AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 18, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and 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 August 4, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the August 4, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Flex Park, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 700± feet east of Mike Howard Lane. (DEVAPP-26-0018)

3d. Consider and act upon a request for a Replat of Prosper Flex Park, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 700± feet east of Mike Howard Lane. (DEVAPP-26-0019)

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. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

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. Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

5. Conduct a Public Hearing and consider and act upon a request for a Replat of Park Place, Block C, Lot 1X, on 1.3± acres, for the development of an Amenity Center, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0040)

6. Consider and act upon a request for a Site Plan for an Amenity Center on Park Place, Block C, Lot 1X, on 1.3± acres, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0038)

7. Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-25-0003)

8. Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-42 (Tract 16) and rezone a portion of a Commercial Tract (Tract 17) to create a Mixed-Use Planned Development on the Collin County School Land Survey, Abstract No. 147 and J. Yarnell Survey, Abstract No. 1038, Tracts 16 and 17, on 143.0± acres, located on the northeast corner of Dallas Parkway and University Drive. (ZONE-26-0009)

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

10. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public and said Notice was posted on Wednesday, August 12, 2026, and remained so posted at least three (3) business days before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

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

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

MINUTES

Prosper Planning and Zoning Commission
Work Session Meeting
Prosper Town Hall – Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, August 4, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

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

Town Attorney: Jeremy Page

Items for Individual Consideration

1. Discuss items on August 4, 2026, Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 3a – 3e.

The Commission inquired about Item 3c regarding the open space and the parking being located in the front of the building rather than the rear.

Town Staff responded that the open space was being provided in the rear of the site and that there was no regulation prohibiting it from being in the front.

The Commission inquired about Item 3e regarding whether the Unified Development Code prohibited uses with a drive-through component from being on adjacent lots.

Town Staff explained that the current regulations only prohibited drive-through restaurants from being on adjacent lots. The Commissioners requested that Staff review modifying this regulation.

Town Staff provided a brief overview of Regular Agenda Items 4 – 6.

The Commission inquired about Item 4 regarding whether the developer intended to establish a new Homeowners' Association or annex into the existing association for the adjacent neighborhood.

Town Staff responded that the developer intended to create a new Homeowners' Association.

Town Staff informed the Commission that they would be recommending Item 5 be tabled to the meeting on August 18th, 2026, to allow additional time to sort out the development agreement.

The Commission inquired about Item 6 regarding the changes made from the previous meeting based on the Commission's comments and the applicant's meeting with the Homeowners' Association.

Town Staff responded that the applicant had met with the Homeowners' Association and would present the changes to the proposal, based on all feedback that was received, in the regular meeting.

Adjourn.

The meeting was adjourned at 6:35 PM.

_____	_____
Michelle Crowe, Senior Administrative Assistant	Glen Blanscet, Secretary

MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 4, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:41 P.M.

Commissioners Present: Chair Damon Jackson, Vice Char Josh Carson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

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

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the minutes from the July 21, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the July 21, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Site Plan for Professional Office on Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0024)

3d. Consider and act upon a request for a Final Plat of Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0025)

3e. Consider and act upon a request for a Conveyance Plat of Preston and Frontier, Block A, Lots 1-2, on 24.0± acres, located on the southwest corner of Preston Road and Frontier Parkway. (DEVAPP-26-0036)

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

Citizen Comments:

Aarush Tomar, 16125 Benbrook Blvd, Prosper, TX, inquired about the First Street expansion, specifically regarding plans to construct a bridge over the Burlington Northern and Santa Fe Railway.

Thomas Vicario, 651 Brookhurst Lane, Prosper, TX, spoke in support of Item 4 provided that a new Homeowners' Association was being established for the proposed subdivision.

REGULAR AGENDA:

4. **Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive. (DEVAPP-24-0096)**

Commissioner Hamilton made a motion to remove Item 4 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

Ms. Porter presented Item 4 to the Commission stating the applicant confirmed that a separate Homeowners' Association would be established, apart from the one in existence.

Commissioner Hamilton noted for the record that the Town had received 54 emails and letters for Item 4 requesting the establishment of a separate Homeowners' Association.

Warren Corwin, the applicant's engineer, stated that the applicant was fine with establishing a separate Homeowners' Association.

Commissioner Hamilton made a motion to approve Item 4 subject to the establishment of a separate and independent Homeowners' Association for the proposed subdivision. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 7-0.

5. **Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)**

Commissioner Hamilton made a motion to remove Item 5 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to table Item 5. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 7-0.

6. **Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)**

Commissioner Carson made a motion to remove Item 6 from the table. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 7-0.

Mr. Hill presented Item 6 to the Commission.

Taylor Mitcham, the applicant, presented the updated proposal to the Commission based on their feedback and their meeting with the Homeowners' Association.

The Commission inquired about the proposed living screen, specifically the wrought iron fencing adjacent to the neighboring subdivision's common area lot and maintenance of the plantings comprising the living screen.

Mr. Mitcham and Michael Carlisle, the applicant's engineer, stated the wrought iron fence was still under design but that they intended to connect the fence to the existing retaining walls. Additionally, they stated that they intended to maintain all the plantings on their property.

The Commission inquired about how the site would prevent light from bleeding over into the adjacent subdivision and if there were any proposed restrictions on the hours of operation.

Mr. Mitcham stated that the light fixtures would have hoods that limit the light pollution to their site. He also added that while there was no restriction on hours of operation, the property would comply with the Town's noise ordinance.

The Commission inquired about whether the elevations provided were consistent with the language regarding building materials in the development standards.

Mr. Mitcham stated that the renderings provided in the agenda packet reflected the requirement of primary materials being a minimum of eighty percent and secondary materials being a maximum of twenty percent.

The Commission inquired about the hooded left turn on Lovers Lane and how it would limit traffic on Richland Boulevard.

Mr. Mitcham stated that the proposal allowed trucks to both enter and exit Tract 2 off of Lovers Lane instead of Richland Boulevard. He added that idea came from the Town's Engineering Department.

Mr. Hoover explained that options were still being explored as the proposed hooded left did not meet the distance requirements for a full-scale median opening; however, the idea was to find an option that allowed for trucks to both enter and exit Tract 2 off of Lovers Lane instead of Richland Boulevard.

The Commission inquired about the construction of the northern section of Richland Boulevard that begins at the intersection of La Cima Boulevard and Richland Boulevard.

Mr. Hoover explained that it was expected the site being developed at the hard corner of La Cima Boulevard and Richland Boulevard would complete this section of Richland as part of their development. He added that Mr. Mitcham had agreed to complete this section, with reimbursement from the Town, should the development at the hard corner of La Cima Boulevard and Richland Boulevard not occur.

The Commission inquired about the changes to the layout of Tract 3.

Mr. Mitcham stated that the buildings were reoriented to have the garage doors face away from the adjacent neighborhood. He added that these changes were made in an attempt to accommodate concerns expressed by the Homeowners' Association regarding noise.

Chair Jackson opened the public hearing at 7:43 p.m.

David St. Romain, 700 Dentwood Trail, Prosper, TX, spoke regarding Item 6 about potential modifications to the proposal.

Katie Chatfield, 1060 Stratford Drive, Prosper, TX, spoke regarding Item 6 about potential modifications to the proposal.

Robert Holbrook, 901 Blue Ridge Drive, Prosper, TX, spoke in favor of Item 6, but expressed that there were modifications that needed to be made to the proposal.

Commissioner Hamilton made a motion to close the public hearing. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

The Commission expressed appreciation for the residents making their concerns known and for the applicant listening to these concerns and altering the original proposal to address them.

Commissioner Blanscet made a motion to approve Item 6 with the condition that no dumpster be allowed along the northern boundary of Tract 3. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

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

Chair Jackson requested that work sessions begin earlier when there are several items on the Regular Agenda.

Mr. Hoover stated that the Planning and Zoning Commission on December 1, 2026, would need to be rescheduled and asked the Commission to check their schedules to see if they would be able to attend meeting should it be rescheduled to December 2, 2026.

Mr. Hoover also stated that the requested modifications to the Unified Development Code discussed in the work session would likely be on one of the agendas in September where there were fewer public hearings.

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

9. Adjourn.

The meeting was adjourned at 8:04 P.M.

_____ _____

Michelle Crowe, Senior Administrative Assistant Glen Blanscet, Secretary

PLANNING

To: Planning and Zoning Commission **Item No. 3c**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper Flex Park, Block A, Lot 1

Meeting: August 18, 2026

Agenda Item:
Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Flex Park, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 700± feet east of Mike Howard Lane. (DEVAPP-26-0018)

Future Land Use Plan:
The Future Land Use Plan designates this area as Business Park.

Zoning:
The property is zoned Planned Development-52 (Commercial Corridor).

Conformance:
The Site Plan conforms to the development standards of Planned Development-52.

Description of Agenda Item:
The Site Plan consists of four office/warehouse buildings (38,500 square feet each) totaling 154,000 square feet and associated parking.

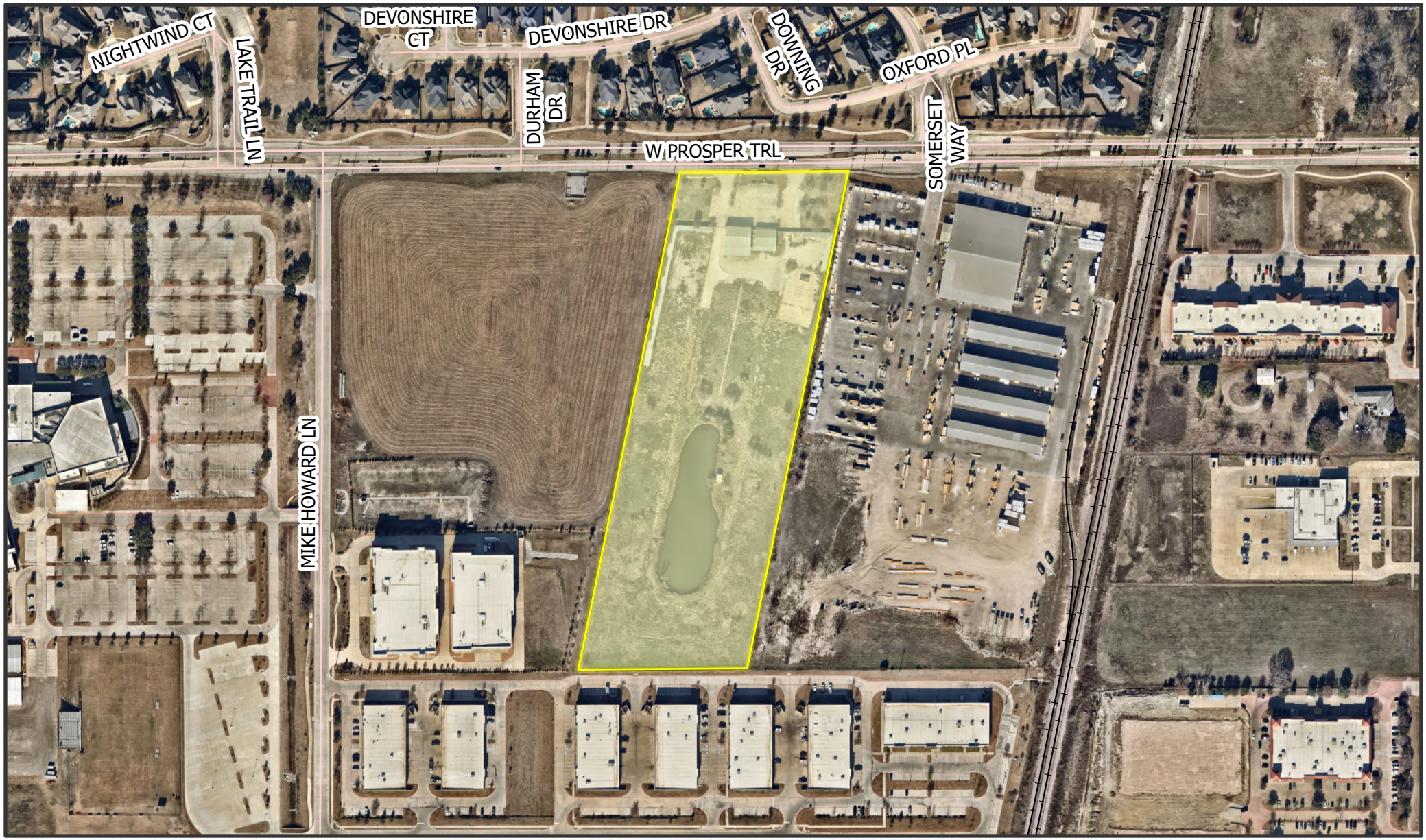
Access:
Access is provided from Prosper Trail.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:
As a companion item, a Replat (DEVAPP-26-0019) is on this Planning and Zoning Commission agenda.

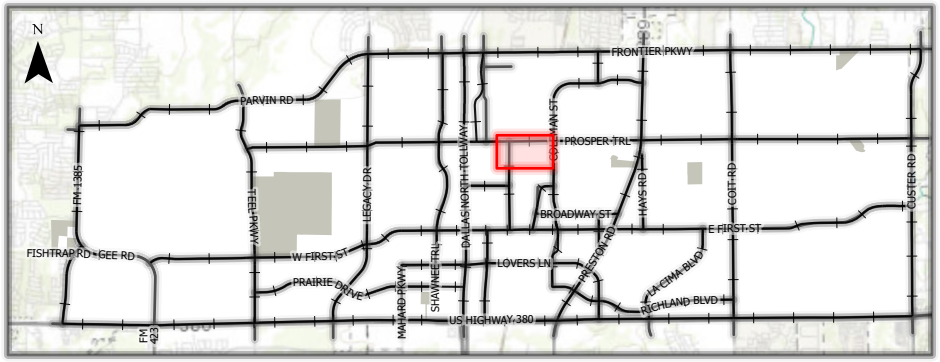
Attachments:
1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:
Town Staff recommends approval of the Site Plan.



TOWN OF PROSPER

0 190 380 760 Feet

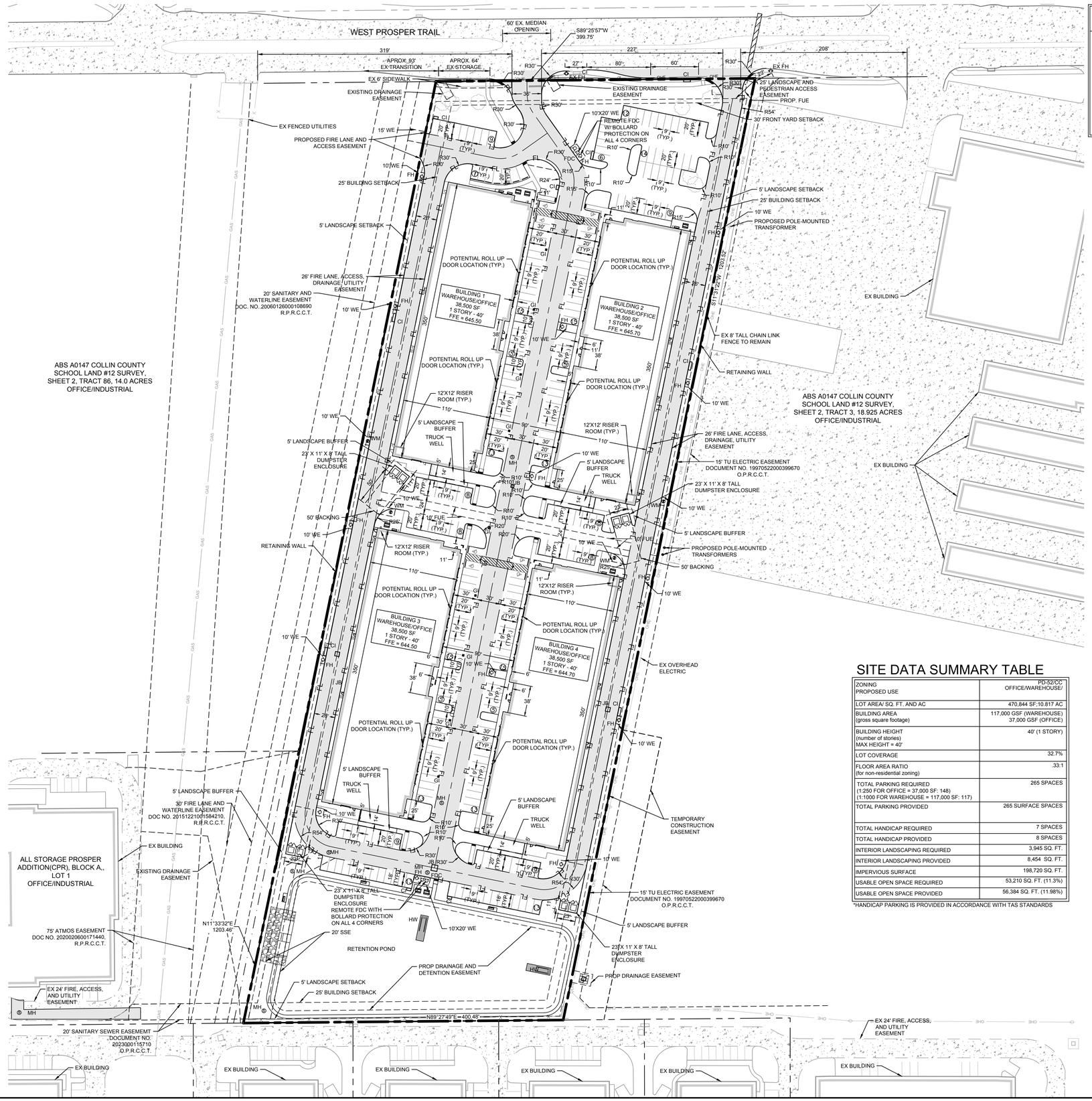


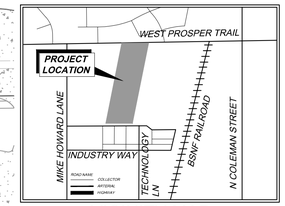
This map for illustration purposes only

DEVAPP-26-0018

Prosper Flex Park
Block A, Lot 1

Site Plan





VICINITY MAP

N.T.S.

N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPSED 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
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- FUE — FRANCHISE UTILITY EASEMENT
- 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

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

SITE DATA SUMMARY TABLE

ZONING PROPOSED USE	PD-52/CC OFFICE/WAREHOUSE/
LOT AREA/ SQ. FT. AND AC	470,844 SF;10.817 AC
BUILDING AREA (gross square footage)	117,000 GSF (WAREHOUSE) 37,000 GSF (OFFICE)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	32.7%
FLOOR AREA RATIO (for non-residential zoning)	33:1
TOTAL PARKING REQUIRED (1:250 FOR OFFICE = 37,000 SF: 148) (1:1000 FOR WAREHOUSE = 117,000 SF: 117)	265 SPACES
TOTAL PARKING PROVIDED	265 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,945 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	8,454 SQ. FT.
IMPERVIOUS SURFACE	198,720 SQ. FT.
USABLE OPEN SPACE REQUIRED	53,210 SQ. FT. (11.3%)
USABLE OPEN SPACE PROVIDED	56,384 SQ. FT. (11.98%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

SITE PLAN
PROSPER FLEX PARK
BLOCK A LOT 1
DEVAPP 26-0018

Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY, ABSTRACT NO. 147, PLM ADDITION, BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: FEBRUARY 17, 2026

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

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

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 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

KHA PROJECT 064492135
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY EM
CHECKED BY RAK

PROVIDENT INDUSTRIAL

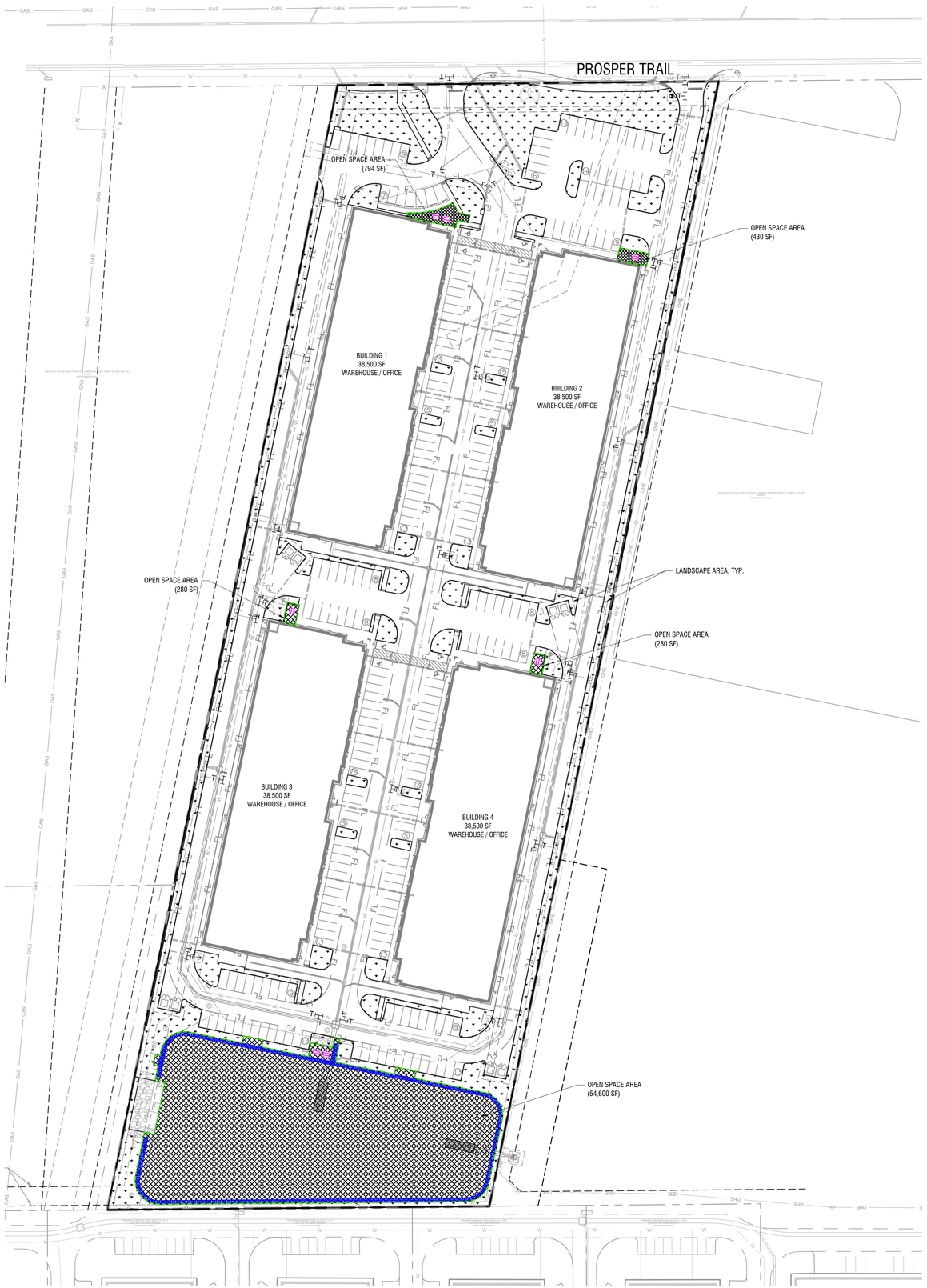
PROSPER, TEXAS

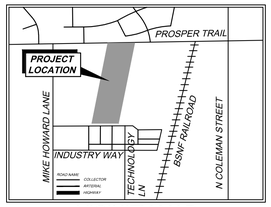
SITE PLAN

SHEET NUMBER
C-04

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.

ISSUED
JOB#
PLOT DATE
PLOT TIME BY
DWG NAME
DATE
TIME
xSim: xSurv , xQtl xBsr xAerial, xHtch , xSite : xSim: Rev , xEvalt , xPlant , xTree : xDyout
MARTINEZ, FELIPE
K:\MKN_Ctrc\064492135-PROVIDENT PROSPER TRAIL INDUSTRIAL\CADD\LAB\SHEETS
Thursday, February 12, 2026
12:49 PM





VICINITY MAP
N.T.S.

NORTH
GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- DECOMPOSED GRANITE PATH
- PICNIC TABLE
- LITTER RECEPTACLE
- BIKE RACK
- BENCH
- OPEN SPACE AREA
- LANDSCAPE AREA

Open Space Requirements	*Required*	*Proposed*
11.3% of the Lot Area shall be open space	53,210 SF	56,384 SF
(470,844 x .113 = 53,210)	(11.3%)	(11.98%)

OPEN SPACE PLAN
PROSPER FLEX PARK
BLOCK A LOT 1
DEVAPP 26-0018

Being 10.81 Acres Out Of The
COLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

Town of Prosper, Collin County, Texas
Submitted: July 21, 2026

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 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
P.L.A. KATELYN M. ROBESON
L.A. No. 3974 Date 07/21/2026

KHA PROJECT 064585301
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KMR
DRAWN BY KMR
CHECKED BY KMR

PROVIDENT INDUSTRIAL
PROSPER, TEXAS

OPEN SPACE PLAN

SHEET NUMBER
LP 1.00

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IMAGES
XREFS
LAST SAVED xSize : xArea : xPlan : xPG : xSoil : xSite : xSim : xSurv : xUtil : xTree
PLOTTED 7/21/2026 7:51 AM
LAYOUT LP1.00 - PROVIDENT INDUSTRIAL
DWG PATH K:\MKN_LAUR_PROJECTS\064585301 - PROVIDENT PROSPER TRAIL INDUSTRIAL\CAD\SHEETS
DWG NAME LP1.00 - OPEN SPACE PLAN.DWG

PLANNING

To: **Planning and Zoning Commission** **Item No. 3d**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Replat of Prosper Flex Park, Block A, Lot 1**

Meeting: **August 18, 2026**

Agenda Item:
Consider and act upon a request for a Replat of Prosper Flex Park, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 700± feet east of Mike Howard Lane. (DEVAPP-26-0019)

Future Land Use Plan:
The Future Land Use Plan designates this area as Business Park.

Zoning:
The property is zoned Planned Development-52 (Commercial Corridor).

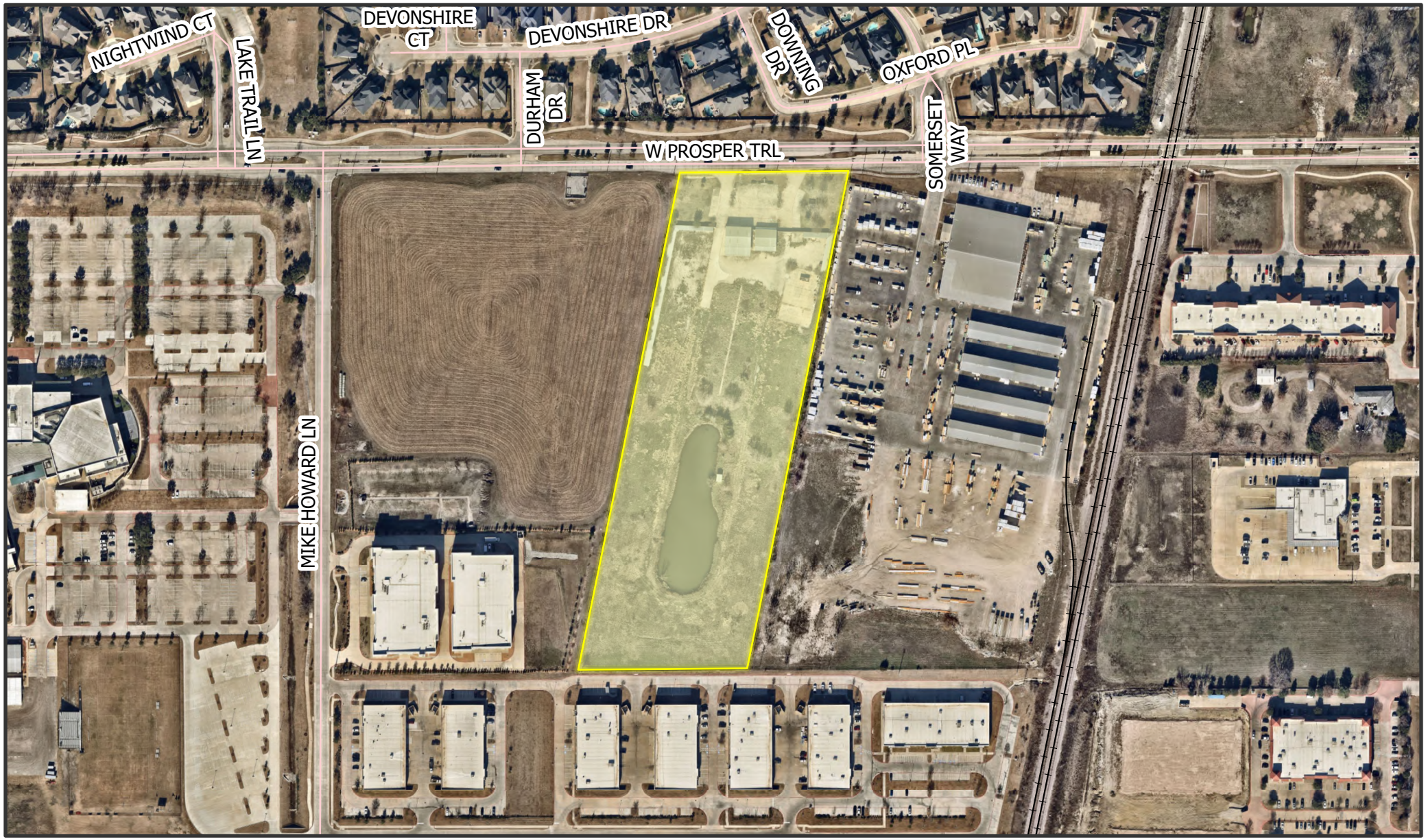
Conformance:
The Replat conforms to the development standards of Planned Development-52.

Description of Agenda Item:
The purpose of the Replat is to abandon easements related to the existing improvements on the site and dedicate easements necessary for the development of four office warehouse buildings.

Companion Item:
As a companion item, a Site Plan (DEVAPP-26-0018) is on this Planning and Zoning Commission agenda.

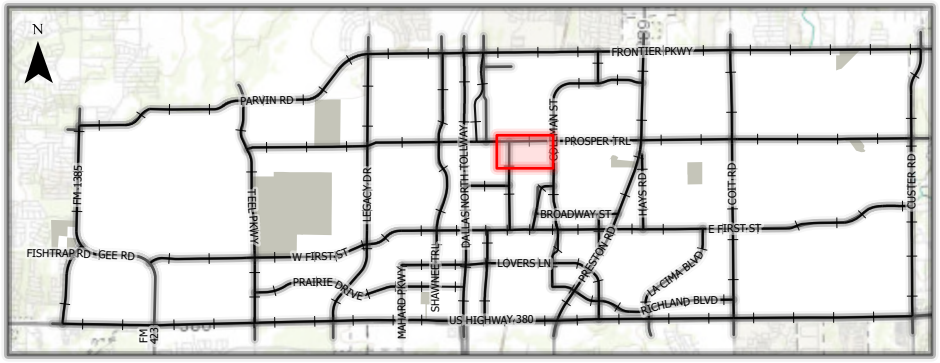
Attachments:
1. Location Map
2. Replat

Town Staff Recommendation:
Town Staff recommends approval of the Replat.



TOWN OF PROSPER

0 190 380 760 Feet

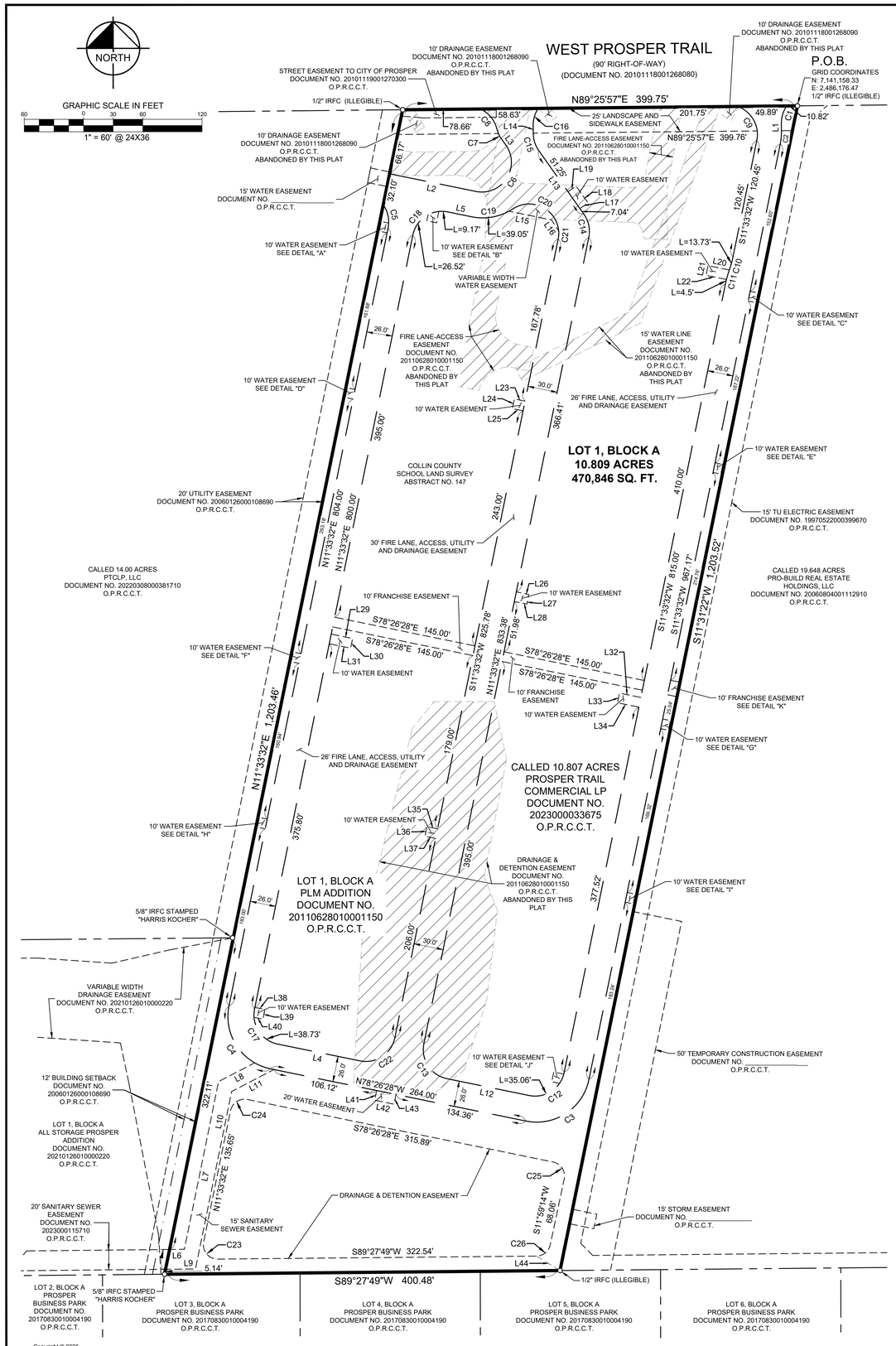


This map for illustration purposes only

DEVAPP-26-0019

Prosper Flex Park
Block A, Lot 1

Replat



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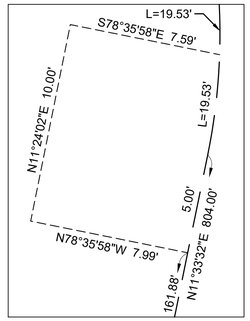
DETAIL "A"
NOT TO SCALE



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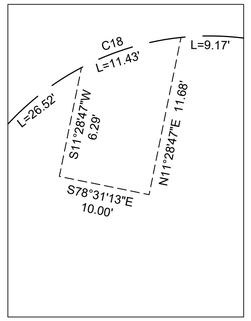

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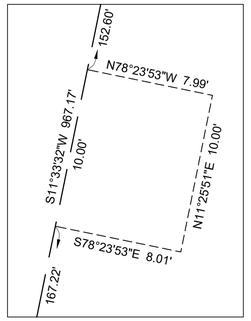

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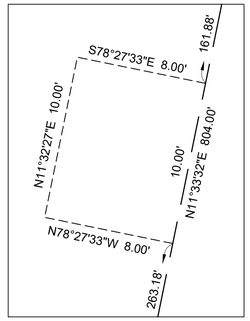

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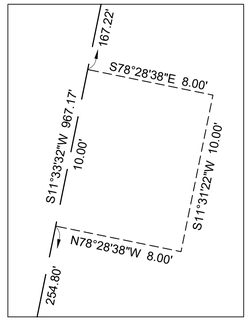

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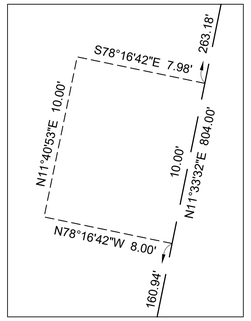

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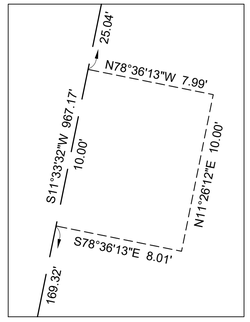

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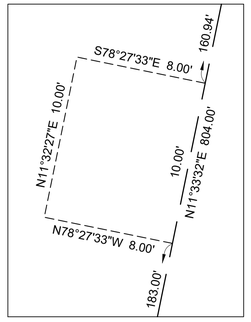

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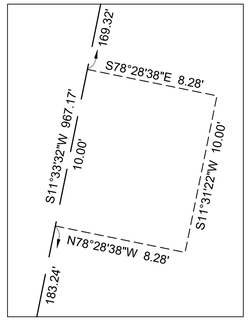

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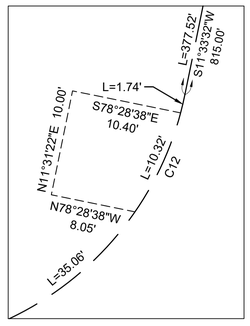

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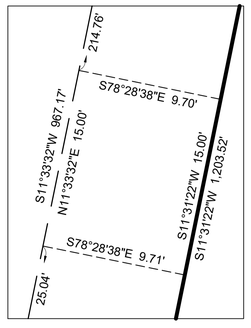


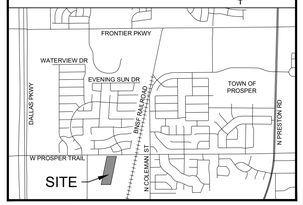
LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LEGEND
P.O.B. POINT OF BEGINNING
IRFC IRON ROD FOUND WITH CAP
SQ. FT. SQUARE FEET

VICINITY MAP

N.T.S.



CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	35°36'39"	S17°26'41"W	18.35'	18.65'
C2	54.00'	11°55'02"	S05°35'52"W	11.21'	11.23'
C3	54.00'	90°00'00"	S56°33'32"W	76.37'	84.82'
C4	54.00'	90°00'00"	N33°26'28"W	76.37'	84.82'
C5	30.00'	46°53'43"	N11°53'19"W	23.87'	24.55'
C6	30.00'	136°53'52"	N33°06'36"E	55.81'	71.68'
C7	30.00'	21°30'19"	N24°35'10"W	11.19'	11.26'
C8	30.00'	51°42'42"	N39°41'22"W	26.17'	27.08'
C9	30.00'	82°23'07"	S29°38'01"E	39.52'	43.14'
C10	100.00'	8°06'40"	S15°36'52"W	14.14'	14.16'
C11	100.00'	8°06'29"	S15°36'47"W	14.14'	14.15'
C12	30.00'	90°00'00"	S56°33'32"W	42.43'	47.12'
C13	30.00'	90°00'00"	N33°26'28"W	42.43'	47.12'
C14	30.00'	46°53'52"	N11°53'24"W	23.88'	24.56'
C15	30.00'	34°46'17"	N17°57'12"W	17.93'	18.21'
C16	30.00'	34°39'31"	N16°45'43"E	17.87'	18.15'
C17	30.00'	90°00'00"	N33°26'28"W	42.43'	47.12'
C18	30.00'	90°00'00"	N56°33'32"E	42.43'	47.12'
C19	56.00'	44°47'17"	N79°09'54"E	42.67'	43.78'
C20	30.00'	118°57'52"	S63°44'49"E	51.69'	62.29'
C21	27.00'	15°49'25"	S03°38'50"W	7.43'	7.46'
C22	30.00'	90°00'00"	S56°33'32"W	42.43'	47.12'
C23	14.50'	102°05'43"	N39°29'19"W	22.55'	25.84'
C24	14.50'	90°00'00"	N56°33'32"E	20.51'	22.78'
C25	14.50'	90°25'42"	S33°13'37"E	20.58'	22.88'
C26	14.50'	77°28'35"	S50°43'32"W	18.15'	19.61'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°21'39"E	9.51'
L2	S78°26'28"E	89.15'
L3	N35°20'20"W	7.87'
L4	N78°26'28"W	85.00'
L5	S78°26'28"E	24.53'
L6	N89°25'06"E	14.96'
L7	N11°31'22"E	173.37'
L8	N62°36'11"E	41.19'
L9	N89°25'06"E	30.31'
L10	N11°31'22"E	183.44'
L11	N62°36'11"E	48.23'
L12	N78°26'28"W	85.00'
L13	N35°20'20"W	79.15'
L14	N00°34'03"W	8.43'
L15	S78°31'13"E	43.91'
L16	S33°28'50"E	13.28'
L17	N54°39'40"E	10.00'
L18	N35°20'20"W	20.86'
L19	S54°39'40"W	10.00'
L20	N78°31'13"W	22.08'
L21	S11°33'32"W	10.00'
L22	S78°31'13"E	21.12'
L23	N78°26'28"W	11.00'
L24	S11°33'32"W	10.00'
L25	S78°26'28"E	11.00'
L26	S78°35'58"E	12.98'
L27	S11°24'02"W	10.00'
L28	N78°35'58"W	13.01'
L29	S78°21'43"E	22.08'
L30	S11°33'32"W	10.00'
L31	N78°21'43"W	22.08'
L32	N78°31'13"W	22.08'
L33	S11°33'32"W	10.00'
L34	S78°31'13"E	22.08'
L35	N78°26'28"W	11.00'
L36	S11°33'32"W	10.00'
L37	S78°26'28"E	11.00'
L38	S78°26'28"E	10.34'
L39	S11°33'32"W	10.00'
L40	N78°26'28"W	9.18'
L41	S11°31'44"W	10.01'
L42	S78°28'16"E	20.00'
L43	N11°31'44"E	9.99'
L44	N58°36'24"W	28.07'

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Rachel Korus, P.E.
Tel. No. 469-301-2594
Rachel.Korus@Kimley-Horn.com

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Weatherford, Texas 76086
Shaun Marvin Piepkorn, RPLS
Tel. No. 682-235-9512
Shaun.Piepkorn@Kimley-Horn.com

OWNER
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, Texas 75231
Case Van Lare
Tel. No. 972-385-4164
CVanLare@ProvidentRealty.net

NOTES:

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/22/2025 with an applied combined scale factor of 1.0001527100.
2. No floodplain exists on the site.
3. The purpose of this replat is to abandon the previous 24-foot fire lane-access easement, 15-foot water easement, and multiple drainage easements. The purpose of this replat is to also add multiple water easements, 15-foot sanitary sewer, drainage & detention easement, fire lane, access, utility and drainage easements.
4. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

DEVAPP-26-0019
REPLAT
PROSPER FLEX PARK
BLOCK A, LOT 1
BEING A REPLAT OF LOT 1, BLOCK A OF PLM ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 147
10.809 ACRES
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

Kimley»Horn
110 W. Interstate 20 Frontage Road
Suite 140, Weatherford, Texas 76086
Tel. No. (817) 335-6511
FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	OIS	SMP	06/25/2026	064492135	1 OF 2

DWG NAME: \\KIMLEY-HORN.COM\CN_WEA\FTW_SURVEY\064492135-PROSPER TRAIL SITE\DWG\064492135-PROSPER TRAIL_FP.DWG PLOTTED BY SOTO, OSCAR 6/30/2026 12:14 PM LAST SAVED:6/30/2026 9:25 AM

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, PROSPER TRAIL COMMERCIAL LP is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas and being all of a called 10.807 acre tract of land described in the Special Warranty Deed conveyed to them by RSSD PROPERTIES LLC, recorded in Document No. 2023000033675 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90 foot right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20210126010000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.00 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.00 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.00 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the **POINT OF BEGINNING** and containing 470,846 square feet or 10.809 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That **Prosper Trail Comercial LP,** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **Prosper Flex Park, Block A, Lot 1,** an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **Prosper Trail Comercial LP,** does herein certify the following:

1. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
3. 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.
4. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. 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.
6. The Town of Prosper and public utilities shall ave 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 without the necessity at any time procuring permission from anyone.
7. 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 construction, 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.
8. 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 _____, 2026.

BY: Prosper Trail Comercial LP

_____

Case Van Lare (Managing Director, Provident Industrial)

STATE OF _____ §

COUNTY OF _____§

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Case Van Lare, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2026.

_____

Notary's Signature

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

STATE OF TEXAS
Known All Men By These Presents:
That I, Shaun Marvin Piepkorn, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the Town of Prosper, Texas.
Dated this _____ day of _____, 2026

_____

Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432

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

STATE OF TEXAS §

COUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Shaun Marvin Piepkorn, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

_____TOWN SECRETARY

_____DEVELOPMENT SERVICES DEPARTMENT

_____ENGINEERING DEPARTMENT

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10210 N Central Expy Ste 300
Dallas, Texas 75231
Case Van Lare
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Shaun.Piepkorn@Kimley-Horn.com

DEVAPP-26-0019
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BEING A REPLAT OF LOT 1, BLOCK A OF PLM ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147
10.809 ACRES
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

Kimley»Horn
110 W. Interstate 20 Frontage Road
Suite 140, Weatherford, Texas 76086 FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	OIS	SMP	06/25/2026	064492135	2 OF 2

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TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 4**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12**

Meeting: **August 18, 2026**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

Background:
On December 16, 2025, the Planning and Zoning Commission tabled this item by a vote of 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

On January 20, 2026, the item was tabled again as only a market analysis was provided and no changes were made to the original proposal.

On March 25, 2026, the applicant presented an updated plan to the Planning and Zoning Commission that eliminated the big box in the southwest corner of the site and showed two-story office/retail buildings with an increased open space area in its place. However, the item was tabled unanimously to provide the applicant with additional time to address concerns regarding the lack of usability of the centralized open space area.

On April 14, 2026, a work session was held for the applicant and the Planning and Zoning Commission to further discuss the layout of the project. Following the work session, the item was tabled unanimously to the Planning and Zoning Commission meeting on May 5, 2026.

On May 25, 2026, the item was again tabled unanimously by the Planning and Zoning Commission to allow the applicant additional time to make recommended changes to the proposal. Following this meeting, the item has been tabled at all the subsequent Planning and Zoning Commission meetings.

The applicant has revised the plan by modifying Lot 5 from a pharmacy to a restaurant/retail building and providing additional landscaping along Dallas Parkway and Frontier Parkway. In addition to the revisions, the applicant has also worked with Town Staff to draft a development agreement for the property that will be a condition of approval for the proposal.

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

Zoning:
The property is zoned Commercial.

Conformance:
The Preliminary Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:
The Preliminary Site Plan consists of 12 office, retail, and restaurant buildings totaling 214,822 square feet and associated parking.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850 SF)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800 SF)
- Lot 5: Restaurant/Retail (14,972 SF)
- Lot 6: Restaurant/Retail (15,655 SF)
- Lot 7: Retail (35,724 SF)
- Lot 8: Retail (16,773 SF)
- Lot 9: Restaurant/Retail (13,650 SF)
- Lot 10: Restaurant/Retail (13,650 SF)
- Lot 11: Office/Retail (40,118 SF)
- Lot 12: Office/Retail (40,830 SF)

Phasing:
In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases with the east-west drive aisle that runs through the center of the site being the dividing line between the phases. The northern section (Lots 1-8) will be the first phase, and the southern section (Lots 9-12) will be the second phase.

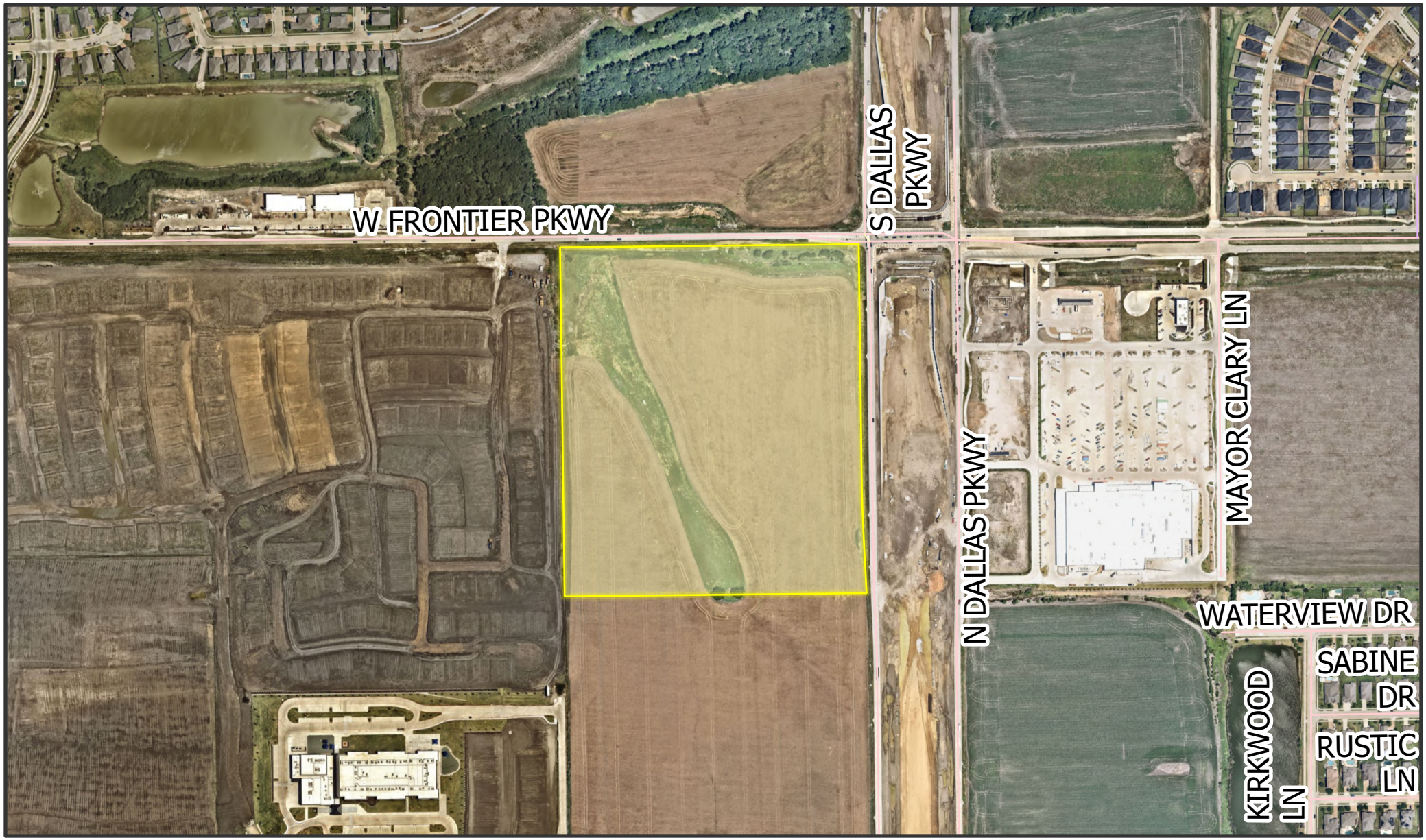
Access:
Access is provided from Dallas Parkway and Frontier Parkway.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements. Increased landscaping has been provided along Dallas Parkway and Frontier Parkway. Additionally, the retention pond for the development is centrally located and incorporates pathways that connect to the surrounding lots.

Companion Item:
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Draft Development Agreement

Town Staff Recommendation:
Town Staff recommend approval of the Preliminary Site Plan subject to Town Council approval to execute the proposed Development Agreement.



TOWN OF PROSPER

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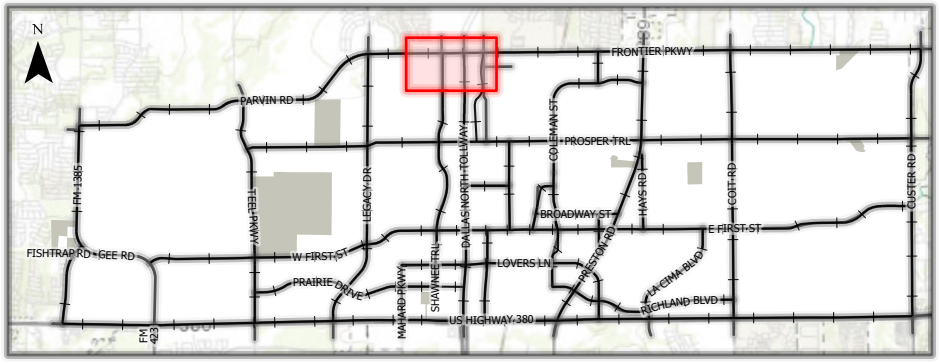
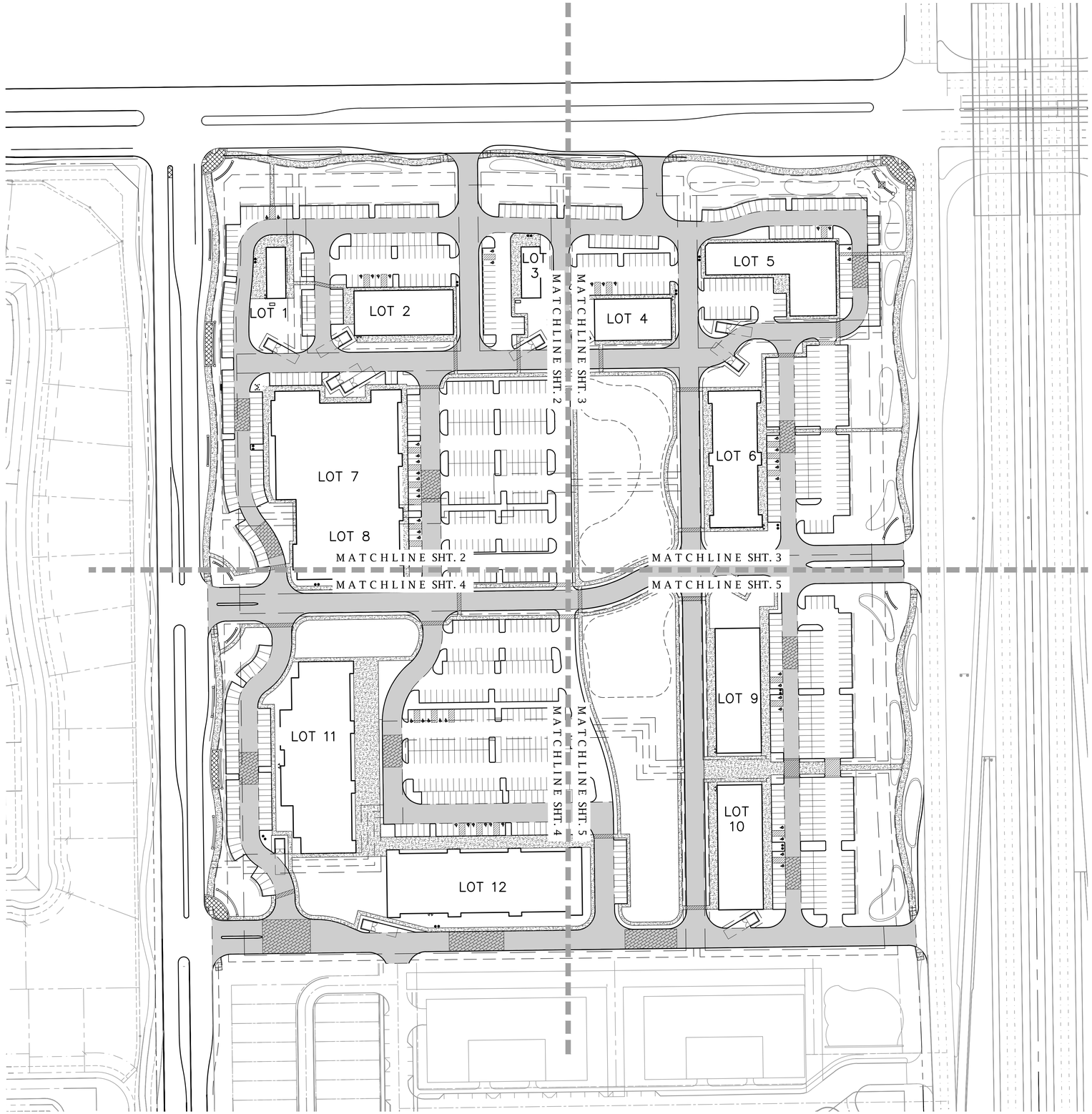


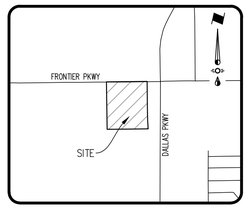
This map for illustration purposes only

DEVAPP-24-0110

Frontier Gateway
Block A, Lots 1-12

Preliminary Site Plan





LOCATION MAP
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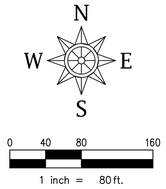

Town of Prosper Site Plan Notes:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper.
3. All development standards shall follow Fire Requirements per the Town of Prosper.
4. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
5. All signage is subject to Building Official approval.
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.
9. All Dimensions are to face of curb unless otherwise noted.
10. All curb radii shall be 2 feet unless otherwise noted.

Note:
Traffic Calming where required shall be addressed at the time of Site Plan

LEGEND

- Firelane, Access, Drainage, & Utility Easement
- Proposed Sidewalk
- Match Line
- Proposed Enhanced Pavement (Traffic Calming)

Sheet 1 of 6
PRELIMINARY SITE PLAN

FRONTIER GATEWAY

BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared April 2026

ENGINEER / SURVEYOR/ APPLICANT
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501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yarlagadda

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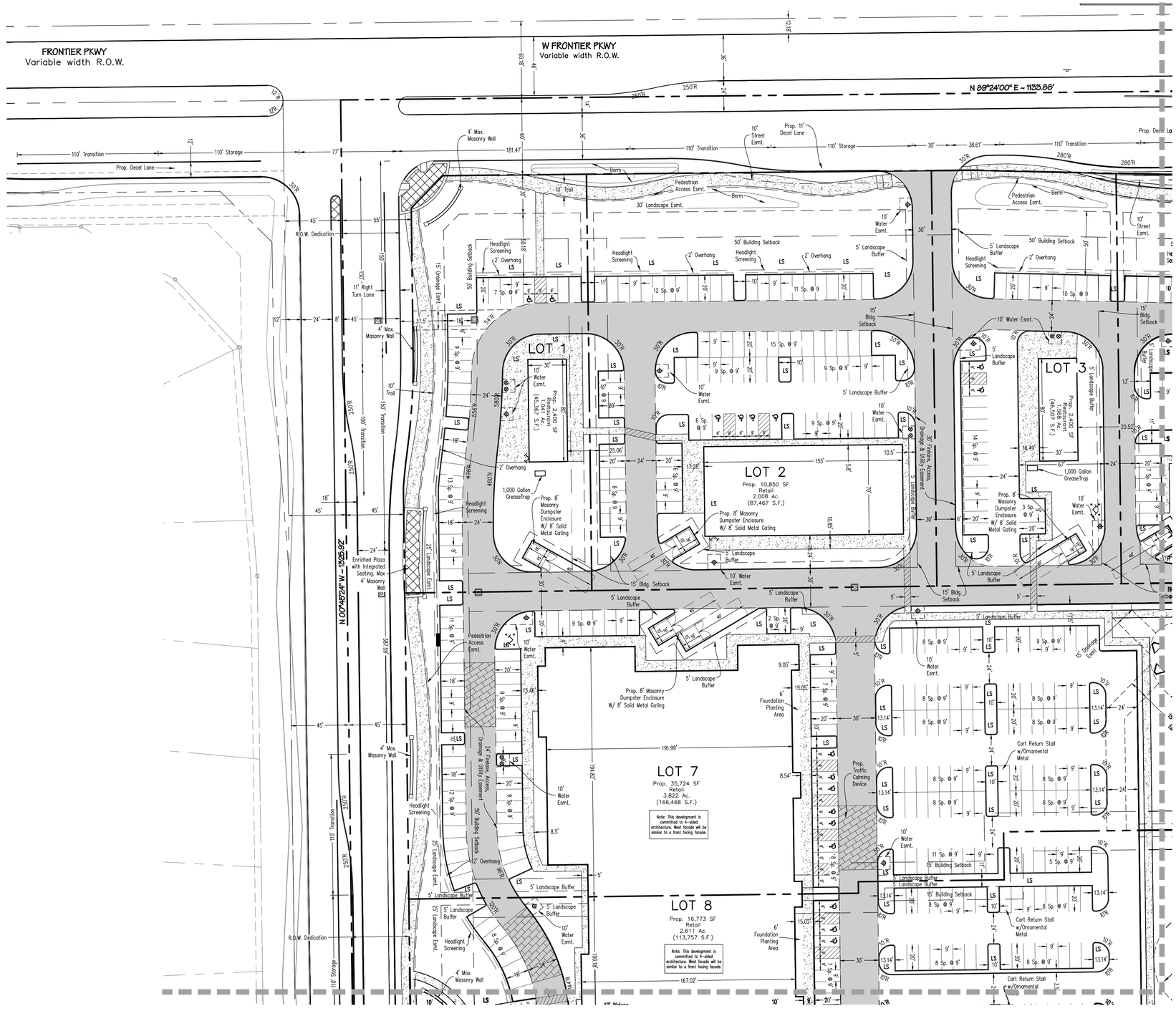

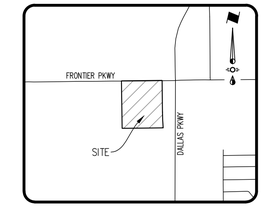

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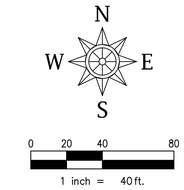

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OHE — OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING

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Sheet 2 of 6 Scale: 1"=40' Prepared: Jun-26 SEI Job No. 23-242

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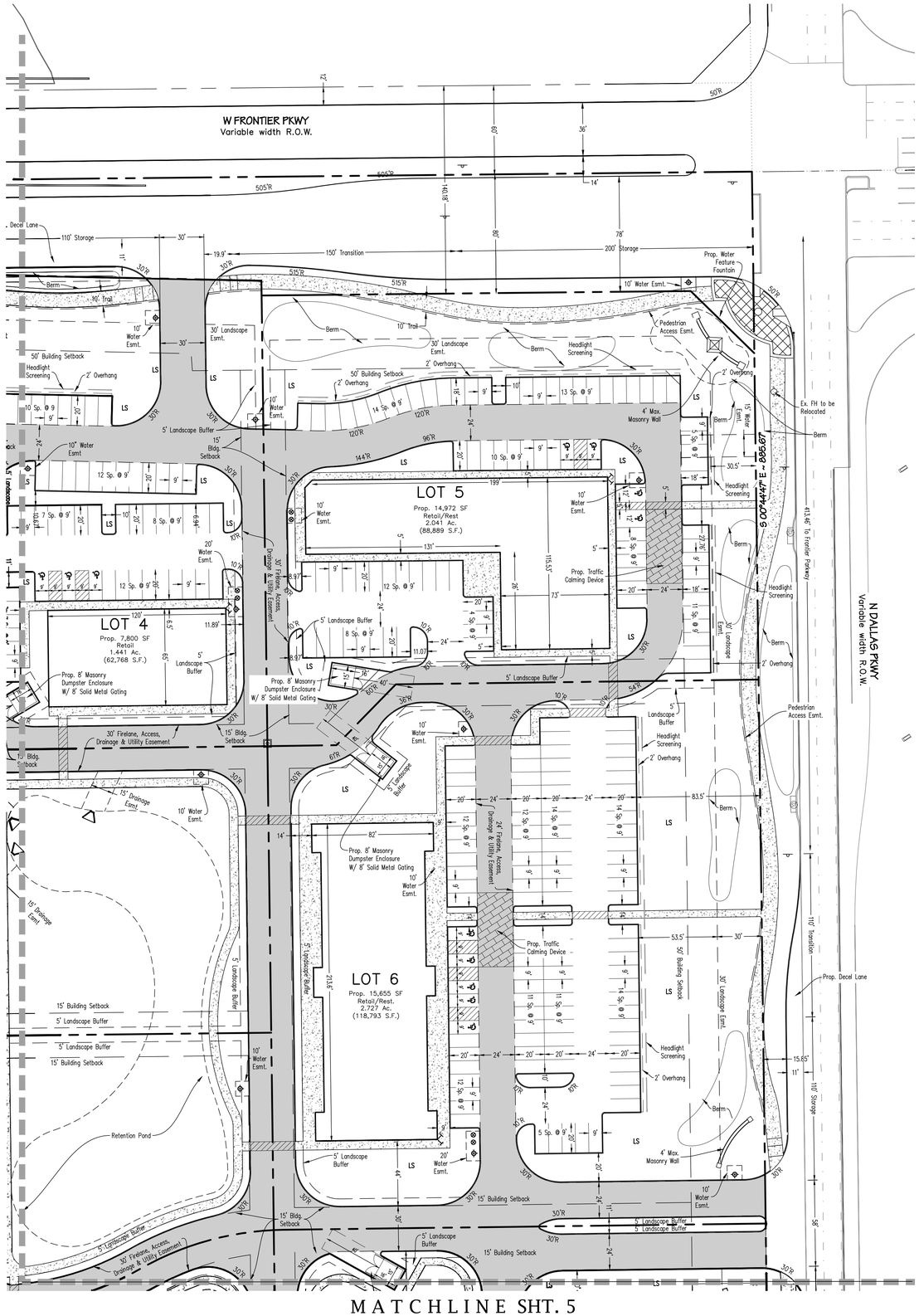

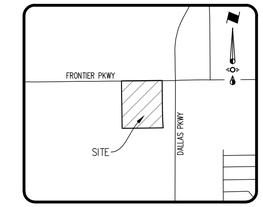

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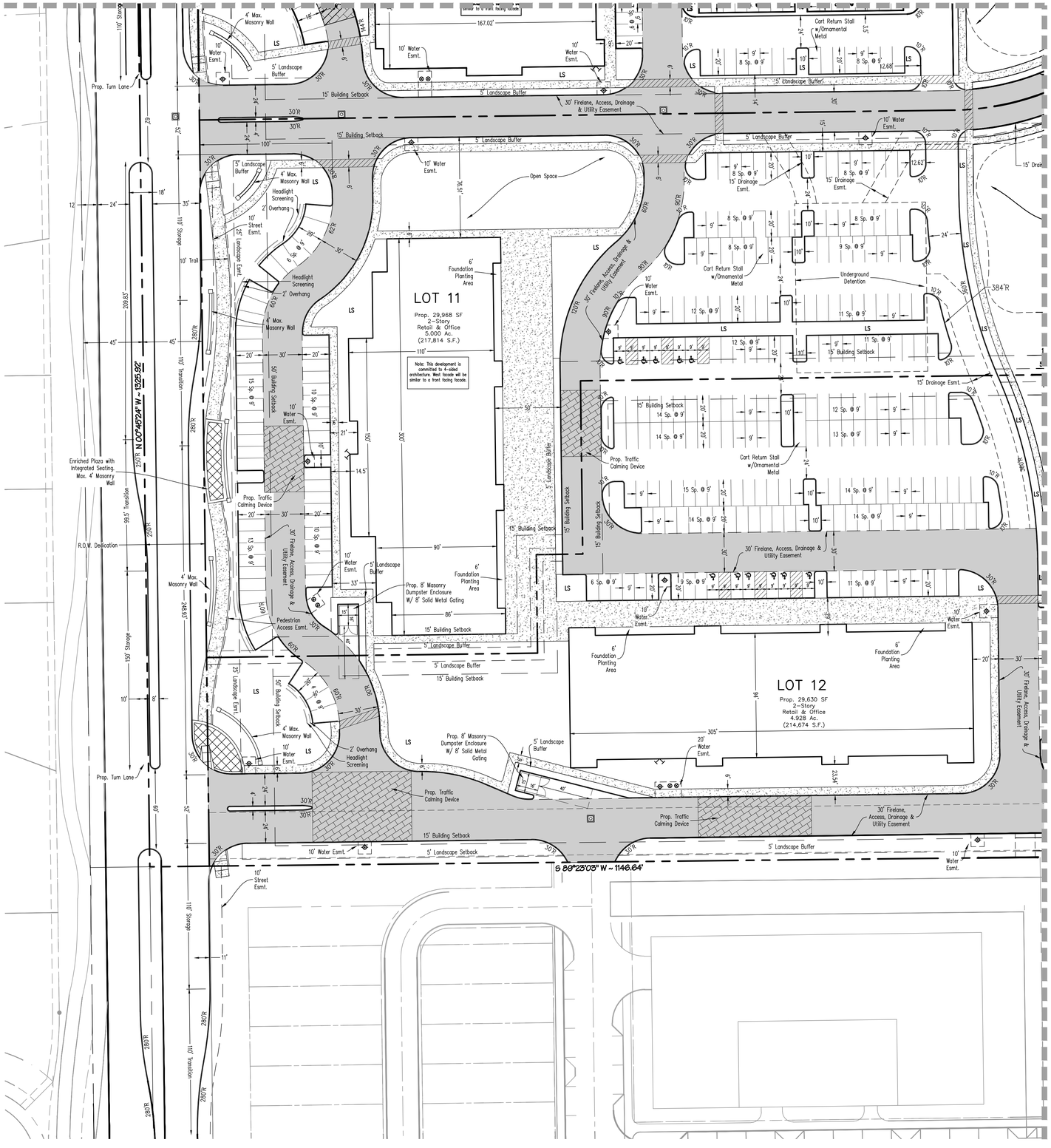
MATCHLINE SHT. 2



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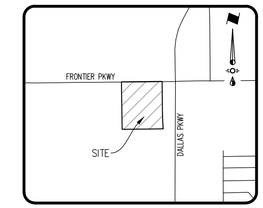

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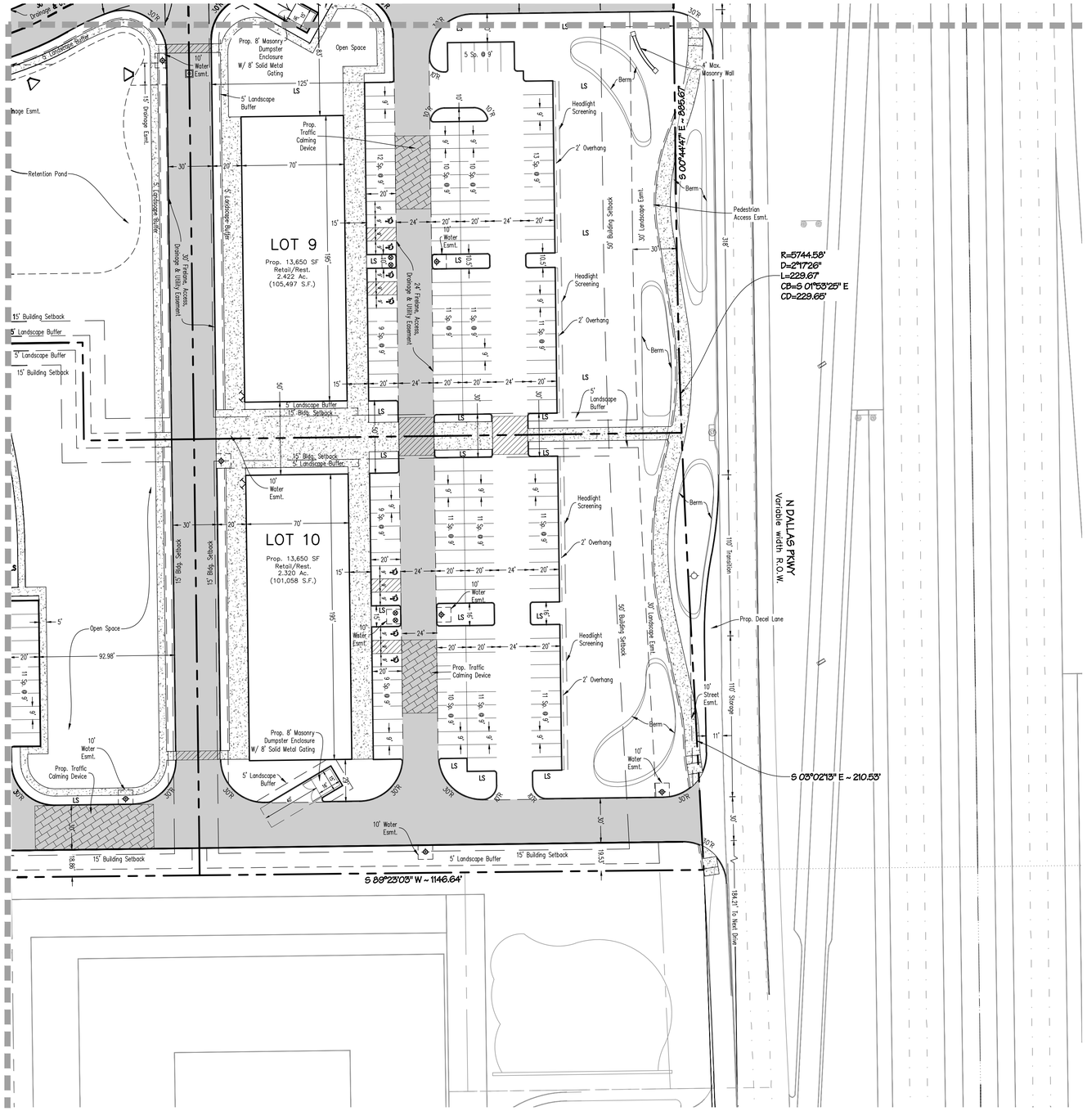

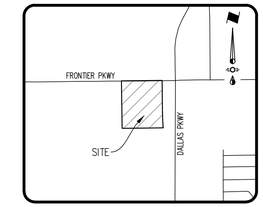

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Site Data Summary Table

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Restaurant	Retail	Restaurant	Retail	Retail/Rest	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	2.041	2.727	3.822	2.611	2.422	2.320	5.000	4.928
Lot Area (SF)	45,367	87,467	46,507	62,768	88,889	118,793	166,468	113,757	105,497	101,058	217,814	214,674
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	29,968	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	40,118 1st Floor: 29,968 2nd Floor: 10,150	40,830 1st Floor: 29,630 2nd Floor: 11,200
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0" (2-Story)	30'-0" (2-Story)
Lot Coverage	5.3%	12.4%	5.2%	12.4%	16.8%	13.2%	21.5%	14.7%	12.9%	13.5%	13.8%	13.8%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.168:1	0.132:1	0.215:1	0.147:1	0.129:1	0.135:1	0.184:1	0.19:1
Required Parking Ratio	1 Sp./100 SF	1 Sp./250 SF	1 Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./350 SF	1Sp./250 SF 1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	75% Retail 25% Restaurant	55% Retail 45% Restaurant	100% Retail	100% Retail	55% Retail 45% Restaurant	65% Retail 35% Restaurant	100% Retail (1st) 100% Office (2nd)	100% Retail (1st) 100% Office (2nd)
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	82 Sp.	105 Sp.	143 Sp.	67 Sp.	91 Sp.	83 Sp.	149 Sp.	151 Sp.
Total Provided Parking	30 Sp.	89 Sp.	27 Sp.	56 Sp.	85 Sp.	105 Sp.	155 Sp.	68 Sp.	92 Sp.	83 Sp.	149 Sp.	151 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	6 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Provided Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,305	11,173	11,317	26,706	29,400	29,036	22,471	20,855	57,669	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

Sheet 6 of 6
PRELIMINARY SITE PLAN

FRONTIER GATEWAY

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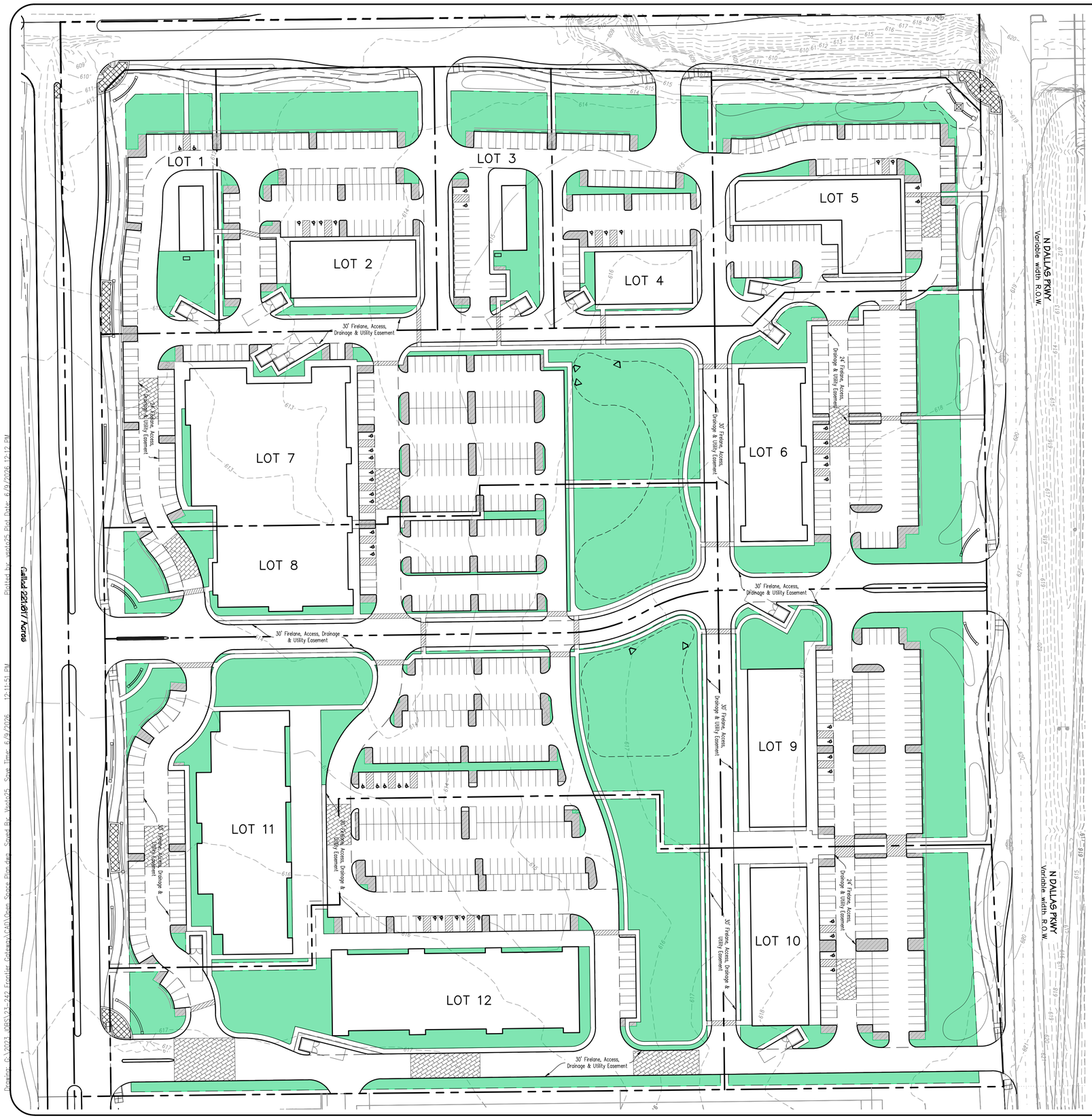
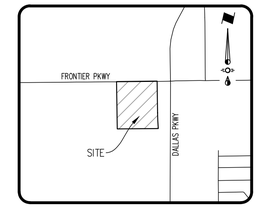
Contact: Ravi Yarlagadda

Drawing: G:\2023 JOBS\23-242 Frontier Gateway\CAD\Preliminary Site Plan.dwg Saved By: Vasta25 Save Time: 6/9/2026 10:58:00 AM Plotted by: vasta25 Plot Date: 6/9/2026 12:09 PM





LOCATION MAP
1" = 2000'

N
W E
S

0 30 60 120
1 inch = 60 ft.

Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Lot Area (SF)	45,367	87,467	46,507	62,768	88,889	118,793	166,468	113,757	105,497	101,058	217,814	214,674
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,305	11,173	11,317	26,706	29,400	29,036	22,471	20,855	57,669	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

LEGEND

INTERIOR LANDSCAPE AREA PROVIDED

OPEN SPACE PLAN

FRONTIER GATEWAY

BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared February 2026

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Yarlagadda

Sheet 1 of 1 Scale: 1"=40' Prepared: Jun-26 SEI Job No. 23-242

Called 221.617 Acres

Plotted by: vsosta25 Plot Date: 6/9/2026 12:12 PM

Drawing: G:\2023_JOBS\23-242 Frontier Gateway\CAD\Open Space Plan.dwg Saved By: Vsosta25 Save Time: 6/9/2026 12:11:51 PM

FRONTIER GATEWAY DEVELOPMENT AGREEMENT

THIS FRONTIER GATEWAY DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Urban Heights at Frontier LLC ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Frontier Gateway ("Property"), a Preliminary Site Plan of which Property is attached hereto as Exhibit A and incorporated by reference; and

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Maintenance of Landscape Areas.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of

Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. **Periodic Review of the Property's Zoning by the Town Council**. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. **Reserved Powers Doctrine.** The Parties to this Agreement acknowledge the "reserved powers doctrine" as enunciated by the Texas Supreme Court in *Kirby Lake Dev., Ltd. v. Clear Lake City Water Auth.*, 320 S.W.3d 829, 843 (Tex. 2010) (providing that certain legislative and governmental powers "are conferred on government entities for public purposes and can neither be delegated nor bartered away. Government entities cannot cede away such powers through contracts with others . . . ."). Consequently, in the event that Developer seeks approval of Specific Use Permits for Lots 1 and/or 3 for drive-through restaurants on said lots, the Town will endeavor to promptly consider the approval of such permits, and further, the Town recognizes and

acknowledges the reasons underlying Developer's request for such Specific Use Permits.

6. **Certain Business Establishments Prohibited**. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; (8) business entities which primarily utilize outdoor storage or displays; (9) distribution center ; (10) dry cleaning, major; (11) laundromat.

7. **Applicability of Town Ordinances**. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

8. **Default**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

9. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

10. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Urban Heights at Frontier LLC
Vijay Sagar Pelaprolu
4577 Firewheel Drive
Plano, TX 75024-3970

11. **Prevailing Party**. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

12. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

13. **Savings/Severability**. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

14. **Binding Agreement**. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

15. **Authority to Execute**. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

16. **Filing in Deed Records**. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

17. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

18. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

19. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

20. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

21. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

22. **Counterparts**. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

23. **Amendment**. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

24. **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

25. **Waiver of Texas Government Code § 3000.001 *et seq.*** With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

26. **Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

27. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

28. **Exactions/Infrastructure Costs**. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the

exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

URBAN HEIGHTS AT FRONTIER LLC

By: _____
Name: Vijay Sagar Pelaprolu
Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Vijay Sagar Pelaprolu on behalf of Urban Heights at Frontier LLC, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

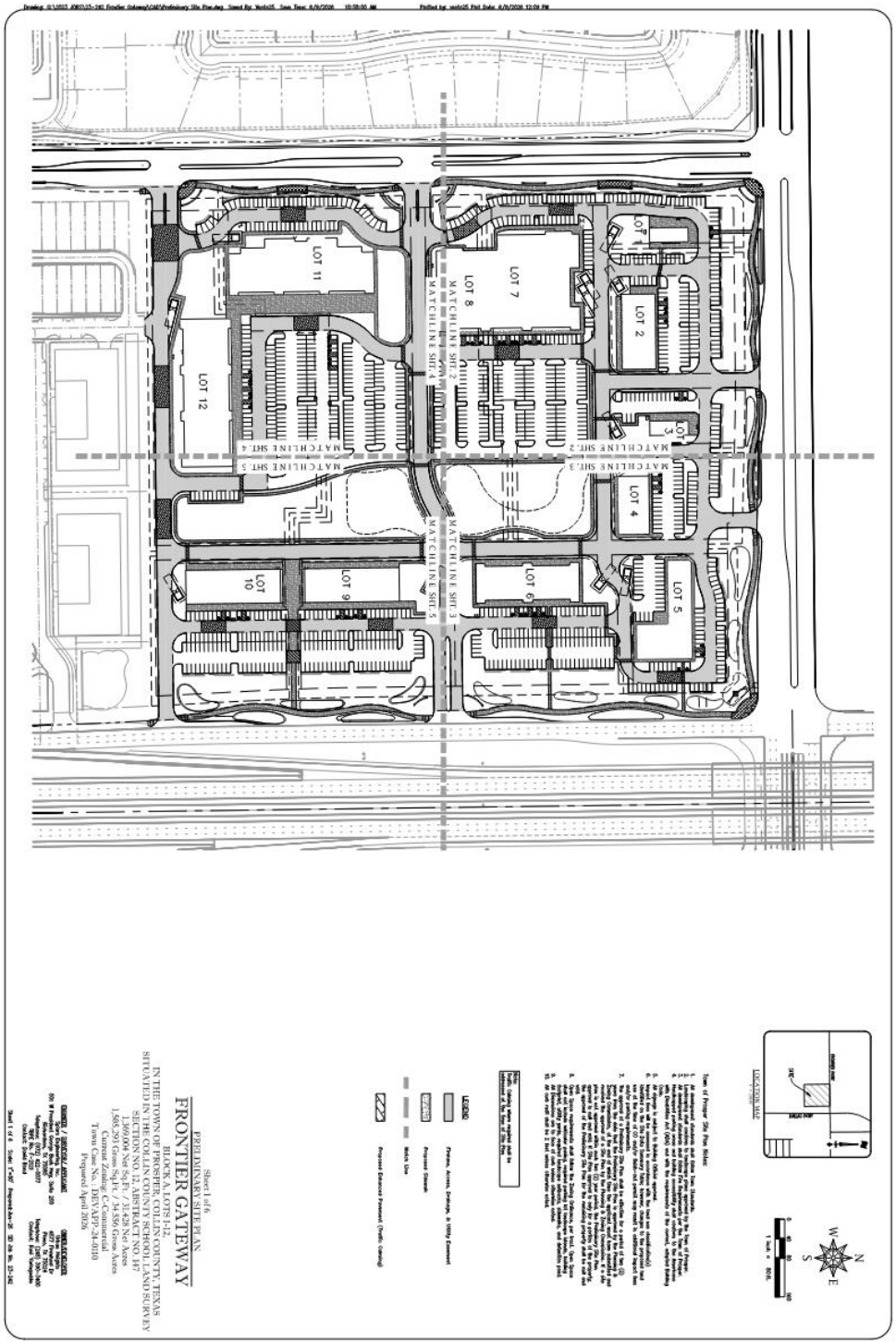
_____
Notary Public, State of Texas
My Commission Expires:

_____

FRONTIER GATEWAY

(DEVAPP-24-0110)

EXHIBIT A: PRELIMINARY SITE PLAN



FRONTIER GATEWAY

(DEVAPP-24-0110)

EXHIBIT B: BUILDING MATERIALS

EXTERIOR APPEARANCE OF BUILDINGS:

A. Architectural Standards

1. Architectural style requirements are to be provided in accordance with the Design Standards for Office, Retail, Restaurant, Service, Automobile, Commercial, and Mixed-Use Development Standards of the Town of Prosper's Unified Development Code, Article 2, Section 2.15.C in addition to the building material requirements below:

    a. Permitted primary exterior materials shall constitute a minimum 80% of an elevation and are defined as clay fired brick, natural and manufactured stone, granite, and marble.

    b. Secondary materials used on the façade of a building are those that comprise a total of 20% or less of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood and stucco (3-step application process). Stucco is only permitted a minimum of nine feet above grade.

    c. Buildings facing Dallas Parkway and backing to the centralized open space area will have rear façades similar in appearance to the front façades.

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

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

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Replat of Park Place, Block C, Lot 1X**

Meeting: **August 18, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request for a Replat of Park Place, Block C, Lot 1X, on 1.3± acres, for the development of an Amenity Center, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0040)

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

Zoning:
The property is zoned Single Family-12.5 with a Specific Use Permit for Private Streets (S-16).

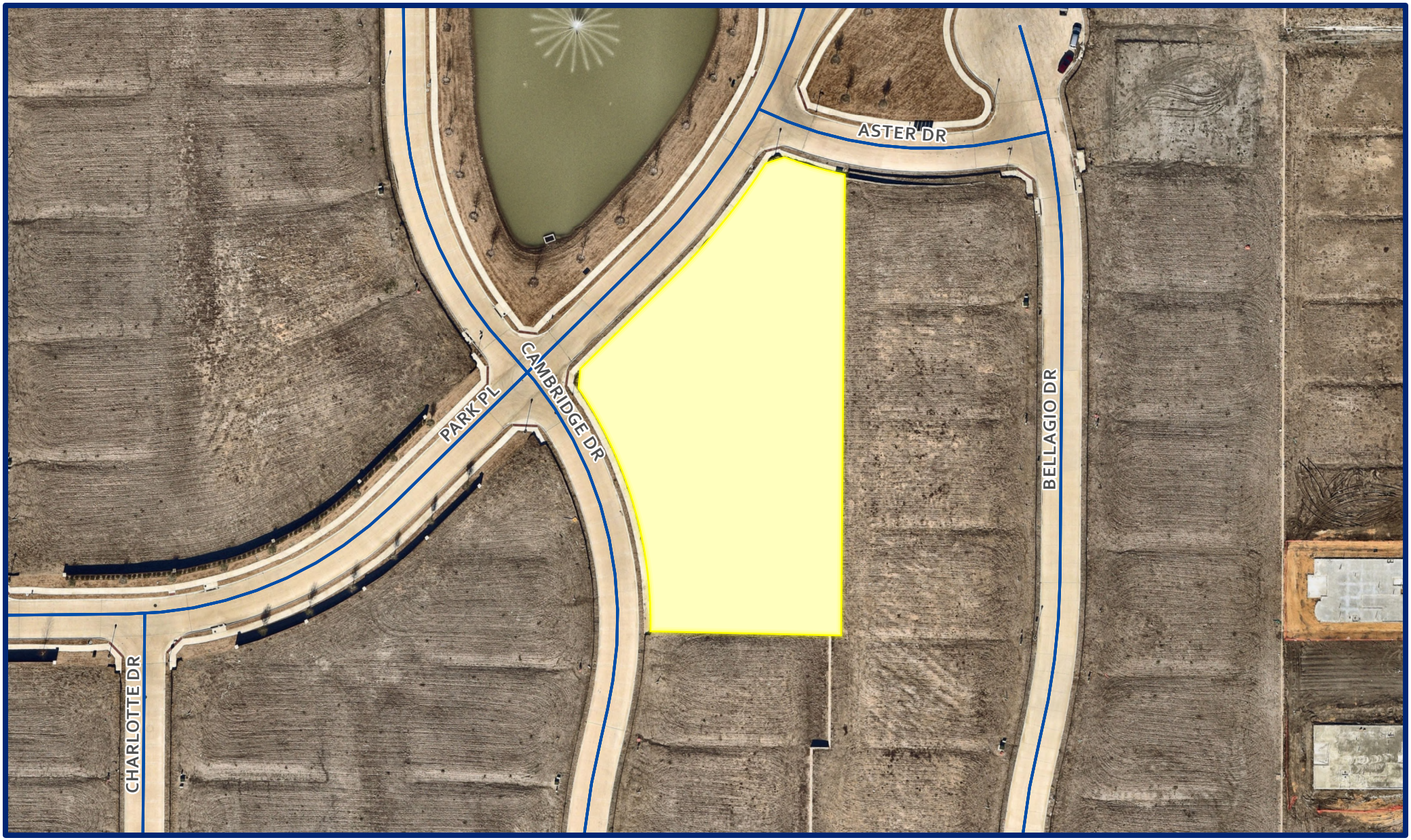
Conformance:
The Replat conforms to the development standards of the Single Family-12.5 District.

Description of Agenda Item:
The purpose of the Replat is to add a fire, access, and utility easement for a proposed drive to serve an amenity center.

Companion Item:
As a companion item, a Site Plan (DEVAPP-26-0038) is on this Planning and Zoning Commission agenda.

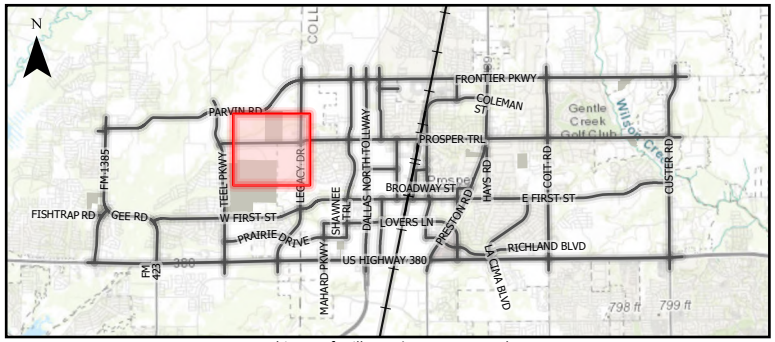
Attachments:
1. Location Map
2. Replat

Town Staff Recommendation:
Town Staff recommends approval of the Replat.



TOWN OF PROSPER

0 55 110 220 Feet

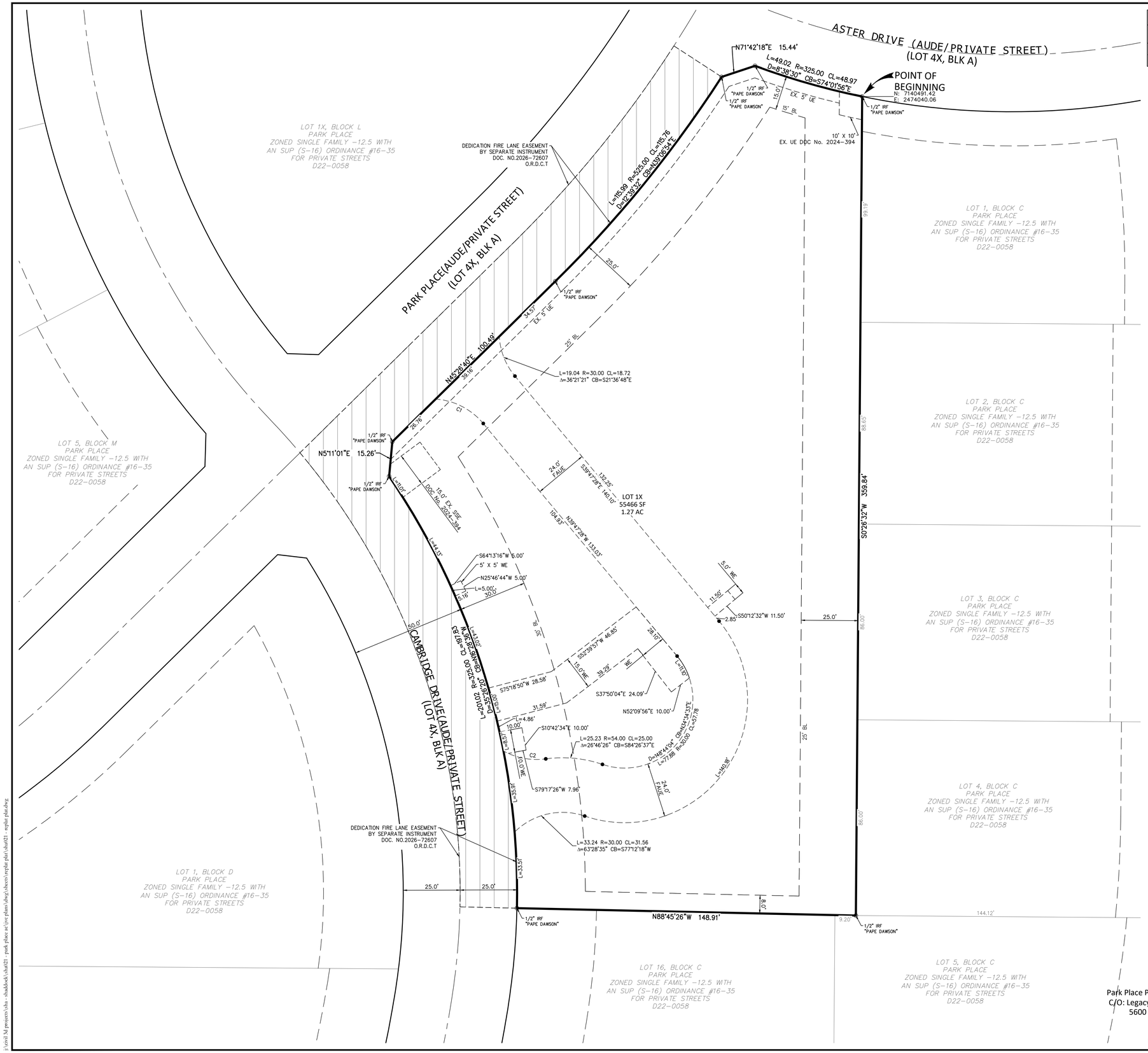


This map for illustration purposes only

DEVAPP-26-0040

Replat Park Place
Block C, Lot 1X
Amenity Center

Replat



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	24.12	30.00	046°04'38"	23.48	N62° 49' 19"W
C2	19.22	30.00	036°42'10"	18.89	S79° 28' 45"E

BENCHMARK NO. 1:
MAG NAIL ON A RETAINING WALL BEING APPROXIMATELY 310' SOUTHEAST OF THE CENTERLINE INTERSECTION OF CAMBRIDGE DRIVE AND PARK PLACE AND BEING APPROXIMATELY 426' SOUTHWEST OF THE CENTERLINE INTERSECTION OF ASTER DRIVE AND BELLAGIO DRIVE AND BEING APPROXIMATELY 160' WEST OF A STREETLIGHT.

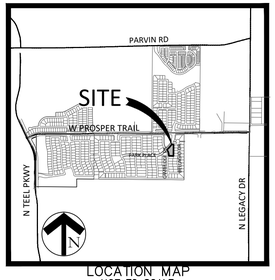
NORTHING (GRID): 7,140,132.03 NORTHING (SURFACE): 7,141,222.40
EASTING (GRID): 2,474,028.06 EASTING (SURFACE): 2,474,405.87
ELEVATION: 602.40'

BENCHMARK NO. 2:
'X' CUT IN SIDEWALK ON THE EAST SIDE OF COOL RIVER TRAIL BEING APPROXIMATELY 67' SOUTHEAST OF A STORM MANHOLE AND BEING APPROXIMATELY 550' NORTHEAST OF THE CENTERLINE INTERSECTION OF COOL RIVER TRAIL AND HARVEST LANE AND BEING APPROXIMATELY 335' NORTHWEST OF THE INTERSECTION OF SASSAFRAS COURT AND PERSIMMON STREET.

NORTHING (GRID): 7,140,820.22 NORTHING (SURFACE): 7,141,910.70
EASTING (GRID): 7,140,820.22 EASTING (SURFACE): 2,475,296.20
ELEVATION: 611.63'

BENCHMARK NO. 3.
TOWN OF PROSPER BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF SHAWNEE TRAIL +90' SOUTH OF THE INTERSECTION OF SHAWNEE TRAIL AND W. PROSPER TRAIL

NORTHING (GRID): 7,140,820.22 NORTHING (SURFACE): 7,142,131.31
EASTING (GRID): 2,474,918.26 EASTING (SURFACE): 2,481,080.80
ELEVATION: 615.09



LOCATION MAP
NOT TO SCALE

LEGEND

●	Point of Curvature or Tangency on Center Line
◉	1/2" Iron rod found with a yellow plastic cap stamped "PAPE DAWSON" (unless otherwise noted)
AC	Acre
<CM>	Control Monument
C1	Curve No.
UE	Utility Easement
WE	Water Easement
SSE	Sanitary Sewer Easement
CUE	City Utility Easement
IRF	Iron Rod Found
L1	Line No.
FAUE	Emergency Access & Utility Easement
SF	Square Feet
EX	Existing
D.R.D.C.T.	Deed Records of Denton County, Texas
O.R.D.C.T	Official Records of Denton County, Texas

REPLAT PLAT STATEMENT:
THE PURPOSE OF THIS REPLAT PLAT IS TO ADD A FAUE EASEMENT FOR A PROPOSED DRIVE TO SERVE AN AMENITY CENTER FACILITY

NOTES:
1. NO FLOODPLAIN EXIST ON THIS SITE.
2. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
3. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
4. NO PARKING TO BE ALLOWED ADAJCENT TO THIS LOT.
5. COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

N

20 10 0 20
SCALE 1" = 20'

DEVAPP-26-0040

REPLAT
PARK PLACE PHASE 1 AMENITY CENTER
1.27 ACRES
BLOCK C, LOT 1X
J.M. DURRETT SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

21 July 2026

SHEET 1 OF 2

Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

z:\civil 3d projects\aha - shaddock\aha021 - park place ac\civ plans\dwg\sheets\replat plat\aha021 - replat plat.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

1.273 ACRES

WHEREAS, Park Place Prosper Community Association, Inc. are the owners of a tract of land situated in the J.M. DURRETT SURVEY, ABSTRACT NO. 350, Denton County, Texas and being all of Lot 1X, Block C of PARK PLACE, an Addition to the Town of Prosper, Denton, County, Texas according to the plat filed of record in Document No. 2024-394, Plat Records, Denton County, Texas and being out of a 1.273 acre tract conveyed to them by PPP 100 DEV LLC and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found in the south line of Aster Drive, a 50 foot right-of-way, for the common northwest corner of Lot 1, Block C of said Addition and the northeast corner of said Lot 1X;

THENCE South 00 degrees 26 minutes 32 seconds West, leaving said south line and with the east line of said Lot 1X, a distance of 359.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found for the southeast corner of said Lot 1X;

THENCE North 88 degrees 45 minutes 26 seconds West, leaving said east line and with the south line of said Lot 1X, a distance of 148.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found for the southwest corner of said Lot 1X, said point being at the beginning of a non-tangent curve to the left having a central angle of 35 degrees 26 minutes 20 seconds, a radius of 325.00 feet and a chord bearing and distance of North 16 degrees 28 minutes 36 seconds West, 197.83 feet;

THENCE Northerly, leaving said south line and with the west line of said Lot 1X, the following four (4) courses and distances:

Northerly, with said non-tangent curve to the left, an arc distance of 201.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found for corner;

North 05 degrees 11 minutes 01 seconds East, a distance of 15.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found for corner;

North 45 degrees 26 minutes 40 seconds East, a distance of 100.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found for corner at the beginning of a curve to the left having a central angle of 12 degrees 39 minutes 32 seconds, a radius of 525.00 feet and a chord bearing and distance of North 39 degrees 06 minutes 54 seconds East, 115.76 feet;

Northerly, with said curve to the left, an arc distance of 115.99 feet to a point for corner;

THENCE North 71 degrees 42 minutes 18 seconds East, leaving said west line, a distance of 15.44 feet to a 1/2 inch iron rod found for corner in the south line of the above-mentioned Aster Drive at the beginning of a non-tangent curve to the left having a central angle of 08 degrees 38 minutes 30 seconds, a radius of 325.00 feet and a chord bearing and distance of South 74 degrees 01 minutes 56 seconds East, 48.97 feet;

THENCE Easterly, with said non-tangent curve to the left and with said south line, an arc distance of 49.02 feet to the POINT OF BEGINNING and containing 1.273 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Park Place Prosper Community Association, INC**, acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **PARK PLACE BLOCK C, LOT 1X**, an addition to the Prosper, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon.

1. The street and alleys (and all associated storm sewer systems) are private streets and alleys (and storm sewer) and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys and storm sewer as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
2. So long as such streets and alleys and associated storm sewer are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys and storm sewer to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys and storm sewer, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys and storm sewer to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
6. These covenants and restrictions shall un with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall Park Place Prosper Community Association, Inc, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
11. 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

ACCESS EASEMENT:
The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the fire department, police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the town of prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

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

WITNESS, my hand at _____, this _____ day of _____, 20___.

BY: Park Place Prosper Community Association, INC

_____
Authorized Signature of Owner

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20___.

_____
Notary Public, the State of Texas.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this ----------day of ---------, 20-----.

FOR REVIEW PURPOSES ONLY.

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

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RYAN S. REYNOLDS, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2026.

_____
Notary public, the State of Texas

_____
My Commission Expires On:

CERTIFICATE OF APPROVAL:

Approved this ___day of _____, 20__ by the Planning & Zoning Commission of the Town of Prosper, Texas

_____
TOWN SECRETARY

_____
ENGINEERING DEPARTMENT

_____
DEVELOPMENT SERVICES DEPARTMENT

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.

DEVAPP-26-0040

REPLAT
PARK PLACE PHASE 1 AMENITY CENTER
1.27 ACRES
BLOCK C, LOT 1X
J.M. DURRETT SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

21 July 2026

SHEET 2 OF 2

Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

c:\civil 3d projects\aha - shaddock\aha021 - park place ac\cv plans\dwg\sheets\replat plat\aha021 - replat plat.dwg

PLANNING

To: **Planning and Zoning Commission** **Item No. 6**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Site Plan for Park Place, Block C, Lot 1X**

Meeting: **August 18, 2026**

Agenda Item:
Consider and act upon a request for a Site Plan for an Amenity Center on Park Place, Block C, Lot 1X, on 1.3± acres, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0038)

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

Zoning:
The property is zoned Single Family-12.5 with a Specific Use Permit for Private Streets (S-16).

Conformance:
The Site Plan conforms to the development standards of the Single Family-12.5 District.

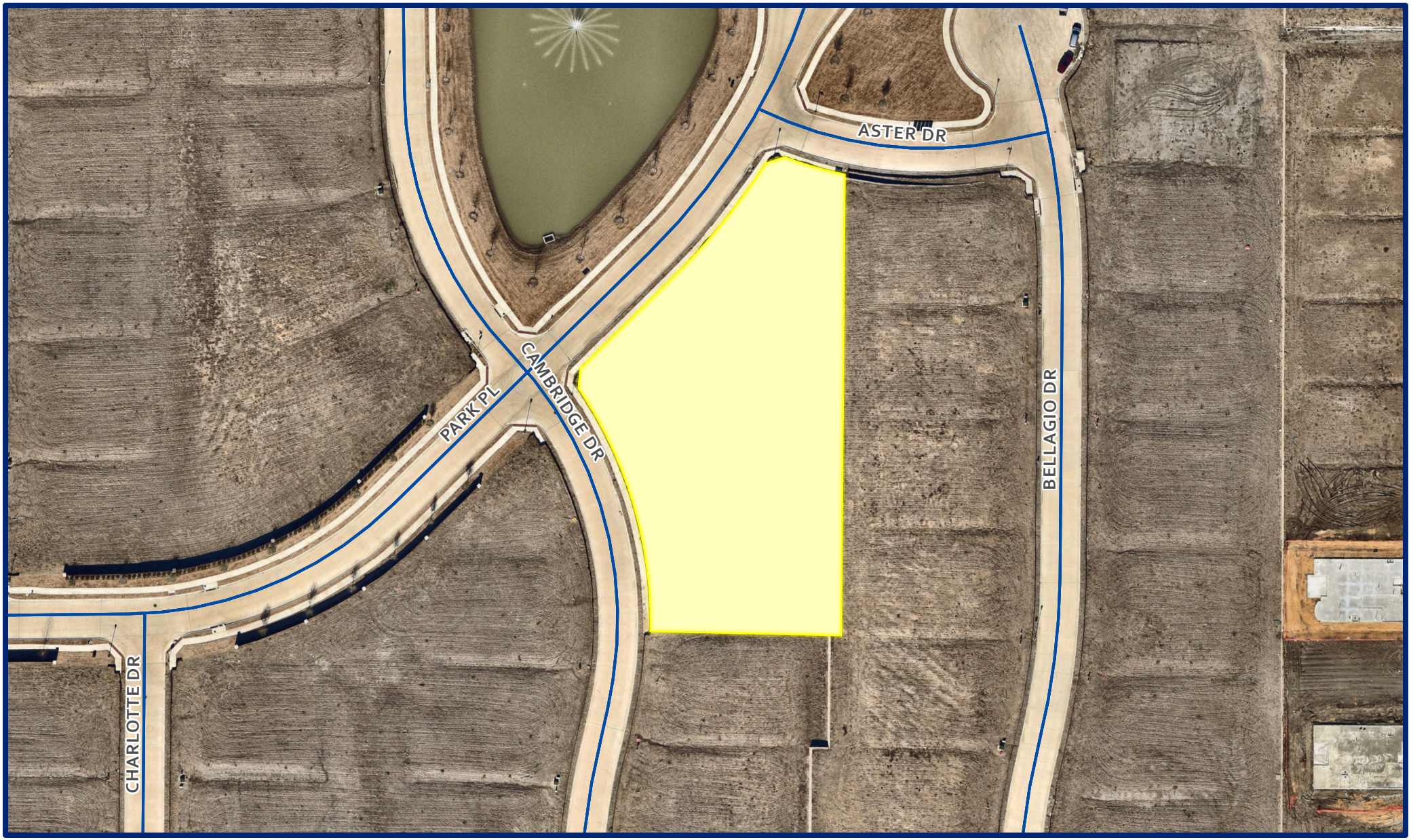
Description of Agenda Item:
The Site Plan consists of a 5,250 square foot amenity center and associated parking.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:
As a companion item, a Replat (DEVAPP-26-0040) is on this Planning and Zoning Commission agenda.

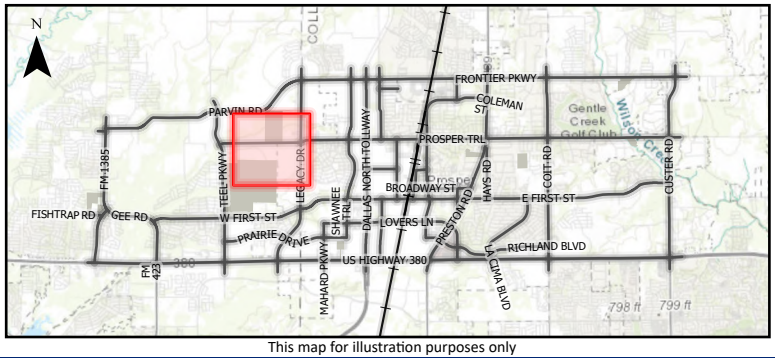
Attachments:
1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:
Town Staff recommends approval of the Site Plan.



TOWN OF PROSPER

0 55 110 220 Feet



This map for illustration purposes only

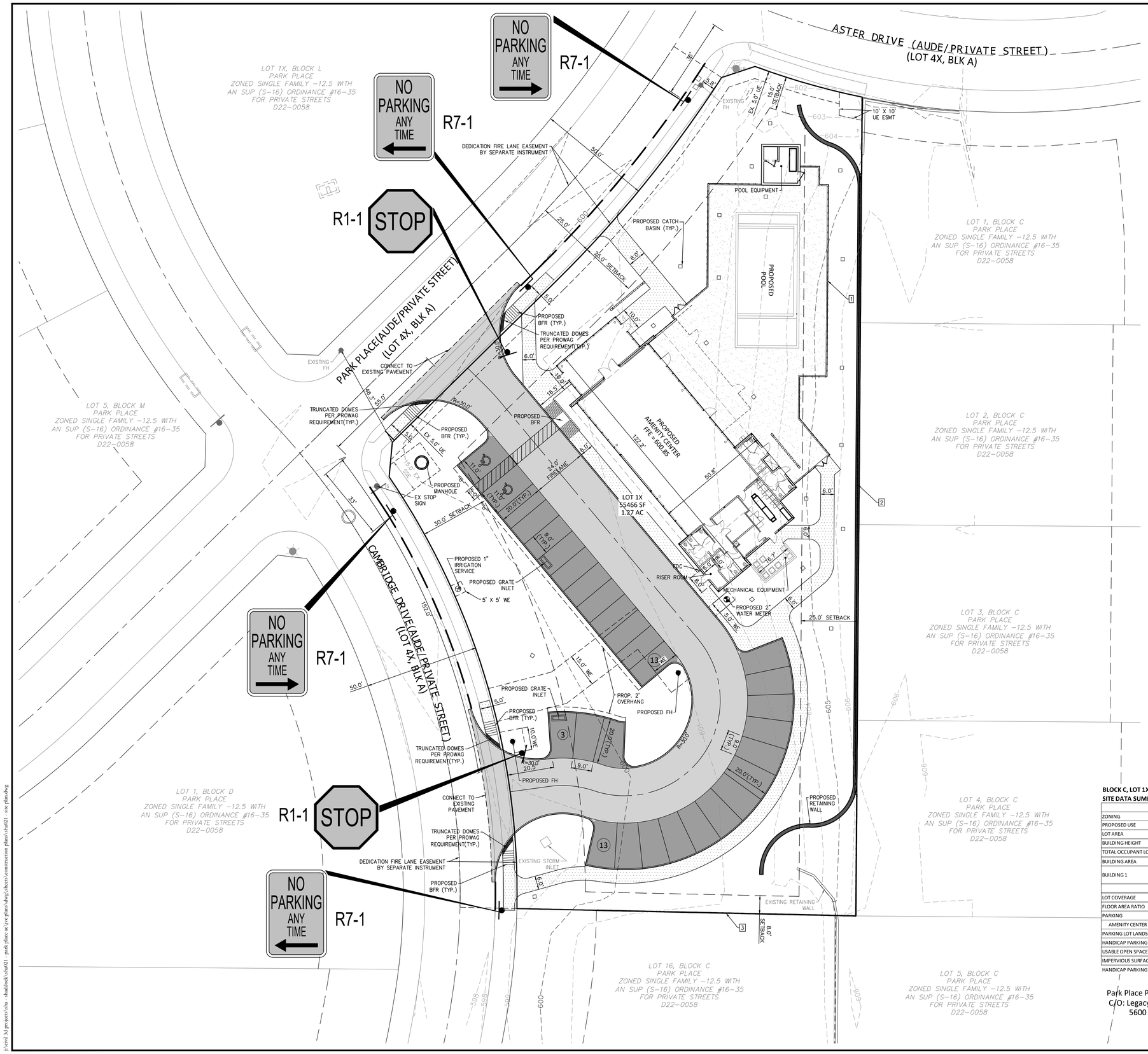
DEVAPP-26-0038

Plan Park Place, Block C,

Lot 1X - Park Place Phase

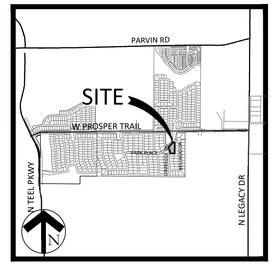
1 Amenity Center

Site Plan



FENCING LEGEND

1	6'-0" HT. ORNAMENTAL METAL FENCE AS POOL BARRIER
2	6'-0" HT. BOARD ON BOARD WOOD FENCE ON RETAINING WALL
3	6'-0" HT. BOARD ON BOARD WOOD FENCE



PLAN LEGEND

- PROPOSED FIRELANE PAVEMENT
- PROPOSED PARKING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED POOL DECK
- NO PARKING ZONE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STREET SIGN
- EXISTING STREET SIGN

SITE PLAN NOTES:

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

WATER METER TABLE

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

BLOCK C, LOT 1X
SITE DATA SUMMARY TABLE

ZONING	SINGLE FAMILY RESIDENTIAL	
PROPOSED USE	AMENITY CENTER	
LOT AREA	55,466 SF / 1.27 AC	
BUILDING HEIGHT	21'	
TOTAL OCCUPANT LOAD FOR THE BUILDING	205	
BUILDING AREA		
BUILDING 1	1ST FLOOR - AMENITY CENTER	TOTAL: 5,250 SF
	REQUIRED	PROVIDED
LOT COVERAGE	50%	10%
FLOOR AREA RATIO	0.5:1	0.10:1
PARKING		
AMENITY CENTER (5,250 SF)	10 + (SF-2000)/300 = 21	29
PARKING LOT LANDSCAPING		
HANDICAP PARKING	2	2
USABLE OPEN SPACE	5,547 SF (10%)	25,788 SF (46%)
IMPERVIOUS SURFACE		29,678 SF

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

N

20 10 0 20
SCALE 1" = 20'

DEVAPP-26-0038

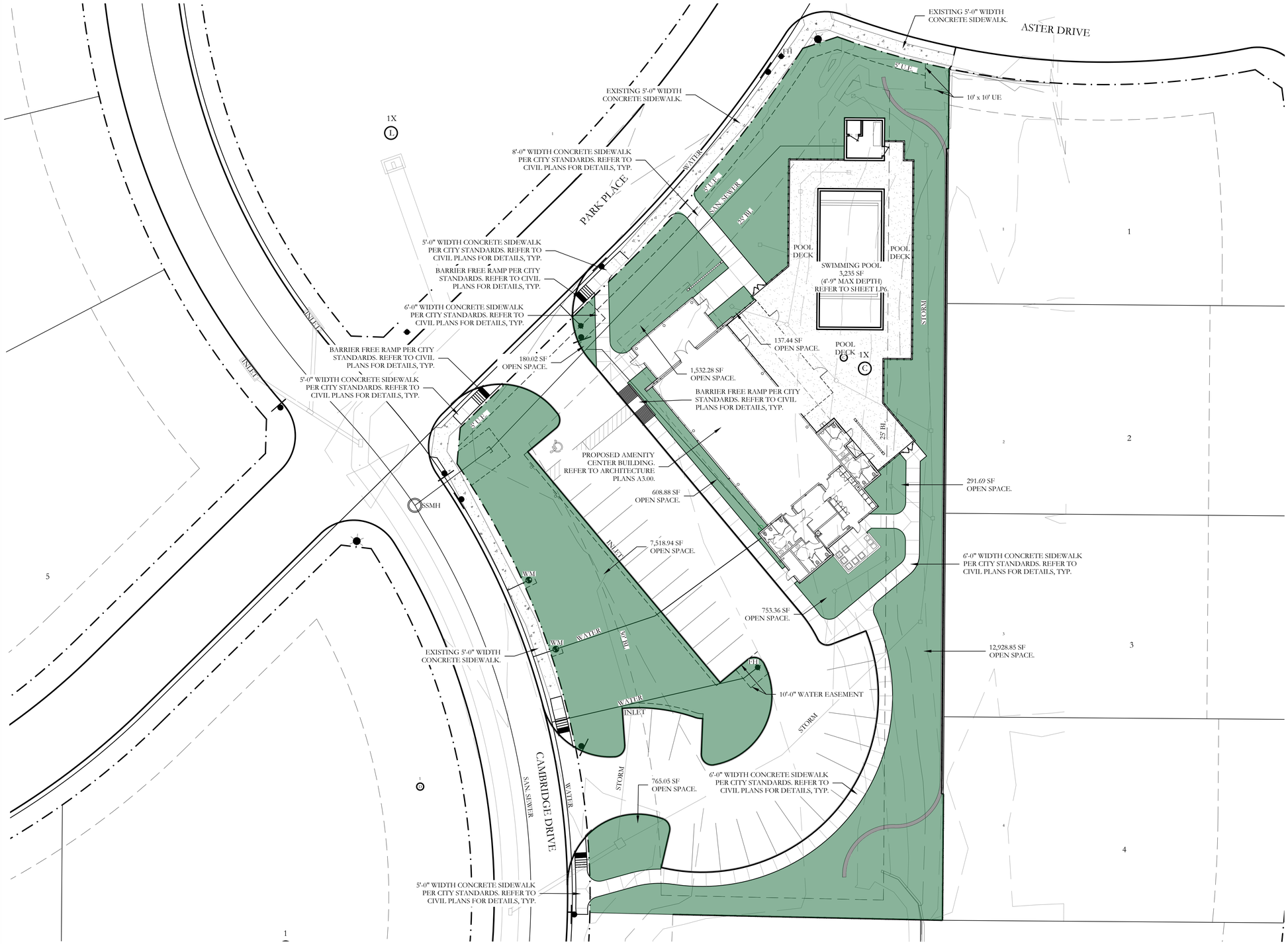
SITE PLAN
PARK PLACE PHASE 1 AMENITY CENTER

1.27 ACRES
BLOCK C, LOTS 1X
LOUISA NETHERLY SURVEY, ABSTRACT NO. 962
JOHN J. HOWE SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

20 July 2026

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

J:\civil 3d projects\tbp - shaddock\sha021 - park place ac\civ plans\dwg\sheets\construction plans\sha021 - site plan.dwg



OPEN SPACE LEGEND

OPEN SPACE

NOTE:
REFER TO CHART BELOW FOR REQUIRED AND PROVIDED PERCENTAGES.

	REQUIRED (% AND SF)	PROVIDED (% AND SF)
OPEN SPACE:	7% OF NET LOT AREA = 3,882.62 SF	43.46% of Site 24,107.63 SF

BUILDING MATERIAL CALCULATIONS

WALL LOCATION	South		North		West		East	
STUCCO	1043	47%	596	27%	615	56%	968	87%
TILE	0	0%	390	17%	77	7%	131	12%
GLAZING	1189	53%	1262	56%	407	37%	16	1%
NET TOTAL	2232	100%	2248	100%	1099	100%	1115	100%
TOTAL (INCL. DOORS)	2256		2296		1099		1115	

OWNER/DEVELOPER:
SHADDOCK-PROSPER PARK PLACE 2, LLC
2400 DALLAS PARKWAY, SUITE 560
PLANO, TEXAS 75093
PH. (214) 405-6942
CONTACT: WILL SHADDOCK

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

ENGINEER/SURVEYOR:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CLAUDIO SEGOVIA

N

20 10 0 20

SCALE 1" = 20'

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

OPEN SPACE PLAN
PARK PLACE - PHASE 1
OPEN SPACE LOT 1X
BLOCK C
~AMENITY AREA~

BEING 1.27 ACRES OF THE 98.241 ACRES
LOCATED IN THE L. NETHERLY SURVEY,
ABSTRACT NO. 962
JOHN J. HOWE SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

SUBMITTAL DATE: April 29, 2026

OS1

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 7**

From: **Suzanne Porter, AICP, Planning Manager**

Through: **David Hoover, AICP, Director of Development Services**

Re: **Planned Development for Saddle Creek Commercial**

Meeting: **August 18, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-25-0003)

Background:
This item was tabled and the public hearing continued at the July 21, 2026, Planning and Zoning Commission meeting. This was done at the request of the applicant so that a meeting could be held with the Homeowners' Association to discuss the project. This meeting occurred on August 3, 2026.

Description of Agenda Item:
In 2006, a Planned Development (PD-31) was approved for the development of 103 acres with 15 acres at the intersection of Preston Road and Prosper Trail allocated for commercial and office uses and the balance of the property planned for single family development. The residential property has been fully developed as Saddle Creek subdivision. A bank was constructed at the corner of Preston Road and Prosper Trail in 2017, and a dentist office was recently constructed at the northeast corner of the property.

The existing Planned Development allows for up to six acres of retail/commercial uses with the remainder developed for offices. The proposed Planned Development standards include updating the list of permitted uses, modifying the layout of development with an emphasis on open space, ponds, and enhanced pavement for pedestrian walkability, and creating architectural and lighting standards, as elaborated below and found in the Development Standards (Exhibit C).

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

Zoning:
The property is zoned Planned Development-31 (Retail/Office)

Compatibility:
The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-31 (Office)	Dentist & Vacant Property	Retail and Neighborhood Services
North	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential
East	Planned Development-68 (Retail)	Retail Center	Retail and Neighborhood Services
South	Commercial & Planned Development-46 (Retail)	Retail Center	Retail and Neighborhood Services
West	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential

District Regulations:
The district regulations within this proposed Planned Development compared to the regulations in the current Planned Development are shown below.

	Proposed Regulations	Existing PD-31 Regulations
Development Area	Approximately 13.6 acres	15 acres - Max 6 acres – Commercial or Retail - Remainder – Professional Office
Size of Yards	**Front:** 30 ft **Side:** 0 ft (Attached Non-Residential Buildings) 10 f (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 80 ft (2-Story Adj. to Residential) **Rear:** 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 80 ft (2-Story Adj. to Residential)	**Front:** 30 ft **Side:** 10 ft 30 ft (1-Story Adj. to Res.) 40 ft (2-Story Adj. to Res.) **Rear:** (base zoning standard) 15 ft (Adj. to Non-Residential) 60 ft (Adj. to Residential)
Size of Lots	**Area:** 10,000 square feet (base zoning standard) **Width:** 100 ft **Depth:** 100 ft	**Area:** 7,000 square feet (base zoning standard) **Width:** 120 ft **Depth:** 120 ft

Maximum Height	**Height: (Inclusive of Architectural elements and roof forms.)** One-Story Buildings – 30 ft Two-Story Buildings – 45 ft	**Height:** Maximum 2 stories – 40 ft
Lot Coverage	**Maximum:** 40%	**Maximum:** 35%

Uses:

Current PD-31 Permitted Uses

1. Administrative, Medical, or Professional Office
2. Banks, Savings, and Loans and Credit Unions with drive-through
3. Pharmacy with drive through
4. Dry Cleaner, minor
5. Small Animal Veterinary Clinic
6. Restaurants, no drive through
7. Day Care Center, Child
8. Health/Fitness Center
9. Insurance Office
10. Print/Copy/Private Post Office
11. Rehabilitation Care Center – day uses by Specific Use Permit
12. Compatible uses as approved by the Town Council upon request

Proposed Uses

The list of permitted uses within this Planned Development is shown below. The two uses that have been eliminated from the current Planned Development-31 are *Print/Copy/Private Post Office* and *Rehabilitation Care Center – day use by SUP*.

Uses followed by a **(C)** are permitted subject to conditional development standards.
Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment **(C)**
3. Antique Shop & Used Furniture
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Business Service
7. Catering
8. Child Care Center, Licensed **(S)**
9. College University Trade or Private School
10. Commercial Amusement, Indoor
11. Commercial Amusement, Outdoor **(S)**
12. Dry cleaning, Minor
13. Farmers Market
14. Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
15. Furniture Home Furnishings & Appliance Store
16. Governmental Office
17. Gymnastics / Dance Studio

18. Health / Fitness Center
19. Hotel, Full Service **(C)**
20. Insurance Office
21. Massage Therapy, Licensed
22. Museum / Art Gallery
23. Outdoor Merchandise Display, Incidental **(S)**
24. Outdoor Merchandise Display, Temporary **(C)**
25. Park or Playground
26. Private Recreation Center
27. Retail/Service Incidental Use
28. Retail Stores & Shops
29. Restaurant **(C)**
30. Restaurant with a Drive-Through (Limited to 1 for this overall development, and its location shall have frontage on Preston Road) **(S)**
31. Veterinary Clinic
32. Other uses that are determined to be compatible by the Director of Development Services.

Building Materials:

A dentist building was recently constructed on the subject property. The architecture of that building is representative of the architecture planned for the buildings in the development. There will be similar materials, colors and architectural features throughout the development and on all sides of the building.

- Building Materials:
  Masonry materials shall constitute a minimum of 60% of the building materials. **(Staff recommends 80%.)**
  - Masonry Materials
    - Brick (including thin brick),
    - Stone: natural stone, cast stone, manufactured stone
    - Stucco (3-coat cement plaster system)
    - Rock
    - Marble
    - Granite
    - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.

  - Non-masonry materials may be incorporated on up to 40% of a façade (excluding area occupied by windows and doors). **(Staff recommends 20%.)**
    - Pre-finished aluminum components and trim
    - Architectural steel elements
    - Architectural metal panels and composite metal panels and trim
    - Pre-finished aluminum louver systems
    - Simulated or real wood
    - High-density architectural quality fiber cement panels

Parking:
Parking will be provided per requirements of the Unified Development Code. Should the property be subdivided, parking standards must be met on a per lot basis.

Open Space and Amenities:
Open space shall be in accordance with the design shown on the Open Space Plan (Exhibit H). The Saddle Creek development includes several ponds along Preston Road and Prosper Trail. Three additional ponds will be added in close proximity to nine of the ten buildings. Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.

The areas adjacent to the ponds will include pedestrian amenities, such as:

- seating
- benches
- tables
- fountains
- gazebos
- pavilions
- patios
- fire pits
- lawn games
- other similar amenities

Screening:
Screening is required between the adjacent residential subdivision and the non-residential development. There is an existing masonry wall along the perimeter of the property. A minimum 15-foot landscape buffer will be provided along the property line. Rather than installing the required one three-inch shade tree every 30 feet, the development standards require planting a 5-inch caliper evergreen tree every 20 feet. Landscape buffers must be exclusive of easements and shall be increased to 30 feet where a single building is greater than 25,000 square feet.

Internal Pedestrian Connectivity:
Pedestrian connections are planned for throughout the development to connect all buildings and public right-of-way. There is a section of drive aisle and adjacent parking rows situated between a grouping of five buildings and pond that will be enhanced pavement (pavers).

Thoroughfare Plan:
This property has access to Prosper Trail and Preston Road.

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 Unified Development Code and state law. Staff has received 35 responses in opposition to the proposed zoning, and they are included in the attached documents.

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement
14. Approved Preliminary Site Plan (DEVAPP-25-0088)
15. Planned Development-31 Conceptual Plan
16. Citizen Responses

Town Staff Recommendation:

The rezoning request is compliant with the Future Land Use Plan. It provides for uses appropriate for this retail corner, enhanced screening adjacent to residential, enhanced pathways, and open space that utilizes ponds and pedestrian amenities. For these reasons, Town Staff recommend the Planning and Zoning Commission approve the request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail, subject to the following modifications to building materials:

1. Masonry materials shall constitute a minimum of 80% of the building materials.
2. Non-masonry materials may be incorporated on up to 20% of a façade (excluding area occupied by windows and doors).

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on September 8, 2026.

TOWN OF PROSPER

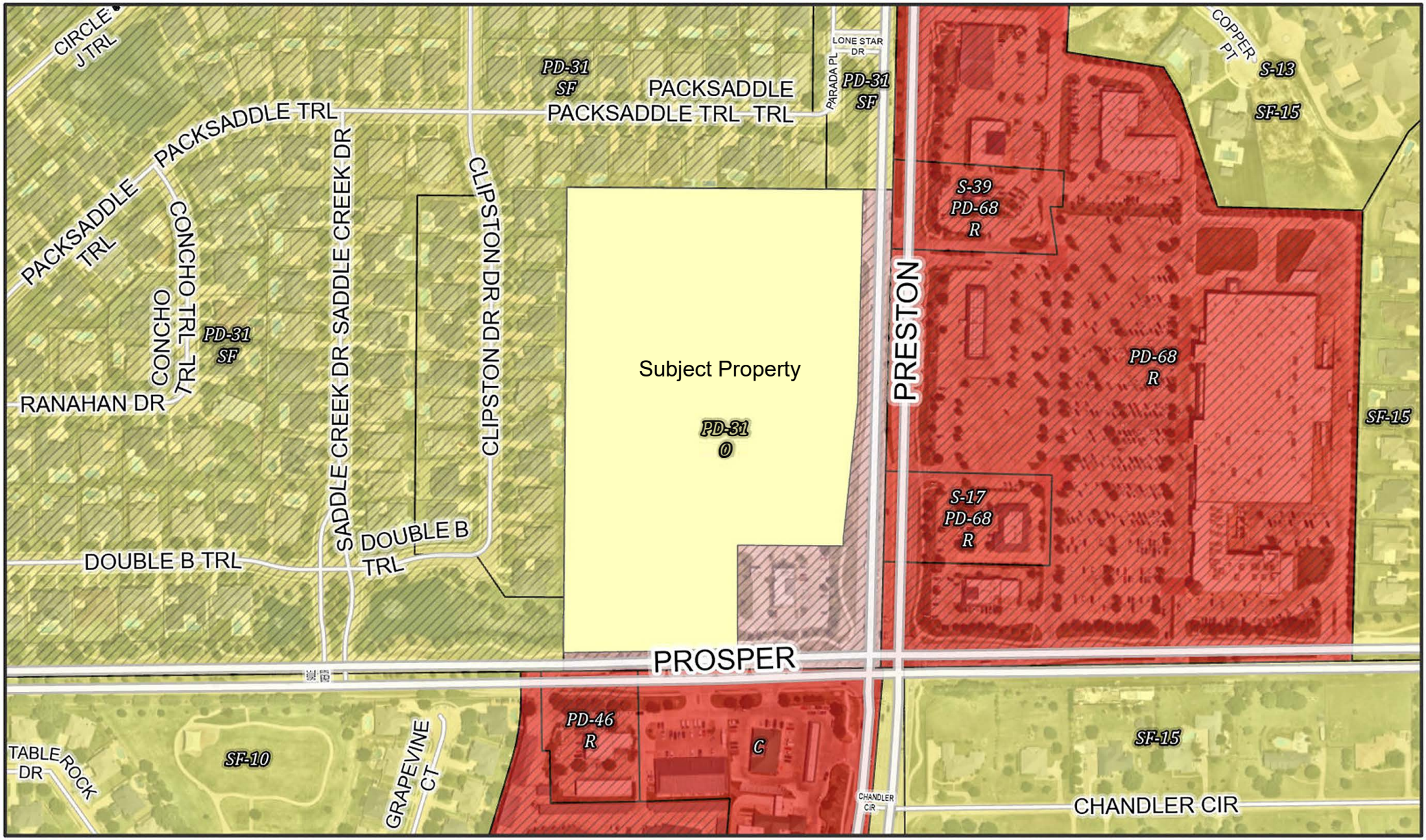
0 175 350 700 Feet

This map for illustration purposes only

ZONE-25-0003

Saddle Creek Commercial

Planned Development



TOWN OF PROSPER

0 175 350 700 Feet

This map for illustration purposes only

ZONE-25-0003

Saddle Creek Commercial

Planned Development

Future Land Use Exhibit

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ

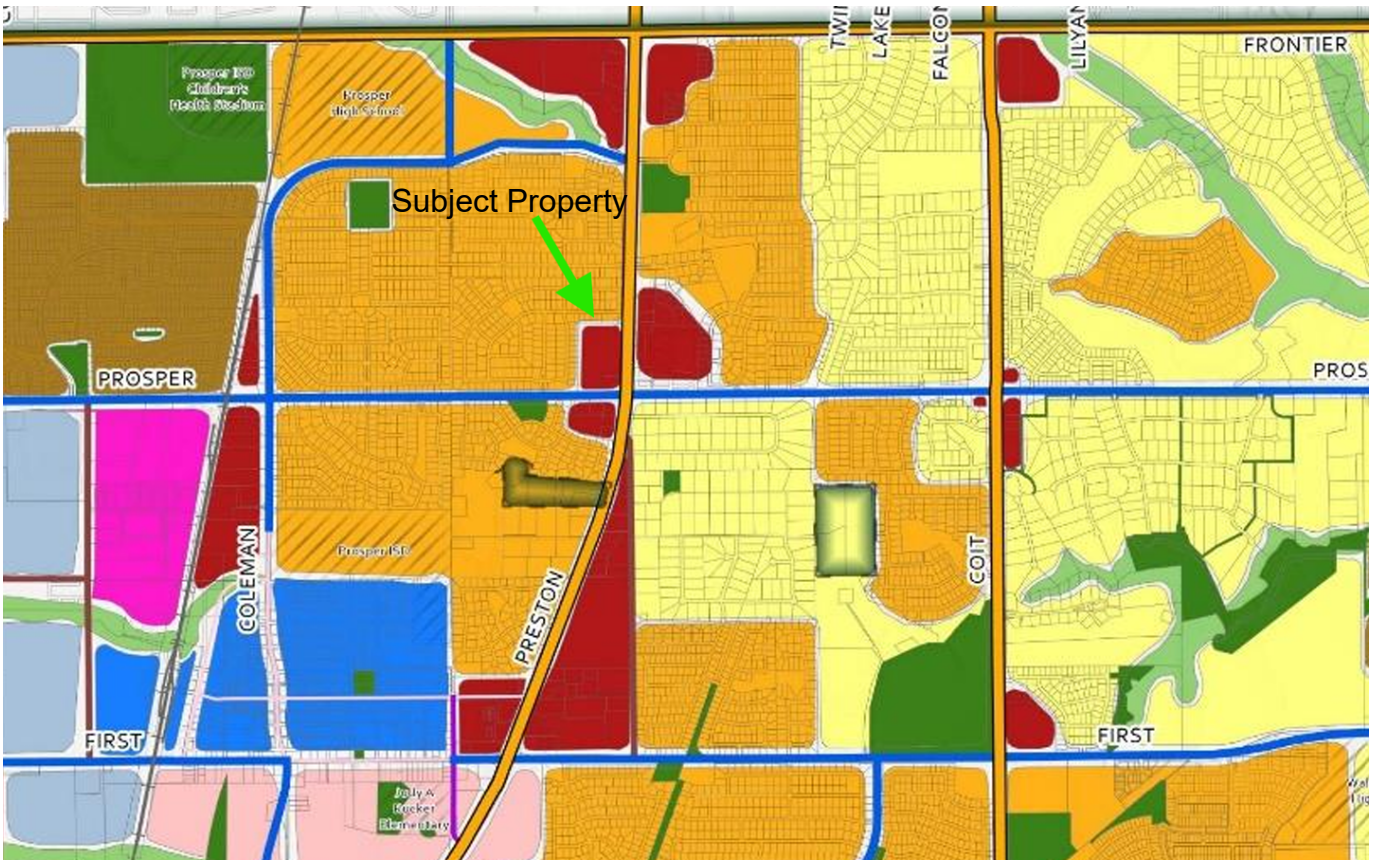


EXHIBIT A-1: LEGAL DESCRIPTION

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

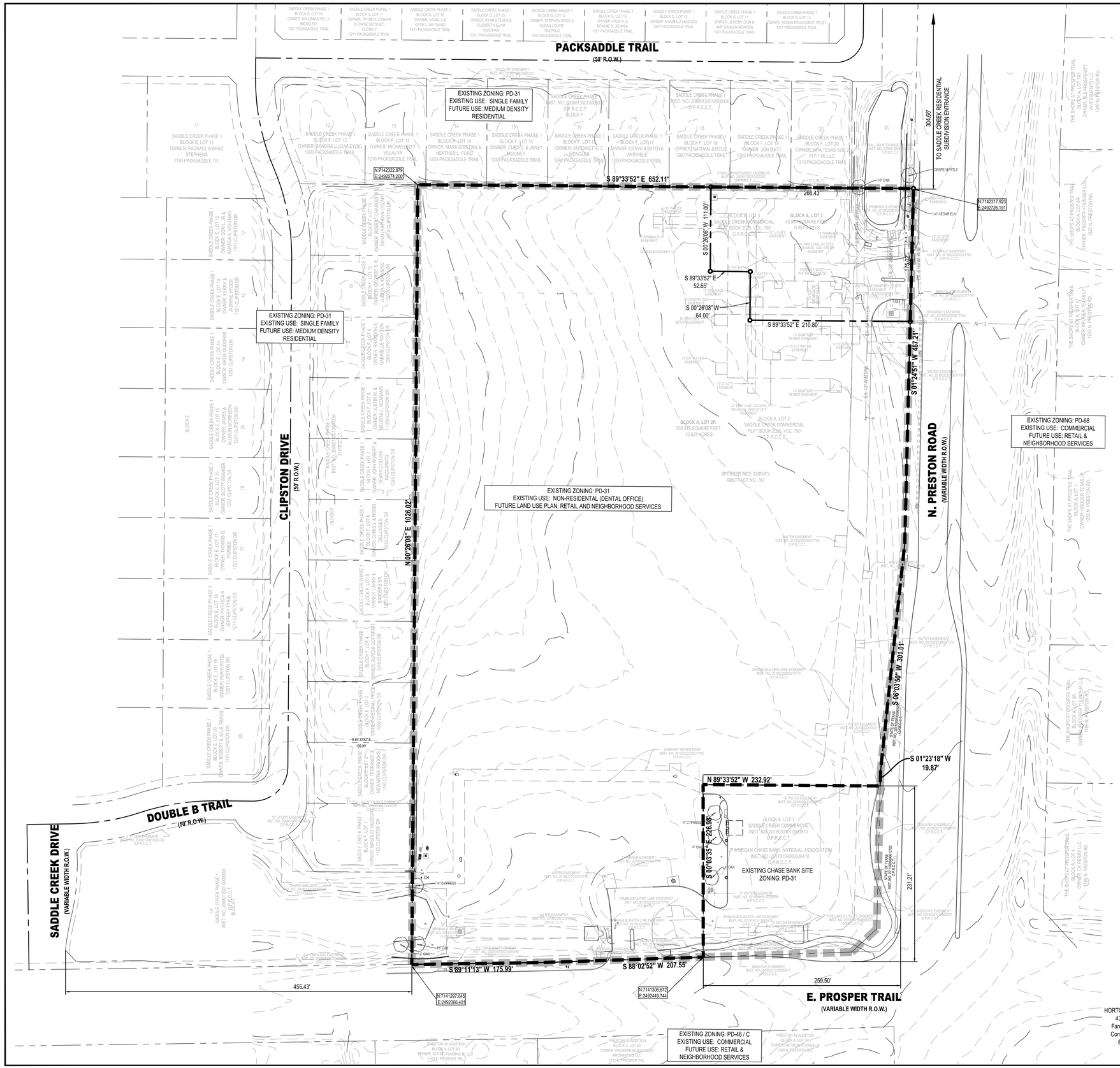
THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

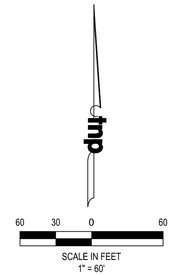
THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

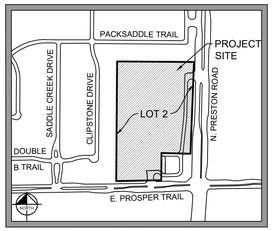
THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

Brian Jay Maddox II
Registered Professional Land Surveyor Texas No. 6659
Teague Nall and Perkins, Inc.
April 20, 2026







VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	DENTAL OFFICE WITH REMAINING PROPERTY VACANT
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
FUTURE LAND USE:	RETAIL & NEIGHBORHOOD SERVICES DISTRICT

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

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South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2018030101000970 of the Official Public Records of Collin County, Texas

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THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

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CASE NO. ZONE-25-0003

EXHIBIT A-2

PROPERTY EXHIBIT
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2R & 3

593,039 SQUARE FEET
13.614 ACRES

BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2025010000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
17300 Dallas Parkway, Suite 3110
Dallas, Texas 75248
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: MAY 29, 2026
Drawn By: CAS
Scale: 1"=60'

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

SHEET 1 of 1

Exhibit B

Statement of Intent and Purpose

The purpose of this submittal is to request the amendment to Saddle Creek Planned Development, PD-31, originally approved in June 2006, to the Section 3.0 titled Planned Development Tract 2 – Mixed Use. Tract 2 has to do with a 15-acre commercial tract.

PD-31 Tract 1, approximately 85 acres, was originally zoned for Single Family-15 District residential use. This 85-acre single family development was fully developed out a few years ago.

The request is to change the current zoning to match current zoning standards and language and market demand and conditions to Retail District as it exists with additional office use space as it exists or may be added.

This Planned Development amendment request is for the purpose of developing high-end quality plaza-type retail and restaurant uses with some office spaces with integrated open spaces for pedestrians, ponds, fountains, benches, and walkways among trees and landscape areas between the stores, restaurants and buildings. The vision is to establish a "place" for people to stroll, sit, and enjoy a pleasant surrounding as they shop, dine, or office in this retail environment.

The amended Planned Development would allow and encourage a mix of retail, restaurant, office, and service, uses to attract people from nearby neighborhoods to spend time at a beautiful plaza as their "place" to meet.

Exhibit C
ZONE-25-0003

Saddle Creek Plaza
Planned Development Standards

General Description: This district will provide the ability to encourage and accommodate the development of a combination of uses on a tract of land that is located at the corner of Preston Road and Prosper Trail. *(This district excludes the hard corner which is developed as a financial institution.)* Development standards for the aforementioned building types are outlined within this text. This property may develop specifically as outlined under the regulations of the Retail District as contained in Unified Development Code, as it exists or may be amended, subject to the specific provisions contained herein below.

Conceptual Plan – Zoning Exhibit D: A Conceptual Plan is hereby attached and made part of the ordinance. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district.

Permitted Uses: Land uses permitted within this Planned Development are listed below. Uses followed by a **(C)** are permitted subject to conditional development standards, as set forth in the Unified Development Code, as it exists or may be amended. Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment (C)
3. Antique Shop & Used Furniture
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Business Service
7. Catering
8. Child Care Center, Licensed **(S)**
9. College University Trade or Private School
10. Commercial Amusement, Indoor
11. Commercial Amusement, Outdoor **(S)**
12. Dry cleaning, Minor
13. Farmers Market
14. Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
15. Furniture Home Furnishings & Appliance Store
16. Governmental Office
17. Gymnastics / Dance Studio
18. Health / Fitness Center
19. Hotel, Full Service **(C)**
20. Insurance Office
21. Massage Therapy, Licensed
22. Museum / Art Gallery
23. Outdoor Merchandise Display, Incidental **(S)**
24. Outdoor Merchandise Display, Temporary **(C)**
25. Park or Playground
26. Private Recreation Center
27. Retail/Service Incidental Use

28. Retail Stores & Shops
29. Restaurant **(C)**
30. Restaurant with a Dive-Through (Limited to 1 for this overall development, and its location shall have frontage on Preston Road) **(S)**
31. Veterinary Clinic
32. Other uses that are determined to be compatible by the Director of Development Services.

Building and Area Requirements: Building and area requirements shall be as follows.

1. Development Area: Approximately 13.6 acres as represented on the Conceptual Plan (Exhibit D).
2. Lot Coverage: 40 percent.
3. Lot Width: 100 feet.
4. Lot Depth: 100 feet.
5. Size of Yards:
    a. Front Building Line: The minimum depth of the front yard shall be thirty (30) feet from Preston Road and Prosper Trail.
    b. Side Building Line: The minimum side yard building setbacks shall be as follows:
        i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
        ii. Adjacent to Residential: Thirty (30) feet for a one-story building and eighty (80) feet for a two-story building.
    c. Rear Building Setback:
        i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
        ii. Adjacent to Residential: Thirty (30) feet for a one-story building and eighty (80) feet for a two-story building.
6. Building Height:
    a. One-Story Buildings – 30 feet inclusive of Architectural elements and roof forms
    b. Two-Story Buildings – 45 feet inclusive of Architectural elements and roof forms

Lighting Standards: Lighting shall conform to all applicable requirements of the Town of Prosper Zoning Ordinance; however, any light poles within 100 feet of residential lots will be a maximum of 20 feet in height. Light fixtures and poles around the open spaces shall be decorative in nature, similar to the following examples.

Open Space: Open space including ponds shall be provided as shown on the Conceptual Plan (Exhibit D) with the following criteria:

1. The open spaces surrounding the ponds shall include pedestrian amenities. Such amenities may include any of the following: seating, benches, tables, fountains, gazebos, pavilions, patios, fire pits, lawn games, or other similar amenities.

2. Patios – Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.

Perimeter Landscape Screening: Perimeter landscape screening shall be in accordance with the Town of Prosper Landscape Ordinance except as follows:

1. A perimeter living screening is required adjacent to residentially zoned properties in conjunction with existing masonry screening wall along the residential lots.
2. The landscape buffer required adjacent to residentially zoned properties shall be fifteen (15) feet in width exclusive of other easements, with the exception of existing easements on Lot 3. Where there is a single building larger than 25,000 square feet, the adjacent buffer requirements shall be increased to thirty (30) feet in width exclusive of other easements.
3. At all landscape buffers adjacent to residentially zoned property shall include minimum 5" caliper evergreen trees to be planted on twenty (20) foot centers.

Parking Lot Location and Screening Requirements:

1. All parking or drive areas shall be located a minimum of thirty (30) feet from right-of-way lines along public streets.
2. All parking may be screened from public rights-of-way and public park areas using a solid screen in the landscape strip. The screen shall be at least thirty-six (36) inches in height, and be achieved through one of the following methods:
    a. A berm;
    b. A planting screen (hedge);
    c. A wall, using masonry materials similar to those used in the main building façade; or
    d. A combination of the above.
3. Trees planted within the development shall be a minimum of 4" caliper.

Drives and Parking: Common commercial drives shall consist of twenty-four (24) foot paving section, except where required to be wider by the Town of Prosper Fire Code.

Pedestrian Crossings: Pedestrian crossings at main pedestrian pathways crossing internal drives shall include enhanced paving consisting of either stamped, integrally-colored concrete or 4"x8"x120mm concrete pavers with a contrasting color to the surrounding pavement as shown on the approved Preliminary Site Plan, similar to the following examples.

Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.
2. Materials and colors shall be consistent throughout the Planned Development District.
3. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.

a. Masonry materials shall constitute a minimum of 60% of the building materials. Masonry Materials:
    - Brick (including thin brick),
    - Stone: natural stone, cast stone, manufactured stone
    - Stucco (3-coat cement plaster system)
    - Rock
    - Marble
    - Granite
    - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
b. Non-masonry materials may be incorporated on up to 40% of a façade (excluding area occupied by windows and doors).
    - Pre-finished aluminum components and trim
    - Architectural steel elements
    - Architectural metal panels and composite metal panels and trim
    - Pre-finished aluminum louver systems
    - Simulated or real wood
    - High-density architectural quality fiber cement panels
c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
d. Architectural glass with less than twenty percent (20%) reflectance.

4. Architectural Features
    a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
        - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
        - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.
5. Roofs
    a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
        - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
        - Overhanging eaves, extending past the supporting walls.
        - Two or more roof slope planes.

- Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½" wide shall not be permitted.
- Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.

6. Color
    a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
    b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.

Utilities:

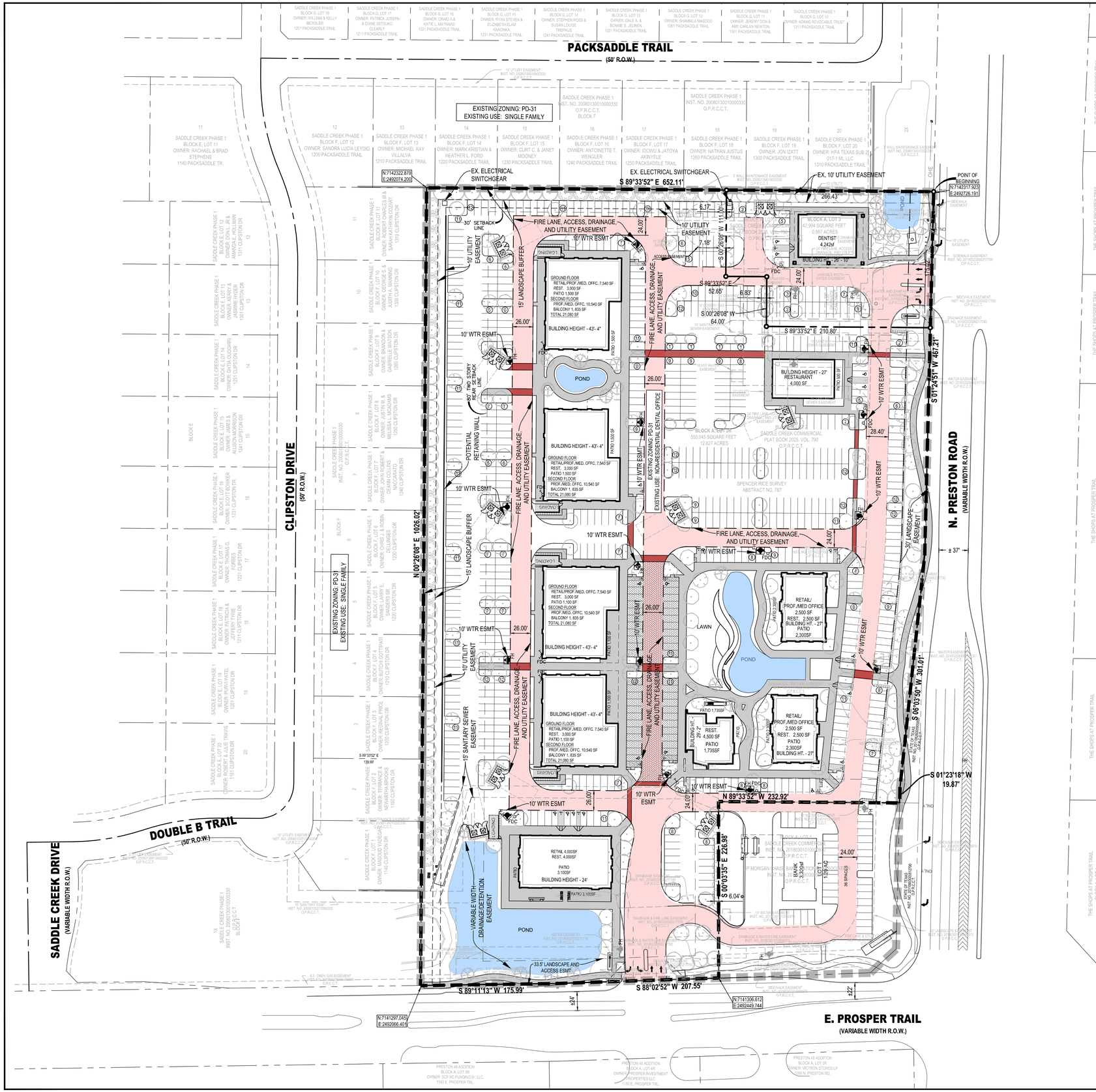
1. All utilities shall be placed below ground, except for major high voltage regional transmission lines.
2. Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

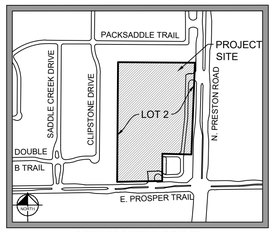
Service Area Screening and Fencing Requirements

1. Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground, and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
2. Roof mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials and may include metal screening or louvers that are finished to blend with the primary building.
3. Screening shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building.
4. Wall or ground-mounted equipment screening shall be constructed of materials allowed on the associated building, with the final design and material subject to the approval of the Director of Development Services.

Committees and Associations:

1. Architectural Control Committee: The Developer for the Planned Development shall create an Architectural Control Committee that shall review and approve or disapprove all building proposed and constructed within the development. It is the duty of the Architectural Control Committee to restrain building styles and construction to common compatible colors and materials. It is to ensure the continuity of the architectural theme of the community and compliance with this Planned Development Ordinance.
2. Property Owners' Association: A provision for centralized property management shall be established for the development. The Owner(s) shall establish, with each preliminary plat or site plan submittal, a property owner's association, membership association, or other designation that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Planned Development. It will maintain required masonry screening walls, street landscaping, common open spaces, monument signage, common irrigation, and other common areas within the development.





VICINITY MAP
NOT TO SCALE

tnp

60 30 0 60
SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- PROPOSED ENHANCED PAVEMENT

SITE INFORMATION

TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	NON-RESIDENTIAL, DENTAL OFFICE
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
TOTAL BUILDING FOOTPRINT:	72,018 S.F.
TOTAL BUILDING AREA:	±115,062 S.F.
BUILDING HEIGHT:	45' MAX.
BUILDING TO LOT COVERAGE:	72,018/593,039=.121-> 12.1%
FLOOR AREA RATIO:	0.19:1
OPEN SPACE PROVIDED:	60,000 SF (10.1%)

NOTE:
- THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

- THE USES WILL BE ADJUSTED PER BUILDING TO ENSURE THE PARKING REQUIREMENTS ARE MET ON A LOT-BY-LOT BASIS.

FIRE ZONING COMMENTS
ZONING DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL NE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.

CASE NO. ZONE-25-0003

EXHIBIT D

CONCEPTUAL PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOT 2R & 3
593,039 SQUARE FEET
13.614 ACRES
BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20250100000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: JULY 2, 2026
Drawn By: CAS
Scale: 1"=60'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

Exhibit E

Development Schedule

The development schedule for the approximately 15 acres of retail uses with some office uses will be phased over the next five to six years as scheduled below:

Current Buildings:

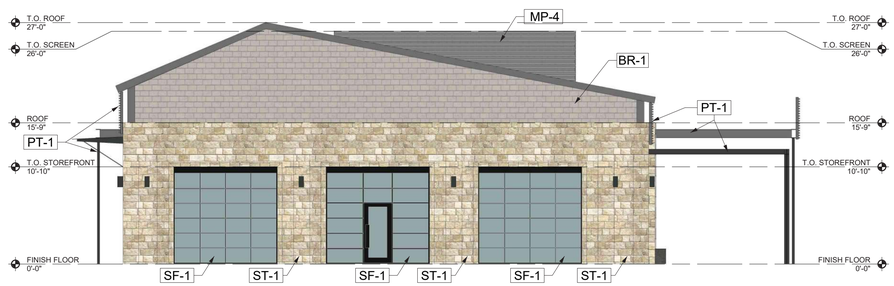
1. Chase Bank 1.1 acres at the hard corner of Preston Rd and Prosper Trail is **complete**
2. Heartland Dental shell on 1 acre at the NE corner on Preston Rd is **complete** waiting on tenant to complete interior finish out construction. Tenant opening anticipated on or before June 1, 2025.

Future Buildings:

The development of the remaining 13 acres of retail/office is anticipated to occur within the next five to six years as the market dictates.

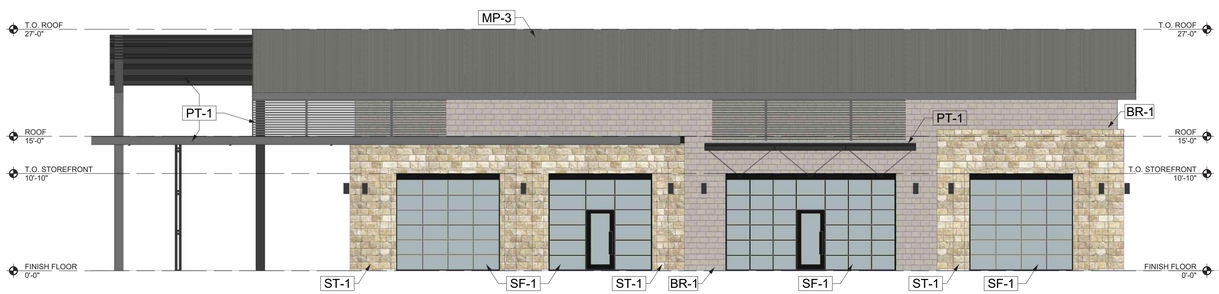
BUILDING 1 - SOUTH ELEVATION 04

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



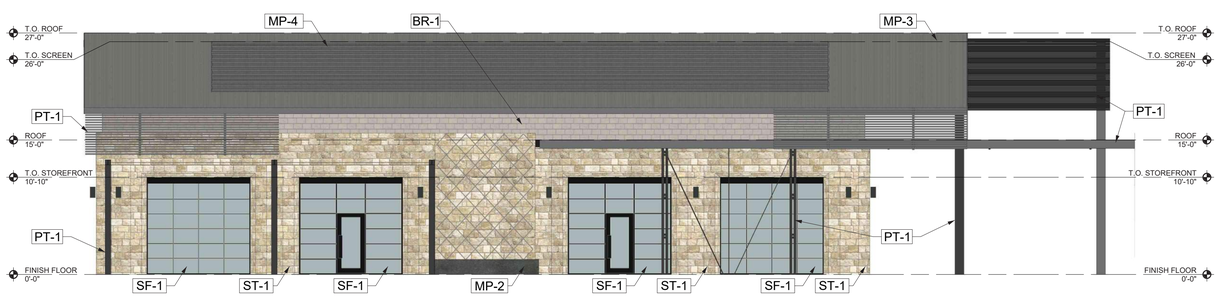
BUILDING 1 - NORTH ELEVATION 03

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



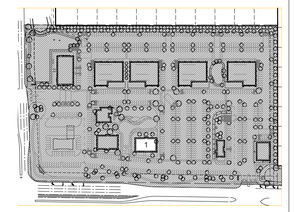
BUILDING 1 - EAST ELEVATION 02

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



BUILDING 1 - WEST ELEVATION 01

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



KEY Plan N

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KEYNOTE LEGEND

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MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
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PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
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SC-1	Cement Plaster Stucco - SW 7008 Alabaster
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

OWNER / APPLICANT

BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2

TOWN PROJECT NUMBER:
DATE PREPARED:

GFFdesign

SADDLE CREEK RANCH

PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

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GFF ARCHITECTS

ELEVATIONS

Project No.	23001.00
Date	5.28.25

A-1

BUILDING 2 - NORTH ELEVATION 04

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

BUILDING 2 - SOUTH ELEVATION 03

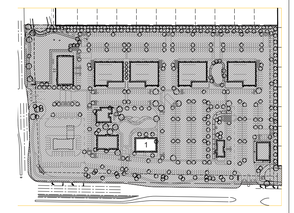
SCALE: 1/8" = 1'-0"

BUILDING 2 - WEST ELEVATION 02

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

BUILDING 2 - EAST ELEVATION 01

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



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SCOTT KANAGA
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PROSPER, TEXAS

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GFF ARCHITECTS

ELEVATIONS

Project No.	23001.00
Date	5.28.25

A-2

BUILDING 3 - WEST ELEVATION 04

SCALE: 3/32" = 1'-0"

BUILDING 3 - NORTH ELEVATION 03

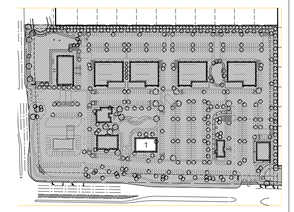
SCALE: 3/32" = 1'-0"

BUILDING 3 - EAST ELEVATION 02

SCALE: 3/32" = 1'-0"

BUILDING 3 - SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"



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DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

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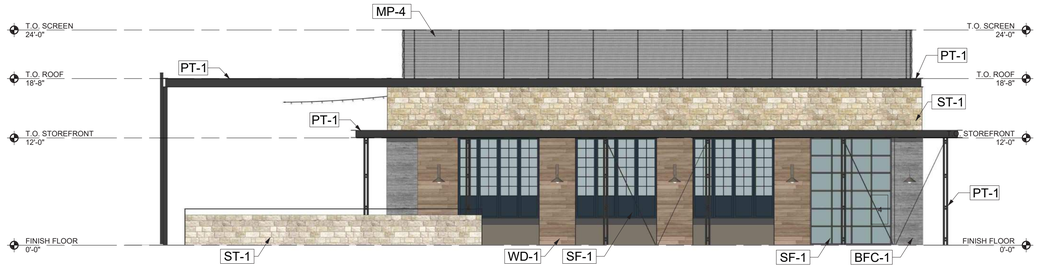
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 5.28.25

A-3



BUILDING 4 - EAST ELEVATION 04

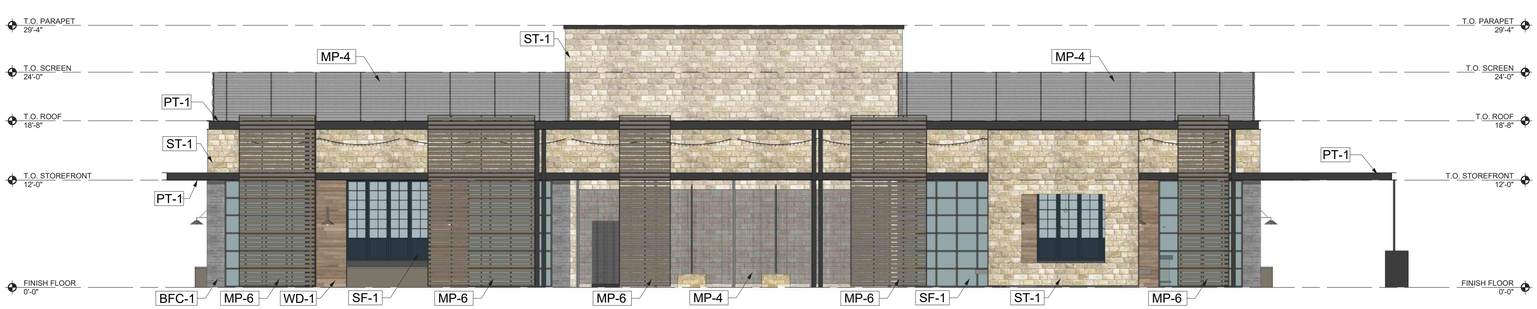
SCALE: 1/8" = 1'-0"

BUILDING 4 - WEST ELEVATION 03

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

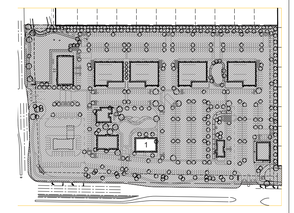
BUILDING 4 - NORTH ELEVATION 02

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



BUILDING 4 - SOUTH ELEVATION 01

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



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PLANO, TEXAS 75248
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ARCHITECT

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DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
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GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

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GFF ARCHITECTS

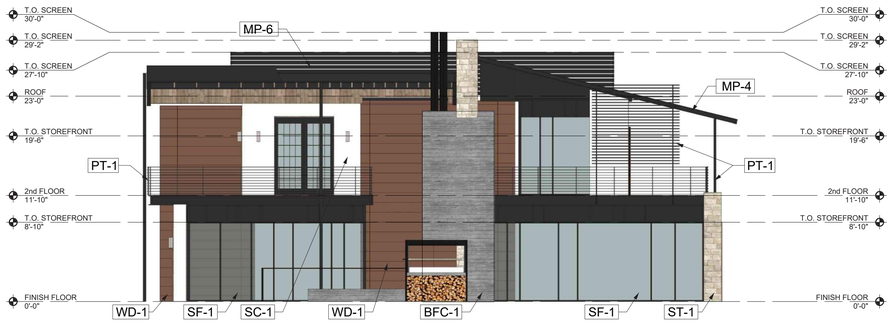
ELEVATIONS

Project No. 23001.00
Date 5.28.25

A-4

BUILDING 5 - SOUTH ELEVATION 04

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



BUILDING 5 - NORTH ELEVATION 03

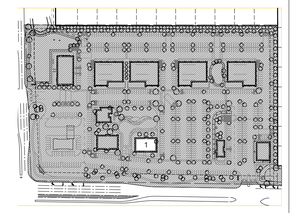
SCALE: 1/8" = 1'-0"

BUILDING 5 - EAST ELEVATION 02

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

BUILDING 5 - WEST ELEVATION 01

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



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OWNER / APPLICANT

BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:

GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

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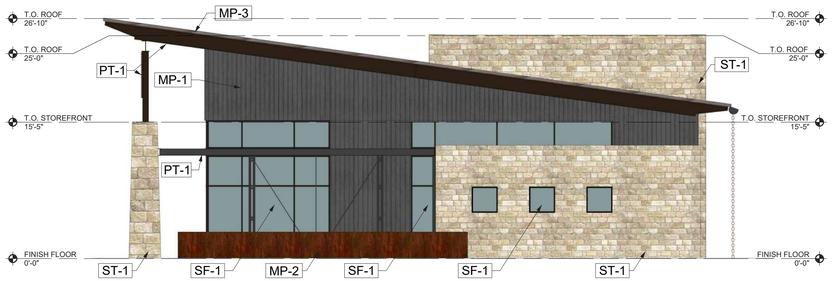
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 5.28.25

A-5



DENTIST - EAST ELEVATION 04

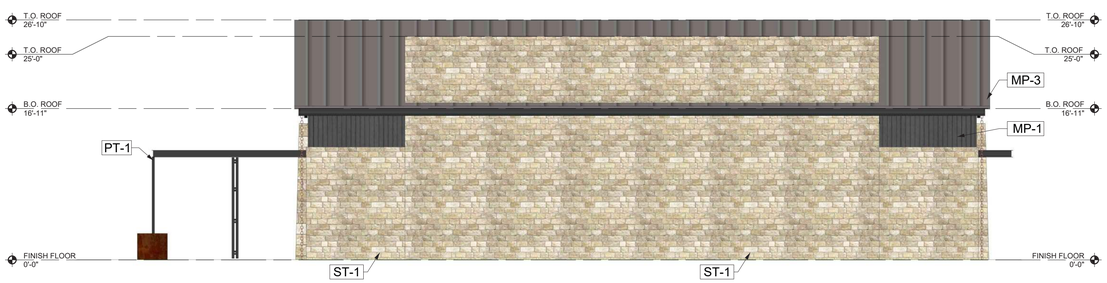
SCALE: 1/8" = 1'-0"

DENTIST - WEST ELEVATION 03

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

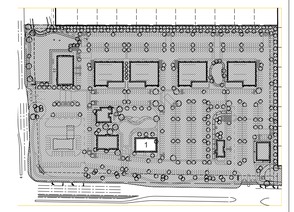
DENTIST - SOUTH ELEVATION 02

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



DENTIST - NORTH ELEVATION 01

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



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SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1	Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1	Composite Wood Siding NewTechWood - Peruvian Teak
SC-1	Cement Plaster Stucco - SW 7008 Alabaster
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

OWNER / APPLICANT

BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426

ARCHITECT

GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:

GFFdesign

SADDLE CREEK RANCH

PROSPER, TEXAS

SCHEMATIC DESIGN

No.	Date	Revision

Drawn

Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

GFF ARCHITECTS

ELEVATIONS

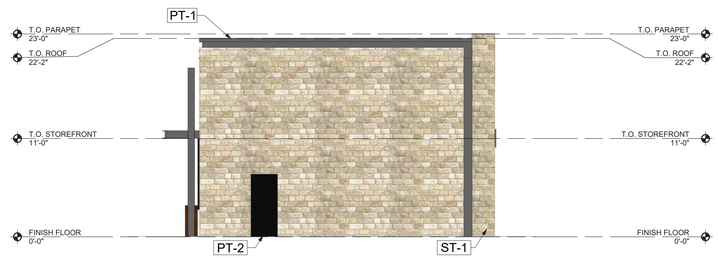
Project No. 23001.00

Date 5.28.25

A-6

FOOD & BEVERAGE - EAST ELEVATION 04

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



FOOD & BEVERAGE - WEST ELEVATION 03

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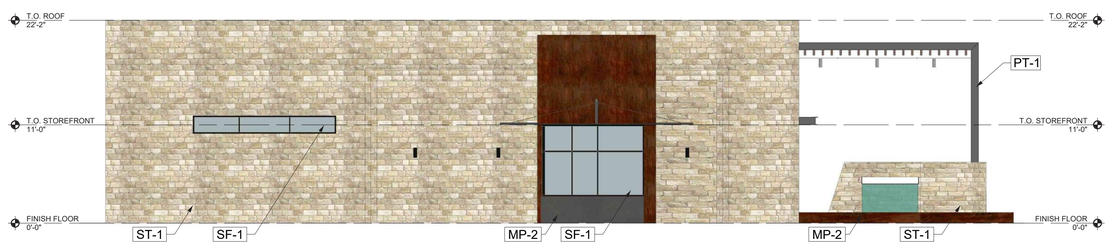

FOOD & BEVERAGE - SOUTH ELEVATION 02

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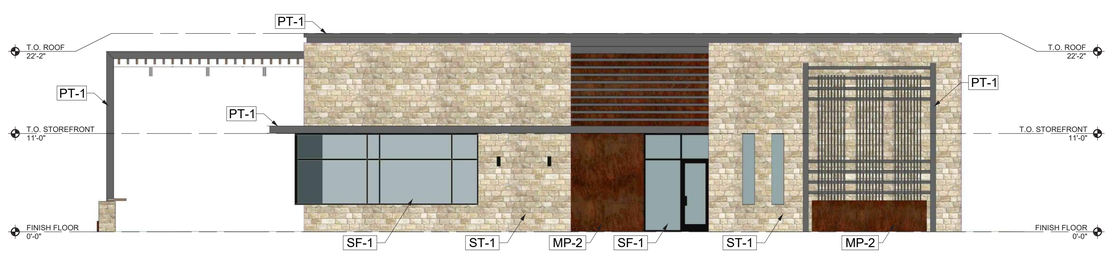
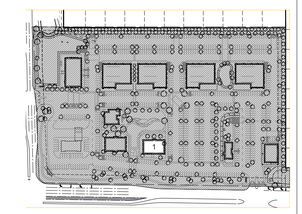


FOOD & BEVERAGE - NORTH ELEVATION 01

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



KEY Plan N

FACADE PLAN NOTES:

* These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
* All mechanical units shall be screened from public view as required by 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 Development Services.
* Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

KEYNOTE LEGEND

#	KEYNOTE
MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Doors to Match ST-1 - Natural Linen - SW 9109
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SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
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GFFdesign

SADDLE CREEK RANCH
PROSPER, TEXAS

SCHEMATIC DESIGN

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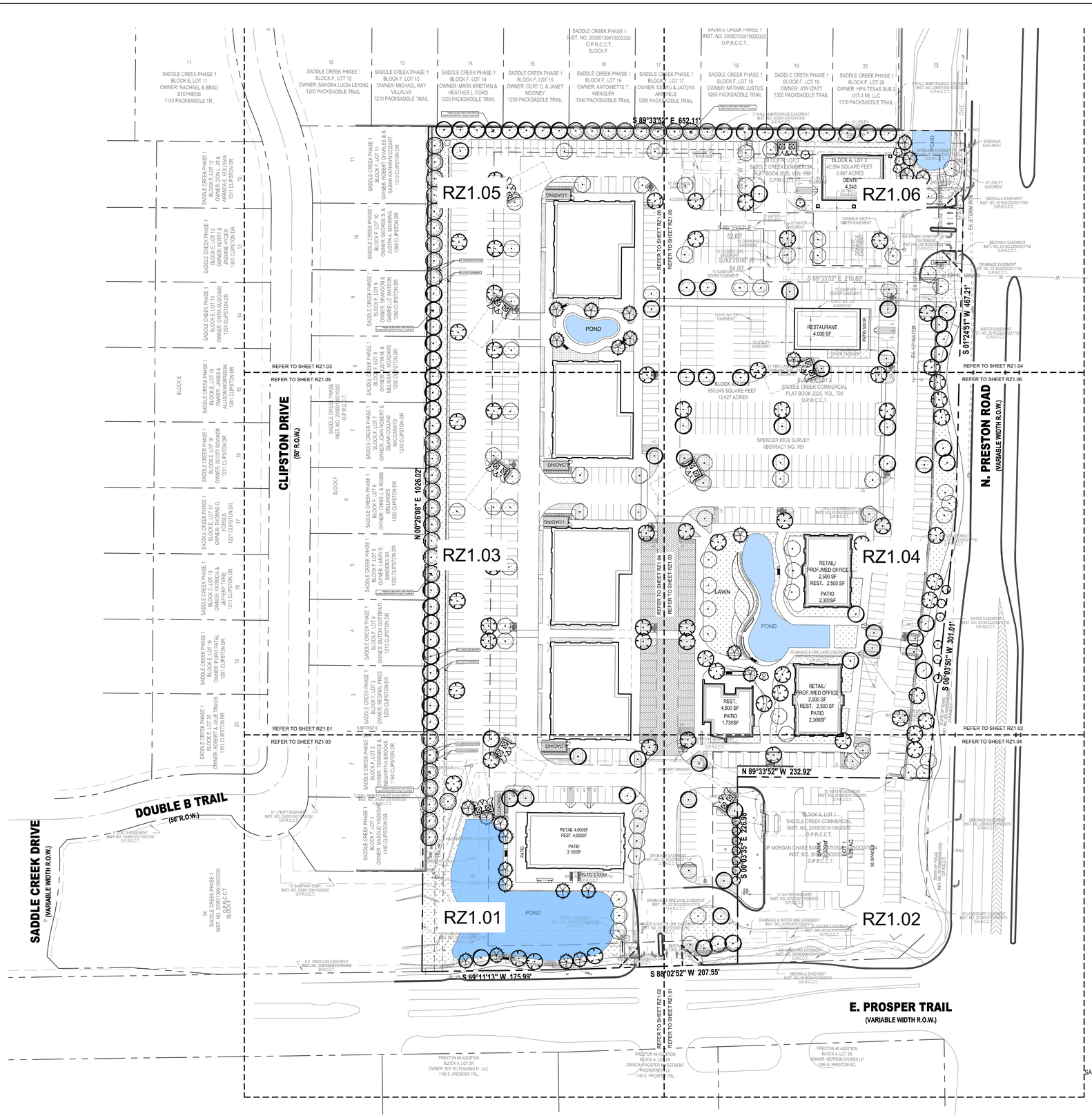
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00
Date 5.28.25

A-7



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
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	QUE VIR	Quercus virginiana / Southern Live Oak
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	UNG SPE	Ungnadia speciosa / Mexican Buckeye
SHRUBS		
	TYP	Typical 48" Ht. Evergreen Shrub (Individual species to be selected from City of Prosper's Approved Plant List)
GROUND COVERS		
	EVE GRC	Evergreen Groundcover / Landscape Buffer Groundcover
	ZOY PAL	Zoysia x 'Palisades' / Palisades Zoysia

CASE NO. ZONE-25-0003

EXHIBIT G - LANDSCAPE PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOTS 2R & 3

593,039 SQUARE FEET
13.614 ACRES

ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20090805010001980 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: 8525071
Date: January 16, 2026
Drawn By: TDJ
Scale: 1"=60'

SHEET 1 of 7

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Tylor D. Johnson
Registered Landscape Architect of the State of TEXAS

Registration Number: 3769

NOT FOR CONSTRUCTION

PROJECT
SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.
ABSTRACT NUMBER 787
PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE
VERT: N/A
HORZ: 1" = 60'
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NORTH

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
RZ1.00

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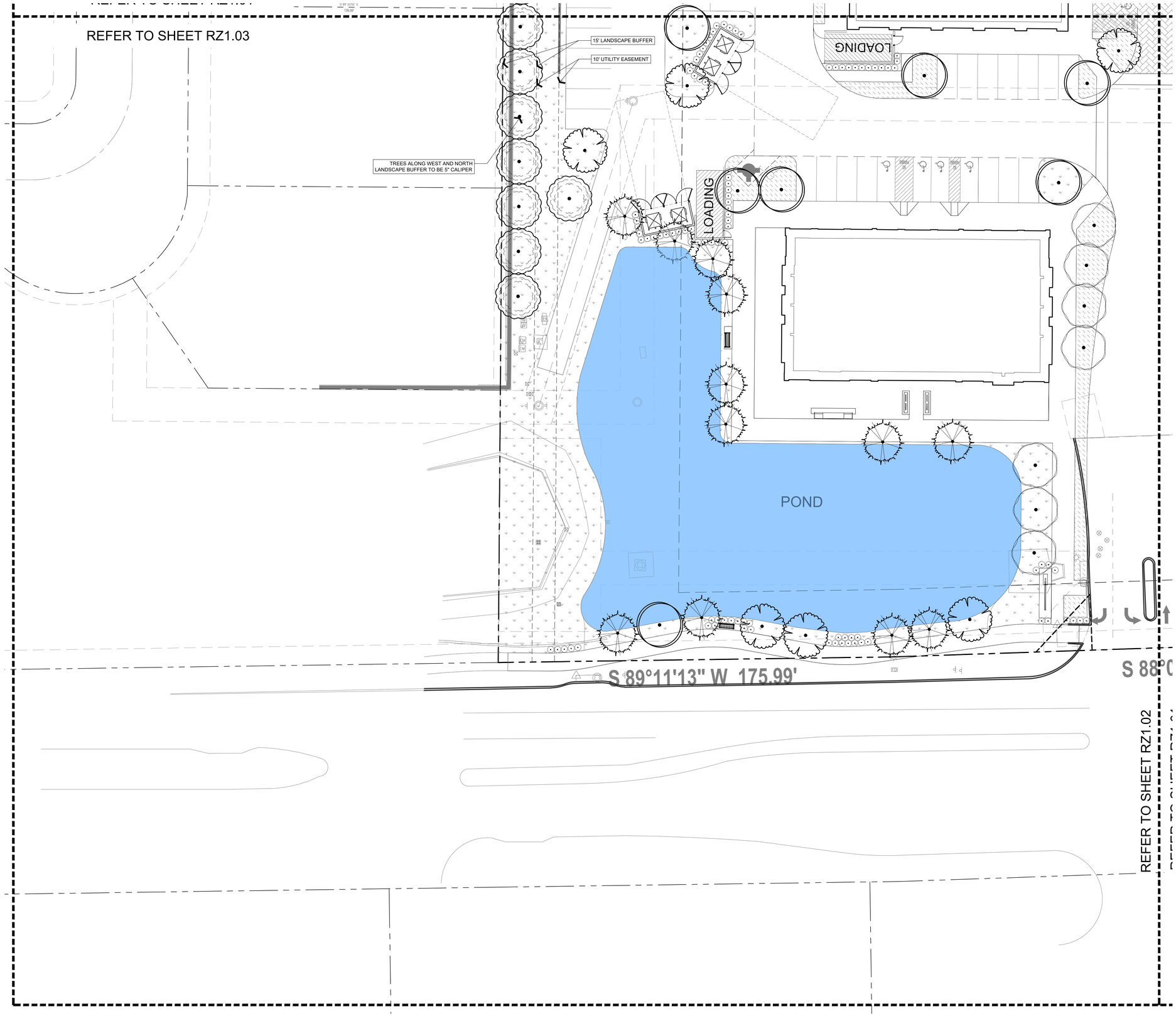

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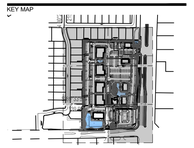

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ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.# 8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

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HORZ: 1" = 20'

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NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.01

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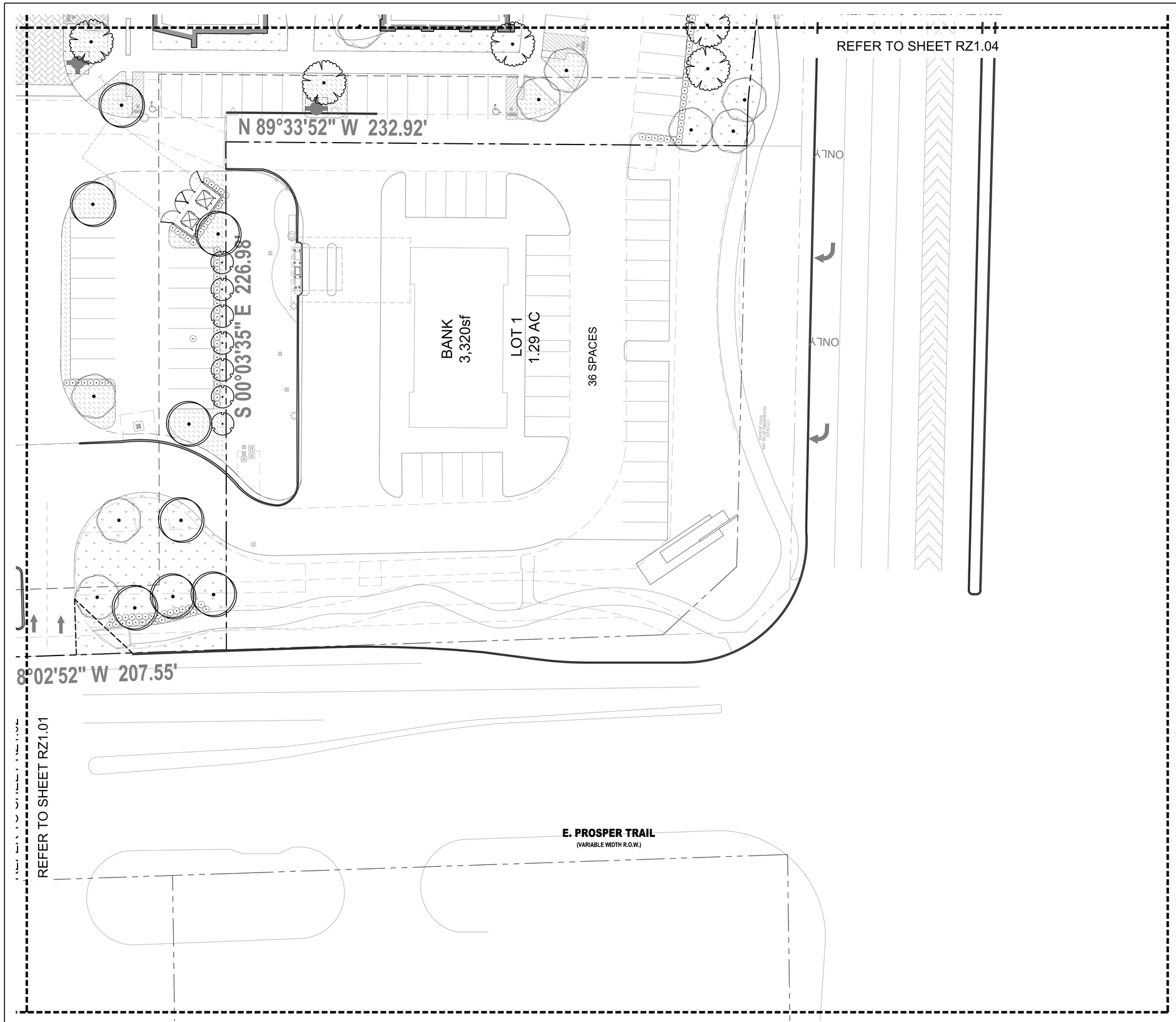

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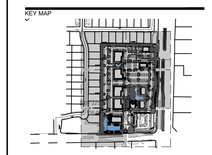

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SADDLE CREEK COMMERCIAL

SADDLE CREEK INVESTMENTS, LTD.
ABSTRACT NUMBER 787
PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE
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HORZ: 1" = 20'
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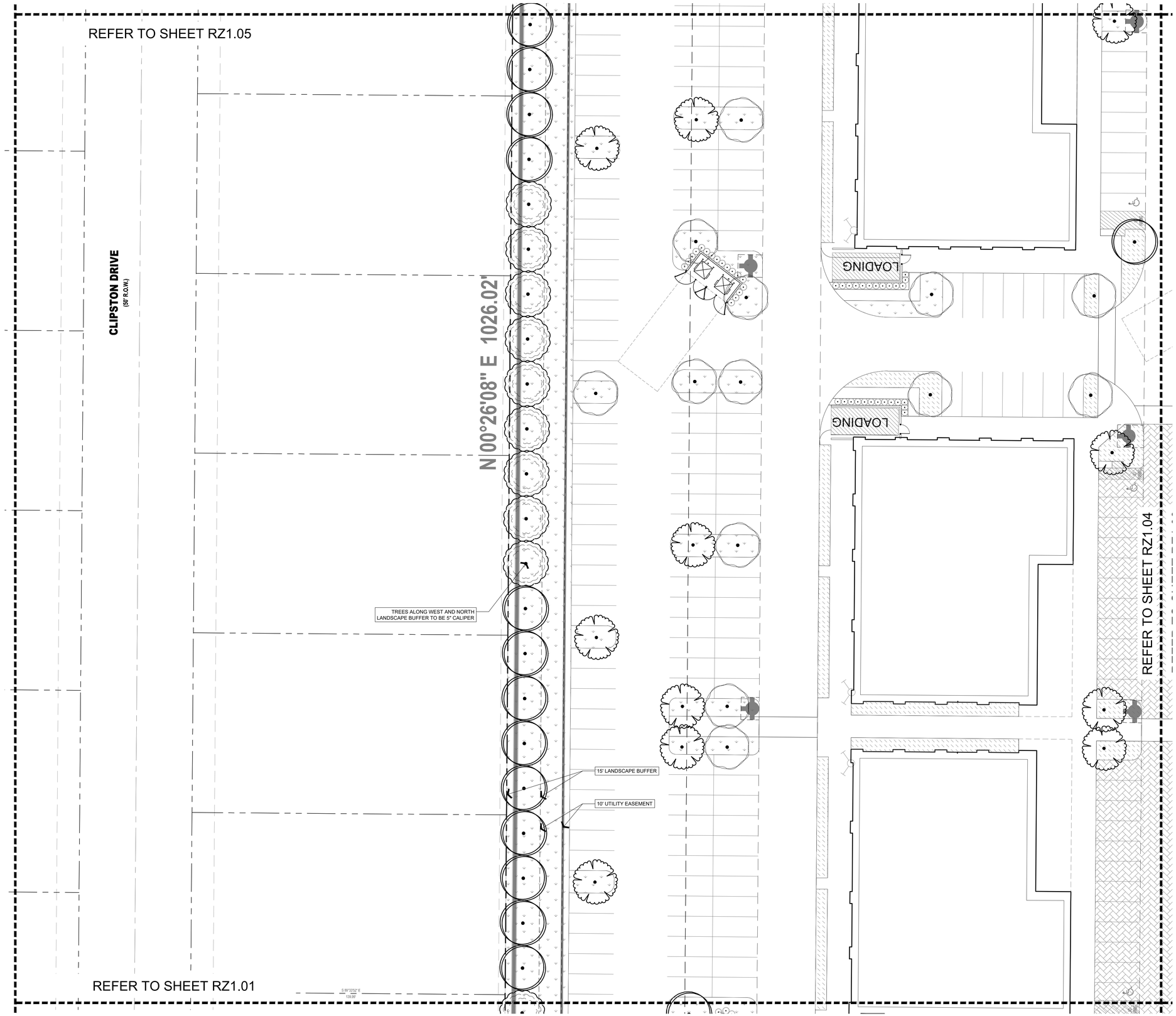
NORTH

SHEET TITLE
ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER
RZ1.02



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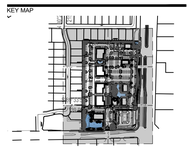

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ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

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PLANT SCHEDULE

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LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
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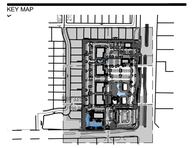
KEY MAP



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SADDLE CREEK INVESTMENTS, LTD.

ABSTRACT NUMBER 787

PROSPER, COLLIN COUNTY, TX

LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

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HORZ: 1" = 20'

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NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.04

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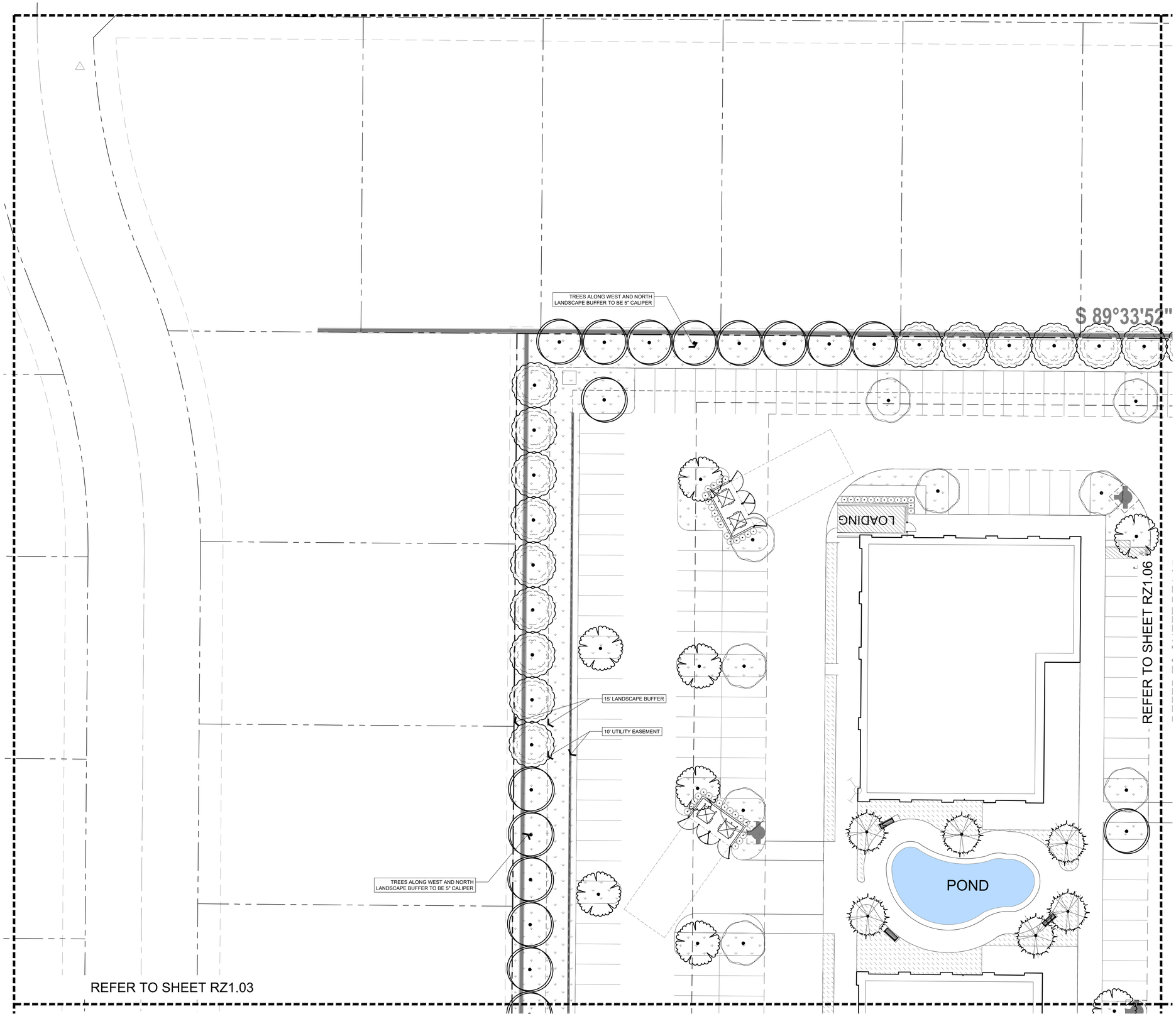

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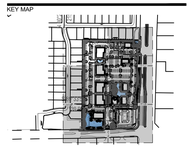
KEY MAP



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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

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SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

RZ1.05

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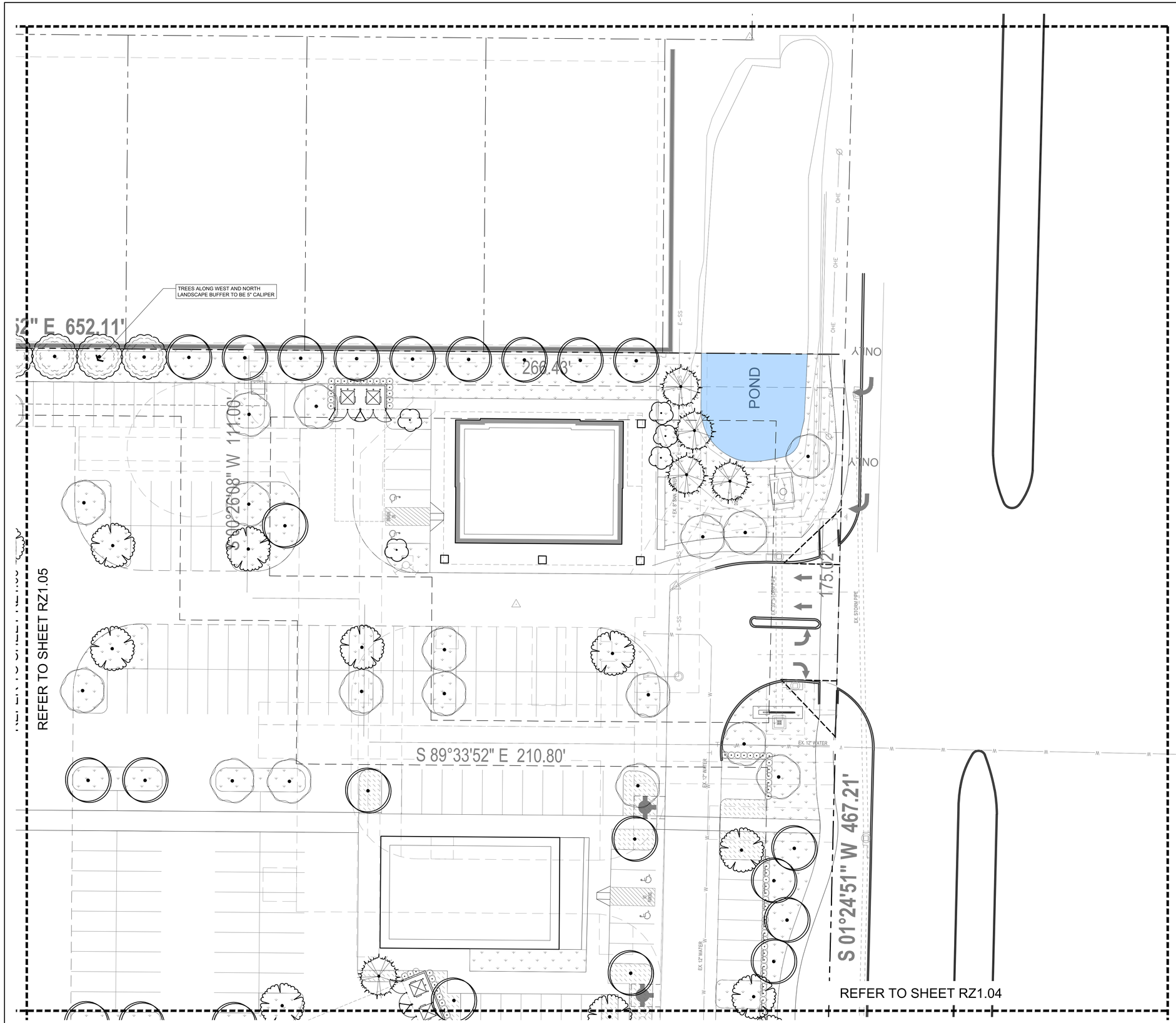

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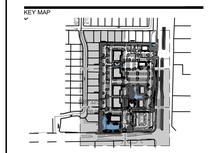

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LANDDESIGN PROJ.#
8525071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

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HORZ: 1" = 20'

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NORTH

SHEET TITLE

ENLARGEMENT LANDSCAPE PLAN

SHEET NUMBER

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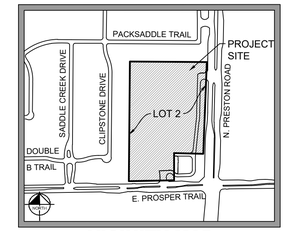


VICINITY MAP
NOT TO SCALE

tnp

60 30 0 60
SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- LOT 3 PHASE 2 DEVELOPMENT
- OPEN SPACE
- ENHANCED PAVEMENT

TOWN OF PROSPER STANDARD SITE PLAN NOTES:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper. All development standards shall follow Fire Requirements per the Town of Prosper.
3. 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.
4. All signage is subject to Building Official approval.
5. 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.
6. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
7. Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks*, and detention pond *

SITE INFORMATION	
TOTAL LAND AREA:	13.614 AC. (593,039 S.F.)
CURRENT ZONING:	PD-31 - MIXED USE
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING USE:	NON-RESIDENTIAL, DENTAL OFFICE
PROPOSED USE:	MIXED USE - RETAIL, OFFICE, AND RESTAURANT
TOTAL BUILDING FOOTPRINT:	72,018 S.F.
TOTAL BUILDING AREA:	±115,062 S.F.
BUILDING HEIGHT:	45' MAX.
BUILDING TO LOT COVERAGE:	72,018/593,039=.121-> 12.1%
FLOOR AREA RATIO:	0.19:1
OPEN SPACE PROVIDED:	60,000 SF (10.1%)

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

CASE NO. ZONE-25-0003

EXHIBIT H

OPEN SPACE PLAN
SADDLE CREEK COMMERCIAL

BLOCK A, LOT 2R & 3

593,039 SQUARE FEET
13.614 ACRES
BEING ALL OF BLOCK A, LOT 2R AND BLOCK A LOT 3 OF THE REPLAT OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2025010000403 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
HORTON LIVING TRUST
436 Dixon Road
Farragut, TN 37934
Contact: Roy Horton
865.675.1255

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

PROJECT INFORMATION
Project No.: BRB 23074
Date: JULY 2, 2026
Drawn By: CAS
Scale: 1"=60'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT

THIS SADDLE CREEK COMMERCIAL DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Saddle Creek Investments, Ltd. and Horton Living Trust ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Saddle Creek Commercial ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. <u>Maintenance of Landscape Areas</u>.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. <u>Periodic Review of the Property's Zoning by the Town Council</u>. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. **Certain Business Establishments Prohibited**. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. **Applicability of Town Ordinances**. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. **Default**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Saddle Creek Investments, Ltd.
c/o Brad T. Burns
5550 Granite Parkway, Suite 110
Plano, TX 75024

And

Horton Living Trust
c/o Henry Roy Horton
436 Dixon Rd
Farragut, TN 37394

10. **Prevailing Party**. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. **Savings/Severability**. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. **Binding Agreement**. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. **Authority to Execute**. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to

execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent

of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. **Consideration**. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. **Counterparts**. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. **Amendment**. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. **Waiver of Texas Government Code § 3000.001 *et seq.*** With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. **Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny,

as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. <u>Exactions/Infrastructure Costs</u>. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

Saddle Creek Investments, Ltd

By: _____
Name: Brad T. Burns

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Brad T. Burns on behalf of Saddle Creek Investments, Ltd., known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

Horton Living Trust

By: _____
Name: Henry Roy Horton

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Henry Roy Horton on behalf of Horton Living Trust, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

ZONE-25-0003

Exhibit A-1

BEING a tract of land situated in the Spencer Rice Survey, Abstract Number 787, Town of Prosper, Collin County, Texas, said tract being all of Block A, Lot 2R and Block A, Lot 3 of the replat of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 2025010000403 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAA" found on the west right-of-way of Preston Road, a variable width right-of-way, for the southeast corner of Tract 1X, Block F of Saddle Creek Phase One, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20080130010000330 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Block A, Lot 3;

THENCE along the west right-of-way of said Preston Road same being the east line of said Block A, the following courses and distances;

South 01 degrees 24 minutes 51 seconds West, a distance of 467.21 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 06 degrees 03 minutes 50 seconds West, a distance of 301.01 feet to a TXDOT Monument (Aluminum Disk) found for corner;

South 01 degrees 23 minutes 18 seconds West, a distance of 19.87 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most easterly southeast corner of said Block A, Lot 2R, same being the northeast corner of Block A, Lot 1 of Saddle Creek Commercial, an addition to the Town of Prosper, Texas as recorded in Instrument Number 20180301010000970 of the Official Public Records of Collin County, Texas

THENCE North 89 degrees 33 minutes 52 seconds West along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 232.92 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of said Block A, Lot 1, same being an ell corner of said Block A, Lot 2R;

THENCE South 00 degrees 03 minutes 35 seconds East continuing along the common line of said Block A, Lot 1, and said Block A, Lot 2R, a distance of 226.98 feet to a 5/8 inch iron rod with cap stamped "TNP" found on the north right-of-way of Prosper Trail, a variable width right-of-way for the southwest corner of said Block A, Lot 1, same being the most southerly southeast corner of said Block A, Lot 2R;

THENCE South 88 degrees 02 minutes 52 seconds West along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 207.55 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 89 degrees 11 minutes 13 seconds West continuing along the south line of said Block A, Lot 2R and the north right-of-way of said Prosper Trail, a distance of 175.99 feet to a "X" Cut found for the southeast corner of Tract 1X, Block F of said Saddle Creek Phase One same being the southwest corner of said Block A, Lot 2R;

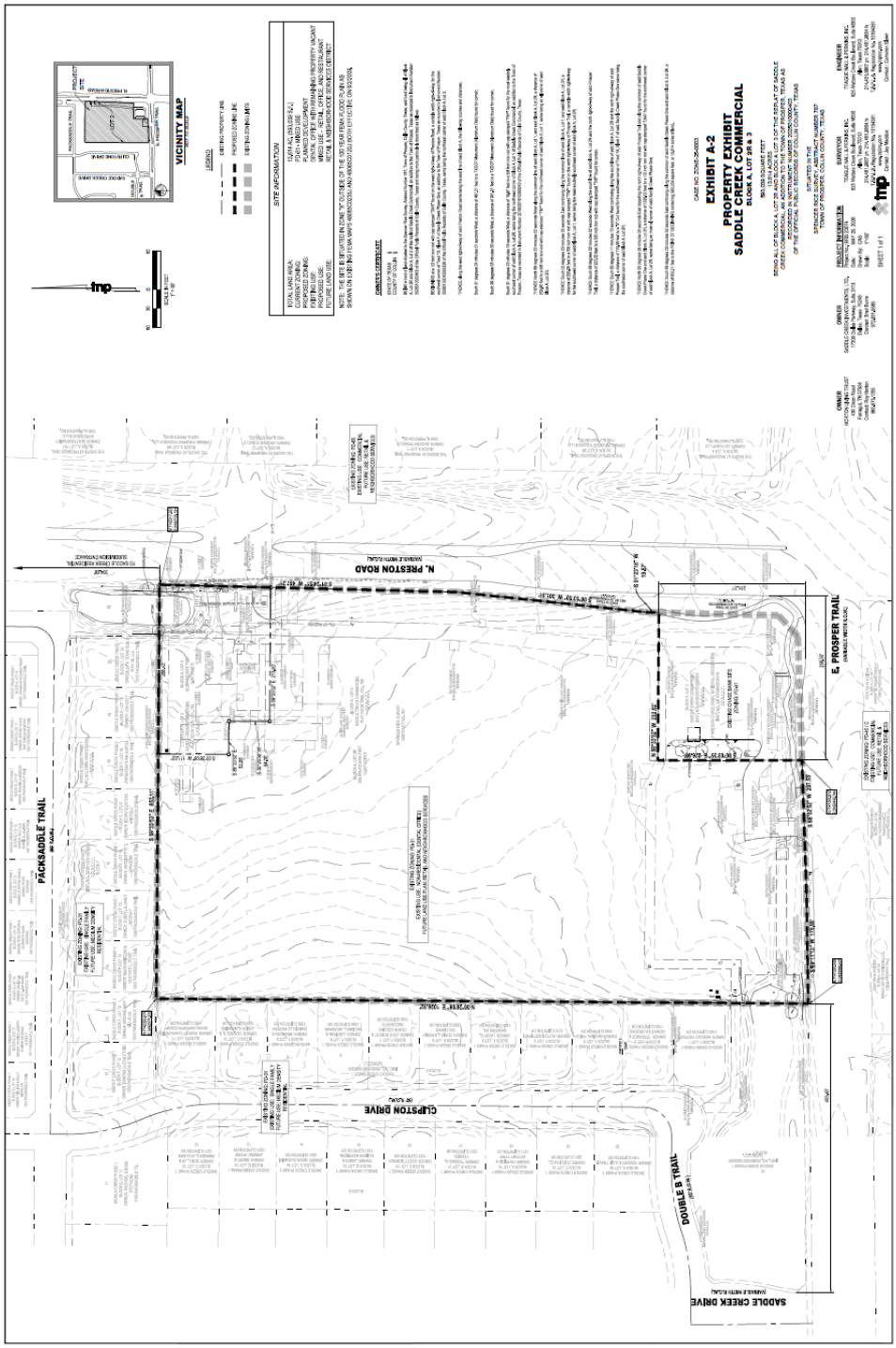
THENCE North 00 degrees 26 minutes 08 seconds East departing the north right-of-way of said Prosper Trail and along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 1026.02 feet to a 1/2 inch iron rod with cap stamped "DAA" found for the northwest corner of said Block A, Lot 2R, same being an inner ell corner of said Saddle Creek Phase One;

THENCE South 89 degrees 33 minutes 52 seconds East continuing along the common of said Saddle Creek Phase One and said Block A, Lot 2R, a distance of 652.11 feet to the POINT OF BEGINNING containing 593,039 square feet, or 13.614 acres of land.

Brian Jay Maddox II
Registered Professional Land Surveyor Texas No. 6659
Teague Nall and Perkins, Inc.
April 20, 2026

ZONE-25-0003

EXHIBIT A-2



ZONE-25-0003

EXHIBIT B

Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.

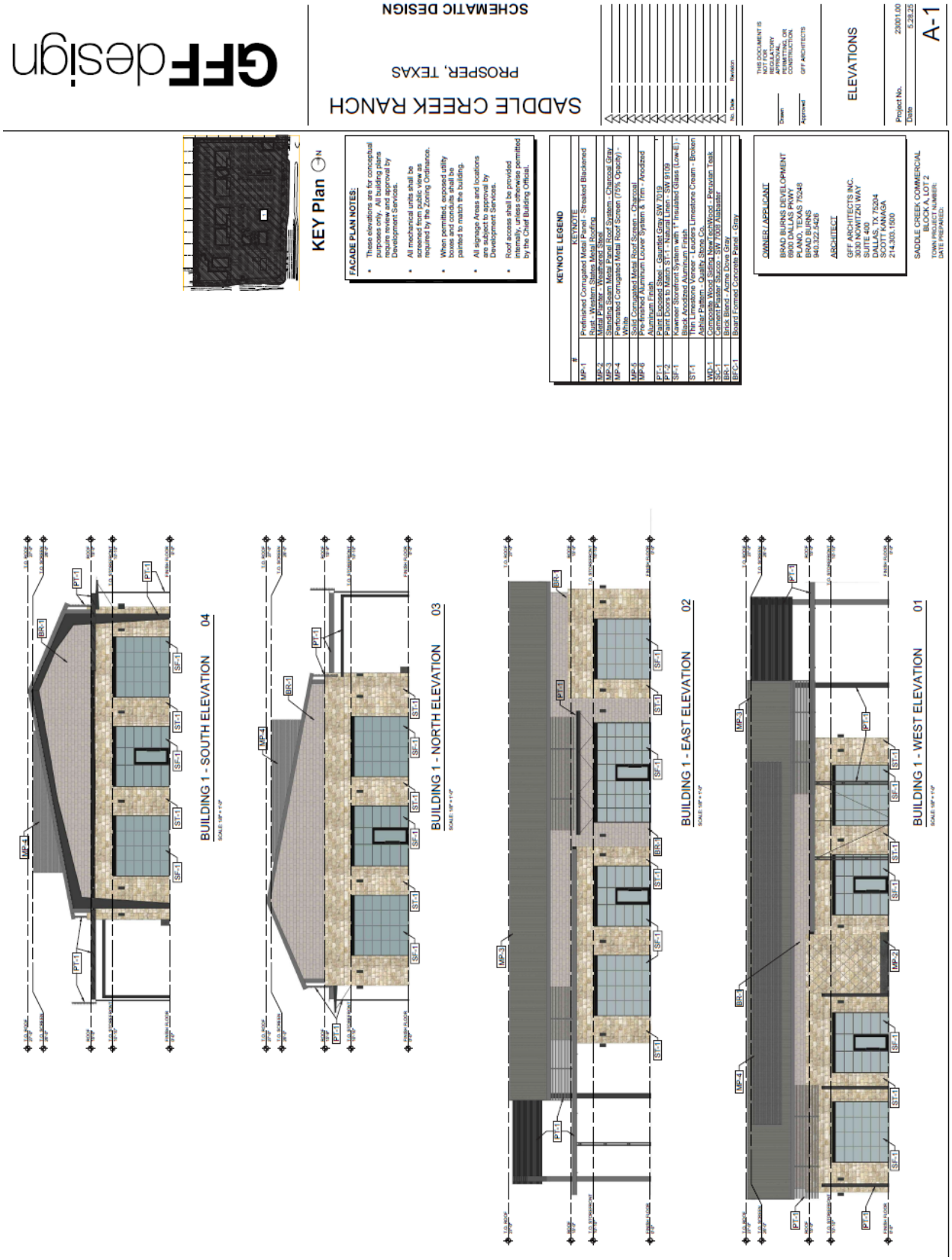
2. Materials and colors shall be consistent throughout the Planned Development District.

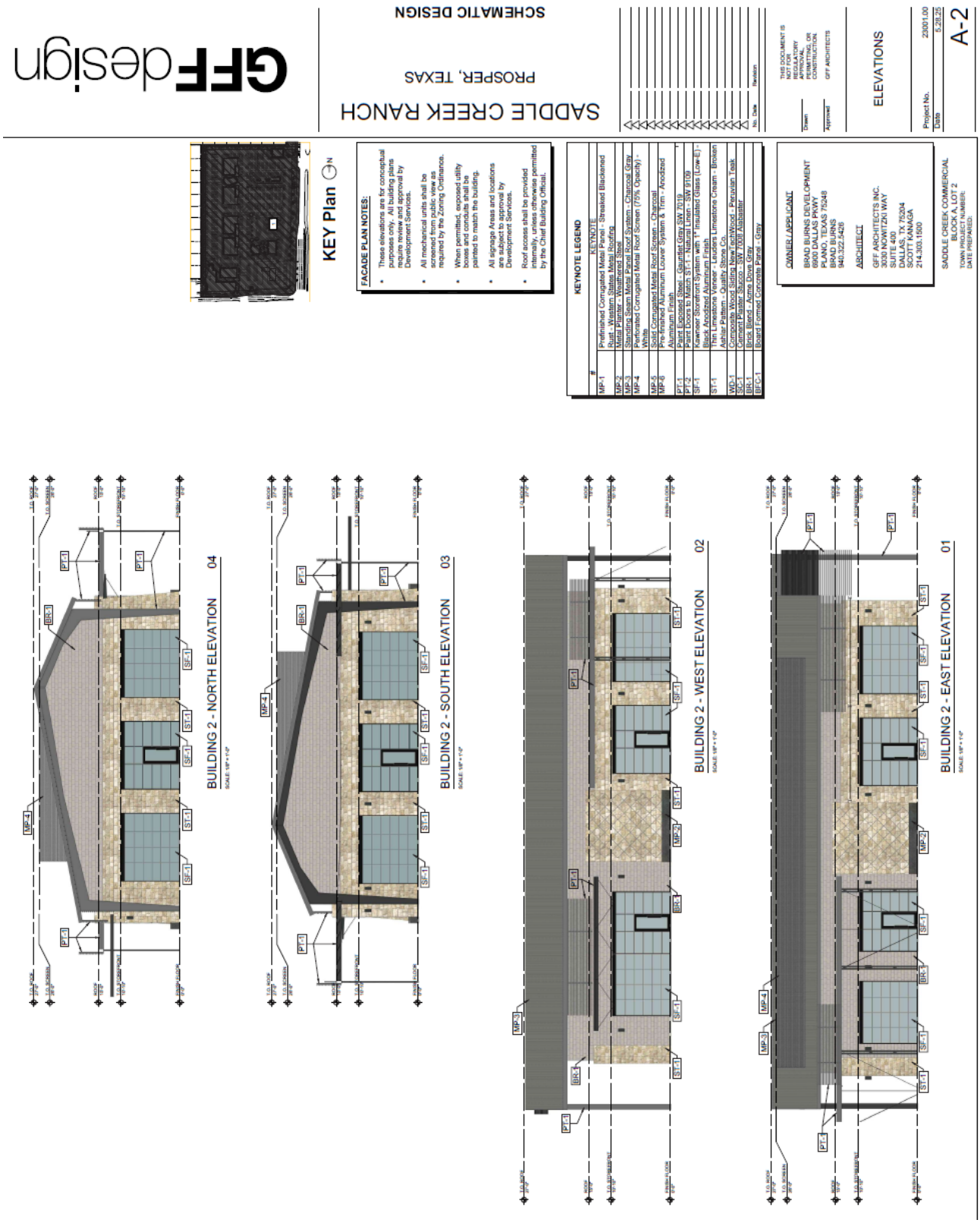
3. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.
   a. Masonry materials shall constitute a minimum of _____% of the building materials.
      Masonry Materials:
      - Brick (including thin brick),
      - Stone: natural stone, cast stone, manufactured stone
      - Stucco (3-coat cement plaster system)
      - Rock
      - Marble
      - Granite
      - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
   b. Non-masonry materials may be incorporated on up to _____% of a façade (excluding area occupied by windows and doors).
      - Pre-finished aluminum components and trim
      - Architectural steel elements
      - Architectural metal panels and composite metal panels and trim
      - Pre-finished aluminum louver systems
      - Simulated or real wood
      - High-density architectural quality fiber cement panels
   c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
   d. Architectural glass with less than twenty percent (20%) reflectance.

4. Architectural Features
    a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
        - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
        - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.

5. Roofs
    a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
        - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
        - Overhanging eaves, extending past the supporting walls.
        - Two or more roof slope planes.
        - Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½” wide shall not be permitted.
        - Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.

6. Color
    a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
    b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
No. Date Revision
Drawn
Approved
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 5.28.25
A-1
KEY Plan
FACADE PLAN NOTES:
These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
All mechanical units shall be screened from public view as required by 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 Development Services.
Roof access shall be provided inside the building, unless permitted by the Chief Building Official.
KEYNOTE LEGEND
KEYNOTE
Description
MP-1 Prefinished Corrugated Metal Panel - Streaked Blackened Nail Platform Station Metal Roofing
MP-2 Standing Seam Metal Roof System - Charcoal Gray
MP-3 Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Sun Control Aluminum Louver System & Trim - Anodized Aluminum Finish
MP-6 Sun Control Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding New TechWood - Peruvian Teak
CM-1 Cement Plaster Stucco - SW 7008 Alabaster
BK-1 Brick Veneer - Acme Brick - Tan
BFC-1 Board Formed Concrete Panel - Gray
OWNER / APPLICANT
BRAD BURNS DEVELOPMENT
6300 LA VERNE WAY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KAMASTRA
214.303.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:
BUILDING 1 - SOUTH ELEVATION 04
BUILDING 1 - NORTH ELEVATION 03
BUILDING 1 - EAST ELEVATION 02
BUILDING 1 - WEST ELEVATION 01


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
No. Date Revision
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Drawn GFF ARCHITECTS
Approved
ELEVATIONS
Project No. 23001.00
Date 6.28.25
A-2
KEY Plan
FACADE PLAN NOTES:
These elevations are for conceptual purposes only. All building plans require review and approval by Development Services.
All mechanical units shall be screened from public view as required by 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 Development Services.
Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.
KEYNOTE LEGEND
KEYNOTE
MP-1 Prefinished Corrugated Metal Panel - Streaked Blackened
MP-2 Metal Plantter - Weathered Steel
MP-3 Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Laudan's Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding New TechWood - Peruvian Teak
SC-1 Cement Plaster Stucco - SW 7008 Alabaster
BR-1 Brake Band At Cornice - Dark Gray
BFC-1 Board Formed Concrete Panel - Gray
OWNER / APPLICANT
BRAD BURNS DEVELOPMENT
6500 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.363.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROSPER, TEXAS
DATE PREPARED:
BUILDING 2 - NORTH ELEVATION 04
BUILDING 2 - SOUTH ELEVATION 03
BUILDING 2 - WEST ELEVATION 02
BUILDING 2 - EAST ELEVATION 01

GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
ELEVATIONS
A-3
KEY Plan
FACADE PLAN NOTES:
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When permitted, exposed utility boxes and conduit shall be painted to match the building.
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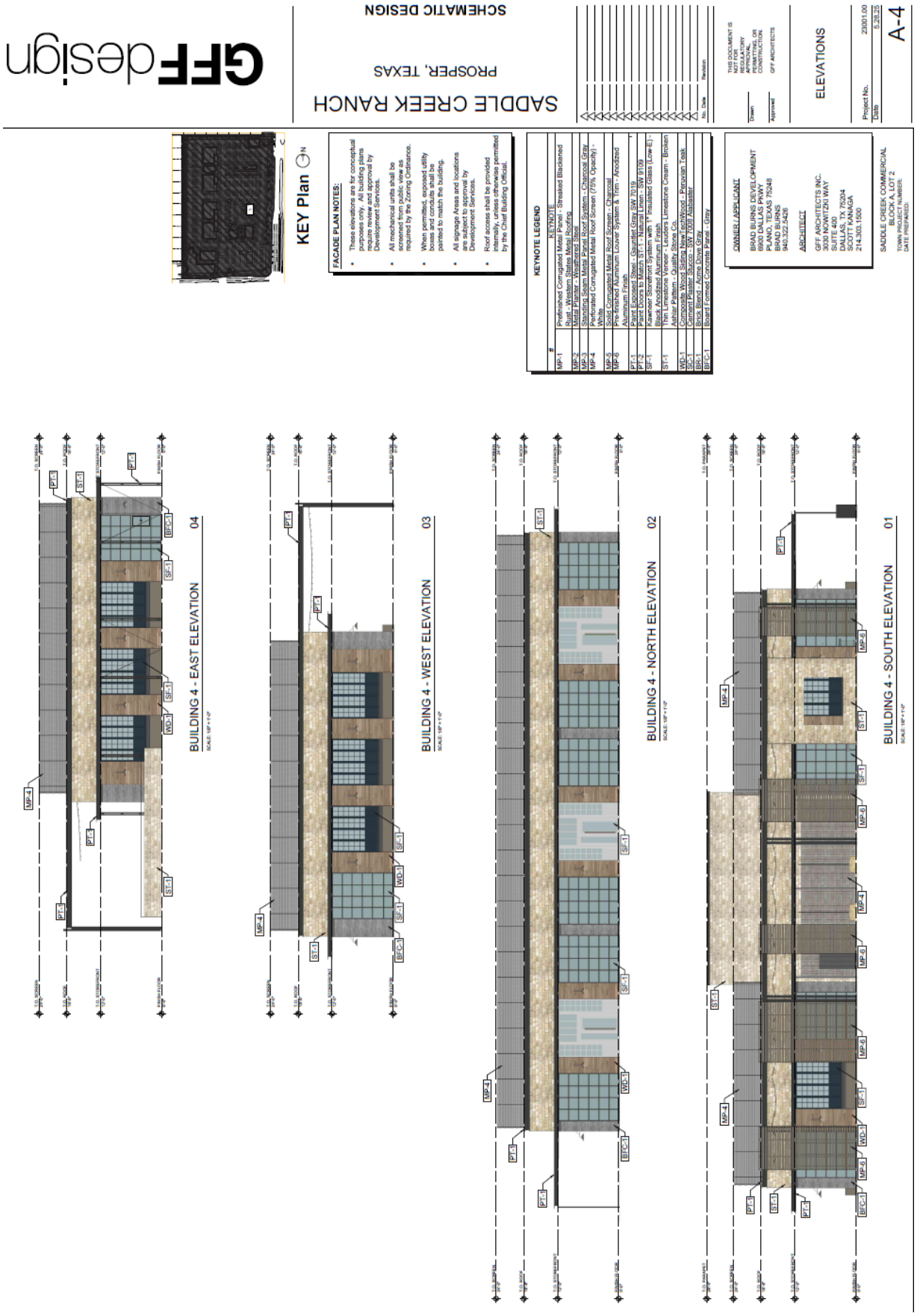
KEYNOTE LEGEND
OWNER / APPLICANT
BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
BUILDING 3 - WEST ELEVATION 04
BUILDING 3 - NORTH ELEVATION 03
BUILDING 3 - EAST ELEVATION 02
BUILDING 3 - SOUTH ELEVATION 01


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
ELEVATIONS
A-4
KEY Plan
FACADE PLAN NOTES:
KEYNOTE LEGEND
OWNER / APPLICANT:
BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426
ARCHITECT:
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT WAGNER
214.303.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
BUILDING 4 - EAST ELEVATION 04
BUILDING 4 - WEST ELEVATION 03
BUILDING 4 - NORTH ELEVATION 02
BUILDING 4 - SOUTH ELEVATION 01

GFFdesign

SCHEMATIC DESIGN

SADDLE CREEK RANCH

PROSPER, TEXAS

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Drawn

Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

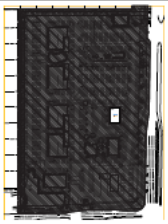
GFF ARCHITECTS

ELEVATIONS

Project No. 23001.00

Date 5.28.25

A-5



KEY Plan

FACADE PLAN NOTES:

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- All mechanical units shall be screened from public view as required by 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 Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

KEYNOTE LEGEND

#	KEYNOTE
MP-1	Prefinished Corrugated Metal Panel - Streaked Blackened Rust - Western States Metal Roofing
MP-2	Metal Planter - Weathered Steel
MP-3	Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4	Perforated Corrugated Metal Roof Screen (75% Opacity) - Weathered
MP-5	Solid Corrugated Metal Roof Screen - Charcoal
MP-6	Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1	Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2	Paint Exposed Steel - Tricorn Black SW 6258
SF-1	Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1	Thin Limestone Veneer - Leuders Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1	Composite Wood Siding New ReWood - Peruvian Teak
SC-1	Concrete Pavers - Sierra Stone - Pine Hill Flagstone
BR-1	Brick Blend - Acme Dove Gray
BFC-1	Board Formed Concrete Panel - Gray

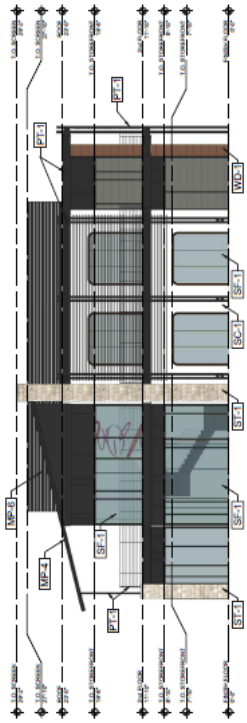
OWNER / APPLICANT

BRAD BURNS DEVELOPMENT
6800 DALLAS PKWY
PLANO, TX 75248
BRAD BURNS
940.322.5426

ARCHITECT

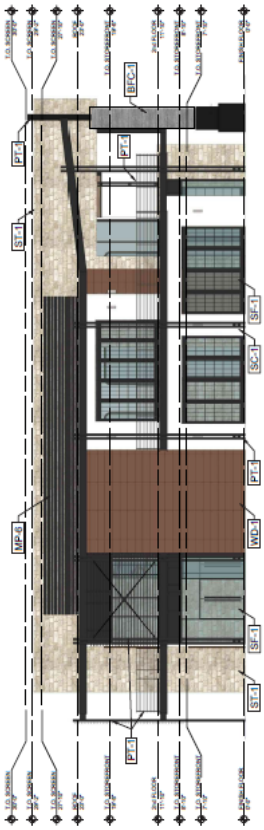
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500

SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:

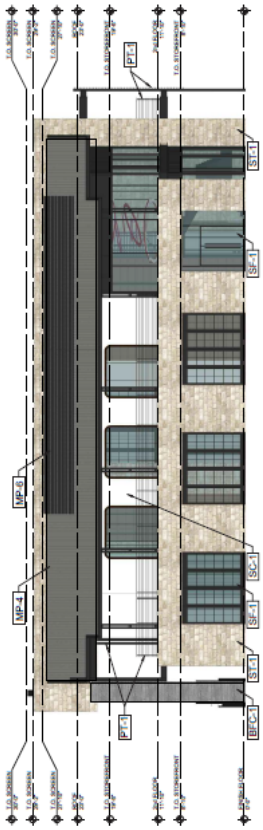


BUILDING 5 - SOUTH ELEVATION 04

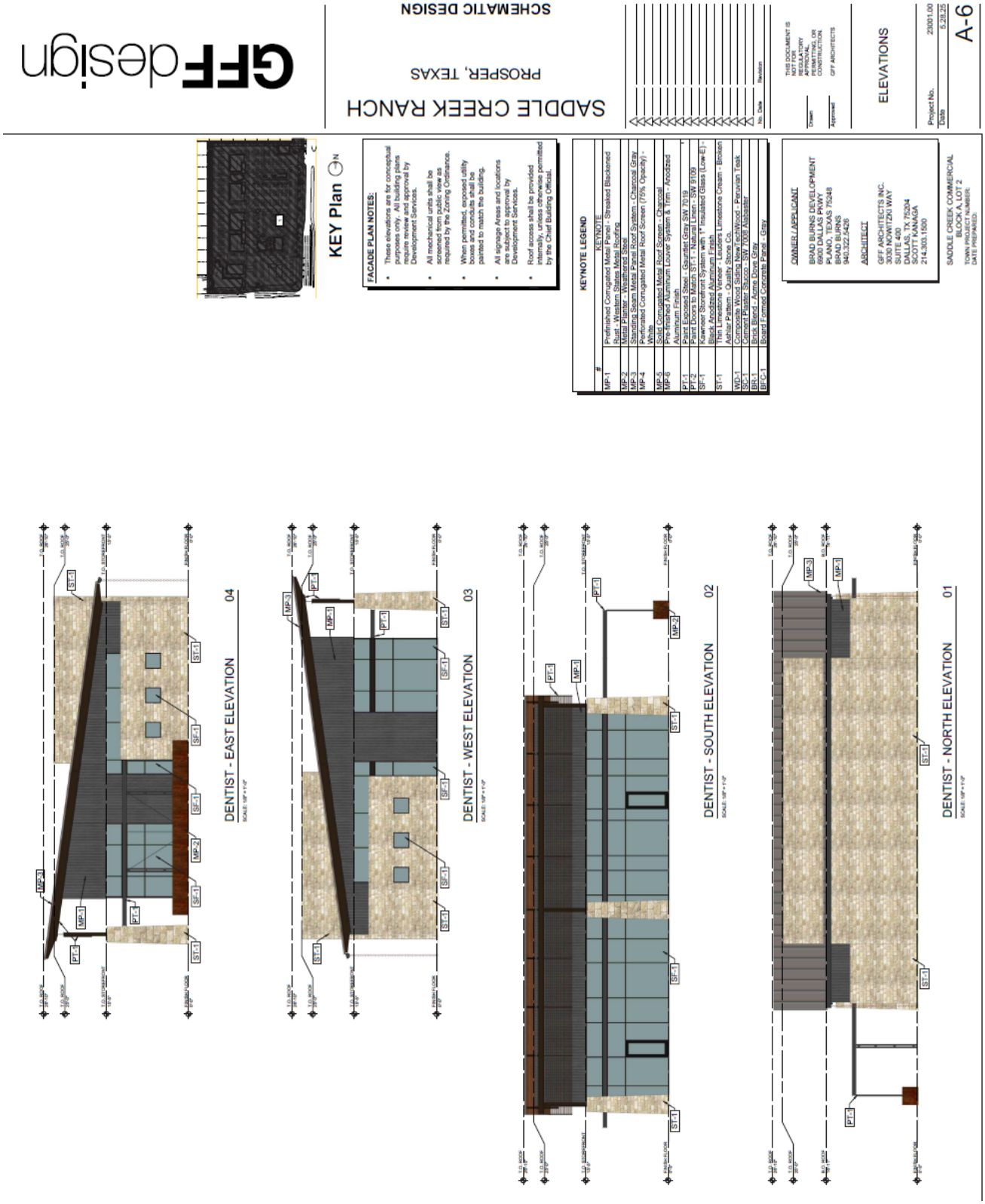
BUILDING 5 - NORTH ELEVATION 03



BUILDING 5 - EAST ELEVATION 02



BUILDING 5 - WEST ELEVATION 01


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
No. Date Revision
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Drawn
Approved
GFF ARCHITECTS
ELEVATIONS
Project No. 23001.00
Date 5.28.25
A-6
KEY Plan
FACADE PLAN NOTES:
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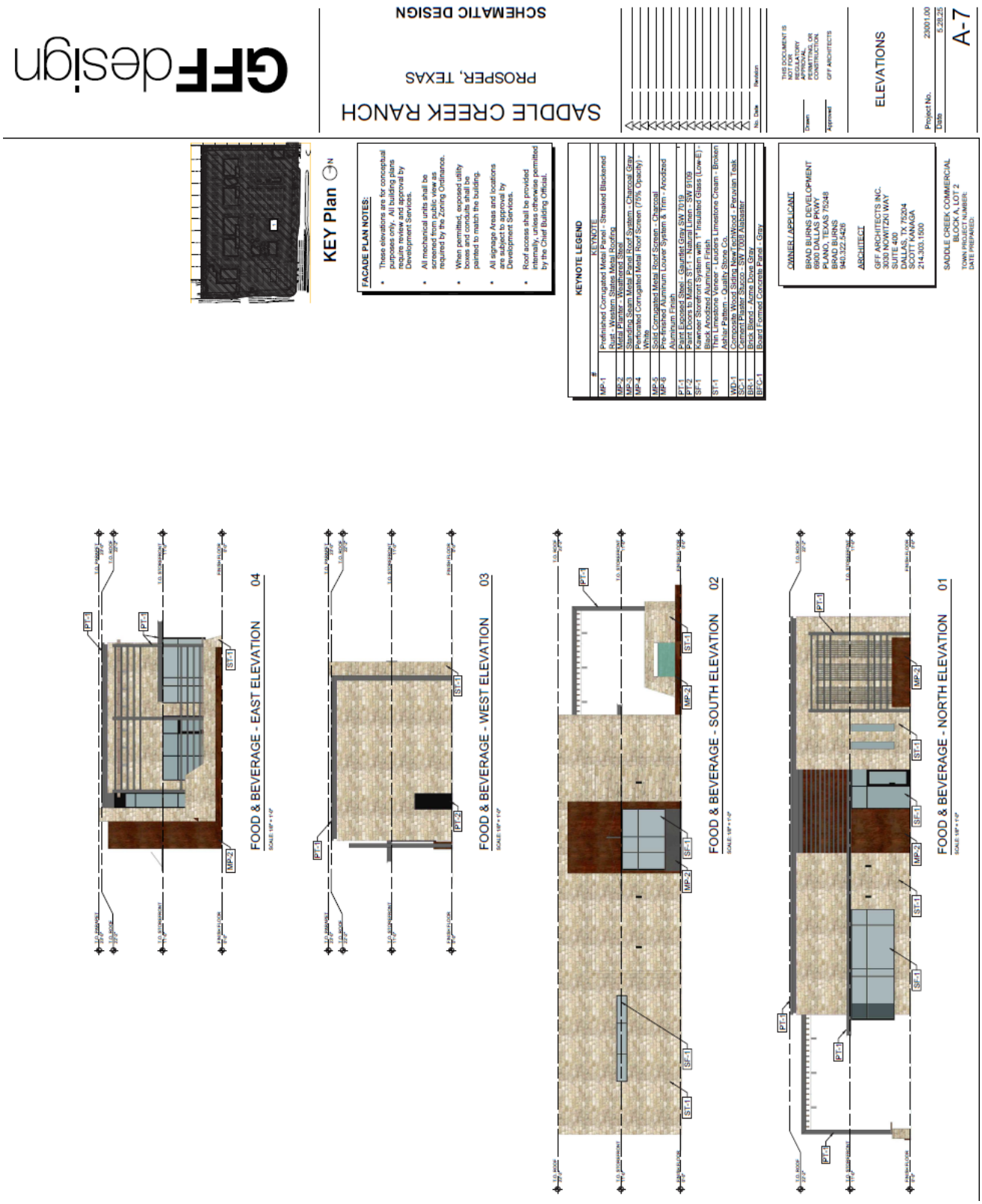
KEYNOTE LEGEND
KEYNOTE
MP-1 Prefinished Corrugated Metal Panel - Streaked Blackened Red Wood Stain - Metal Roofing
MP-2 Metal Planter - Weathered Steel
MP-3 Standing Seam Metal Panel Roof System - Charcoal Gray
MP-4 Perforated Corrugated Metal Roof Screen (75% Opacity) - White
MP-5 Solid Corrugated Metal Roof Screen - Charcoal
MP-6 Pre-finished Aluminum Louver System & Trim - Anodized Aluminum Finish
PT-1 Paint Exposed Steel - Gauntlet Gray SW 7019
PT-2 Paint Doors to Match ST-1 - Natural Linen - SW 9109
SF-1 Kawneer Storefront System with 1" Insulated Glass (Low-E) - Black Anodized Aluminum Finish
ST-1 Thin Limestone Veneer - Lauridsen Limestone Cream - Broken Ashlar Pattern - Quality Stone Co.
WD-1 Composite Wood Siding NewTechWood - Peruvian Teak
SC-1 Cement Plaster Stucco - SW 7036 Alabaster
BR-1 Brick Veneer - Acme Brick - Gray
BFC-1 Board Formed Concrete Panels - Gray
OWNER / APPLICANT
BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.5426
ARCHITECT
GFF ARCHITECTS INC.
3030 NOWITZKI WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
TOWN PROJECT NUMBER:
DATE PREPARED:
DENTIST - EAST ELEVATION 04
SCALE: 1/8" = 1'-0"
DENTIST - WEST ELEVATION 03
SCALE: 1/8" = 1'-0"
DENTIST - SOUTH ELEVATION 02
SCALE: 1/8" = 1'-0"
DENTIST - NORTH ELEVATION 01
SCALE: 1/8" = 1'-0"


GFFdesign
SCHEMATIC DESIGN
SADDLE CREEK RANCH
PROSPER, TEXAS
ELEVATIONS
A-7
KEY Plan
FACADE PLAN NOTES:
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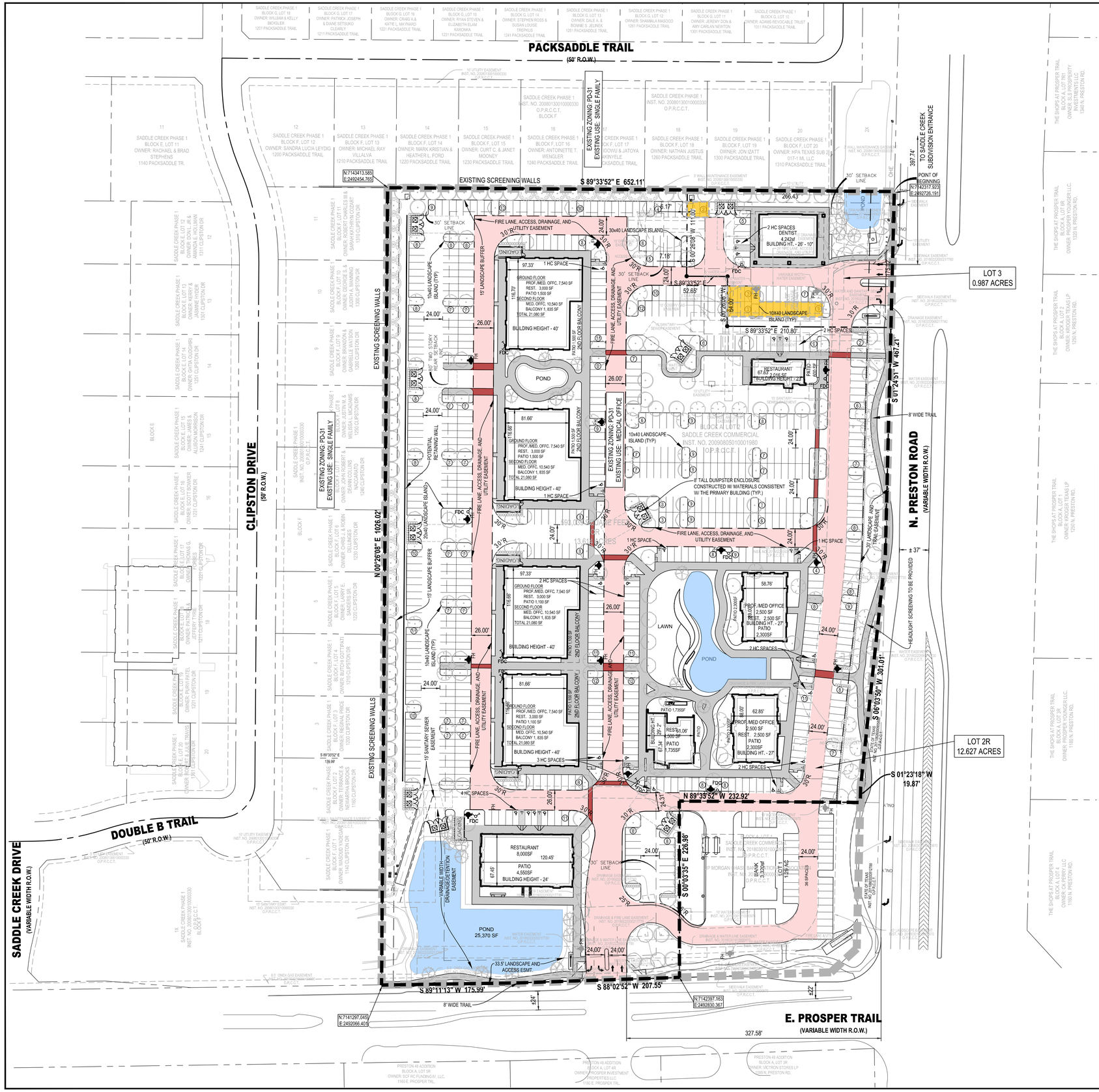
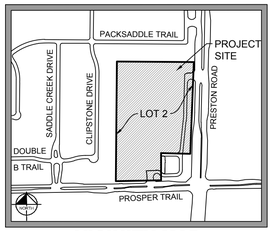
KEYNOTE LEGEND
OWNER / APPLICANT
BRAD BURNS DEVELOPMENT
6900 DALLAS PKWY
PLANO, TEXAS 75248
BRAD BURNS
940.322.2429
ARCHITECT
GFF ARCHITECTS INC.
3030 NORTHPARK WAY
SUITE 400
DALLAS, TX 75204
SCOTT KANAGA
214.303.1500
SADDLE CREEK COMMERCIAL
BLOCK A, LOT 2
FOOD & BEVERAGE - EAST ELEVATION 04
FOOD & BEVERAGE - WEST ELEVATION 03
FOOD & BEVERAGE - SOUTH ELEVATION 02
FOOD & BEVERAGE - NORTH ELEVATION 01





VICINITY MAP

NOT TO SCALE

tnp

60 30 0 60

SCALE IN FEET
1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- EXISTING ZONING LIMITS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED POND
- LOT 3 PHASE 2 DEVELOPMENT

TOWN OF PROSPER STANDARD SITE PLAN NOTES:

1. **All development standards shall follow Town Standards.**
2. **Landscaping shall conform to landscape plans approved by the Town of Prosper. All development standards shall follow Fire Requirements per the Town of Prosper.**
3. **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.**
4. **All signage is subject to Building Official approval.**
5. **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.**
6. **The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.**
7. **Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks*, and detention pond *.**

SITE INFORMATION

	OVERALL	LOT 2R	LOT 3
LAND AREA:	13.614 ACRES (593,039 SF)	12.627 ACRES (550,045 SF)	0.987 ACRES (42,994 SF)
CURRENT ZONING:	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)	PLANNED DEVELOPMENT (PD-31)
EXISTING USE:	DENTAL OFFICE W/ REMAINING VACANT	VACANT	DENTAL OFFICE
PROPOSED USE:	DENTAL OFFICE & NON RESIDENTIAL USES PER PD	NON RESIDENTIAL USES PER PD	DENTAL OFFICE
BUILDING AREA:	± 113,078 SF	± 108,836 SF	± 4,242 SF
BUILDING HEIGHT:	40' MAX	40' MAX	27' MAX
LOT COVERAGE:	70,034/593,039=.118-> 11.8%	65,792/550,045=.119-> 11.9%	4,242/42,994=.098-> 9.8%
HANDICAP PARKING REQUIRED, INCLUDING VAN ACCESSIBLE	12	10	2
HANDICAP PARKING PROVIDED, INCLUDING VAN ACCESSIBLE	21	19	2
FLOOR AREA RATIO	113,078 SF / (13.614 x 43,560) = 0.19 -> 19%	108,836 SF / (12.627 x 43,560) = 0.19 -> 19%	4,242 SF / (0.987 x 43,560) = 0.098 -> 9.8%
*BUILDING REQUIRED PARKING:	1 / 250 SF OFFICE SPACE = 81,562 / 250 = 327 SPACES 1 / 100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1 / 75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 584	1 / 250 SF OFFICE SPACE = 77,322 / 250 = 310 SPACES 1 / 100 SF RESTAURANT (MULTI TENANT SPACE) = 17,000 / 100 = 170 SPACES 1 / 75 SF RESTAURANT (STAND-ALONE) = 6,516 / 75 = 87 SPACES TOTAL = 567	1 / 250 SF OFFICE SPACE = 4,242 / 250 = 17 SPACES
BUILDING PARKING PROVIDED:	646	617	29
INTERIOR LANDSCAPE AREA REQUIRED (15 SF / PARKING SPACE):	9,690 SF	9,255 SF	435 SF
INTERIOR LANDSCAPE AREA PROVIDED	31,021	27,787	3,234
IMPERVIOUS SURFACE (SF)	480,660	446,745 SF	33,915 SF
OPEN SPACE REQUIRED (7% TOTAL AREA)	593,039 x 0.07 = 41,513 SF	550,045 x 0.07 = 38,504 SF	42,994 x 0.07 = 3010 SF
OPEN SPACE PROVIDED	72,550 SF	69,344 SF	3,206 SF

*NOTE: PATIO PARKING AT 1 SPACE PER 200 SF WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL.

NOTE: THE SITE IS SITUATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON EXISTING FEMA MAPS 48085C0235J AND 48085C0120J BOTH EFFECTIVE ON 6/2/2009.

NOTE: AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANT/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1,000 GALLON GREASE TRAP. GREASE TRAP MUST BE EXTERIOR, IN GROUND AND MUST INCLUDE A SAMPLE WELL. GREASE TRAP CANNOT BE INSTALLED IN A PARKING STALL OR FIRE LANE. GREASE TRAP SIZE AND LOCATION MUST BE SHOWN ON SITE PLAN PER HEALTH DEPARTMENT.

TOWN OF PROSPER
PLANNING DEPARTMENT

P&Z Approved
9/15/2025

CASE NO. DEVAPP - 25-0088

PRELIMINARY SITE PLAN
SADDLE CREEK COMMERCIAL
BLOCK A, LOTS 2R & 3

593,039 SQUARE FEET
13.614 ACRES
ALL OF THE REMAINDER OF BLOCK A, LOT 2 OF SADDLE CREEK COMMERCIAL, AN ADDITION TO THE TOWN OF PROSPER, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2024010000593 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE
SPENCER RICE SURVEY, ABSTRACT NUMBER 787
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
SADDLE CREEK INVESTMENTS, LTD.
5550 Granite Pkwy Ste 110
Plano, Tx 75024
Contact: Brad Burns
972.931.9585

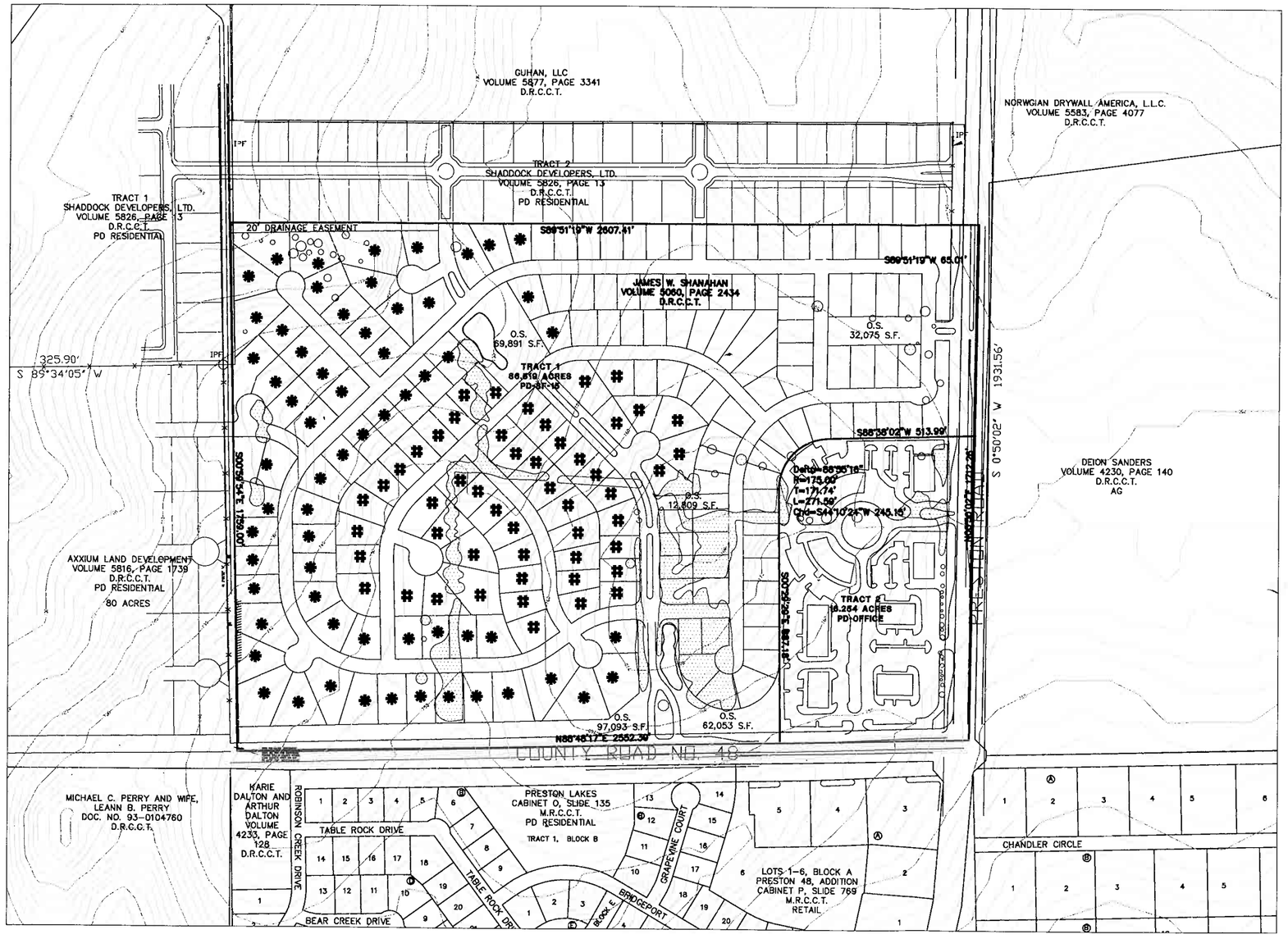
PROJECT INFORMATION
Project No.: BRB 23074
Date: SEPT 10, 2025
Drawn By: CAS
Scale: 1"=60'

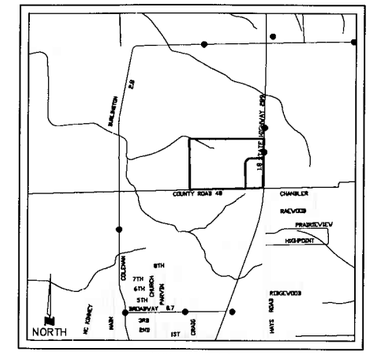
SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Jay Maddox

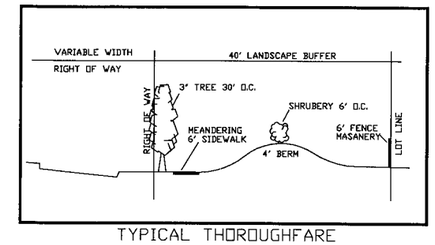
ENGINEER
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
Contact : Cameron Slown

X:\Projects LDD\06037\planning\zoning.dwg, Layout1, 6/14/2006 3:50:01 PM, dhurst, Dowdey, Anderson & Associates, Inc., DHU

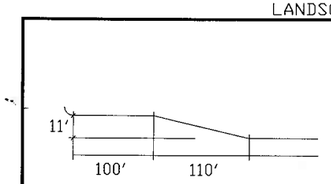




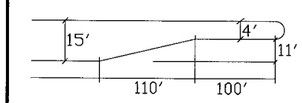
LOCATION MAP
NOT TO SCALE



TYPICAL THOROUGHFARE
LANDSCAPE BUFFER



TYPICAL RIGHT-TURN LANE



TYPICAL LEFT-TURN LANE

SUMMARY TABLE:

PROPOSED: PD RESIDENTIAL	
GROSS ACREAGE:	98.039
OFFICE:	15.0
LANDSCAPE& TREE PRESERVATION:	6.5
NET RESIDENTIAL:	76.99

- 12,500 - 15,000 S.F. LOT

* - 15,000 - 25,000 S.F. LOT

GRAPHIC SCALE
0 200 400
(IN FEET)
1 inch = 200 ft.

EXISITNG: SF-15
PROPOSED: PD SF-15 & OFFICE

NET AREA OF RESIDENTIAL: 85.028
POTENTIAL NET DENSITY: 2.7 UPA
DENSITY CAP: 225 LOTS

THE THOROUGHFARES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT SET THE ALIGNMENTS. ALIGNMENTS ARE DETERMINED AT FINAL PLAT.

OWNER:
JAMES SHANAHAN
5151 SPANISH OAKS DRIVE
FRISCO, TEXAS 75034

APPLICANT:
BTB DEVELOPMENT INC.
BRAD BURNS, PRESIDENT
17300 DALLAS PARKWAY SUITE 3110
DALLAS, TEXAS 75248

REPRESENTATIVE:
DOWDEY ANDERSON & ASSOC.
MARDY BROWN
5225 VILLAGE CREEK DR. STE.200
PLANO, TEXAS 75093
469-576-1272
972-931-9538(FAX)

ZONING CASE - Z06-9
EXHIBIT-D

102.773 ACRE PD ZONING

SINGLE FAMILY RESIDENTIAL
COLLIN COUNTY SCHOOL LAND , ABS. 787
TOWN OF PROSPER , TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MJB	MJB	MJB	5/25/06	1"=200'	06-037	1/1

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☑ **I OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ **I DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Not enough information provided.

Justin & Melissa McAdams
Name (please print)

JM
Signature

1250 Clipstone Drive
Address

7/15/26
Date

Prosper TX
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 15 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

We oppose - when we purchased our property we were promised this area would be used for medical/office buildings which would operate between 8-6pm. We oppose retail & restaurant space.

ADAMS Revocable Trust
Name (please print)

Naomi R. Adams
Signature

1311 Backsaddle Trail
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

X I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Restaurant waste odor, increased rodents. Commercial Food deliveries. Late night noise and traffic, Loitering, Lights, Crime. This change harms adjacent residential quality of Life, Safety, and Property values. Please deny the rezoning!

Brandon Kessler
Name (please print)

Signature

1310 Packsaddle TRL
Address

7.13.2026
Date

Prosper, TX, 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

JUL 14 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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☑ I OPPOSE the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I DO NOT OPPOSE the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Would bring Lower property values, additional noise & polution. If a restaurant is put in could add to safety concerns with traffic. Possible rodent infestation. The light polution will come into our house.

Brandon Watson
Name (please print)

Signature

1260 Clipston Dr.
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Restaurant use would draw vermin to the area and excessive noise. Either or both would cause a devaluation of our property and our neighbors property.

Chris Dellinger
Name (please print)

Chris Dellinger
Signature

1280 Clipston Dr
Address

07/15/2026
Date

Prosper Tx 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 13 RECD

From: Courtney Mackedanz
To: Suzanne Porter
Subject: [*EXTERNAL*] - Saddle Creek Zoning Change Petition
Date: Tuesday, July 14, 2026 4:17:05 PM

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Dear Suzanne,

I am writing to express my adamant opposition and to protest any proposed zoning changes that would negatively impact residential property values and quality of life in and around the Saddle Creek subdivision.

Our neighborhoods depend on stable, thoughtful land-use policies that protect the character of residential areas and preserve long-term home values. Changes that introduce incompatible uses, increase congestion, add noise, or otherwise diminish the quality of life for nearby residents risk causing immediate and lasting harm to the people who have invested their life savings and trust in this community. Any zoning changes that would allow for fast food, gas stations, or any businesses that operate outside the normal business hours of 8-6, Monday through Friday increase risk of noise and crime.

Residential property values are not abstract numbers—they represent the financial security of families, retirees, and working residents. Once diminished, these values are difficult to restore. For that reason, zoning decisions should prioritize compatibility, neighborhood preservation, and responsible growth that does not impose undue burdens on existing homeowners.

I respectfully urge the Commission to reject any zoning proposal that would lower residential property values or undermine the stability of established neighborhoods. Please uphold land-use standards that protect residents, support orderly development, and maintain the long-term health of our city.

I would ask that the Planning & Zoning Commission members look at this from your own personal prospective and ask yourself one simple question: If I owned a home immediately adjacent to this property, would I want these types of businesses in my back yard? If you answer this question honestly, you and I both know that answer is NO!

DO NOT allow the wants of a single property developer to destroy what is arguably the most prestigious housing sub-division in Prosper.

Thank you for your time and consideration.

Saddle Creek Resident

Sent from my iPhone

JUL 14 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Would bring Lower property values, additional noise & polution. If a restaurant is put in. Could add to safety concerns with traffic. Possible rodent infestation. The light polution will come into our house.

Brandon Watson
Name (please print)

Signature

1260 Clipston Dr.
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

See Attached 2 Page Statement

Dale A Jelinek
Name (please print)

Dale A. Jelinek
Signature

1251 Packsaddle Trail
Address

7-13-2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

Opposition to the Proposed Planned Development On Saddle Creek Commercial, Block A

By Dale A. Jelinek and Bonnie S. Jelinek, living at 1251 Packsaddle Trail, Prosper, TX

The proposed changes represent the imposition of a Nuisance that will interfere with neighboring property owners' enjoyment and use of their property.

We oppose for the following reasons:

1. If **restaurants** are approved our neighborhood will be subjected to quality of life degradation due to:

- **Odors** emitted from cooking of food that will be pushed by prevailing winds into our yard.
  - The smell of deep frying food and certain ethnic foods are nauseating and will permeate the air in our yard and be sucked into our home by our air conditioning system.
  - Food waste in outdoor dumpsters will reek of rotting foods and attract flies and other insects.
  - This will significantly damage our enjoyment of our home and neighborhood.
- Food preparation results in organic (food) waste that is a primary attraction for **rodents**.
  - A rat's home range — the area it regularly uses for feeding, shelter, and nesting — is about 100–300 feet from its nest. This puts our home directly within that range and will subject us to physical damage to our home and yards. **We will be forced to incur a costly on-going rodent mitigation service** to capture and remove rats from our property and home.
  - Food-based aromas, such as sugary scents, peanut butter, or greasy odors, can lure rats in from considerable distances. Even strong-smelling foods that humans may not find appetizing, like spoiled items, can act as attractants for rats.
  - The presence of other pests can attract rats. If a building has a **roach or ant infestation**, it's likely that rats will be attracted to the area as they seek an easy food source. The presence of these smaller pests signals a readily available meal for rats, enabling them to thrive in environments where other pest populations are abundant.
  - Rats need a steady source of water for a colony to survive. Such water is readily available directly adjacent to the subject Lot from the Saddle Creek development runoff ponds. This will lead to rats investigating the surrounding properties and neighborhoods.
  - Food packaging for takeaway meals inevitably will become litter along with uneaten food in adjacent parking areas and sidewalks which will draw the attention of rats.
  - A few rats can multiply into hundreds within a few months – rate of growth is exponential. A small colony can double in size every 3–4 weeks. **A *single fertile female rat* can produce 4–7 litters per year, each with each litter containing 6-12 pups yielding 24-84 new rats annually!**
  - A crowded colony will result in dispersal of some rats to form new colonies near-by. **The restaurant will be the source of new colonies invading our neighborhood forever.**
- **Noise** from customer vehicle and pedestrian traffic will detrimentally alter the sound environment of our neighborhood from morning to night.
  - A **drive through window** will produce highly disturbing amplified noise that will damage our enjoyment of our yard and the value of our home.
  - **Customer behavior** such as door slamming, horn honking, yelling, etc. regularly accompany the presence of a restaurant.
  - **Sanitation services** will deploy trucks with loud beepers to the area to haul away waste.
- **Traffic** which is already very heavy at that intersection will be increased along with its attendant noise levels. It is already difficult to exit from our neighborhood onto Preston Road and the additional traffic due to a restaurant will exacerbate an already unsatisfactory traffic situation.

2. If **retail or office buildings** are proposed, then our concerns are similar with respect to noise and traffic. If the retail includes a store that sells organic matter such as a nursery, then the concerns about rodents are identical to the concerns mentioned above.

JUL 14 REC'D

Opposition to the Proposed Planned Development On Saddle Creek Commercial, Block A

By Dale A. Jelinek and Bonnie S. Jelinek, living at 1251 Packsaddle Trail, Prosper, TX

3. **The way this proposed change has been communicated to the neighborhood has been atrocious.** We received the notice about the proposal by mail only today with a reply required not later than 4pm on Wednesday – 2 days from now. It is impossible to expect that a mailed reply would be delivered in time to meet the deadline. The Town of Prosper certainly has known about this requested change for weeks if not months, yet has decided to forestall seeking the input of the neighboring property owners until the very last moment possible. Even more egregious is the lack of the detail of the proposed changes provided to the neighbors. **WE HAVE RECEIVED NO INFORMATION ABOUT THE SPECIFICS OF THIS PROPOSAL BEFORE THE REPLY IS DUE!**

This violates the spirit if not the letter of the law regarding transparency and prior notification of such changes. It seems like the Town Council should address this concern through passing a binding rule that notifications must be sent not less than 2 weeks before any deadline for replies to be received by the Town. Also, any proposal requiring neighboring property owner input must send the details of the proposal to those homeowners not less than 2 weeks before any deadline for replies.

We citizens have invested substantial amounts of money into our homes and properties which are adjacent to the Lot in question. The possible changes can results in substantial financial loss due to lowered valuation of our properties due to the potential public nuisances. **We should be treated as valuable members of this community, not as mere nuisances to be ignored through this process.**

July 13, 2026

Dale A. Jelinek

Dale A. Jelinek

Bonnie S. Jelinek

Bonnie S. Jelinek

JUL 14 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Being a homeowner along the subject property, we oppose the Rezoning for a Restaurant or fast food establishment. We will have the smell of Rotting Food, Rats and garbage trucks in the early morning hours. When we bought our home in 2012, we were assured it would be offices, medical building etc. We hope it will continue to be that way. Rezoning for a Sprouts Grocery was proposed a few years ago. Thankfully you listened to the homeowners and it did not happen. Please listen to us again; please ask yourselves if you would like a restaurant in your back yard.

George S. Manning + Judith A. Manning
Name (please print)

Signature

1300 Clipston DR
Address

July 17, 2026
Date

Prosper, Tx 75078
City, State, and Zip Code

[redacted]

[redacted]

Phone Number

JUL 17 REC'D

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Haley Tennison
Name (please print)

HTennison
Signature

1311 Clipston Drive
Address

7-13-26
Date

Prosper, TX 75078
City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Heather Ford
Name (please print)

Signature

1221 Packsaddle Trl
Address

July 13, 2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

TOWN OF PROSPER

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DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☑ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

smells, Rodents, noise, Light pollution, Trash

Idowu Akinyele
Name (please print)

Signature

1250 packsaddle trl
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

From: Morrison, James E.
To: Planning
Cc: Alison Morrison ([redacted]
Subject: [*EXTERNAL*] - Re: Zoning Change-25-00003
Date: Wednesday, July 15, 2026 2:09:46 PM

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Dear Sir or Madam,

My wife Alison spoke with Michelle from the Development Service Department of the City of Prosper today at 1:30pm today regarding the proposed zoning change at the corner of Preston and Preston Trail. We own 1241 Clipston Drive, Prosper, TX 75078. We were not notified of the proposed change in zoning from medical buildings to retail, restaurant, and/or fast food. Michelle confirmed that our address was not included on the City of Prosper GIS distribution list and that we are within the zone of properties that should be notified of the proposed change.

We strongly oppose any change from medical zoning, especially for fast food which will diminish our property values and interfere with the enjoyment and use of our property. Please include us in this matter going forward. Our HOA is on copy.

Thank you,

James E. Morrison
Attorney at Law
Clark Hill
+1 202.572.8670 (office) | [redacted] +1 202.772.0921 (fax)
jmorrison@clarkhill.com | www.clarkhill.com

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

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The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I OPPOSE ANYTHING TO DO WITH A RESTAURANT, FAST FOOD LOCATION, GROCERY STORE, ETC. FOOD PLACES CAUSE GARBAGE WHICH SMELLS AND BRING RODENTS. 100% AGAINST THIS AND IT WILL EFFECT PROPERTY VALUES!

JOHN NACCARATO
Name (please print)

Signature

1240 CLIPSTON DRIVE
Address

7-13-2026
Date

PROSPER, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

Outlook

[*EXTERNAL*] - Online Form Submittal: Public Comment Request Form

From noreply@civicplus.com <noreply@civicplus.com>
Date Tue 7/21/2026 4:57 PM
To TSO Office <townsecretary@prospertx.gov>; Planning <planningdept@prospertx.gov>

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Public Comment Request Form

Public Comment Request Form

Date:	7/21/2026
First Name	John
Last Name	M Perry
Address	1240 Packsaddle Trl
City	Prosper
State	TX
Zip Code	75078
Phone Number	[redacted]
Email Address	[redacted]
Please select the meeting type:	Planning and Zoning Commission
I am attending:	In person
Purpose	Citizen Comments
Agenda Item Number	Zoning Item 2 (7/21/2026). A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres

Comments:	City provide two days for impacted residents to review for zoning change. No plans/drawings provided for proposed development.
Please select one:	I do not wish to speak
Please select one for this item to be recorded in the meeting minutes.	OPPOSITION

Instructions

- **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 records.
- **If you are watching online,** please submit this form 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/Committee may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission/Committee, 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 Town Council, Board, Commission, or Committee meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council, Board, Commission, or Committee. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the Town Council, Board, Commission, or Committee member 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 Town Council, Board, Commission, or Committee during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.
- Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

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TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

PROPERTY VALUES WILL DECREASE
NOISE POLUTION
ODOR, TRASH

JOHN PERRY
Name (please print)

Signature

1240 PACKSADDLE TR
Address

13 JUL 2026
Date

PROSPERT, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

TOWN OF PROSPER
A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

This is not what we bought into when we moved here. We were happy with the existing set up. Don't want restaurants, retail, etc behind us. They already rezoned residential to Fast Food + Grocery on other side of Preston.

Jon Izatt
Name (please print)

Signature

1300 Packsaddle Trail
Address

7/13/26
Date

Prosper, Tx, 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Ken Glavan
Name (please print)

Signature

1211 Lipston Dr
Address

7/13/2026
Date

Prosper TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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A Place Where Everyone Matters

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250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Kaya Manning
Name (please print)

Kai
Signature

1300 Clipston Dr
Address

7-13-24
Date

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D

From: Kenny
To: Suzanne Porter
Subject: [*EXTERNAL*] - Potential rezoning on Preston Road outside Saddle Creek
Date: Monday, July 13, 2026 4:36:19 PM

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Dear Suzanne,

I am writing to express my adamant opposition and to protest any proposed zoning changes that would negatively impact residential property values and quality of life in and around the Saddle Creek subdivision.

Our neighborhoods depend on stable, thoughtful land-use policies that protect the character of residential areas and preserve long-term home values. Changes that introduce incompatible uses, increase congestion, add noise, or otherwise diminish the quality of life for nearby residents risk causing immediate and lasting harm to the people who have invested their life savings and trust in this community. Any zoning changes that would allow for fast food, gas stations, or any businesses that operate outside the normal business hours of 8-6, Monday through Friday increase risk of noise and crime.

Residential property values are not abstract numbers—they represent the financial security of families, retirees, and working residents. Once diminished, these values are difficult to restore. For that reason, zoning decisions should prioritize compatibility, neighborhood preservation, and responsible growth that does not impose undue burdens on existing homeowners.

I respectfully urge the Commission to reject any zoning proposal that would lower residential property values or undermine the stability of established neighborhoods. Please uphold land-use standards that protect residents, support orderly development, and maintain the long-term health of our city.

I would ask that the Planning & Zoning Commission members look at this from your own personal prospective and ask yourself one simple question: If I owned a home immediately adjacent to this property, would I want these types of businesses in my back yard? If you answer this question honestly, you and I both know that answer is NO!

DO NOT allow the wants of a single property developer to destroy what is arguably the most prestigious housing sub-division in Prosper.

Thank you for your time and consideration.

Sincerely,
Kenny Warren
Resident of Saddle Creek

TOWN OF PROSPER

A Place Where Everyone Matters

DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Kristen Sokel
Name (please print)

K.M. Sokel
Signature

1220 Packsaddle trl
Address

7/13/26
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

TOWN OF PROSPER

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

decrease in Home value, traffic (unecessary), rodents/pest, noise concerns, Would like to keep residental friendly, as there are neighborhood kids on bikes safely concerns

Purvi Patel
Name (please print)

Signature

1201 Clipston Drive
Address

7/13/26
Date

Prosper, Texas 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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☐ I DO NOT OPPOSE the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Monique Smith
Name (please print)

Signature

1200 Clipston Dr
Address

7.13.26
Date

Prosper TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Object to fast food restaurants and other restaurants as this wasn't plan upon house purchase in 2017. Impact from food services – dumpster odors, rodents, delivery traffic/noise, and potential safety/health hazards associated w/ said businesses

MICHAEL R VILLALVA
Name (please print)

Michael R Villalva
Signature

1210 PACKSADDLE TRL
Address

July 14, 2026
Date

PROSPER TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Rats, ~~gar~~ garbage
Noise pollution
Loitering concerns, lack of privacy
Light pollution, traffic concerns, smells

Nathan Justus
Name (please print)

Signature

1260 Packsaddle Trail
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

PATRICK CLEARY
Name (please print)

Signature

1211 PACKSADDLE TRAIL
Address

7/14/26
Date

PROSPER TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 15 REC'D

I oppose the rezoning for the following reasons. Please reconsider this.

- **Rezoning would permanently change the character of the neighborhood.** Once commercial zoning is approved, it is difficult to reverse, and it opens the door to further commercial expansion.

- **Increased traffic congestion.** Fast-food restaurants generate high volumes of vehicle traffic throughout the day, especially during breakfast, lunch, and dinner rushes. Drive-thrus create backups that spill onto surrounding roads.

- **Safety concerns.** More traffic increases the risk of vehicle accidents and creates hazards for pedestrians, cyclists, and nearby residents.

- **Noise pollution.** Drive-thru speakers, delivery trucks, increased vehicle activity, and late-night operations negatively impact nearby homes and reduce quality of life.

- **Litter and environmental impacts.** Fast-food businesses often result in increased trash, food packaging, and wildlife attracted to discarded food.

- **Reduced property values.** Commercial developments such as fast-food restaurants can negatively affect nearby residential property values and make the neighborhood less attractive to future homeowners.

- **Light pollution.** Bright signage, parking lot lighting, and extended business hours alter the residential atmosphere and affect nearby homes.

- **Air quality concerns.** More idling vehicles in drive-thru lanes increase emissions and reduce local air quality.

- **Limited long-term economic benefit.** Fast-food restaurants generally create lower-wage jobs and may not provide the same lasting economic value as other types of development that better serve the community.

- **Loss of community identity.** Residents chose this area because of its existing character. Rezoning for additional commercial use undermines the vision that current homeowners invested in.

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

(See attached letter)

Rob and Sarah Corart
Name (please print)

Signature and Sarah Corart

1310 Clipston Dr.
Address

7/13/26
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]

[redacted]

JUL 13 REC'D

We built our home with the understanding and guarantee by the owner that the property directly behind us would be developed for medical and office use only. Allowing the proposed zone change of restaurant and retail would cause the following:

- increase in noise
- odors
- rotting food/increased trash
- rodents and other animals
- increased traffic with extended operating hours

This would dramatically decrease our property value and the desirability of our neighborhood.

We respectfully request that the Town of Prosper maintain a development that is consistent with what was orginally planned and promised to our neighborhood.

<1310 Clipston Dr. Prosper 75078>

Rob & Sarah Corcoran

JUL 13 REC'D

TOWN OF PROSPER

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250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Ryan Karonka
Name (please print)

Signature

1231 Packsaddle TRL
Address

7/13/26
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

From: Sarah Cozart
To: Suzanne Porter; Rob Cozart; Dakari Hill
Subject: [*EXTERNAL*] - Zone change
Date: Monday, July 13, 2026 5:03:25 PM

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Ms. Porter,

We are writing to you to express our concerns to the zone change request sent to us today in the mail for the property directly behind our house. (**zone 25-0003 for Saddle creek commercial**). As you are aware, this is not the first time this has occurred. We are again opposing the change and I would like to explain a little more to you.

When we decided to build and start a life in Prosper, we agreed to purchase this lot that backs up to the property only because **Brad** (who also developed our neighborhood) **directly promised** us that it would be developed for **medical**.

The requested change of it becoming restaurant zoned is unacceptable. That would bring many concerns to our family, which would include:
-increased **noise**
-**odors**
-rotting **food**/increased **trash**
-**rodents** and other **animals**
-increased **traffic** with **extended** late **hours**
-This would also dramatically decrease our property value and the desirability of our neighborhood costing my family it's investment value of our property.

He has now tried to change the zoning **multiple** times since we have lived here these last **nine** years. Each time he has tried, it has caused **stress** to our family and always has been a last-minute rush. Having two working parents with two kids, it makes it very difficult to drop everything and fight this every few years.

I work for Prosper ISD, my children attend Prosper ISD schools, and we have great pride in our city. I have put in many hours of service for our city and I know that you do as well. I hope that you would hear a fellow city service member's concerns. **This directly affects my family.** We ask that you understand from our perspective what we were

promised and the stress that this adds to our household and why we oppose this change.

We have dropped off our formal reply to your office today and are also emailing to formally state that we oppose this change. We want it recorded as one of the required 20% voices that count against this change.

Rob and Sarah Cozart
1310 Clipston Dr.
Prosper 75078
[redacted]

From: LISA BOWKER
To: Planning
Cc: Scott Bowker; customercare[redacted]
Subject: [*EXTERNAL*] - Zoning Change-25-00003
Date: Wednesday, July 15, 2026 2:28:53 PM

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To Whom it May Concern,

My husband and I own property on 1231 Clipston Drive, Prosper, TX. We were not notified of the proposed rezoning (Case # 25-0003) from medical to retail/restaurant/fast food uses. In prior instances, the city provided notice, however, we did not receive the legally required communication for this matter.

We formally and strongly object to any change from the original medical zoning to restaurant/fast food development which we believe would reduce our property values.

Please ensure that we are included in all future communications regarding this case.

Sincerely,

Scott & Lisa Bowker

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DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Scott Bowlker
Name (please print)

Signature

1231 Clipston
Address

7-13-26
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

TOWN OF PROSPER

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DEVELOPMENT SERVICES DEPARTMENT
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

SHAMIALA MASOOD
Name (please print)

Signature

1261 PACKSADDLE TRAIL
Address

07/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[redacted]

[redacted]
Phone Number

JUL 14 REC'D

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Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

SUSAN TROPKUS
Name (please print)

Susan Tropkus
Signature

1241 PACKSADDLE TRAIL
Address

7-13-26
Date

PROSPER TX 75078
City, State, and Zip Code

[redacted]
E-mail Address

[redacted]
Phone Number

JUL 14 REC'D

From:	Andrew Coonradt
To:	Planning
Cc:	Kaitlyn Coonradt; L[redacted]
Subject:	[*EXTERNAL*] - Case ZONE-25-0003 — Saddle Creek Commercial, NW corner Preston Rd / SH 289 & E. Prosper Trail
Date:	Tuesday, August 4, 2026 11:11:00 AM

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To the Planning Department,

I am a resident and property owner in the Saddle Creek neighborhood adjacent to the above rezoning case. I am writing to request records and to ask that the following questions be answered on the record before the Planning & Zoning Commission and Town Council act on this application.

Records requested (Texas Public Information Act)

- The complete zoning application and all exhibits for ZONE-25-0003, including the Exhibit D concept plan and proposed PD development standards.
- The staff report(s) and staff analysis prepared for both the P&Z Commission and Town Council hearings.
- Any Traffic Impact Analysis (TIA) submitted for this case — or, if none was required, the written determination waiving it and the basis for that waiver.
- The drainage / detention study and any downstream-capacity or impervious-cover analysis.
- Any water and sanitary sewer capacity analysis for the proposed restaurant/commercial use.
- Any correspondence regarding gas-utility capacity for this site.
- The list and map of property owners mailed notice within 200 feet of the site.
- The scheduled P&Z and Town Council public-hearing dates and the deadline to file a written protest for the Council hearing.

Questions for the record

1. **Future Land Use:** What does the adopted Comprehensive Plan / Future Land Use Plan designate for this parcel, and does staff consider the proposed PD — including its intensity, height, and restaurant concentration — to conform? On what specific basis?

2. **Traffic study:** Was a TIA required for approximately 33,500 SF of restaurant use plus retail and office? If not, why not? If yes, what peak-hour and evening trip volumes were projected, and onto which roadways?

3. **Intersection capacity:** The concept plan routes all access to Preston Road (two driveways) and E. Prosper Trail (one driveway), with no connection to the residential streets. What level of service, queue lengths, and turn-lane needs result at the Preston Road / Prosper Trail intersection and at each driveway under the added restaurant volumes?

4. **State-highway driveways:** Have TxDOT driveway and median-opening permits on Preston Road (SH 289) been reviewed, and which turn movements (left in / left out) are permitted at the two east driveways?

5. **Compatibility with homes:** What compatibility standards apply to two-story buildings up to 45 feet tall set behind only a 15-foot landscape buffer from single-family lots? What screening, lighting cut-off, loading-dock, dumpster, and hours-of-operation restrictions are proposed for the residential edge?

6. **Outdoor patios:** What noise standards apply to the large outdoor patios adjacent to the homes, and how will amplified sound and late-hour operation be limited?

7. **Drainage:** Has downstream stormwater capacity and the added impervious cover been analyzed, and are the on-site detention ponds sized for the full build-out?

8. **Utilities:** Have water, sanitary sewer, and gas providers confirmed adequate capacity for restaurant-level demand at this location, and who bears the cost of any required upsizing?

Please confirm receipt and the date by which these records will be available. Thank you.

Respectfully,

Andrew Coonradt

PLANNING

To: **Planning and Zoning Commission** **Item No. 8**

From: **Suzanne Porter, AICP, Planning Manager**

Through: **David Hoover, AICP, Director of Development Services**

Re: **Planned Development for The Marco**

Meeting: **August 18, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-42 (Tract 16) and rezone a portion of a Commercial Tract (Tract 17) to create a Mixed-Use Planned Development on the Collin County School Land Survey, Abstract No. 147 and J. Yarnell Survey, Abstract No. 1038, Tracts 16 and 17, on 143.0± acres, located on the northeast corner of Dallas Parkway and University Drive. (ZONE-26-0009)

Description of Agenda Item:
The Marco brings a bit of Italy to Prosper. In the core of the development there is a lagoon that serves as regional stormwater detention and flowing from it are navigable canals. Along the Dallas North Tollway and University Drive, high-rise and mid-rise buildings will house office, retail and hospitality uses. The design features a public square, performing arts venue, hotel, and ground floor retail at the core of the development and along the water. Residential components will include multifamily and condominium structures, lower-intensity neighborhood of villas, townhomes, flats, and an age-restricted enclave.

It is anticipated that the development will be able to provide one million square feet of office space, up to two hotels, a performing arts venue, a grocer and market hall, village retail and services, and a premium mixed residential population.

Residential Component
The number of dwelling units of each type shall not exceed the maximum established for that type. The total number of dwelling units on the Property shall not exceed 4,400 units.

- Mid-Rise Flats are limited to 2,500 units,
- High-Rise Residential (condominium or multifamily more than five stories) are limited to 400 units,

- Retirement / Age-Restricted Housing is limited to 500 units, and
- Villas, Townhomes, Cottages, Court Homes, and Live-Work Units are together limited to 1,000 units.

The maximums stated above for residential types other than Mid-Rise Flats may be adjusted among those types at Preliminary Site Plan, provided that Mid-Rise Flats do not exceed 2,500 units and the total number of dwelling units on the Property does not exceed 4,400 units.

Future Land Use Plan:
The Future Land Use Plan designates the property as the Dallas North Tollway District. The development complies with the following criteria that characterize this district.

- Most intense land uses within Prosper;
- Has a diverse mixture of office, retail, and residential;
- Mid-rise office (up to 12 stories) designed for a "campus feel";
- Orientation towards open space;
- Significant landscaping linked by a pedestrian network;
- A common architectural theme for a consistent visual appearance;
- Mixed-use development with a mixture of office, retail and residential uses;
- Mixed-use lofts/apartments as the most appropriate residential;
- Structured parking in more intense areas, oriented to minimize visibility from the Tollway;

Dallas North Tollway District:
The Planned Development meets the intent and criteria of the Dallas North Tollway District Guidelines that were adopted earlier this year.

Zoning:
The property is zoned Planned Development-42 (Commercial Corridor) and Commercial.

Compatibility:
The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Commercial and Planned Development-42 (Commercial Corridor)	Vacant	Dallas North Tollway District
North	Commercial and Planned Development-42 (Commercial Corridor)	Vacant	Dallas North Tollway District
East	Planned Development-67 (Mixed Use)	Mixed Use	Town Center
South	NA (Frisco)	Vacant	NA (Frisco)
West	Planned Development-41 (Mixed Use)	Vacant	Dallas North Tollway District

Phasing:

The Phasing Plan (Exhibit E) represents three phases. The area around the exterior of the property, lagoon, and site wide infrastructure will be developed first to begin the project. After this has been completed, the area designated as Phase 2 will be developed as directed by pad purchasers. Finally, the Corporate Office/Headquarters area is to be developed as directed by pad purchasers.

PHASE 1:
To be developed to begin the project. Site wide Infrastructure and initial projects.

PHASE 2:
To be developed as directed by pad purchasers.

CORPORATE OFFICE/ HEADQUARTERS:
To be developed as directed by pad purchasers.

Uses / Planning Areas

There are five distinct Planning Areas within the development. They are as follows:

Planning Area 1: Tollway/380 Frontage Hospitality and Employment (office, hotel, structured parking)

Planning Area 2: Village Core Mixed-Use Core at the Lagoon (public square, performing arts venue, hotel, canals, passeggiata, ground floor retail, development's tallest buildings)

Planning Area 3: Waterfront/Neighborhood High-Rise and Mid-Rise Residential addressing the lagoon (highest residential densities in the development)

Planning Area 4: Mercato Lower-intensity residential (villas, townhomes, flats, live-work units, neighborhood retail)

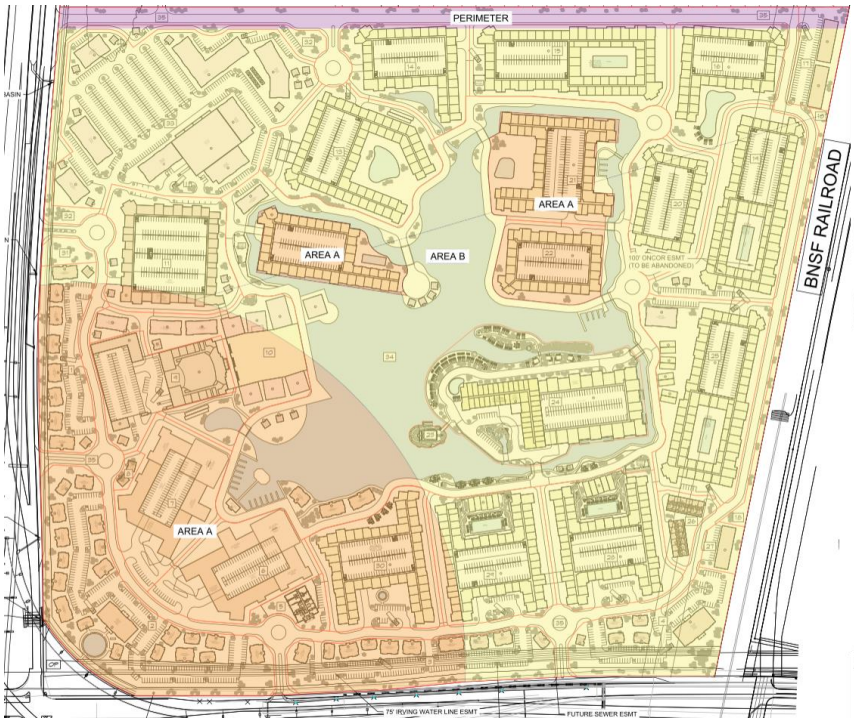
Planning Area 5: Open Space / Lagoon Lagoon and its Promenade, Canals, and Perimeter Trail (central open space and regional stormwater detention for the development)

Building Heights:
There are three guiding regulations for height within the development. The area at the intersection of University Drive and the Dallas North Tollway and two structures on the interior of the Lagoon will be a maximum 14 stories and 190 feet (Area A). The uses in this area include:

- Office condos
- Corporate Headquarters
- Performing Arts Center
- Multifamily

The second area encompasses the remainder of the property, and the height limits in this area are 8 stories and 160 feet (Area B).

Should adjacent property to the north (Perimeter) be zoned for single-family use, height will be limited to two stories and 40 feet within 75 feet of the property boundary. Building outside of the 75 foot buffer may increase one foot in height over 40 feet for every one foot of additional setback provided. (Example: A 50-foot tall building would have an 85-foot setback from residential property.)



Architecture:
The public will enter this development and feel as though they are in Italy. Conceptual elevations have been submitted (see Exhibit F) representing the architectural character, massing, and material palette of the development. Elevations are provided for every area within the development and include specific uses such as the hotel, office condominiums, and the performing arts venue.

Open Space and Landscaping
Open space features in the development include a passeggiata, lagoon and canals, piazzas, courtyards, and landscaped areas. Overall, the amount of open space is approximately 28.7 acres or 20 percent of the property.

Parking:
Structured parking is designed to be wrapped and/or designed with architecture to mirror the buildings will be utilized through the majority of the development with minimal surface parking. The northwest corner of the property will be a retail corner, having surface parking that is surrounded by buildings so as to minimize visibility from the public right-of-way.

Fire Code Compliance:
Full compliance with the Town Fire Code is required and will be reviewed during the Preliminary Site Plan and Site Plan submissions. Fire equipment and access to the lake will need to be provided and may require dedicated fire related buildings at dock location and through the development.

Engineering Standard Compliance:
The conceptual layout generally depicts intent, but the final layout shall be determined at the time of Preliminary Site Plan and meet all Town requirements, including Engineering Design Standards and all applicable standards listed throughout the Unified Development Code. In addition, all other local, state, and federal regulations as it relates to the floodplain and waters of the U.S., or other, shall be adhered.

Thoroughfare Plan:
This property has access to University Drive (US 380) and Dallas North Tollway.

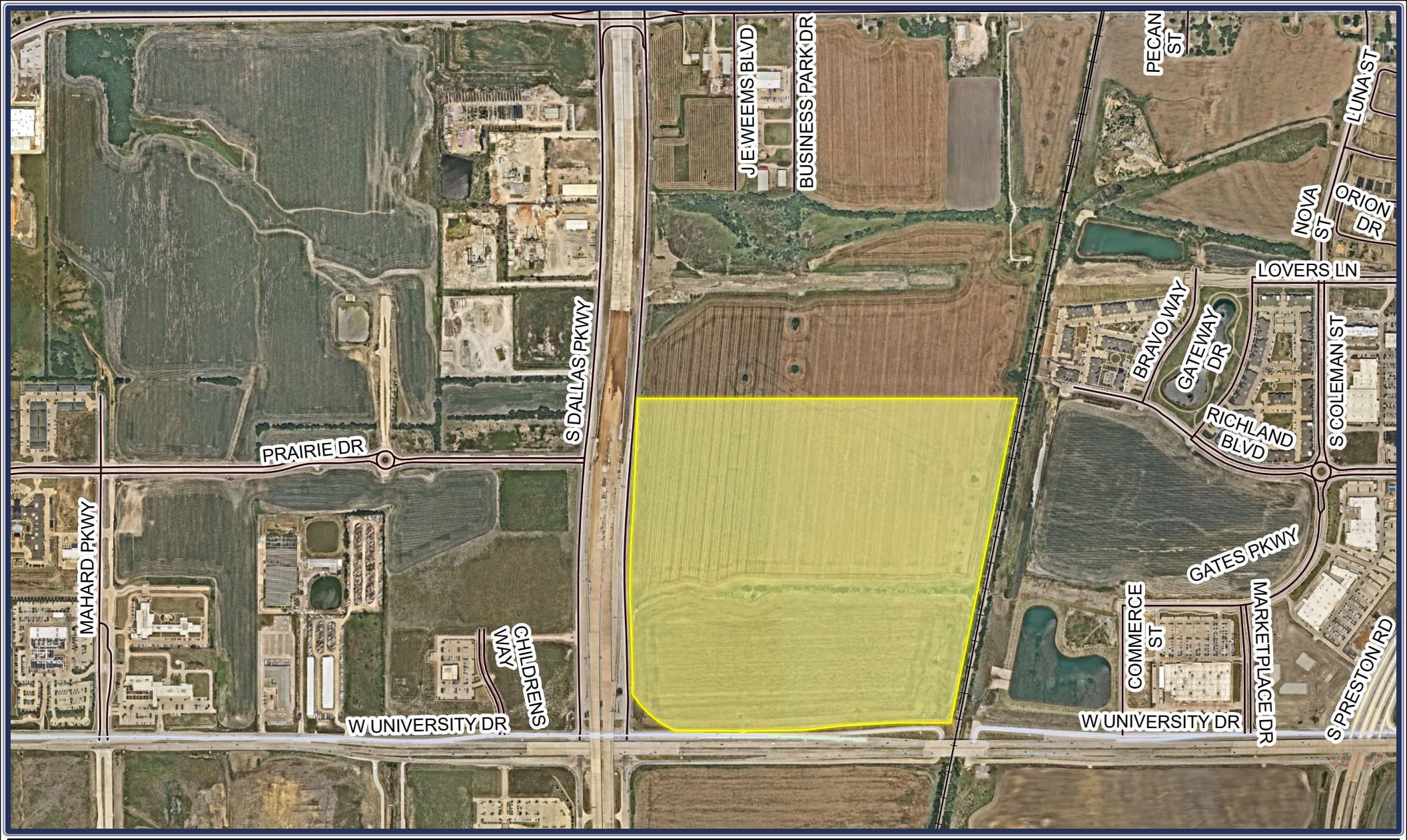
Parks Master Plan:
The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:
Notification was provided as required by the Unified Development Code and state law. Staff has not received any responses to date.

Attached Documents:
1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit B – Letter of Intent
5. Exhibit C – Development Standards
6. Exhibit D – Conceptual Plan
7. Exhibit E – Phasing Plan
8. Exhibit F – Elevations
9. Exhibit G – Landscape Plan and Plant List
10. Exhibit H – Open Space Plan
13. Exhibit J – Building Heights
14. Exhibit K – Thoroughfare and Street Sections
14. Exhibit M – Planning Areas

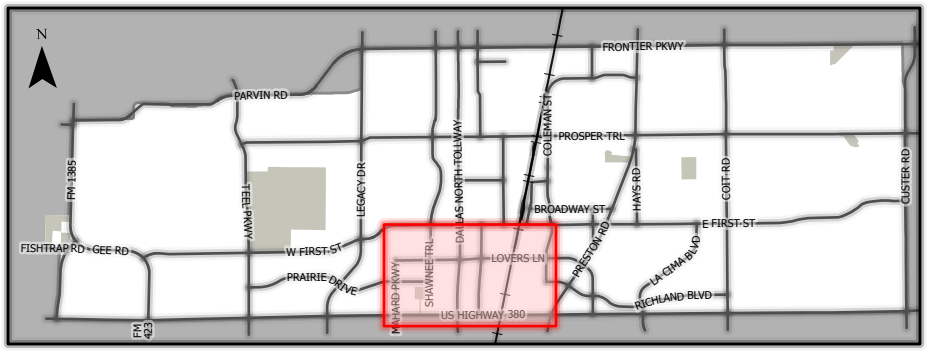
Town Staff Recommendation:
The rezoning request is compliant with the Future Land Use Plan and vision of the Dallas North Tollway District. It will be a desirable destination and prominent gateway into the community. This will be a unique development for the Town and region. For these reasons, Town Staff recommend the Planning and Zoning Commission approve the request to approve the proposed Planned Development.

Town Council Public Hearing:
Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on September 8, 2026.



TOWN OF PROSPER

0 500 1,000 2,000 Feet

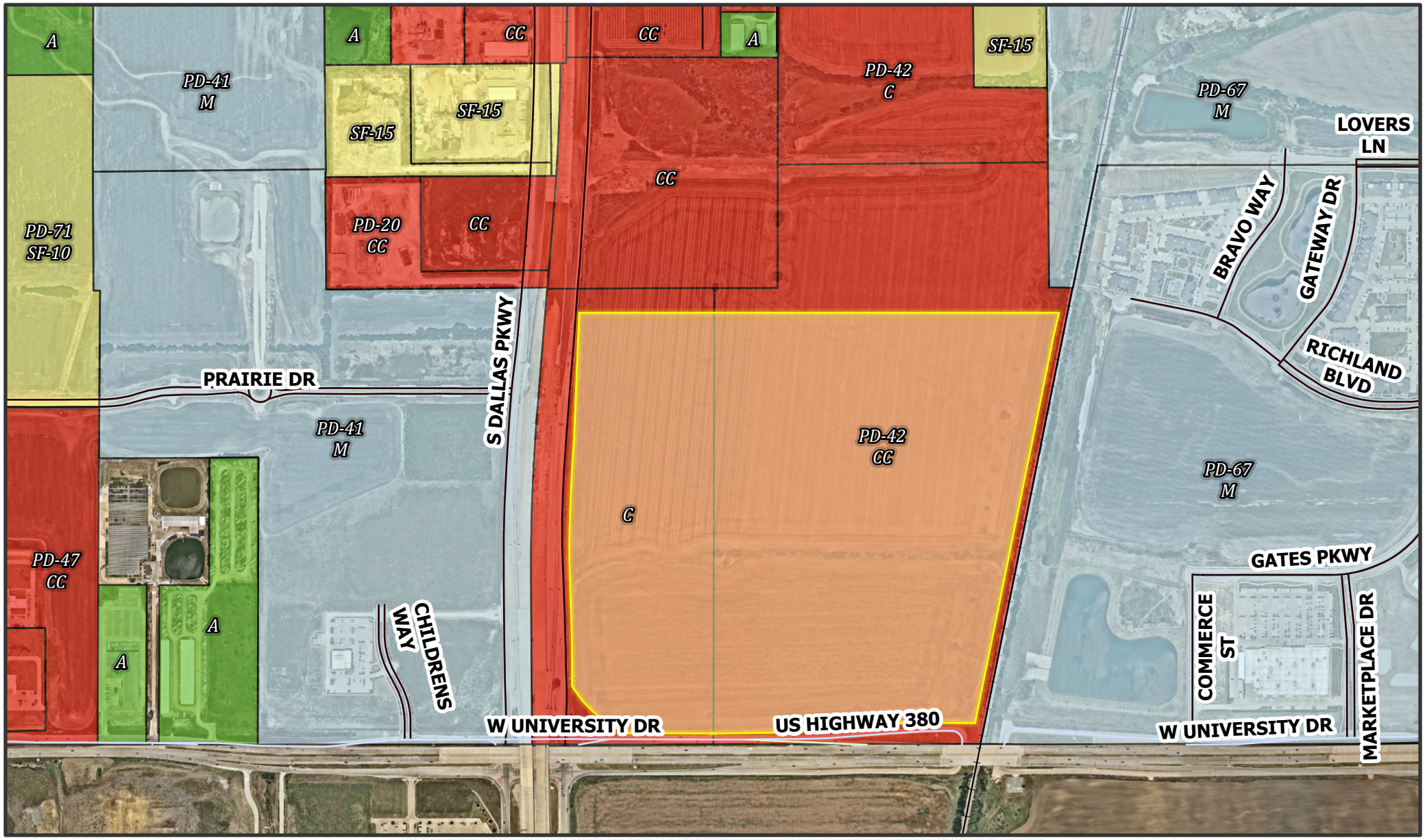


This map for illustration purposes only

ZONE-26-0009

The Marco

Planned Developm



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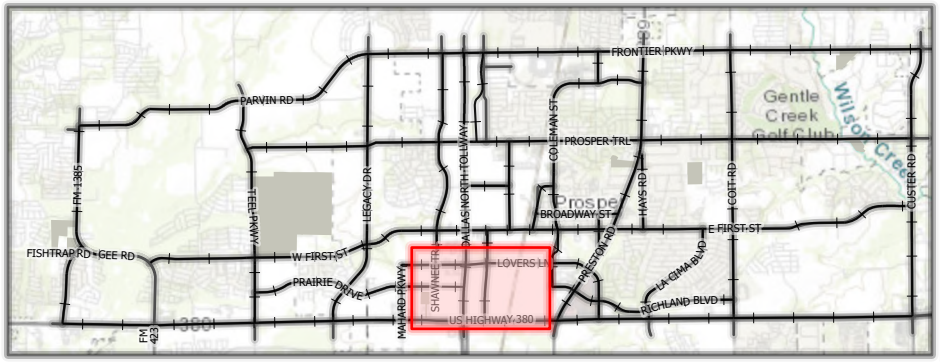


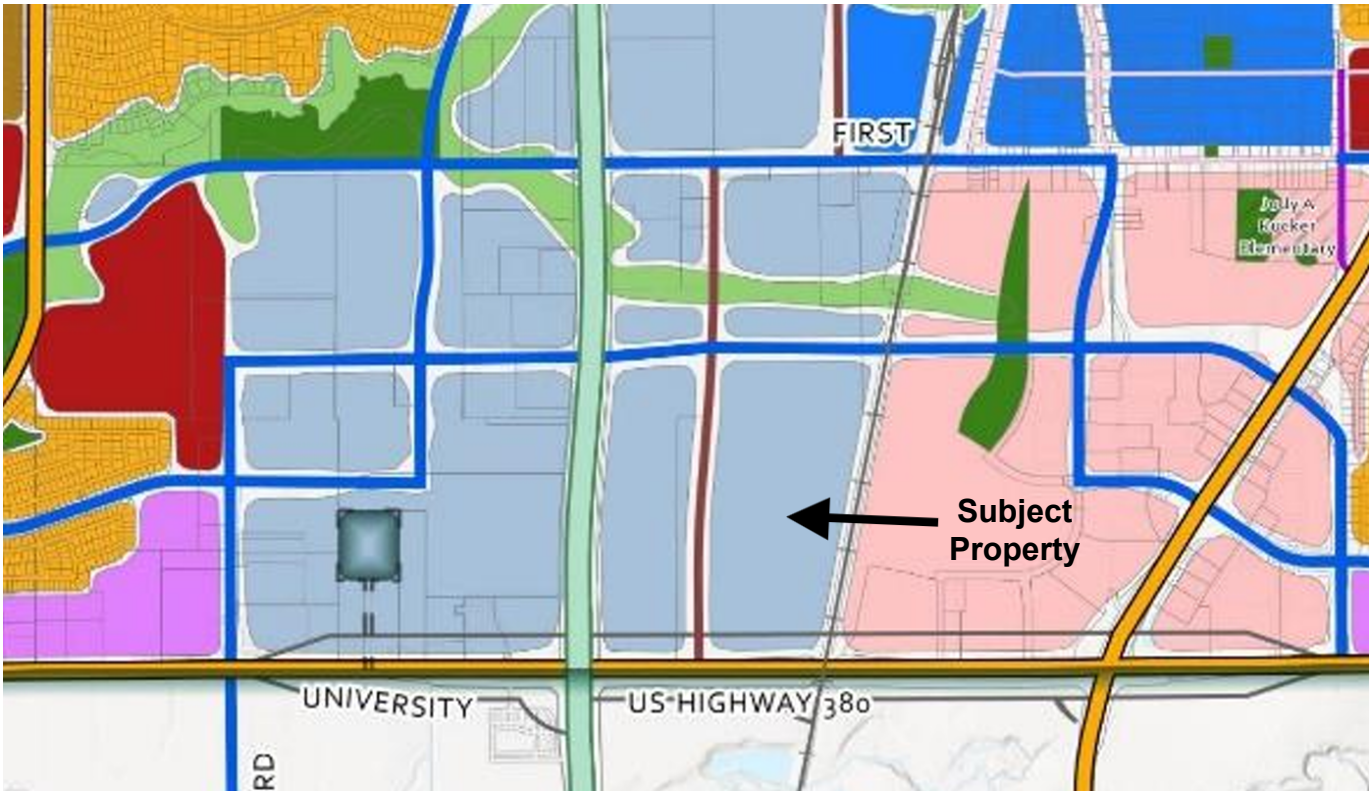
ZONE-26-0009

The Marco

Planned Development

Future Land Use Exhibit

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ



BlackStoneCommunities.com

BlackStone Communities

Adriatica Office:
401 Adriatic Pkwy, Suite 700
McKinney, Texas 75072
United States of America

17 July 2026

Town of Prosper
Development Services Department — Planning Division
250 W First Street
Prosper, TX 75078

Re: Letter of Intent - Planned Development Rezoning for The Marco, ±142.996 acres at the northeast corner of the Dallas North Tollway and U.S. Highway 380

To the Planning & Zoning Commission and the Town Council:

This letter accompanies an application to rezone approximately 142.996 acres at the northeast corner of the Dallas North Tollway and U.S. Highway 380 to a Planned Development District for a mixed-use development known as The Marco. The Property is presently zoned Commercial (C) and Commercial Corridor (CC) and is subject to Planned Development-42 (Ordinance No. 08-098). The request repeals PD-42 as to the Property and replaces it with the Statement of Intent and Development Standards submitted with this application. BlackStone Communities submits the application as applicant, with the authorization of the owner, Godwin Investments, Ltd.

The Property. The Marco comprises approximately 142.996 acres in the Collin County School Land Survey, Abstract No. 147, and the J. Yarnell Survey, Abstract No. 1038, Collin County, Texas. The Dallas North Tollway bounds it on the west, U.S. Highway 380 on the south, and the BNSF Railway on the east. It lies within the U.S. 380 Gateway — Sub-District 1 of the Dallas North Tollway District Development Standards — and within the Dallas North Tollway District of the Town's Comprehensive Plan. Both already call for this corner to develop at higher density and mixed use, organized around a central open-water feature and a connected public realm.

Why a Planned Development. The Town's own plan asks for a place the base zoning cannot deliver. The Commercial and Office districts cap building height at 40 feet; the Multifamily district caps density at ten units per acre. Those standards were written for a different kind of development — they cannot produce the mid- and high-rise, structured-parking, walkable village that the DNT District envisions for Sub-District 1. The Planned Development closes the gap. It establishes building height in bands measured from the Tollway and highway frontage, consistent with the DNT Standards' allowance of height within 500 feet of the Tollway, and steps that height down wherever the Property meets off-site single-family. Everything else holds: except where Exhibit C expressly modifies them, the UDC and the DNT Standards continue to govern, and all modifications are itemized in a single table.

The Development. The Marco organizes the site into five Planning Areas around a central lagoon that serves as both regional stormwater detention[1] and the development's principal public open space. Along the Tollway and 380 runs an employment, retail, and hospitality frontage. At the water sits a mixed-use village core — a public square, a performing arts venue, a hotel, canals, and ground-floor retail — carrying the tallest buildings on the site. Beyond it lie waterfront high- and mid-rise residential, a lower-intensity neighborhood of villas, townhomes, and flats, and an age-restricted enclave. The program contemplates over one million square feet of office space, up to two hotels, a performing arts venue, a grocer and market hall, village retail and services, and a premium mixed residential population. The mix is the point. It balances jobs against housing on the corridor, builds a durable commercial tax base, and gives Prosper a civic and cultural anchor at its Tollway gateway.

Special considerations. This is Prosper's front door on the Tollway. The site carries frontage on both the Dallas North Tollway and U.S. Highway 380, with the BNSF Railway defining its eastern edge — a gateway parcel by any measure, and the one the Comprehensive Plan singles out for exactly this treatment. The central lagoon is engineered to work twice, as regional detention[1] and as public realm, and the plan is built around it. The village form the plan calls for — walkable, water-oriented, marked by towers, campanili, and cupolas at defined locations — depends on the height and density standards the base districts memorialize. That dependence is why the Planned Development is the right instrument, and the necessary one.

Supporting documentation. Submitted with this letter are the draft Ordinance and the Statement of Intent and Development Standards (Exhibit B); the legal description (Exhibit A), drawn from certified ALTA/NSPS Land Title Survey No. 23-0043, dated June 3, 2026; and the supporting exhibits — Conceptual Development Plan, Planning-Area, Building Height, Open Space, Thoroughfare Sections, Conceptual Elevations, Sign Package, Phasing, and Plant List. The owner's authorization accompanies the application under the Owner Acknowledgement Form.

The Comprehensive Plan already imagines this corner as Prosper's gateway on the Tollway. The Planned Development is what turns that vision into a place that can be built. We look forward to working with your staff, the Commission, and the Council to see it through.

Respectfully,

Jeffory Blackard
Principal
BlackStone Communities

[1] Subject to engineering and verification

THE MARCO

Planned Development District — Development Standards

Northeast corner of the Dallas North Tollway and U.S. Highway 380, Prosper, Texas · ±142.996 acres · U.S. 380 Gateway (DNT Sub-District 1)

August 2026

This Planned Development comprises the development standards set forth in Exhibit C, together with the exhibits referenced herein, which are provided under separate cover. Except as expressly modified herein, development of the Property is governed by the Town's Unified Development Code (the "UDC") and the Dallas North Tollway District Development Standards (the "DNT Standards").

Exhibit C — Planned Development Standards

C-1. Statement of Intent and Purpose

The Marco is a master-planned, mixed-use development of approximately 142.996 acres at the northeast corner of the Dallas North Tollway and U.S. Highway 380. The Property lies within the U.S. 380 Gateway (Sub-District 1) of the DNT Standards and within the Dallas North Tollway District of the Comprehensive Plan, each of which provides for higher-density, mixed-use development organized around a central open-water feature and a connected public realm. This Planned Development establishes the standards under which the Property will develop as a walkable, mixed-use village integrating employment, hospitality, civic, retail, service, and residential uses around a central lagoon.

The Property. The Property comprises approximately 142.996 acres, presently zoned Commercial (C) and Commercial Corridor (CC) with PD-42, bounded by the Dallas North Tollway to the west, U.S. Highway 380 to the south, and the BNSF Railway to the east.

Development concept. The Property is organized into the Planning Areas described in C-3, comprising a tollway-frontage employment and hospitality district; a mixed-use village core on a central lagoon, with a public square, a performing arts venue, a hotel, canals, and ground-floor retail; waterfront high- and mid-rise residential; a lower-intensity residential neighborhood of villas, townhomes, and flats; an age-restricted residential area; and a central lagoon serving as regional detention and public open space. The development contemplates a significant residential population, approximately 1.1 million square feet of office, hotel(s), a performing arts venue, a grocer and market hall, and village retail and service uses.

Conformance. Except as expressly modified in this Exhibit and the exhibits incorporated herein, the Property shall develop in accordance with the UDC and the DNT Standards (UDC §2.05.B.4).

C-2. Definitions

Except as defined in this Section, terms have the meanings given in UDC Article 4 and Article 2.07. The following terms apply within this Planned Development:

Active Use. A ground-floor use that generates pedestrian activity, including retail, restaurant, personal service, gallery, market, lobby, and amenity uses; the term excludes parking, back-of-house, and unoccupied frontage.

Build-to Line. A line at or near the front setback at which a stated minimum percentage of the building façade shall be located.

Event and Assembly Amenity (chapel and pavilion). A building or open-air structure used for weddings, private events, gatherings, and assembly, including religious ceremonies and services, operated as an amenity of the development.

Frontage. The plane of a lot or building facing a street or the Public Realm, to which placement, entrance, and transparency standards apply.

High-Rise Residential. A Multifamily Dwelling, as defined by the UDC, in a building exceeding five stories; regulated by building form and height.

Lagoon. The central surface-water feature, including its canals and Passeggiata, serving as both regional stormwater detention and public open space.

Liner Building. An occupied building placed to wrap a Structured Parking facility and screen it from the Public Realm.

Live-Work Unit. A dwelling unit containing an integral, street-facing ground-floor commercial or studio space occupied by a resident of the unit, as further governed by C-4.4.

Market Hall. An enclosed or semi-enclosed grocer or public market containing multiple vendor stalls.

Mid-Rise Flat. A Multifamily Dwelling, as defined by the UDC, in a building of five stories or fewer, developed to the standards established in C-5.3.

Passeggiata. The continuous public promenade located at the edge of the Lagoon.

Planning Area. A geographic sub-area of this Planned Development governed by the standards assigned to it, as shown on the Conceptual Development Plan.

Public Realm. Streets, sidewalks, plazas, the Lagoon edge, trails, and other publicly accessible open space.

Retirement / Age-Restricted Housing. Retirement Housing, as defined by the UDC, or other residential development restricted to occupancy by age-qualified households in accordance with applicable state and federal fair-housing law.

Structured Parking. Parking located within a building or parking structure.

Townhome. An attached single-family dwelling in a building of three to six units, developed at the scale and dimensional standards established in C-5.3.

Villa. A detached or attached single-family dwelling developed at the scale and dimensional standards established in C-5.3; the term includes the Cottage and Court Home building types identified in C-5.3, each of which is permitted wherever a Villa is permitted and counted against

the combined maximum for Villas, Townhomes, Cottages, Court Homes, and Live-Work Units established in C-5.2.

C-3. Planning-Area Structure

The Property is divided into the Planning Areas identified below. Each Planning Area develops in accordance with its assigned base district under the UDC, except as modified in this Exhibit. Acreages are approximate; percentages are of gross site area and are rounded. A Planning Area need not be contiguous and may consist of more than one area. The boundary of a Planning Area is established at Preliminary Site Plan and may be adjusted at Preliminary Site Plan or at site plan by not more than 20% of the acreage shown, provided that the maximums established by C-5 and the common open space required by C-7.3 continue to be satisfied for the Property as a whole. An adjustment within that limit is not a variation from the Conceptual Development Plan for purposes of C-9.3.

PA	Name	Base	Acres (±)	Primary program	%
PA-1	Tollway / 380 Frontage	C	24.5	Office, corporate campus, Structured Parking	17%
PA-2	Village Core	C	11.2	Mixed-use; Lagoon, square, performing arts venue, hotel, retail	8%
PA-3	Waterfront / Neighborhood	MF	59.5	High- and mid-rise residential at the Lagoon	41%
PA-4	Mercato	MF	12.3	Retail-forward market square with surrounding residential	9%
PA-5	Open Space / Lagoon	C	24.4	Lagoon, Passeggiata, trails, regional detention	17%
—	Rights-of-way and other land not assigned to a Planning Area	—	11.1	Thoroughfares, dedications, and incidental areas	8%
	Total		143.0		100%

PA-1 — Tollway / 380 Frontage. The employment and hospitality frontage along the Dallas North Tollway and U.S. 380, accommodating office, a hotel, and Structured Parking, with the landscaped tollway edge required by the DNT Standards. Multifamily is set back from the Tollway frontage under C-5.2, reserving the frontage for office and hospitality.

PA-2 — Village Core. The mixed-use core at the Lagoon, containing the public square, the performing arts venue, a hotel, canals, and the Passeggiata, with ground-floor retail and the development's tallest building and tower elements.

PA-3 — Waterfront / Neighborhood. High- and mid-rise residential addressing the Lagoon, at the highest residential densities in the development.

PA-4 — Mercato. Retail-forward market square with surrounding residential.

PA-5 — Open Space / Lagoon. The Lagoon and its Passeggiata, canals, and perimeter trail, serving as the development's central open space and as regional stormwater detention.

C-4. Permitted Uses

C-4.1 Use schedule

Uses are permitted within each Planning Area as set forth in the schedule below, in which **P** indicates a permitted use and **—** indicates a use that is not permitted. An asterisk (*) indicates a use that is permitted subject to the Multifamily setback from the Dallas North Tollway established in C-5.2. Within each Planning Area, the uses permitted by its assigned base district under the UDC Schedule of Uses (Art. 2.07.C) apply, except as modified by this schedule. Uses defined in C-2 that do not appear in the UDC Schedule of Uses are added as shown.

Use	PA-1	PA-2	PA-3	PA-4	PA-5
Multifamily Dwelling / Mid-Rise Flat	P*	P	P	P	—
High-Rise Residential	P*	P	P	P	—
Villa	P	P	P	P	P
Townhome	P	P	P	P	P
Live-Work Unit	P*	P	P	P	P
Retirement / Age-Restricted Housing	—	P	P	P	—
Retail Stores and Shops	P	P	P	P	P
Restaurant (without drive-through)	P	P	P	P	P
Personal Service Establishment	P	P	P	P	P
Artisan's Workshop / Gallery	P	P	P	P	P
Market Hall / Farmer's Market	P	P	P	P	P
Health / Fitness Center	P	P	P	P	P
Child Care Center, Licensed	P	P	P	P	—
Office / Medical Office	P	P	P	P	P
Hotel	P	P	P	P	P
Performing Arts Venue / Theater	P	P	P	—	P
Commercial Amusement (Indoor)	P	P	—	P	—
Self-Storage[1]	P	P	P	P	P
Water Taxi / Canal Operations	—	P	P	—	P
Structured Parking	P	P	P	P	—
Gas or fuel sales	—	—	—	P	—
Event and Assembly Amenity (chapel and pavilion)	P	P	P	P	P

[1] Self-storage is permitted only in the integrated, lined form required by C-4.3; standalone self-storage and mini-warehouse are prohibited under C-4.5.

Use	PA-1	PA-2	PA-3	PA-4	PA-5
Lagoon / Open Water	—	P	P	—	P

C-4.2 Ground-floor activation

Along the streets and the public square identified on the Conceptual Development Plan within PA-2, the ground floor of each building shall be devoted to Active Uses.

C-4.3 Self-storage

Self-storage shall be developed only in integrated form: within a climate-controlled, multi-story building wrapped or lined by Active Uses, with no overhead or roll-up service doors visible from the Public Realm. Accessory storage serving the residents or tenants of a multifamily or retail building is permitted in any Planning Area. A curated specialty use for high-value vehicles or vessels — a motorcar garage or garage-condominium, a boat sales or service establishment, or a motor-vehicle dealership operated wholly indoors without an outdoor inventory or display lot (for example, an urban automotive showroom) — is not a standalone self-storage, mini-warehouse, storage-yard, or outdoor-storage use prohibited by C-4.5, and is permitted in a storefront retail format. All storage, service, sales, and display shall occur within an enclosed building; no vehicle or vessel shall be stored or displayed outdoors; no overhead or roll-up service door shall be visible from the Public Realm; and the ground-floor street frontage shall be devoted to Active Uses.

C-4.4 Live-work units

A Live-Work Unit shall consist of a dwelling unit with a ground-floor commercial or studio space having display frontage and a separate commercial entrance, occupied by a resident of the unit. The commercial component shall not exceed 50% of the floor area of the unit.

C-4.5 Prohibited uses

The following uses are prohibited in all Planning Areas: automobile sales or leasing (except in a storefront retail format); storage yard; standalone self-storage or mini-warehouse; pawn shop; drive-in theater; manufactured home; outdoor storage as a principal use; credit access business, as defined in Texas Finance Code §393.601, as amended, including payday lending, motor-vehicle title lending, and credit services organizations as defined in Texas Finance Code §393.001, as amended; body art facility; smoke shop or vape shop; a business that sells drug paraphernalia; a business that offers a gambling device as defined by Texas Penal Code §47.01, other than an amusement machine excluded from that definition by §47.01(4)(B); sex shop, or a business the primary purpose of which is the sale of lewd merchandise; and a business the principal operations of which use outdoor storage or outdoor display. The last clause does not prohibit outdoor dining, sidewalk display accessory to a storefront retail use, seasonal or temporary outdoor sales, a Market Hall or farmer’s market, or the indoor display permitted by C-4.3.

C-5. Dimensional Standards

The base districts assigned to the Planning Areas do not accommodate the building intensity and form provided for Sub-District 1 by the DNT Standards. The Commercial and Office districts limit building height to 40 feet, and the Multifamily district limits density to 10 dwelling units per

acre; these limits are inconsistent with the mid- and high-rise, structured-parking building types and the densities contemplated by this Planned Development and by the DNT Standards (DNT §2.1, §4.4). Building height is therefore established by the height areas in C-5.1, as designated on the Building Height Exhibit, consistent with the DNT Standards' allowance of building height within 500 feet of the Tollway (DNT §3.3) and its protection of off-site single-family development (DNT §3.3.5–3.3.6). Except where these standards expressly provide otherwise, setbacks, buffers, and other figures are those established by the DNT Standards and the UDC.

C-5.1 Building height

Area	Location	Maximum height	Source
A	Within 1,350 ft of the DNT / US 380, together with the additional areas designated Area A on the Building Height Exhibit	14 stories / 190 ft	DNT §3.3; Sub-District 1 destination intent (§2.1)
B	The balance of the Property, as designated Area B on the Building Height Exhibit	8 stories / 160 ft	DNT §3.3 (height within 500 ft of the Tollway)
Perimeter	Within 75 ft of off-site single-family-zoned property	2 stories / 40 ft; thereafter 1 ft of additional setback per 1 ft of height above 40 ft	DNT §3.3.5–3.3.6

The Perimeter standard applies only where the Property abuts off-site single-family-zoned property. Architectural features with or without habitable floor area, including towers, campanili, and cupolas, may exceed the applicable area maximum by up to 40 feet at the locations shown on the Conceptual Development Plan.

C-5.2 Density, coverage, and floor area

PA	Build-to	Coverage / FAR
PA-1	≥ 70% of façade at the Build-to Line (DNT §3.2.3)	≤ 80% / ≤ 3.0:1
PA-2	≥ 70% within 5 ft	≤ 90% / ≤ 4.0:1
PA-3	≥ 60%	≤ 75% / ≤ 3.0:1
PA-4	≥ 50%	≤ 65% / ≤ 3.0:1
PA-5	—	impervious ≤ 15%

Unit-mix limits: studio and one-bedroom dwellings shall not exceed 70% and three-bedroom dwellings shall not exceed 10% of total dwellings.

Multifamily setback from the Dallas North Tollway. Multifamily Dwelling, Mid-Rise Flat, High-Rise Residential, and Live-Work Unit shall be set back not less than 250 feet from the Dallas North Tollway right-of-way. The area between the right-of-way and that line is reserved for office, hospitality, civic, and structured-parking uses and the required tollway landscape edge.

Maximum dwelling units by type. The number of dwelling units of each type shall not exceed the maximum established for that type.

Mid-Rise Flats are limited to 2,500 units and High-Rise Residential (condominium or multifamily, more than five stories) to 400 units. Retirement / Age-Restricted Housing is limited to 500 units. Villas, Townhomes, Cottages, Court Homes, and Live-Work Units are together limited to 1,000 units. The total number of dwelling units on the Property shall not exceed 4,400 units.

The maximums stated above for residential types other than Mid-Rise Flats may be adjusted among those types at Preliminary Site Plan, provided that Mid-Rise Flats do not exceed 2,500 units and the total number of dwelling units on the Property does not exceed 4,400 units.

A maximum of two hotels is permitted.

C-5.3 Residential building-type standards

The Min. lot and Min. width standards apply only to a residential building type created on a platted, fee-simple lot. Where a building type is created other than on a platted, fee-simple lot, those two standards do not apply; the Max. height and Min. unit standards continue to apply regardless of ownership form. A Note describing lot configuration (such as a private yard or shared courtyard) applies only on a fee-simple lot; a Note describing building composition (such as units per building) applies in either form. A Villa, Townhome, Cottage, or Court Home may be developed on a single platted lot or tract, with individual units established by condominium plat or by site plan, without further subdivision into individual lots. Building separation, fire access, drives, and parking are established at site plan.

Type	Min. lot	Min. width	Max. height	Min. unit	Notes
Villa, detached	2,500 SF	35 ft	3 stories	1,200 SF	Private yard ≥ 200 SF
Villa, attached	1,800 SF	24 ft	3 stories	1,000 SF	
Townhome	1,400 SF	20 ft	3 stories	900 SF	3-6 units per building
Cottage	800 SF	15 ft	2 stories	400 SF	
Court Home	1,800 SF	24 ft	3 stories	1,000 SF	Not more than 2 units per building; shared court
Mid-Rise Flat	—	—	5 stories	500 SF	
High-Rise Residential	—	—	Per C-5.1	500 SF	

C-6. Modifications to the UDC and DNT Standards

The following table identifies each modification of the UDC and the DNT Standards effected by this Planned Development. Except as set forth below and elsewhere in this Exhibit, the UDC and the DNT Standards apply without modification (UDC §2.05.B.4).

Subject	UDC / DNT standard	Standard as modified	Source
Building height (Commercial / Office)	40 ft (UDC §2.04)	Per the height areas in C-5.1	DNT §3.3; §2.1
Residential density	10 du/ac (UDC §2.04)	Per the dwelling-unit maximums by building type in C-5.2	DNT §4.4

Subject	UDC / DNT standard	Standard as modified	Source
Coverage and floor area	Commercial 0.5 FAR / 50% coverage	Per C-5.2	DNT (Sub-District 1)
Multifamily and Retirement Housing	Multifamily by PD; Retirement Housing by SUP	Permitted by right, C-4.1	UDC §2.05
Added uses	Not listed in the UDC Schedule of Uses	Live-Work Unit, Market Hall, Water Taxi / Canal Operations, Lagoon / Open Water, and Event and Assembly Amenity added, C-4	UDC §2.07
Off-street parking	UDC Article 2.10 minimums	Modified ratios and shared parking, C-7.1	DNT §7
Lagoon street	UDC thoroughfare standards	Pedestrian / emergency-access promenade, C-7.8	DNT §11
Building materials	UDC Chapter 3 / DNT §9	Building form, massing, and frontage per C-8; building product and material standards per the Conceptual Elevations exhibit and the Development Agreement	—
Sight-visibility triangles	Required at intersections and access points	Eliminated at intersections of the firelane with the Passeggiata; otherwise required per the UDC	PD
Signage — digital display and large-format identity	DNT authorizes external illumination and is silent on internally-lit digital display (DNT §13.1); Town Sign Ordinance limits changeable-copy and roof signage	Performing arts marquee and electronic changeable-copy event signage with digital display permitted in the entertainment core; building-top identity permitted for tall office / hotel buildings — all per Exhibit M and §C-7.11	DNT §§13–14; Exhibit M
Signage — storefront uniformity	Multi-tenant developments shall have signage uniform in style, type, material, and lighting (DNT §13.1)	Uniformity applies to multi-tenant monument, directory, and wayfinding signage; individual storefront, blade, and window signs may vary within the materials and illumination standards of Exhibit M (L-2, L-4)	DNT §13.1; Exhibit M

C-7. Development Standards Applicable to All Planning Areas

The standards in this Section apply throughout the Property, except where a Planning Area provides otherwise, and modify the UDC only as stated.

C-7.1 Off-Street Parking

(a) Required off-street parking shall be provided in accordance with the following minimum ratios, which modify UDC Article 2.10:

Multifamily Dwelling, 1.5 spaces per unit;

Retail Stores and Shops, 1 space per 300 square feet;

Restaurant, 1 space per 150 square feet, with the area devoted to outdoor dining reduced by 50% for purposes of the calculation;

Office, 1 space per 400 square feet;

Medical Office, 1 space per 350 square feet;

Hotel, 1 space per guest room plus 1 space per 200 square feet of associated commercial area;

Performing Arts Venue or Theater, 1 space per 4 seats;

Health / Fitness Center, 1 space per 200 square feet of workout area.

(b) Where two or more uses with non-coincident demand share a parking facility, the aggregate parking requirement may be reduced by up to 30% upon submission of a shared-parking analysis.

(c) Not less than 80% of the parking provided for Multifamily Dwelling, Mid-Rise Flat, High-Rise Residential, and Retirement / Age-Restricted Housing shall be Structured Parking. Structured Parking shall be lined by Active Uses or architecturally finished where it abuts a street or the Public Realm, and ground-level openings shall not exceed 55% of the façade.

(d) Intentionally Deleted

(e) Bicycle parking shall be provided at a minimum of 0.5 space per dwelling unit, together with short-term bicycle parking serving retail uses.

(f) Parking for the Event and Assembly Amenity is satisfied through the development's shared parking supply, and no separate on-site parking is required within PA-5; the amenity's occupant capacity shall not exceed 3,500.

C-7.2 Landscaping

(a) A landscaped edge not less than 30 feet in width shall be provided along the Dallas North Tollway and U.S. Highway 380, containing one large tree of not less than four-inch caliper per 25 linear feet and 22 shrubs per 30 linear feet, together with earthen berms averaging 3.5 feet in height (DNT §10; UDC §2.08).

(b) Intentionally Deleted

(c) Interior parking areas shall be landscaped at not less than 20 square feet per space, with one large tree per 10 spaces and landscape islands of not less than 160 square feet.

(d) Large canopy trees shall be planted along internal streets at intervals not exceeding 40 feet on center, in tree grates where on-street parking is provided.

(e) All landscaped areas shall be served by an automatic irrigation system with rain-and-freeze sensors and shall consist predominantly of native and drought-tolerant species in accordance with the approved plant list.

C-7.3 Open Space and Amenities

(a) Not less than 18% of the net area of the Property, exclusive of land dedicated for public rights-of-way, shall be provided as common open space. Common open space includes the Lagoon and its canals, the Passeggiata, the public square, pocket parks and greens, plazas and courtyards, trails, and the landscaped edges and buffers required by C-7.2, whether provided at grade or on structure and whether publicly accessible or private, consistent with the definition of open space in the UDC. The requirement is satisfied for the Property as a whole at full build-out, as demonstrated on the Open Space Plan; it is not applied separately

to a Planning Area, phase, plat, or site plan. The location, size, and configuration of common open space are established at Preliminary Site Plan.

(b) The public square, the market square, and pocket parks shall be bordered by Active Uses or building frontages along not less than 50% of their perimeter, shall be visible from an adjoining street or the Passeggiata, and shall be furnished with seating and shade. This standard does not apply to the Lagoon and its canals, the landscaped edges and buffers required by C-7.2, trails, or common open space provided on structure.

C-7.4 Lighting

(a) Site lighting shall be full-cutoff and downward-directed, with mounting heights not exceeding 30 feet.

(b) Illumination at any property line abutting off-site single-family-zoned property shall not exceed 0.5 foot-candles, as demonstrated by a photometric plan submitted with the site plan.

(c) Pedestrian areas shall be lighted with pedestrian-scaled fixtures, and bollard fixtures not exceeding 48 inches in height shall be used within landscape buffers.

C-7.5 Screening

(a) Loading, service, and refuse areas shall be located to the side or rear of buildings and screened from streets, the Public Realm, and the Lagoon.

(b) Roof-mounted and ground-mounted mechanical equipment shall be screened from view with durable materials consistent with the principal building.

(c) Screening walls shall be of masonry consistent with the principal building.

C-7.6 Fencing

(a) Permitted fencing materials are ornamental metal, tubular steel, and masonry.

(b) Fencing located forward of a building façade shall not exceed 48 inches in height.

C-7.7 Connectivity

(a) Sidewalks not less than 10 feet in width shall be provided along the Dallas North Tollway and U.S. 380, and not less than 6 feet in width along other streets; walkways shall connect building entrances to the street and trail network (DNT §11).

(b) A multi-use trail not less than 10 feet in width shall be provided along the Dallas North Tollway, connecting to the Town trail network.

(c) Cross-access shall be provided between adjoining parcels.

C-7.8 Street Types and the Pedestrian Core

(a) Street types are established by the thoroughfare exhibit.

(b) The street encircling the Lagoon shall be a pedestrian promenade restricted to emergency-vehicle access, controlled by removable bollards or gates and designed to satisfy International Fire Code Appendix D; general vehicular traffic is not permitted. Where the Fire Code as applied at Preliminary Site Plan or site plan requires a cross-section, width, turning radius, or access configuration different from that described in this subsection, the required

configuration controls, and the modification is not a variation from the Conceptual Development Plan for purposes of C-9.3, provided the promenade remains closed to general vehicular traffic.

(c) Shared streets and on-street-parking streets are permitted as shown on the thoroughfare exhibit.

C-7.9 Stormwater, Drainage, and Utilities

(a) The Lagoon shall function as regional stormwater detention and as the central open space of the development.

(b) All utilities shall be placed underground, and drainage and detention shall conform to Town engineering standards.

(c) The size, shape, configuration, and location of the Lagoon and its canals are established at Preliminary Site Plan and may be modified at final engineering as required to satisfy the Town's drainage, detention, geotechnical, and water-quality requirements, provided the Lagoon continues to function as regional stormwater detention and as the central open space of the development.

C-7.10 Compatibility with Off-Site Single-Family Development

(a) Where the Property abuts off-site single-family-zoned property, building height shall step down in accordance with the Perimeter standard in C-5.1.

C-7.11 Signage

(a) Signage within the Property shall be governed by a Comprehensive Sign Package approved by the Planning & Zoning Commission and the Town Council and incorporated as an exhibit (DNT §13).

(b) Permitted sign types are those identified in the Comprehensive Sign Package (Exhibit M). Off-premise advertising signs, billboards, pole and pylon signs, and exposed cabinet signs with internally-lit translucent faces are not permitted. Digital and electronic display is permitted only for the performing arts marquee and event signage expressly authorized in Exhibit M.

(c) Multi-tenant signage shall be uniform in style, materials, and method of illumination.

(d) A performing arts marquee and electronic changeable-copy event signage are permitted in the entertainment core as provided in Exhibit M, notwithstanding any general limitation on illuminated or changeable-copy signs in the Town Sign Ordinance.

(e) Building-identity and building-top identity signage are permitted for office and hotel buildings as provided in Exhibit M.

C-8. Building Design Standards

The standards in this Section govern building form, massing, and frontage. Building product and material standards are addressed in the Conceptual Elevations exhibit and the Development Agreement.

C-8.1 Massing

Building masses shall vary in height and roofline so that larger buildings read as a composition of distinct smaller elements.

C-8.2 Articulation

No building wall shall extend a horizontal distance greater than four times its height without an offset of not less than 25% of its height. Primary façades shall be articulated at intervals not exceeding 40 feet, and no blank wall shall exceed 20 feet in length on a primary frontage.

C-8.3 Transparency

Ground-floor retail frontages shall provide not less than 50% transparency, and other ground-floor nonresidential frontages not less than 30%. Clear glazing is required; reflective, gold, and heavily tinted glazing are not permitted. Awnings, arcades, or display windows shall be provided along not less than 60% of ground-floor frontage facing the Dallas North Tollway and primary streets (DNT §9).

C-8.4 Ground floor

Each ground-floor tenant space shall have a functioning primary entrance from the adjoining sidewalk; a corner entrance satisfies this requirement for both frontages.

C-8.5 All elevations

All building elevations shall be finished to an equivalent standard, and rooftop equipment shall be screened in accordance with C-7.5.

C-9. Administration

C-9.1 Conformance

Except as expressly modified in this Exhibit, development of the Property shall comply with the UDC and the Town Subdivision Ordinance.

C-9.2 Conceptual Development Plan

The Conceptual Development Plan establishes the general arrangement of uses, open space, and circulation. Lot lines, street alignments, building locations, Planning-Area boundaries, and the configuration of the Lagoon and its canals are established at Preliminary Site Plan, approved by the Planning & Zoning Commission. The Building Height Exhibit controls the boundaries of the height areas established in C-5.1 without regard to Planning-Area boundaries.

C-9.3 Minor amendments

The Director of Development Services may approve a site plan or plat that varies from the Conceptual Development Plan without a public hearing, provided the variation does not: (1) alter the relationship of the development to adjacent property; (2) alter permitted uses; (3) increase density; (4) increase building height; (5) increase lot coverage; (6) reduce the off-street parking ratio; (7) reduce perimeter building setbacks; or (8) reduce common open space below the minimum required by C-7.3. A variation meeting any of these criteria requires an amendment of this Planned Development by the Commission and the Town Council.

C-9.4 Project tracking

The owner shall maintain a project tracking plan recording dwelling units by building type and common open space by Planning Area, updated with each plat and site plan. The project tracking plan is informational and creates no vested rights.

C-9.5 Phasing

Development shall proceed in accordance with the Development and Phasing Schedule exhibit. The Lagoon and primary public infrastructure shall be constructed in the phases shown on that exhibit. The detention capacity serving an area shall be constructed and functional before that area is placed in service, and the initial phase shall include the portion of the Lagoon and of the primary public infrastructure serving the area developed in that phase. The number, sequence, and boundaries of phases are established at Preliminary Site Plan and may be adjusted at Preliminary Site Plan or at site plan; an adjustment is not a variation from the Conceptual Development Plan for purposes of C-9.3.

C-9.6 Alternative compliance

The Director of Development Services may approve an alternative to a development standard of this Exhibit upon finding that the alternative satisfies the purpose of the standard to an equal or greater degree. A request for alternative compliance shall be made at a pre-submittal conference. An approval under this Section establishes no precedent and is not a general waiver of the standards of this Planned Development.

C-9.7 Architectural review

A conceptual material plan shall accompany the Preliminary Site Plan, and a façade plan with a material sample board shall accompany each site plan, subject to the approval of the Director of Development Services.

C-9.8 Property association

A master property association shall own and maintain the Lagoon, the Public Realm, and the common areas of the development.

C-9.9 Fire Code, Engineering, and Floodplain Conformance

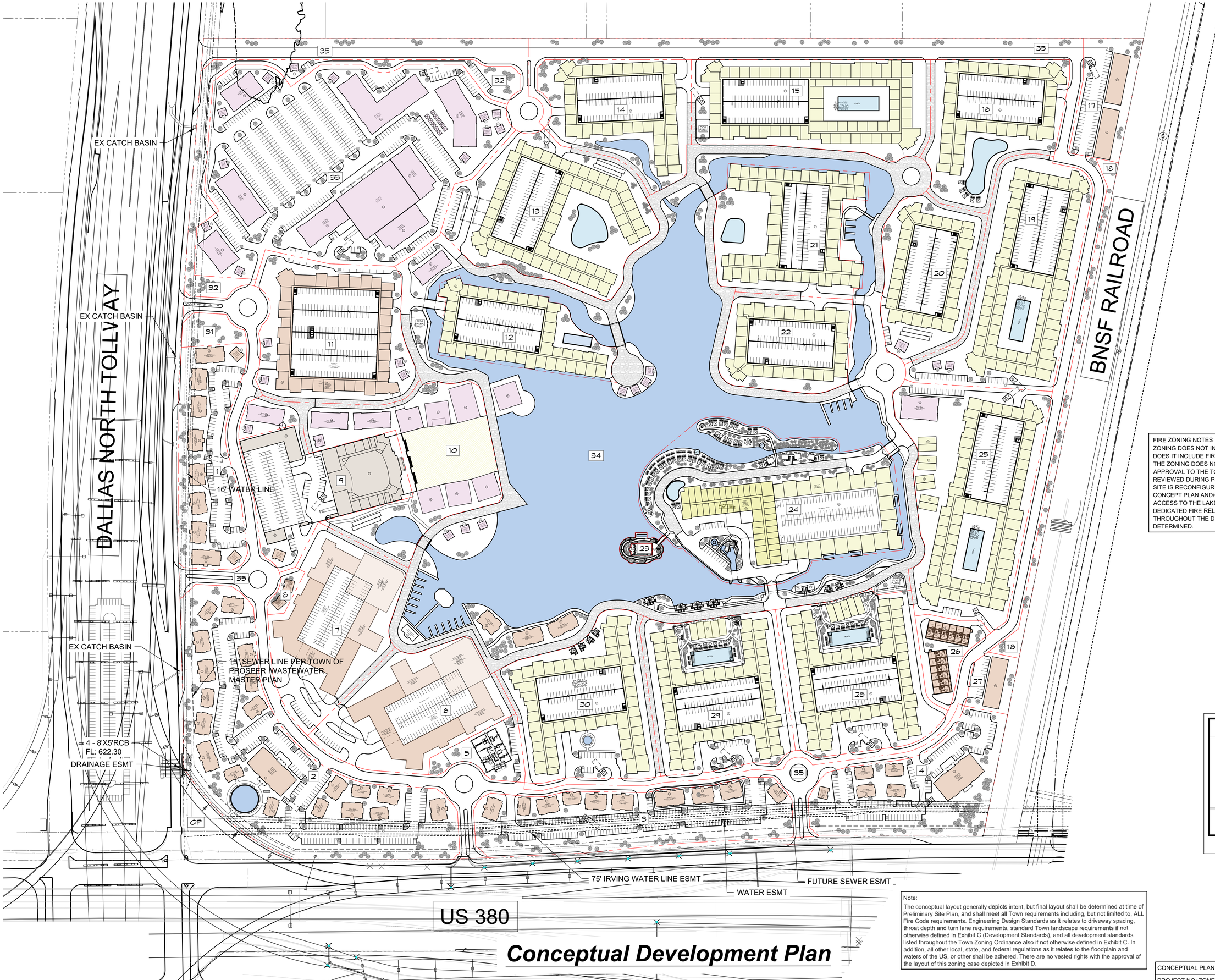
(a) Approval of this Planned Development does not constitute approval under the Town Fire Code and does not approve fire hydrant locations, fire lanes, or fire apparatus access. Compliance with the Fire Code is determined at Preliminary Site Plan and site plan.

(b) Reconfiguration or modification of the layout shown on the Conceptual Development Plan or any other exhibit that is required to satisfy the Fire Code, the Town's Engineering Design Standards, or applicable floodplain or waters-of-the-United-States regulation is not a variation from the Conceptual Development Plan for purposes of C-9.3, provided that the maximums established by C-5, the height areas designated on the Building Height Exhibit, and the common open space required by C-7.3 continue to be satisfied for the Property as a whole.

(c) Fire apparatus access to the Lagoon, and any fire-related structure required in connection with it, are permitted in every Planning Area, including PA-5, and are not counted against the impervious coverage limit established for PA-5 in C-5.2, provided that the impervious surface so excluded does not exceed 25% of the impervious coverage otherwise permitted in PA-5.

(d) Fire apparatus access provided within the Passeggiata or other common open space does not remove that area from the common open space required by C-7.3.

(e) Except where this Exhibit expressly provides that an exhibit controls, the layout depicted on the Conceptual Development Plan and the other exhibits illustrates intent, and no vested right arises from the depicted layout. This subsection does not affect the standards established in this Exhibit.



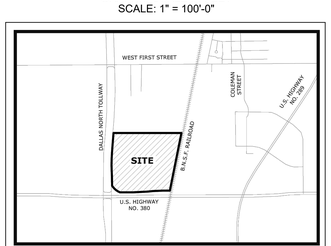
Conceptual Development Plan

PASSEGGIATA:
The continuous promenade located at the edge of the lagoon.
A 26' wide fire lane with limited access to vehicular traffic.

LEGEND	
1	OFFICE CONDOS
2	OFFICE CONDOS
3	OFFICE CONDOS
4	OFFICE CONDOS
5	PRE-SCHOOL
6	CORPORATE HEADQUARTERS
7	CORPORATE HEADQUARTERS
8	OFFICE
9	THE PHOENIX - PERFORMING ARTS CENTER
10	PLAZA
11	RETAIL
12	MULTIFAMILY OVER FITNESS CENTER
13	MULTIFAMILY- AGE RESTRICTED
14	MULTIFAMILY
15	MULTIFAMILY
16	MULTIFAMILY
17	LUXURY GARAGE FACILITY
18	COMMON AREA- OPEN SPACE
19	MULTIFAMILY
20	MULTIFAMILY
21	LUXURY MULTIFAMILY
22	LUXURY MULTIFAMILY
23	ISLAND CHAPEL
24	LUXURY HOTEL WITH CONDOS
25	MULTIFAMILY
26	TOWNHOMES
27	LUXURY GARAGE FACILITY
28	MULTIFAMILY
29	LUXURY MULTIFAMILY
30	MULTIFAMILY
31	COMMON AREA- OPEN SPACE
32	COMMON AREA- OPEN SPACE
33	RETAIL
34	LAGOON- OPEN SPACE
35	RIGHT OF WAY

FIRE ZONING NOTES :
ZONING DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE HYDRANTS, AND FIRE LANE LAYOUT. REVIEW OF THE ZONING DOES NOT GRAND OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE, FULL COMPLIANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBTS. FIRE EQUIPMENT AND ACCESS TO THE LAKE WILL NEED TO BE PROVIDED AND MAY INCLUDE DEDICATED FIRE RELATED BUILDINGS AT A DOCK(S) LOCATION AND THROUGHOUT THE DEVELOPMENT AT LOCATIONS AND TYPES TO BE DETERMINED.

0 50 100 150 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'-0"



VICINITY MAP
(NOT TO SCALE)

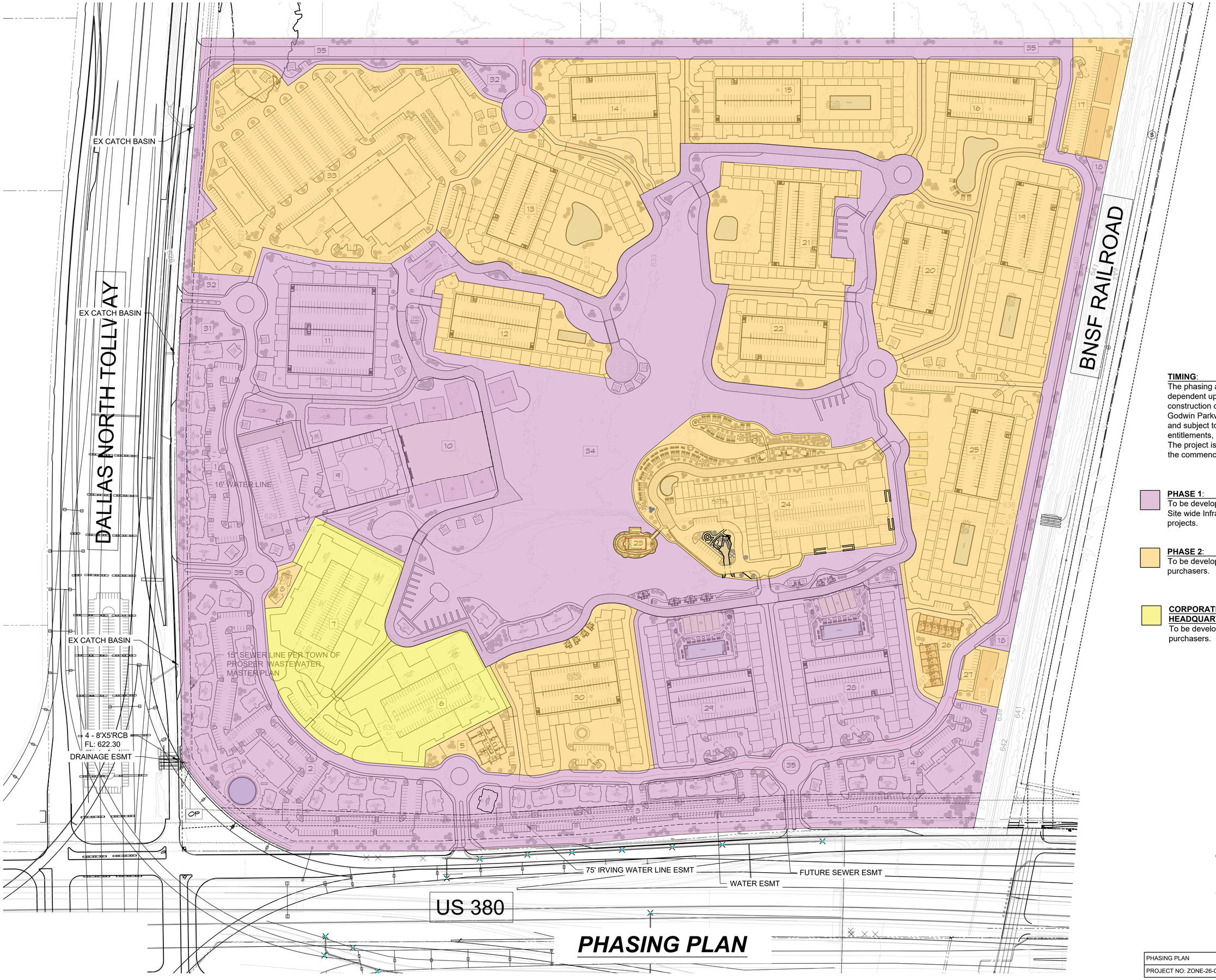
Note:
The conceptual layout generally depicts intent, but final layout shall be determined at time of Preliminary Site Plan, and shall meet all Town requirements including, but not limited to, ALL Fire Code requirements. Engineering Design Standards as it relates to driveway spacing, throat depth and turn lane requirements, standard Town landscape requirements if not otherwise defined in Exhibit C (Development Standards), and all development standards listed throughout the Town Zoning Ordinance also if not otherwise defined in Exhibit C. In addition, all other local, state, and federal regulations as it relates to the floodplain and waters of the US, or other shall be adhered. There are no vested rights with the approval of the layout of this zoning case depicted in Exhibit D.

OWNER: GODWIN INVESTMENTS, LTD.
MR. DONALD E. GODWIN
10348 STRAIT LANE
DALLAS, TX 75229
214-638-6813

APPLICANT: BLACKSTONE COMMUNITIES
MR. JEFFORY D. BLACKARD
401 ADRIATIC PKWY.
McKINNEY, TX 75072
214-914-1695

THE MARCO

CONCEPTUAL PLAN	142.996 ACRES	EXHIBIT-D
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026



PHASING PLAN

TIMING:
The phasing and development of this project is dependent upon market conditions and the construction of the Dallas North Tollway and Godwin Parkway. This schedule is conceptual and subject to change based on permitting, entitlements, and market conditions.
The project is expected to take 5-7 years from the commencement of construction to complete.

PHASE 1:
To be developed to begin the project. Site wide Infrastructure and initial projects.

PHASE 2:
To be developed as directed by pad purchasers.

CORPORATE OFFICE/ HEADQUARTERS:
To be developed as directed by pad purchasers.

0 50 100 150 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'-0"

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THE MARCO

PHASING PLAN	142.996 ACRES	EXHIBIT-E
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026

THE MARCO · PLANNED DEVELOPMENT · PROSPER, TEXAS

Exhibit F

Conceptual Elevations

Illustrates the architectural character, massing, and material palette of representative buildings, and supports building design under C-8 together with the Development Agreement.

NORTHEAST CORNER, DALLAS NORTH TOLLWAY & U.S. HIGHWAY 380 · JULY 2026

REPRESENTATIVE BUILDING · 01

The Canal District

Pedestrian quays step down to the water on either side of a navigable canal, crossed by a low stone footbridge and worked by the village water taxi. Four- and five-story facades in ochre and terracotta stucco rise directly from the quay in the Venetian manner — a defined masonry base, a tall shuttered body, and a deep bracketed cornice — so that the water, not the street, becomes the room.

REPRESENTATIVE BUILDING · 02

The Hotel

A landmark massing anchored by a campanile marks the hotel on the lagoon, its arcaded ground floor opening to a waterfront terrace and beach club. The building reads as a composition of distinct elements — tower, primary block, and stepped garden wings — rather than a single slab, and its palette of warm stucco and stone sets the standard for the district's hospitality core.

REPRESENTATIVE BUILDING · 03

The Retail Promenade

A cobbled pedestrian street is framed by continuous ground-floor storefronts beneath arcades and awnings, the shaded colonnade drawing the eye down the block. Two- and three-story mixed-use buildings hold a consistent street wall while varying in color, bay, and detail, so the promenade reads as many hands rather than one.

REPRESENTATIVE BUILDING · 04

The Office Condominiums

Boutique office buildings take the form of stone-and-stucco palazzi, their upper floors carried on a rusticated base with loggias and deep-set windows that give daytime workplaces the grain of a residential quarter. Rooflines vary in height and pitch so the office blocks join the village skyline rather than interrupt it.

The following studies illustrate the intended character of the public realm — its streets, squares, water, and building fronts — in the sequence a visitor moves through the village, from arrival to the evening waterfront.

ARRIVAL & GATEWAY

An arrival piazza organized around a central fountain and framed by cypress, giving the district a formal point of entry. The campanile beyond fixes the skyline and orients the visitor from the first moment.

WATER, CANALS & LAGOON

The lagoon promenade in daylight: a broad stone walk holds the water's edge while an arcaded frontage shades the shops behind. The open water gives the district its central view and its recreational spine.

WATER, CANALS & LAGOON

A secondary canal lined with residential palazzi and moored boats at the quay. Buildings meet the water without setback, their reflections doubling the height and color of the street wall.

WATER, CANALS & LAGOON

The canals at night, worked by a flat-bottomed boat beneath a chapel and strung lights. Evening reveals the intended character of the water district — quiet, lantern-lit, and walkable.

WATER, CANALS & LAGOON

A framed view through a sotoportego — the covered passage cut beneath a building — from the street to the lagoon and its fountain. Passages of this kind thread the block interiors to the water.

STREETS, ARCADES & STOREFRONTS

A civic loggia: a two-story arcade of stone piers sheltering a ground-floor market hall, its upper gallery glazed and lit. The type gives the village a covered public room at the heart of the retail core.

STREETS, ARCADES & STOREFRONTS

A storefront under the arcade — here a barber's shop — showing the intended grain of retail tenancy: individual signs, warm interiors, and glazed shopfronts held within a continuous masonry frame.

STREETS, ARCADES & STOREFRONTS

The retail street in use, with market stalls and awnings spilling from the storefronts and foot traffic held by a consistent two-story street wall. Transparency and frequent entrances keep the ground floor active.

STREETS, ARCADES & STOREFRONTS

A promenade at dusk, paved in stone and lit by a single lamp standard, terminating at the water. Ground-floor arcades and a disciplined cornice line carry the eye toward the lagoon.

STREETS, ARCADES & STOREFRONTS

A cobbled lane falls to the water's edge, ending at a boat landing with the campanile answering from across the lagoon. The grade change and the terminated view are the incident the street network is meant to produce.

CIVIC & GATHERING

The principal square at civic scale, its paving meeting the water so that piazza and lagoon read as one gathering space. The composition is built for events — the district's outdoor room.

CIVIC & GATHERING

The performing arts venue anchoring the square, its lit facade and campanile presiding over an evening crowd. The building is the cultural keystone the plan places at the center of the public realm.

CIVIC & GATHERING

A smaller neighborhood piazza with a fountain and arcaded edges, scaled for daily use rather than spectacle. Squares of this size distribute public life through the district between the larger civic rooms.

DINING & EVENING LIFE

Cafe dining under flowered balconies, tables held in the shade of the buildings around a working fountain. The ground floor gives directly onto the square, blurring the line between building and piazza.

DINING & EVENING LIFE

The restaurant row at night, tables lining the quay the length of the lagoon. Lit interiors and a continuous edge of dining turn the waterfront into the district's evening destination.

Character & Materials

Across every building type, the district holds to a single Adriatic–Veneto vocabulary. Walls are load-bearing in expression: a rusticated stone or heavy-stucco base carries a taller body of smooth ochre, terracotta, and sand-toned stucco, closed by a deep bracketed cornice and low-pitched clay tile roofs. Openings are vertical and deeply set, ordered by shutters, iron balconies, and — at the ground floor — arcades, loggias, and glazed shopfronts. Campanili and belvedere towers punctuate the skyline at the civic and hospitality anchors, giving the village its orientation points.

Massing follows the same discipline the written standards require: a legible base, body, and cap; frequent offsets and varied rooflines that let larger buildings read as a composition of smaller ones; and active, transparent ground floors along the promenades and the water. These images illustrate the intended character and quality of the built environment. The governing form standards are set in Section B-8, and the material and craft standards are carried forward in the Development Agreement.

MATERIAL PALETTE

- Ochre, terracotta & sand stucco
- Low-pitched clay tile roofs
- Wrought-iron balconies & lanterns
- Campanili & belvedere towers
- Rusticated stone base
- Bracketed timber cornices
- Arcades, loggias & colonnades
- Stone quays & cobbled paving

THE MARCO

Planned Development District

EXHIBIT G

Landscape Plan and Plant List

Exhibit G — Landscape Plan and Plant List

This Exhibit is the Landscape Plan for The Marco Planned Development District. It establishes the landscape framework for the District and the approved plant palette referenced in §C-7.2. Detailed landscape plans for each site or phase shall be prepared by a landscape architect licensed in the State of Texas and shall be submitted with the corresponding Site Plan or Final Plat in accordance with UDC §2.08.C.

G-1. Intent

Landscape is a primary element of the District's character. Canopy streets, cypress verticals, planted water's edges, and the potted and climbing plantings of its piazzas and courtyards together establish the Mediterranean village character described in the Statement of Intent. The palette in this Exhibit is drawn predominantly from the Town's approved plant materials (UDC §2.08.G) — native and drought-tolerant species suited to North Texas — supplemented with species suited to the lagoon and canal margins and to the District's village character.

G-2. Landscape Framework

(a) Tollway and highway frontage. A landscaped edge not less than 30 feet in width shall be provided along the Dallas North Tollway and U.S. Highway 380 in accordance with DNT §10.1 and §C-7.2(a), planted with canopy trees, shrub screening, and earthen berms.

(b) Thoroughfare edges and street trees. Landscaped edges along other thoroughfares shall be provided in accordance with DNT §10.2. Within the village, street trees shall be planted at regular intervals along drives and pedestrian ways, and may be clustered or aligned in allées to frame view corridors, landmark buildings, and gateways.

(c) The Passeggiata. The Passeggiata shall be planted with shade trees, ornamental understory, and container plantings appropriate to a continuous public promenade.

(d) Lagoon and canal margins. Riparian and aquatic-margin species shall be used at the water's edge to stabilize banks and soften bulkheads and canal walls, except where a hard architectural edge is integral to the design of the canal or basin.

(e) Piazzas, courtyards, and containers. Plazas, courtyards, balconies, and storefront frontages shall incorporate container plantings, climbing vines on pergolas, arbors, and facades, and other fine-grain plantings that give the village its inhabited character.

(f) Parks and greens. Parks and greens shall combine canopy shade, turf, and ornamental planting.

(g) Perimeter adjacency. Where the District adjoins off-site single-family zoning, buffer planting shall include evergreen content sufficient to provide year-round screening.

(h) Irrigation and maintenance. All landscaped areas shall be irrigated and maintained in accordance with §C-7.2(e) and UDC §2.08.D.

G-3. General Provisions

(a) The plant schedule in §G-4 constitutes the approved plant list for the District for purposes of UDC §2.08.

(b) Plant material shall meet the minimum sizes and installation standards of UDC §2.08 at the time of planting, except as modified by Exhibit C.

(c) Additional species, and substitutions of listed species, may be approved by the Director of Development Services.

(d) No single tree species shall exceed 45 percent of the required tree plantings within any Planning Area.

(e) Artificial turf may be used in nonresidential areas upon Town staff approval in accordance with UDC §2.08.G.1.

G-4. Plant Schedule

Canopy Trees

The shade structure of the District — street trees, allées, park groves, and the Tollway edge. Broad crowns over walkable streets.

Common Name	Botanical Name
Live Oak (evergreen)	*Quercus virginiana*
Cedar Elm	*Ulmus crassifolia*
Chinquapin Oak	*Quercus muehlenbergii*
Bur Oak	*Quercus macrocarpa*
Shumard Oak	*Quercus shumardii*
Texas Red Oak	*Quercus buckleyi*
Lacebark Elm	*Ulmus parvifolia*
American Elm	*Ulmus americana*
Bald Cypress	*Taxodium distichum*
Montezuma Cypress	*Taxodium mucronatum*
Pecan	*Carya illinoinensis*
Southern Magnolia (evergreen)	*Magnolia grandiflora*
Caddo Maple	*Acer saccharum 'Caddo'*
Bigtooth Maple	*Acer grandidentatum*
Texas Ash	*Fraxinus texensis*

Evergreen and Vertical Accent Trees

The vertical silhouette of the village — the slender evergreen forms that flank towers, gateways, courtyards, and the campanili, and provide year-round screening.

Common Name	Botanical Name
Eastern Red Cedar, including upright cultivars 'Taylor', 'Brodie', and 'Burkii'	*Juniperus virginiana*
Italian Cypress	*Cupressus sempervirens*
Arizona Cypress	*Cupressus arizonica*
Afghan Pine	*Pinus eldarica*
Blue Point Juniper	*Juniperus chinensis 'Blue Point'*
Hollywood Juniper	*Juniperus chinensis 'Torulosa'*

Ornamental Trees

Flowering and small-stature trees for plazas, courtyards, garden walls, and understory planting.

Common Name	Botanical Name
Crepe Myrtle (tree form)	*Lagerstroemia indica*
Vitex (Chaste Tree)	*Vitex agnus-castus*
Desert Willow	*Chilopsis linearis*
Mexican Plum	*Prunus mexicana*
Texas Redbud	*Cercis canadensis var. texensis*
Yaupon Holly (tree form, evergreen)	*Ilex vomitoria*
Possumhaw Holly	*Ilex decidua*
Texas Persimmon	*Diospyros texana*
Mexican Buckeye	*Ungnadia speciosa*
Eve's Necklace	*Styphnolobium affine*
Roughleaf Dogwood	*Cornus drummondii*
Pomegranate	*Punica granatum*
Wax Myrtle	*Morella cerifera*
Mission Olive	*Olea europaea 'Mission'*

Palms

Accent palms for the waterfront and select courtyard settings.

Common Name	Botanical Name
Texas Sabal Palm	*Sabal mexicana*
Windmill Palm	*Trachycarpus fortunei*
Dwarf Palmetto	*Sabal minor*

Shrubs and Hedges

Evergreen structure, hedging, screening, and foundation planting.

Common Name	Botanical Name
Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*
Dwarf Wax Myrtle	*Morella cerifera var. pumila*

Common Name	Botanical Name
Texas Sage, incl. compact cultivars	*Leucophyllum frutescens*
Glossy Abelia, incl. dwarf cultivars	*Abelia × grandiflora*
Nellie R. Stevens Holly	*Ilex × 'Nellie R. Stevens'*
Burford Holly, incl. dwarf cultivars	*Ilex cornuta 'Burfordii'*
Indian Hawthorn	*Rhaphiolepis indica*
Italian Jasmine	*Jasminum humile*
Rosemary	*Salvia rosmarinus*
Red Yucca	*Hesperaloe parviflora*
Softleaf Yucca	*Yucca recurvifolia*
Sotol	*Dasylirion texanum*
Century Plant and related agaves	*Agave spp.*
Agarita	*Mahonia trifoliolata*
American Beautyberry	*Callicarpa americana*
Cleyera	*Ternstroemia gymnanthera*
Oakleaf Hydrangea	*Hydrangea quercifolia*
Leatherleaf Mahonia	*Mahonia bealei*
Coralberry	*Symphoricarpos orbiculatus*
Dwarf Pomegranate	*Punica granatum 'Nana'*

Ornamental Grasses

Massed and drifted plantings for open space, swales, and the Tollway edge.

Common Name	Botanical Name
Lindheimer's Muhly	*Muhlenbergia lindheimeri*
Gulf Muhly (Autumn Blush)	*Muhlenbergia capillaris*
Little Bluestem	*Schizachyrium scoparium*
Sideoats Grama	*Bouteloua curtipendula*
Blue Grama	*Bouteloua gracilis*
Inland Sea-Oats	*Chasmanthium latifolium*
Feather Reed Grass	*Calamagrostis × acutiflora 'Karl Foerster'*
Maiden Grass, incl. dwarf cultivars	*Miscanthus sinensis*
Mexican Feathergrass	*Nassella tenuissima*

Groundcovers

Living cover for planting beds, tree wells, and terraced gardens.

Common Name	Botanical Name
Asiatic Jasmine	*Trachelospermum asiaticum*
Liriope (Lily Turf)	*Liriope muscari*
Mondo Grass	*Ophiopogon japonicus*

Common Name	Botanical Name
Santolina (Lavender Cotton)	*Santolina chamaecyparissus*
Hardy Plumbago	*Ceratostigma plumbaginoides*
Pigeonberry	*Rivina humilis*
Trailing Rosemary	*Salvia rosmarinus 'Prostratus'*
Trailing Lantana	*Lantana montevidensis*
Pink Skullcap	*Scutellaria suffrutescens*
Sedum species	*Sedum spp.*
Creeping Thyme	*Thymus spp.*
Snake Herb	*Dyschoriste linearis*

Vines and Climbers

Planting for pergolas, arbors, trellises, garden walls, and building facades — the climbing green layer of the village.

Common Name	Botanical Name
Crossvine	*Bignonia capreolata*
Star (Confederate) Jasmine	*Trachelospermum jasminoides*
Evergreen Wisteria	*Millettia reticulata*
Fig Ivy	*Ficus pumila*
Trumpet Vine	*Campsis radicans*

Perennials and Container Plantings

Seasonal color for piazzas, balconies, window boxes, and terracotta containers; species noted "container" are for pots and raised planters.

Common Name	Botanical Name
Autumn Sage and related salvias	*Salvia greggii; Salvia spp.*
Lantana	*Lantana spp.*
Turk's Cap	*Malvaviscus arboreus var. drummondii*
Blackfoot Daisy	*Melampodium leucanthum*
Rock Rose (Pavonia)	*Pavonia lasiopetala*
Penstemon species	*Penstemon spp.*
Black-Eyed Susan	*Rudbeckia spp.*
Dwarf Ruellia	*Ruellia simplex 'Katie'*
Bougainvillea (container)	*Bougainvillea spp.*
Geranium (container)	*Pelargonium spp.*
Esperanza (container)	*Tecoma stans*
Tropical Hibiscus (container)	*Hibiscus rosa-sinensis*
Plumeria (container)	*Plumeria spp.*

Lagoon and Canal Margins

Riparian and aquatic-margin species for the water's edge — bank stabilization, planted margins, and the softening of bulkheads and canal walls.

Common Name	Botanical Name
Bald Cypress	*Taxodium distichum*
Montezuma Cypress	*Taxodium mucronatum*
Buttonbush	*Cephalanthus occidentalis*
Pickerelweed	*Pontederia cordata*
Louisiana Iris hybrids	*Iris spp. (Louisiana hybrids)*
Soft Rush	*Juncus effusus*
Horsetail Reed (contained planters only)	*Equisetum hyemale*
Inland Sea-Oats	*Chasmanthium latifolium*
Bushy Bluestem	*Andropogon glomeratus*
Eastern Gamagrass	*Tripsacum dactyloides*

Turf

Lawn areas within parks, greens, and open space.

Common Name	Botanical Name
Common Bermudagrass and hybrid cultivars	*Cynodon dactylon*
Buffalograss	*Bouteloua dactyloides*
Zoysiagrass	*Zoysia spp.*

PASSEGGIATA: The continuous promenade located at the edge of the lagoon.	211,824 s.f.	4.86 ac
GREEN SPACE: Landscaped areas to count towards the Open Space Calculation.	360,814 s.f.	8.28 ac
LAGOON & CANALS: Water surface to count towards the Open Space Calculation.	675,670 s.f.	15.51 ac
TOTALS:	1,248,309 s.f.	28.66 ac

0 50 100 150 200

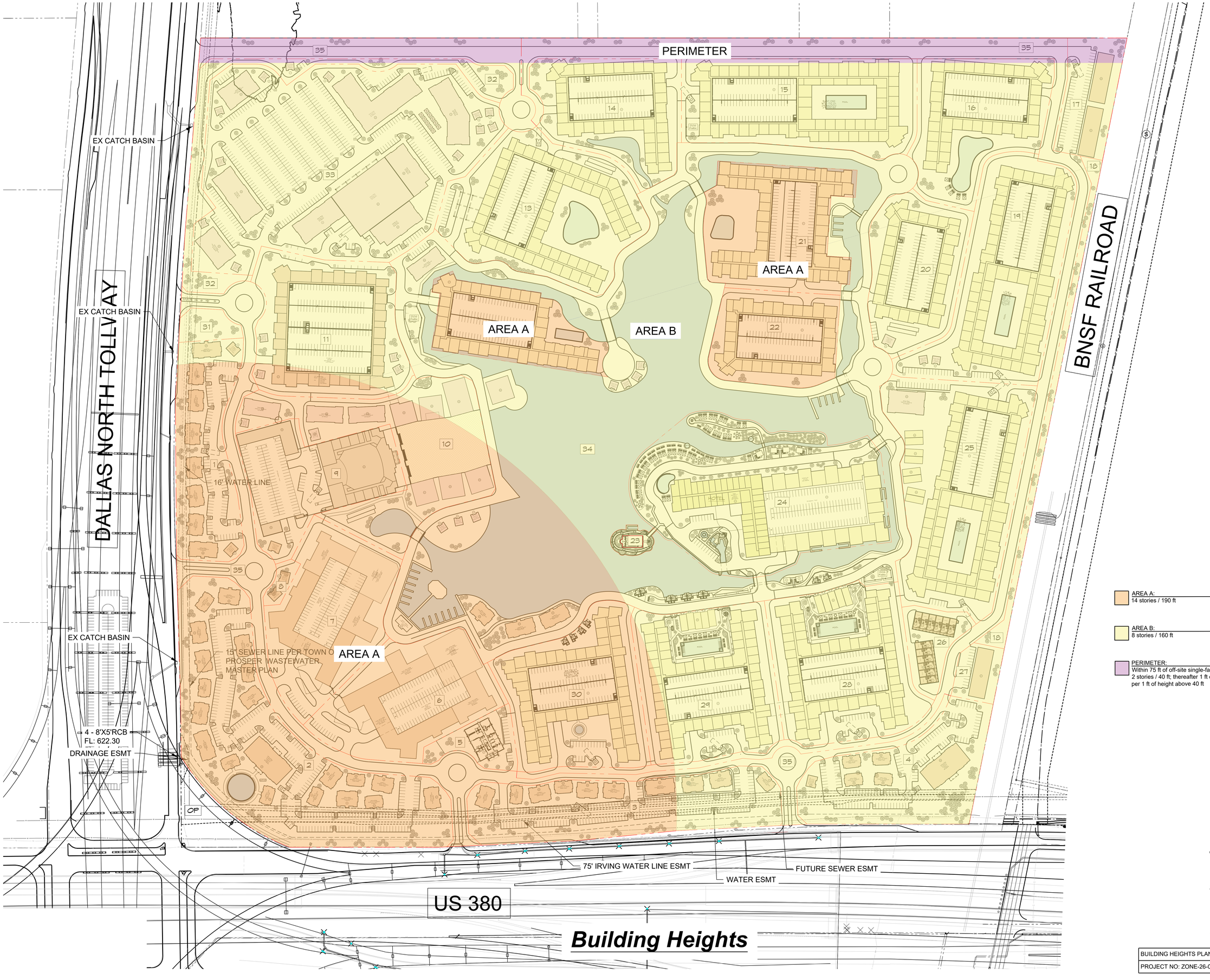
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'-0"

OWNER: GODWIN INVESTMENTS, LTD.
MR. DONALD E. GODWIN
10348 STRAIT LANE
DALLAS, TX 75229
214-638-6813

APPLICANT: BLACKSTONE COMMUNITIES
MR. JEFFORY D. BLACKARD
401 ADRIATIC PKWY.
McKINNEY, TX 75072
214-914-1695

THE MARCO

OPEN SPACE PLAN	142.996 ACRES	EXHIBIT-H
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026



Building Heights

AREA A:
14 stories / 190 ft

AREA B:
8 stories / 160 ft

PERIMETER:
Within 75 ft of off-site single-family-zoned property: 2 stories / 40 ft; thereafter 1 ft of additional setback per 1 ft of height above 40 ft

0 50 100 150 200
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BUILDING HEIGHTS PLAN	142.996 ACRES	EXHIBIT-J
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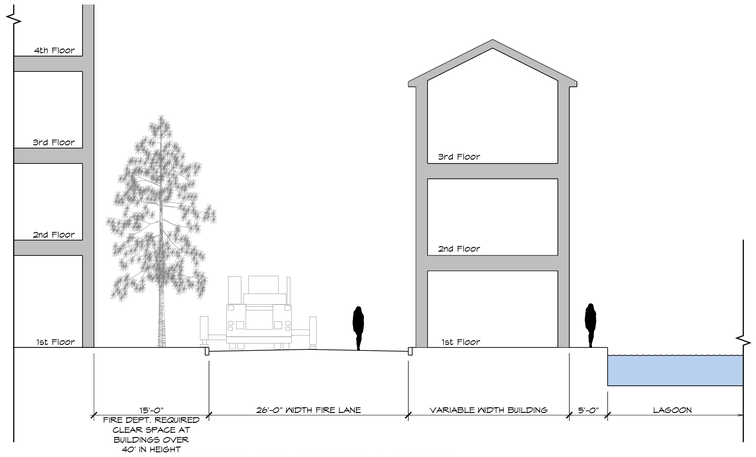
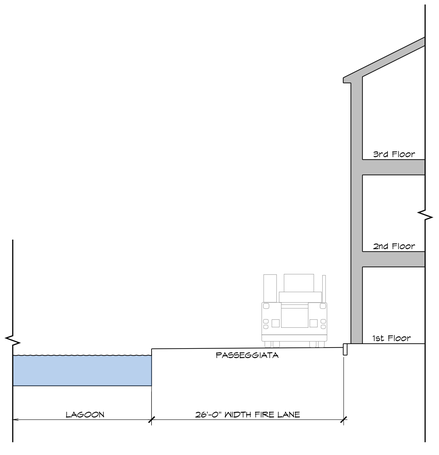
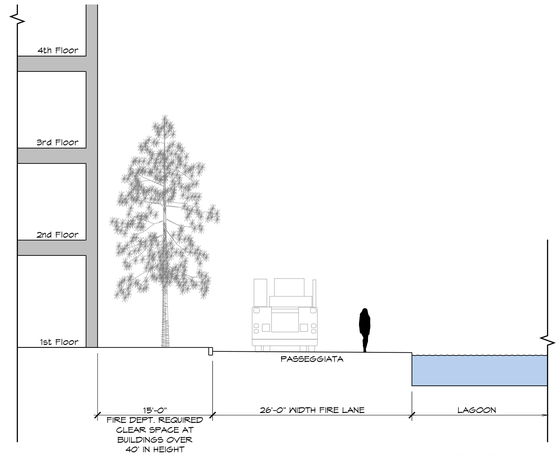


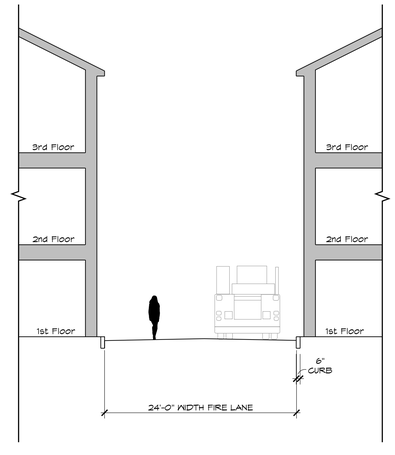
HI-RISE TO MID-RISE/ LAGOON



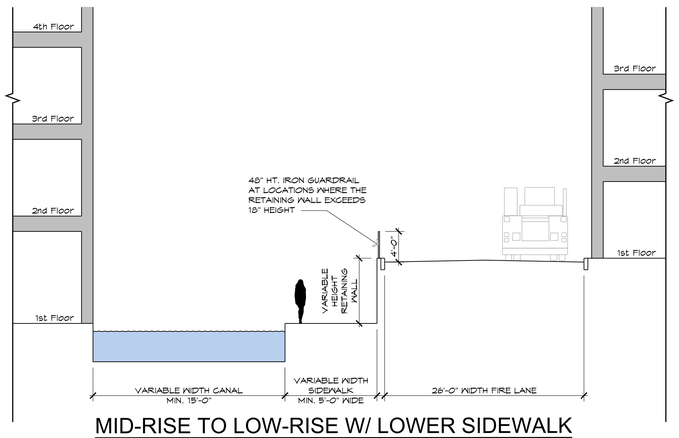
LOW-RISE TO PASSEGIATA/ LAGOON



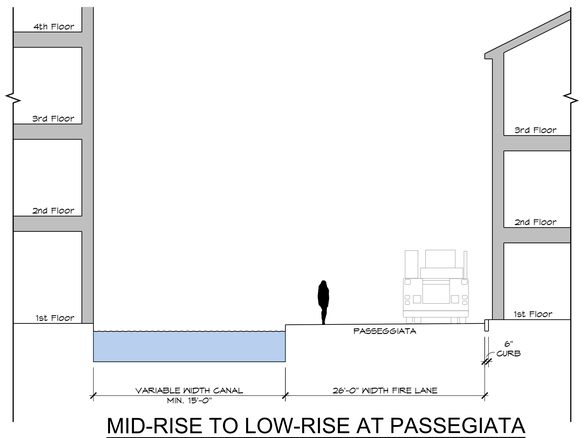
MID-RISE TO PASSEGIATA/ LAGOON



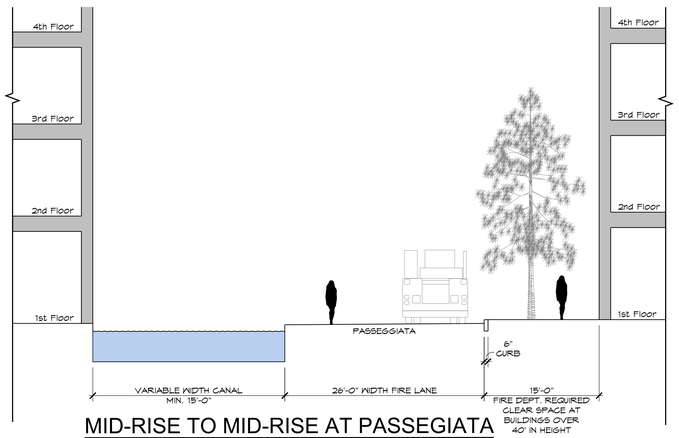
LOW-RISE TO LOW-RISE CORRIDOR



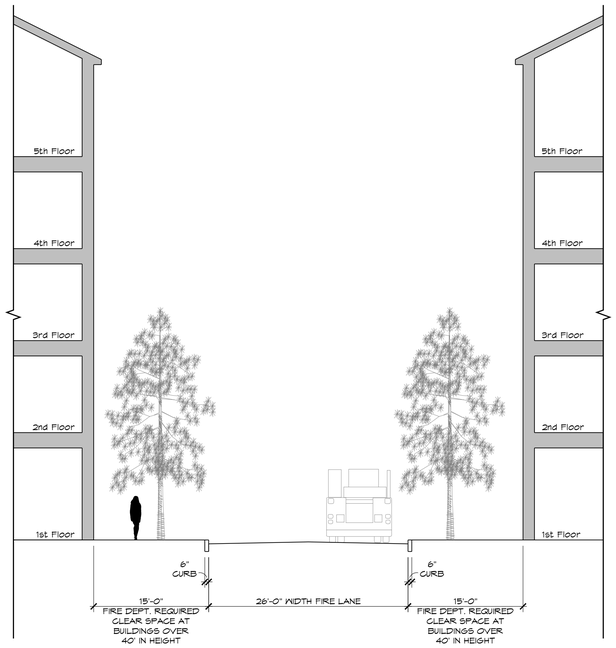
MID-RISE TO LOW-RISE W/ LOWER SIDEWALK



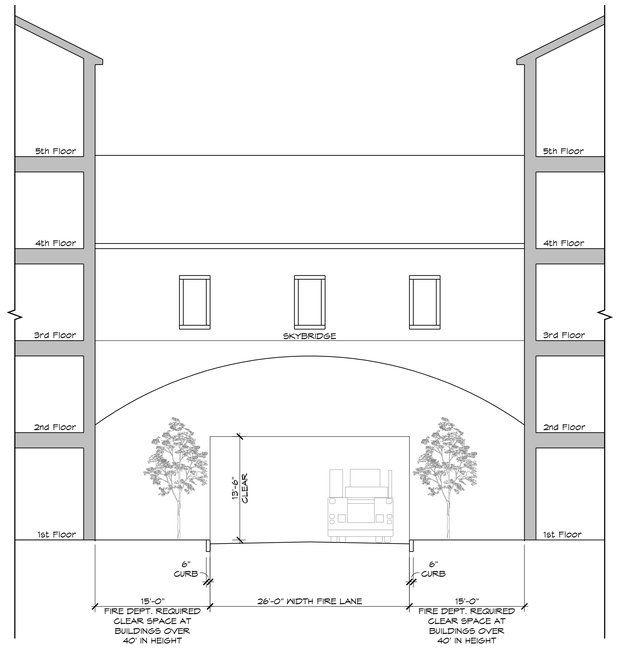
MID-RISE TO LOW-RISE AT PASSEGIATA



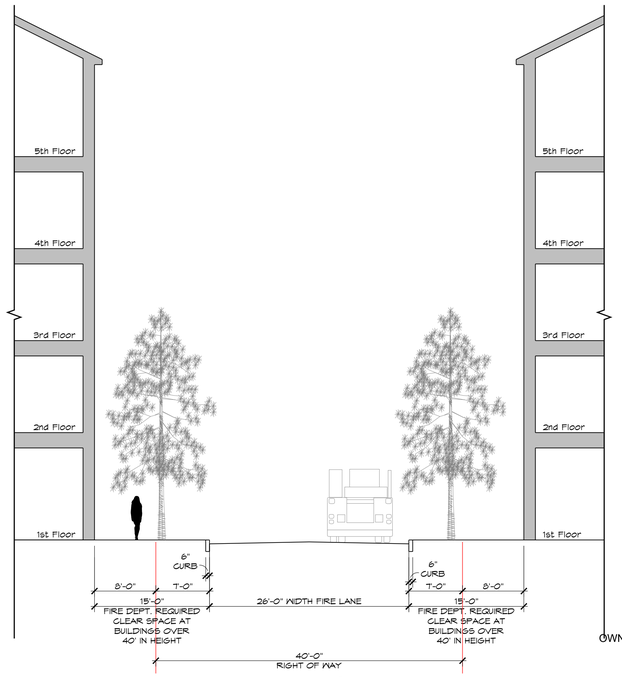
MID-RISE TO MID-RISE AT PASSEGIATA



MID-RISE TO MID-RISE CORRIDOR



SKYBRIDGE



TYP. R.O.W.

THOROUGHFARE AND STREET SECTIONS

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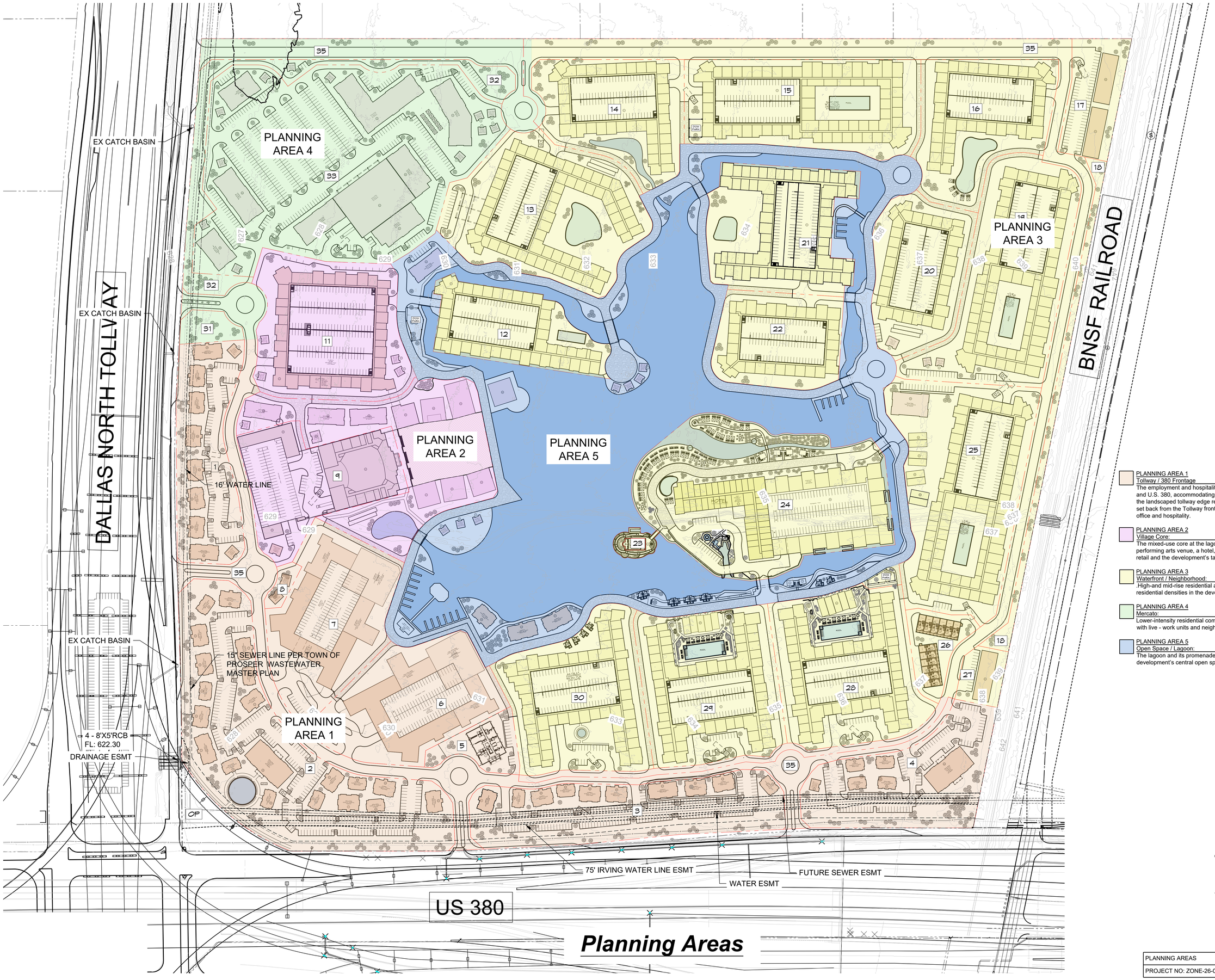
THOROUGHFARE AND STREET SECTIONS	142.996 ACRES	EX-K
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026



PLANNING AREA 1
Tollway / 380 Frontage 1,250,962 S.F. 28.7 Acres 20%
The employment and hospitality frontage along the Dallas North Tollway and U.S. 380, accommodating office, a hotel, and structured parking, with the landscaped tollway edge required by the DNT Standards. Multifamily is set back from the Tollway frontage under B-5.2, reserving the frontage for office and hospitality.

PLANNING AREA 2
Village Core: 487,694 S.F. 11.2 Acres 8%
The mixed-use core at the lagoon, containing the public square, the performing arts venue, a hotel, canals, and a passeggiata, with ground-floor retail and the development's tallest building and tower elements.

PLANNING AREA 3
Waterfront / Neighborhood: 2,776,096 S.F. 63.7 Acres 45%
High-and mid-rise residential addressing the lagoon, at the highest residential densities in the development.

PLANNING AREA 4
Mercato: 643,543 S.F. 14.8 Acres 10%
Lower-intensity residential comprising villas, townhomes, and flats, together with live - work units and neighborhood-serving retail.

PLANNING AREA 5
Open Space / Lagoon: 1,061,214 S.F. 24.4 Acres 17%
The lagoon and its promenade, canals, and perimeter trail, serving as the development's central open space and as regional stormwater detention.

0 50 100 150 200
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Planning Areas

PLANNING AREAS	142.996 ACRES	EXHIBIT-M
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