



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 19, 2023
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 and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

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

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

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

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the 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.

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.

- 3a. Consider and act upon the minutes from the December 5, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Preliminary Site Plan for Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Greenway Drive and Richland Boulevard. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0162)

- [3c.](#) Consider and act upon a request for a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block B, Lots 2-6, on 32.9± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0209)
- [3d.](#) Consider and act upon a request for a Site Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0164)
- [3e.](#) Consider and act upon a request for a Façade Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0165)
- [3f.](#) Consider and act upon a request for a Replat/Final Plat for Gates of Prosper, Phase 3, Block B, Lots 1R and 2, on 20.2± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0188)
- [3g.](#) Consider and act upon a request for a Final Plat for Windsong Ranch Phase 7G, on 44.4± acres, located north of First Street and west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0213)

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 and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- [4.](#) Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)
- [5.](#) Conduct a Public Hearing to consider a request for a Specific Use Permit to allow Retail Stores and Shops, a Convenience Store (without Gas Pumps), Dry Cleaning, Minor, and Gymnastics/Dance Studio uses on 3.6± acres on Windsong Ranch Office Addition, Block A, Lot 2, located south of Parvin Road and east of North Teel Parkway. The property is zoned Planned Development-103 (PD-103) Windsong Ranch Office. (ZONE-23-0023)
- [6.](#) Consider and act upon a request for a Preliminary Site Plan for Windsong Ranch Office Addition, Block A, Lot 2, on 3.6± acres, located south of Parvin Road and east of North Teel Parkway. The property is zoned Planned Development-103 (PD-103) Windsong Ranch Office. (DEVAPP-23-0184)

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, December 15, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday December 5, 2023, 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, Sekou Harris, Josh Carson, Glen Blanscet, John Hamilton.

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

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

Chair Daniel requested to pull Item 3a for review.

Motion by Commissioner Hamilton to approve Item 3a with revisions. Seconded by Vice Chair Jackson. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request for a Planned Development for a House of Worship on 26.1± acres, for Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive. The property is zoned Agricultural. (ZONE-23-0030)

Commissioners asked Town Staff about the 50 percent lot coverage increase, reclamation of the flood zone area, height limitation, the façade, and the rezoning to a Planned Development.

Mr. Hill answered that the reason for the 50 percent lot coverage is for possible future expansion and so they would not need to resubmit to the Planning & Zoning Commission. There is a correlation between building setbacks and building height. The Façade plan should be similar to what is being presented tonight. The reason for the Planned Development is to ensure that the zoning is compatible with the surrounding uses and allow the higher lot coverage for the proposed use.

Mr. Hoover commented that the Town does allow reclamation of floodplain areas, but it is unlikely that this would occur.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Blanscet made a motion to approve Item 4. Seconded by Commissioner Hamilton. Motion carried unanimously.

5. Conduct a Public Hearing to consider an ordinance amending Chapter 3, Section 1.4 – Conditional Development Standards and Chapter 4 – Development Requirements of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-23-0033)

Commissioners asked Town Staff for visual examples of the screening, clarification of the uses next to a drive through, why the change is needed, examples of other towns that have similar ordinances, if previously approved developments have to be brought back to the Planning & Zoning Commission, the height of a screening wall, the drive through island landscaping, impacts to adjacent property, the type of tree species, and timeline of tree growth.

Mrs. Porter answered that examples were provided in the staff report. The change being presented affects two restaurants with a drive-through next to each other, which would no longer be allowed. The amendments are being presented based on the recommendations within the Comprehensive Plan. The changes would apply to future development along the Commercial Corridor and other commercial areas. The previously approved developments would not have to be revised to the proposed standards. The tree growth timeline depends on the species of trees. The height of the wall has to be 8 feet if the lot is bordering a residential property. When a restaurant with a drive-through is across a major thoroughfare, per the Thoroughfare Plan, from a residential property, the regulations for adjacency to residential areas would not apply. The drive-through island defines the edge of the drive-through lanes.

Mr. Hoover commented that the drive-through restaurants cause heavy congestion, so if the Town spreads them out, it will lessen traffic congestion, especially at intersections. There are surrounding town that are older that are changing their ordinances to correct similar issues to drive throughs. The intent of the proposed ordinance is to provide adequate screening and not cluster shrubs and trees.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioners asked if the Town Staff could clarify the type of tree species used for the Drive Through screening.

Mr. Hoover answered that the Parks Department has a set list of trees that are allowed to be used during the plan review process.

Commissioner Harris made a motion to approve Item 5. Seconded by Vice-Chair Jackson Motion passed 5 to 2, Chair Daniel and Reeves opposed.

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

Mr. Hill stated that the Batch Plant Specific Use Permit, McDonalds Development Agreement and Ordinance, 209 E Fifth St. Development Agreement and Ordinance, 105 S Coleman St. Planned Development, 202 S. Parvin St Planned Development, and Dumpster screening and Automotive Sales amendments were approved by Town Council. The Multifamily Amendment was tabled to the December 12th Town Council Meeting.

11. Adjourn.

The meeting was adjourned at 8:09 p.m.

Dakari Hill, Senior Planner

Cameron Reeves, Secretary



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – December 19, 2023

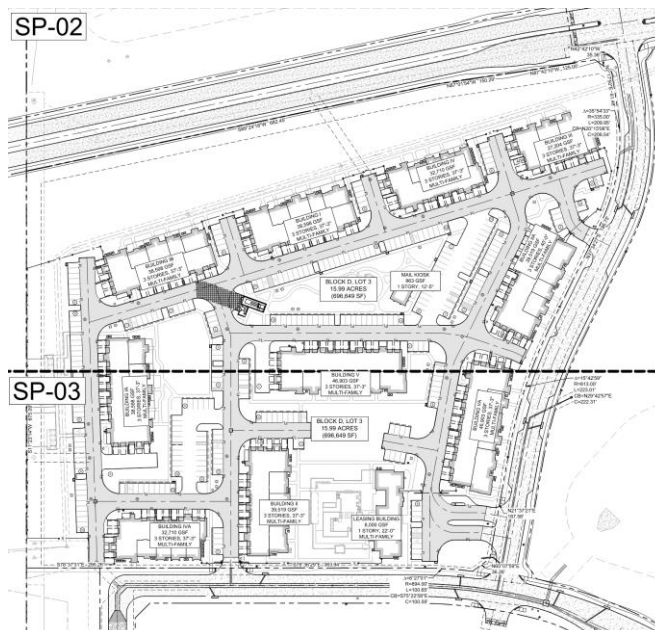
Item No. 3b

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Greenway Drive and Richland Boulevard. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0162)

Description of Agenda Item:

The Preliminary Site Plan shows 12 buildings totaling 390,125 square feet for a multi-family development as shown below:



Access is provided from Greenway Drive and Richland Boulevard. The Preliminary Site Plan (DEVAPP-23-0162) conforms to the Planned Development-67 (PD-67) development standards.

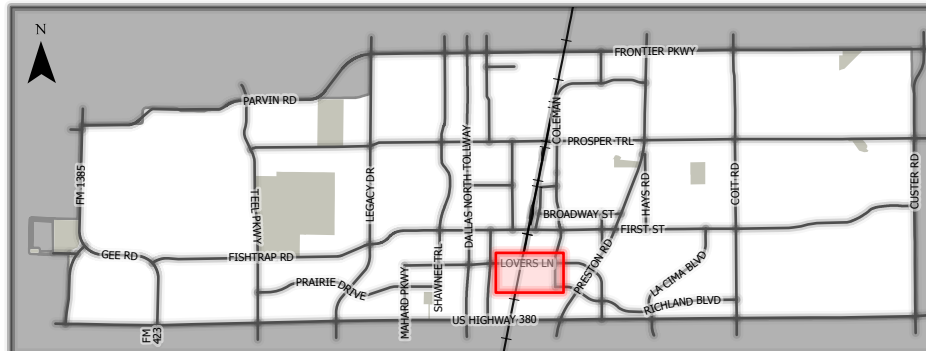
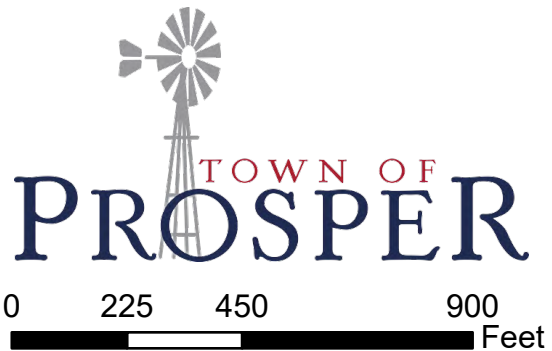
As a companion item, the Revised Conveyance Plat (DEVAPP-23-0168) is also on the Planning & Zoning Commission agenda for December 19, 2023.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to approval of preliminary engineering plans and compliance with fire code regulations.



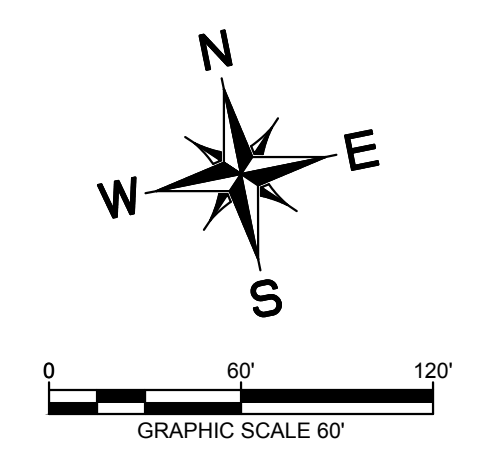
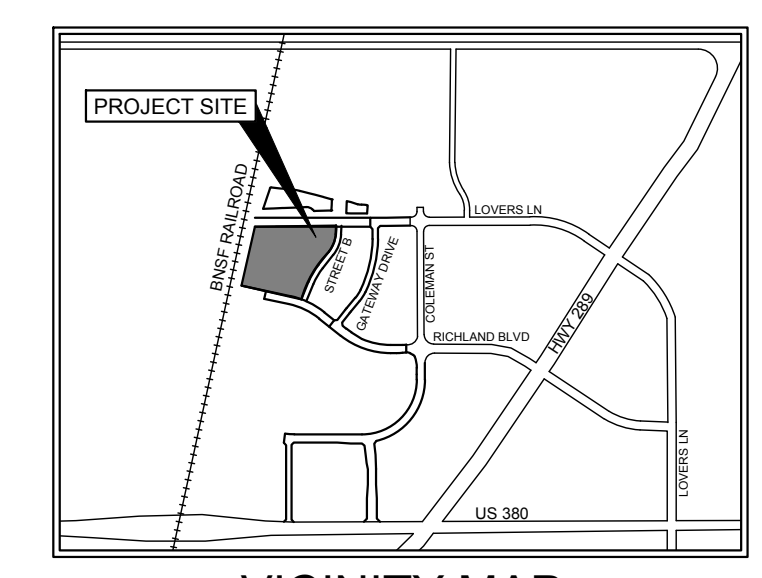
This map for illustration purposes only

DEVAPP-23-0162
 Gates of Prosper Phase 2

Preliminary Site Plan

SP-02

SP-03



LEGEND table with symbols for proposed fire lane, infrastructure, buildings, contours, and various utility markers.

- FIRE PROTECTION NOTES: 1. 150' HOSE LAY REQUIREMENT HAS BEEN CONCEDED FOR THE FOLLOWING: 1.1. LEASING OFFICE AND POOL AREA 1.2. BUILDING #9...

SITE DATA SUMMARY TABLE

Table with 2 columns: ZONING/PROPOSED USE and PD-67 MULTIFAMILY. Rows include Lot Area, Building Area, Building Height, Lot Coverage, etc.

NOTE: 1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67...

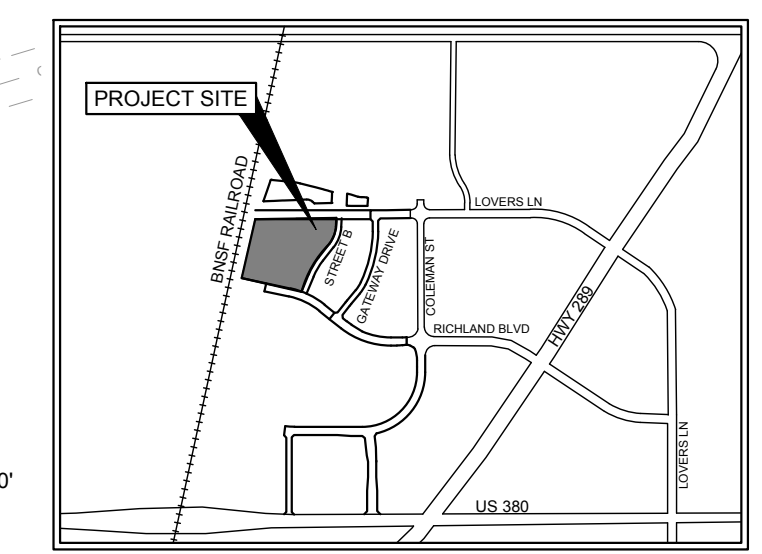
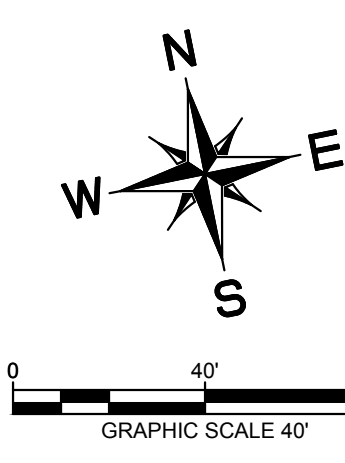
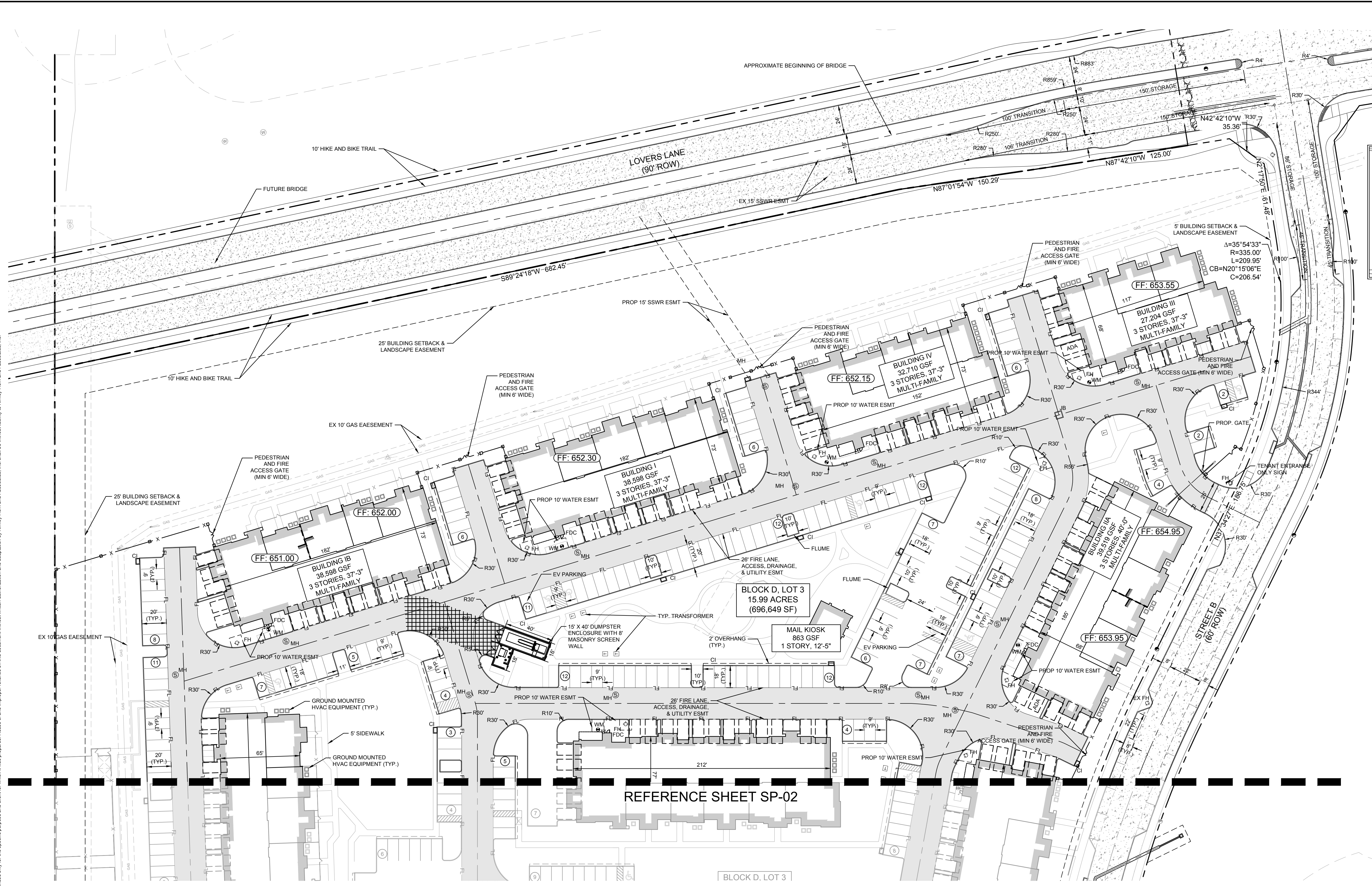
NOTES: ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PRELIMINARY SITE PLAN GATES OF PROSPER - PHASE 2 MF BLOCK D, LOT 3 DEVAPP-23-0162 Being 15.99 Acres Out Of The COLLIN COUNTY SCHOOL NO. 12 SURVEY Abstract No. 147 BEN RENSON SURVEY Abstract No. 755 Town of Prosper, Collin County, Texas Submitted: SEPTEMBER 5, 2023

Owner: 380 & 289 LP 1 Cowboys Way Frisco, Texas 75034 Contact: Nicholas Link Phone: (972)-497-4854

Vertical sidebar containing Kimley-Horn logo, project name 'GATES OF PROSPER MULTIFAMILY PHASE 2', sheet number 'SP-01', and revision table.

Vertical text on the far left edge containing project details and contact information.



VICINITY MAP
N.T.S.

LEGEND

[Symbol]	PROPOSED FIRE LANE
[Symbol]	PROPOSED INFRASTRUCTURE PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONTOUR - MAJOR
[Symbol]	PROPOSED CONTOUR - MINOR
[Symbol]	EXISTING CONTOUR - MAJOR
[Symbol]	EXISTING CONTOUR - MINOR
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	WATER METER (AND VAULT)
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	TYPICAL
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	WATER EASEMENT
[Symbol]	DRAINAGE EASEMENT
[Symbol]	BARRIER FREE RAMP
[Symbol]	SIDEWALK
[Symbol]	BUILDING LINE/SETBACK
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	WYE INLET
[Symbol]	JUNCTION BOX
[Symbol]	MANHOLE
[Symbol]	EXISTING
[Symbol]	PROPOSED

NOTE:
 1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN PD-67.
 2. LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN PD-67 AND ZONING ORDINANCE #05-20.
 3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.

NOTES

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

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.
6. 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.
7. 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.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

FIRE PROTECTION NOTE:

1. 150' HOSE LAY REQUIREMENT HAS BEEN CONCEDED FOR THE FOLLOWING:
 - 1.1. LEASING OFFICE AND POOL AREA
 - 1.2. BUILDING #9
2. PAIR OF 3'-0" MAN GATES SHALL BE INSTALLED AS SHOWN ON THIS DRAWING
3. THE PROPERTY SHALL HAVE THREE ACCESS-CONTROLLED VEHICLE GATES AS SHOWN ON THIS DRAWING
4. BUILDINGS SHALL BE PROTECTED WITH SPRINKLER SUPPRESSION AND STANDPIPE SYSTEMS COMPLIANT WITH
 - 4.1. NFPA 13 - CURRENT EDITION (LEASING, BLDGS 1, 2, 5, 6, 7, 9, AND 10)
 - 4.2. NFPA 13R - CURRENT EDITION (BLDGS 3, 4, AND 8)
 - 4.3. THE CHOSEN SPRINKLER SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN THE SYSTEM FOR SUBMITTAL AND REVIEW
5. ALL RESIDENTIAL BUILDINGS SHALL BE PROTECTED WITH STANDPIPE SYSTEMS COMPLIANT WITH
 - 5.1. NFPA 14 - CURRENT EDITION
 - 5.2. PROSPER ORDINANCE 18-95, SECTION 905.3.9 & 905.3.9.1
 - 5.3. THE CHOSEN SPRINKLER SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN THE SYSTEM FOR SUBMITTAL AND REVIEW
6. ALL RISER ROOMS SHALL BE 36 S.F WITH ALL WALLS A MINIMUM OF 6" LONG

PRELIMINARY SITE PLAN
GATES OF PROSPER - PHASE 2 MF
BLOCK D, LOT 3
DEVAPP-23-0162
Being 15.99 Acres Out Of The
COLLIN COUNTY SCHOOL NO. 12 SURVEY
Abstract No. 147
BEN RENSON SURVEY Abstract No. 755
Town of Prosper, Collin County, Texas
Submitted: SEPTEMBER 5, 2023

Owner:
 380 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Owner:
 183 Land Corporation Inc.
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2594

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2590 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: RACHEL A. KORUS
 P.E. No. 132468 Date: 12/04/2023

KHA PROJECT	064508525	DATE	12/06/2023	SCALE	AS SHOWN	RAK	KEW	RAK
DESIGNED BY		DRAWN BY		CHECKED BY				

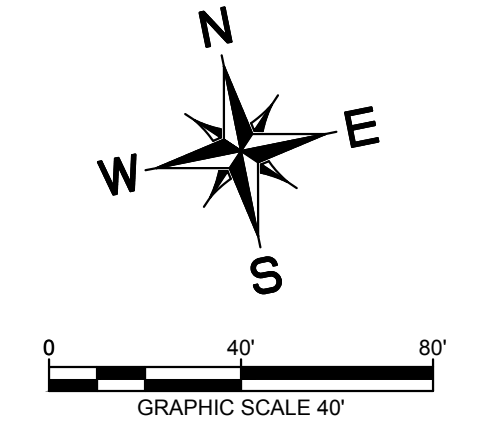
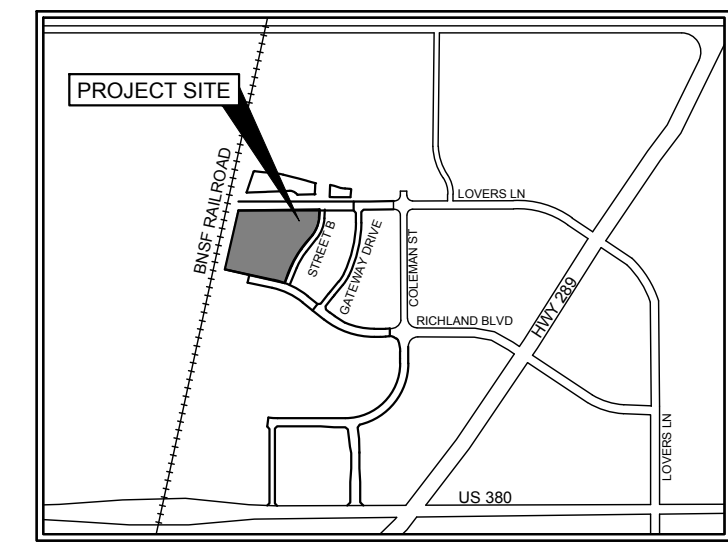
GATES OF PROSPER MULTIFAMILY PHASE 2
 PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-03

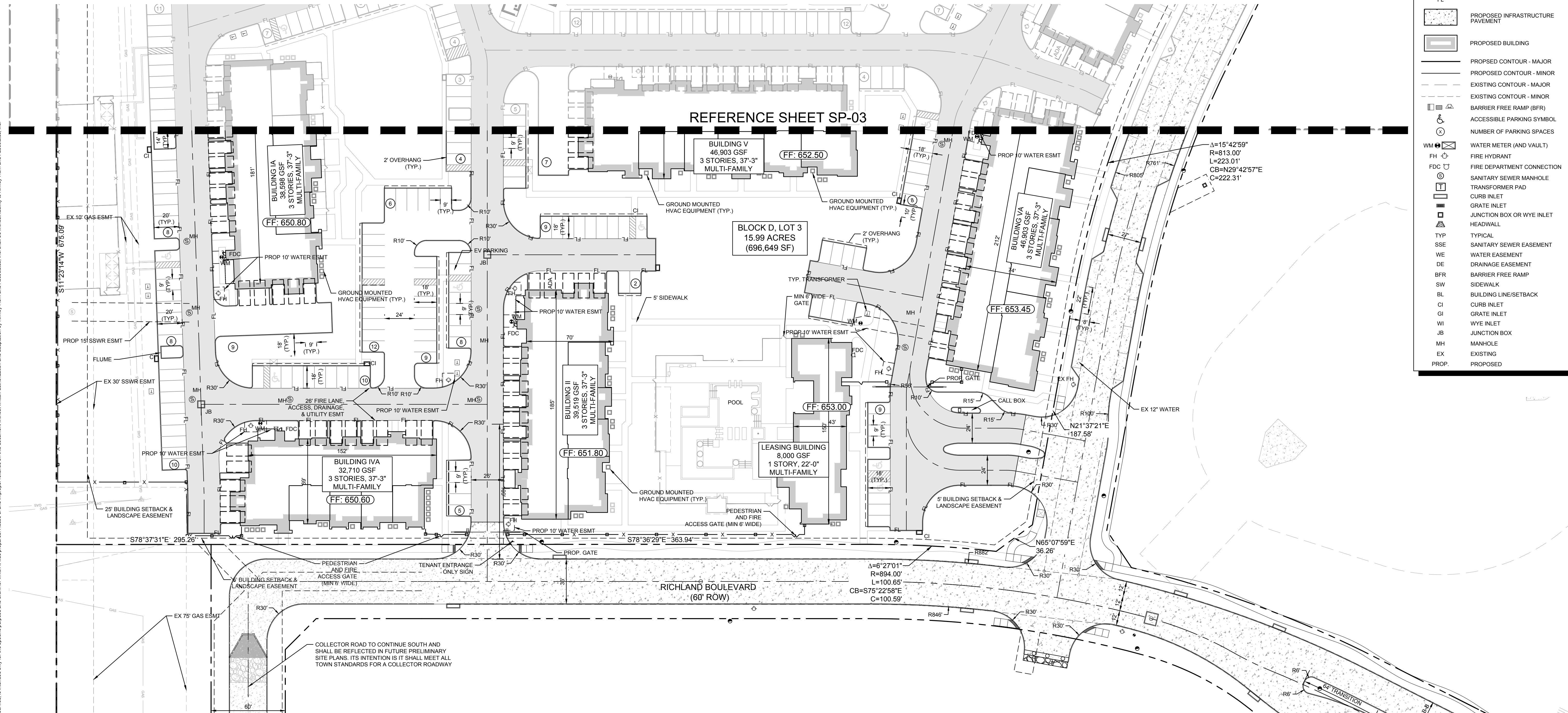
NO.	REVISIONS	DATE

Drawn by: Rachel Korus
 Checked by: Nicholas Link
 Date: 12/06/2023
 Project: Gates of Prosper Multifamily Phase 2
 Sheet: SP-03



LEGEND

FL	PROPOSED FIRE LANE
[Pattern]	PROPOSED INFRASTRUCTURE PAVEMENT
[Outline]	PROPOSED BUILDING
[Dashed]	PROPOSED CONTOUR - MAJOR
[Dotted]	PROPOSED CONTOUR - MINOR
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[Symbol]	BARRIER FREE RAMP (BFR)
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[Symbol]	TYPICAL
[Symbol]	SSE SANITARY SEWER EASEMENT
[Symbol]	WE WATER EASEMENT
[Symbol]	DE DRAINAGE EASEMENT
[Symbol]	BFR BARRIER FREE RAMP
[Symbol]	SW SIDEWALK
[Symbol]	BL BUILDING LINE/SETBACK
[Symbol]	CI CURB INLET
[Symbol]	GI GRATE INLET
[Symbol]	WI WYE INLET
[Symbol]	JB JUNCTION BOX
[Symbol]	MH MANHOLE
[Symbol]	EX EXISTING
[Symbol]	PROP. PROPOSED



REFERENCE SHEET SP-03

NOTES

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 - 4.3 THE CHOSEN SPRINKLER SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN THE SYSTEM FOR SUBMITTAL AND REVIEW
 4. ALL RESIDENTIAL BUILDINGS SHALL BE PROTECTED WITH STANDPIPE SYSTEMS COMPLIANT WITH
 - 5.1 NFPA 14 - CURRENT EDITION
 - 5.2 PROSPER ORDINANCE 18-95, SECTION 905.3.9 & 905.3.9.1
 - 5.3 THE CHOSEN SPRINKLER SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN THE SYSTEM FOR SUBMITTAL AND REVIEW
 5. ALL RISER ROOMS SHALL BE 36 S.F WITH ALL WALLS A MINIMUM OF 6' LONG

- NOTE:**
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67.
 2. LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN PD-67 AND ZONING ORDINANCE #05-20.
 3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. in the event of any error or omission in this document. This document is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

FOR REVIEW ONLY
 Not for construction or permit purposes.

Engine: RACHEL A. KORUS
 P.E. No. 132468 Date: 12/04/2023

KHA PROJECT 064508525	DATE 12/06/2023	SCALE AS SHOWN	DESIGNED BY RAK
			DRAWN BY KEM
			CHECKED BY RAK

GATES OF PROSPER MULTIFAMILY PHASE 2

PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
SP-02



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 – December 19, 2023

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block B, Lots 2-6, on 32.9± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0209)

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to create Lots 2-6 and dedicate easements necessary for the development of Lot 2. The lots shown on this Revised Conveyance Plat are in conformance with the Preliminary Site Plan (D22-0054), which was approved on July 5, 2022. The plat conforms to the development standards of Planned Development-67.

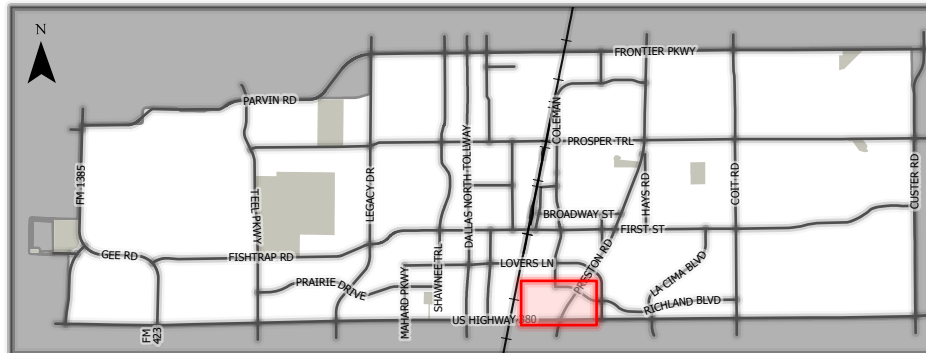
As companion items, Site Plan (DEVAPP-23-0164), Façade Plan (DEVAPP-23-0165), and Replat/Final Plat (DEVAPP-23-0188) are on the Planning & Zoning Commission agenda for December 19, 2023.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat, subject to approval of all additions and/or alterations to the easements and dedications.



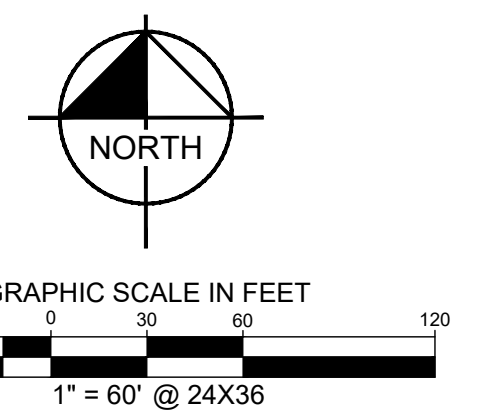
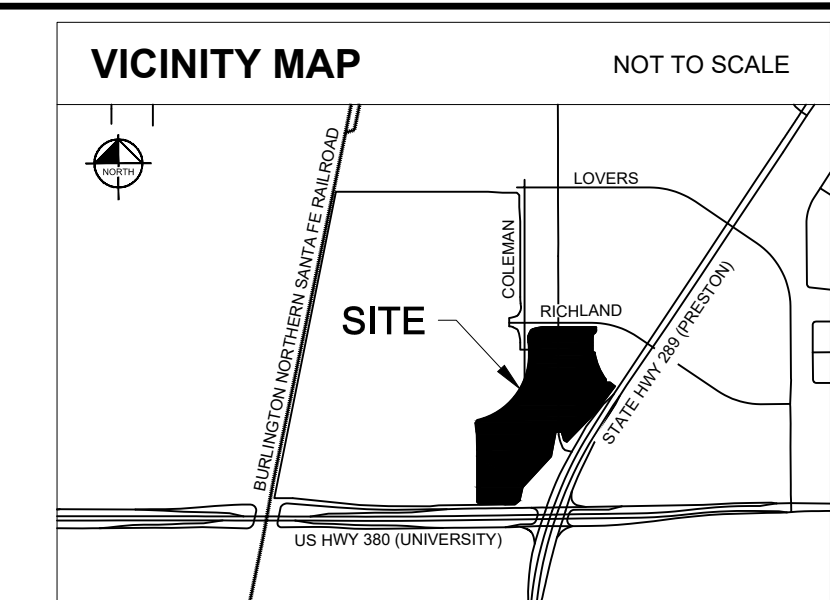
This map for illustration purposes only

DEVAPP-23-0209

Gates of prosper Phase 3
Block B, Lots 2- 6

14

Revised Conveyance Plat



LEGEND	
(Symbol)	BOUNDARY LINE
(Symbol)	EASEMENT LINE
(Symbol)	PROPERTY LINE
(Symbol)	ALUMINUM DISK MONUMENT FOUND
(Symbol)	IRON ROD FOUND
(Symbol)	IRON ROD FOUND WITH CAP
(Symbol)	IRON ROD SET WITH CAP
(Symbol)	TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
(Symbol)	"X" CUT FOUND
(Symbol)	"X" CUT FOUND
(Symbol)	"X" CUT SET
(Symbol)	D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
(Symbol)	M.R.C.C.T. MAP RECORDS OF COLLIN COUNTY, TEXAS
(Symbol)	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
(Symbol)	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
(Symbol)	DRAINAGE EASEMENT
(Symbol)	F.A.U.D.E. FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
(Symbol)	H.B.T.E. HIRE & BIKE TRAIL EASEMENT
(Symbol)	L.P.A.E. LANDSCAPE & PUBLIC ACCESS EASEMENT
(Symbol)	S.E. STREET EASEMENT
(Symbol)	S.S.E. SANITARY SEWER EASEMENT
(Symbol)	U.E. UTILITY EASEMENT
(Symbol)	W.E. WATER EASEMENT

- NOTES:**
- All corners set are monumented with a 5/8-inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 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.
 - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 6**

AN ADDITION TO THE TOWN OF PROSPER

32.857 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

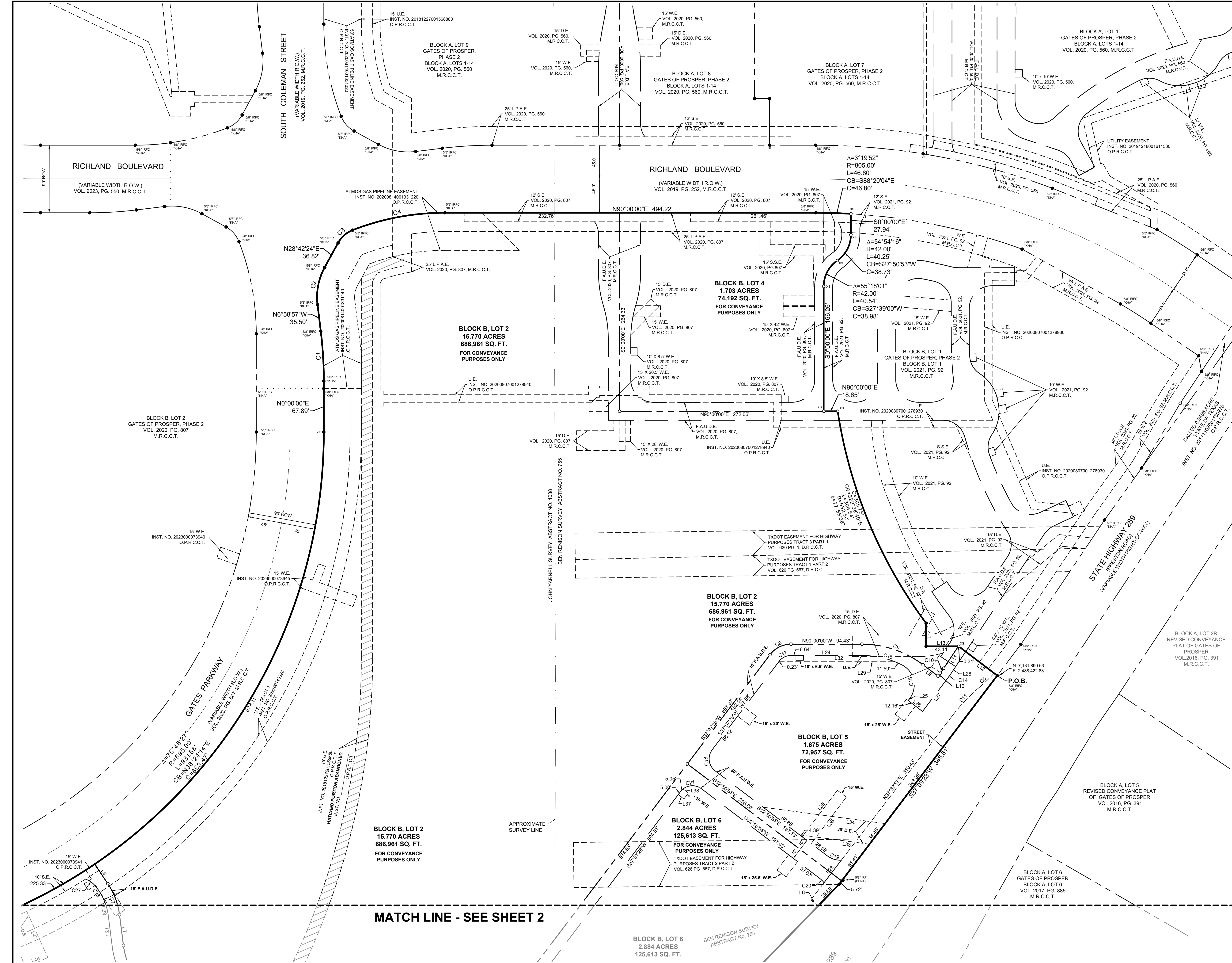
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	1 OF 3

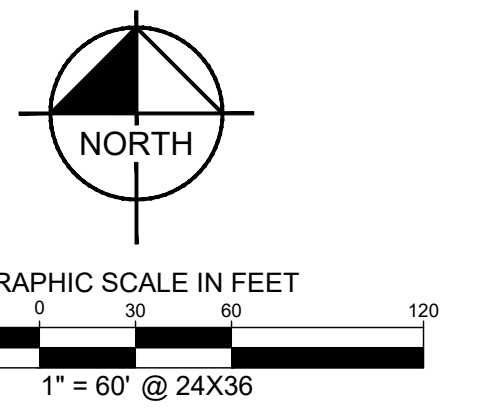
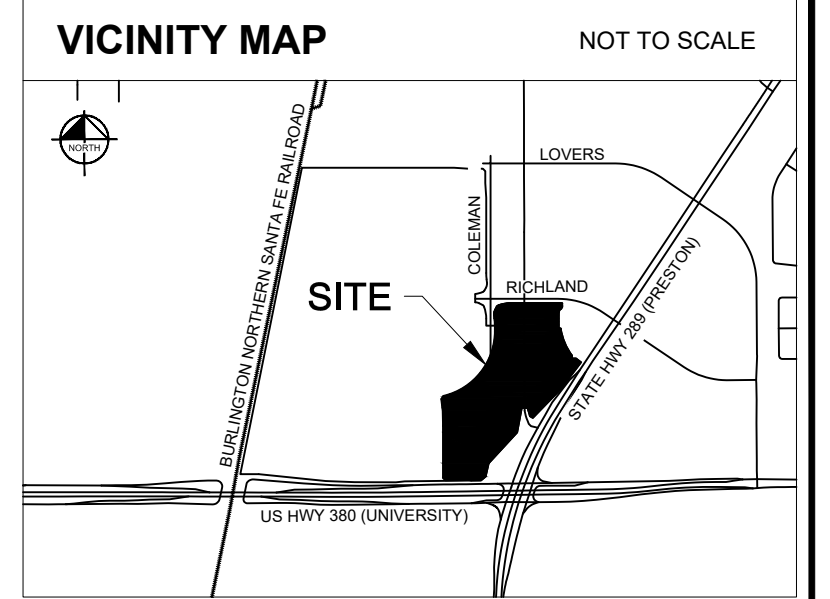
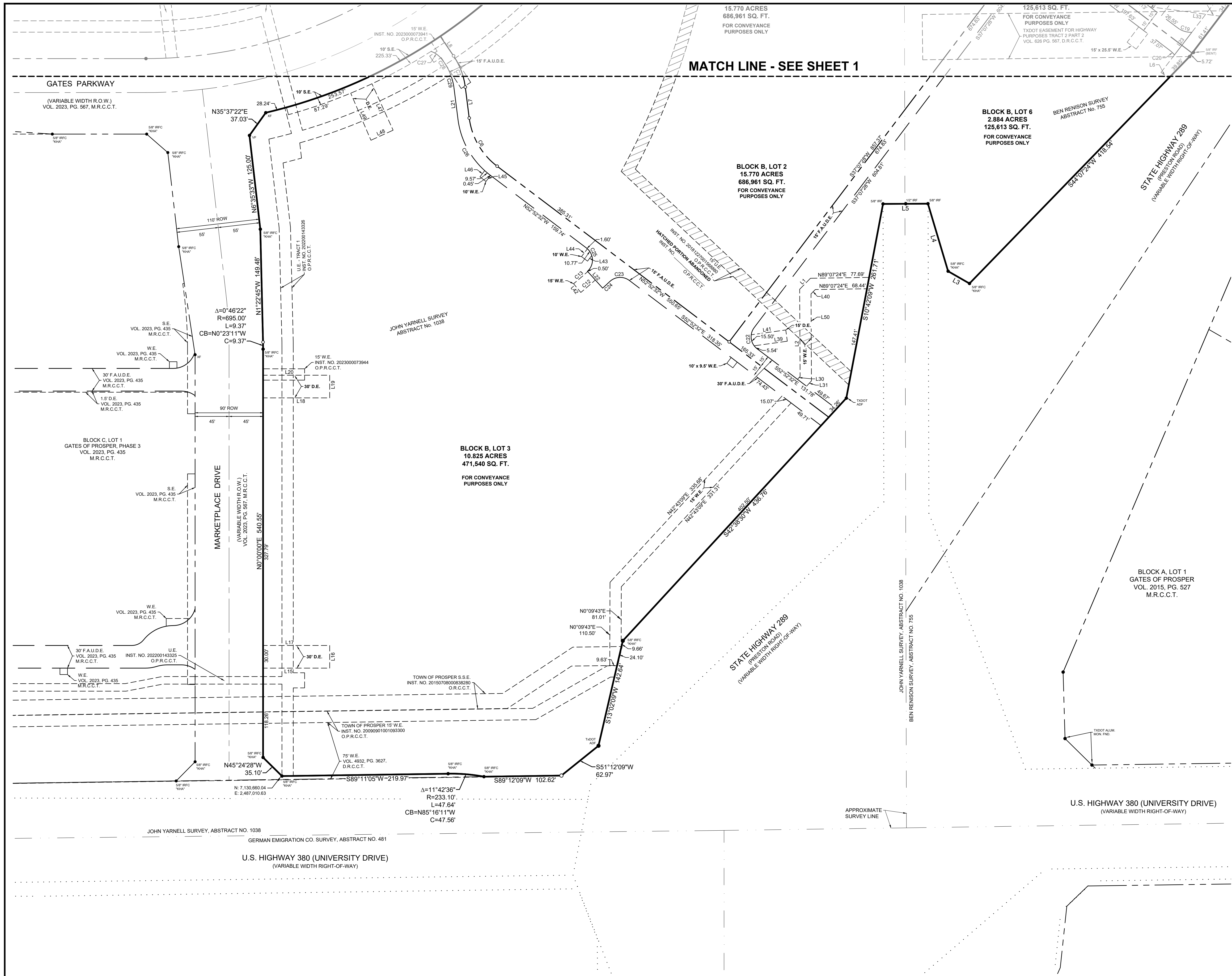
SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
P (469) 301-2580
Contact: Rachel Korus, P.E.

OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
P
Contact: Tom Walker

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75063
P
Contact: Tom Walker





LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	ALUMINUM DISK MONUMENT FOUND
	IRON ROD FOUND
	IRON ROD FOUND WITH CAP
	IRON ROD SET WITH CAP
	TEXAS DEPARTMENT OF TRANSPORTATION
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**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 6**

AN ADDITION TO THE TOWN OF PROSPER

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December - 2023
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OWNER:
GOP #2, LLC
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Contact: Tom Walker

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1 Cowboys Way
Frisco, TX 75063
P:
Contact: Tom Walker

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	2 OF 3

DWG NAME: K:\P\FW_SURVEY\108109030-GATES OF PROSPER PHASE 3 REVISED CONVEYANCE PLAT BLOCK B LOTS 2-6.dwg PLOT DATE: 12/12/2023 3:18 PM LAST SAVED: 12/12/2023 3:18 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, GOP #2, LLC, and GOP #3, LLC, are the owners of a tract of land situated in the Ben Renison Survey, Abstract No. 755, and the John Yarnell Survey, Abstract No. 1038, Town of Prosper, Collin County, Texas, and being a portion of Block B, Lot 2, Gates of Prosper, Phase 2, block B, Lots 1 & 2, as recorded in Volume 2020, Page 807, Map Records, Collin County, Texas, and being all of a called 4.448-acre tract, described as Tract 2, as described in a deed to GOP #2 LLC, as recorded in Instrument Number 20190605000641620, Official Public Records, Collin County, Texas, and all of a called 10.968-acre tract described as Tract 3, a called 12.606-acre tract described as Tract 4, and a called 9.281-acre tract described as Tract 5, all described in a deed to GOP #3 LLC, as recorded in Instrument Number 20220126000138830, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost corner of Block B, Lot 1, Gates of Prosper, Phase 2, Block B, Lot 1, an addition to the Town of Prosper, as recorded in Volume 2021, Page 92, said Map Records, common to the easternmost corner of said Lot 2, same being on the westerly right-of-way line of State Highway 289 (also known as Preston Road)(variable width right-of-way);

THENCE along the common line of said Lot 2 and said Preston Road the following courses and distances:

South 37°09'28" West, a distance of 348.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 44°07'24" West, a distance of 418.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°08'40" West, a distance of 32.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 16°37'20" West, a distance of 93.29 feet to a 5/8-inch iron rod found for corner;

South 89°43'04" West, a distance of 59.48 feet to a 5/8-inch iron rod found for corner;

South 10°42'09" West, a distance of 261.71 feet to a 3.25-inch aluminum disk "Texas Department of Transportation Right-of-Way Monument" found for corner;

South 42°38'30" West, a distance of 436.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°02'09" West, a distance of 142.64 feet to a 3.25-inch aluminum disk "Texas Department of Transportation Right-of-Way Monument" found for the north corner of a corner clip at said Preston Road and United States Highway 380 (also known as University Drive)(variable width right-of-way);

THENCE South 51°12'09" West, along said corner clip, a distance of 62.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said corner clip;

THENCE along the common line of said Block B, Lot 2, and said University Drive the following courses and distances:

South 89°12'09" West, a distance of 102.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner at the beginning of a non-tangent curve to the left with a radius of 233.10 feet, a central angle of 11°42'36", and a chord bearing and distance of North 85°16'11" West, 47.56 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 47.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°11'05" West, a distance of 219.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southerly corner of a corner clip at the intersection of the northerly right-of-way line of said University Drive and Marketplace Drive (variable width right-of-way)(Volume 2023, Page 567, said Map Records);

THENCE North 45°24'28" West, along said corner clip, a distance of 35.10 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the north corner of said corner clip;

THENCE along the easterly right-of-way line of said Marketplace Drive the following courses and distances:

North 00°00'00" East, a distance of 540.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 00°46'22", and a chord bearing and distance of North 00°23'11" West, 9.37 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 9.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 01°22'45" West, a distance of 149.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°35'33" West, a distance of 125.00 feet to a "V" cut in concrete for the south corner of a corner clip at the easterly right-of-way line of said Marketplace Drive and the Gates Parkway (variable width right-of-way)(Volume 2023, Page 567, said Map Records);

THENCE North 35°37'22" East, along said corner clip, a distance of 37.03 feet to an "X" cut in concrete for the north corner of said corner clip, same being at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 76°48'27", and a chord bearing and distance of North 38°24'14" East, 863.47 feet;

THENCE along the southerly right-of-way line of said Gates Parkway the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 931.68 feet to an "X" cut in concrete for corner;

North 00°00'00" East, a distance of 67.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Gates Parkway and the southerly right-of-way line of the aforementioned Richland Parkway;

THENCE North 06°58'57" West, along said corner clip, a distance of 35.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip, same being at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

THENCE along the southerly right-of-way line of said Richland Boulevard the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 28°42'24" East, a distance of 36.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner same being at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 494.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 3°19'52", and a chord bearing and distance of South 88°20'04" East, 46.80 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 46.80 feet to an "X" cut in concrete set for the north common corner of said Lot 2 and the aforementioned Lot 1;

THENCE departing the southerly right-of-way line of said Richland Boulevard and along the common line of said Lots 1 and 2 the following courses and distances:

South 00°00'00" East, a distance of 27.94 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the right with a radius of 42.00 feet, a central angle of 54°54'16", and a chord bearing and distance of South 27°50'53" West, 38.73 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 40.25 feet to an "X" cut in concrete set at the beginning of a reverse curve to the left with a radius of 42.00 feet, a central angle of 55°18'01", and a chord bearing and distance of South 27°39'00" West, 38.98 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 40.54 feet to an "X" cut in concrete set for corner;

South 00°00'00" East, a distance of 166.26 feet to an "X" cut in concrete set for corner;

North 90°00'00" East, a distance of 18.65 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 27°58'38", and a chord bearing and distance of South 22°38'40" East, 305.78 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 308.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 00°00'00" East, a distance of 30.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 43.41 feet to an "X" cut in concrete set for corner;

South 52°46'40" East, a distance of 64.55 feet to the POINT OF BEGINNING and containing 1,431.263 square feet or 32.857 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, GOP #2, LLC, and GOP #3, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this final plat designating the herein above described property as GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 2 - 6, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. GOP #2, LLC, and GOP #3, LLC, do herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements 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 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 parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 2023.

BY: GOP #2, LLC

Authorized Signature
Tom Walker, CFO
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

BY: GOP #3, LLC

Authorized Signature
Tom Walker, CFO
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

FIRE LANE EASEMENT

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

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency us 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.

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 successor 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.

SURVEYOR: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Michael B. Marx, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 250 East Davis Street, Suite 100 McKinney, TX 75069 P (469) 301-2580 Contact: Rachel Korus, P.E.

OWNER: GOP #2, LLC 1 Cowboys Way Frisco, TX 75063 P: Contact: Tom Walker

OWNER: GOP #3, LLC 1 Cowboys Way Frisco, TX 75063 P: Contact: Tom Walker

Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034. Firm # 10193822. Tel. No. (972) 335-3580 Fax No. (972) 335-3779. Scale: N/A, Drawn by: JMH, Checked by: KHA, Date: 12/12/2023, Project No: 068109030, Sheet No: 3 OF 3.

Table with 2 main sections: CURVE TABLE and CURVE TABLE. Each section contains columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD. It lists 22 curve segments with their respective geometric data.

Table with 3 main sections: LINE TABLE, LINE TABLE, and LINE TABLE. Each section contains columns for NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, and LENGTH. It lists 22 line segments with their respective bearing and length data.

12/22/2023 3:18 PM HOEFNICKL_JOHN 12/12/2023 3:19 PM LAST SAVED

To: Planning & Zoning Commission

Item No. 3d

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

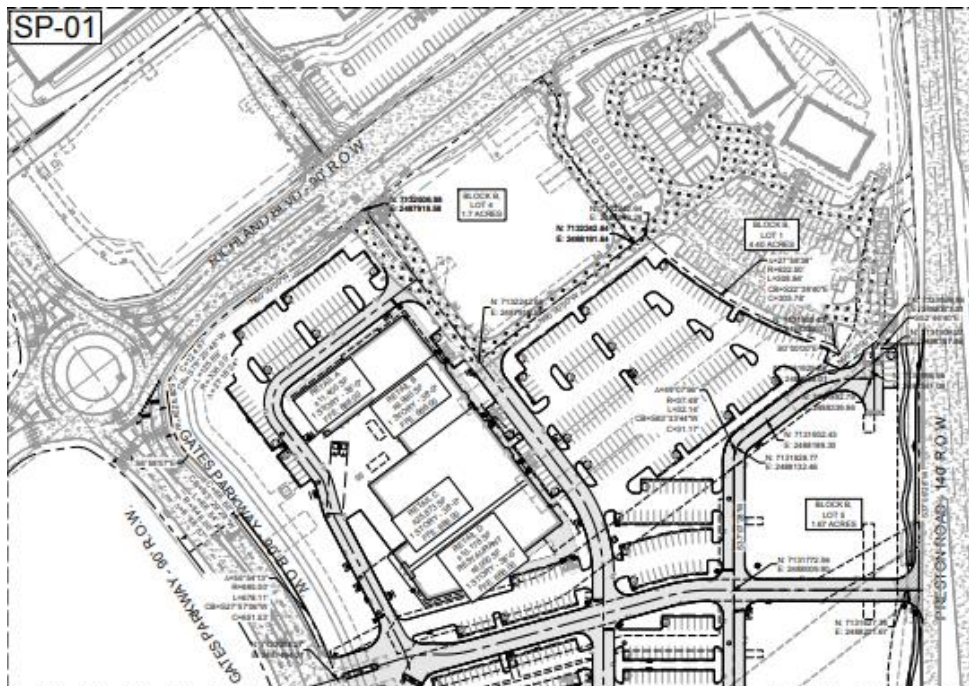
Re: Planning & Zoning Commission Meeting – December 19, 2023

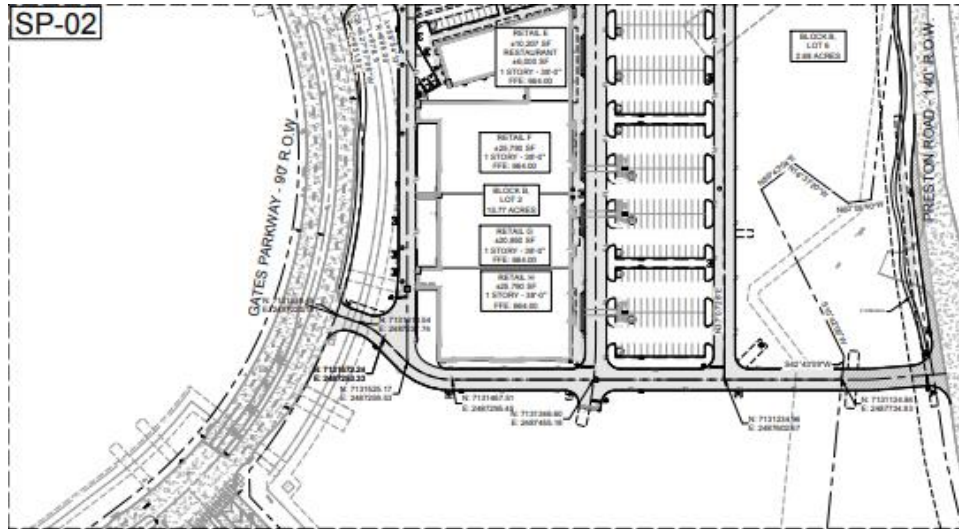
Agenda Item:

Consider and act upon a request for a Site Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0164)

Description of Agenda Item:

The Site Plan shows two buildings on 15.8± acres for retail and restaurants as shown below:





Access is provided from Preston Road and Richland Blvd. The Site Plan (DEVAPP-23-0164) conforms to the Planned Development-67 (PD-67) development standards.

As companion items, Façade Plan (DEVAPP-23-0165), Final Plat (DEVAPP-23-0188), and Revised Conveyance Plat (DEVAPP-23-0209) are on the Planning & Zoning Commission agenda for December 19, 2023.

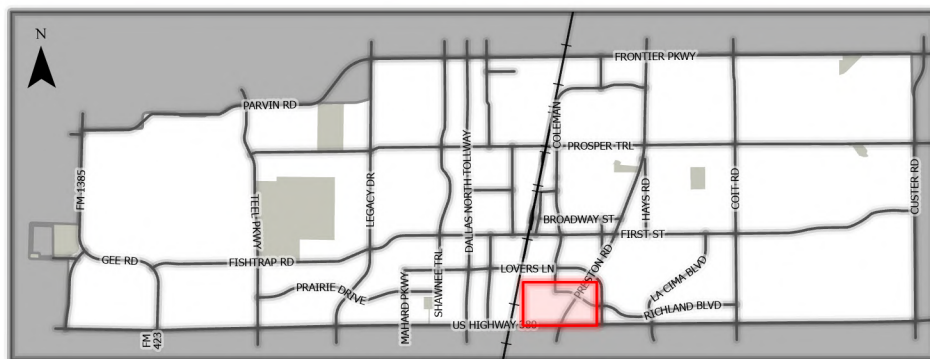
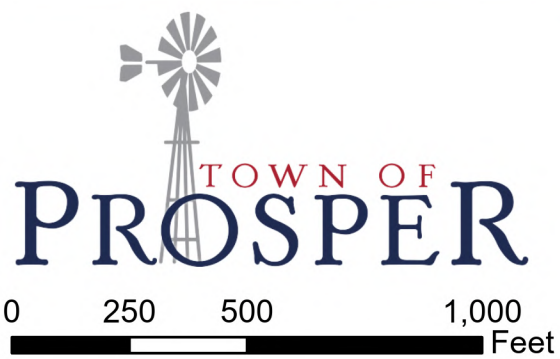
Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to:

1. Town Council approval of the Façade Plan (DEVAPP-23-0209), and
2. Staff approval of civil engineering plans.



DEVAPP-23-0164

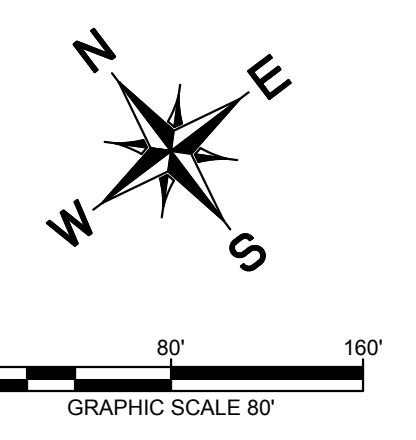
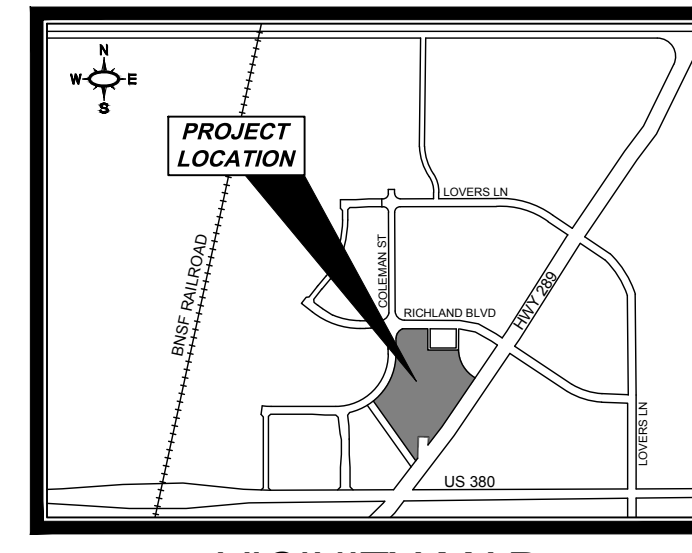
Gates of Prosper Phase 3,
Block B, Lot 2

Site Plan

This map for illustration purposes only

SP-01

SP-02



LEGEND

- FL PROPOSED FIRE LANE
- FL EXISTING PAVEMENT
- FL EXISTING FIRE LANE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED TURN LANE (REFER GATES OF PROSPER PHASE 3 TADOT SET)
- PROPOSED CONTOUR - MAJOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED
- TD TRENCH DRAIN

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.

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-67/PD RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	686,920 SF; 15.77 AC
BUILDING AREA (gross square footage)	152,078 GSF
BUILDING HEIGHT (number of stories)	38'1 (STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	22.14%
FLOOR AREA RATIO (for non-residential zoning)	22.1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	681 SPACES
TOTAL PARKING PROVIDED	683 SURFACE SPACES
TOTAL HANDICAP REQUIRED	14 SPACES
TOTAL HANDICAP PROVIDED	14 SPACES
INTERIOR LANDSCAPING REQUIRED	10,425 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	10,425 SQ. FT.
IMPERVIOUS SURFACE	560,917 SQ. FT.
USABLE OPEN SPACE REQUIRED	48,084 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	65,602 SQ. FT. (9%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

SITE PLAN
GATES OF PROSPER, PHASE 3
BLOCK B, LOT 2
DEVAPP-23-0164
Being 15.77 Acres Out Of The
JOHN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: 09/05/2023

Owner:
 300 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Rachel Korus, P.E.
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2580

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: JOSEPH C. RICCARDI
 P.E. No. 150472 Date: 03/XX/2023

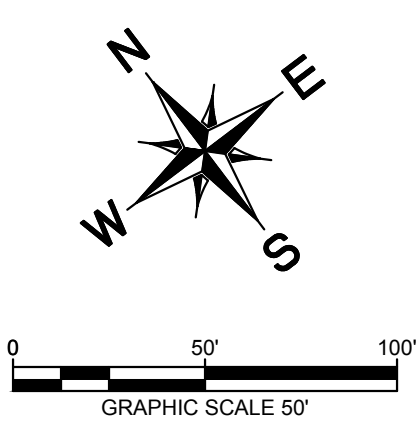
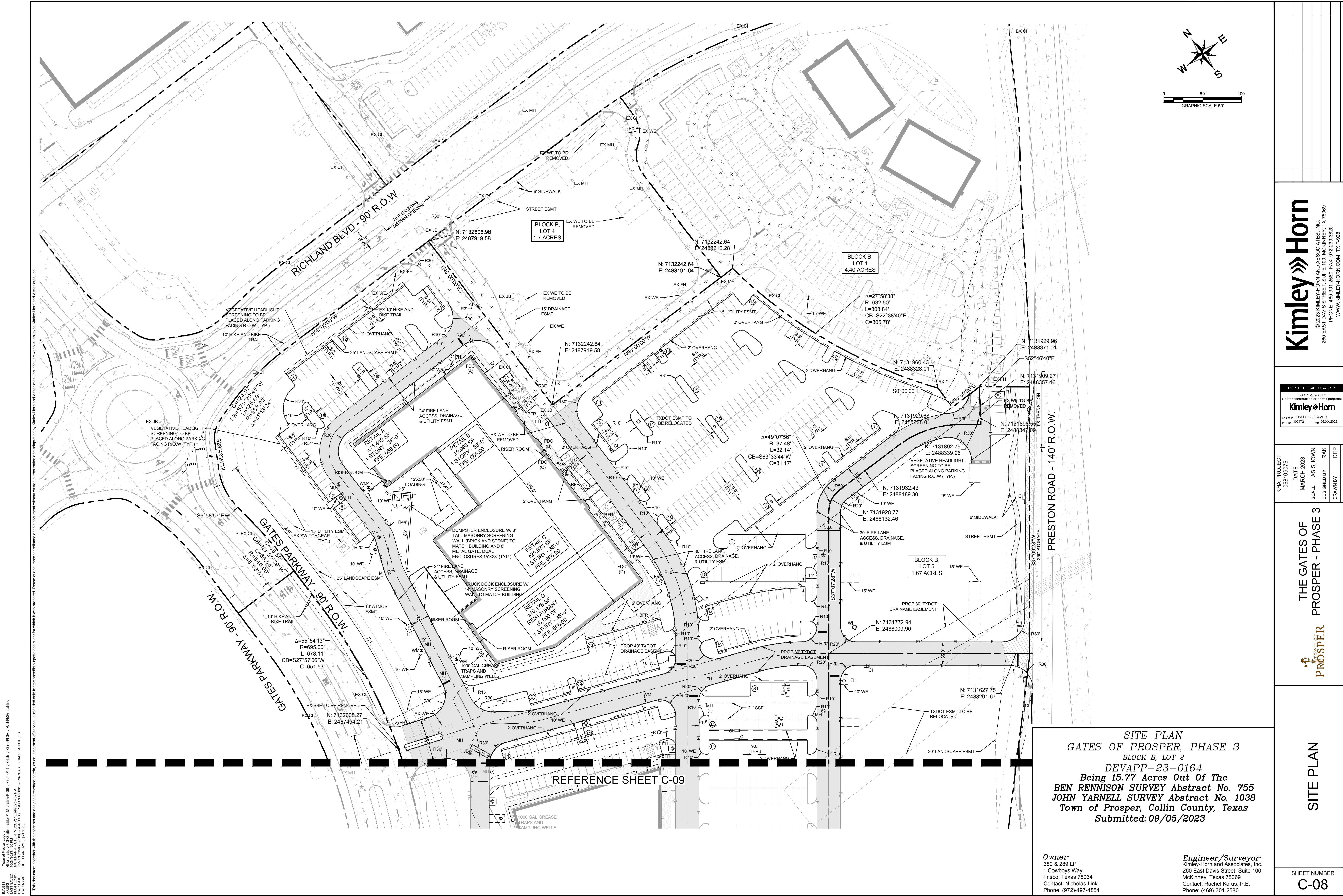
KHA PROJECT	068109076
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	RAK
DRAWN BY	DEP
CHECKED BY	JCR

THE GATES OF PROSPER - PHASE 3
PROSPER, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
C-07

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
 Kimley-Horn and Associates, Inc. is not responsible for any errors or omissions in this document, or for any consequences arising from the use of the information contained herein.
 Project: 068109076 - THE GATES OF PROSPER, PHASE 3 - SCADA PLANS SHEETS
 Date: 03/XX/2023
 Author: JOSEPH C. RICCARDI
 Designer: RAQUEL KORUS
 Drafter: DEBRA PATE
 Checker: JACOB RICHARDS
 Title: CIVIL ENGINEER
 License: P.E. NO. 150472
 State: TEXAS
 Scale: AS SHOWN
 Project No.: 068109076
 Drawing No.: C-07
 Date: 03/XX/2023
 Project Name: THE GATES OF PROSPER, PHASE 3 - SCADA PLANS SHEETS
 Project Location: 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 Project Description: PHASE 3 - SCADA PLANS SHEETS
 Project Status: PRELIMINARY
 Project Owner: 300 & 289 LP, 1 COWBOYS WAY, FRISCO, TEXAS 75034
 Project Contact: RACHEL KORUS, P.E., (972) 497-4854
 Project Phone: (972) 497-4854
 Project Fax: 972-239-3820
 Project Website: WWW.KIMLEY-HORN.COM
 Project Email: INFO@KIMLEY-HORN.COM
 Project Address: 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 Project Phone: 469-301-2580
 Project Fax: 972-239-3820
 Project Website: WWW.KIMLEY-HORN.COM
 Project Email: INFO@KIMLEY-HORN.COM



NO.	REVISIONS	DATE	BY

Kimley»Horn
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 PHONE: 469-301-2560 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
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Kimley»Horn
 Engineer: JOSEPH C. RICCARDI
 P.E. No. 150472 Date: 03/XX/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	RAK	DEP	JCR
068109076	MARCH 2023	AS SHOWN				

THE GATES OF PROSPER - PHASE 3

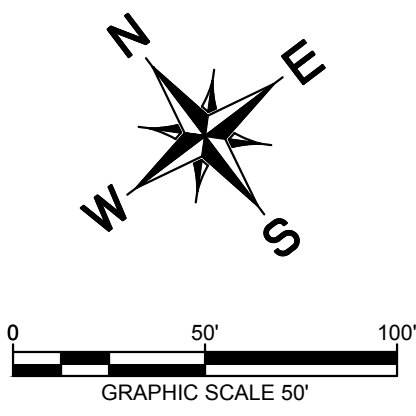
SITE PLAN
 SHEET NUMBER
C-08

SITE PLAN
GATES OF PROSPER, PHASE 3
BLOCK B, LOT 5
DEVAPP-23-0164
Being 15.77 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: 09/05/2023

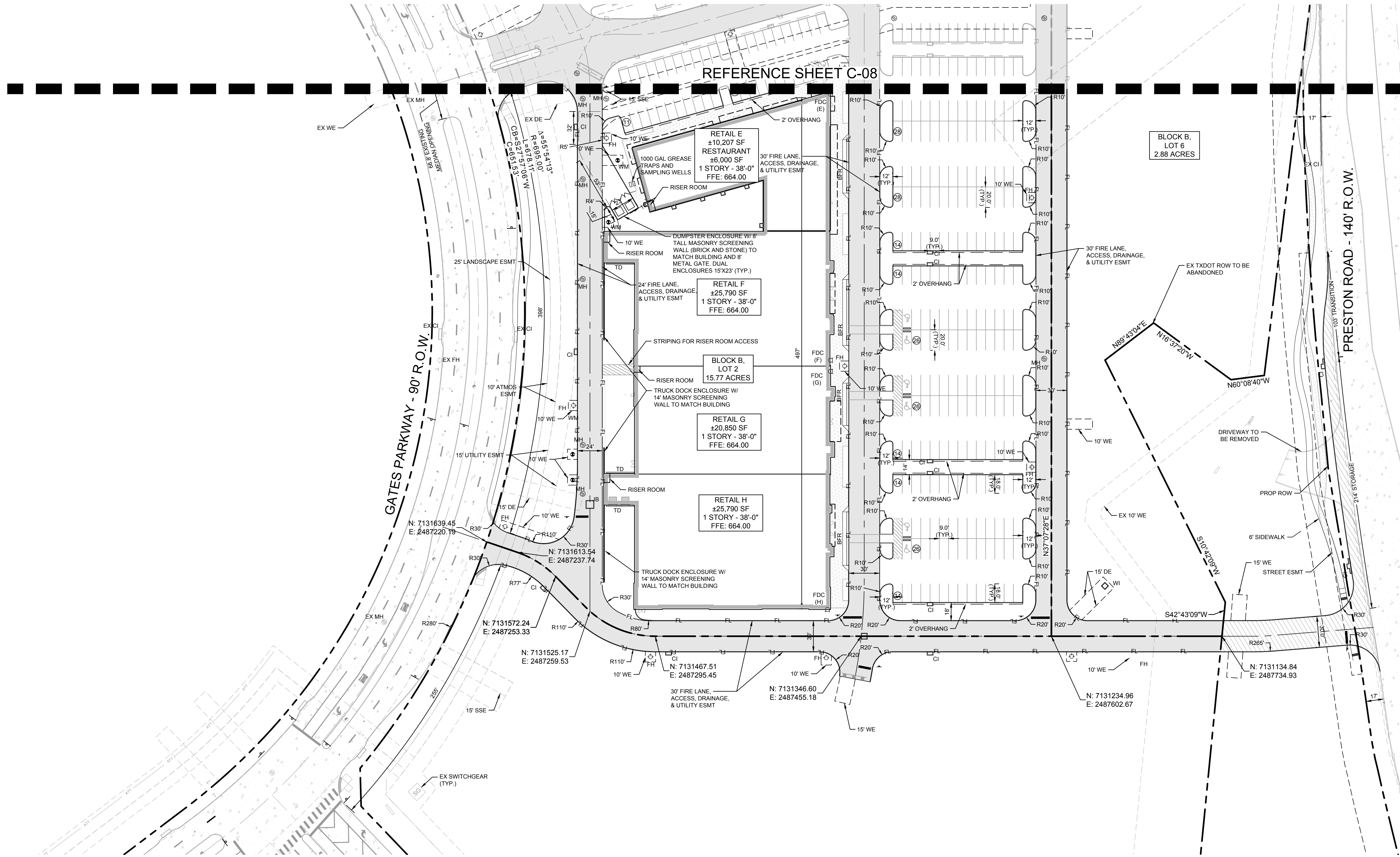
Owner:
 300 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 280 East Davis Street, Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2580

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REFERENCE SHEET C-08



SITE PLAN
GATES OF PROSPER, PHASE 3
BLOCK B, LOT 2
DEVAPP-23-0164
Being 15.77 Acres Out Of The
BEN RENNISON SURVEY Abstract No. 755
JOHN YARNELL SURVEY Abstract No. 1038
Town of Prosper, Collin County, Texas
Submitted: 09/05/2023

Owner:
 380 & 289 LP
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Rachel Korus, P.E.
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 280 East Davis Street, Suite 100
 McKinney, Texas 75069
 Phone: (469)-301-2580

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: JOSEPH C. RICCARDI
 P.E. No. 130472 Date: 03/XX/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	RAK	DEP	JCR
068109076	MARCH 2023	AS SHOWN	AS SHOWN			

THE GATES OF PROSPER - PHASE 3

 PROSPER, TEXAS

SITE PLAN
 SHEET NUMBER
C-09

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

Name of Project: Gates of Prosper, Phase 3
 Date: 03/XX/2023
 Project No.: 068109076
 Drawing No.: C-09
 Designer: Joseph C. Riccardi
 Checker: Rachel Korus
 Title: Surveyor
 Scale: As Shown

To: Planning & Zoning Commission

Item No. 3e

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Façade Plan Gates of Prosper
Planning & Zoning Commission Meeting – December 19, 2023

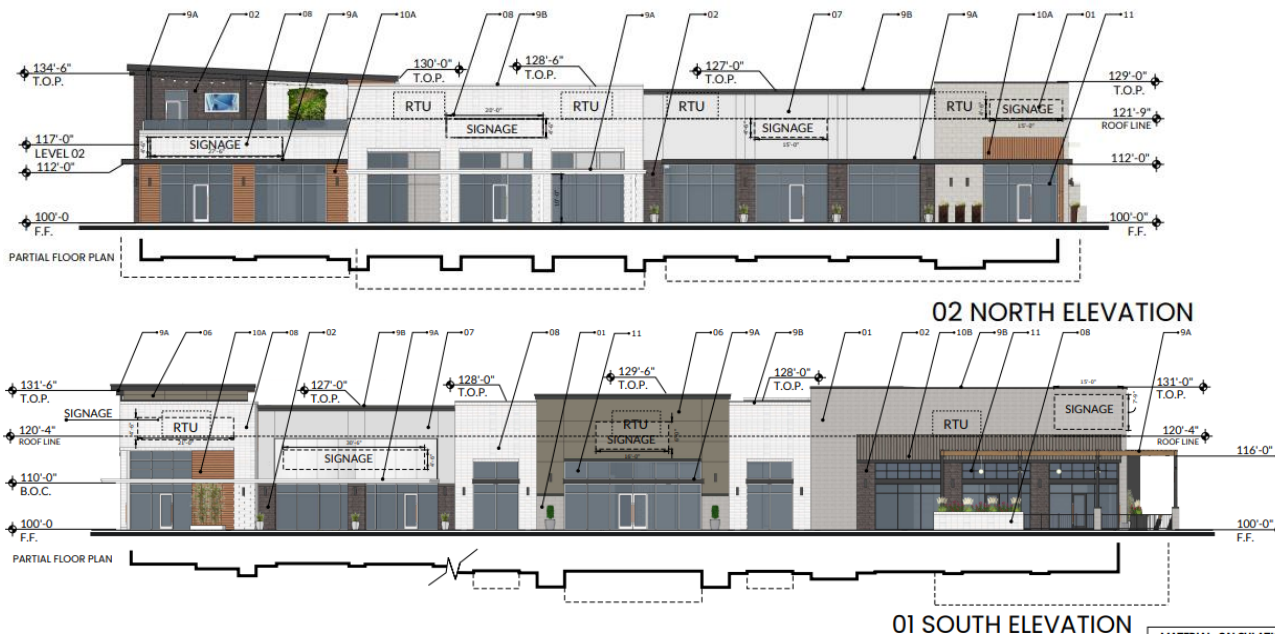
Agenda Item:

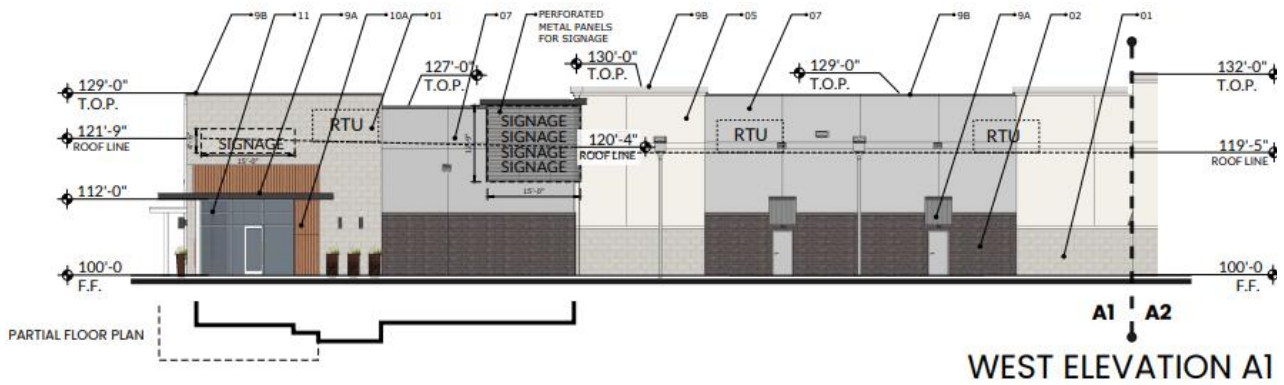
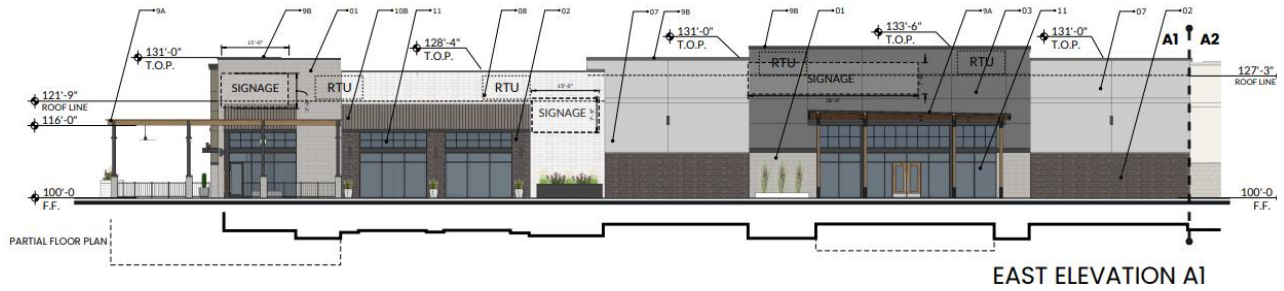
Consider and act upon a request for a Façade Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0165)

Description of Agenda Item:

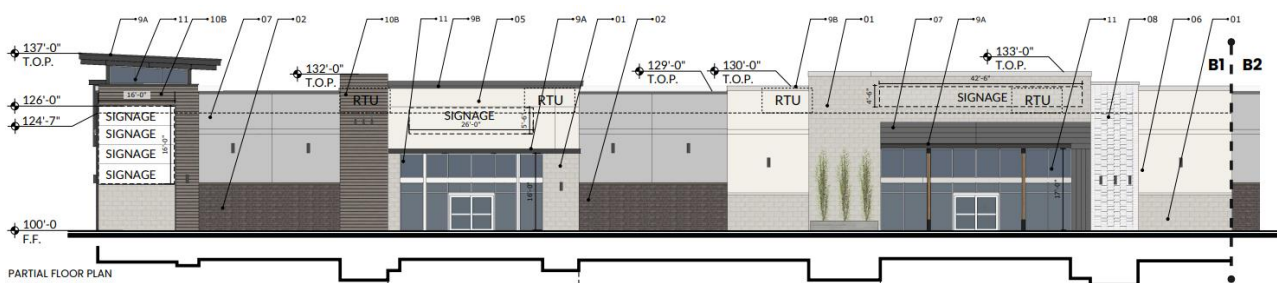
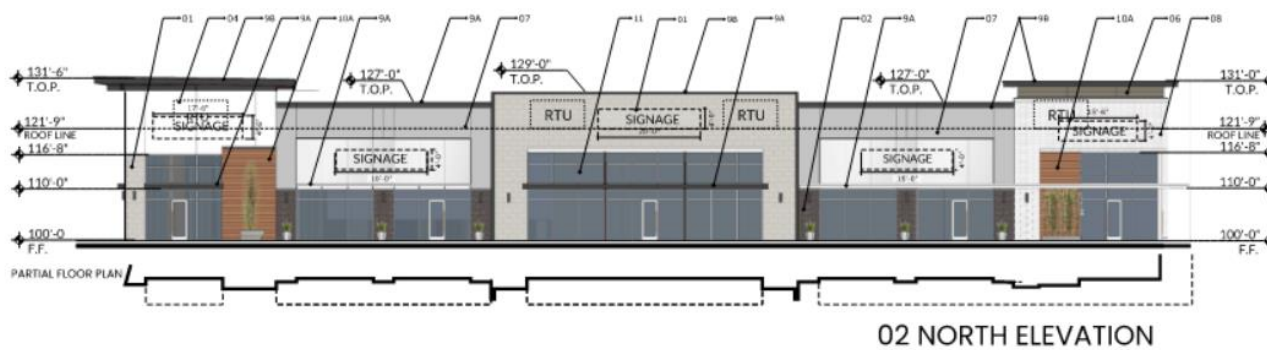
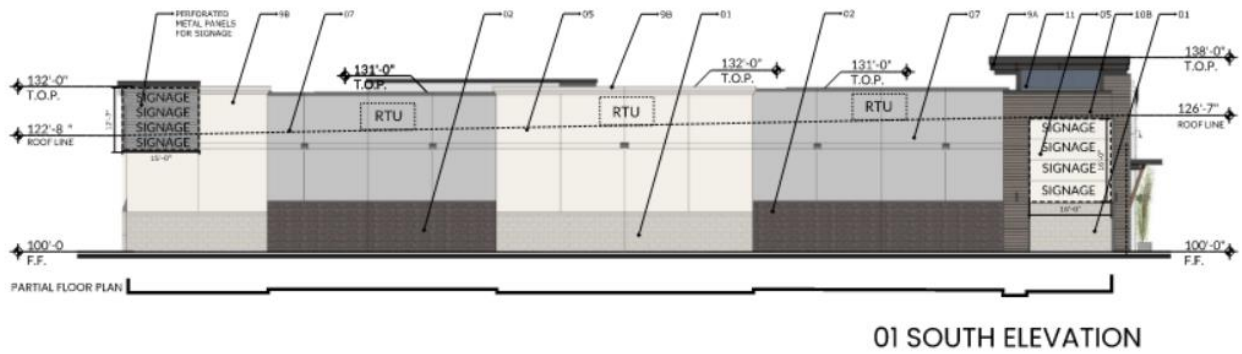
Per Planned Development-94 (PD-67), façade plans are required to be approved by Town Council. The façade plan shows exterior elevations of the Restaurant and Retail buildings that are being proposed on the subject property as shown below:

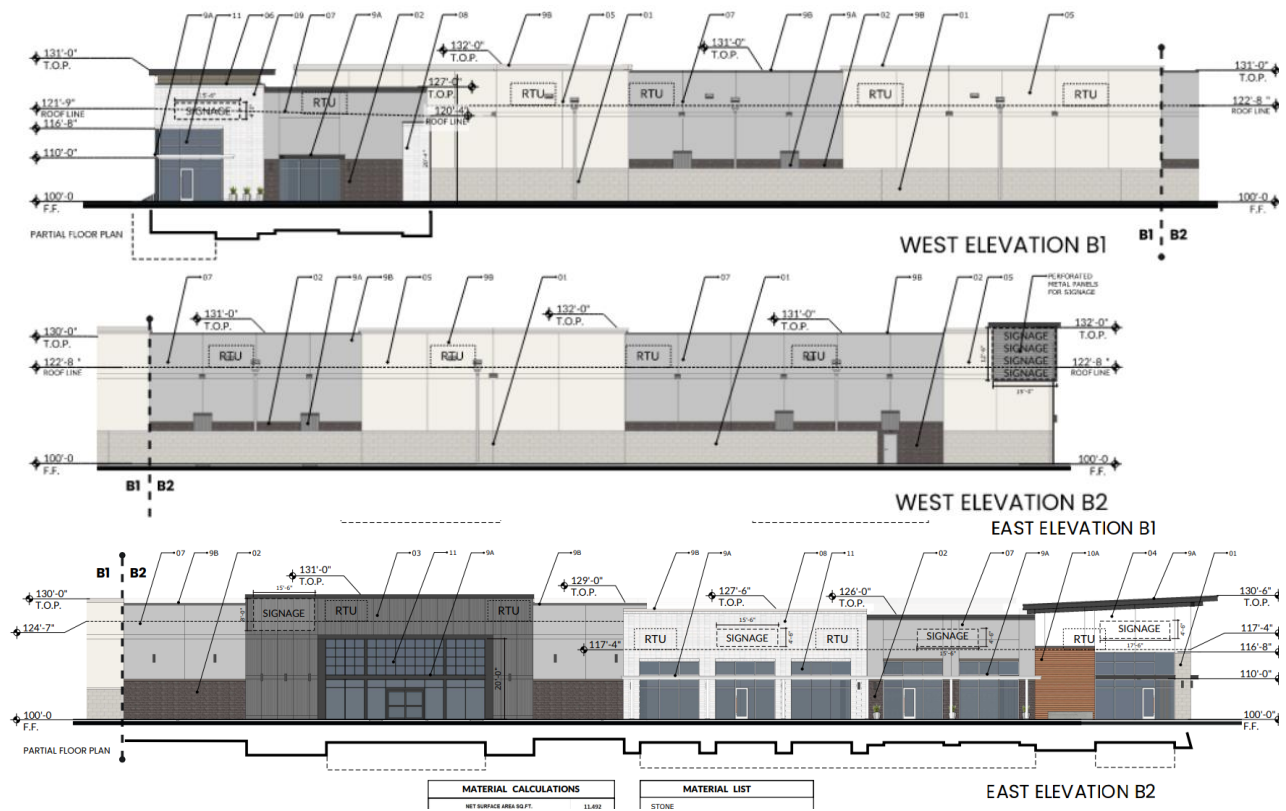
Building A (northern building)





Building B (southern building)





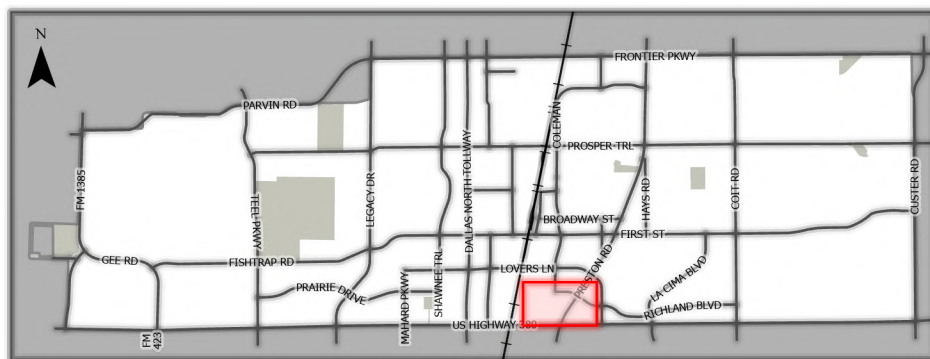
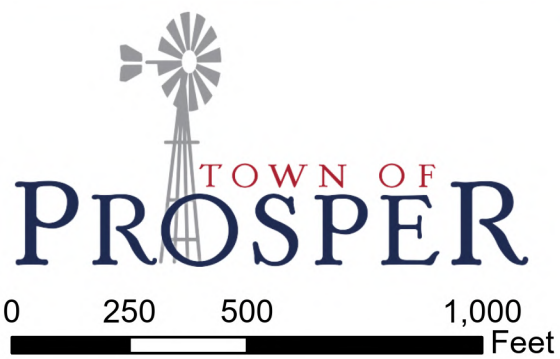
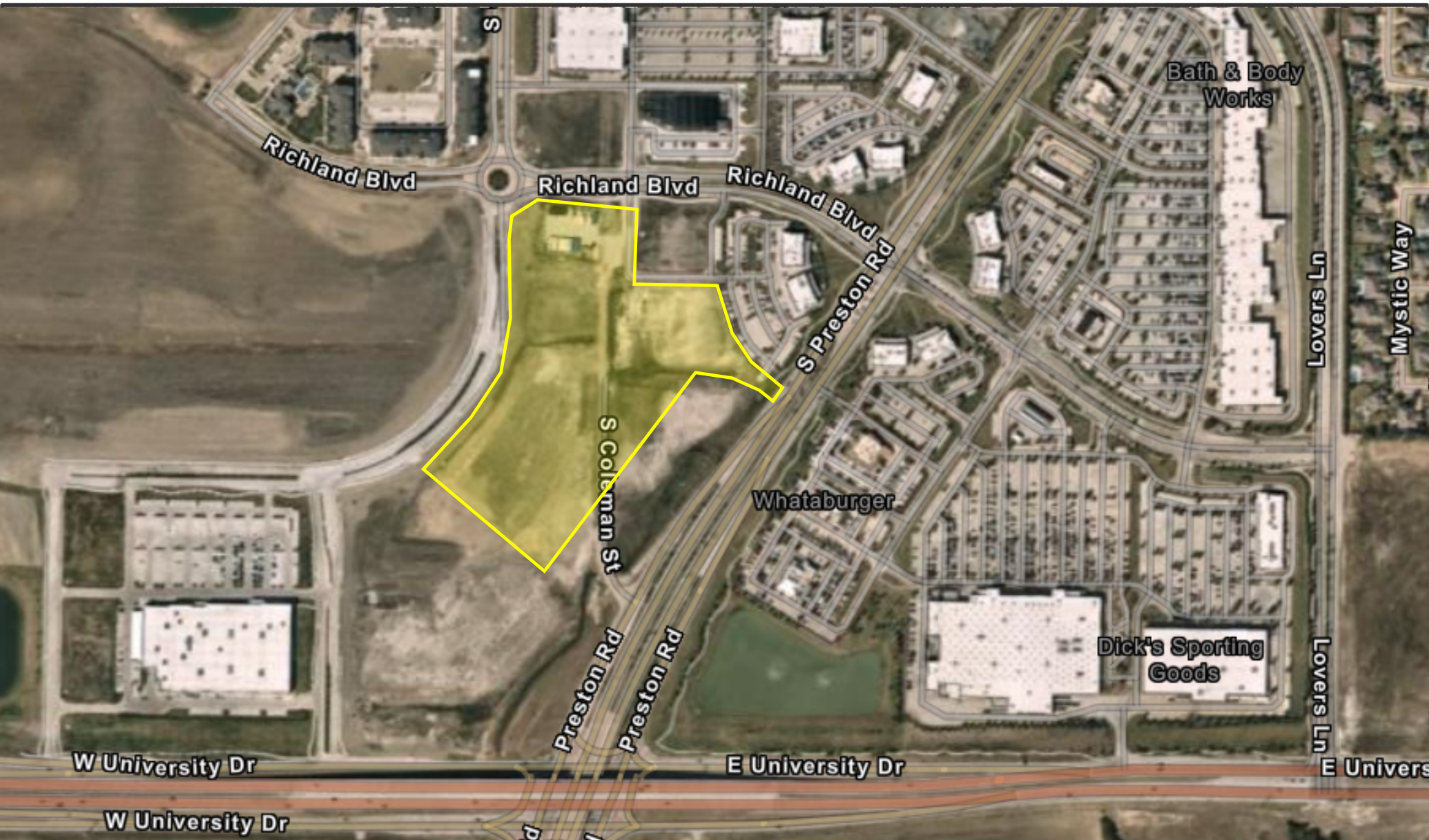
As companion items, Site Plan (DEVAPP-23-0164), Replat/Final Plat (DEVAPP-23-0188), and Revised Conveyance Plat (DEVAPP-23-0209) are on the Planning & Zoning Commission agenda for December 19, 2023.

Attached Documents:

1. Location Map
2. Façade Plan

Town Staff Recommendation:

Town Staff recommends approval of the Façade Plan, subject to Town Council approval.

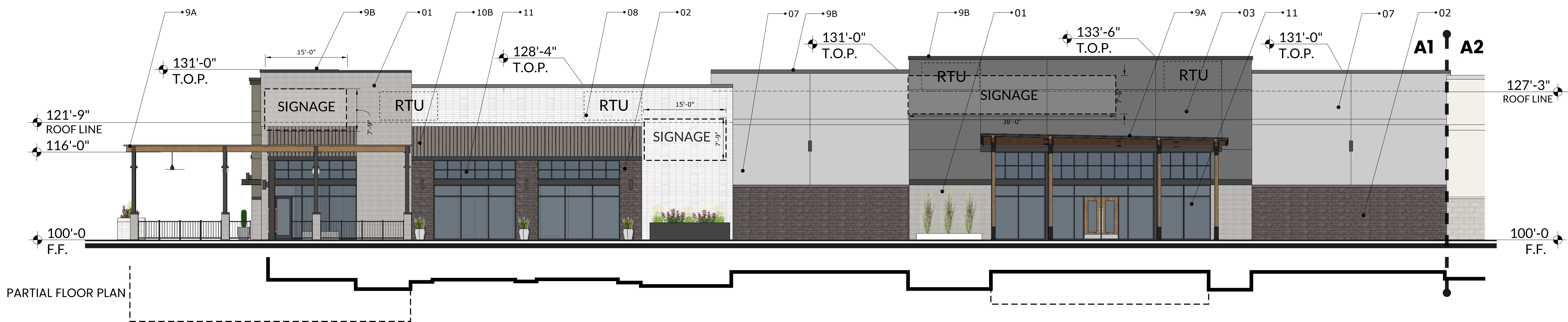


DEVAPP-23-0165
 Gates of Prosper Phase 3,
 Block B, Lot 2

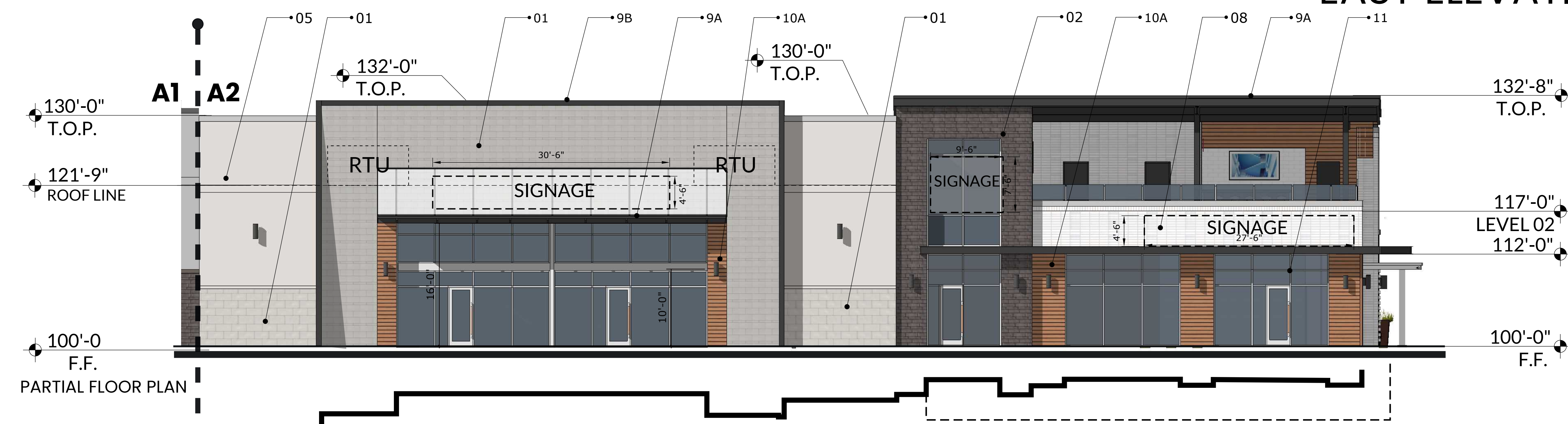
This map for illustration purposes only



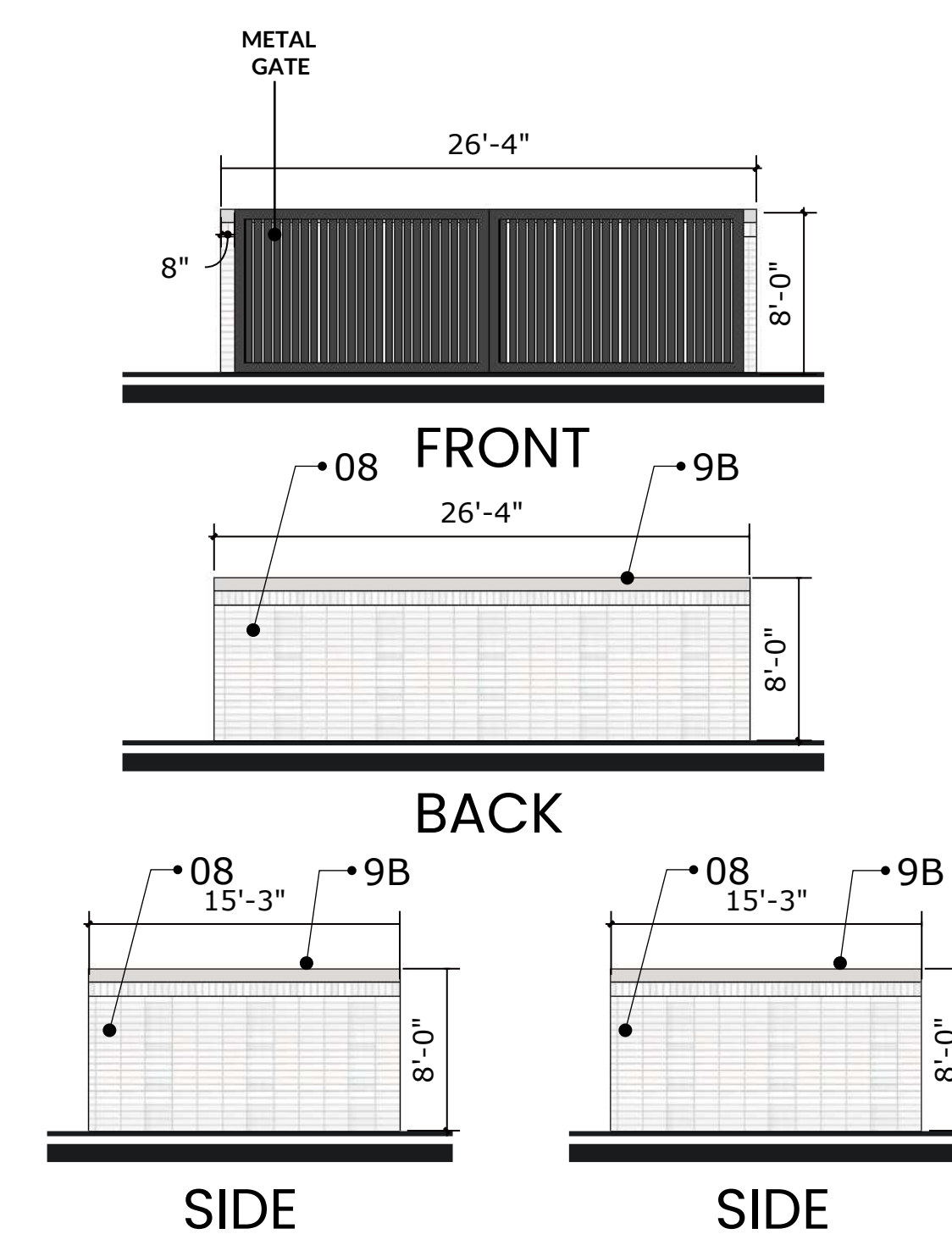
OVERALL EAST ELEVATION



EAST ELEVATION A1



EAST ELEVATION A2



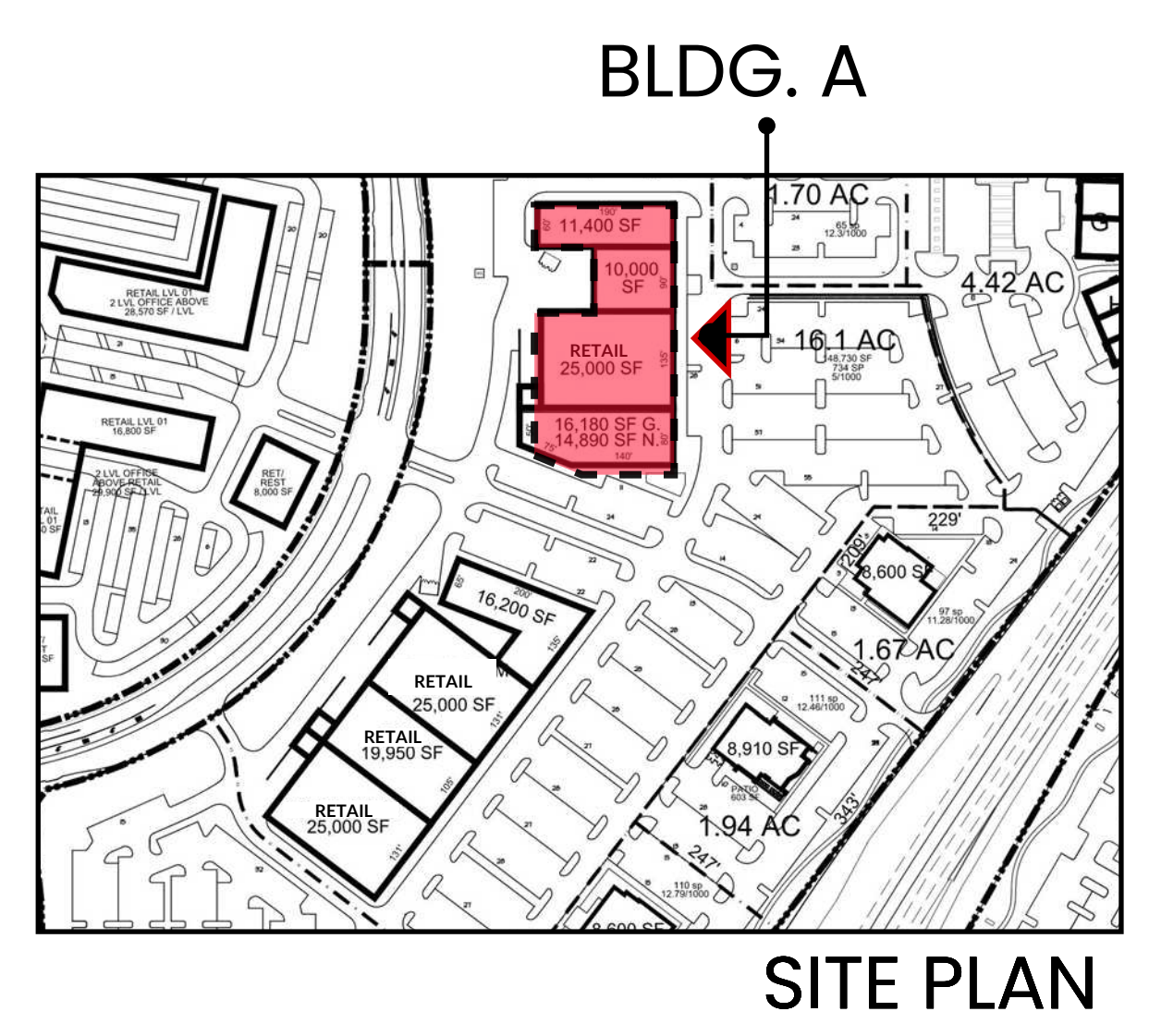
DUMPSTER ENCLOSURE ELEVATIONS

ELEVATION NOTES

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

MATERIAL CALCULATIONS	
NET SURFACE AREA SQ.FT.	7,686
TOTAL SURFACE AREA SQ.FT.	10,080
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE	
① Manufactured Smooth Limestone	25%
② Manufactured Dark Stone	18%
Total Stone	42%
③ Painted Formliner (Cityscape - SW 7067)	13%
④ Tilt Wall Color 01 (Snowbound - SW 7004)	1%
⑤ Tilt Wall Color 02 (Shoji White - SW 7042)	7%
⑥ Tilt Wall Color 03 (Anonymous - SW 7046)	0%
⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)	8%
Total Tilt Wall	15%
⑧ Brick	1,130
Total Masonry	85%
9A Metal Canopy 9B Metal Coping	9%
⑩ Wood Like Cementious Board	6%
Total Secondary Material	15%
⑪ Glazing	31%

MATERIAL LIST	
STONE	
①	Manufactured Smooth Limestone
②	Manufactured Dark Stone
TILT WALL	
③	Painted Formliner (Cityscape - SW7067)
④	Tilt Wall Color 01 (Snowbound - SW 7004)
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)
⑥	Tilt Wall Color 03 (Anonymous SW 7046)
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)
⑧	BRICK
9A	METAL CANOPY
9B	METAL COPING
⑩A	WOOD LIKE CEMENTIOUS BOARD 01
⑩B	WOOD LIKE CEMENTIOUS BOARD 02
⑪	GLAZING



SITE PLAN

FACADE PLAN

GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
 BEING 15.77 ACRES OUT OF THE
 BEN RENNISON SURVEY ABSTRACT NO.755
 JOHN YARNELL SURVEY ABSTRACT NO.1038
 COLLIN COUNTY SCHOOL LAND NO.SURVEY
 ABSTRACT NO.147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SUBMITTED:

OWNER:
 380 & 289 LP
 1 COWBOYS WAY
 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972)497-4854

ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100
 MCKINNEY, TEXAS 75069
 CONTACT: RACHEL KORUS, P.E.
 PHONE: (946)301-2580

ARCHITECT:
 O'BRIEN ARCHITECTS
 1722 ROUTH ST., SUITE 122
 DALLAS, TEXAS 75201
 CONTACT: DAVID TRUONG
 PHONE: (972) 788-1010

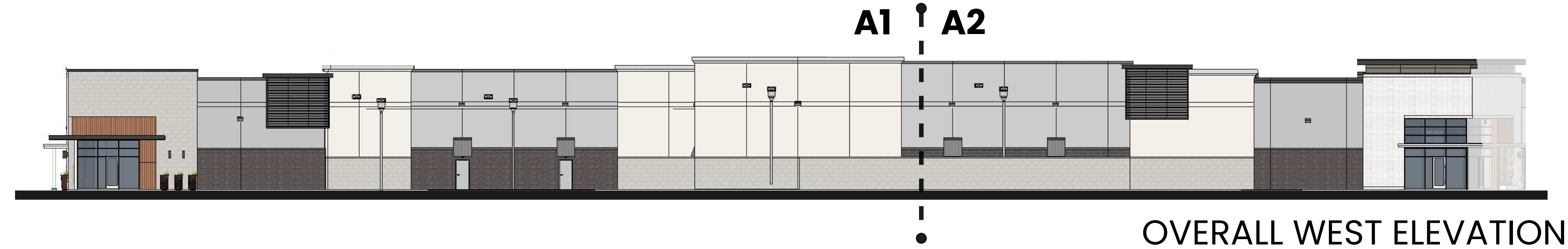
GATES OF PROSPER PHASE III



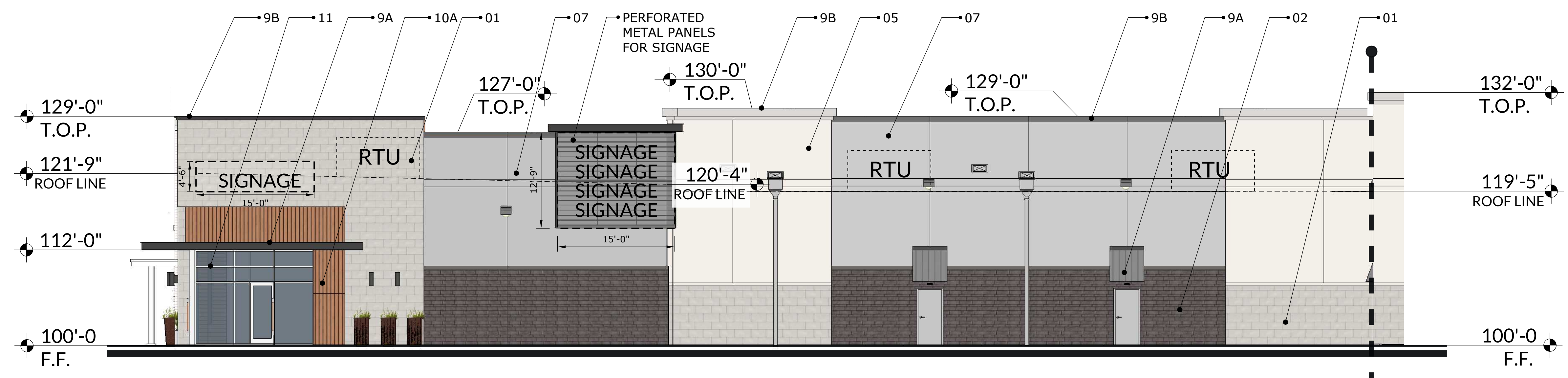
BLDG.A ELEVATIONS FRONT (EAST)

SCALE : 1/8" = 1'-0" | 09.19.2023



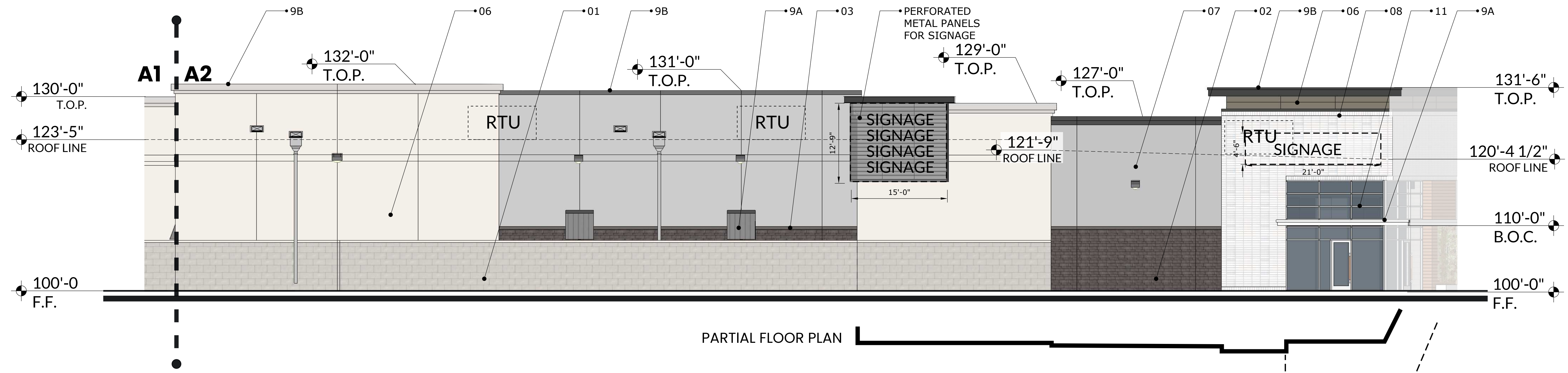


OVERALL WEST ELEVATION



PARTIAL FLOOR PLAN

WEST ELEVATION A1



PARTIAL FLOOR PLAN

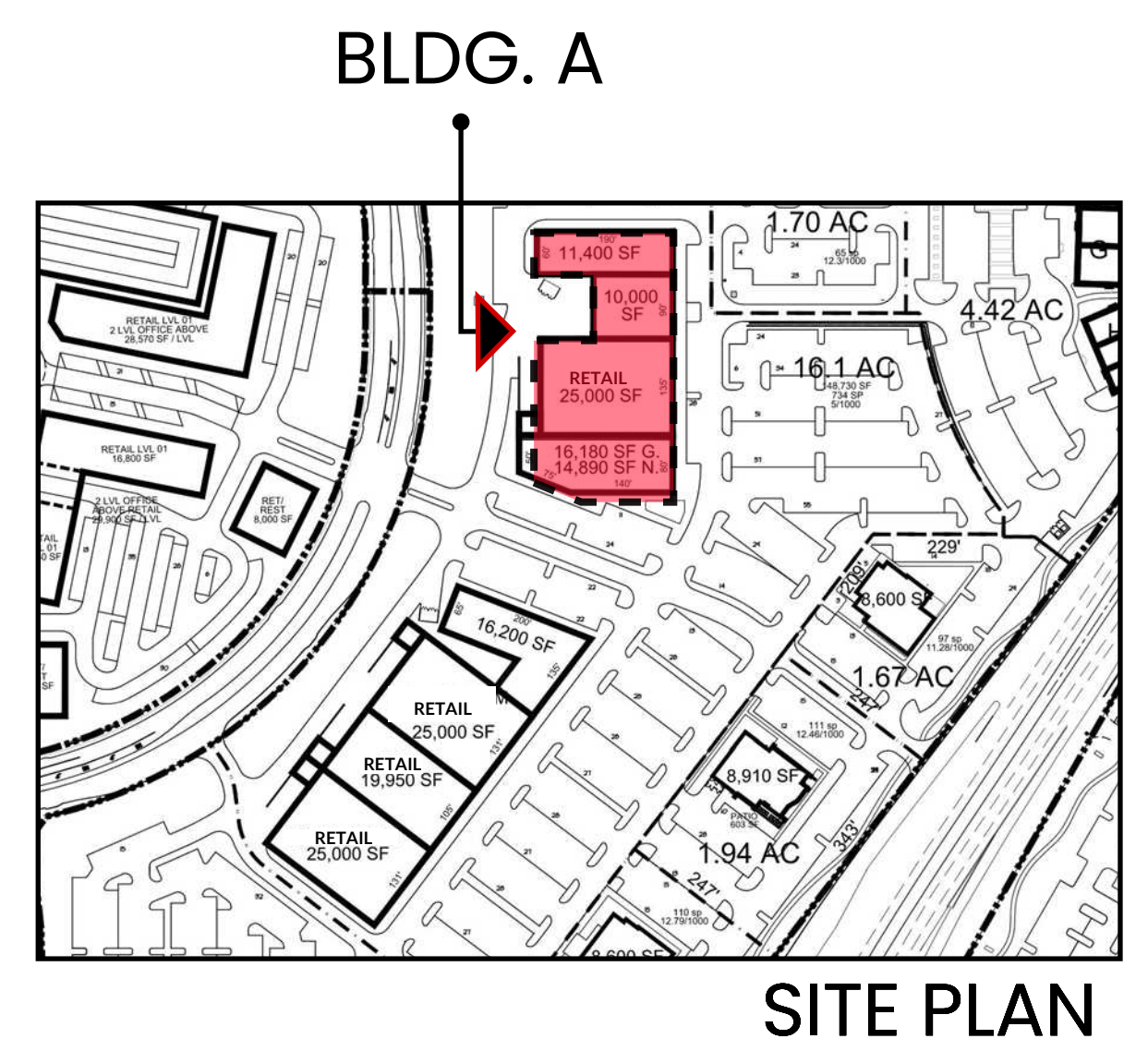
WEST ELEVATION A2

ELEVATION NOTES

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- WINDOWS SHALL BE MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN(10) PERCENT.
- ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

MATERIAL CALCULATIONS	
NET SURFACE AREA SQ.FT.	9,185
TOTAL SURFACE AREA SQ.FT.	9,603
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE	
① Manufactured Smooth Limestone	16%
② Manufactured Dark Stone	12%
Total Stone	28%
③ Dark Formliner	0%
④ Tilt Wall Color 01 (Snowbound - SW 7004)	0%
⑤ Tilt Wall Color 02 (Shoji White - SW 7042)	27%
⑥ Tilt Wall Color 03 (Anonymous - SW 7046)	1%
⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)	30%
Total Tilt Wall	57%
⑧ Brick	5%
Total Masonry	90%
⑨A Metal Canopy ⑨B Metal Coping	9%
⑩ Wood Composite Material	1%
Total Secondary Material	10%
⑪ Glazing	5%

MATERIAL LIST	
STONE	
①	Manufactured Smooth Limestone
②	Manufactured Dark Stone
TILT WALL	
③	Painted Formliner (Cityscape - SW7067)
④	Tilt Wall Color 01 (Snowbound - SW 7004)
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)
⑥	Tilt Wall Color 03 (Anonymous SW 7046)
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)
⑧	BRICK
⑨A	METAL CANOPY
⑨B	METAL COPING
⑩A	WOOD LIKE CEMENTIOUS BOARD 01
⑩B	WOOD LIKE CEMENTIOUS BOARD 02
⑪	GLAZING



SITE PLAN

FACADE PLAN

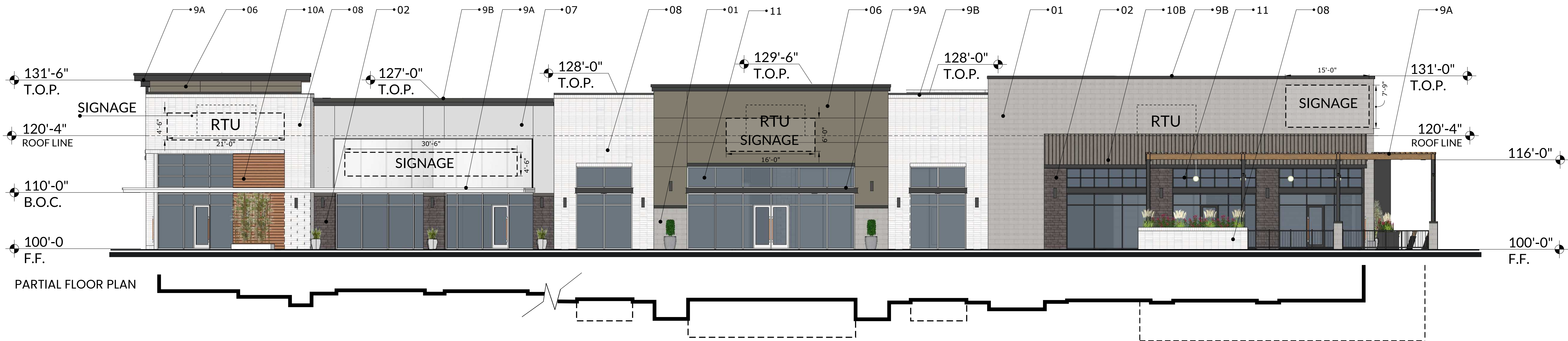
GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
 BEING 15.77 ACRES OUT OF THE
 BEN RENNISON SURVEY ABSTRACT NO.755
 JOHN YARNELL SURVEY ABSTRACT NO.1038
 COLLIN COUNTY SCHOOL LAND NO.SURVEY
 ABSTRACT NO.147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SUBMITTED:

OWNER:
 380 & 289 LP
 1 COWBOYS WAY
 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972)497-4854

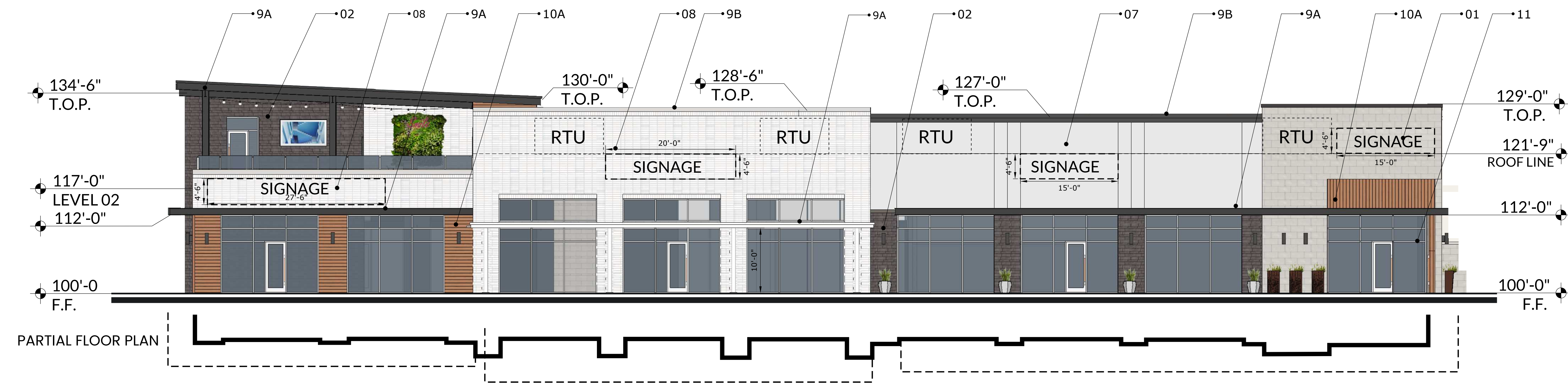
ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100
 MCKINNEY, TEXAS 75069
 CONTACT: RACHEL KORUS, P.E.
 PHONE: 9469/301-2580

ARCHITECT:
 O'BRIEN ARCHITECTS
 1722 ROUTH ST., SUITE 122
 DALLAS, TEXAS 75201
 CONTACT: DAVID TRUONG
 PHONE: (972) 788-1010

GATES OF PROSPER PHASE III



01 SOUTH ELEVATION



02 NORTH ELEVATION

MATERIAL CALCULATIONS		SOUTH	NORTH
NET SURFACE AREA SQ.FT.		3,630	3,298
TOTAL SURFACE AREA SQ.FT.		5,569	5,090
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE			
①	Manufactured Smooth Limestone	23%	12%
		845	380
②	Manufactured Dark Stone	3%	12%
		120	405
	Total Stone	27%	24%
		965	785
③	Dark Formliner	0%	0%
		0	0
④	Tilt Wall Color 01 (Snowbound - SW 7004)	0%	0%
		0	0
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)	0%	0%
		0	0
⑥	Tilt Wall Color 03 (Anonymous - SW 7046)	2%	0%
		61	0
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)	17%	20%
		635	650
	Total Tilt Wall	19%	20%
		696	650
⑧	Brick	29%	37%
		1,040	1,208
	Total Masonry	74%	80%
		2,701	2,643
⑨A	Metal Canopy	10%	13%
	⑨B Metal Coping	375	413
⑩	Wood Composite Material	15%	7%
		554	242
	Total Secondary Material	26%	20%
		929	655
⑪	Glazing	53%	54%
		1,939	1,792

ELEVATION NOTES

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MATERIAL LIST

STONE

- ① Manufactured Smooth Limestone
- ② Manufactured Dark Stone

TILT WALL

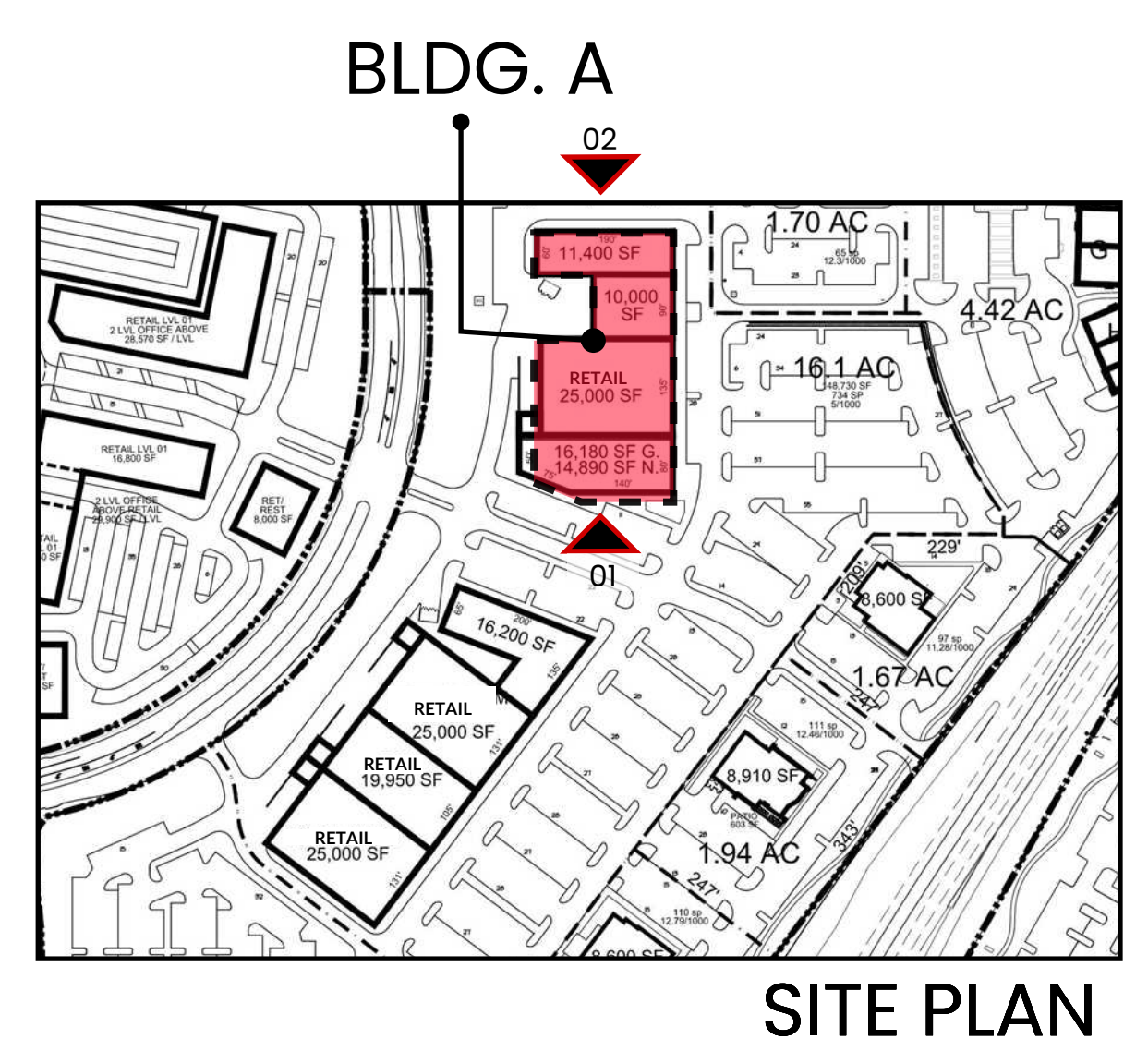
- ③ Painted Formliner (Cityscape - SW7067)
- ④ Tilt Wall Color 01 (Snowbound - SW 7004)
- ⑤ Tilt Wall Color 02 (Shoji White - SW 7042)
- ⑥ Tilt Wall Color 03 (Anonymous SW 7046)
- ⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)

⑧ BRICK

⑨A METAL CANOPY ⑨B METAL COPING

⑩A WOOD LIKE CEMENTIOUS BOARD 01 ⑩B WOOD LIKE CEMENTIOUS BOARD 02

⑪ GLAZING



FACADE PLAN

GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
 BEING 15.77 ACRES OUT OF THE
 BEN RENNISON SURVEY AVSTRACT NO.755
 JOHN YARNELL SURVEY ABSTRACT NO.1038
 COLLIN COUNTY SCHOOL LAND NO.SURVEY
 ABSTRACT NO.147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SUBMITTED:

OWNER:
 380 & 288 LP
 1 COWBOYS WAY
 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972)497-4854

ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100
 MCKINNEY, TEXAS 75069
 PHONE: 9469/301-2580

ARCHITECT:
 O'BRIEN ARCHITECTS
 1722 ROUTH ST., SUITE 122
 DALLAS, TEXAS 75201
 CONTACT: DAVID TRUONG
 PHONE: (972) 788-1010

GATES OF PROSPER PHASE III



01 OVERALL EAST ELEVATION



02 OVERALL SOUTH ELEVATION



03 SOUTHEAST CORNER ELEVATION



04 OVERALL NORTHEAST ELEVATION

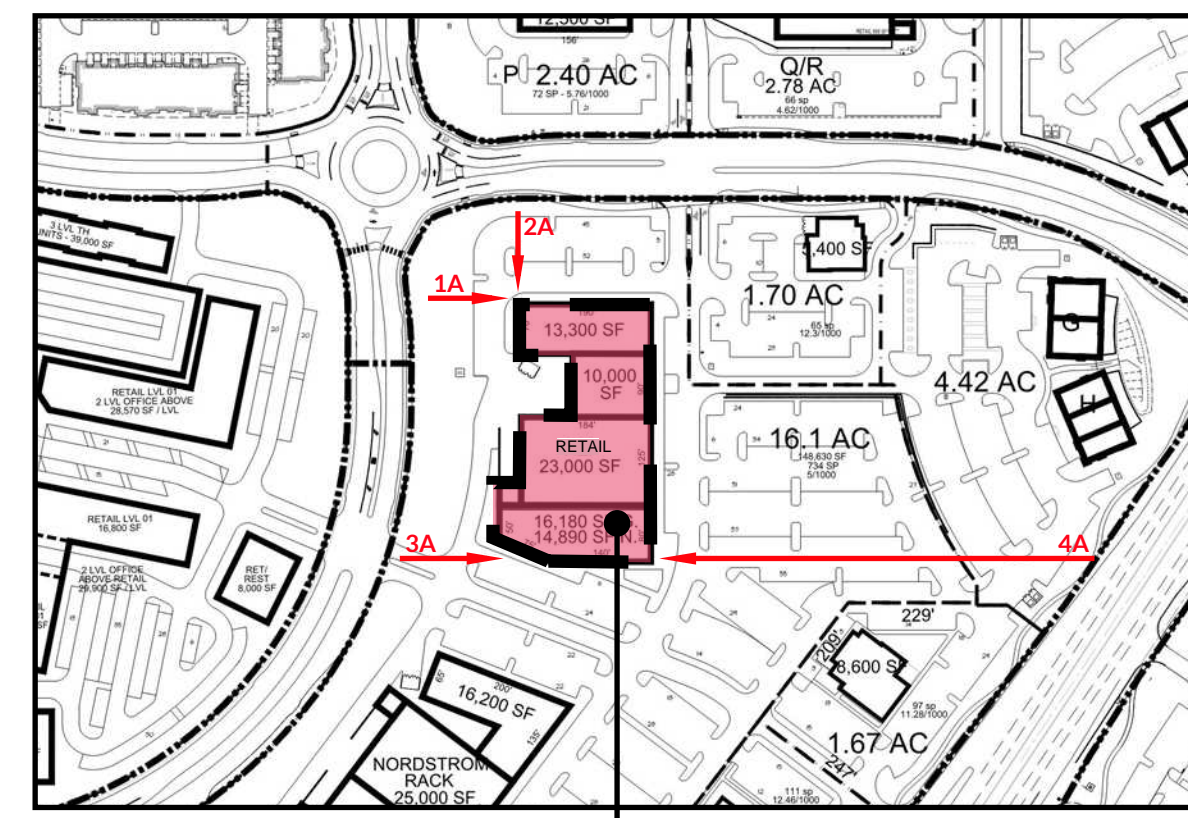


05 OVERALL NORTH ELEVATION

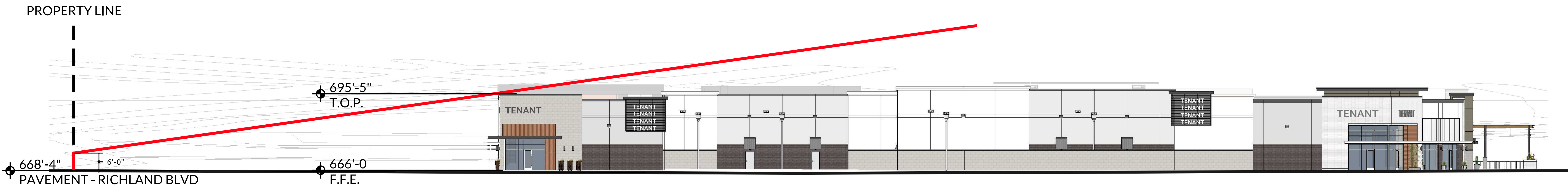
GATES OF PROSPER PHASE III



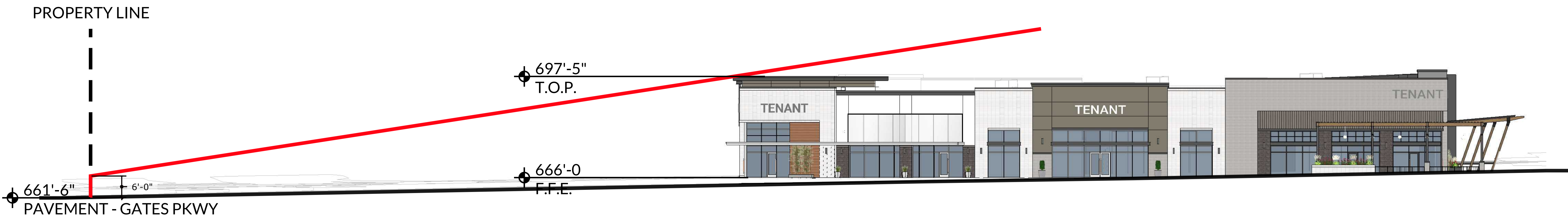
BUILDING A - SIGHTLINE 1A



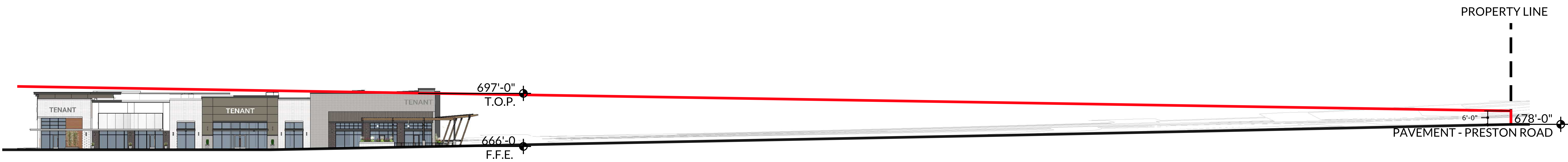
BLDG. A SITE PLAN



BUILDING A - SIGHTLINE 2A



BUILDING A - SIGHTLINE 3A



BUILDING A - SIGHTLINE 4A

GATES OF PROSPER PHASE III



PROSPER, TX

BLDG.A SIGHT LINE STUDIES

09.19.2022



STONE



1 MANUFACTURED SMOOTH LIMESTONE

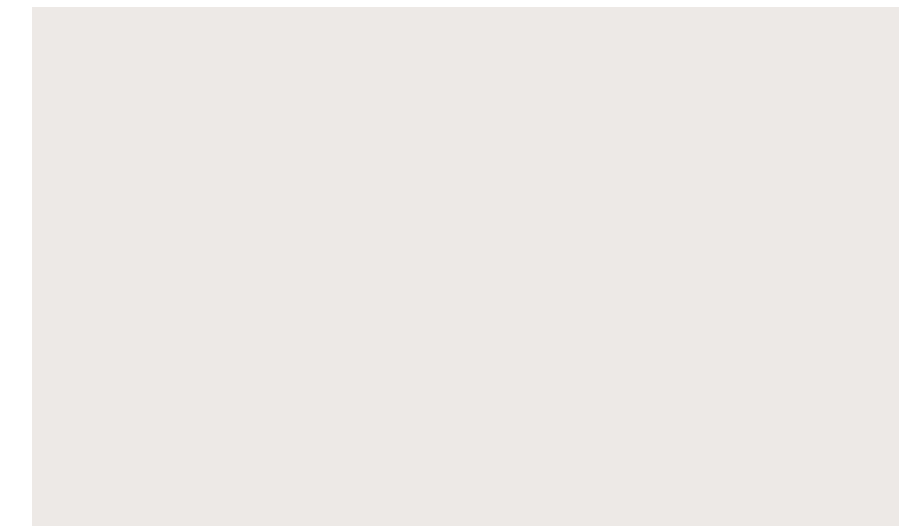


2 MANUFACTURED DARK STONE

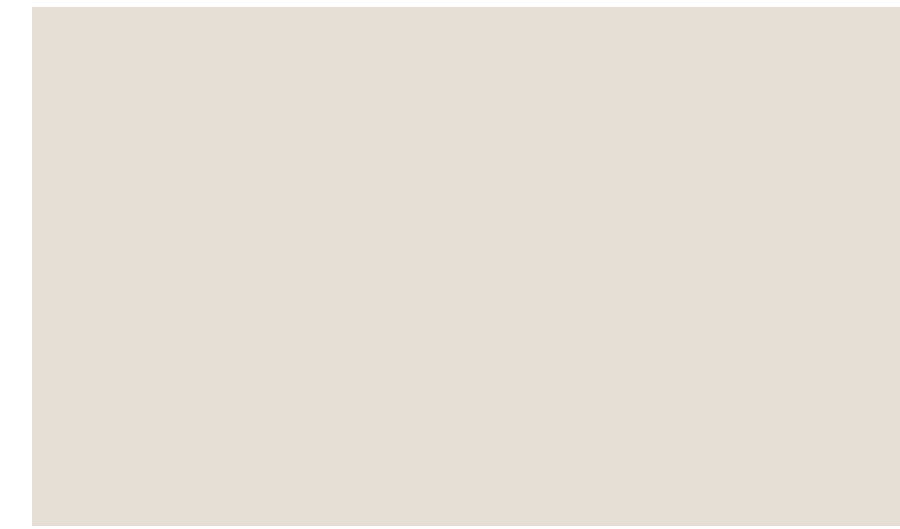
PAINT COLORS ON FACADE



3 SHERWIN WILLIAMS CITYSCAPE - SW 7067



4 SHERWIN WILLIAMS SNOWBOUND - SW 7004



5 SHERWIN WILLIAMS SHOJI WHITE - SW 7042

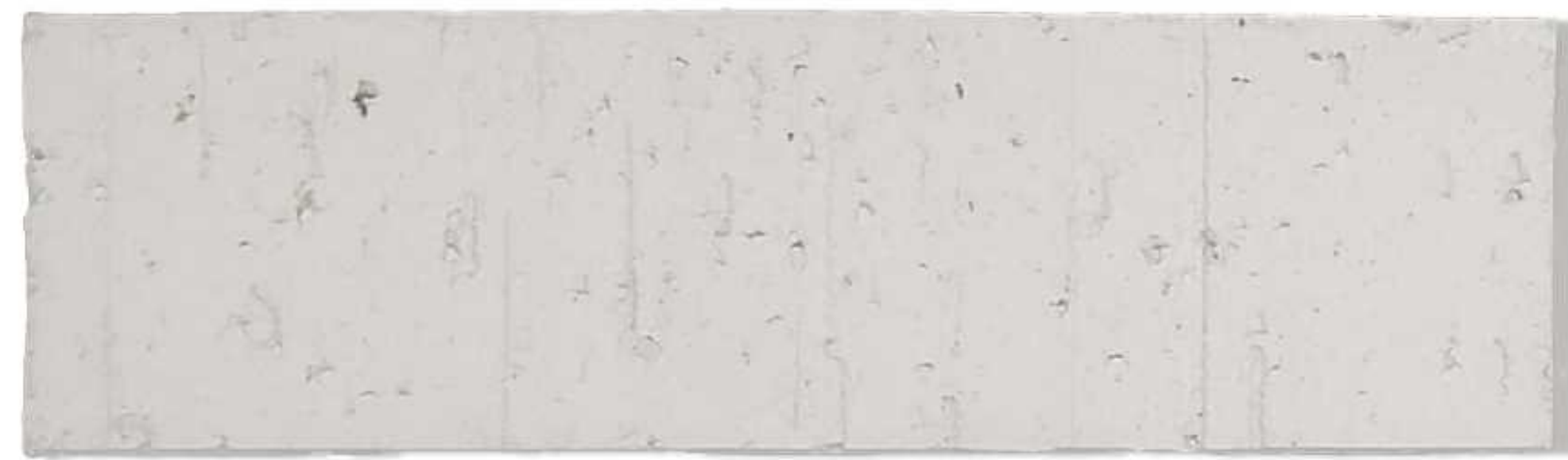


6 SHERWIN WILLIAMS ANONYMOUS - SW 7046



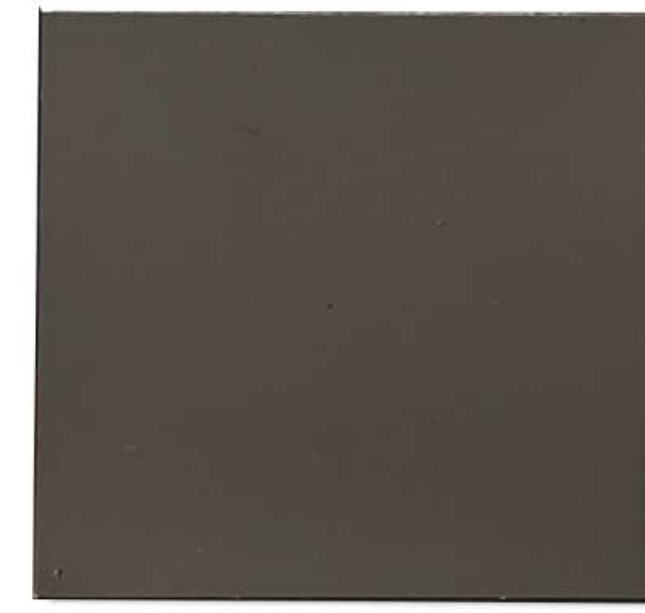
7 SHERWIN WILLIAMS GRAY MATTERS - SW 7066

BRICK



8 BRICK (PAINTED)

METAL



9A METAL CANOPY PAINTED: SHERWIN WILLIAMS IRON ORE - SW 7069



9B METAL COPING BERRIDGE - CHARCOAL

SIDING



10A WOOD LIKE CEMENTITIOUS BOARD



10B WOOD LIKE CEMENTITIOUS BOARD

GLAZING



11 VITRO GLAZING Solarban® 70 (2) Atlantica® + Clear
VISIBLE LIGHT REFLECTANCE:
EXTERIOR: 10%
INTERIOR: 13%

STOREFRONT SYSTEM



DARK BRONZE

FACADE PLAN

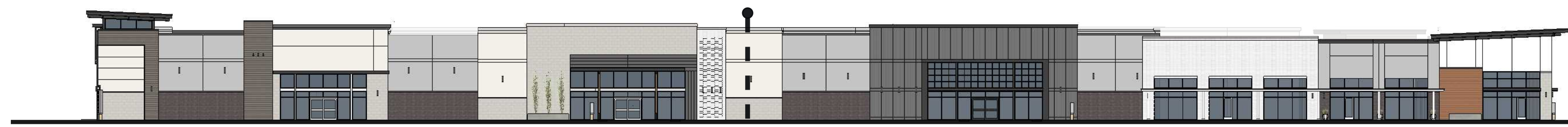
GATES OF PROSPER, PHASE 03
BLOCK B, LOT 2
DEVAPP-23-0165
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JOHN YARNELL SURVEY ABSTRACT NO.1038
COLLIN COUNTY SCHOOL LAND NO.SURVEY
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TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED:

OWNER:
380 & 289 LP
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT: NICHOLAS LINK
PHONE: (972)497-4854

ENGINEER/ SURVEYOR:
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260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
CONTACT: RACHEL KORUS, P.E.
PHONE: (946)301-2580

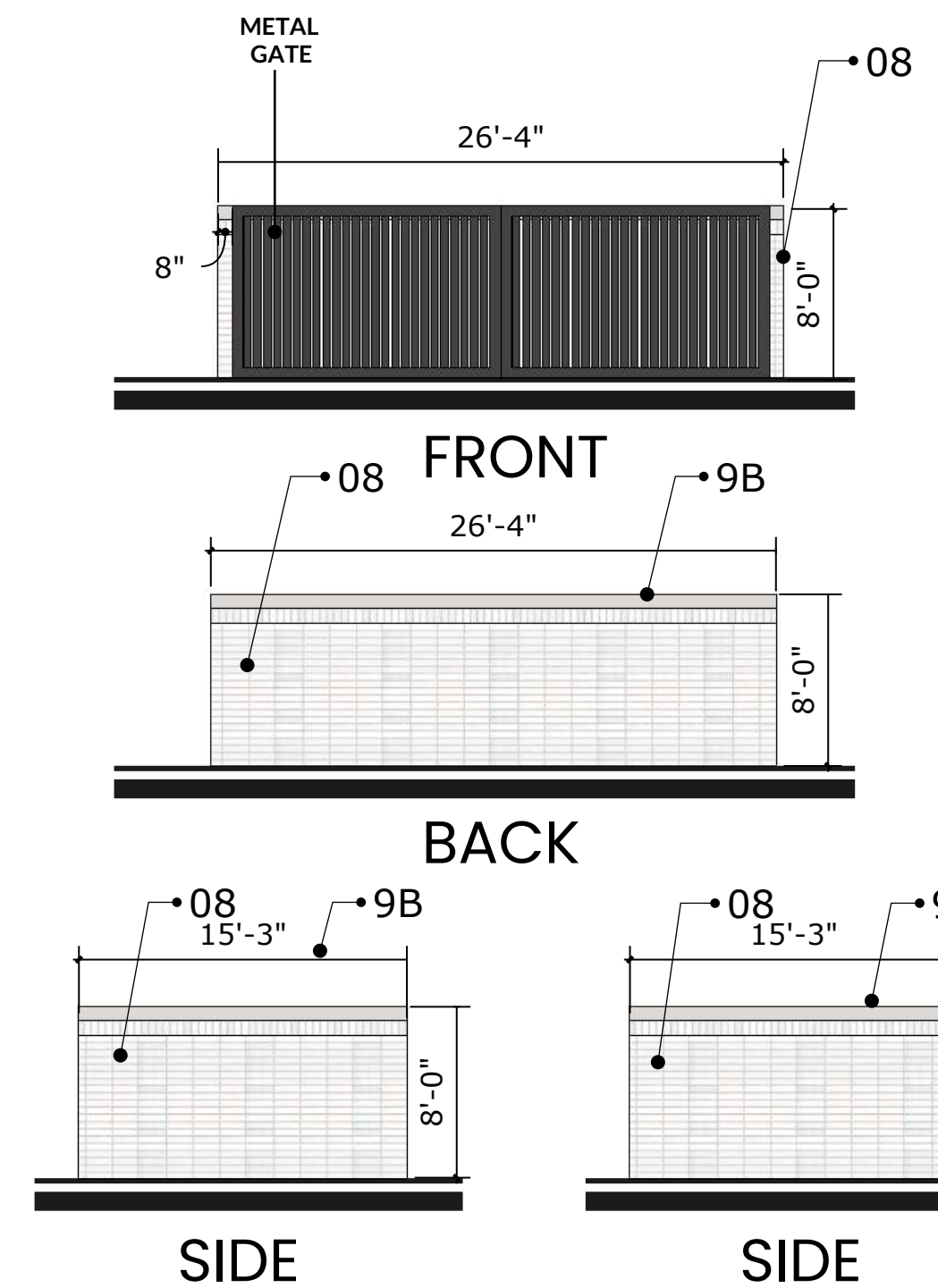
ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: DAVID TRUONG
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GATES OF PROSPER PHASE III

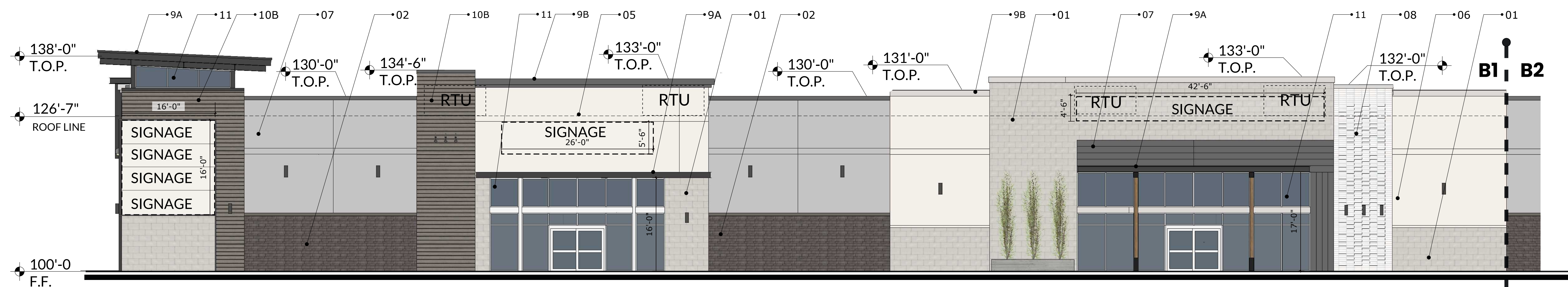


B1 B2

OVERALL EAST ELEVATION

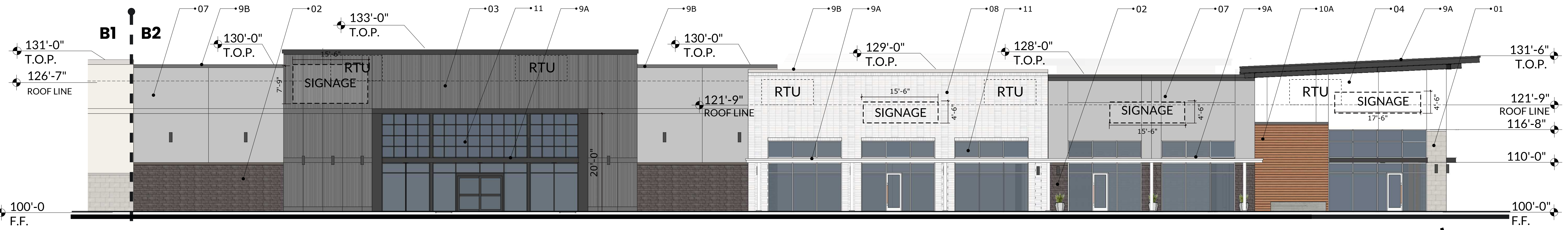


DUMPSTER ENCLOSURE ELEVATIONS



PARTIAL FLOOR PLAN

EAST ELEVATION B1



PARTIAL FLOOR PLAN

EAST ELEVATION B2

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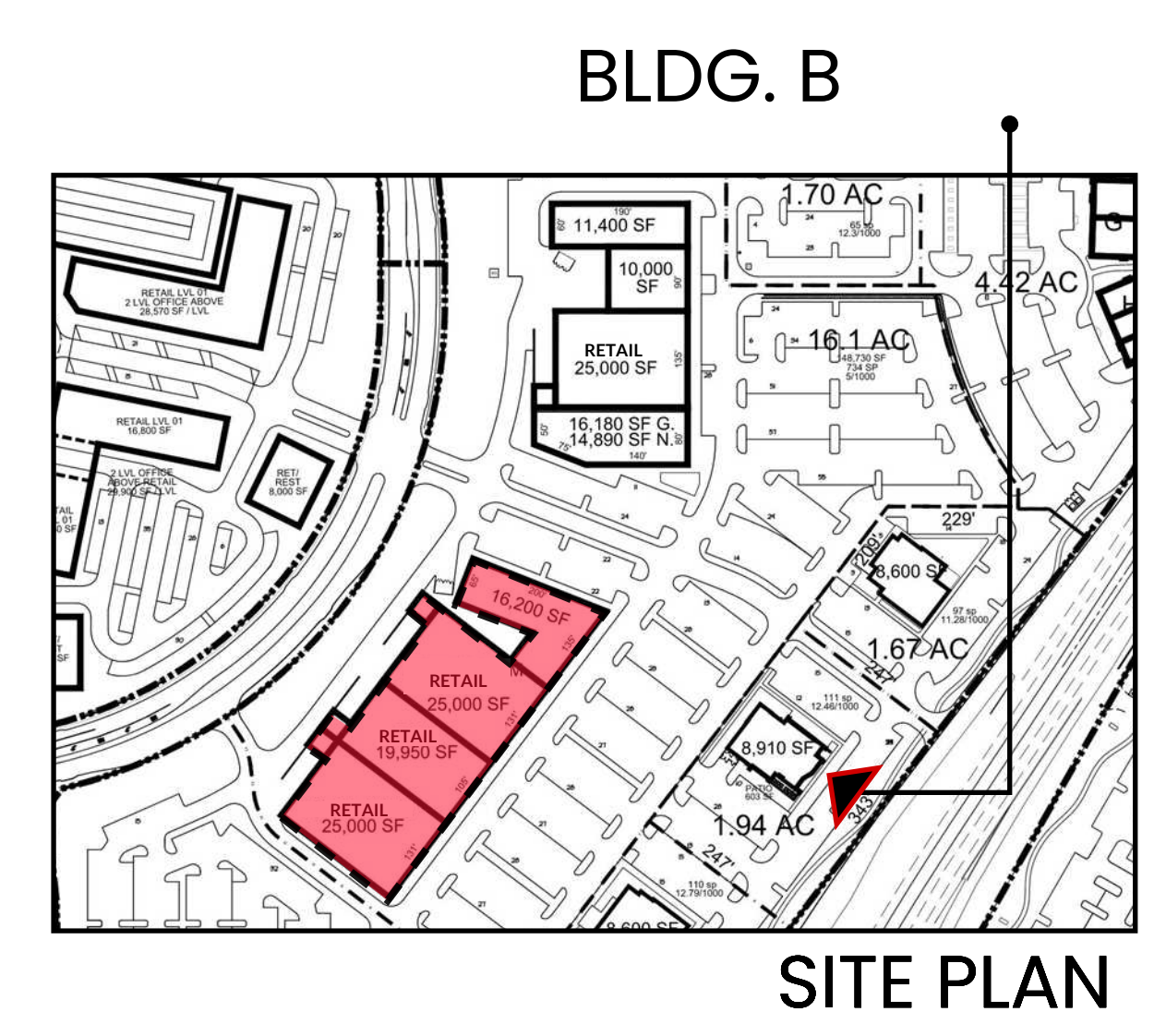
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MATERIAL CALCULATIONS	
NET SURFACE AREA SQ.FT.	11,492
TOTAL SURFACE AREA SQ.FT.	14,864
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE	
① Manufactured Smooth Limestone	13%
② Manufactured Dark Stone	11%
Total Stone	24%
③ Painted Formliner (Cityscape - SW 7067)	12%
④ Tilt Wall Color 01 (Snowbound - SW 7004)	3%
⑤ Tilt Wall Color 02 (Shoji White - SW 7042)	13%
⑥ Tilt Wall Color 03 (Anonymous - SW 7046)	0%
⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)	22%
Total Tilt Wall	50%
⑧ Brick	11%
Total Masonry	86%
⑨A Metal Canopy ⑨B Metal Coping	7%
⑩ Wood Like Cementious Board	7%
Total Secondary Material	14%
⑪ Glazing	29%
	3,372

MATERIAL LIST	
STONE	
①	Manufactured Smooth Limestone
②	Manufactured Dark Stone
TILT WALL	
③	Painted Formliner (Cityscape - SW7067)
④	Tilt Wall Color 01 (Snowbound - SW 7004)
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)
⑥	Tilt Wall Color 03 (Anonymous SW 7046)
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)
⑧	BRICK
⑨A	METAL CANOPY
⑨B	METAL COPING
⑩A	WOOD LIKE CEMENTIOUS BOARD 01
⑩B	WOOD LIKE CEMENTIOUS BOARD 02
⑪	GLAZING



SITE PLAN

FACADE PLAN

GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
 BEING 15.77 ACRES OUT OF THE
 BEN RENNISON SURVEY AVSTRACT NO.755
 JOHN YARNELL SURVEY ABSTRACT NO.1038
 COLLIN COUNTY SCHOOL LAND NO.SURVEY
 ABSTRACT NO.147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SUBMITTED:

OWNER:
 380 & 289 LP
 1 COWBOYS WAY
 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972)497-4854

ENGINEER/ SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100
 MCKINNEY, TEXAS 75069
 PHONE: 9469/301-2580

ARCHITECT:
 O'BRIEN ARCHITECTS
 1722 ROUTH ST., SUITE 122
 DALLAS, TEXAS 75201
 CONTACT: DAVID TRUONG
 PHONE: (972) 788-1010

GATES OF PROSPER PHASE III

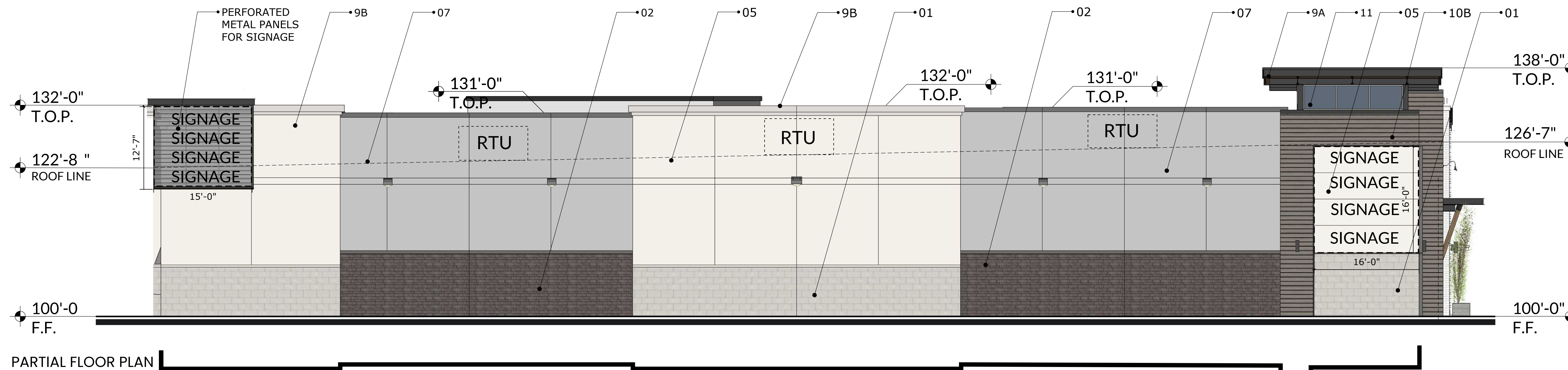


PROSPER, TX

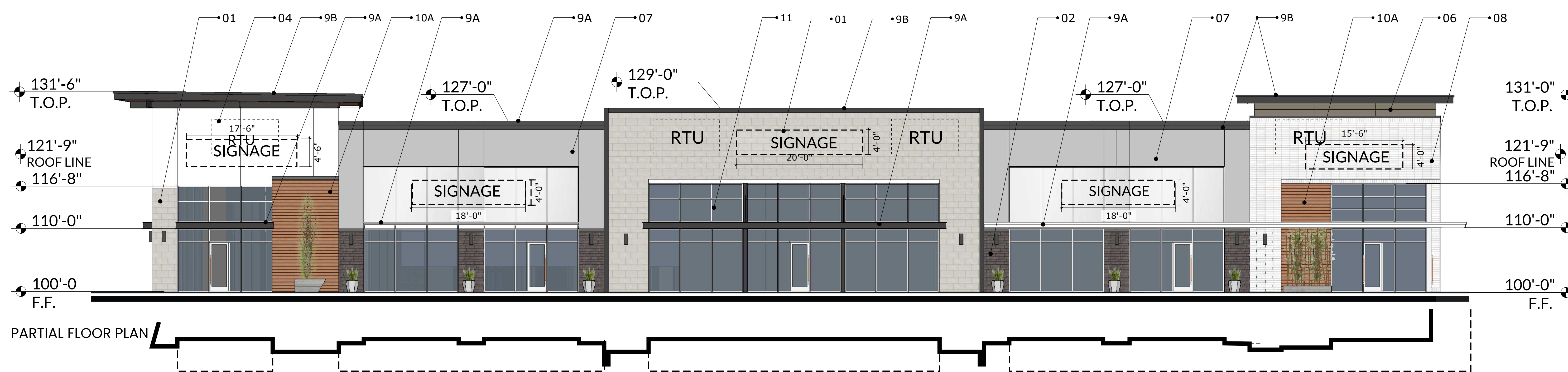
BLDG.B ELEVATIONS FRONT (EAST)

SCALE : 1/8" = 1'-0" | 09.19.2023





01 SOUTH ELEVATION



02 NORTH ELEVATION

MATERIAL CALCULATIONS		SOUTH	NORTH
NET SURFACE AREA SQ.FT.		6,280	3,344
TOTAL SURFACE AREA SQ.FT.		6,381	5,119
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE			
①	Coronado Smooth Limestone	11%	26%
		716	853
②	Coronado Prairie Stone	16%	7%
		991	248
	Total Stone	27%	33%
		1,707	1,101
③	Dark Formliner	0%	0%
		0	0
④	Tilt Wall Color 01 (Snowbound - SW 7004)	0%	10%
		0	325
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)	28%	0%
		1,743	0
⑥	Tilt Wall Color 03 (Anonymous - SW 7046)	0%	1%
		0	50
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)	29%	34%
		1,813	1,124
	Total Tilt Wall	57%	45%
		3,556	1,499
⑧	Brick	9%	0%
		563	0
	Total Masonry	93%	78%
		5,826	2,600
9A	Metal Canopy 9B Metal Coping	4%	13%
		230	427
⑩	Wood Composite Material	4%	9%
		224	317
	Total Secondary Material	7%	22%
		454	744
⑪	Glazing	2%	53%
		101	1,775

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MATERIAL LIST

STONE

- ① Manufactured Smooth Limestone
- ② Manufactured Dark Stone

TILT WALL

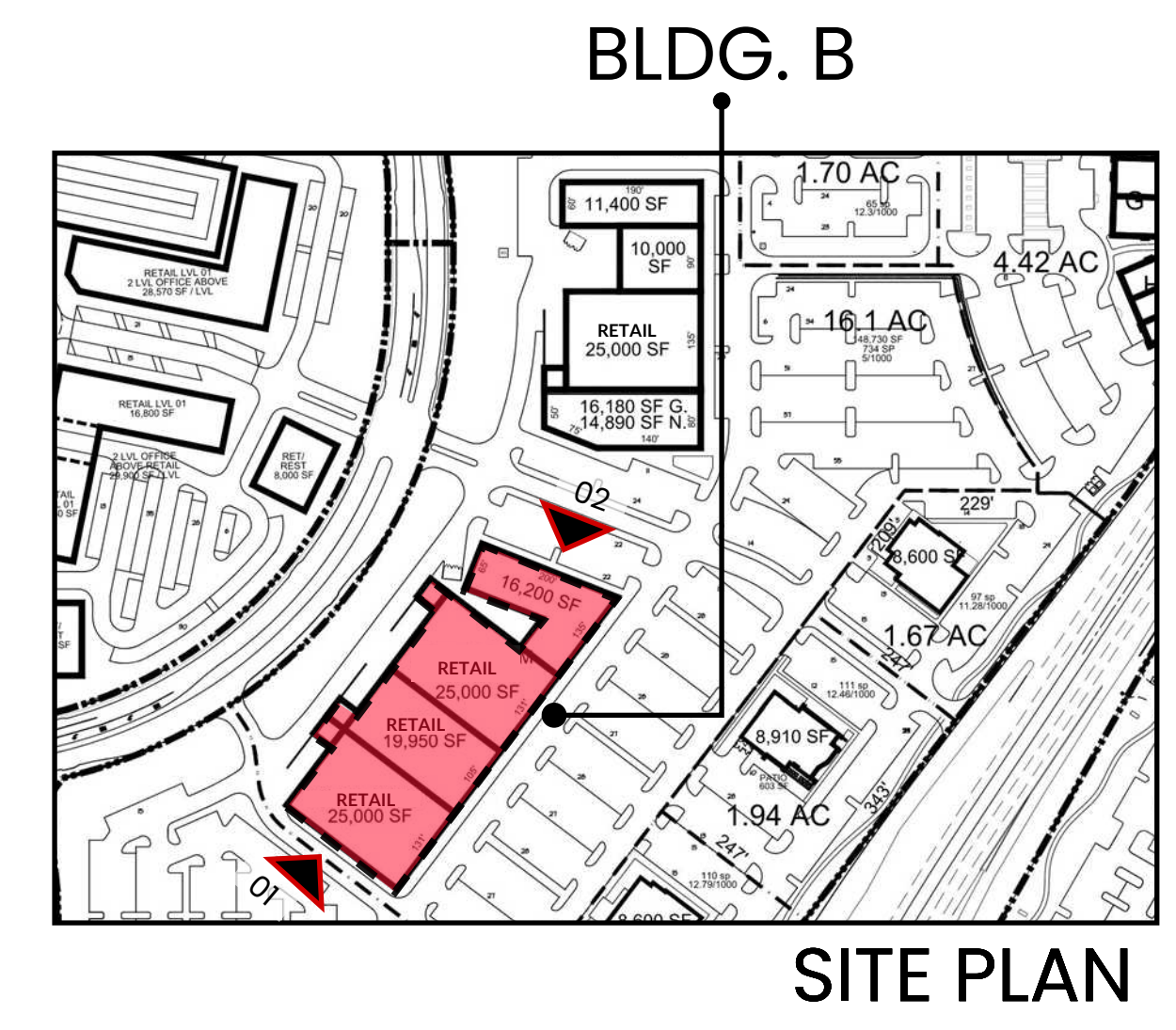
- ③ Painted Formliner (Cityscape - SW7067)
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- ⑤ Tilt Wall Color 02 (Shoji White - SW 7042)
- ⑥ Tilt Wall Color 03 (Anonymous SW 7046)
- ⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)

⑧ BRICK

9A METAL CANOPY 9B METAL COPING

⑩ WOOD LIKE CEMENTIOUS BOARD 01 ⑩ WOOD LIKE CEMENTIOUS BOARD 02

⑪ GLAZING



FACADE PLAN

GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
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GATES OF PROSPER PHASE III

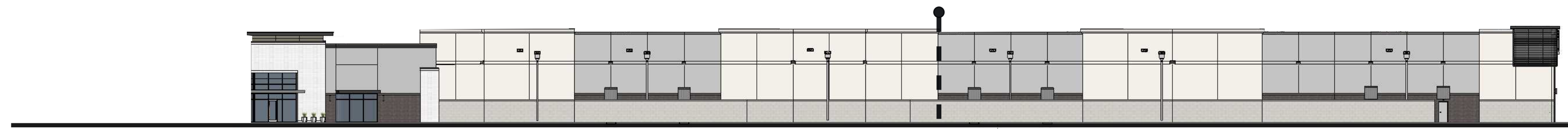


PROSPER, TX

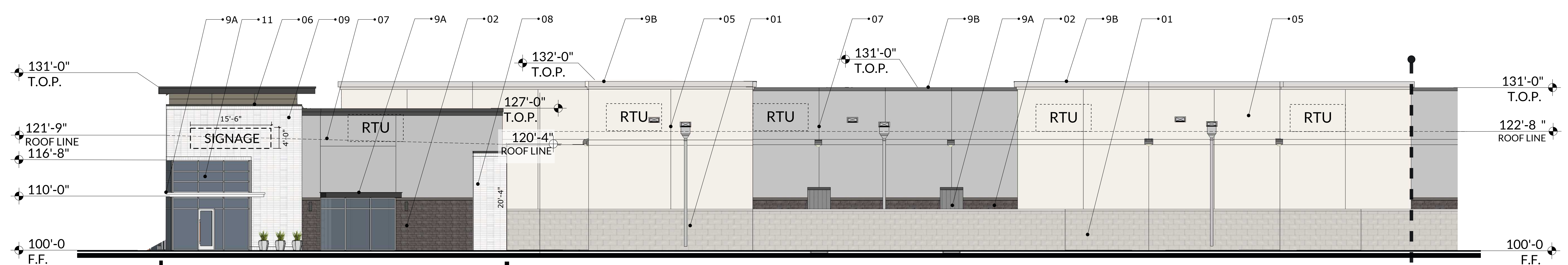
BLDG.B ELEVATIONS SIDES (SOUTH & NORTH)

SCALE : 1/8" = 1'-0" | 09.19.2023



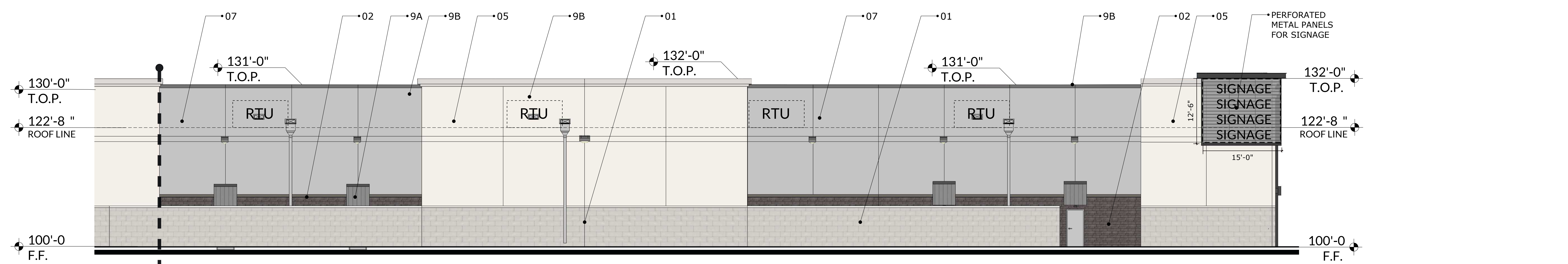


B1 | B2 OVERALL ELEVATION



PARTIAL FLOOR PLAN

WEST ELEVATION B1



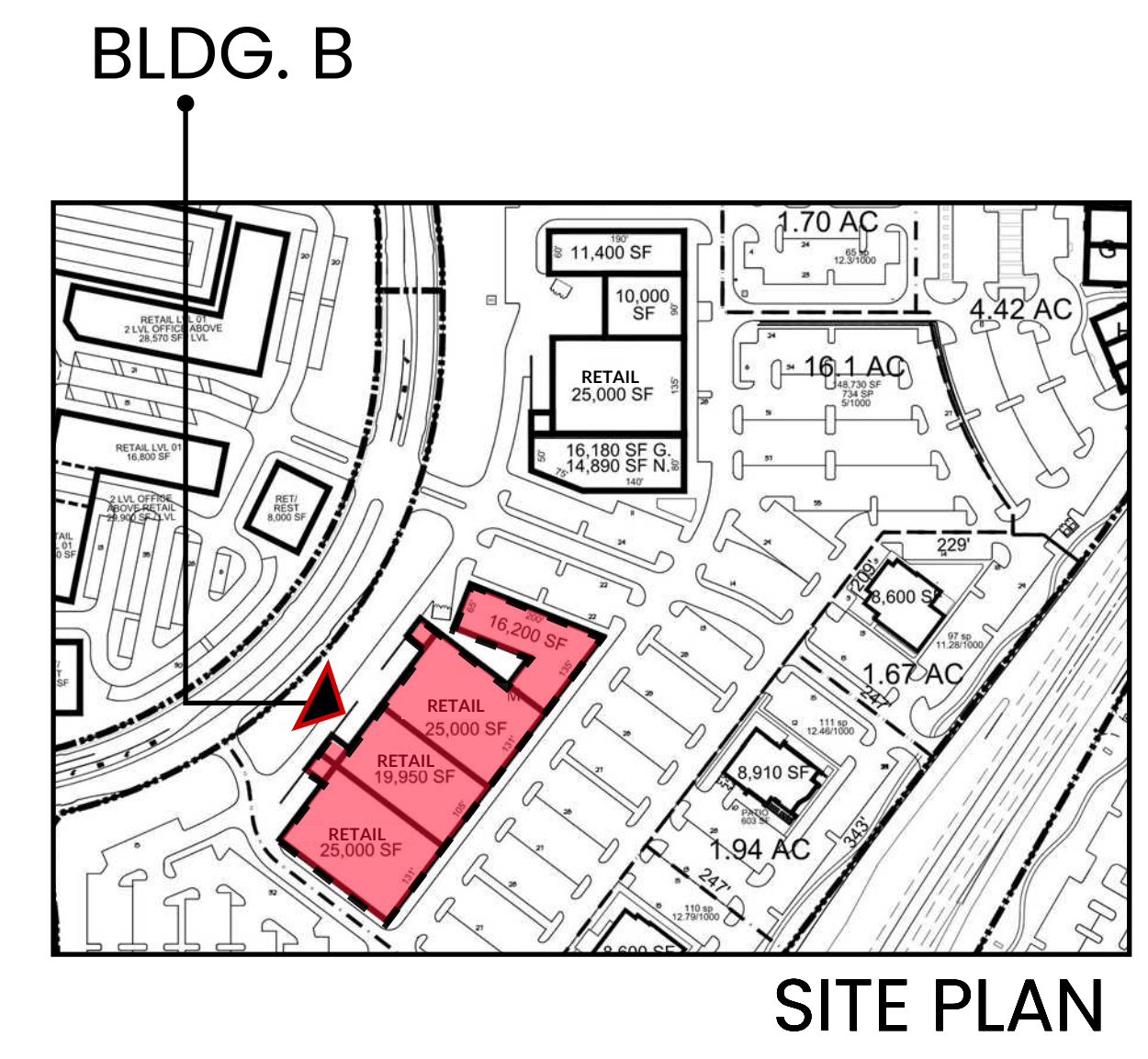
WEST ELEVATION B2

ELEVATION NOTES

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

MATERIAL CALCULATIONS	
NET SURFACE AREA SQ.FT.	12,838
TOTAL SURFACE AREA SQ.FT.	13,229
MATERIAL PERCENTAGES TAKEN FROM THE NET SURFACE	
① Manufactured Smooth Limestone	12%
② Manufactured Dark Stone	13%
Total Stone	26%
③ Dark Formliner	0%
④ Tilt Wall Color 01 (Snowbound - SW 7004)	0%
⑤ Tilt Wall Color 02 (Shoji White - SW 7042)	35%
⑥ Tilt Wall Color 03 (Anonymous - SW 7046)	5%
⑦ Tilt Wall Color 04 (Gray Matters - SW 7066)	28%
Total Tilt Wall	63%
⑧ Brick	4%
Total Masonry	93%
⑨A Metal Canopy ⑨B Metal Coping	7%
⑩ Wood Composite Material	0%
Total Secondary Material	7%
⑪ Glazing	3%

MATERIAL LIST	
STONE	
①	Manufactured Smooth Limestone
②	Manufactured Dark Stone
TILT WALL	
③	Painted Formliner (Cityscape - SW7067)
④	Tilt Wall Color 01 (Snowbound - SW 7004)
⑤	Tilt Wall Color 02 (Shoji White - SW 7042)
⑥	Tilt Wall Color 03 (Anonymous SW 7046)
⑦	Tilt Wall Color 04 (Gray Matters - SW 7066)
⑧	BRICK
⑨A	METAL CANOPY
⑨B	METAL COPING
⑩A	WOOD LIKE CEMENTIOUS BOARD 01
⑩B	WOOD LIKE CEMENTIOUS BOARD 02
⑪	GLAZING



SITE PLAN

FACADE PLAN

GATES OF PROSPER, PHASE 03
 BLOCK B, LOT 2
 DEVAPP-23-0165
 BEING 15.77 ACRES OUT OF THE
 BEN RENNISON SURVEY AVSTRACT NO.755
 JOHN YARNELL SURVEY ABSTRACT NO.1038
 COLLIN COUNTY SCHOOL LAND NO.SURVEY
 ABSTRACT NO.147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SUBMITTED:

OWNER:
 380 & 289 LP
 1 COWBOYS WAY
 FRISCO, TEXAS 75034
 CONTACT: NICHOLAS LINK
 PHONE: (972)497-4854

ENGINEER/ SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100
 MCKINNEY, TEXAS 75069
 PHONE: (946)9301-2580

ARCHITECT:
 O'BRIEN ARCHITECTS
 1722 ROUTH ST., SUITE 122
 DALLAS, TEXAS 75201
 CONTACT: DAVID TRUONG
 PHONE: (972) 788-1010

GATES OF PROSPER PHASE III



PROSPER, TX

BLDG. B ELEVATIONS BACK (WEST)

SCALE : 1/8" = 1'-0" | 09.19.2023





01 OVERALL EAST ELEVATION



02 OVERALL NORTH ELEVATION



03 NORTHEAST CORNER ELEVATION

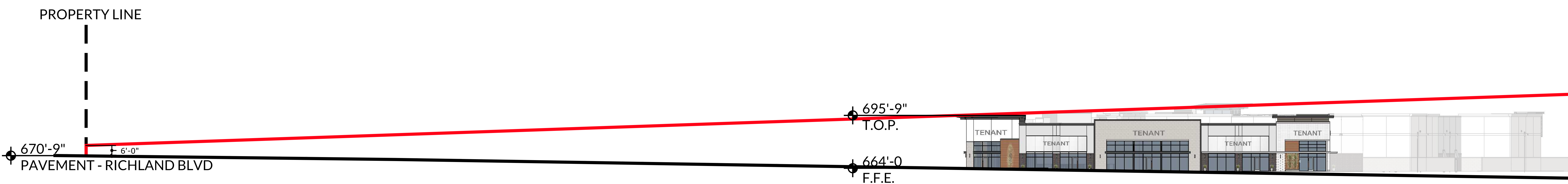


04 EAST CLOSE UP ELEVATION

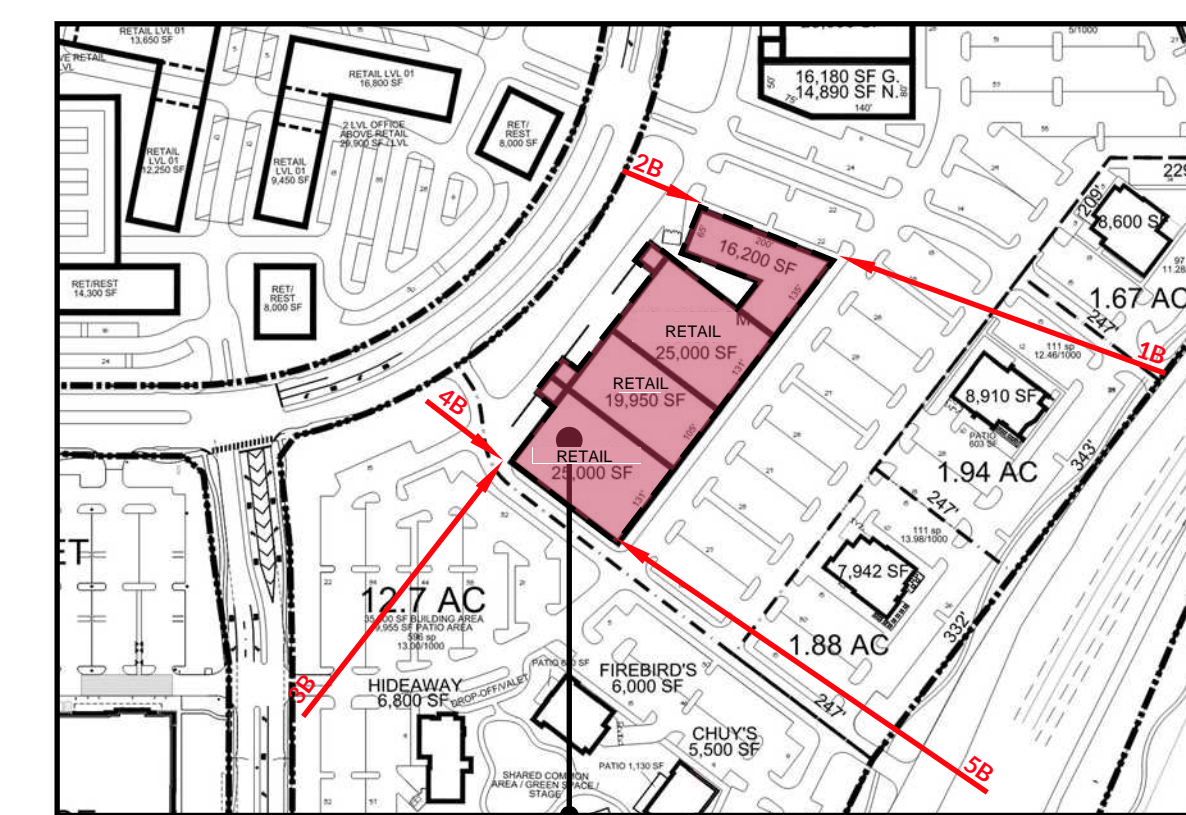


05 SOUTHEAST CORNER ELEVATION

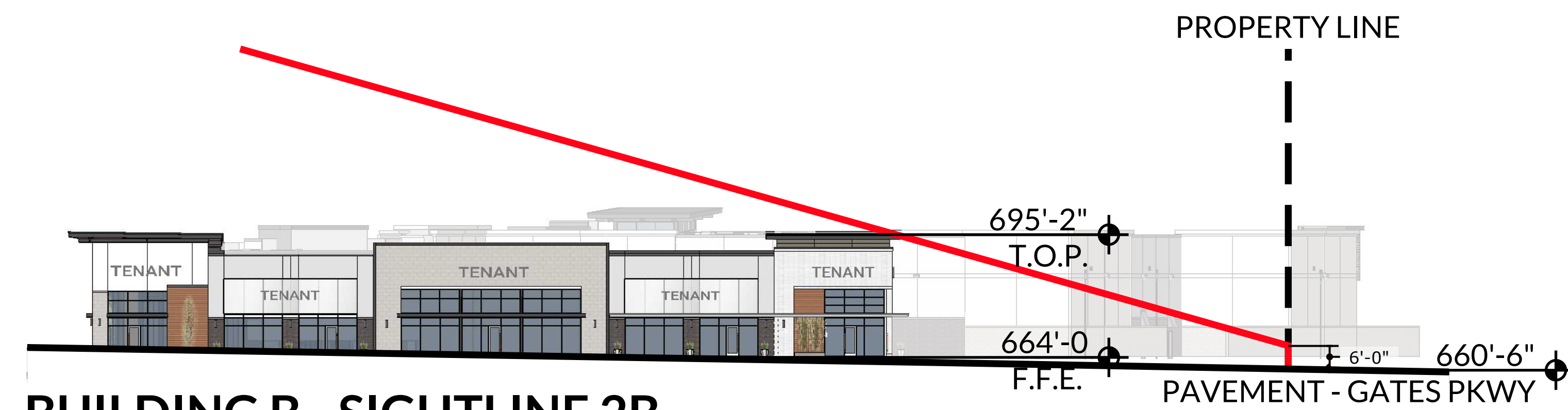
GATES OF PROSPER PHASE III



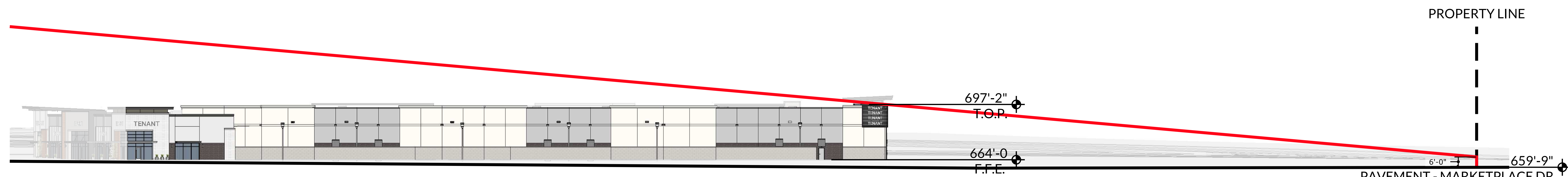
BUILDING B - SIGHTLINE 1B



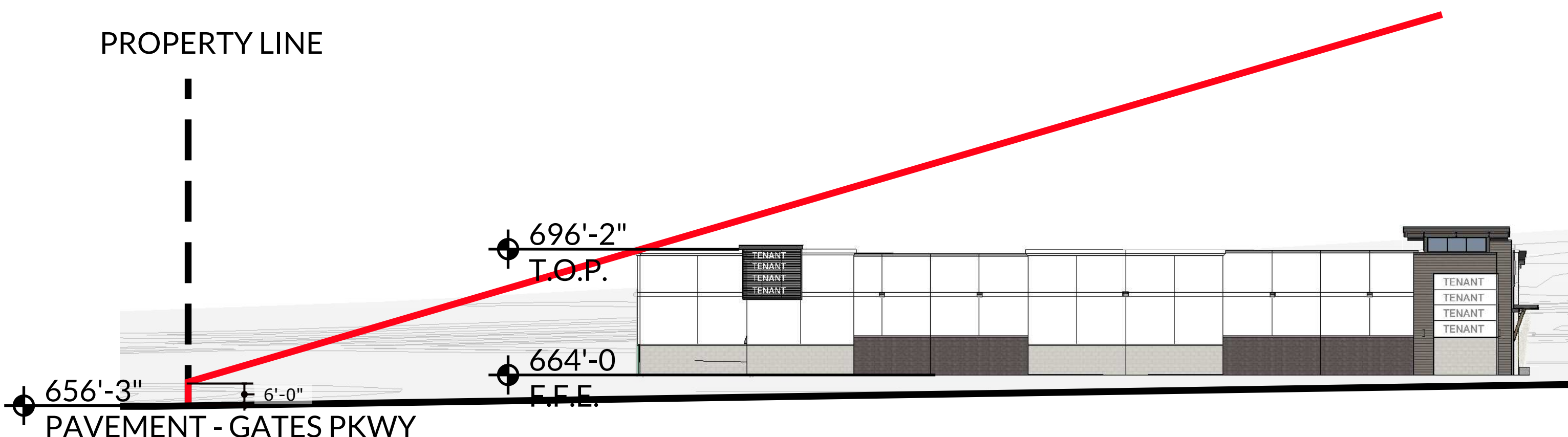
BLDG. B SITE PLAN



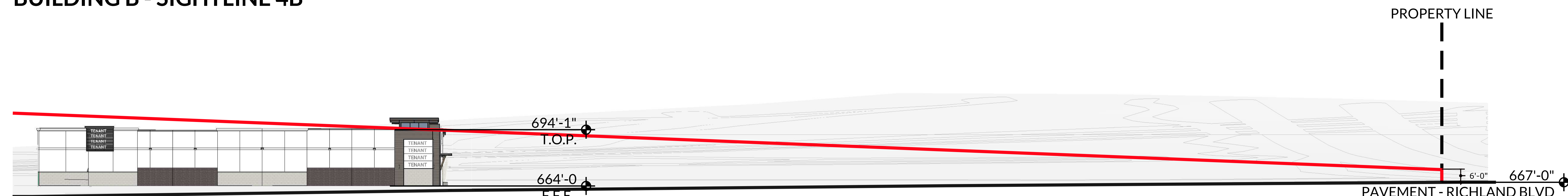
BUILDING B - SIGHTLINE 2B



BUILDING B - SIGHTLINE 3B



BUILDING B - SIGHTLINE 4B



BUILDING B - SIGHTLINE 5B

GATES OF PROSPER PHASE III

STONE



1 MANUFACTURED SMOOTH LIMESTONE

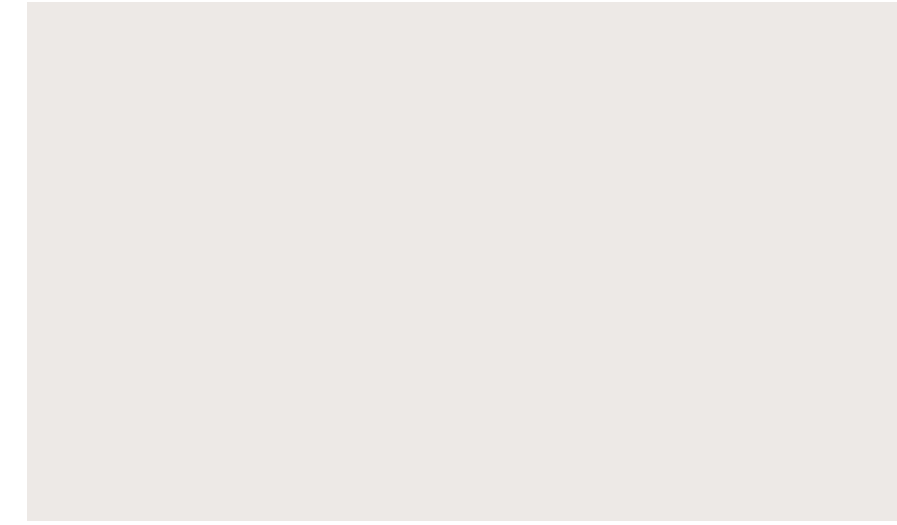


2 MANUFACTURED DARK STONE

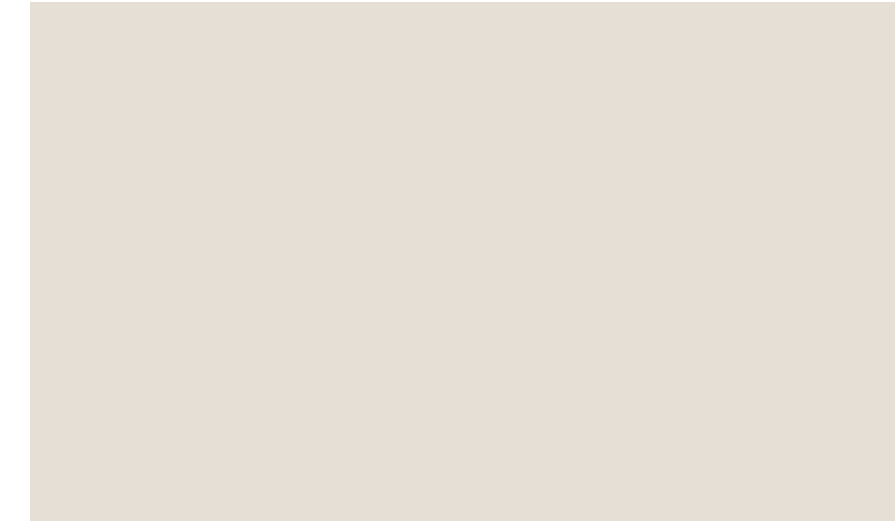
PAINT COLORS ON FACADE



3 SHERWIN WILLIAMS CITYSCAPE - SW 7067



4 SHERWIN WILLIAMS SNOWBOUND - SW 7004



5 SHERWIN WILLIAMS SHOJI WHITE - SW 7042

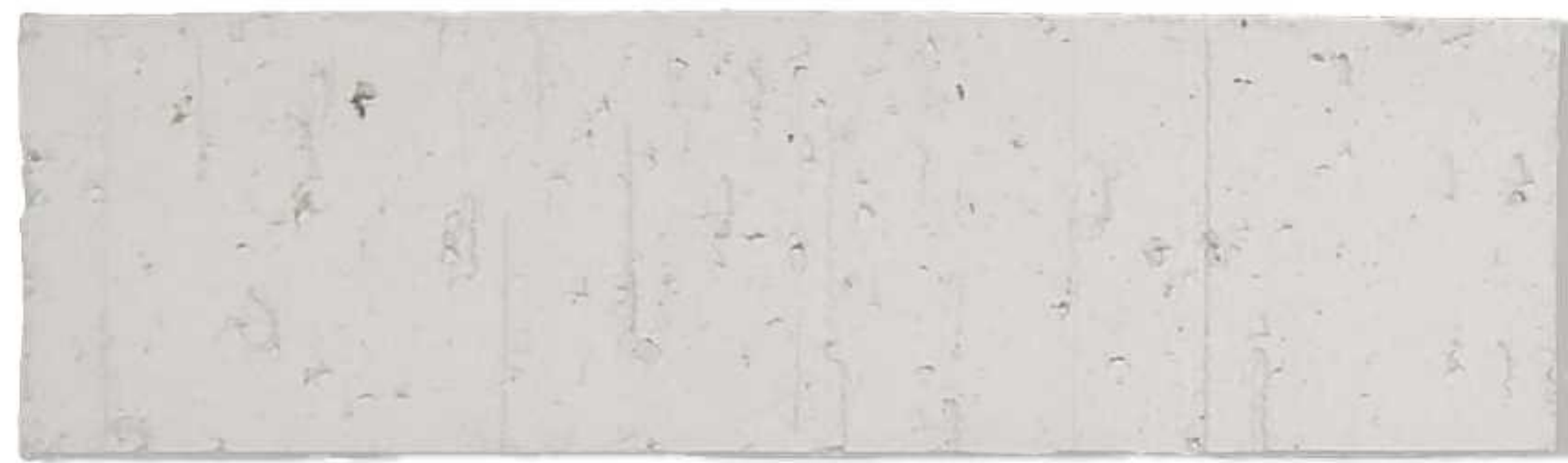


6 SHERWIN WILLIAMS ANONYMOUS - SW 7046



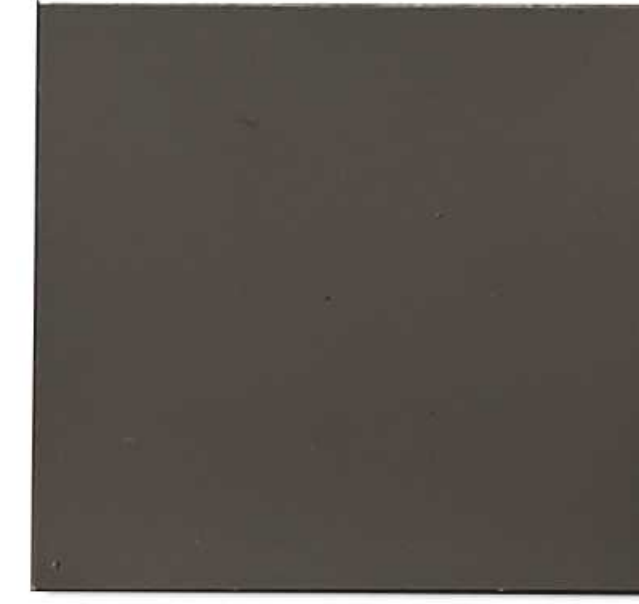
7 SHERWIN WILLIAMS GRAY MATTERS - SW 7066

BRICK



8 BRICK (PAINTED)

METAL



9A METAL CANOPY PAINTED: SHERWIN WILLIAMS IRON ORE - SW 7069



9B METAL COPING BERRIDGE - CHARCOAL

SIDING



10A WOOD LIKE CEMENTITIOUS BOARD



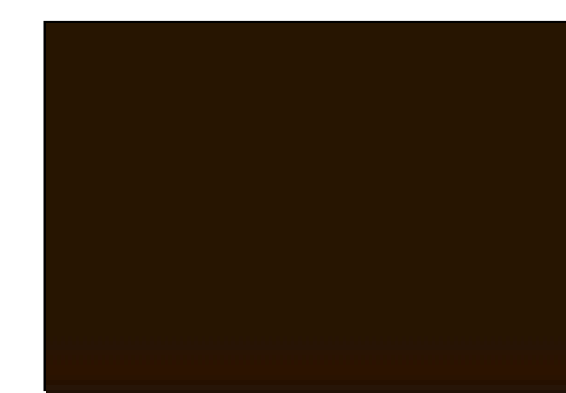
10B WOOD LIKE CEMENTITIOUS BOARD

GLAZING



11 VITRO GLAZING Solarban® 70 (2) Atlantica® + Clear
VISIBLE LIGHT REFLECTANCE:
EXTERIOR: 10%
INTERIOR: 13%

STOREFRONT SYSTEM



DARK BRONZE

FACADE PLAN

GATES OF PROSPER, PHASE 03
BLOCK B, LOT 2
DEVAPP-23-0165
BEING 15.77 ACRES OUT OF THE
BEN RENNISON SURVEY AVSTRACT NO.755
JOHN YARNELL SURVEY ABSTRACT NO.1038
COLLIN COUNTY SCHOOL LAND NO.SURVEY
ABSTRACT NO.147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED:

OWNER:
380 & 289 LP
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT: NICHOLAS LINK
PHONE: (972)497-4854

ENGINEER/ SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
PHONE: 9469/301-2580

ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: DAVID TRUONG
PHONE: (972) 788-1010

GATES OF PROSPER PHASE III



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – December 19, 2023

Agenda Item:

Consider and act upon a request for a Replat/Final Plat for Gates of Prosper, Phase 3, Block B, Lots 1R and 2, on 20.2± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0188)

Description of Agenda Item:

The purpose of this plat is to replat Lot 1R to dedicate a drainage easement and final plat Lot 2 to dedicate easements necessary for its development. The plat conforms to the Preliminary Site Plan (D22-0054), which was approved by the Planning & Zoning Commission on July 5, 2022, and the development standards of Planned Development-67.

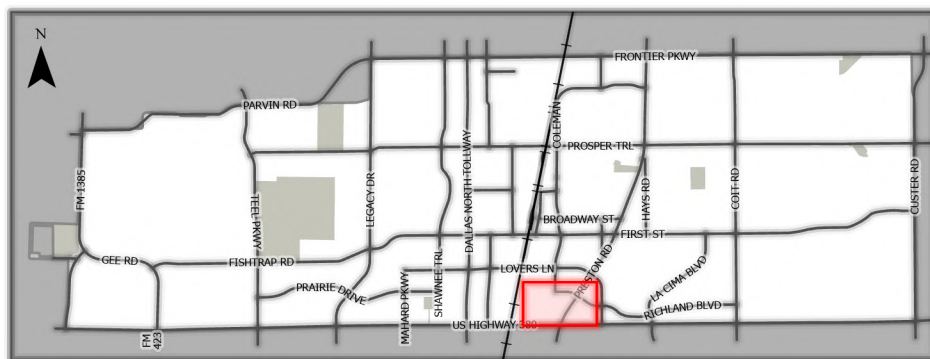
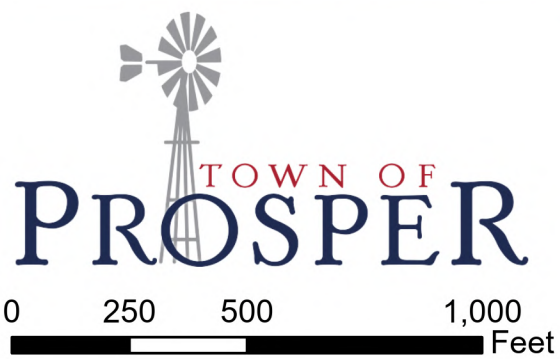
As companion items, Site Plan (DEVAPP-23-0164), Façade Plan (DEVAPP-23-0165), and Revised Conveyance Plat (DEVAPP-23-0209) are on the Planning & Zoning Commission agenda for December 19, 2023.

Attached Documents:

1. Location Map
2. Replat/Final Plat

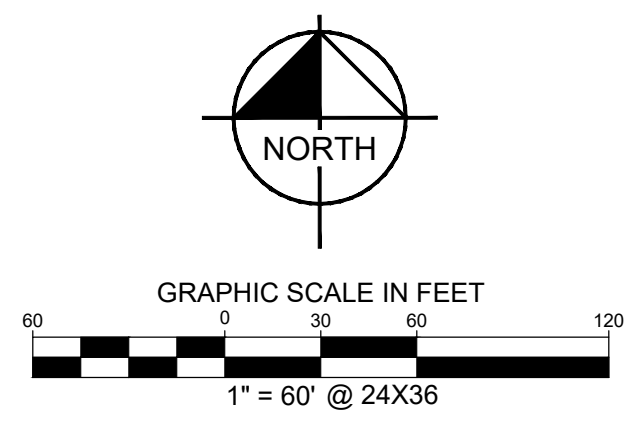
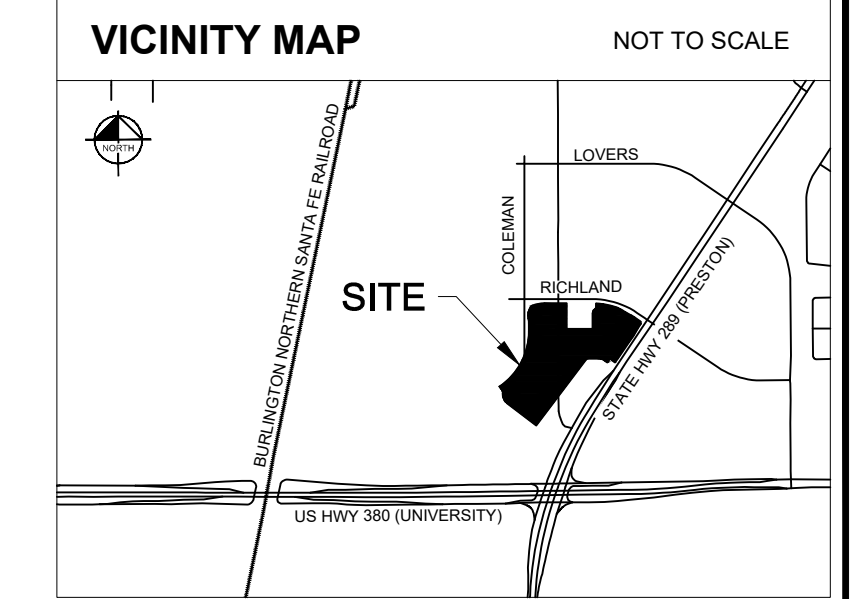
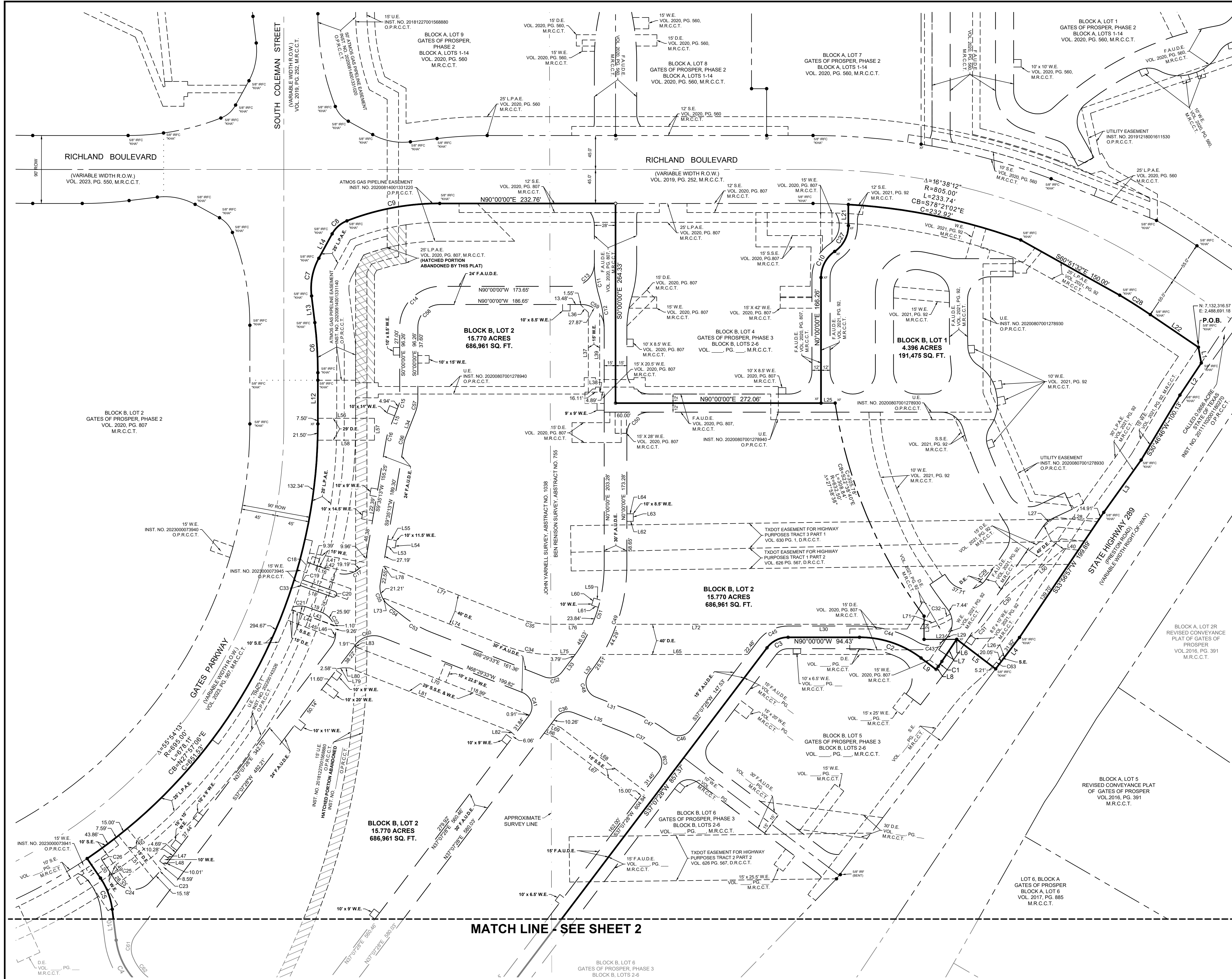
Town Staff Recommendation:

Town Staff recommends approval of the Replat/Final Plat, subject to approval of all additions and/or alterations to the easements and dedications.



DEVAPP-23-0188
 Gates of Prosper Phase 3,
 Block B, Lots 1R & 2

This map for illustration purposes only



LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	ALUMINUM DISK MONUMENT FOUND
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	TEXAS DEPARTMENT OF TRANSPORTATION
---	"X" CUT FOUND
---	"X" CUT SET
---	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	MAP RECORDS OF COLLIN COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.
---	DRAINAGE EASEMENT
---	F.A.U.D.E.
---	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
---	H.B.T.E.
---	HKE & BIKE TRAIL EASEMENT
---	L.P.A.E.
---	LANDSCAPE & PUBLIC ACCESS EASEMENT
---	S.E.
---	STREET EASEMENT
---	S.S.E.
---	SANITARY SEWER EASEMENT
---	UTILITY EASEMENT
---	W.E.

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 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.
 - The purpose of this Final Plat is to create Lot 2 and dedicate necessary easements onto Lot 1 and Lot 2 for their developments.

**FINAL PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 1 & 2**

BEING A FINAL PLAT OF BLOCK B, LOT 2 OF
GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 2-6
RECORDED IN VOLUME _____, PAGE _____
MAP RECORDS, COLLIN COUNTY, TEXAS

AND A REPLAT OF BLOCK B, LOT 1 OF
GATES OF PROSPER, PHASE 2, BLOCK B, LOT 1
RECORDED IN VOLUME 2021, PAGE 92
MAP RECORDS, COLLIN COUNTY, TEXAS

AN ADDITION TO THE TOWN OF PROSPER

20.166 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, &
THE JOHN YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0188

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
P (469) 301-2580
Contact: Rachel Korus, P.E.

OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
Contact: Tom Walker,

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75063
Contact: Tom Walker,

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/15/2023	068109030	1 OF 3

D:\NAME\KCFR_SURVEY\108109030-GATES OF PROSPER PHASE 3\DWG\FINAL PLAT 108109030-GOP P3 2-6-23.PDWG PLOTTED BY GUNAWAN, SYCUMIA 12/15/2023 1:37 PM LAST SAVED 11/20/2023 10:09 AM



PLANNING

To: Planning & Zoning Commission **Item No. 3g**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – December 19, 2023

Agenda Item:

Consider and act upon a request for a Final Plat for Windsong Ranch Phase 7G, on 44.4± acres, located north of First Street and west of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0213)

Description of Agenda Item:

The purpose of this Final Plat is to create 53 single family lots and one open space lot in Phase 7G.

On September 1, 2020, the Planning & Zoning Commission approved a Preliminary Plat (D20-0063) for several phases in Windsong, including Phase 7G. The boundary of Phase 7G consisted of only residential lots. Then, on July 5, 2022, a Final Plat (D22-0055) was approved by the Commission that modified the boundary of Phase 7G to include all remaining property to the west that was owned by the developer. This property was primarily floodplain and would be platted as one open space lot. The developer has since installed the infrastructure for Phase 7G and is ready to file the plat and start house construction.

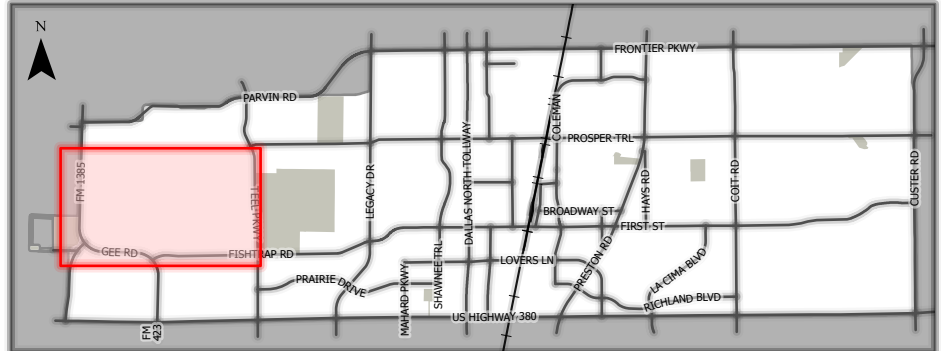
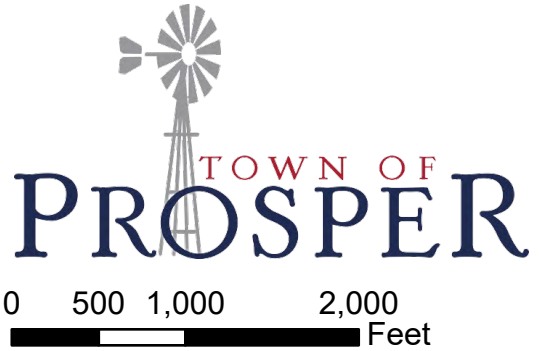
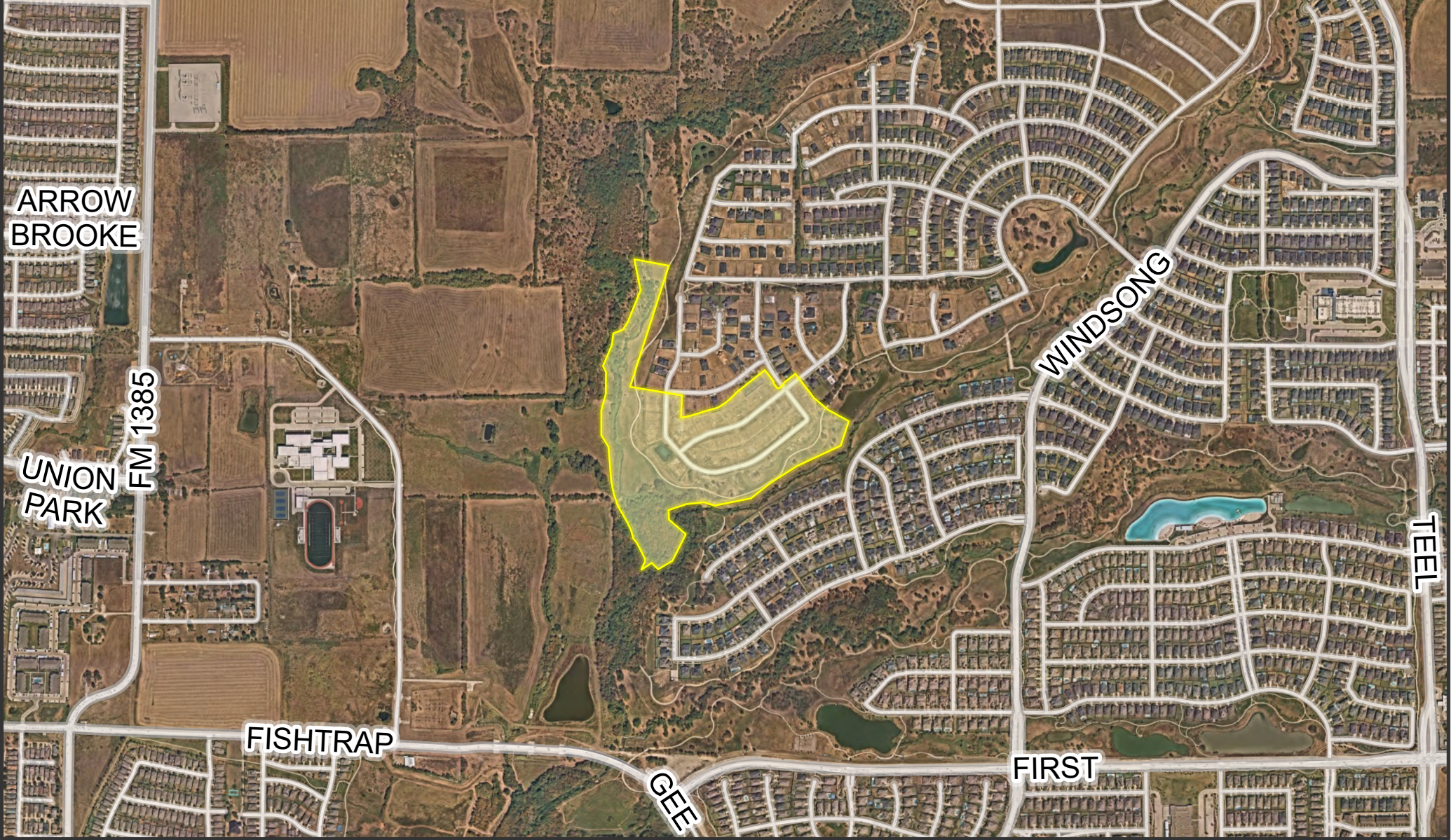
The applicant is requesting to modify the boundary of the previously approved final plat to reduce the size of the open space lot. The portion of open space that is being removed is owned and will be maintained by the developer. The applicant has provided a Boundary Comparison Exhibit that shows the boundary changes from the Preliminary Plat, the previously approved Final Plat, and this revised Final Plat. Staff is in support of the proposed boundary modification. The plat conforms to the development standards of Planned Development-40.

Attached Documents:

1. Location Map
2. Boundary Comparison Exhibit
3. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat, subject to approval of all additions and/or alterations to the easements and dedications.

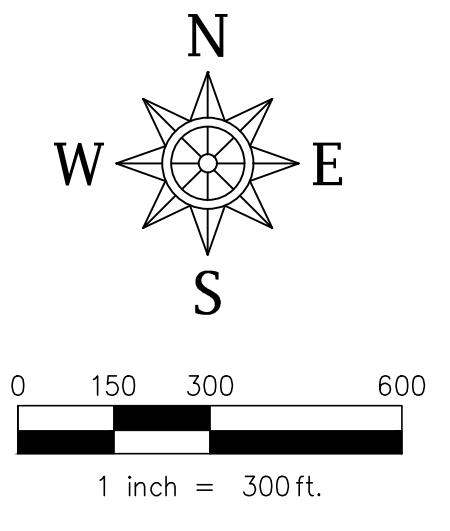
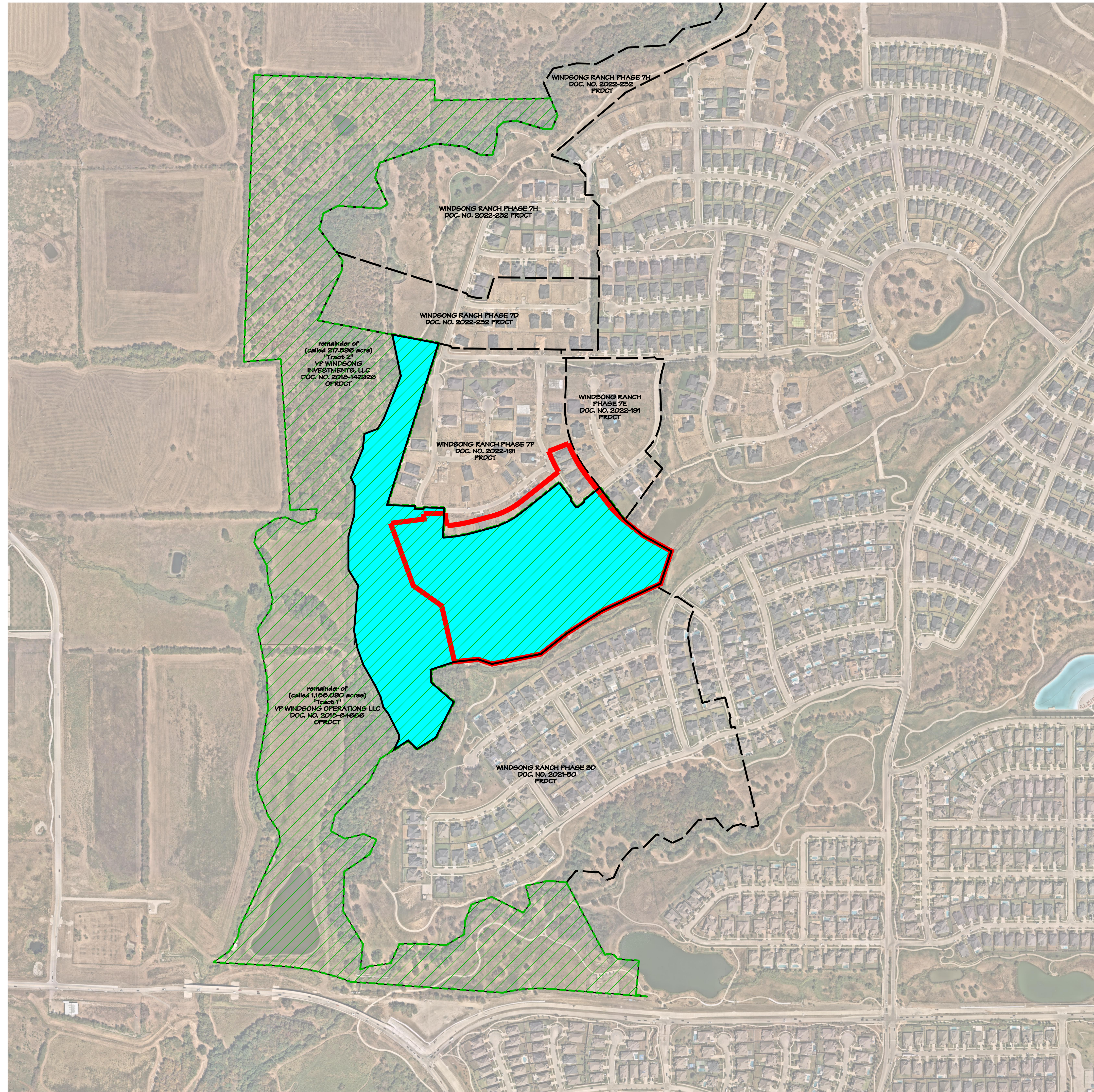


DEVAPP-23-0213
 WINDSONG RANCH
 PHASE 7G

Final Plat

This map for illustration purposes only

Drawing: C:\2022\285125-096\Windsong Ranch Phase 7G\GIS\Layouts\132-096_Boundary Comparison Exhibit.dwg, Saved By: Small, Save Time: 12/12/2023 8:49:52 AM
 Printed By: small, Print Date: 12/12/2023 8:49 AM



- LEGEND**
- = Proposed Windsong Phase 7G Plat Limits
 - = P&Z Approved Final Plat Limits
 - = P&Z Approved Preliminary Plat Boundary

SPIARS

ENGINEERING & SURVEYING
 765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPPE No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

WINDSONG RANCH PHASE 7G
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS
 BOUNDARY COMPARISON EXHIBIT

Revisions	Date

Scale: 1"=300'

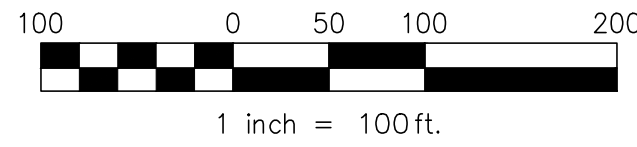
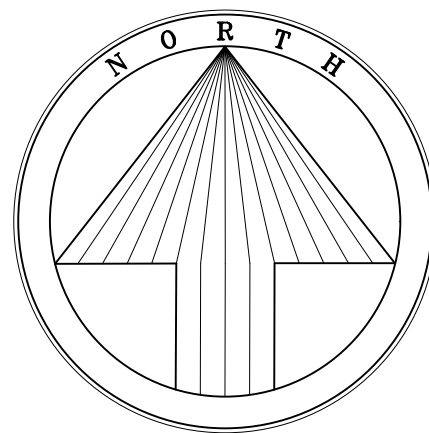
Drawn By: SCS

Checked By: CLS

Sheet 1

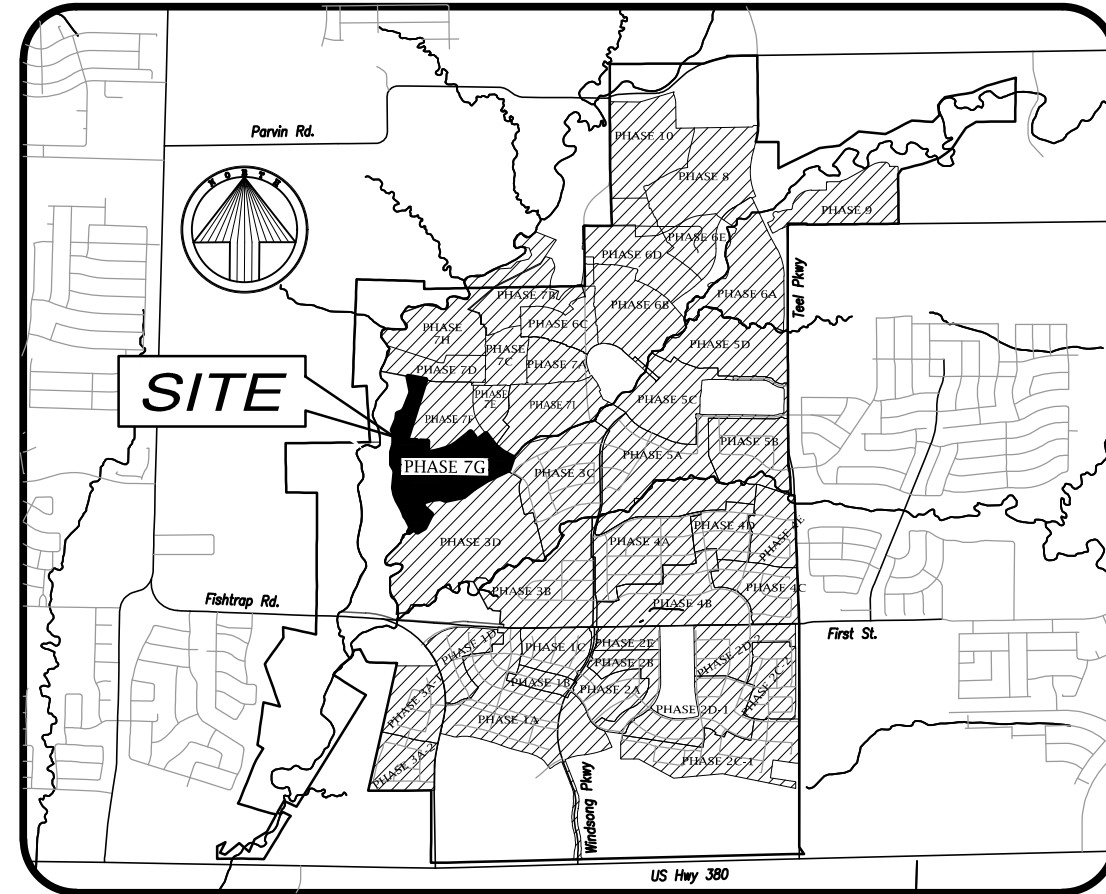
SEI No. 22-096

MATCHLINE SEE SHEET 2



LEGEND
(Not all items may be applicable)

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WME	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AE	ACCESS EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
▲	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
⊠	10'x10' TRANSFORMER EASEMENT
⊕	CLUSTER MAILBOX LOCATION - Per Revised SLP
▲	LOT FRONT
*	KEY LOT
---	NO DRIVE ACCESS
---	DEED RECORDS, DENTON COUNTY, TEXAS
---	PLAT RECORDS, DENTON COUNTY, TEXAS
---	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
---	INDICATES 3' SIDE SETBACK



(called 30.852 acres)
"Tract 2"
TOWN OF PROSPER
DOC. NO. 2022-69025
ORDCT

remainder of
(called 217.596 acres)
"Tract 2"
VP WINDSONG INVESTMENTS, LLC
DOC. NO. 2018-142926
OPRDC

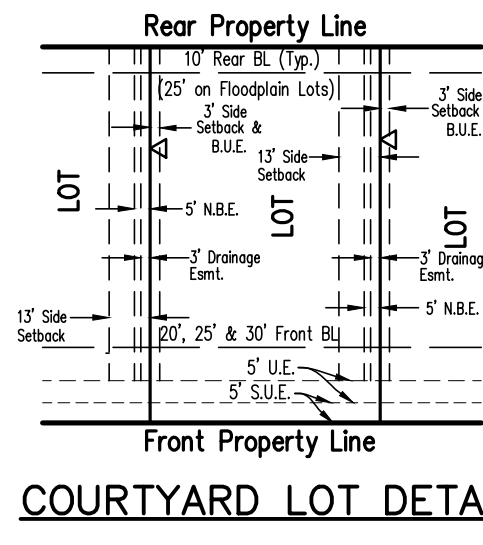
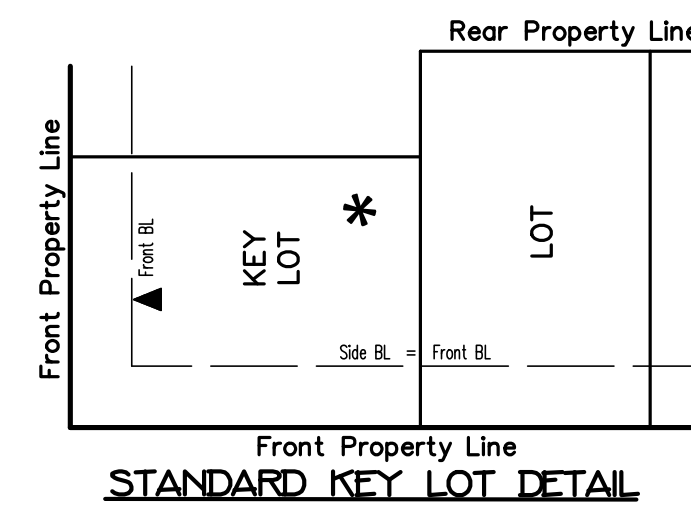
remainder of
(called 1,188.090 acres)
"Tract 1"
VP WINDSONG OPERATIONS LLC
DOC. NO. 2018-34666
OPRDC

- NOTES:**
- 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.
 - All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
 - All development will comply with Town of Prosper PD-40 Requirements.
 - All open space areas, Lot 1, Block X to be owned and maintained by the H.O.A.
 - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
 - Lot 1 Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
 - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
 - This property is subject to the Windsong Ranch license agreement between VP Windsong Operations LLC (governing the installation & maintenance of street trees) and the Town of Prosper.
 - This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
 - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
 - Key Lot fencing restrictions exist on this plat.
 - Finished floor elevation shall be at least 2' above the 100-year floodplain.
 - Lots backing to the floodplain shall have a 25' minimum rear setback.
 - Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
 - 3.442 acres of right-of-way being dedicated by this plat in fee simple.
 - Residential lots that are allowed to back or side to the Base Floodplain and/or open space lot shall have an ornamental open metal fence along the rear and side of the lots. The lot owner is responsible for the maintenance of the fence.

PHASE 7G
53 LOTS DEVELOPED TO PD-40 STANDARDS
44.444 ACRES (0.36 UNITS/ACRE)
AVERAGE LOT SIZE = 10,129 SF
1 OPEN SPACE LOT

Lot Summary

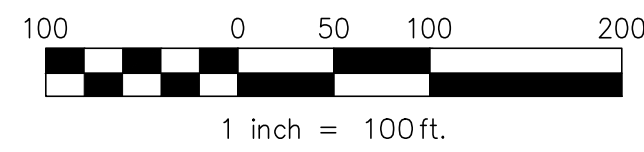
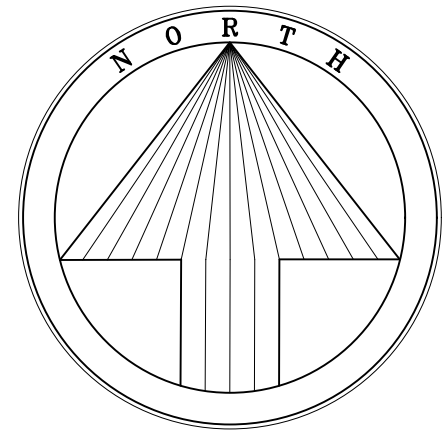
Lot Type	Total
Type A (Min. 8,000 SF)	27
Type B (Min. 9,000 SF)	26
Total	53



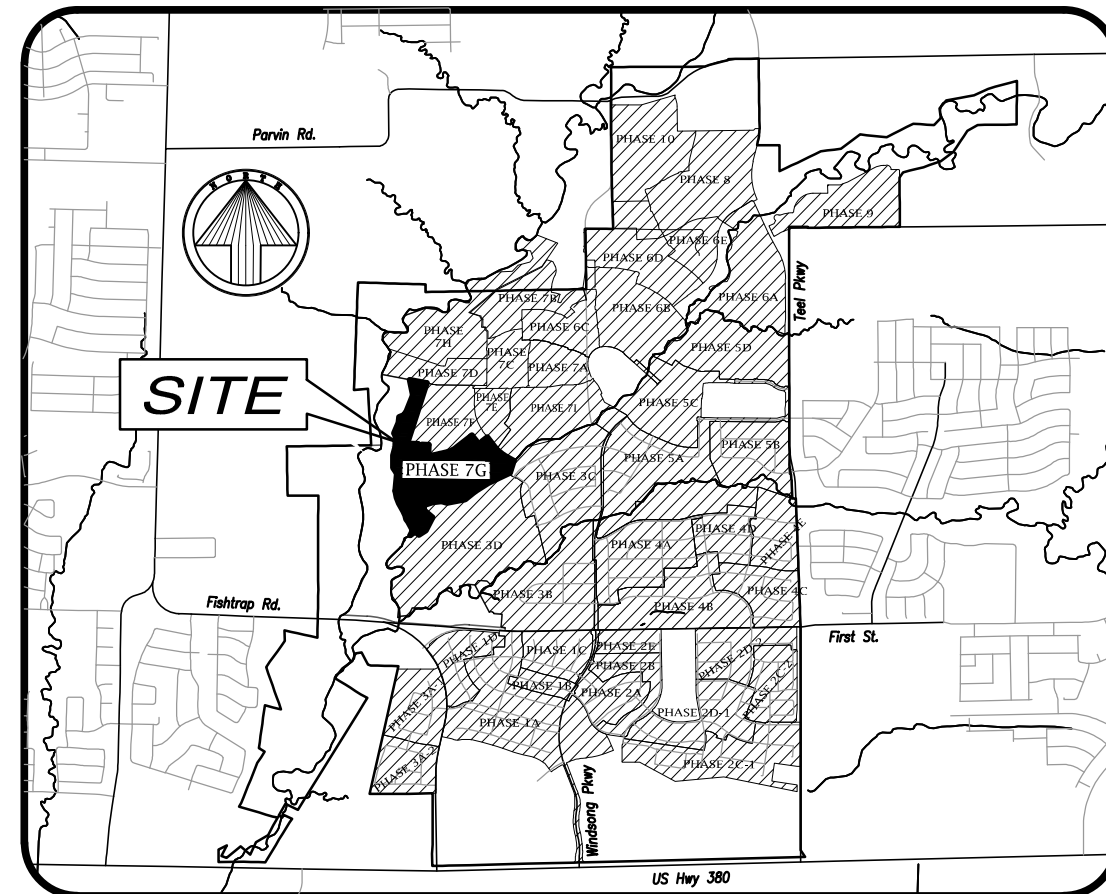
DEVAPP-23-0213
FINAL PLAT

WINDSONG RANCH PHASE 7G
44.444 GROSS ACRES, 41.002 ACRES NET
OUT OF THE

L. RUE SURVEY - ABSTRACT No. 1110
P.R. RUE SURVEY - ABSTRACT No. 1555
J. MORTON SURVEY - ABSTRACT No. 793
A. JAMISON SURVEY - ABSTRACT No. 672
R. YATES SURVEY - ABSTRACT No. 1538
B. WEEDIN SURVEY - ABSTRACT No. 1369
TOWN OF PROSPER
DENTON COUNTY, TEXAS



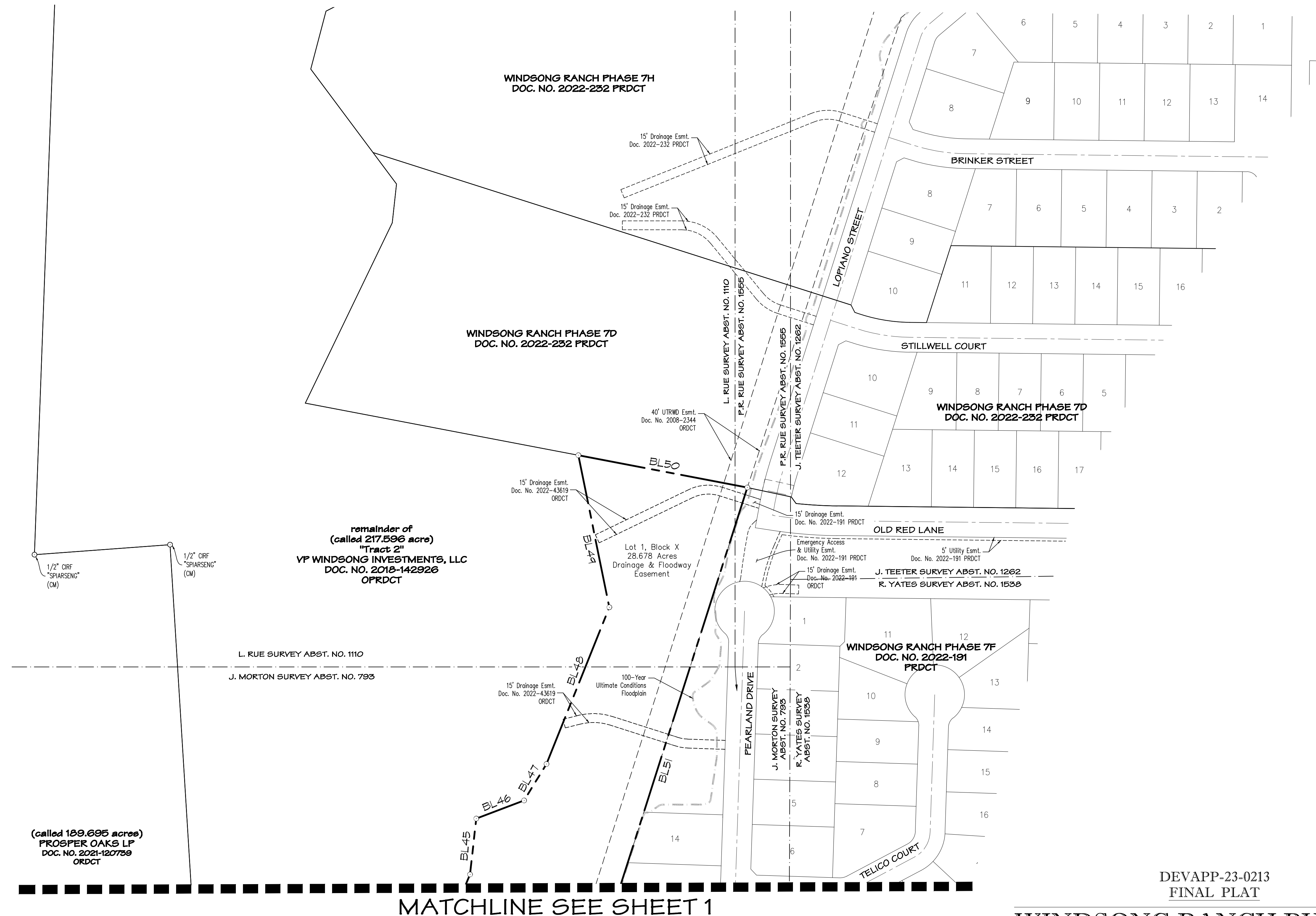
LEGEND	
(Not all items may be applicable)	
IR	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WME	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AE	ACCESS EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
SC	STREET NAME CHANGE
Ⓚ	BLOCK DESIGNATION
Ⓚ	10'x10' TRANSFORMER EASEMENT
Ⓚ	CLUSTER MAILBOX LOCATION - Per Revised SLP
▶	LOT FRONT
*	KEY LOT
---	NO DRIVE ACCESS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
◁	INDICATES 3' SIDE SETBACK



LOCATION MAP
N.T.S.

NOTES:

- 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.
- All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
- All development will comply with Town of Prosper PD-40 Requirements.
- All open space areas, Lot 1, Block X to be owned and maintained by the H.O.A.
- Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
- Lot 1, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
- No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
- This property is subject to the Windsong Ranch license agreement between VP Windsong Operations LLC (governing the installation & maintenance of street trees) and the Town of Prosper.
- This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
- All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
- Key Lot fencing restrictions exist on this plat.
- Finished floor elevation shall be at least 2' above the 100-year floodplain.
- Lots backing to the floodplain shall have a 25' minimum rear setback.
- Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
- 3.442 acres of right-of-way being dedicated by this plat in fee simple.
- Residential lots that are allowed to back or side to the Base Floodplain and/or open space lot shall have an ornamental open metal fence along the rear and side of the lots. The lot owner is responsible for the maintenance of the fence.



DEVAPP-23-0213
FINAL PLAT
WINDSONG RANCH PHASE 7G

44.444 GROSS ACRES, 41.002 ACRES NET

OUT OF THE
L. RUE SURVEY - ABSTRACT No. 1110
P.R. RUE SURVEY - ABSTRACT No. 1555
J. MORTON SURVEY - ABSTRACT No. 793
A. JAMISON SURVEY - ABSTRACT No. 672
R. YATES SURVEY - ABSTRACT No. 1538
B. WEEDIN SURVEY - ABSTRACT No. 1369
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
130 N. Preston Road, Ste. 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David R. Blom

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No.
F-10043100
Contact: Matt Dorsett

Boundary Line Table		
Line #	Length	Direction
BL1	182.51'	S 01°50'16" W
BL2	112.43'	N 74°51'52" E
BL3	268.97'	N 51°31'38" E
BL4	20.63'	N 53°54'38" E
BL5	73.41'	S 37°36'45" E
BL6	14.25'	S 06°57'26" W
BL7	50.01'	S 37°36'45" E
BL8	14.04'	S 83°02'34" E
BL9	50.01'	N 51°31'38" E
BL10	14.25'	N 06°57'26" E
BL11	120.01'	N 51°31'38" E
BL12	252.00'	S 37°36'45" E
BL13	148.30'	S 49°55'58" E
BL14	198.34'	S 61°03'55" E
BL15	210.94'	S 18°24'30" W
BL16	396.79'	S 65°01'53" W
BL17	254.58'	S 57°30'57" W
BL18	208.16'	S 51°39'13" W
BL19	306.95'	S 78°30'31" W
BL20	89.16'	N 71°24'03" W

Boundary Line Table		
Line #	Length	Direction
BL41	139.85'	N 15°26'17" E
BL42	177.77'	N 00°26'17" E
BL43	55.41'	N 25°02'17" W
BL44	189.27'	N 22°49'34" E
BL45	94.53'	N 06°17'58" E
BL46	86.07'	N 69°13'06" E
BL47	72.05'	N 31°38'19" E
BL48	284.12'	N 21°50'23" E
BL49	260.97'	N 11°31'46" W
BL50	289.51'	S 79°11'44" E
BL51	1045.41'	S 17°40'55" W
BL52	171.90'	S 88°09'44" E
BL53	16.72'	S 01°50'16" W
BL54	50.00'	S 88°09'44" E
BL55	14.14'	N 46°50'16" E
BL56	120.00'	S 88°09'44" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	193.54'	948.00'	193.20'	N 80°42'47" E	11°41'50"
BC2	203.66'	500.00'	202.25'	N 63°11'45" E	23°20'14"
BC3	11.44'	275.00'	11.44'	N 52°43'08" E	2°23'00"
BC4	45.55'	825.00'	45.55'	S 36°01'51" E	3°09'49"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	56.23'	75.00'	54.92'	S 19°38'29" E	42°57'29"
C2	76.11'	300.00'	75.91'	S 56°44'28" W	14°32'11"
C3	62.52'	330.00'	62.43'	S 69°26'13" W	10°51'18"
C4	142.56'	350.00'	141.58'	S 63°11'45" W	23°20'14"
C5	335.18'	300.00'	318.02'	S 73°07'40" E	64°00'54"
C6	203.66'	500.00'	202.25'	N 63°11'45" E	23°20'14"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C11	162.00'	145.00'	153.71'	S 73°07'40" E	64°00'54"
C12	140.52'	345.00'	139.55'	N 63°11'45" E	23°20'14"
C13	46.67'	30.00'	42.11'	N 06°57'26" E	89°08'23"

Boundary Line Table		
Line #	Length	Direction
BL21	147.00'	S 84°10'09" W
BL22	154.91'	S 71°30'22" W
BL23	78.96'	S 02°46'44" E
BL24	183.24'	S 49°09'59" E
BL25	245.19'	S 26°45'00" W
BL26	136.20'	S 58°39'48" W
BL27	76.11'	N 45°34'25" W
BL28	102.96'	S 56°39'24" W
BL29	70.19'	N 24°07'37" E
BL30	27.41'	N 00°37'59" E
BL31	143.18'	N 26°34'35" W
BL32	52.01'	N 37°15'47" W
BL33	66.97'	N 15°14'09" W
BL34	75.04'	N 25°26'14" W
BL35	149.66'	N 29°50'15" W
BL36	103.77'	N 19°29'14" W
BL37	112.23'	N 10°52'53" W
BL38	281.77'	N 04°46'52" E
BL39	112.36'	N 31°26'32" W
BL40	205.89'	N 00°03'20" W

Lot Line Table		
Line #	Length	Direction
L1	16.72'	S 01°50'16" W
L2	14.14'	S 46°50'16" W
L3	14.22'	S 85°49'25" E
L4	14.07'	N 04°10'35" E
L5	20.63'	N 53°54'38" E
L6	14.25'	S 06°57'26" W
L7	14.04'	S 83°02'34" E
L8	14.25'	S 06°57'26" W
L9	14.25'	N 06°57'26" E

Easement Line Table		
Line #	Length	Direction
L1	167.80'	N 22°04'03" W
L2	31.15'	N 31°59'07" E
L3	15.00'	N 58°00'53" W
L4	31.15'	S 31°59'07" W
L5	167.80'	S 22°04'03" E

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	61.37'	77.50'	59.78'	N 00°37'04" E	45°22'14"
C2	58.96'	62.50'	56.80'	N 04°57'32" E	54°03'10"
C3	73.11'	77.50'	70.43'	S 04°57'32" W	54°03'10"
C4	49.38'	62.50'	48.11'	S 00°34'08" W	45°16'22"

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
11	N	12,248	0.281	B
12	N	9,230	0.212	B
13	N	11,105	0.255	B
20	N	10,295	0.236	B
21	N	10,295	0.236	B
22	N	10,295	0.236	B
23	N	11,890	0.273	B
24	N	13,420	0.308	B
25	N	12,180	0.280	B
26	N	12,551	0.288	B

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
12	P	11,520	0.264	A
13	P	9,230	0.212	B
14	P	10,790	0.248	B
15	P	13,506	0.310	B
16	P	10,196	0.234	B
17	P	11,298	0.259	B
18	P	9,648	0.221	A
19	P	9,525	0.219	A
20	P	8,122	0.186	A
21	P	8,052	0.185	A
22	P	8,865	0.204	A
23	P	9,060	0.208	A
24	P	8,801	0.202	A
25	P	8,321	0.191	A
26	P	8,060	0.185	A
27	P	8,060	0.185	A
28	P	8,279	0.190	A
29	P	9,664	0.222	A

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	Q	9,648	0.221	A
2	Q	8,002	0.184	A
3	Q	8,008	0.184	A
4	Q	8,060	0.185	A
5	Q	8,060	0.185	A
6	Q	8,501	0.195	A
7	Q	9,518	0.218	A
8	Q	10,333	0.237	A
9	Q	9,671	0.222	A
10	Q	9,388	0.216	A
11	Q	9,388	0.216	A
12	Q	15,969	0.367	A
13	Q	13,123	0.301	A
14	Q	12,229	0.281	A
15	Q	11,965	0.275	B
16	Q	9,230	0.212	B
17	Q	9,230	0.212	B
18	Q	10,048	0.231	B
19	Q	10,737	0.246	B
20	Q	9,233	0.212	B

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
21	Q	9,230	0.212	B
22	Q	10,790	0.248	B
23	Q	10,010	0.230	B
24	Q	10,580	0.243	B
25	Q	11,367	0.261	B

Open Space Area Table		
Lot #	Block #	Acres
1	X	28.678

DEVAPP-23-0213
FINAL PLAT
WINDSONG RANCH PHASE 7G
44.444 GROSS ACRES, 41.002 ACRES NET
OUT OF THE
L. RUE SURVEY - ABSTRACT No. 1110
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TOWN OF PROSPER
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OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
130 N. Preston Road, Ste. 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David R. Blom

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No.
F-10043100
Contact: Matt Dorsett



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 – December 19, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial. (ZONE-23-0017)

Description of Agenda Item:

Town Staff is requesting that this item be tabled to the Planning & Zoning Commission meeting on January 2, 2024, to allow additional time to finalize the request.

Town Staff Recommendation:

Town Staff recommends the Planning & Zoning Commission table this item and continue the Public Hearing to their meeting on January 2, 2024.



PLANNING

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

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Specific Use Permit – Retail Stores and Shops, a Convenience Store (without Gas Pumps), Dry Cleaning, Minor, and Gymnastics/Dance Studio Planning & Zoning Commission Meeting – December 19, 2023

Agenda Item:

Conduct a Public Hearing to consider a request for a Specific Use Permit to allow Retail Stores and Shops, a Convenience Store (without Gas Pumps), Dry Cleaning, Minor, and Gymnastics/Dance Studio uses on 3.6± acres on Windsong Ranch Office Addition, Block A, Lot 2, located south of Parvin Road and east of North Teel Parkway. The property is zoned Planned Development-103 (PD-103) Windsong Ranch Office. (ZONE-23-0023)

Description of Agenda Item:

The applicant has submitted a Specific Use Permit request to allow for certain uses in two buildings on the subject property. As a companion item, the Preliminary Site Plan (DEVAPP-23-0184) is also on the Planning & Zoning Commission agenda for December 19, 2023.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-103 (Office)	Undeveloped	Retail & Neighborhood Services
North	Planned Development-103 (Office)	Under construction (Veterinary Clinic)	Retail & Neighborhood Services
East	Planned Development-40 (Single Family)	Undeveloped	Retail & Neighborhood Services
South	Planned Development-40 (Single Family)	Floodplain	Floodplain

West	Planned Development-40 (Single Family)	Residential (Developed)	High Density Residential
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Proposed Uses:

In 2020, a Planned Development was approved for this property and the lot to the north that established a base zoning of Office and provided for the allowance of certain uses, as follows:

Uses permitted by right:

- Assisted Living Facility
- Restaurant
- Veterinarian Clinic and/or Kennel, Indoor

Uses permitted upon approval of a Specific Use Permit:

- Commercial Amusement, Indoor *
- Convenience Store without Gas Pumps
- Dry Cleaning, Minor
- Gymnastics/Dance Studio
- Retail Stores and Shops
- Restaurant with drive-through*

*These two uses are not being requested with this Specific Use Permit request.

Prohibited uses:

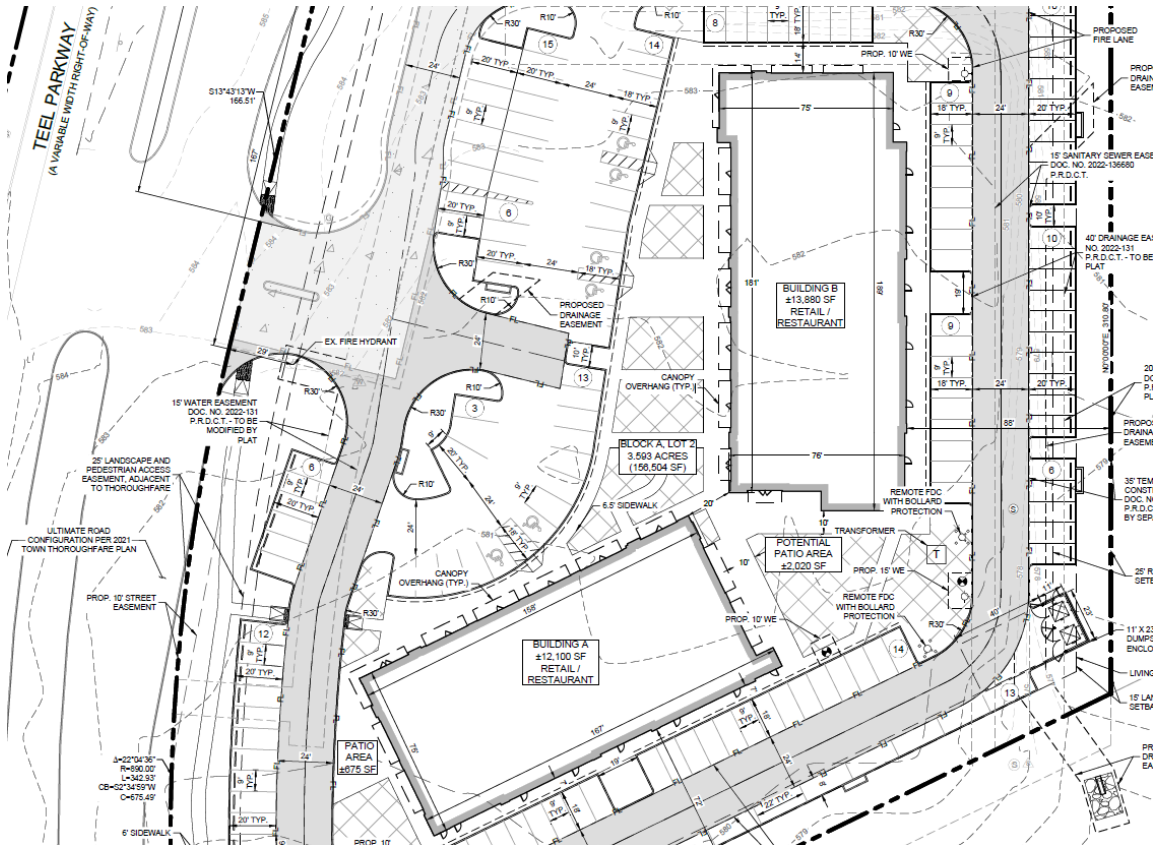
- Recycling Collection Point

The applicant is proposing to develop two multi-tenant buildings on the property and requests approval of a Specific Use Permit to allow all but the Commercial Amusement, Indoor and Restaurant with drive-through uses. The applicant’s Letter of Intent (see attachment) lists several of the possible retail stores and shops that could occupy building space.

Building Size and Location

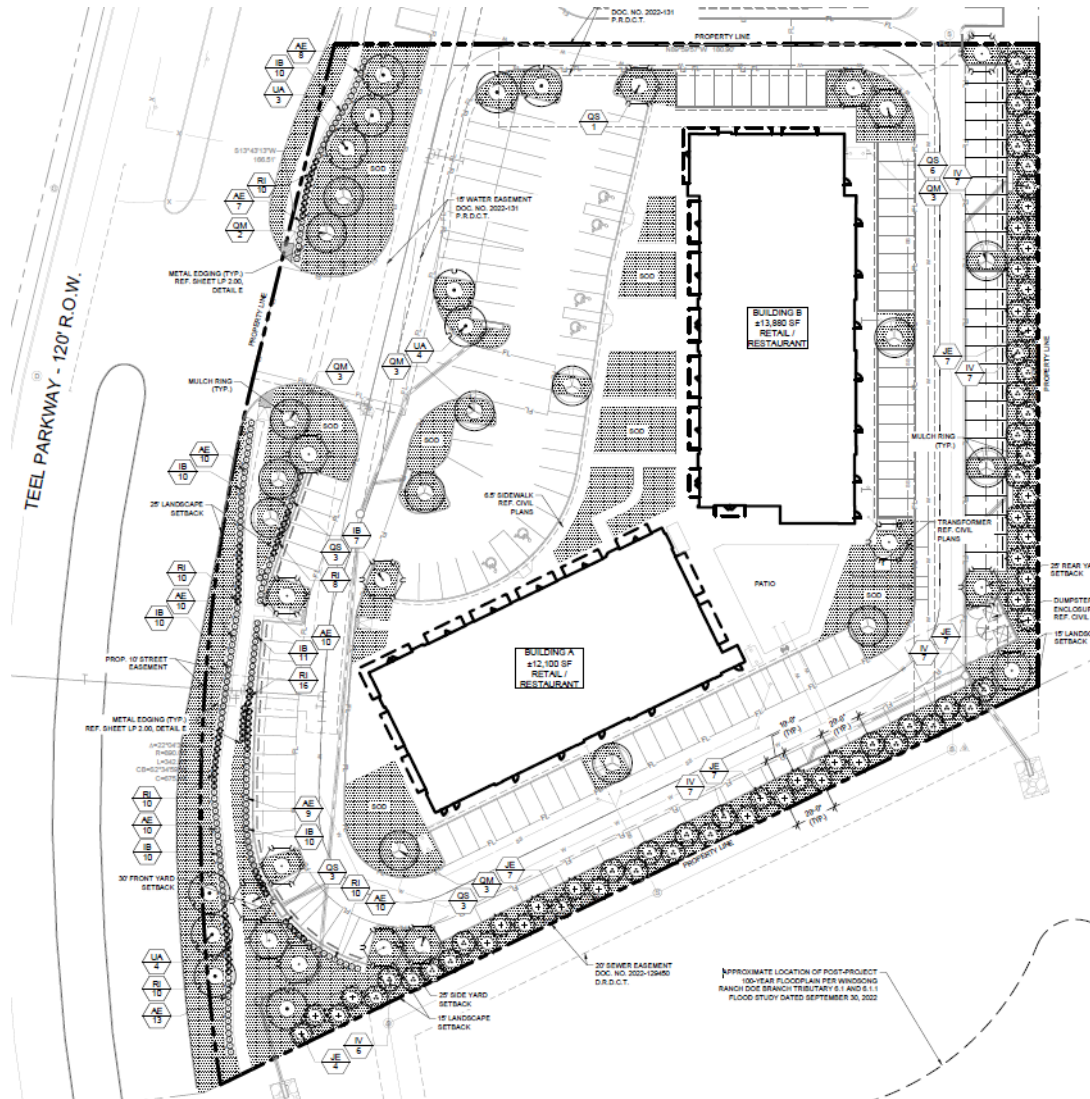
The two buildings are 12,100 square feet (Building A – southern building) and 13,880 square feet (Building B – northern building), for a total 25,980 square feet. For parking calculation purposes, the developer has anticipated 20,380 square feet being allocated to retail uses and 5,600 square feet for restaurant use. There are two outdoor patios consisting of 2,695 square feet.

The Office zoning district standards restrict the sizes of buildings within 200 feet of residential uses or zoning to 10,000 square feet. The proposed buildings are greater than 10,000 square feet and are separated from the adjacent residential zoning to the east by 88 feet and to the south by 72 feet. Staff finds that the location of the buildings will not negatively impact the surrounding properties. The land to the west is currently undeveloped and owned by Prosper Independent School District. Property immediately to the south is a creek that is approximately 500 feet in width; a residential neighborhood is developed south of the creek.



Screening

Since the property is adjacent to residential zoning, a living screen is proposed along the east and south property lines. A living screen is recommended in this location to blend with the natural creek environment to the south and will be a suitable screen adjacent to any future school-related or residential development to the east. A living screen is subject to the approval of the Specific Use Permit.

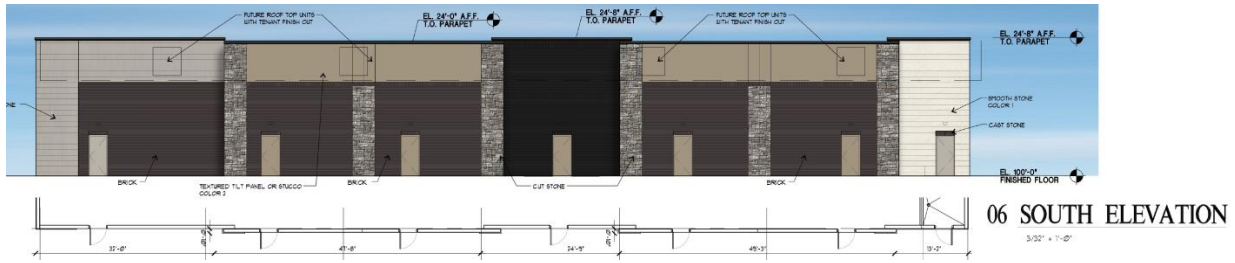


Building Elevations

The proposed buildings will be compatible with the veterinary clinic being constructed to the north and the Development Agreement requirements in place for this property.

Building A – Southern Building





Building B – Northern Building



The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of a Specific Use Permit request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

The proposed uses are compatible with the veterinary clinic being constructed to the north. The property will be screened from residential zoning to the east and south with a living screen. The proposal will provide services to nearby residential development.

2. *Are the activities requested by the applicant normally associated with the requested use?*

All of the proposed uses are compatible in nature with the surrounding developments and will serve the surrounding properties. These are typical uses in multi-tenant structures.

3. *Is the nature of the use reasonable?*

When the zoning was approved for this property, it was conceived that these uses may be appropriate in this location, but a Specific Use Permit was required to allow for the review of site layout, screening, and elevations.

4. *Has any impact on the surrounding area been mitigated?*

The applicant has designed a site with two buildings that will be architecturally compatible with the surrounding development and a living screen will be installed to buffer these buildings that are larger than 10,000 square feet from the adjacent residential zoning.

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

Future Land Use Plan – The Future Land Use Plan recommends Retail and Neighborhood Services.

Thoroughfare Plan – This property currently has direct access to Teel Parkway.

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 received no responses to the proposed Specific Use Permit request.

Attached Documents:

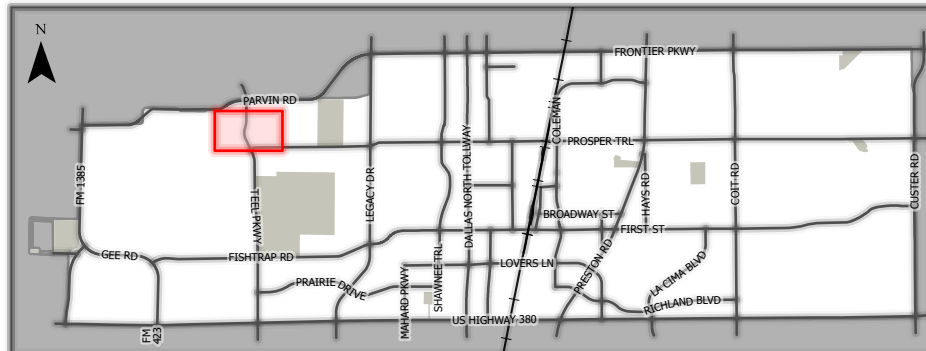
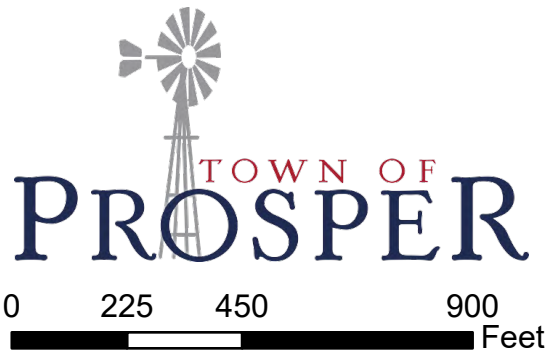
1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Site Plan
5. Landscape Plan
6. Façade Plan

Town Staff Recommendation:

Town Staff recommends approval of a Specific Use Permit request to allow Retail Stores and Shops, a Convenience Store (without Gas Pumps), Dry Cleaning, Minor, and Gymnastics/Dance Studio uses on the property with the building size and placement as shown on the Site Plan Exhibit and a living screen as shown on the Landscape Plan Exhibit.

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 January 9, 2024.

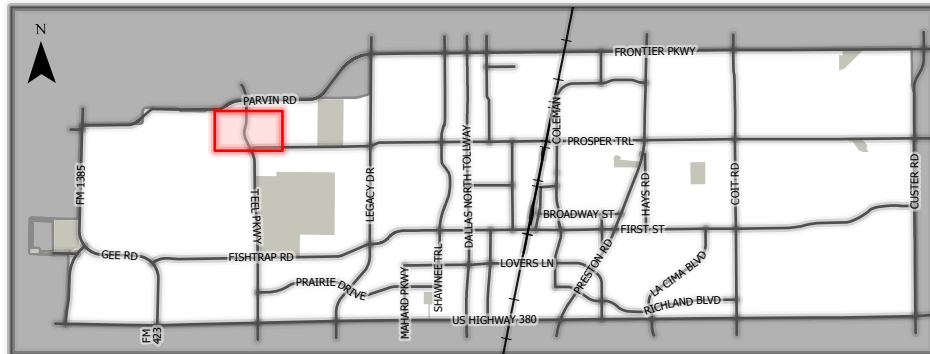
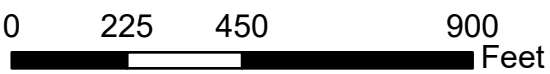
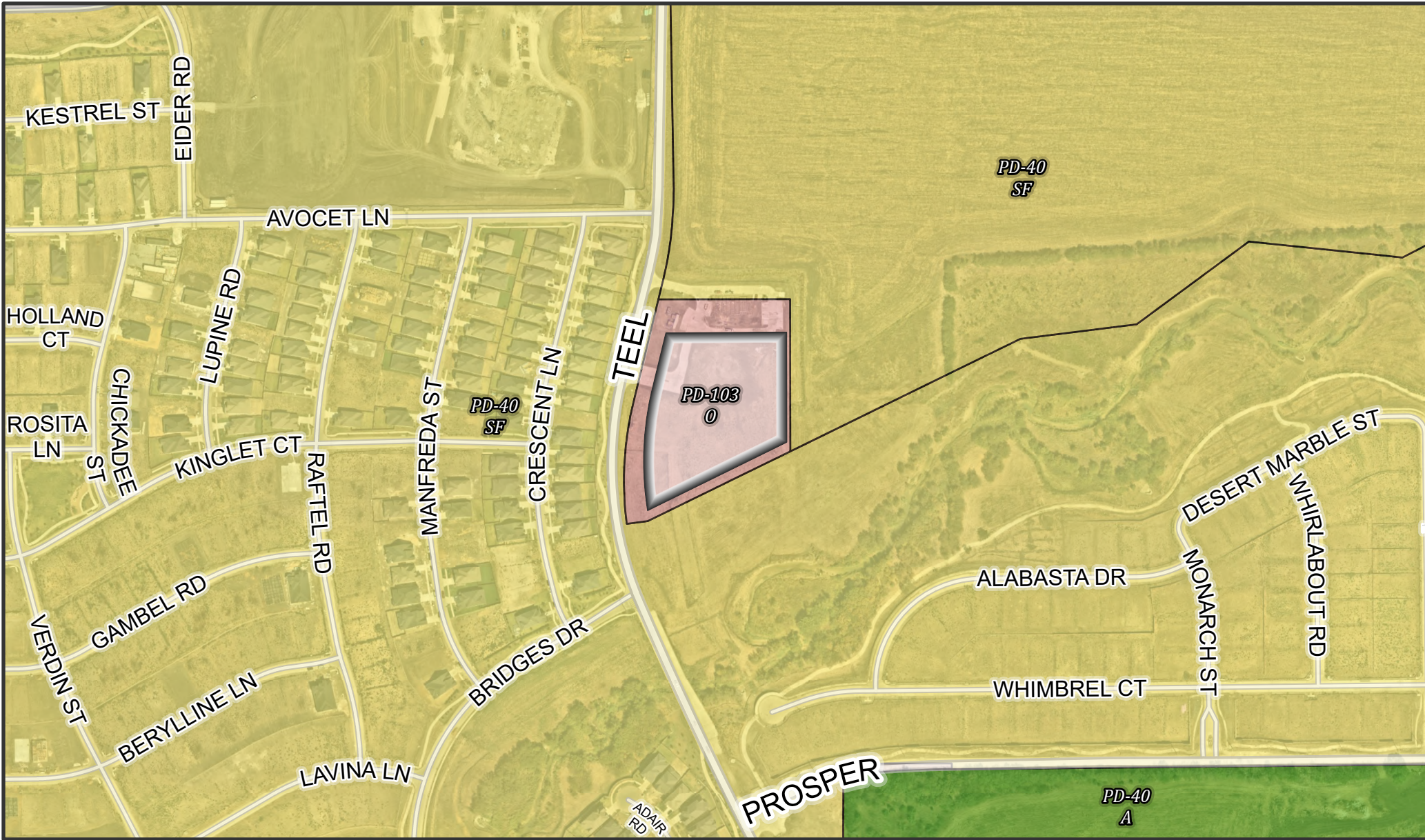


ZONE-23-0023

SUP Teel Pkwy Retail

Specific Use Permit

This map for illustration purposes only

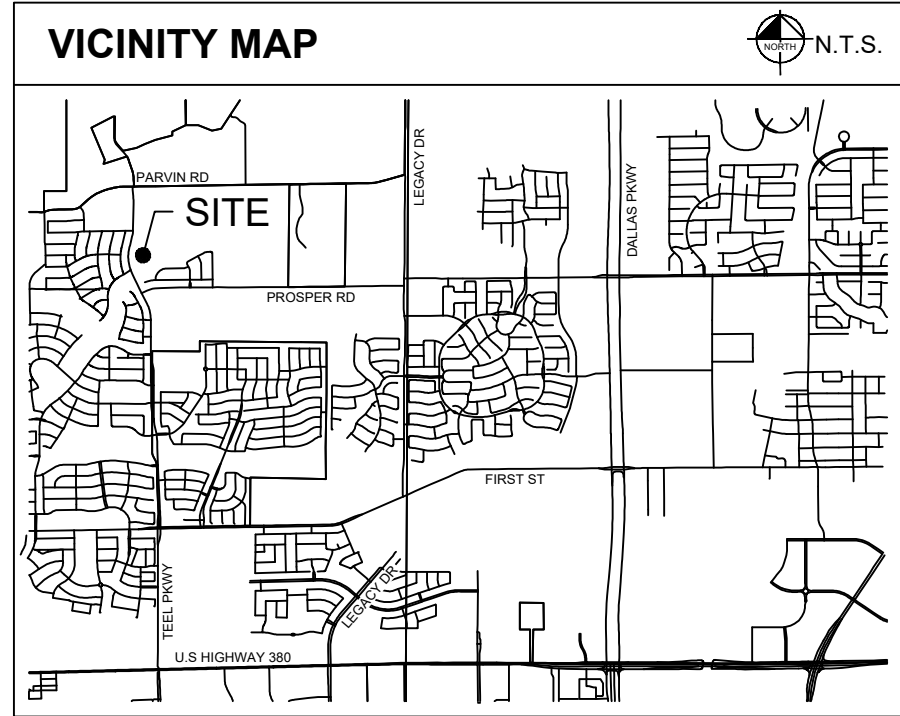
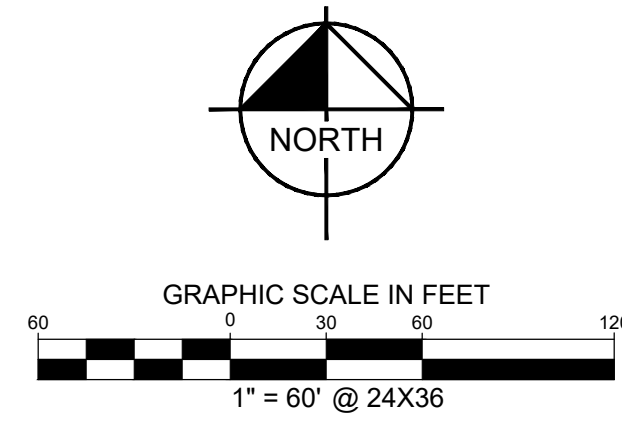
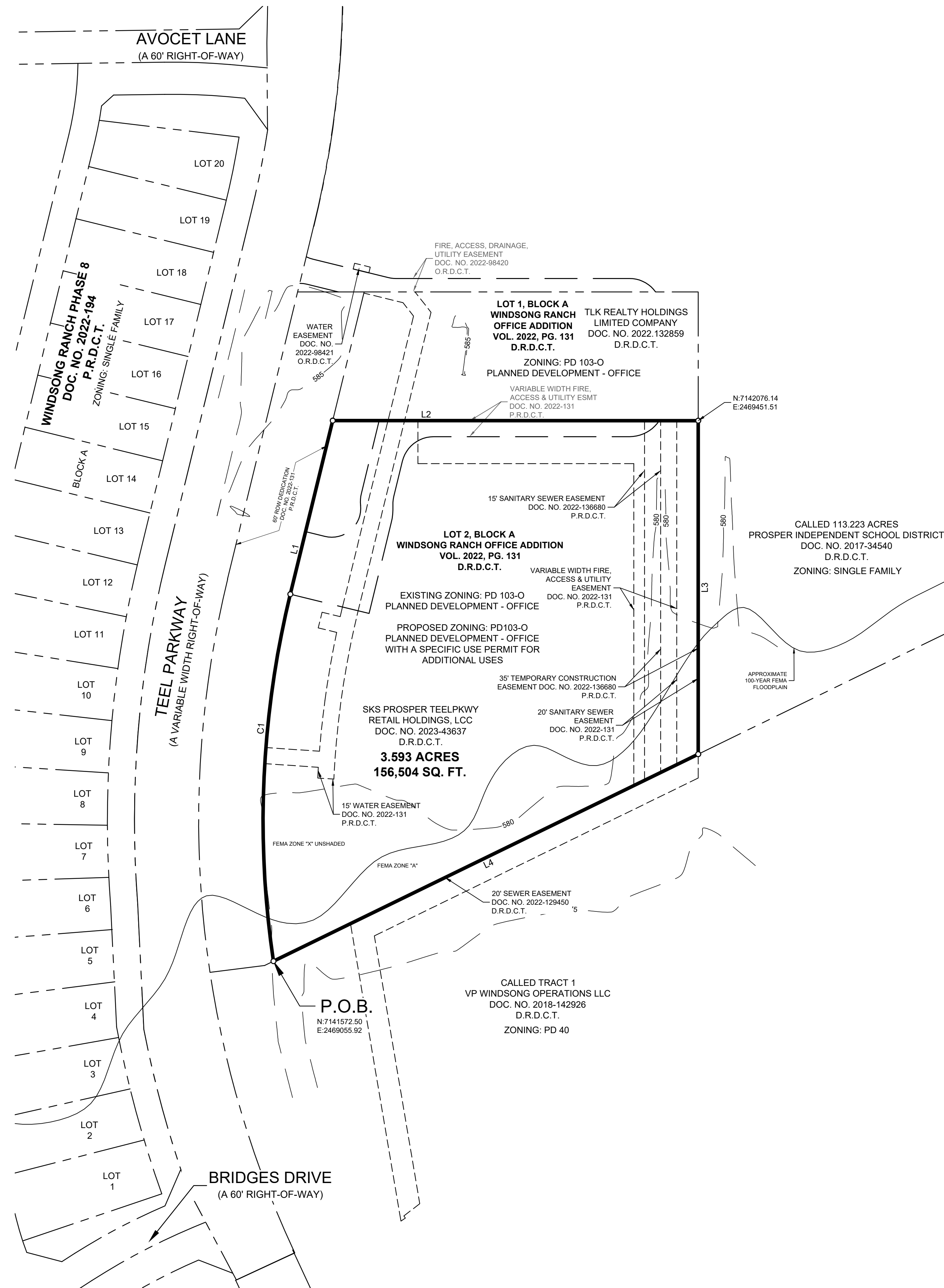


This map for illustration purposes only

ZONE-23-0023

SUP Teel Pkwy Retail

Specific Use Permit



LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME AND PAGE
P.O.B.	POINT OF BEGINNING
ADF	ALUMINUM DISK FOUND

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE

PROPERTY DESCRIPTION

BEING a tract of land situated in the Aaron Roberts Survey, Abstract No. 1115, City of Prosper, Denton County, Texas, and being all of Lot 2, Block A of the Windsong Ranch Office Addition, an addition to the City of Prosper, Denton County, Texas, according to the plat thereof recorded in Document No. 2022-131, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Teel Parkway (a variable width right-of-way) at the southwest corner of said Lot 2, Block A, same being the southeast corner of a 60-foot Right-of-Way Dedication recorded in said Document No. 2022-131, and being in the north line of a called "Tract 1" described in the Special Warranty Deed to VP WINDSONG OPERATIONS LLC, recorded in Document No. 2018-142926, Deed Records, Denton County, Texas, and being at the beginning of a non-tangent curve to the right with a radius of 890.00 feet, a central angle of 22°10'32", and a chord bearing and distance of North 02°37'57" East, 342.32 feet;

THENCE with said east right-of-way line and the west line of said Lot 2, Block A, the following courses and distances: In a northerly direction, with said non-tangent curve to the right, an arc distance of 344.46 feet to a point for corner;

North 13°43'13" East, a distance of 166.51 feet to northwest corner of said Lot 2, Block A, same being the southwest corner of Lot 1, Block A of the aforementioned Windsong Ranch Addition;

THENCE with the common line of said Lot 1 and 2, Block A, South 89°59'57" East, a distance of 340.43 feet to the southeast corner of said Lot 1, Block A, and the northeast corner of said Lot 2, Block A, and being in the west line of a called 113.223 acre tract of land described in the Special Warranty Deed to PROSPER INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 2017-34540, Deed Records, Denton County, Texas;

THENCE with the west line of said 113.223 acre tract, South 00°00'00" East, a distance of 310.80 feet to the south corner of said 113.223 acre tract, same being in the north line of said "Tract 1", and being at the southeast corner of said Lot 2, Block A;

THENCE with the common line of said "Tract 1" and said Lot 2, Block A, South 64°00'25" West, a distance of 440.17 feet to the **POINT OF BEGINNING** and containing a computed area of 156,504 square feet or 3.5928 acres of land.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0290G and 48121C0430G, for DENTON County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), no scale and no projection.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

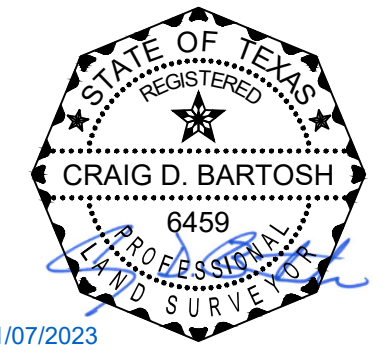


EXHIBIT A
ZONE-23-0023
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
3.593 ACRES
AARON ROBERTS SURVEY, ABSTRACT NO. 1115
CITY OF PROSPER, DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	AEL	CDB	Nov. 2023	064620300	1 OF 2

OWNER:
SKS PROSPER TEEL PARKWAY
7251 SHOESTRING DRIVE
FRISCO, TEXAS 75038
CONTACT KALYAN AKKASANI
PH. (956) 220-4194

SURVEYOR:
CRAIG D. BARTOSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6459
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
craig.bartosh@kimley-horn.com



October 9, 2023

Town of Prosper Planning
250 W First Street
Prosper TX 75078

RE: *Letter of Intent – Specific Use Permit*

To Whom it May Concern,

Please accept this correspondence as the formal letter of intent to develop the above-referenced site. The site is located at 1300 N Teel Parkway, at the northeast corner of Bridges Drive and Teel Parkway. The lot is currently zoned under PD-103 Office District. Our client wishes to develop a mixed-use site on the +/-3.59-acre lot. The retail uses that our client would like to be permitted to develop are listed below:

- Small Grocery Store (15,000 SF or less)
- Brewery/Pub
- Beauty Salon/Barber Shop
- Meat Sales (cold storage and meat selling, not live animal butchering)
- Ice Cream Shop
- Convenience Store without Gas Pumps
- Dry Cleaning, Minor
- Gymnastics/Dance Studio

A proposed concept plan, owner's acknowledgement form, and this letter of intent are included with this request.

Thank you for your consideration of this request. Please contact me at 945-218-5083 or Abbi.luebbert@kimley-horn.com should you have any questions.

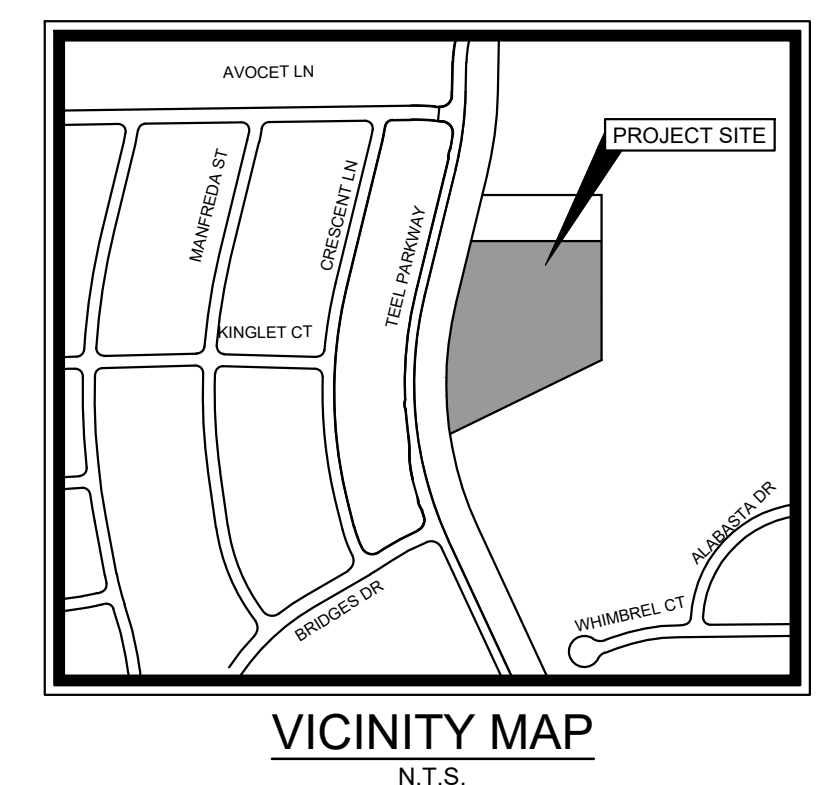
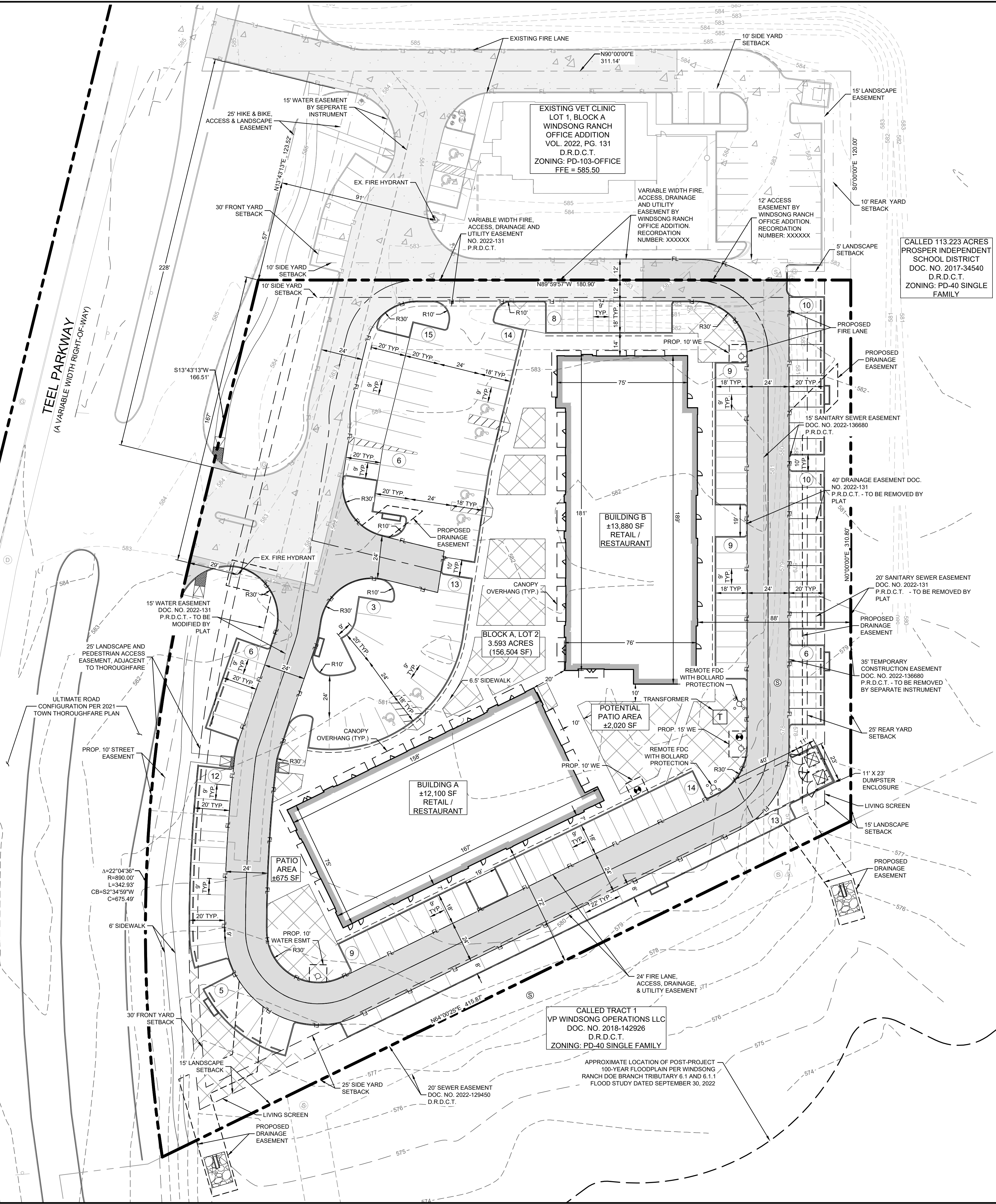
Sincerely,

Abbi Luebbert, P.E. (TX)

Project Manager

Kimley-Horn and Associates, Inc

Plotted By: jacobk... K:\DAL-01-56:23pm... 01-56:23pm... 12/14/2023... This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
N.T.S.

**STANDARD TOWN OF PROSPER
PRELIMINARY 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

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

LEGEND

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	EXISTING PAVEMENT
	OPEN SPACE
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

**BLOCK A, LOT 2
SITE DATA SUMMARY TABLE**

ZONING/PROPOSED USE	PD-103 (PD-O) RESTAURANT / RETAIL
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTITENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

- NOTES:**
- ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 - LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 - ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
 - RETAIL USES TO INCLUDE GROCERY STORE, BREWERY, BEAUTY SALON/BARBER SHOP, MEAT SALES, AND ICE CREAM SHOPS. ADDITIONAL USES MAY BE CONSIDERED SUCH AS CONVENIENCE STORE (WITHOUT GAS PUMPS), DRY CLEANING, MINOR, AND GYMNASIUMS/DANCE STUDIOS.
 - THE BUILDINGS ARE GREATER THAN 10,000 SF DUE TO ADJACENT PROPERTIES BEING IDENTIFIED AS NON-RESIDENTIAL DEVELOPMENTS BY THE TOWN OF PROSPER PLANNING DEPARTMENT.

EXHIBIT B
ZONE-23-0023
PRELIMINARY SITE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 14, 2023

Owner:
 SKS Prosper Teel Parkway
 7251 Shoestring Drive
 Frisco, Texas 75036
 Contact: Kalyan Akkasani
 Phone: (956) 220-4194

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower
 Dallas, Texas 75240
 Contact: Jeffrey Dolan, P.E.
 Phone: (972) 770-1300

DATE
REVISIONS
BY

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

Kimley-Horn

Engineer: JEFFREY W. DOLAN
P.E. No. 114926 Date: 12/14/2023

KHA PROJECT
064620300
DATE
12/14/2023
SCALE
AS SHOWN
DESIGNED BY
ANL
DRAWN BY
KJW
CHECKED BY
JWD

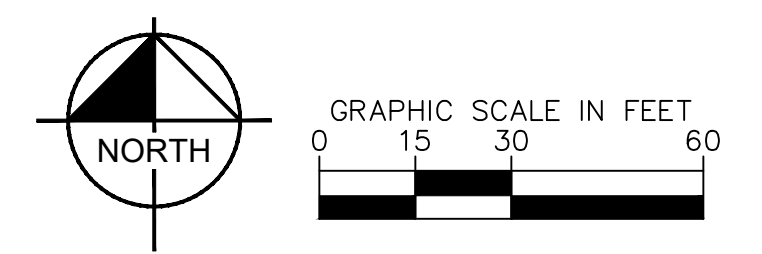
PRELIMINARY SITE PLAN

TEEL PARKWAY RETAIL PREPARED FOR SKS PROSPER TEEL PKWY

SHEET NUMBER
PROSPER

PSP-1

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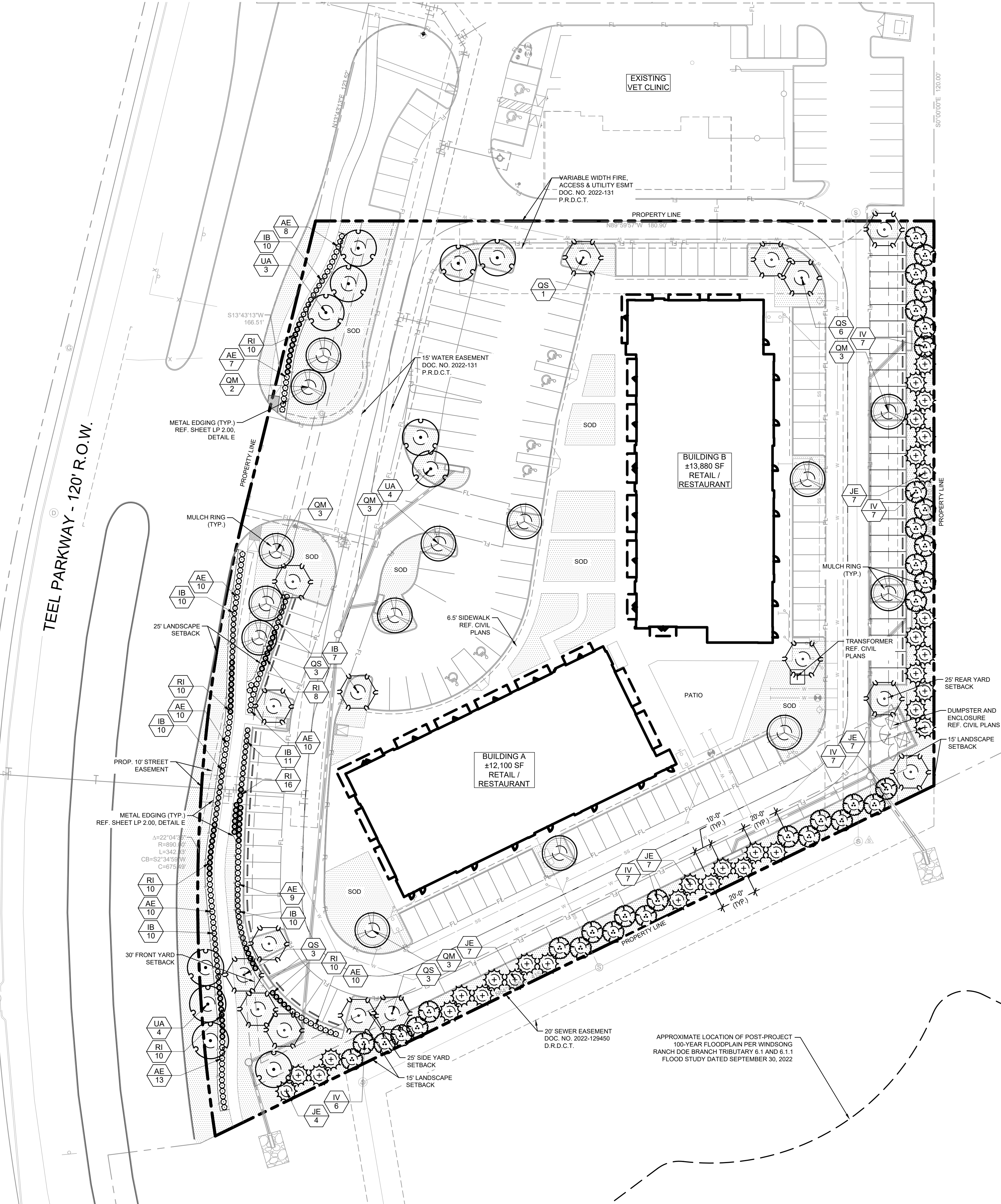
PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, ROOT, CAL., SIZE, REMARKS. Includes sections for TREES, SHRUBS, and GROUND COVERS.

TOWN OF PROSPER LANDSCAPE GENERAL NOTES
Standard language and/or notations, as follows:
Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)...

NO EXISTING TREES ON SITE

Town of Prosper, Texas - Landscape Data Table
Zoning/Proposed Use : PD-103, Restaurant/Retail
Site Area : 3.59 AC (156,504.12 SF)



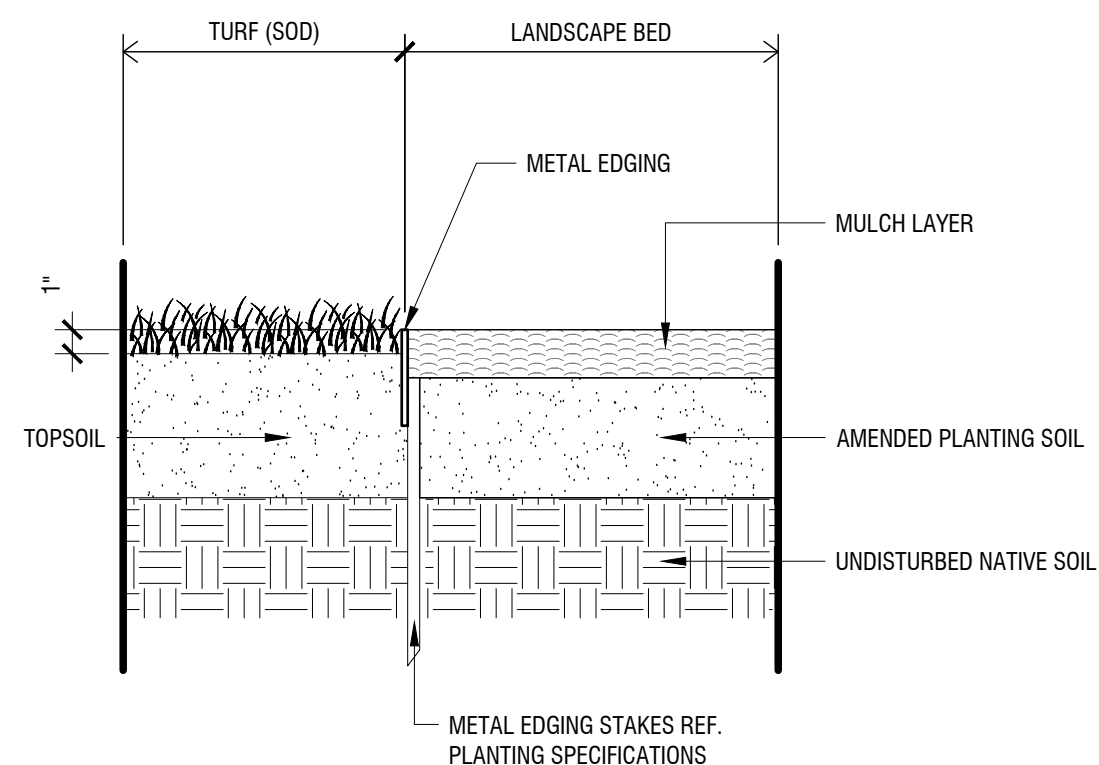
Know what's below. Call before you dig.

EXHIBIT C
ZONE-23-0023
LANDSCAPE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 5, 2023

Owner: SKS Prosper Teel Parkway
Engineer/Surveyor: Kimley-Horn and Associates, Inc.

Vertical sidebar containing project information: KIMLEY-HORN logo, project name (LANDSCAPE PLAN), sheet number (LP 1.00), and revision table.

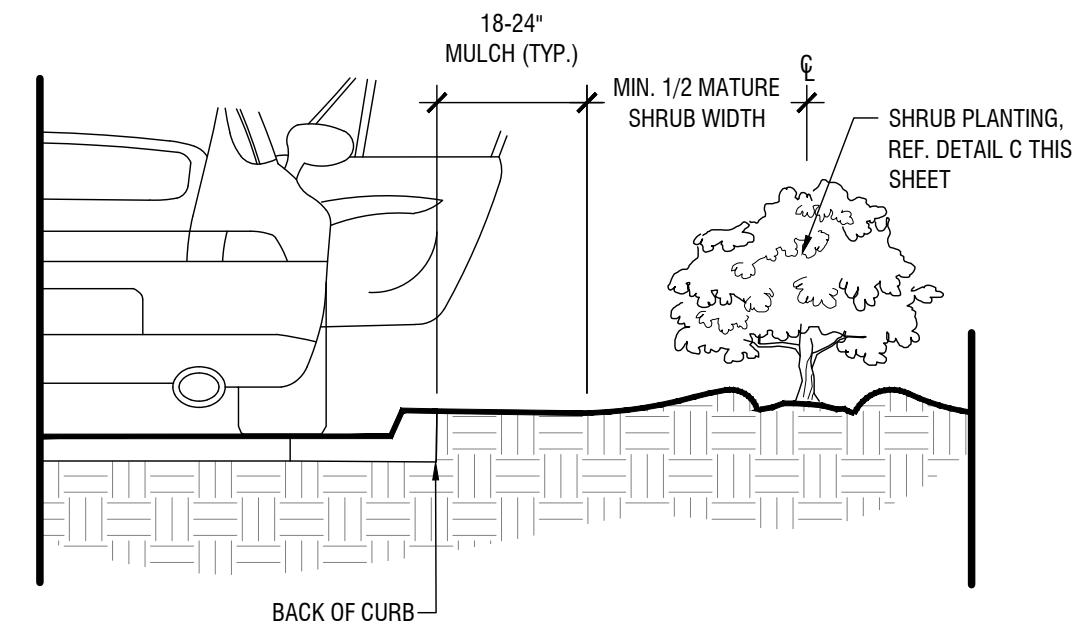
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

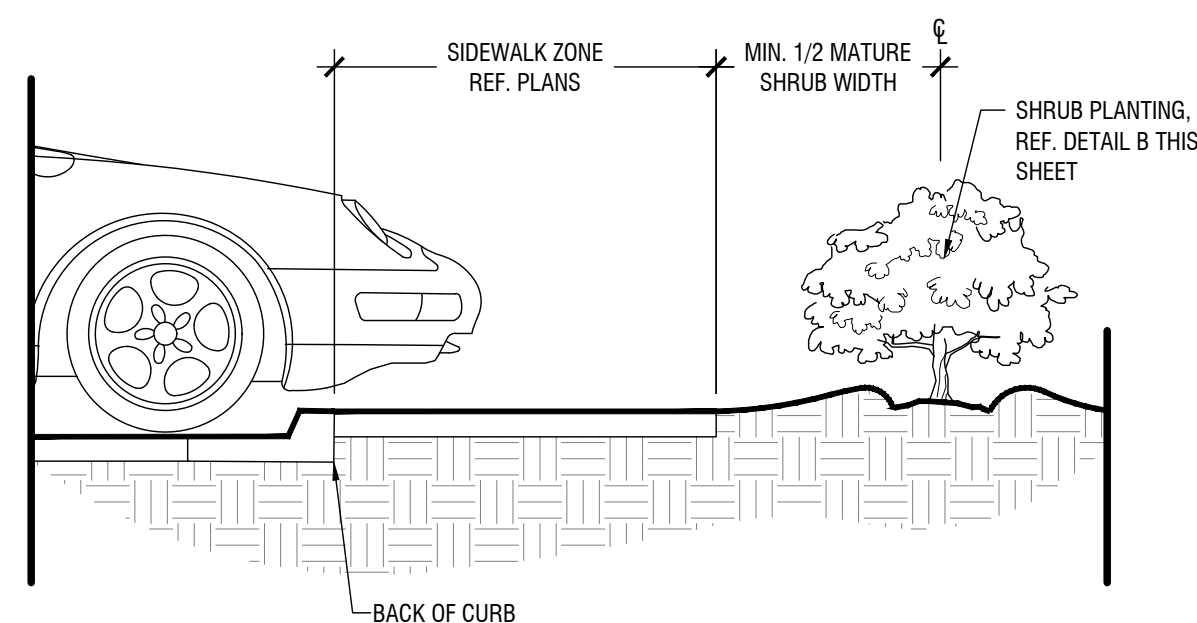
E



SHRUB PLANTING AT CURB

Scale: NTS

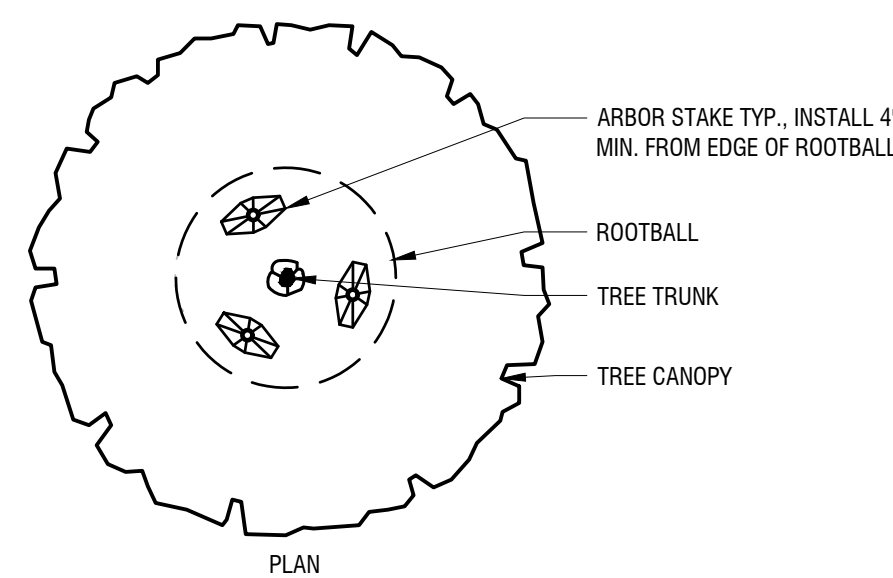
B



SHRUB PLANTING AT SIDEWALK

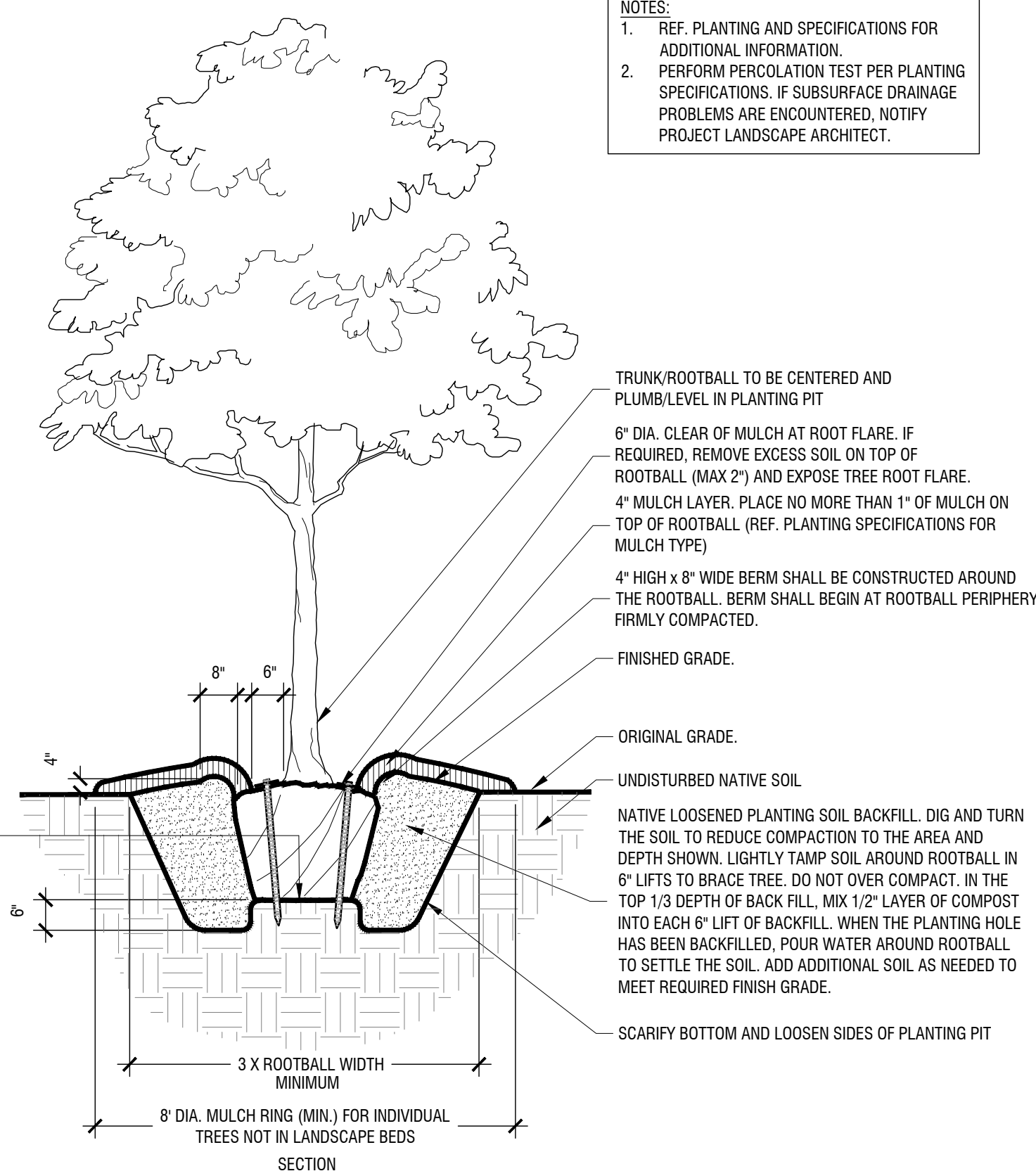
Scale: NTS

D



PLAN

- NOTES:**
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



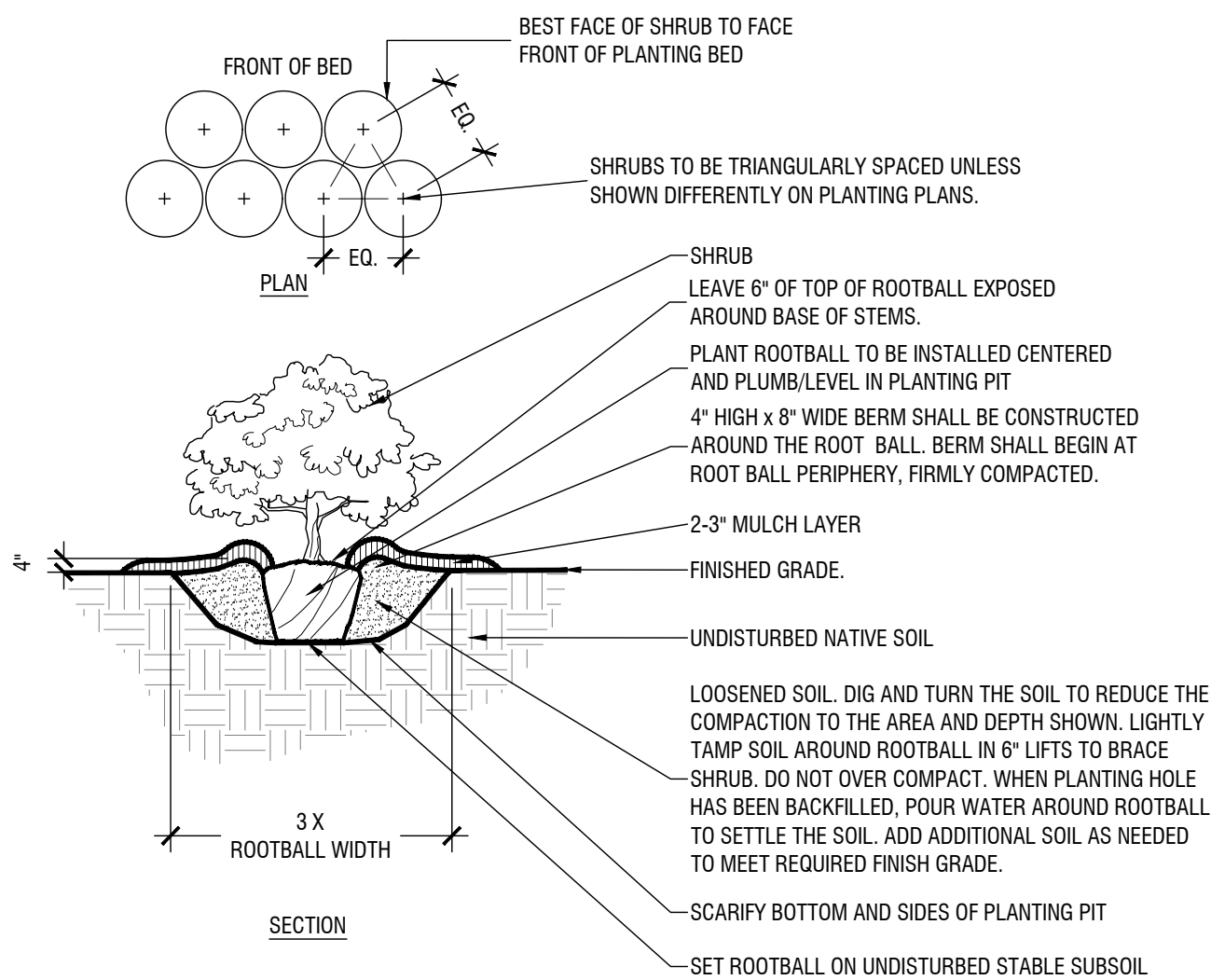
SECTION

TYPICAL TREE PLANTING

Scale: NTS

A

- NOTES:**
1. WHEN SHRUBS MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 2. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



SECTION

TYPICAL SHRUB PLANTING

Scale: NTS

C

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM

Kimley-Horn
 FOR REVIEW ONLY
 Not for construction or permit purposes.
 R.I.A. KYLE W. SCHELLHORN
 I.A. No. 3545 DATE: 12/05/2023

KHA PROJECT	064620300
DATE	12/05/2023
SCALE	AS SHOWN
DESIGNED BY	MMB
DRAWN BY	MMB
CHECKED BY	KWS

LANDSCAPE DETAILS

TEEL PARKWAY
RETAIL
 PREPARED FOR
SKS PROSPER TEEL PKWY
 TEXAS

EXHIBIT C
ZONE-23-0023
LANDSCAPE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out Of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 5, 2023

Owner:
 SKS Prosper Teel Parkway
 7251 Shoestring Drive
 Frisco, Texas 75036
 Contact: Kalyan Akkasani
 Phone: (956) 220-4194

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower
 Dallas, Texas 75240
 Contact: Jeff Dolan, P.E.
 Phone: (972) 770-1300

SHEET NUMBER
LP 2.00

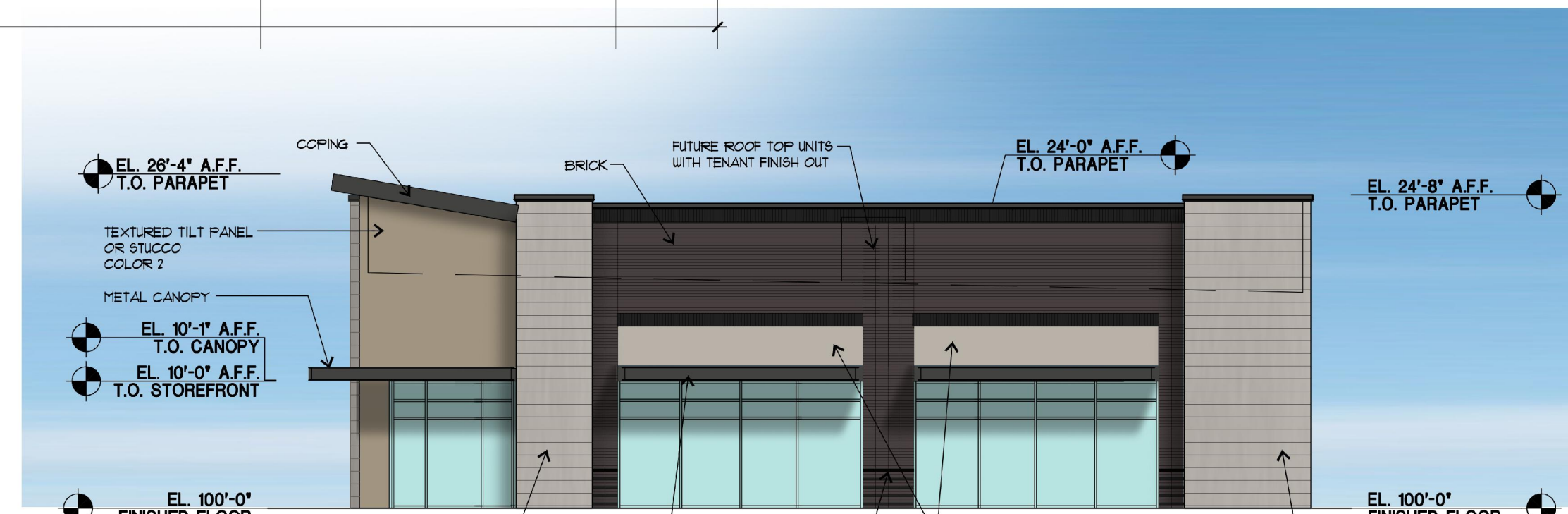


06 SOUTH ELEVATION
3/32" = 1'-0"

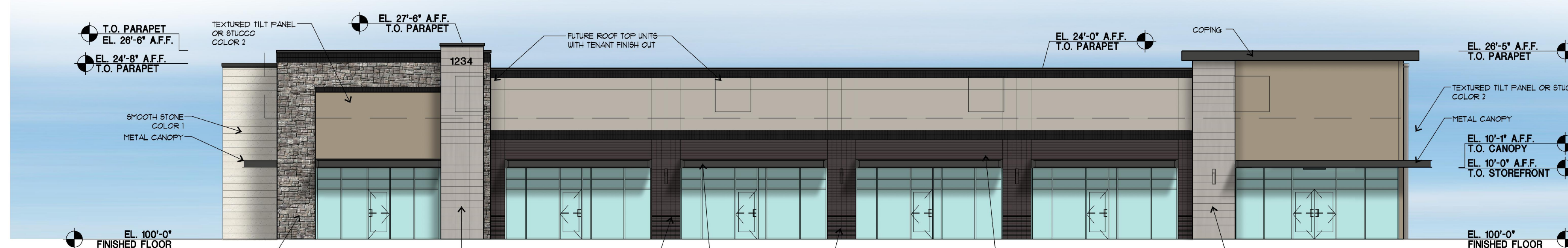


05 EAST ELEVATION
3/32" = 1'-0"

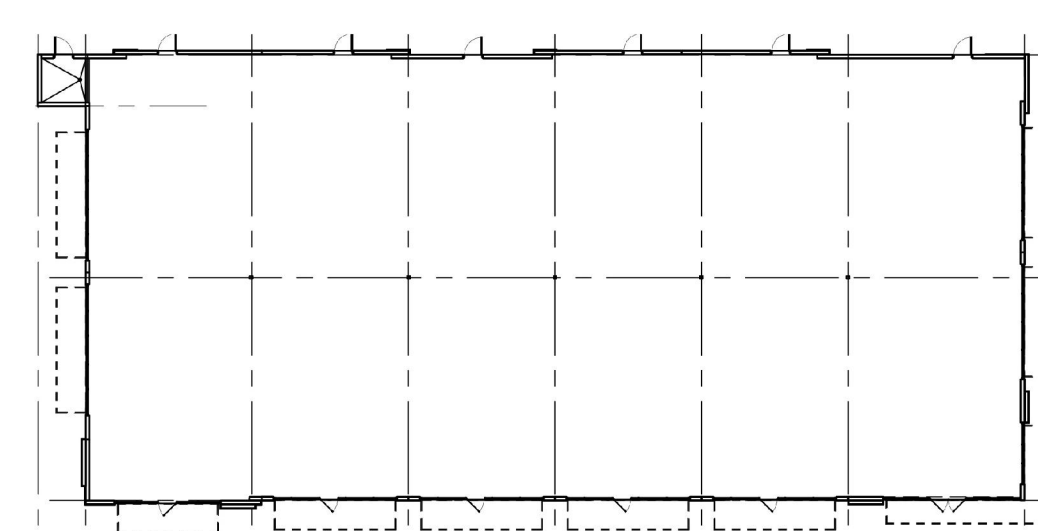
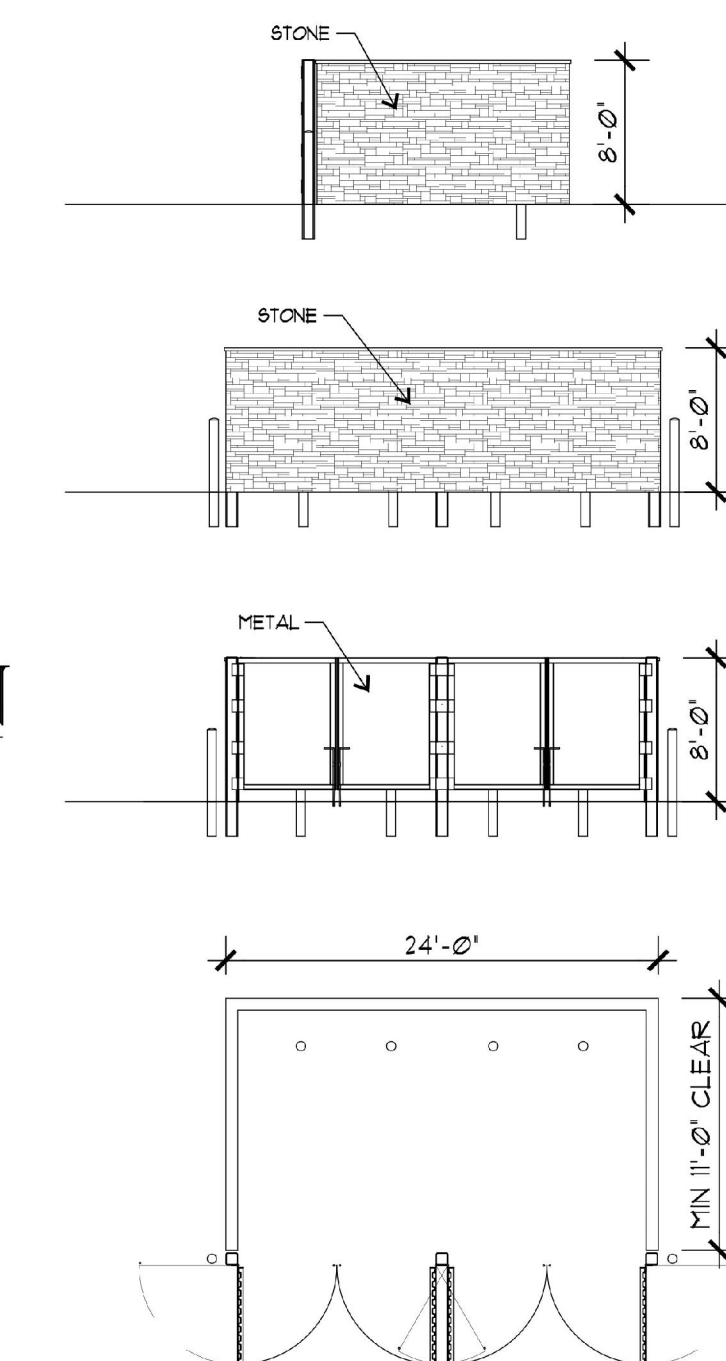
	SOUTH		WEST		NORTH/FRONT		EAST	
	SF	%	SF	%	SF	%	SF	%
TOTAL	4059		1825		4147		1866	
WINDOWS & DOORS	173		544		1388		491	
TOTAL LESS WINDOWS & DOORS	3886.0		1281		2759		1375	
PRIMARY MASONRY								
BRICK	2071	53.28	566	44.15	773	28.02	714	51.97
STONE	1200	30.87	395	30.81	724	26.24	521	37.92
CONCRETE / STUCCO	616	15.85	301	23.48	1218	44.15	139	10.12
PRIMARY MASONRY TOTAL (MIN. SFL)	3887	100.0	1262	98.4	2715	98.4	1374	100.0
SECONDARY								
ROOF/PARAPET COPING	0	0.00	20	1.56	44	1.59	0	0.00
TOTAL	0.0	0.0	20.0	1.6	44.0	1.6	0.0	0.0
TOTAL	3887.0	100	1282.0	100	2759.0	100	1374.0	100



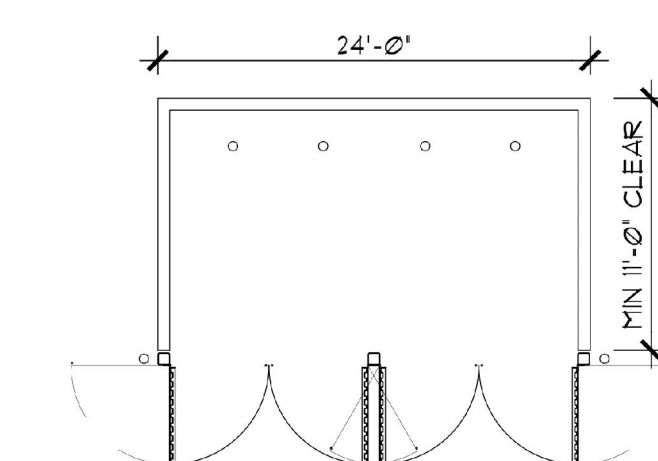
04 WEST ELEVATION
3/32" = 1'-0"



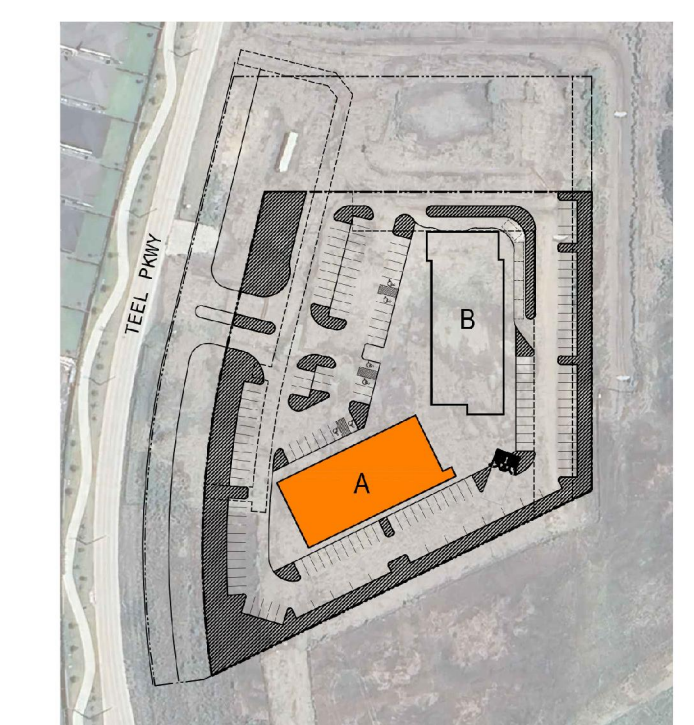
03 NORTH ELEVATION
3/32" = 1'-0" FRONT



02 BUILDING OUTLINE
1/32" = 1'-0" BUILDING A



01 DUMPSTER
3/32" = 1'-0"



KEY PLAN
1" = 20'

CITY OF PROSPER FACADE PLAN STANDARD LANGUAGE AND/OR NOTATIONS:

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

OWNER:
SKS PROSPER TEELPKWY RETAIL, LLC
7251 SHOESTRING DRIVE
FRISCO, TEXAS 75038
PHONE: 956-220-4194
CONTACT: KALYAN AKKASANI
KALYAN@EPIMONI.CO

APPLICANT (CIVIL ENGINEER):
KIMLEY HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PHONE: (845) 218-5063
CONTACT: ABBE LUEBBERT, P.E.
ABBE.LUEBBERT@KIMLEY-HORN.COM

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL ROAD, SUITE 228
DALLAS, TEXAS 75230
PHONE: (972) 992-6015
CONTACT: LISA SWIFT
LSWIFT@GSOARCHITECTS.COM

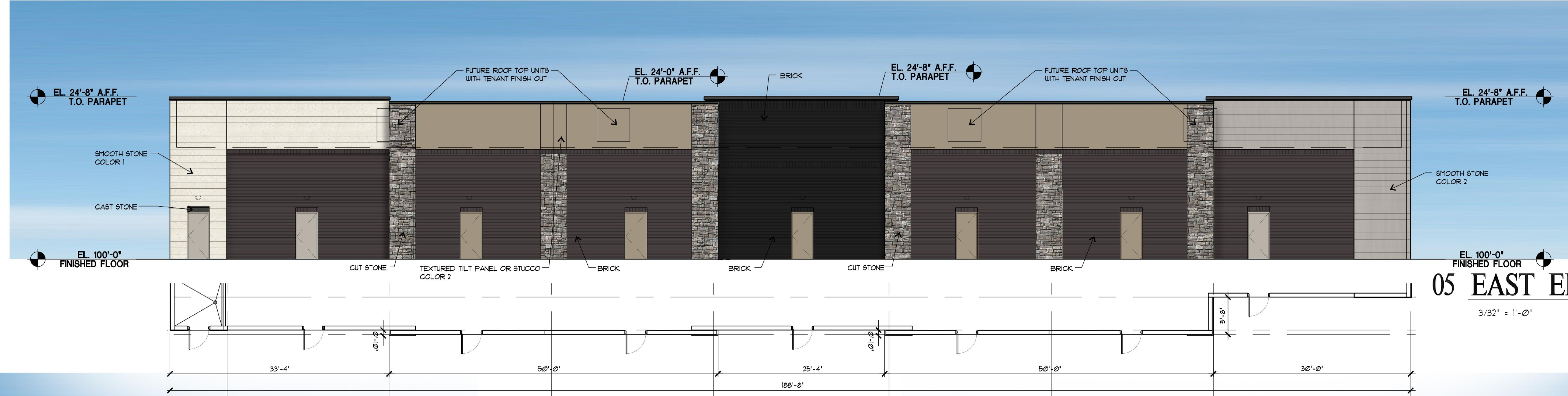
GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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EXHIBIT D
PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE PLAN
TEEL PARKWAY RETAIL - BUILDING A
WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
3.593 ACRES

ISSUE DATE: 10/09/2023

GSO PROJECT NO.: 23-006

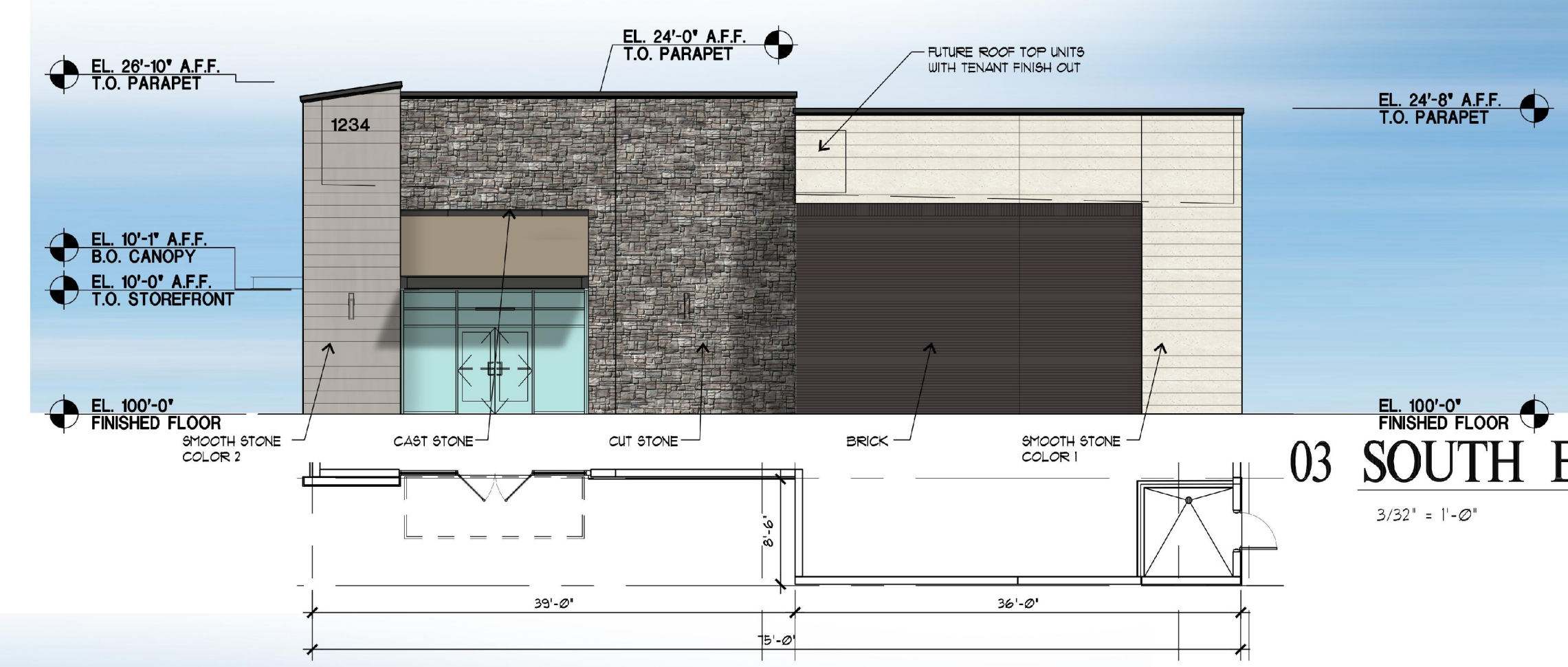


05 EAST ELEVATION
3/32" = 1'-0"



04 NORTH ELEVATION
3/32" = 1'-0"

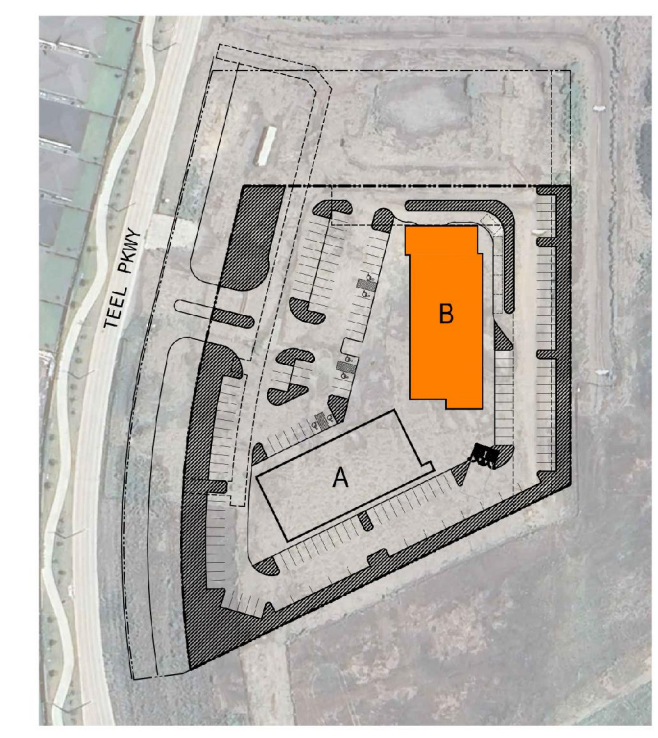
	SOUTH		WEST (FRONT)		NORTH		EAST		
	SF	%	SF	%	SF	%	SF	%	
TOTAL	1926		4701		1826		4588		
WINDOWS & DOORS	170		1551		520		194		
TOTAL LESS WINDOWS & DOORS	1756.0		3150		1306		4394		
PRIMARY MASONRY	BRICK	475	27.03	813	25.82	594	45.45	2490	56.84
	STONE	1208	68.75	987	31.34	362	27.70	1281	29.15
	CONCRETE/STUCCO	74	4.21	1303	41.38	330	25.25	616	14.02
	PRIMARY MASONRY TOTAL (MIN. 80%)	1757	100.0	3103	98.5	1286	98.4	4395	100.0
SECONDARY	ROOF/PARAPET COPING	0	0.00	46	1.46	21	1.61	0	0.00
	TOTAL	0.0	0.0	46.0	1.5	21.0	1.6	0.0	0.0
TOTAL	1757.0	100	3149.0	100	1307.0	100	4395.0	100	



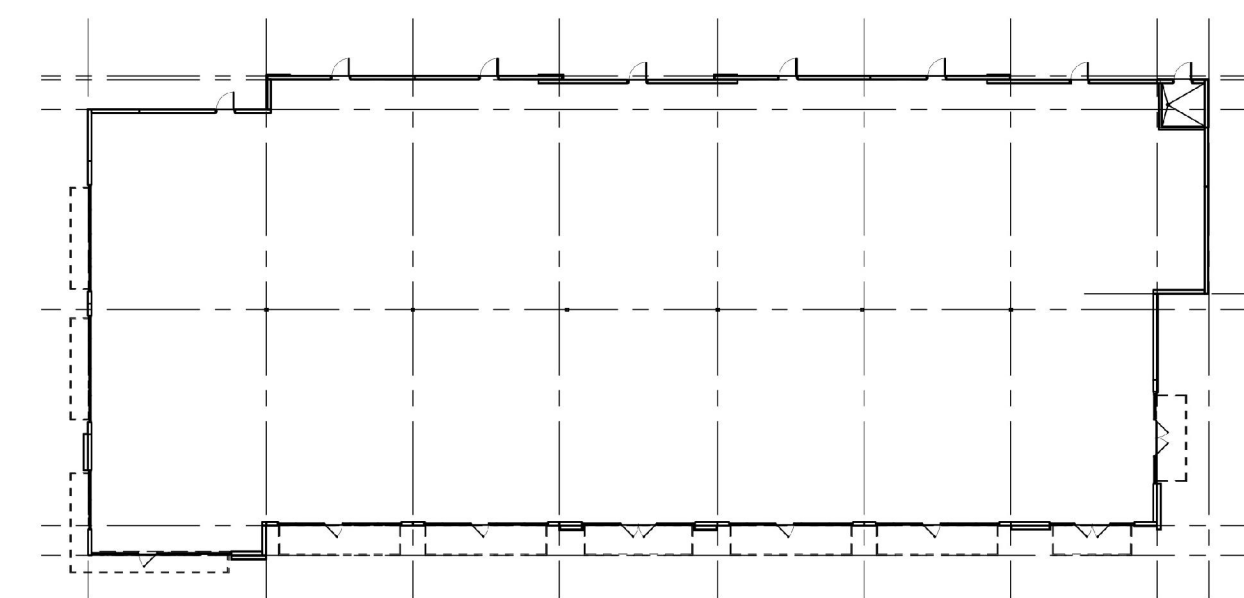
03 SOUTH ELEVATION
3/32" = 1'-0"



02 WEST ELEVATION
3/32" = 1'-0" FRONT



KEY PLAN
SCALE: 1"=200'



01 BUILDING OUTLINE
1/32" = 1'-0" BUILDING B

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

OWNER:
SKS PROSPER TEELPKWY RETAIL, LLC
7251 SHOESTRING DRIVE
FRISCO, TEXAS 75038
PHONE: 956-220-4194
CONTACT: KALYAN AKKASANI
KALYAN@EPIMONI.CO

APPLICANT (CIVIL ENGINEER):
KIMLEY HORN
13455 NOEL ROAD
TYVO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PHONE: (945) 218-5083
CONTACT: ABBILUEBBERT, P.E.
ABBILUEBBERT@KIMLEY-HORN.COM

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL ROAD, SUITE 228
DALLAS, TEXAS 75230
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EXHIBIT D
PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE PLAN
TEEL PARKWAY RETAIL - BUILDING B
WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
3.593 ACRES



MANUFACTURED STONE:
PROVIA 'NATURAL CUT' FERNWOOD



TEXTURED TILT PANEL OR STUCCO
COLOR 1



TEXTURED TILT PANEL OR STUCCO
COLOR 2



CAST STONE
CUSTOM COLOR MATCH ACCENT TRIM/BRICK



METAL TRIM
CANOPY / COPING



STONE COLOR 1:
SMOOTH STONE:
ELDORADO STONE MARQUEE24 DOVETAIL



STONE COLOR 2:
SMOOTH STONE:
ELDORADO STONE ZEN24 NICKEL



ACCENT BRICK:
ROBEN - BLACK NUANCED SMOOTH



FIELD BRICK:
ROBEN - MANCHESTER



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BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM
GSO ARCHITECTS, INC.

EXHIBIT D
PROSPER CASE NO.: ZONE-23-0023
PRELIMINARY FACADE SAMPLE BOARD
TEEL PARKWAY RETAIL
WINDSONG RANCH COMMERCIAL ADDITION BLOCK A, LOT 2
3.593 ACRES



PLANNING

To: Planning & Zoning Commission **Item No. 6**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – December 19, 2023

Agenda Item:

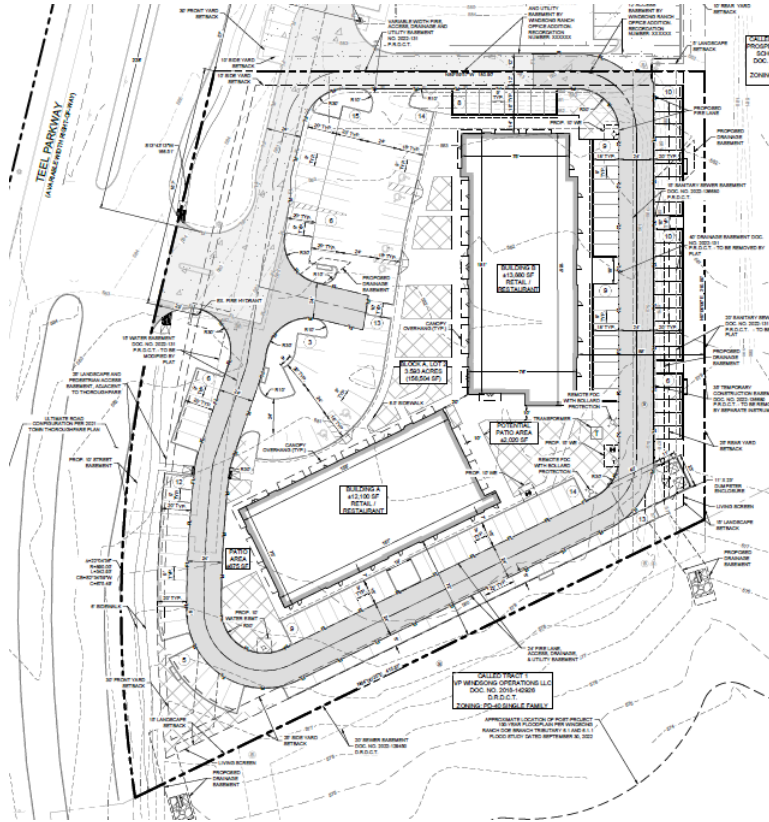
Consider and act upon a request for a Preliminary Site Plan for Windsong Ranch Office Addition, Block A, Lot 2, on 3.6± acres, located south of Parvin Road and east of North Teel Parkway. The property is zoned Planned Development-103 (PD-103) Windsong Ranch Office. (DEVAPP-23-0184)

Description of Agenda Item:

The Preliminary Site Plan shows two buildings totaling 25,980 square feet for a variety of uses, some of which require a Specific Use Permit. The buildings are located closer than 200 feet from residential zoning to the east and south. A living screen is proposed along these property lines. All of these items require approval and are part of the Specific Use Permit request.

Access is provided from Teel Parkway. The Preliminary Site Plan conforms to the development standards of Planned Development-103.

As a companion item, Specific Use Permit (ZONE-23-0023) is on the Planning & Zoning Commission agenda for December 19, 2023.

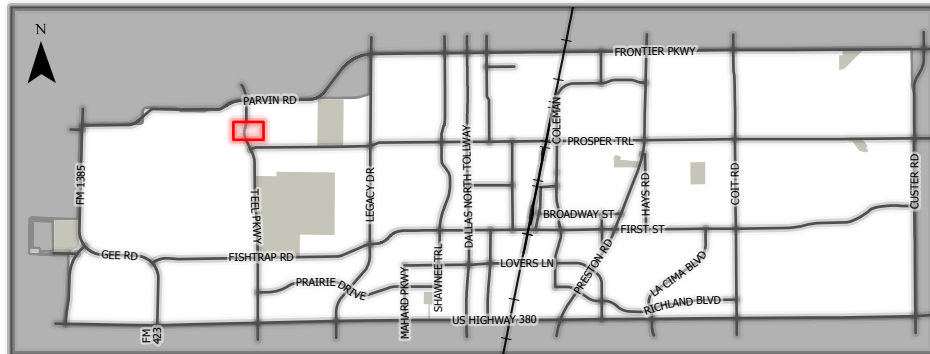
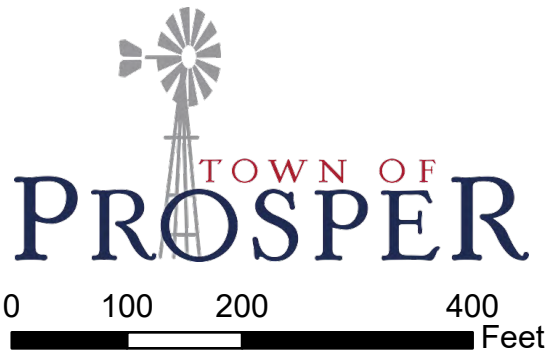


Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan, subject to Town Council approval of a Specific Use Permit (ZONE-23-0023).

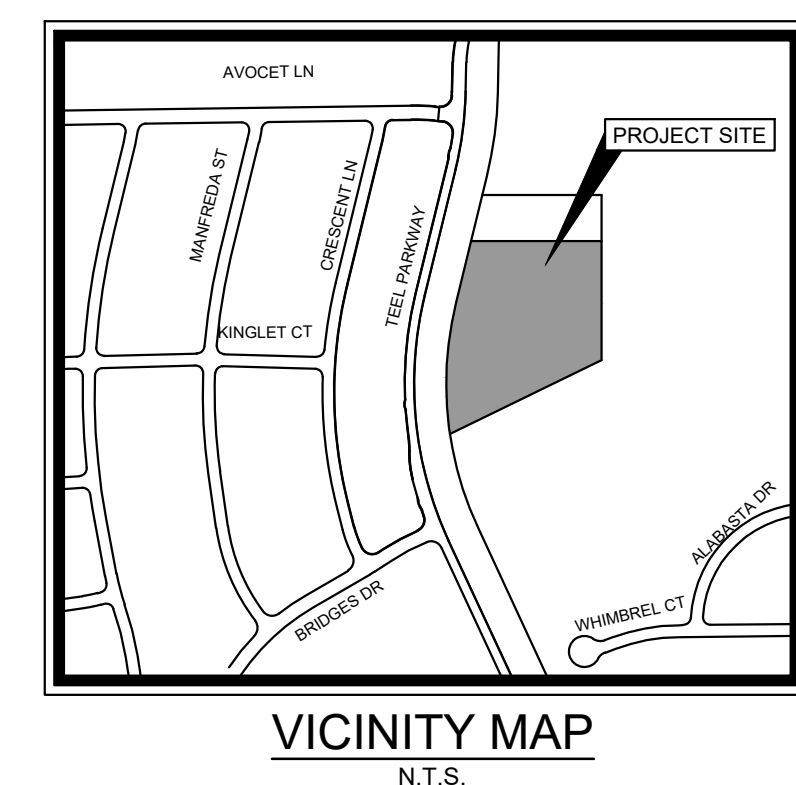
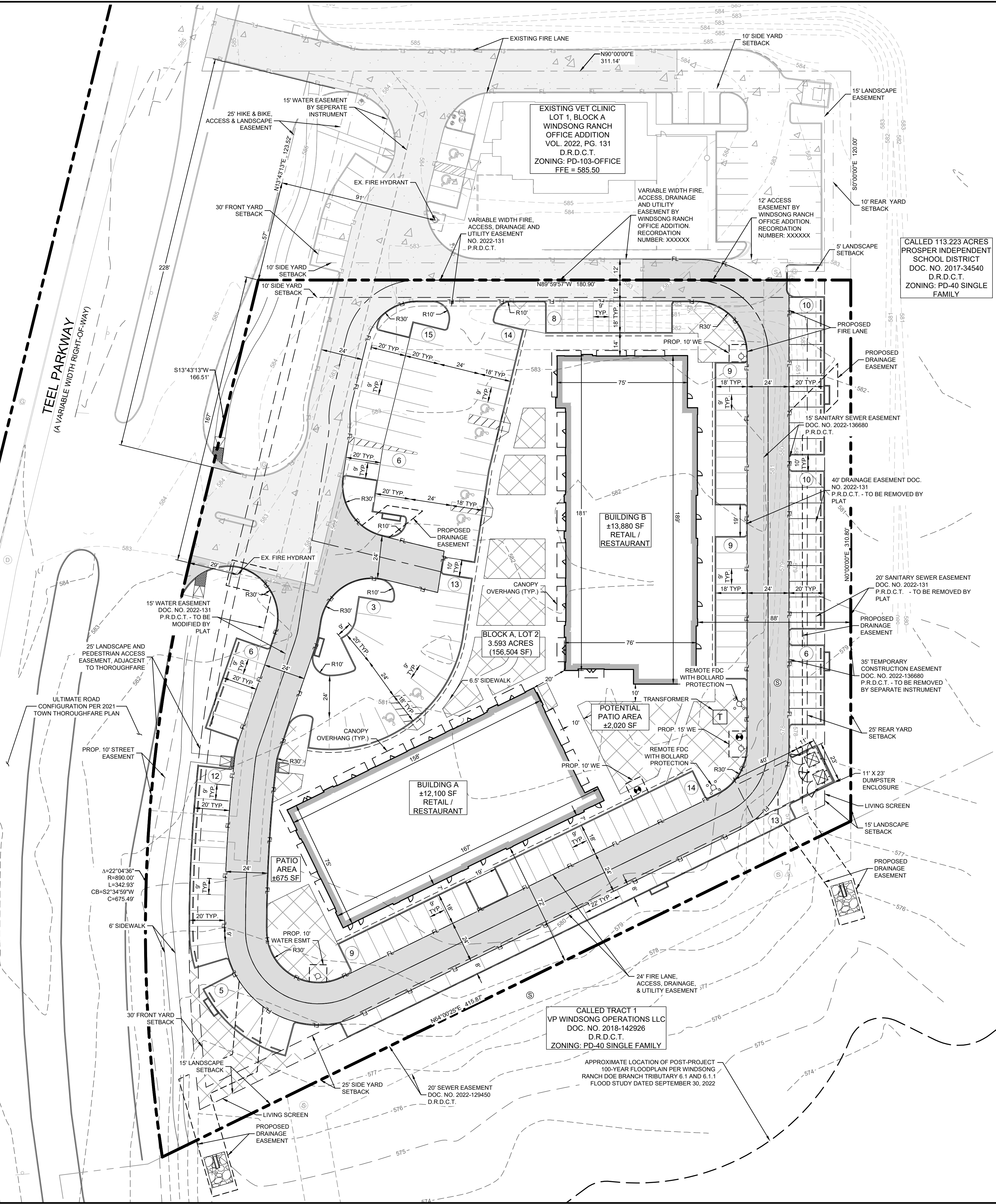


DEVAPP-23-0184

1300 N TEEL PKWY

This map for illustration purposes only

Plotted By: jacobk. kate Sheet Set: PRELIMINARY Layout: SITE PLAN December 14, 2023 01:59:49pm K:\DAL-Civil\064620300 - Teel Parkway Retail\4 - Design\CAD\PlanSheets\PSP.dwg
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VICINITY MAP
N.T.S.

STANDARD TOWN OF PROSPER
PRELIMINARY 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. 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.
 6. 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.
 7. 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.
 8. 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

LEGEND

- FL PROPOSED FIRE LANE
- FL EXISTING FIRE LANE
- EXISTING PAVEMENT
- OPEN SPACE
- PROPOSED BUILDING
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED

BLOCK A, LOT 2
SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-103 (PD-O) RESTAURANT / RETAIL
LOT AREA / SQ. FT. AND AC	156,504.12 SQ FT; 3.59 AC
BUILDING AREA (gross square footage)	25,980 SQ FT
BUILDING HEIGHT (number of stories)	28'
MAX HEIGHT = 40'	1 STORY
LOT COVERAGE	16.6%
FLOOR AREA RATIO (for non-residential zoning)	0.171
TOTAL RETAIL SF	20,380 SF
TOTAL PARKING REQUIRED (RETAIL) (1,250, EXCLUDES OUTDOOR AREA)	82 SPACES
TOTAL PARKING PROVIDED (RETAIL)	88 SPACES
TOTAL RESTAURANT SF	5,600 SF
TOTAL PARKING REQUIRED (RESTAURANT) (1,100 FOR RESTAURANTS IN MULTI-TENANT BUILDING)	56 SPACES
TOTAL PARKING PROVIDED (RESTAURANT)	57 SPACES
TOTAL PATIO SF	2,695 SF
TOTAL PARKING REQUIRED (PATIO AREA) (1,200 FOR RESTAURANT PATIO AREA)	14 SPACES
TOTAL PARKING PROVIDED (PATIO AREA)	16 SPACES
TOTAL ADA SPACES REQUIRED	6 SPACES
TOTAL ADA SPACES PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2,640 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	4,155 SQ. FT.
IMPERVIOUS SURFACE	104,716 SQ. FT.
USABLE OPEN SPACE REQUIRED	10,955 SQ. FT.
USABLE OPEN SPACE PROVIDED	12,269 SQ. FT.
USABLE OPEN SPACE	7.8%

*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS AND IS INCLUDED IN TOTAL PARKING COUNT

- NOTES:
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE W/ THE REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 2. LOT MUST CONFORM TO ALL REQUIREMENTS OUTLINED IN ZONING ORDINANCE #05-20.
 3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
 4. RETAIL USES TO INCLUDE GROCERY STORE, BREWERY, BEAUTY SALON/BARBER SHOP, MEAT SALES, AND ICE CREAM SHOPS. ADDITIONAL USES MAY BE CONSIDERED SUCH AS CONVENIENCE STORE (WITHOUT GAS PUMPS), DRY CLEANING, MINOR, AND GYMNASIUMS/DANCE STUDIOS.
 5. THE BUILDINGS ARE GREATER THAN 10,000 SF DUE TO ADJACENT PROPERTIES BEING IDENTIFIED AS NON-RESIDENTIAL DEVELOPMENTS BY THE TOWN OF PROSPER PLANNING DEPARTMENT.

DEVAPP-23-0184
PRELIMINARY SITE PLAN
TEEL PARKWAY RETAIL
WINDSONG RANCH OFFICE ADDITION
BLOCK A, LOT 2
Being 3.593 Acres Out of The
AARON ROBERTS SURVEY Abstract No. 1115
Town of Prosper, Denton County, Texas
Submitted: DECEMBER 14, 2023

Owner:
SKS Prosper Teel Parkway
7251 Shoestring Drive
Frisco, Texas 75036
Contact: Kalyan Akkasani
Phone: (956) 220-4194

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower
Dallas, Texas 75240
Contact: Jeffrey Dolan, P.E.
Phone: (972) 770-1300

Kimley-Horn
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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley-Horn
Jeffrey W. Dolan
P.E. No. 114926 Date: 12/14/2023

TEEL PARKWAY
RETAIL
PREPARED FOR
SKS PROSPER TEEL PKWY
PROSPER, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1

NO.	REVISIONS	DATE	BY