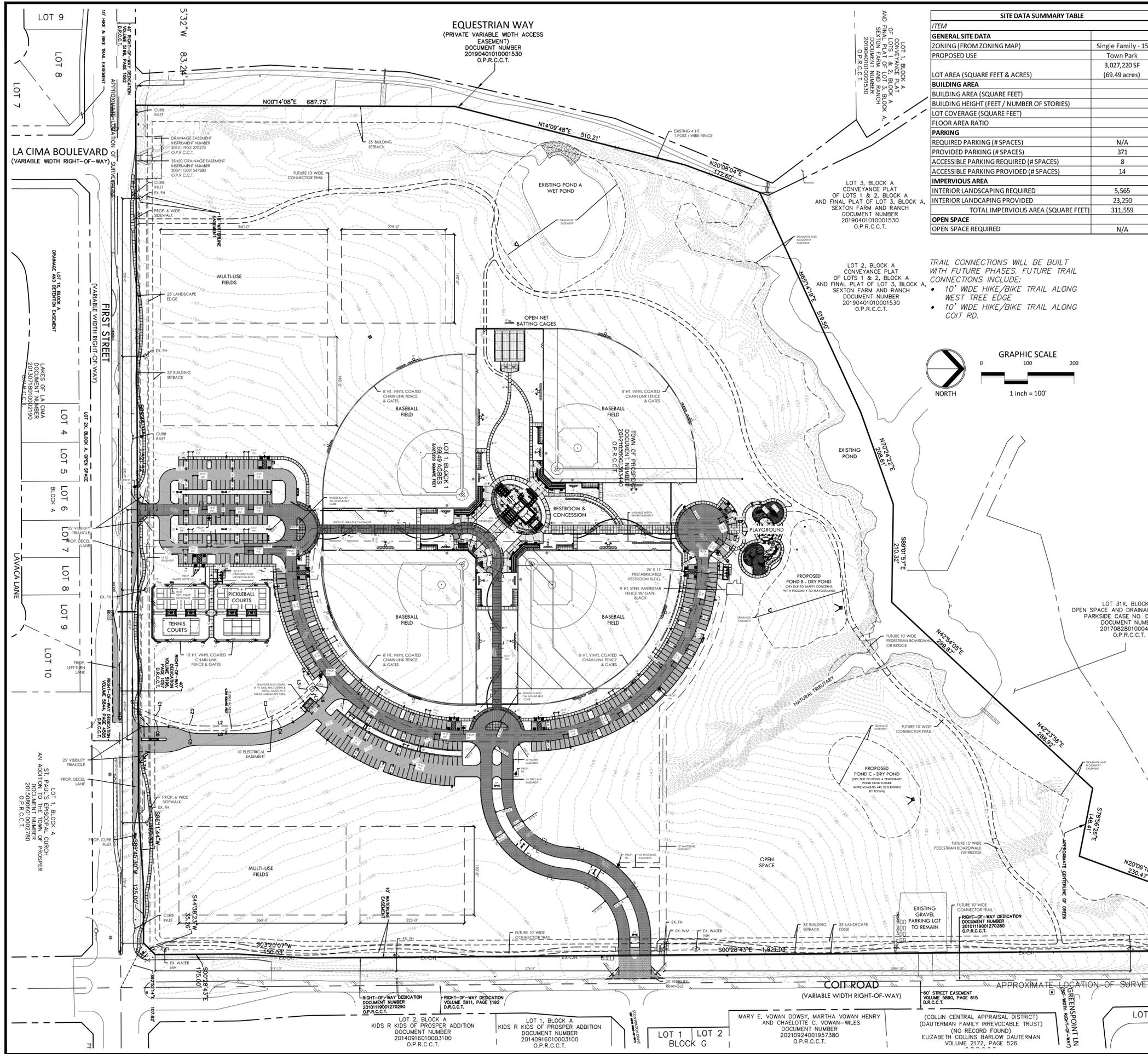
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



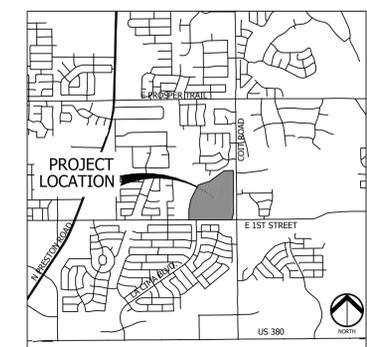
DEVAPP-23-0205
 Raymond Community
 Park
 Site Plan

This map for illustration purposes only



SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	Single Family - 15
PROPOSED USE	Town Park
LOT AREA (SQUARE FEET & ACRES)	3,027,220 SF (69.49 acres)
BUILDING AREA	
BUILDING AREA (SQUARE FEET)	
BUILDING HEIGHT (FEET / NUMBER OF STORIES)	
LOT COVERAGE (SQUARE FEET)	
FLOOR AREA RATIO	
PARKING	
REQUIRED PARKING (# SPACES)	N/A
PROVIDED PARKING (# SPACES)	371
ACCESSIBLE PARKING REQUIRED (# SPACES)	8
ACCESSIBLE PARKING PROVIDED (# SPACES)	14
IMPERVIOUS AREA	
INTERIOR LANDSCAPING REQUIRED	5,565
INTERIOR LANDSCAPING PROVIDED	23,250
TOTAL IMPERVIOUS AREA (SQUARE FEET)	311,559
OPEN SPACE	
OPEN SPACE REQUIRED	N/A

LOCATION MAP

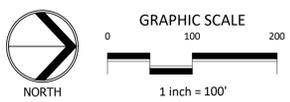


LEGEND

- PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- TEMPORARY BENCHMARK LOCATION (TBM)
- LIGHT POLES (SPORTS, PARKING, PEDESTRIAN)
- FIRE LANE PAVING

SITE PLAN NOTES:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular parking, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- Pond waiver by means of this Site Plan. Ponds to be constructed per Town Engineering Approved Plans.



SITE PLAN
DEVAPP-23-0205
Raymond Community Park
BLOCK 1, LOT 1
(69.49 Acres or 3,027,220 Square Feet)

Being a Tract of Land
Described in the Deed Recorded in
Document Number: 20121030001383440
Official Public Records of Collin County, Texas
Situated in the
William Butler Survey, Abstract No. 112
Town of Prosper, Collin County, Texas
for
The Town of Prosper
Project No. 2122-PK
by
Dunaway Associates
This Site Plan was prepared in February 2024

OWNER / DEVELOPER:
TOWN OF PROSPER, TEXAS
250 W FIRST STREET
PROSPER, TX 75078
(972)-346-3502

ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, LLC
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
817-335-1121

NO.	DATE	DESCRIPTION

SITE PLAN

RAYMOND COMMUNITY PARK
BLOCK 1, LOT 1
WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT # 2122-PK

PRELIMINARY FOR REVIEW ONLY
These documents are for Bidding Purposes only and not intended for Construction or Permit Purposes. They were prepared by, or under the supervision of:
Arron F. Law
L.A.#3367
02/02/2024

JOB NO.	7691.001
DESIGNED BY:	APL
DRAWN BY:	AAL
CHECKED BY:	KLS
DATE:	FEBRUARY 02, 2024
SHEET:	SP

FILENAME: 7691-001-001.dwg
PLOT DATE: 02/02/2024 10:51:11 AM
PLOTTER: HP DesignJet 2400



PLANNING

To: Planning & Zoning Commission **Item No. 4g**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Single Family-15.

Conformance:

The Final Plat conforms to the development standards of Single Family-15.

Description of Agenda Item:

The purpose of this plat is to dedicate easements necessary for the development the first phase of a Town Park.

Companion Item:

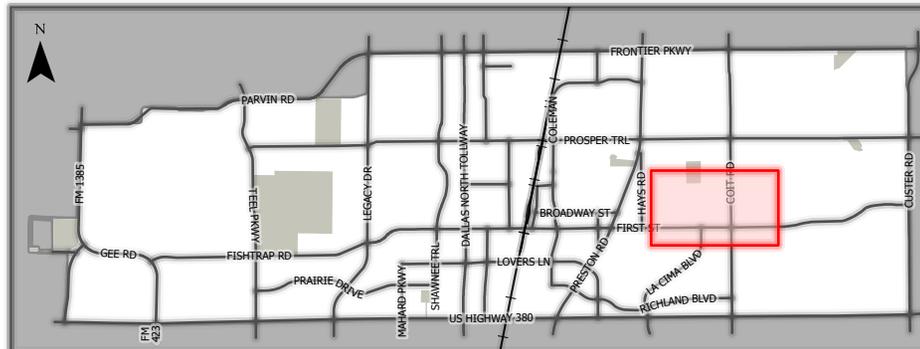
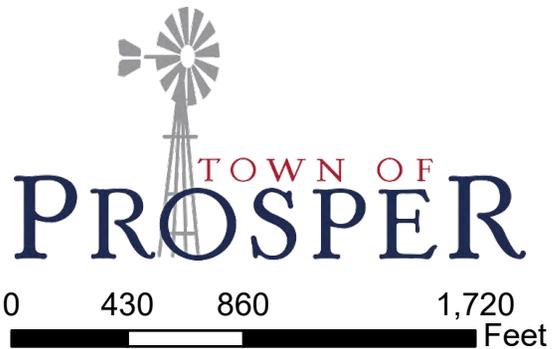
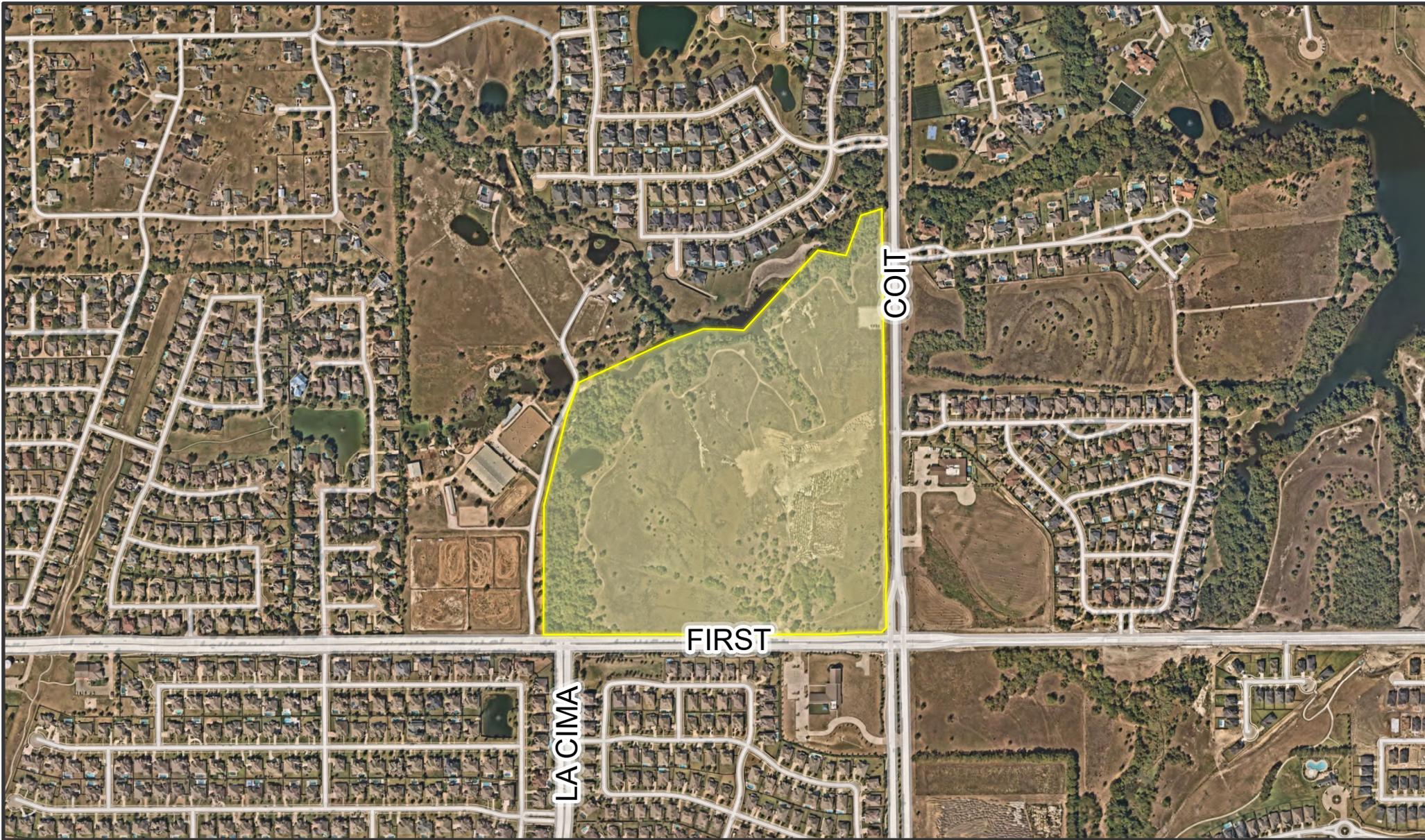
As a companion item, the Site Plan (DEVAPP-23-0205) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

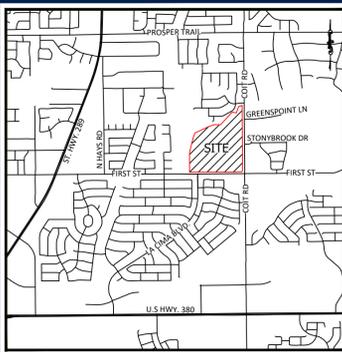


DEVAPP-23-0204

Raymond Community
Park

Final Plat

This map for illustration purposes only

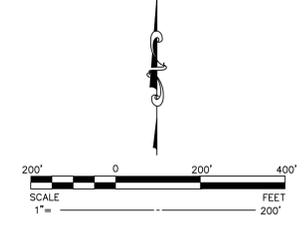
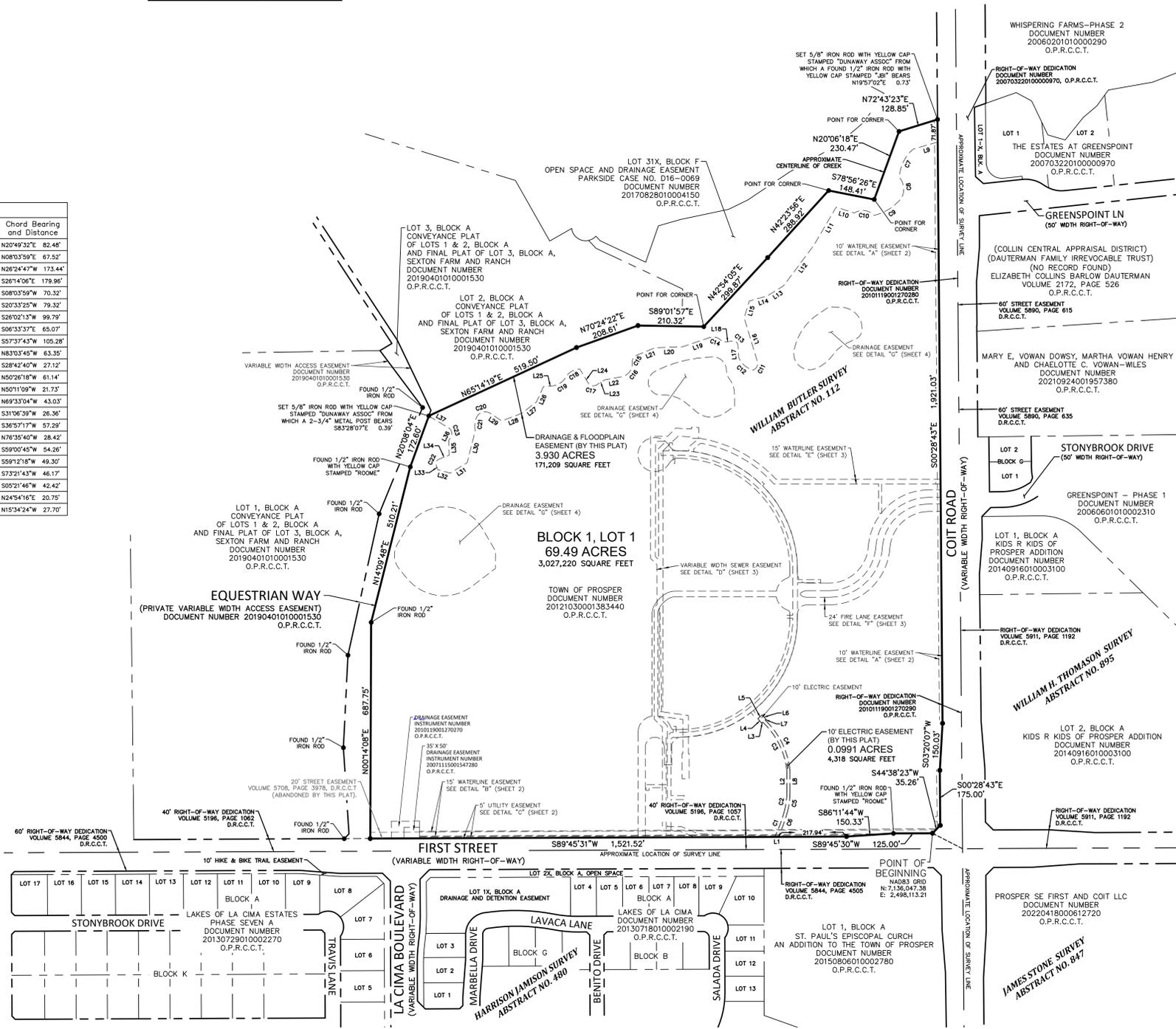


VICINITY MAP
NOT TO SCALE

AREA TABLE		
LOT	ACREAGE	SQUARE FOOTAGE
1	69.49	3,027,220

Line Table		
Line Number	Bearing	Distance
L1	S89°45'31"W	11.08'
L2	N00°00'11"E	65.57'
L3	S49°06'27"W	4.93'
L4	N40°53'33"W	18.85'
L5	N49°06'27"E	18.76'
L6	S40°53'33"E	18.85'
L7	S49°06'27"W	3.77'
L8	S00°00'11"W	66.07'
L9	S73°47'25"W	81.72'
L10	N72°04'10"E	60.73'
L11	S32°21'15"W	136.60'
L12	S38°47'16"W	165.34'
L13	S58°30'13"W	61.24'
L14	S74°10'04"W	59.64'
L15	S17°03'11"W	56.10'
L16	S16°52'31"E	148.33'
L17	N03°46'11"W	39.27'
L18	S83°23'52"W	33.03'
L19	S71°21'38"W	91.66'
L20	S87°58'38"W	87.53'
L21	S67°50'06"W	64.95'
L22	S79°43'57"W	53.96'
L23	S58°07'37"W	30.21'
L24	N31°18'57"W	50.59'
L25	S85°49'58"W	27.56'
L26	S24°39'14"W	53.89'
L27	S52°29'16"W	58.87'
L28	S88°57'27"W	68.87'
L29	N56°19'41"W	43.64'
L30	S14°20'47"W	104.60'
L31	S88°15'45"W	63.77'
L32	N74°16'50"W	41.39'
L33	N18°51'09"W	15.31'
L34	N68°39'40"E	35.57'
L35	N01°53'04"W	46.60'
L36	N28°15'18"E	15.12'
L37	N59°24'03"W	73.99'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	01°02'28"	453.95	82.59	N20°49'32"E 82.48'
C2	01°03'36"	240.67	67.74	N08°03'59"E 67.52'
C3	04°19'21"	245.77	177.36	N26°24'47"W 173.44'
C4	04°11'37"	255.77	183.89	S26°14'06"E 179.96'
C5	01°03'36"	250.67	70.55	S08°03'59"W 70.32'
C6	00°56'24"	457.77	78.42	S20°33'25"W 79.32'
C7	04°22'47"	124.18	102.89	S28°02'13"W 99.79'
C8	06°53'39"	60.10	68.76	S06°33'37"E 65.07'
C9	03°25'56"	159.93	107.38	S57°37'43"W 105.28'
C10	08°32'59"	48.50	69.03	N83°03'45"W 63.35'
C11	07°20'01"	23.05	28.99	S28°42'40"W 27.12'
C12	05°55'58"	65.19	63.64	N50°26'18"W 61.14'
C13	09°24'57"	15.00	24.30	N50°11'09"W 21.73'
C14	07°54'09"	35.02	46.34	N69°33'04"W 43.03'
C15	07°36'52"	22.00	28.27	S31°06'39"W 26.36'
C16	08°51'61"	42.28	62.94	S36°57'17"W 57.29'
C17	09°03'28"	20.00	31.61	N76°35'40"W 28.42'
C18	06°45'44"	50.49	57.28	S59°00'45"W 54.26'
C19	05°31'52"	55.00	51.12	S59°21'18"W 49.30'
C20	10°03'71"	30.00	52.68	S73°21'43"W 46.17'
C21	03°02'42"	69.80	43.10	S05°21'46"W 42.42'
C22	08°73'04"	15.00	22.91	N24°54'16"E 20.75'
C23	08°73'19"	20.00	30.60	N15°34'24"W 27.70'



LEGEND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 ● = SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC"
 (UNLESS OTHERWISE NOTED)

- NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.99984587 was used for this project.
 - PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202 N: 7,141,040.803 E: 2,480,701.977 Published Elevation: 615.09' (NAVD88-Geloid12B)
 - According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C023J, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
 - "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."

FINAL PLAT
 DEVAPP-23-0204
Raymond Community Park
 BLOCK 1, LOT 1
 (69.49 Acres or 3,027,220 Square Feet)

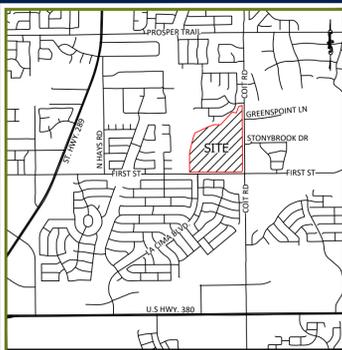
OWNER / DEVELOPER:
 TOWN OF PROSPER, TEXAS
 250 W FIRST STREET
 PROSPER, TX 75078
 (972)-346-3502

ENGINEER / SURVEYOR:
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE SUITE 400
 FORT WORTH, TX 76107
 CONTACT: MARK YALE (RPLS)
 (817) 335-1121

Being a Final Plat of a Tract of Land
 Described in the Deed Recorded in
 Document Number: 20121030001383440
 Official Public Records of Collin County, Texas
 Situated in the
 William Butler Survey, Abstract No. 112
 Town of Prosper, Collin County, Texas
 for
Town of Prosper
 Project No. 2122-PK
 by
 Dunaway Associates

This plat was prepared in November 2023





LEGEND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

VICINITY MAP
 NOT TO SCALE

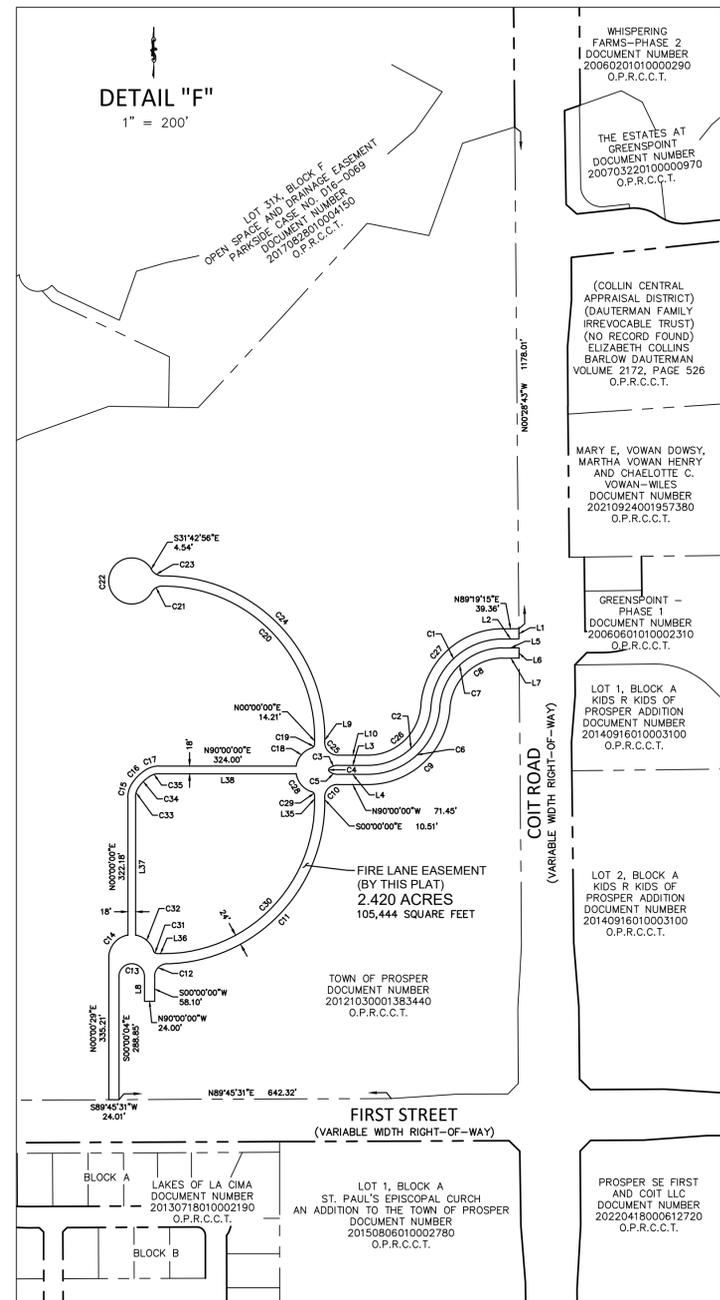
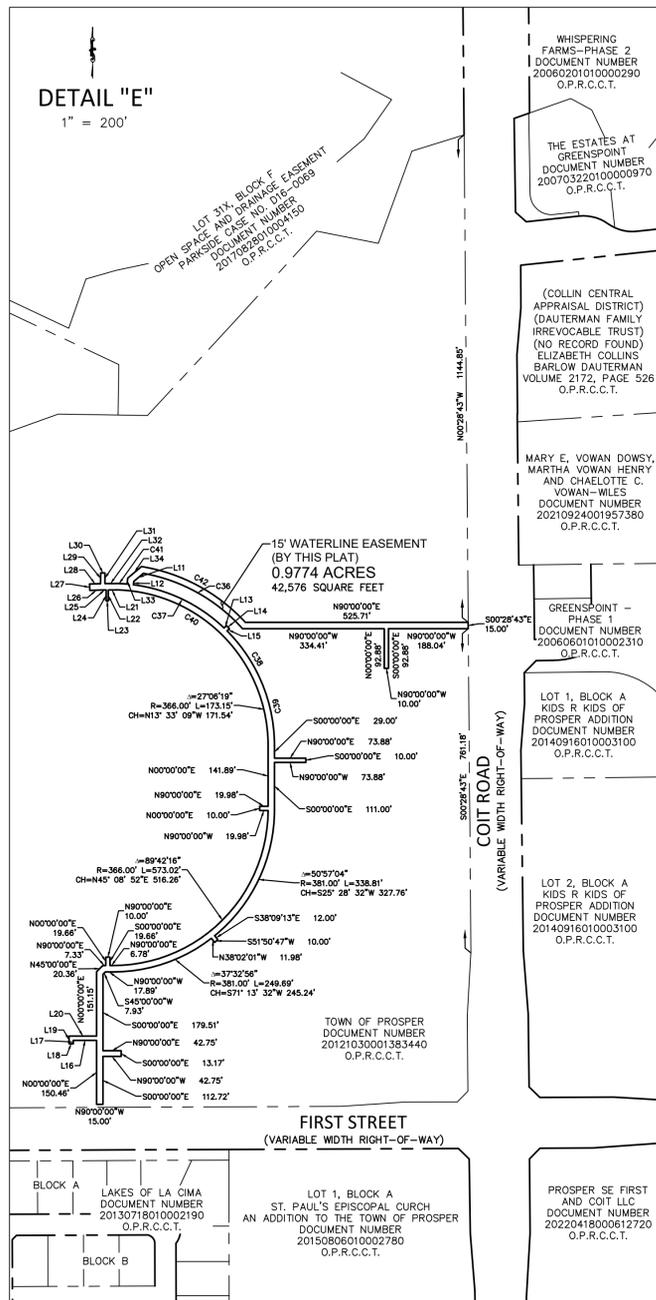
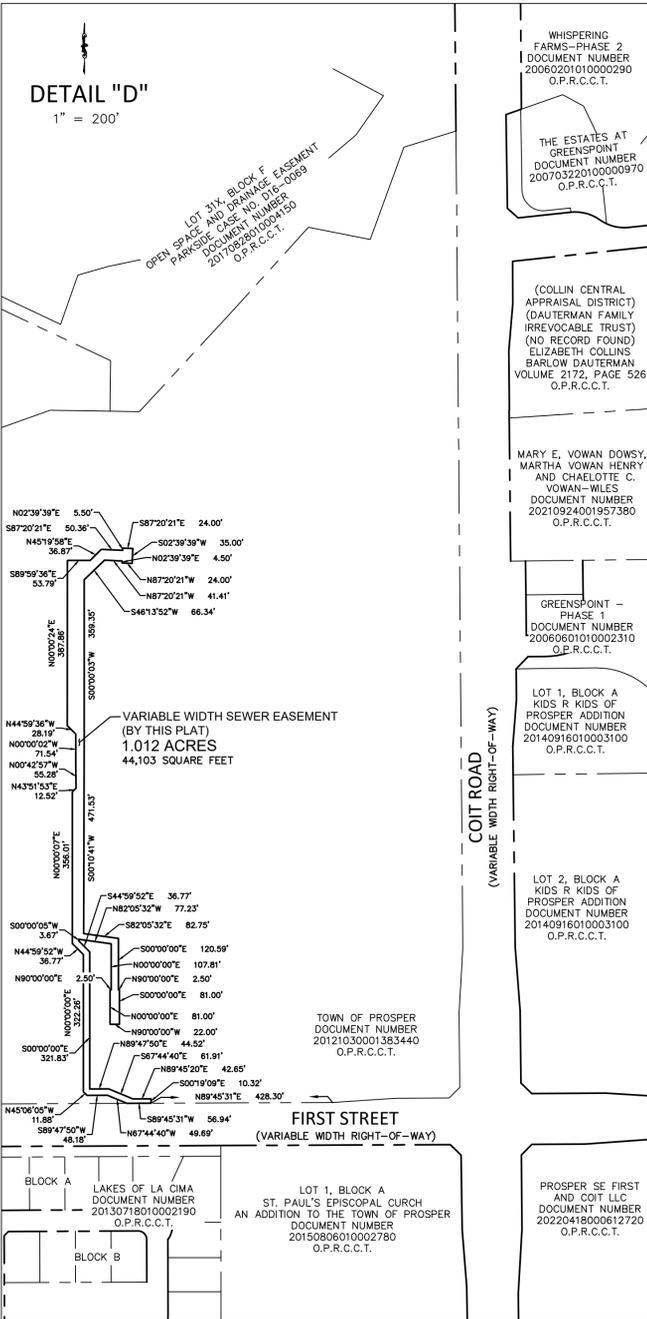
Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	085°09'19"	170.50	253.40	S46°44'35"W 230.72'
C2	085°50'04"	149.50	223.97	S47°04'58"W 203.60'
C3	038°44'22"	30.00	20.28	S70°37'49"W 19.90'
C4	102°31'16"	5.00	8.95	S00°00'00"E 7.80'
C5	038°44'24"	30.00	20.28	S70°37'50"E 19.90'
C6	085°50'04"	170.50	255.43	N47°04'58"E 232.20'
C7	085°09'19"	149.50	222.19	N46°44'35"E 202.30'
C8	085°09'19"	125.50	186.52	S46°44'35"W 169.82'
C9	085°50'04"	194.50	291.38	S47°04'58"W 264.89'
C10	090°00'00"	30.00	47.12	S45°00'00"W 42.43'
C11	088°44'32"	380.50	589.34	S44°22'22"W 532.17'
C12	088°44'38"	30.00	46.47	S44°22'19"W 41.96'
C14	078°00'51"	54.00	73.53	N41°23'59"E 67.98'
C15	033°29'04"	60.01	35.07	N15°37'27"E 34.57'
C16	025°14'22"	105.02	46.26	N44°59'13"E 45.89'
C17	031°51'22"	59.87	33.29	N73°30'42"E 32.86'
C18	062°11'45"	54.00	58.62	N40°41'32"E 55.78'
C19	071°47'24"	10.00	12.53	N35°53'42"E 11.73'
C20	090°23'47"	356.50	562.46	N45°11'54"W 505.91'
C21	059°35'51"	30.00	31.21	S59°48'17"W 29.82'
C22	296°08'19"	54.00	279.10	N01°55'28"W 57.12'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C23	058°35'55"	30.00	30.68	S61°00'54"E 29.36'
C24	090°18'51"	380.50	599.77	S45°09'26"E 539.58'
C25	090°00'00"	30.00	47.12	S45°00'00"E 42.43'
C26	085°50'04"	125.50	188.01	N47°04'58"E 170.92'
C27	085°09'19"	194.50	289.07	N46°44'35"E 263.19'
C28	062°11'46"	54.00	58.62	N40°41'31"W 55.78'
C29	071°47'24"	10.00	12.53	N35°53'42"W 11.73'
C30	089°59'54"	356.50	559.98	N45°00'03"E 504.16'
C31	071°47'24"	10.00	12.53	S54°06'18"E 11.73'
C32	062°11'42"	54.00	58.62	S49°18'27"E 55.78'
C33	033°42'10"	42.01	24.71	S15°30'52"W 24.36'
C34	025°14'22"	87.03	38.34	S44°59'20"W 38.03'
C35	031°45'13"	41.87	23.20	S73°27'37"W 22.91'
C36	038°01'49"	411.00	272.80	N60°59'19"W 267.82'
C37	036°10'04"	381.00	240.51	S64°37'48"E 236.53'
C38	017°56'13"	381.00	119.28	S36°04'25"E 118.79'
C39	027°06'19"	381.00	180.24	S13°33'09"E 178.57'
C40	061°44'08"	366.00	394.36	N57°58'23"W 375.56'
C41	003°53'34"	381.00	25.89	S86°55'00"E 25.88'
C42	038°04'21"	426.00	283.07	S61°54'54"E 277.89'

Line Table		
Line Number	Bearing	Distance
L1	S00°28'43"E	24.05'
L2	S89°23'24"W	39.27'
L3	N90°00'00"W	71.45'
L4	N90°00'00"E	71.45'
L5	N89°23'24"E	39.20'
L6	S00°28'43"E	23.95'
L7	S89°18'59"W	39.11'
L8	N00°00'00"E	58.00'
L9	S00°00'00"W	10.50'
L10	N90°00'00"E	71.45'
L11	S50°00'00"W	29.13'
L12	S05°00'00"W	8.15'
L13	N44°21'33"E	8.07'
L14	S45°38'27"E	10.00'
L15	S44°21'33"W	8.04'
L16	N90°00'00"W	55.00'
L17	S00°00'00"E	7.97'
L18	N90°00'00"W	10.00'
L19	N00°00'00"E	17.97'
L20	N90°00'00"E	65.00'

Line Table		
Line Number	Bearing	Distance
L21	N89°57'47"W	18.49'
L22	S00°00'39"W	25.79'
L23	N89°59'15"W	5.00'
L24	N00°00'39"E	25.79'
L25	N89°57'47"W	7.73'
L26	S88°02'40"W	30.92'
L27	N01°57'20"W	15.00'
L28	N88°02'40"E	26.05'
L29	N00°34'08"E	25.19'
L30	N90°00'00"E	10.00'
L31	S00°00'40"E	25.01'
L32	S89°57'47"E	26.50'
L33	N50°00'00"E	14.06'
L34	N50°00'00"E	42.26'

- NOTES:
- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984587 was used for this project.
 - PRIMARY BENCHMARK: Town of Prosper Geodetic Control Monument: Monument No. 3, bronze disk stamped "Town of Prosper Survey Monument" located on the northwest corner of a curb inlet lying on the west side of Shawnee Trail +90' south of the intersection of Shawnee Trail and W. Prosper Trail. NAD83 (2011) Texas North Central Zone 4202 N: 7,141,040.803 E: 2,480,701.977 Published Elevation: 615.09' (NAVD88-Geoid12B)
 - According to the graphical plotting of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Panel 235 of 600, Map Number 48085C0235, Effective Date June 02, 2009, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
 - "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."



FINAL PLAT
 DEVAPP-23-0204
Raymond Community Park
 BLOCK 1, LOT 1
 (69.49 Acres or 3,027,220 Square Feet)

Being a Final Plat of a Tract of Land
 Described in the Deed Recorded in
 Document Number: 20121030001383440
 Official Public Records of Collin County, Texas
 Situated in the
 William Butler Survey, Abstract No. 112
 Town of Prosper, Collin County, Texas

for
Town of Prosper
 Project No. 2122-PK
 by
 Dunaway Associates

This plat was prepared in November 2023

OWNER / DEVELOPER:
 TOWN OF PROSPER, TEXAS
 250 W FIRST STREET
 PROSPER, TX 75078
 (972)-346-3502

ENGINEER / SURVEYOR:
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE SUITE 400
 FORT WORTH, TX 76107
 CONTACT: MARK YALE (RPLS)
 (817) 335-1121



PLANNING

To: Planning & Zoning Commission **Item No. 4h**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – February 20, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)

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-82 (Single Family-15).

Conformance:

The Site Plan conforms to the development standards of Planned Development-82.

Description of Agenda Item:

The Site Plan consists of a 4,155 square foot addition to an existing 134,076 square foot middle school.

Access:

Access is provided from Coit Road and Richland Boulevard. Cross access is not required due to residential adjacency.

Landscaping, Open Space, and Screening:

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

Companion Item:

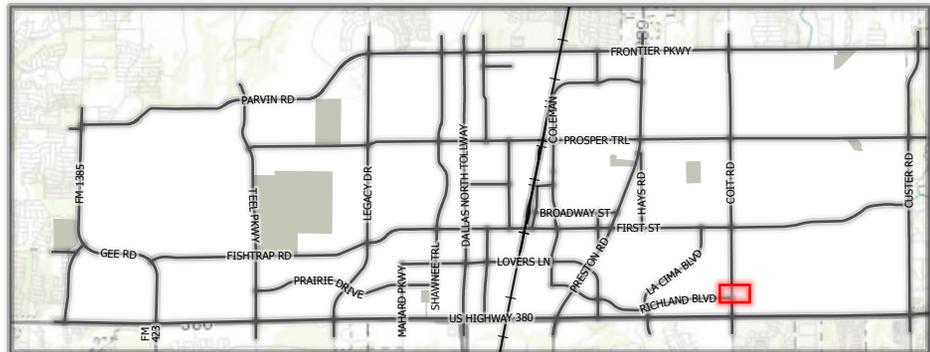
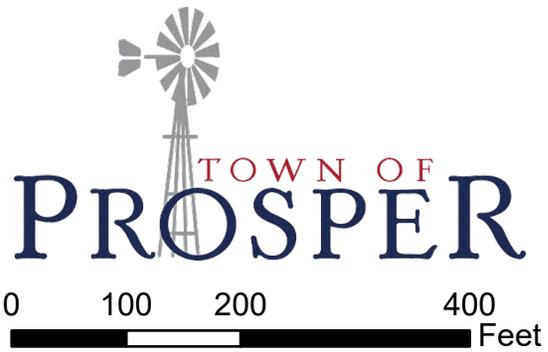
As a companion item, the Final Plat (DEVAPP-24-0009) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Site Plan

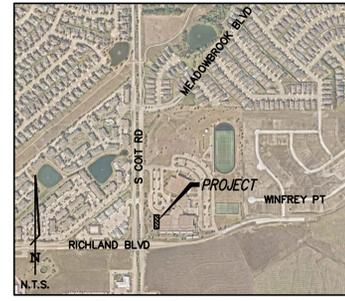
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

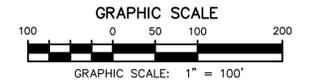


This map for illustration purposes only

DEVAPP-24-0010
 Lorene Rogers Middle
 School Building Addition



LOCATION MAP NOT TO SCALE



LEGEND

	FIRE LANE & UTILITY EASEMENT
	PROPOSED FLATWORK
	FIRE HYDRANT
	PARKING COUNT

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.

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

METER SCHEDULE

TYPE	SIZE
DOM	2-4"
FIRE	1-8"
IRR	1-3"

OWNER/APPLICANT:
 PROSPER I.S.D.
 605 E. SEVENTH STREET
 PROSPER, TEXAS 75078
 PHONE: 469.219.2000
 CONTACT: DR. GREG BRADLEY

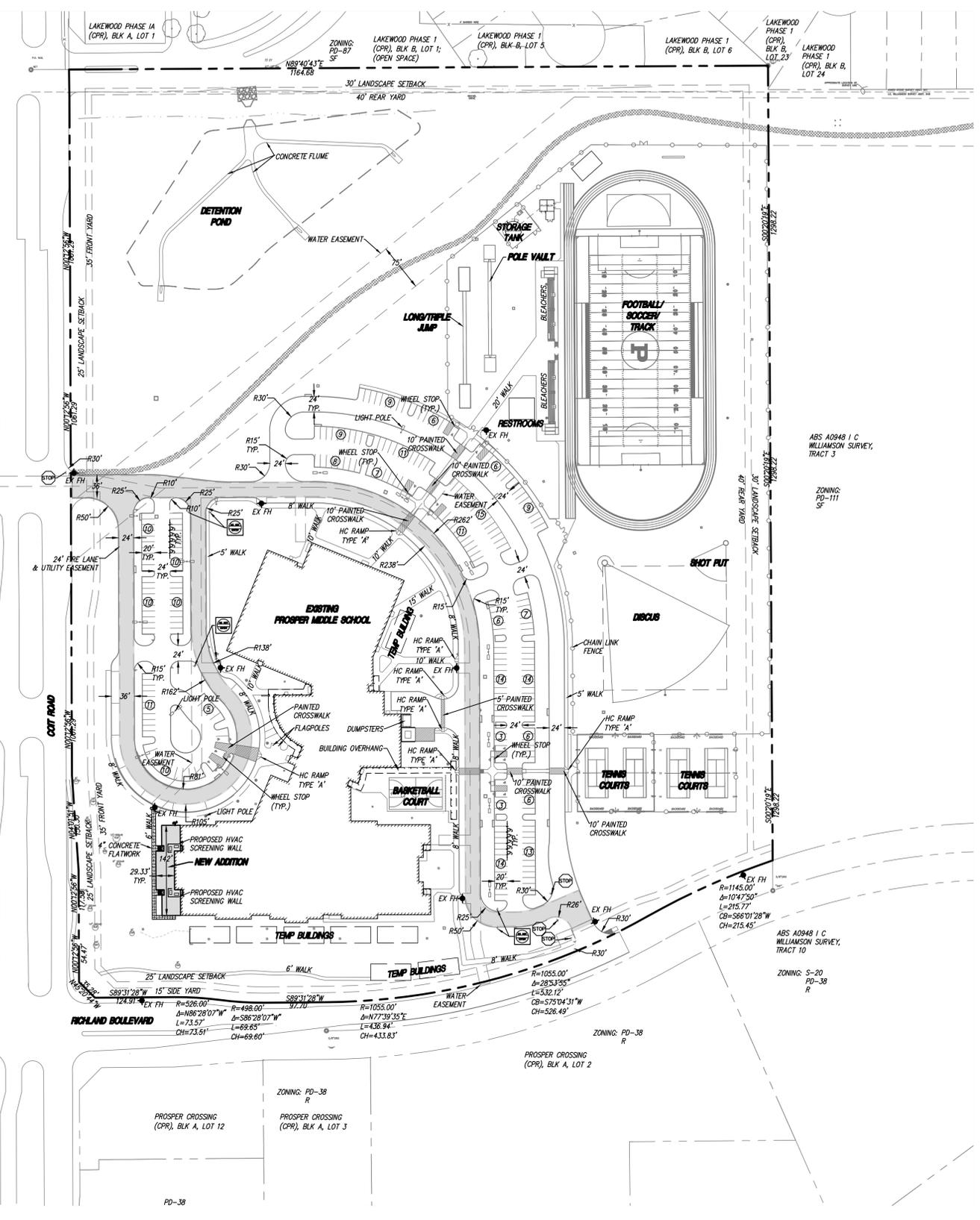
ARCHITECT:
 HUCKABEE & ASSOCIATES, INC.
 5830 GRANITE PARKWAY, SUITE 750
 PLANO, TX 75024
 972.292.7670
 CONTACT: JOE TREMBLAY, III

ENGINEER:
 TEAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: AMANDA MULLEN, P.E.

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

LANDSCAPE ARCHITECT:
 TEAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: JOE MADRID

**SITE PLAN FOR
 LORENE ROGERS MIDDLE
 SCHOOL BUILDING ADDITION
 PROSPER I.S.D.
 BLOCK A, LOT 1R
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 CASE No. (DEVAPP-24-0010)
 JANUARY 2024**



SITE DATA SUMMARY

EXISTING ZONING:	PD-82
	SF-15
PROPOSED USE:	MIDDLE SCHOOL
GROSS LOT AREA:	34.95 ACRES (1,522,549.5 SF)
EXISTING BUILDING AREA:	134,076.04 SF
BUILDING ADDITION AREA:	4,154.75 SF
HEIGHT:	37' 4" - TWO STORY
LOT COVERAGE RATIO:	9.08%
FLOOR AREA RATIO:	10.11%
TOTAL IMPERVIOUS AREA:	455,879.54 SF (30%)
TOTAL PARKING REQUIRED: (1.5 SPACES/CLASSROOM)	90 SPACES (60 CLASSROOMS)
HANDICAP PARKING REQUIRED:	7 SPACES
TOTAL PROVIDED PARKING:	254 SPACES
STANDARD SPACES: (9'x20')	243 SPACES
HANDICAP SPACES:	11 SPACES
OPEN SPACE REQUIRED:	106,578.47 SF
OPEN SPACE PROVIDED:	831,627.70 SF

no.	revision	by	date

teague nall and perkins, inc
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
 www.tnppinc.com
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 GBPE: PEF007431; TBAA: BR 2673



scale
 horiz
 1"=100'
 vert
 N/A
 date
 FEB 2024



This document is for interim review and is not intended for construction, bidding or permit purposes.
 AMANDA M. MULLEN, P.E. Date: JAN 2024
 Tx. Reg. # 123232

Town of Prosper, Texas
 Prosper Independent School District
 ROGERS MIDDLE SCHOOL BUILDING ADDITION AND RENOVATIONS
TOWN SITE PLAN

tnp project
 HUC23593
 sheet
 1



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 – February 20, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305' south of First Street and 0' east of Church Street. (ZONE-23-0035)

Future Land Use Plan:

The Future Land Use Plan recommends Town Center. The proposed zoning request does conform to the Future Land Use Plan.

Zoning:

The property is zoned Single-Family 15 (SF-15).

Thoroughfare Plan:

This property has direct access to Church Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

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. Aerial & Zoning Maps
2. Survey
3. Site Plan

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit to continue the operation of a licensed child-care center at First Baptist Church. Currently, the church operates First Friends Preschool out of classrooms in both their main building and temporary building. A Specific Use Permit is required for a licensed child-care center unless it is operated by an independent school district.

Compatibility:

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the uses in the surrounding area. The property to the north is a family resource center operated by Prosper ISD. Additionally, an elementary school, Rucker Elementary, is located to the east of the property. The similarity of these surrounding uses emphasizes that a licensed child-care center is compatible with the area.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	House of Worship	Town Center
North	Downtown Office	Family Resource Center (PISD)	Town Center
East	Single Family-15	Elementary School (Rucker Elementary)	Town Center
South	Planned Development-67	Vacant	Town Center
West	Planned Development-67	Vacant	Town Center

History:

In 2016, a temporary building was permitted for First Baptist Church due to temporary buildings being allowed by right for houses of worship. These temporary buildings have a life span of three years and must be renewed at the end of the three-year period. Additionally, a one-year extension can be granted at the end of the three-year period instead of renewing. The church's temporary building was permitted in 2016 and in 2019. Then in 2022, a one-year extension was granted for the temporary building.

Throughout this time, First Baptist operated their licensed child-care center out of both their main building and temporary building. A Specific Use Permit is required for a licensed child-care center that is not operated by an independent school district.

When the church came back to renew the temporary building in 2023, Staff determined that a Specific Use Permit was needed for the child-care center.

Conditions:

Staff recommends that the following conditions be part of the Specific Use Permit.

- Condition 1: The Specific Use Permit will expire two years after Town Council approval.
- Condition 2: The temporary building will be removed once the permanent building is built.
- Condition 3: Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 - *Yes, a family resource center operated by Prosper ISD is directly to the north of the church. Additionally, Rucker Elementary is directly to the east of the church. The adjacent educational uses indicate that a licensed child-care center is an appropriate use and consistent with the surrounding area.*
2. *Are the activities requested by the applicant normally associated with the requested use?*
 - *Yes, it is common practice for houses of worship to have licensed child-care centers associated with them. Churches within the Town such as Prosper United Methodist Church (Specific Use Permit-3), St. Paul's Episcopal Church (Specific Use Permit-10), and St. Martin de Porres Catholic Church (Specific Use Permit-15) all have an educational or licensed child-care component.*
3. *Is the nature of the use reasonable?*
 - *Yes, a licensed child-care use is compatible with the surrounding area and commonly associated with houses of worship.*
4. *Has any impact on the surrounding area been mitigated?*
 - *The Specific Use Permit will have a two-year expiration date which should cause the permanent building to be constructed within that time frame.*

Staff believes the applicant has satisfied the criteria and recommends approval of the request.

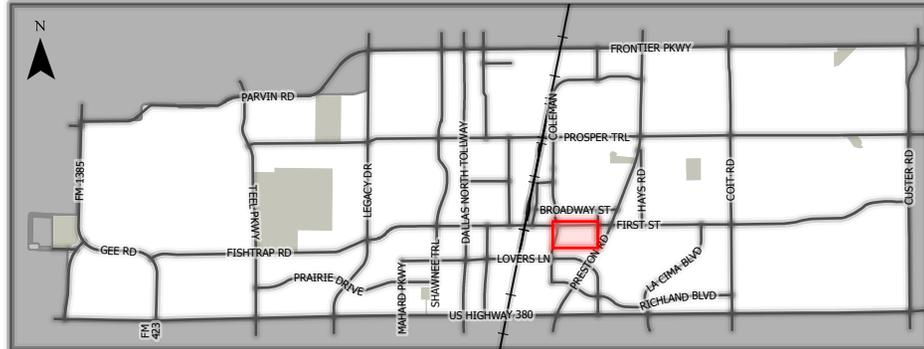
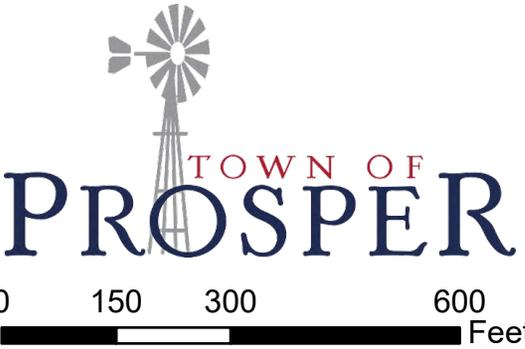
Town Staff Recommendation:

Town Staff recommends approval of the Specific Use Permit request for a Licensed Child-Care Center subject to the following conditions:

1. The Specific Use Permit will expire two years after Town Council approval.
2. The temporary building will be removed once the permanent building is built.
3. Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.

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 March 12, 2024.

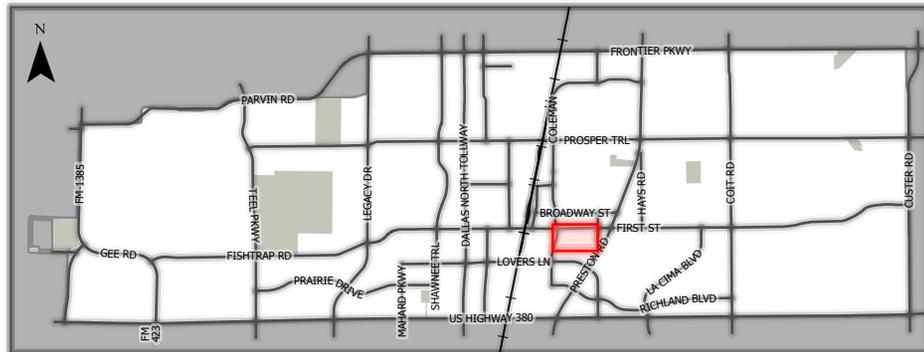
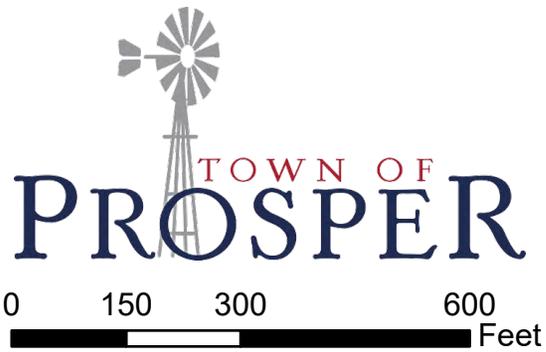
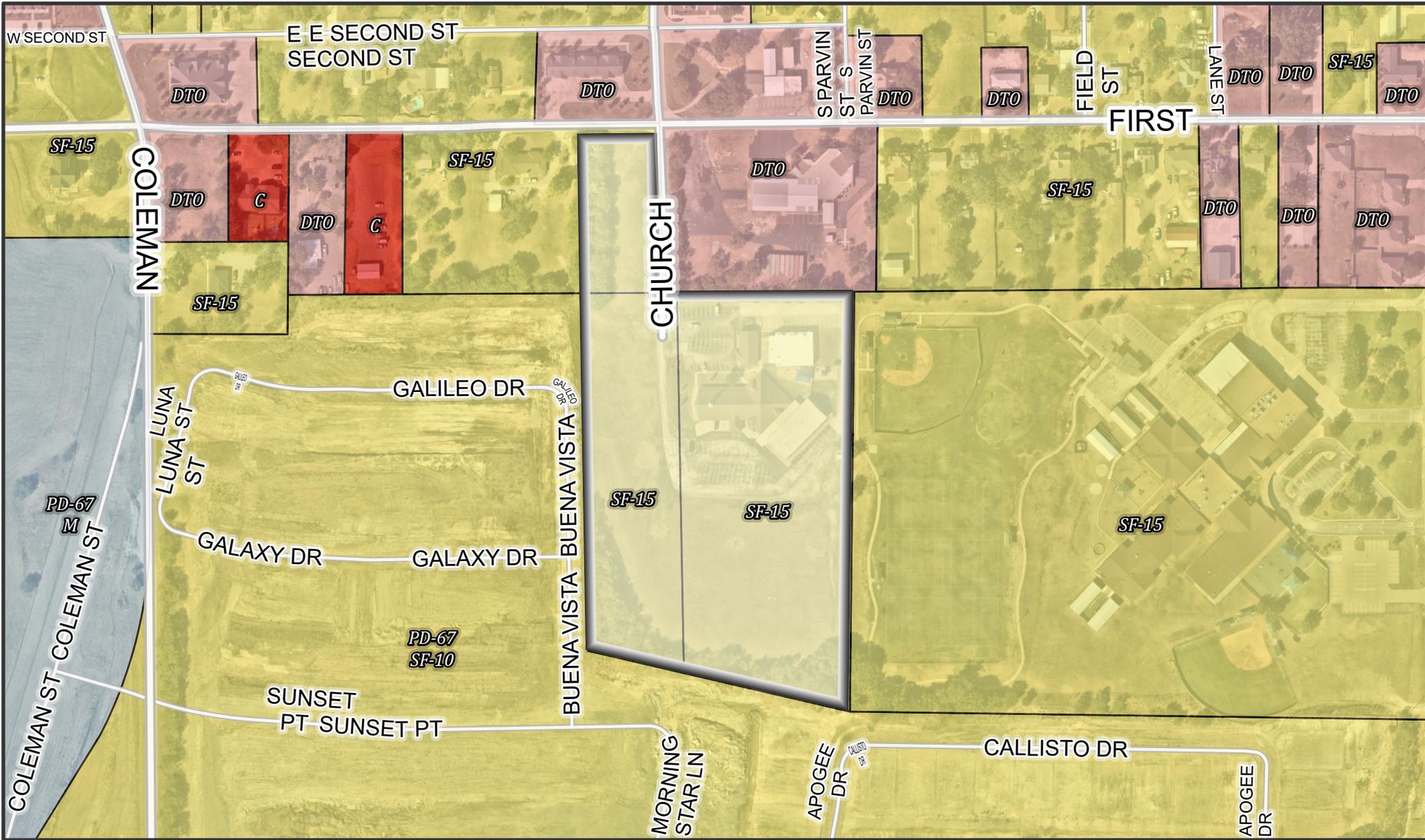


This map for illustration purposes only

ZONE-23-0035

**FIRST BAPTIST CHURCH
CHILDCARE**

Specific Use Permit



ZONE-23-0035

**FIRST BAPTIST CHURCH
CHILD CARE**

35

Specific Use Permit

This map for illustration purposes only



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

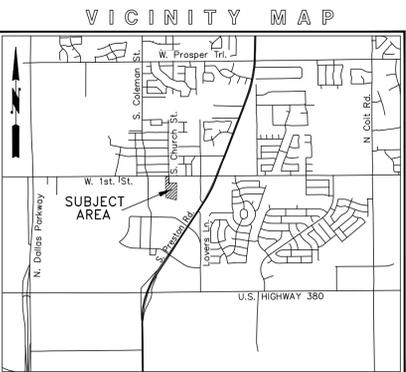
The bearings and coordinates shown hereon are Geodetic and derived from GPS observations and measurements from City of Celina Control Monument No. 1, NAD-83, Texas State Plane Coordinate System, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0235J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

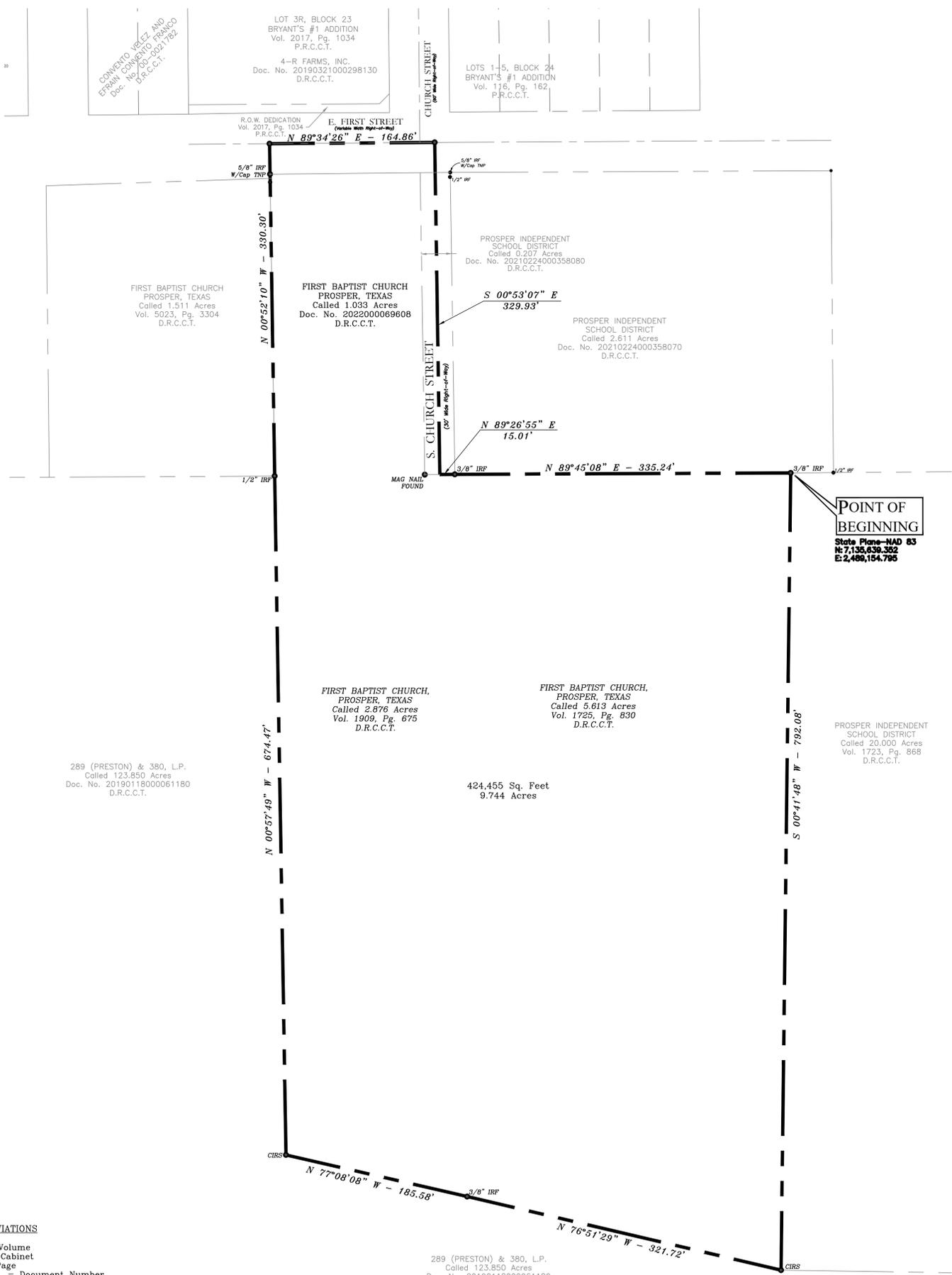
MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.



ABBREVIATIONS

- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
- CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
- MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"
- RPLS = Registered Professional Land Surveyor
- 4701 = The License Number for this Registered Professional Land Surveyor
- HALFF = 1/2" Iron Rod Found with Yellow Plastic Cap Stamped "HALFF ASSOC."
- HZ = 5/8" Iron Rod Found with Yellow Plastic Cap Stamped "HUITT-ZOLLERS"



LEGAL DESCRIPTION

SITUATED in the City of Prosper, in the Collin County School Land Survey, Abstract No. 147 of Collin County, Texas and being all of that certain called 5.613 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1725, Page 830, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 2.876 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 1909, Page 675, D.R.C.C.T. and all of that certain called 1.033 acre tract of land, described in a deed to First Baptist Church, Prosper, Texas, recorded in Document No. 2022000069608, D.R.C.C.T. and also including a portion of E. First Street and a portion of S. Church Street and the consolidation of these tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northeast corner of the above described 5.613 acre First Baptist Church, Prosper, Texas (hereinafter referred to as "FBCP") tract, on the south line of that certain called 2.611 acre tract described in a deed to Prosper Independent School District, recorded in Document No. 20210224000358070, D.R.C.C.T. and same being the northwest corner of that certain called 20.000 acre tract of land described in a deed to Prosper Independent School District (hereinafter referred to as "Prosper ISD"), recorded in Volume 1723, Page 868, D.R.C.C.T.;

THENCE: South 00 deg. 41 min. 48 sec. West, along the common line of said 5.613 acre FBCP tract and said 20.000 acre Prosper ISD tract, a distance of 792.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 5.613 acre FBCP tract and the southwest corner of said 20.000 acre Prosper ISD tract and said point also being on the easterly north line of that certain called 123.850 acre tract of land described in a deed to 289 (Preston) & 380, L.P., recorded in Document No. 20190118000061180, D.R.C.C.T.;

THENCE: North 76 deg. 51 min. 29 sec. West, along the common line of said 5.613 acre FBCP tract and said 123.850 acre tract, a distance of 321.72 feet to a 3/8 inch iron rod found for the southwest corner of said 5.613 acre FBCP tract and the southeast corner of the above described 2.876 acre FBCP tract;

THENCE: North 77 deg. 08 min. 08 sec. West, along the common line of said 2.876 acre FBCP tract and said 123.850 acre tract, a distance of 185.58 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said 2.876 acre FBCP tract and an inside ell corner of said 123.850 acre 289 (Preston) & 380, L.P. tract;

THENCE: North 00 deg. 57 min. 49 sec. West, continuing along said common line, a distance of 674.47 feet to a 1/2 inch iron rod found for the northwest corner of said 2.876 acre FBCP tract and the most northern northeast corner of said 123.850 acre tract and said point also being the southeast corner of that certain called 1.511 acre tract described in a deed to First Baptist Church, Prosper, Texas, recorded in Volume 5023, Page 5304, D.R.C.C.T. and the southwest corner of the above described 1.033 acre tract;

THENCE: North 00 deg. 52 min. 10 sec. West, along the common line of said 1.511 acre tract and said 1.033 acre tract, at a distance of 291.96 feet, passing a 1/2 inch iron rod found for reference, at a distance of 299.93 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "TNP", found on the south right-of-way line of E. First Street (a variable width right-of-way), for the northwest corner of said 1.033 acre tract and continuing on for a total distance of 330.30 feet to a point in the center of E. First Street;

THENCE: North 89 deg. 34 min. 26 sec. East, along the center of said E. First Street, a distance of 164.86 feet to a point for corner at the centerline intersection of said E. First Street and S. Church Street;

THENCE: South 00 deg. 53 min. 07 sec. East, departing from said E. First Street, along the centerline of said S. Church Street, a distance of 329.93 feet to point for corner on the south line of said S. Church Street and the north line of the above described 2.876 acre FBCP tract;

THENCE: North 89 deg. 26 min. 55 sec. East, along the south line of said S. Church Street and the north line of said 2.876 acre FBCP tract, a distance of 15.01 feet to a 3/8 inch iron rod found for the northeast corner of said 2.876 acre FBCP tract, the southwest corner of the above described 2.611 acre Prosper ISD tract and the northwest corner of said 5.613 acre FBCP tract;

THENCE: North 89 deg. 45 min. 08 sec. East, along the common line of said 5.613 acre FBCP tract and said 2.611 acre Prosper ISD tract, a distance of 335.24 feet to the POINT OF BEGINNING and containing 424,455 square feet or 9.744 acres of land.

ZONING EXHIBIT "A"

FIRST BAPTIST CHURCH, PROSPER, TEXAS
9.744 ACRES
situated in the
Collin County School Land Survey, Abstract No. 147
City of Prosper, Collin County, Texas



CASE NO. ZONE-23-0035

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	01/17/2024	1" = 40'	2022-017	2022-017-ZONE.DWG	1 of 36

