

Frontier South  
Block A, Lots 1-3  
(DEVAPP-24-0128)

# Information

## Purpose:

- Construct two restaurant/retail buildings and one retail building totaling 62,730 square feet.
  - Lot 1 – Restaurant/Retail Building (12,400 SF)
  - Lot 2 – Restaurant/Retail Building (29,700 SF)
  - Lot 3 – Retail Building (20,630 SF) \* **No Frontage Onto Public ROW** \*

## History:

- Approved conceptual plan in Planned Development-116 showed four lots with two lots not having frontage onto public right-of-way.

# Information Cont.

## Screening:

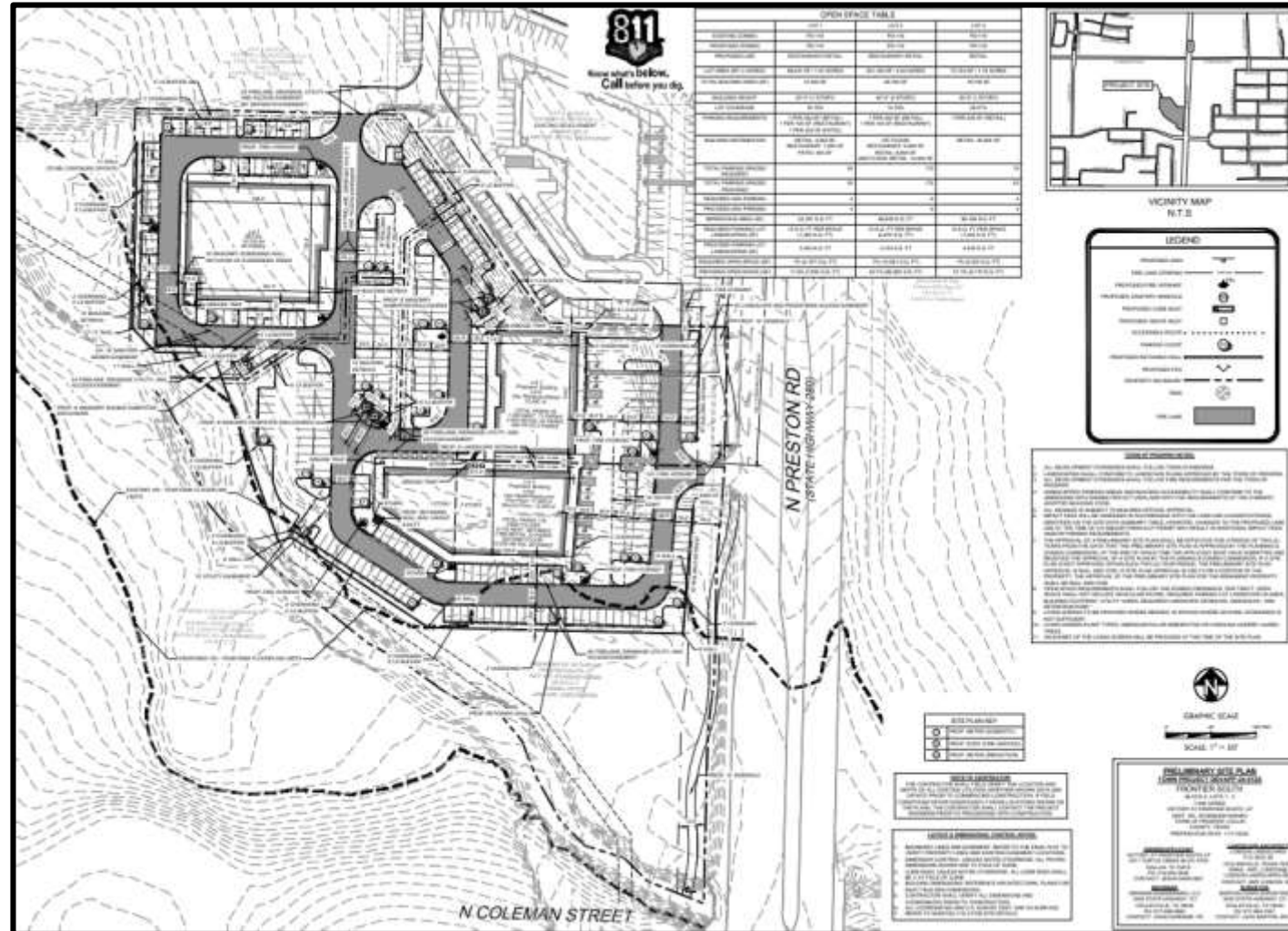
- Living screen proposed along southern boundary of Lot 2 due to adjacency with a lot being zoned single-family (Prosper United Methodist Church).
  - Comprised of either American Pillar Arborvitae or Carolina Cherry Laurel trees.
  - Details for the living screen will be provided with the site plan for Lot 2.

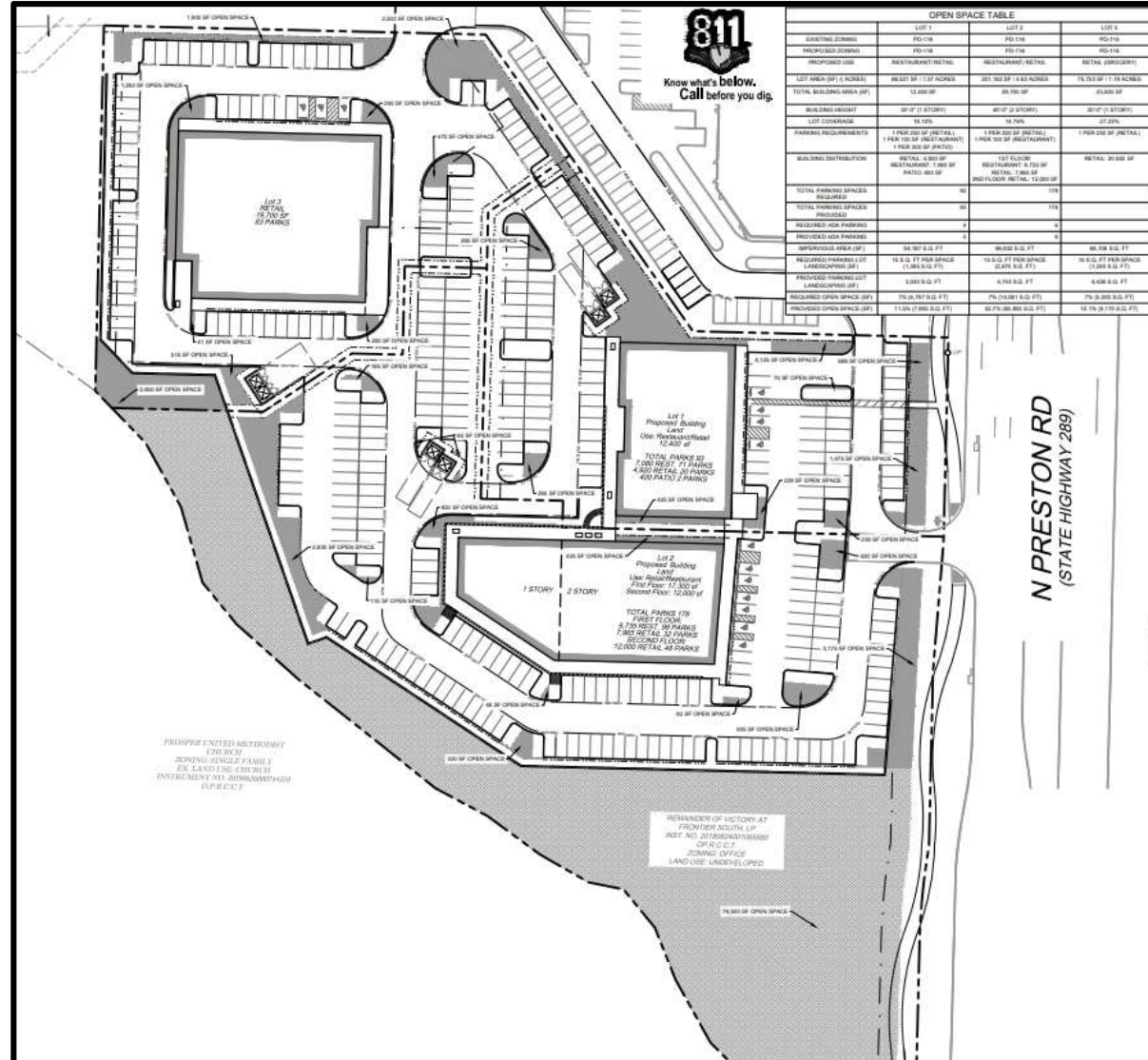
## Conditions of Approval:

- Creation of Property Owner's Association (POA) prior to the recordation of a plat to subdivide the property.
- Town Council approval of a waiver of lot frontage along a public right-of-way for Lot 3.

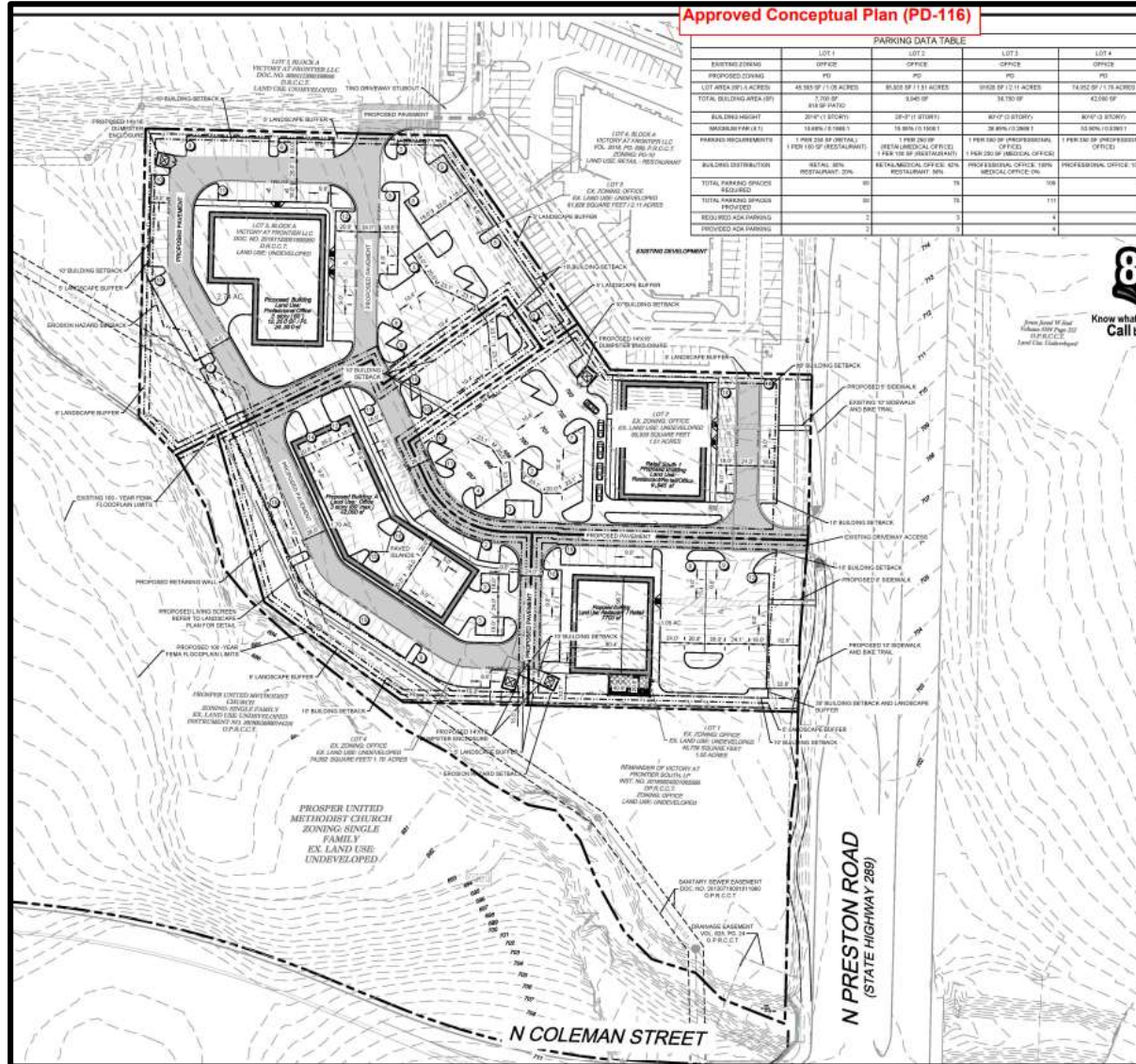












Westside Addition  
Block A, Lot 18R  
(DEVAPP-24-0135)



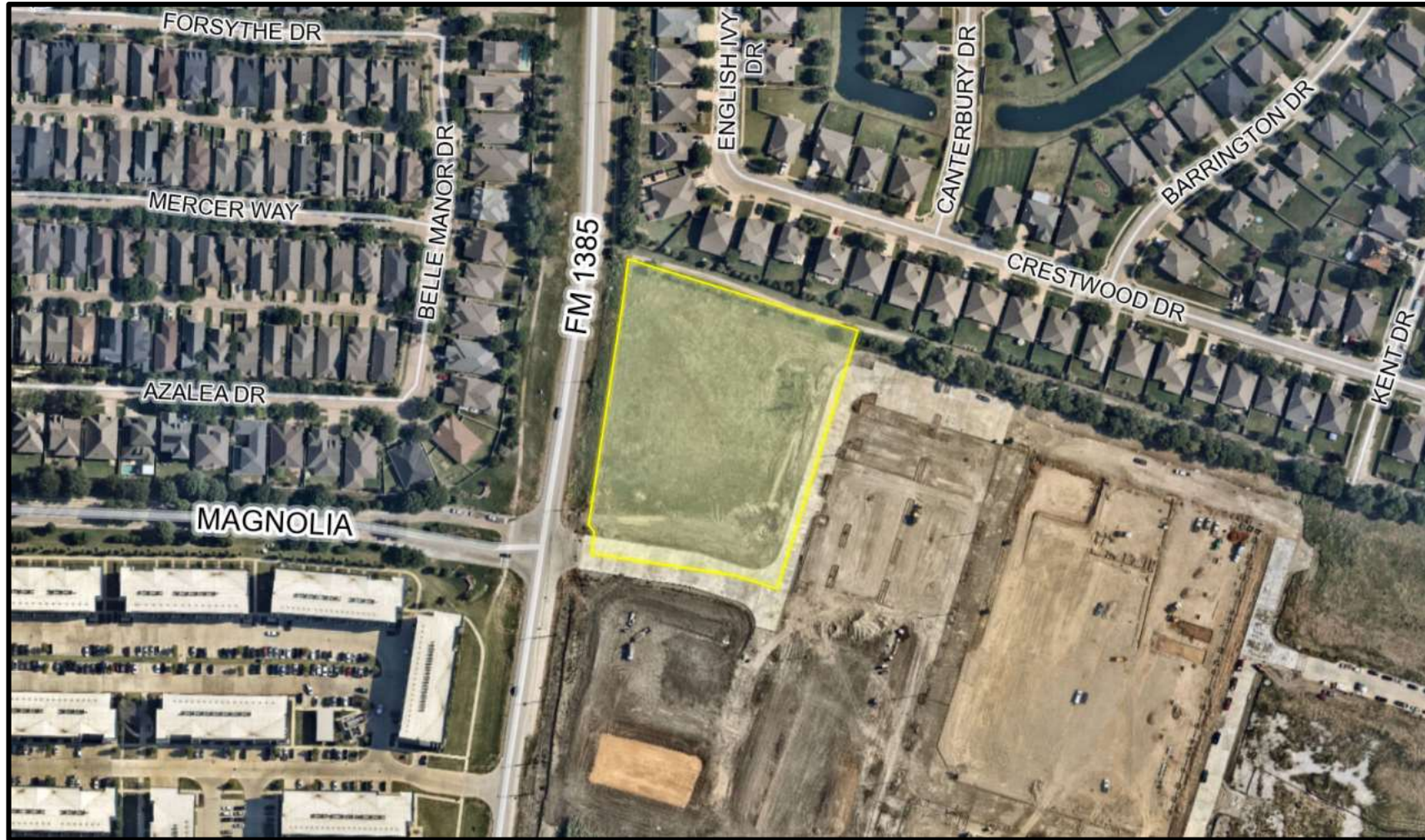
# Information

## Purpose:

- Construct two restaurant/retail buildings totaling 23,075 square feet.
  - Building 1 – Restaurant/Retail Building (10,125 SF)
  - Building 2 – Restaurant/Retail Building (12,950 SF)

## History:

- Approved conceptual plan in Planned Development-94 showed similar configuration of Lot 18R.



## Team of Prosper (The Play Series)

Team of Prosper (The Play Series)

- [illegible]

[illegible]

**LEGEND**

**LEGEND**

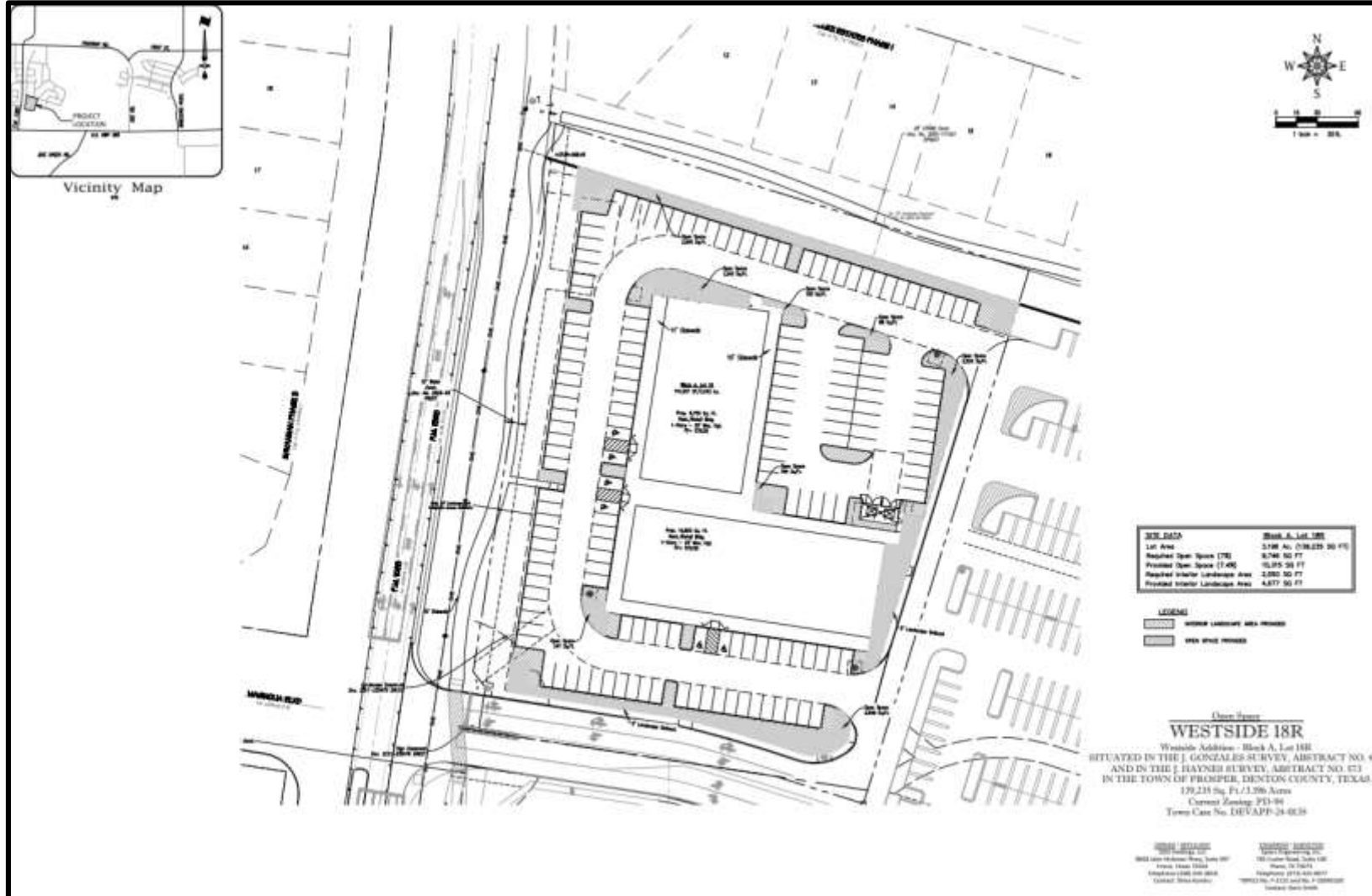
	PROPOSED TRAIL, ACCESS, DRAINAGE & UTILITY EXISTENT BY OTHERS
	PROPOSED TRAIL, ACCESS, DRAINAGE & UTILITY EXISTENT
	PROPOSED SPECIALS
	PROPOSED SIGN AREA
1	1" LOT BOUNDARY BY PLATTED MAP
2	2" LOT BOUNDARY BY PLATTED MAP
3	3" DRAINAGE DITCH
4	4" DRAINAGE DITCH
5	5" DRAINAGE DITCH
6	6" DRAINAGE DITCH
7	7" DRAINAGE DITCH
8	8" DRAINAGE DITCH
9	9" DRAINAGE DITCH
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97	97" DRAINAGE DITCH
98	98" DRAINAGE DITCH
99	99" DRAINAGE DITCH
100	100" DRAINAGE DITCH

WIDE OPEN FOR  
Westside Addition - Block A, Lot 18H  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 873  
IN THE TOWN OF PHOEBE, DENTON COUNTY, TEXAS  
179.235 Sq. Ft./3.196 Acres  
Current Zoning: PD-94  
Turns Case No. DEVAPP-24-0138

OWENS / ATTACHED  
12375 Holdings, LLC  
9935 John Adams Hwy, 3rd  
Floor, Suite 7000  
Tampa, FL 33634  
Telephone (813) 941-59  
E-mail: [OWNS@OWNS.COM](mailto:OWNS@OWNS.COM)

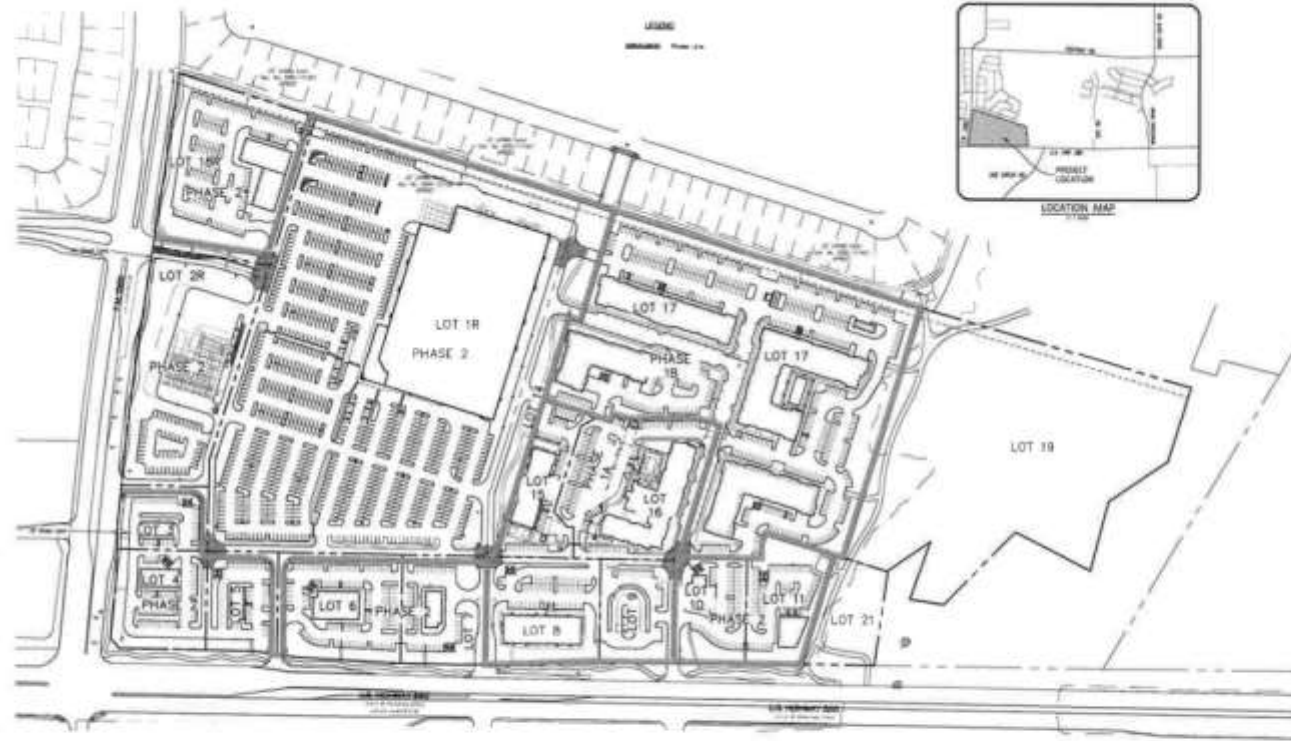
**ENGINEER / ARCHITECT**  
Salem Engineering, Inc.  
107 W. President George Bush Hwy., Suite 200  
Birmingham, AL 35202  
Telephone: (205) 832-0077  
FAX: No. 1-205-832-0078  
Contact: Kara Smith







PD-94 Conceptual Plan



TOWN OF PROSPER CASE NO. 223-002

Exhibit B-1

**WestSide**

BEING 6570 ACRES OF LAND (CHURCH)  
6187 ACRES (NET)

IN THE B. DODGE SURVEY, ABSTRACT NO. 88 &  
IN THE J. GONZALES SURVEY, ABSTRACT NO. 447 &  
IN THE P. JAMES SURVEY, ABSTRACT NO. 19 &  
IN THE B. TAYLOR SURVEY, ABSTRACT NO. 107 &  
IN THE J. HAYNES SURVEY, ABSTRACT NO. 113 &  
IN THE ANGUS JAMISON SURVEY  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

**DESIGNED BY**  
BERRY ENGINEERING, INC.  
101 South Main Street, Suite 100  
Prosper, TX 75077  
Phone: (972) 375-8811  
Fax: (972) 375-8812  
www.berryeng.com

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Victory at Frontier  
Block A, Lots 1, 3, 4, 5, 7, 8, & 9  
(DEVAPP-25-0014)

# Information

## Purpose:

- Construct two restaurant/retail buildings, one health studio, parking, and open space with a building area totaling 139,165 square feet.
  - Lot 3 – Health Studio (105,800 SF) \* **No Frontage Onto Public ROW** \*
  - Lot 5 – Parking (7-Eleven)
  - Lot 8 – Restaurant/Retail Buildings (33,365 SF)
  - Lot 9 – Open Space (Floodplain) \* **No Frontage Onto Public ROW** \*

# Information Cont.

## Inclusion of Additional Lots:

- The following lots are included in the preliminary site plan as they are being altered by the new development.
  - Lot 1 – Point of Access to Lot 3 (Health Studio)
  - Lot 4 – Point of Access to Lot 3 (Health Studio)
  - Lot 6 – Boundary Adjustment



# Information Cont.

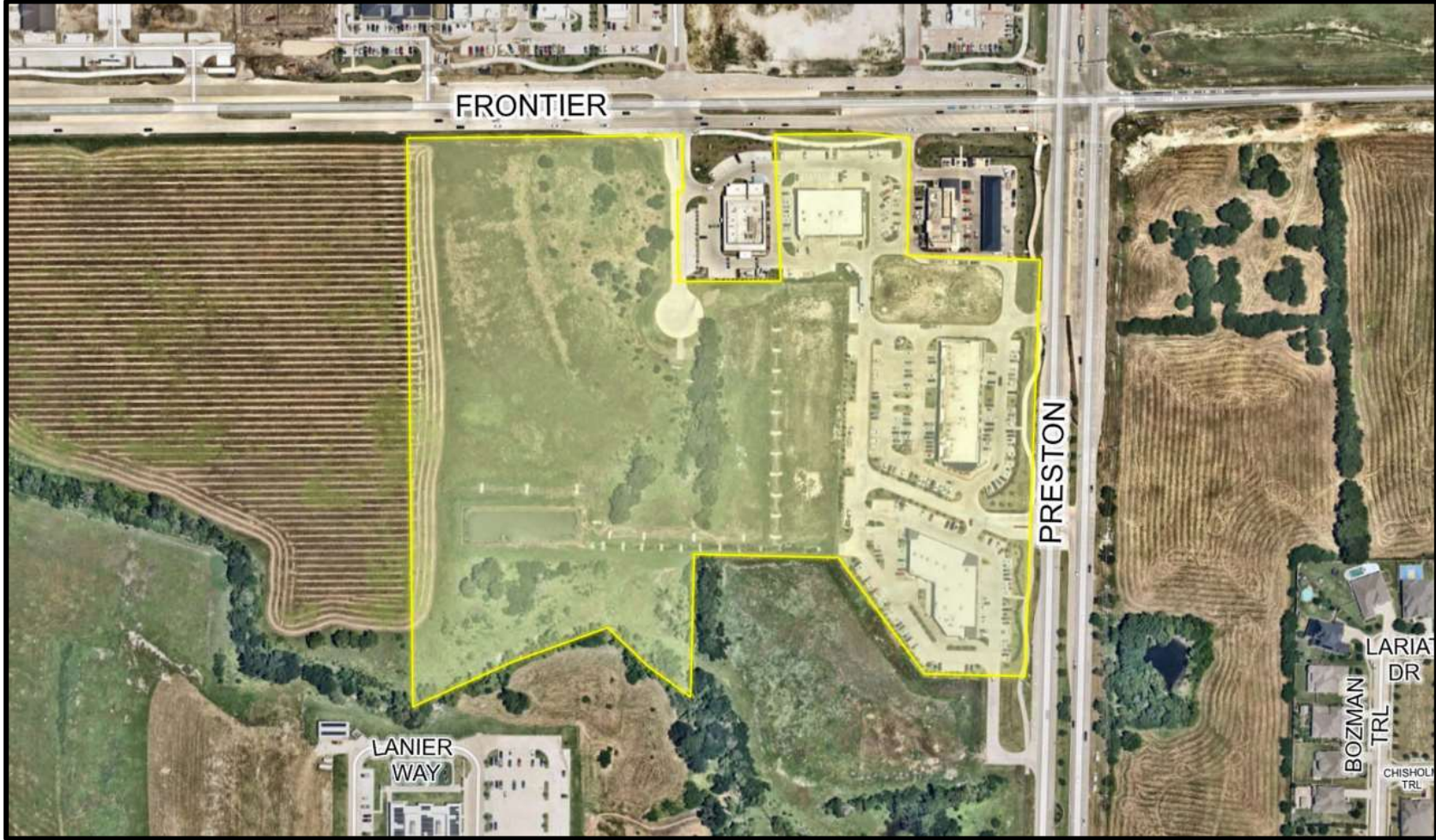
## History:

- A revised preliminary site plan (D21-0064) was approved by the Planning & Zoning Commission on September 21, 2021.
  - Lot 3 – Singular Lot (Lots 3, 5, and 8)
  - Lot 5 – Alternate Boundary Configuration
- A site plan for Lot 5 (DEVAPP-24-0095) was approved by the Planning & Zoning Commission on September 3, 2024.
  - Boundary matched expired preliminary site plan (D21-0064).

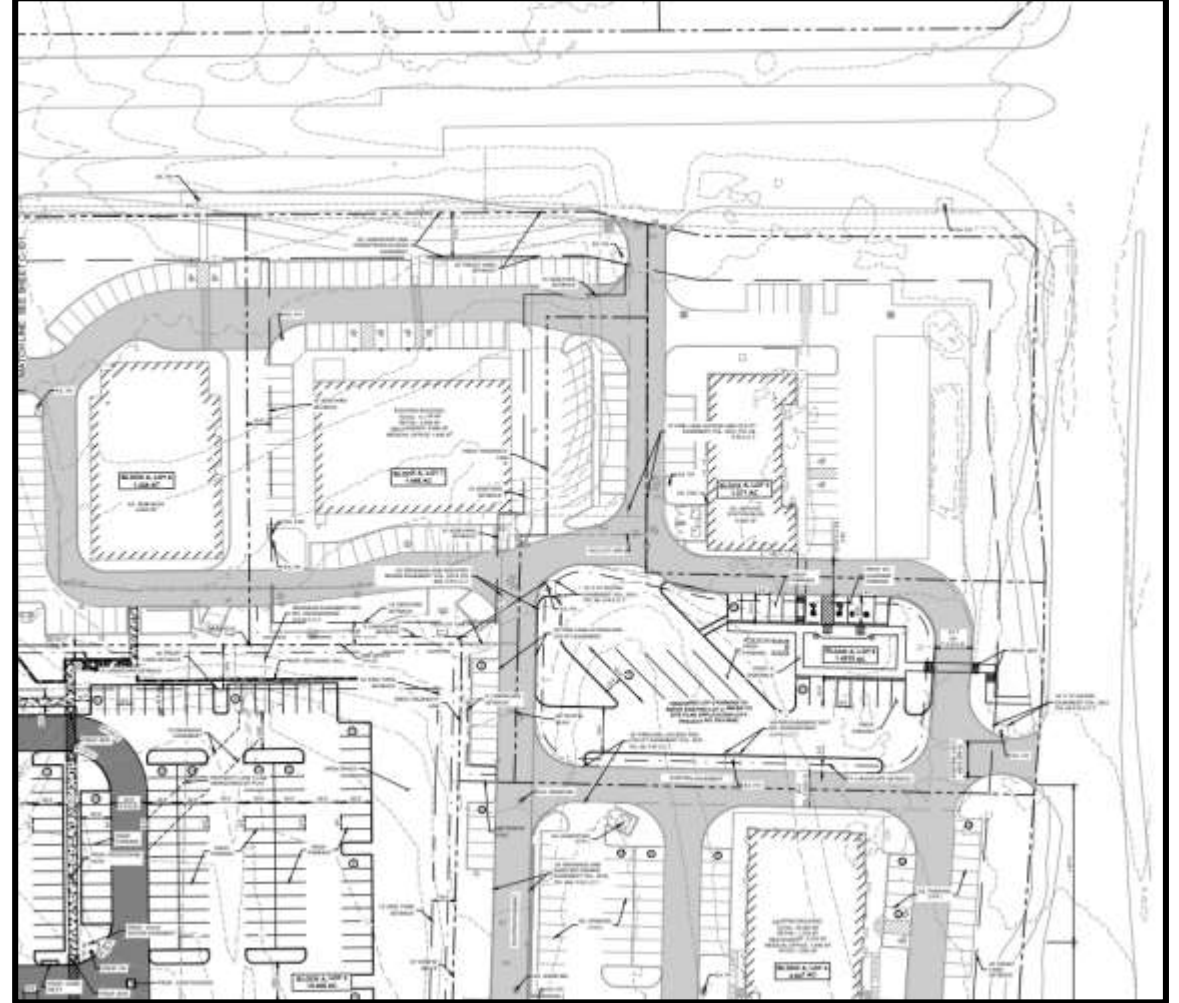
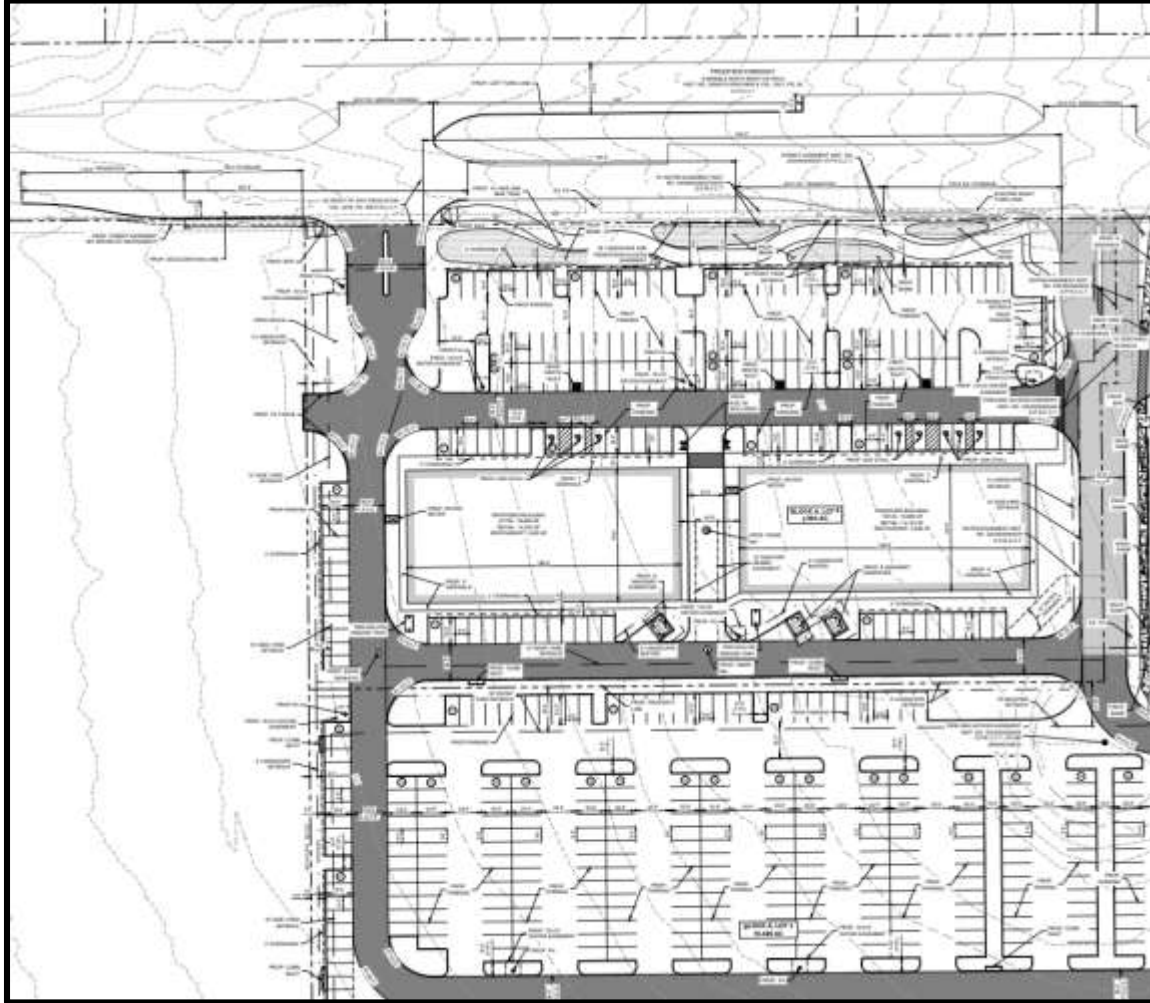
## Information Cont.

### Conditions of Approval:

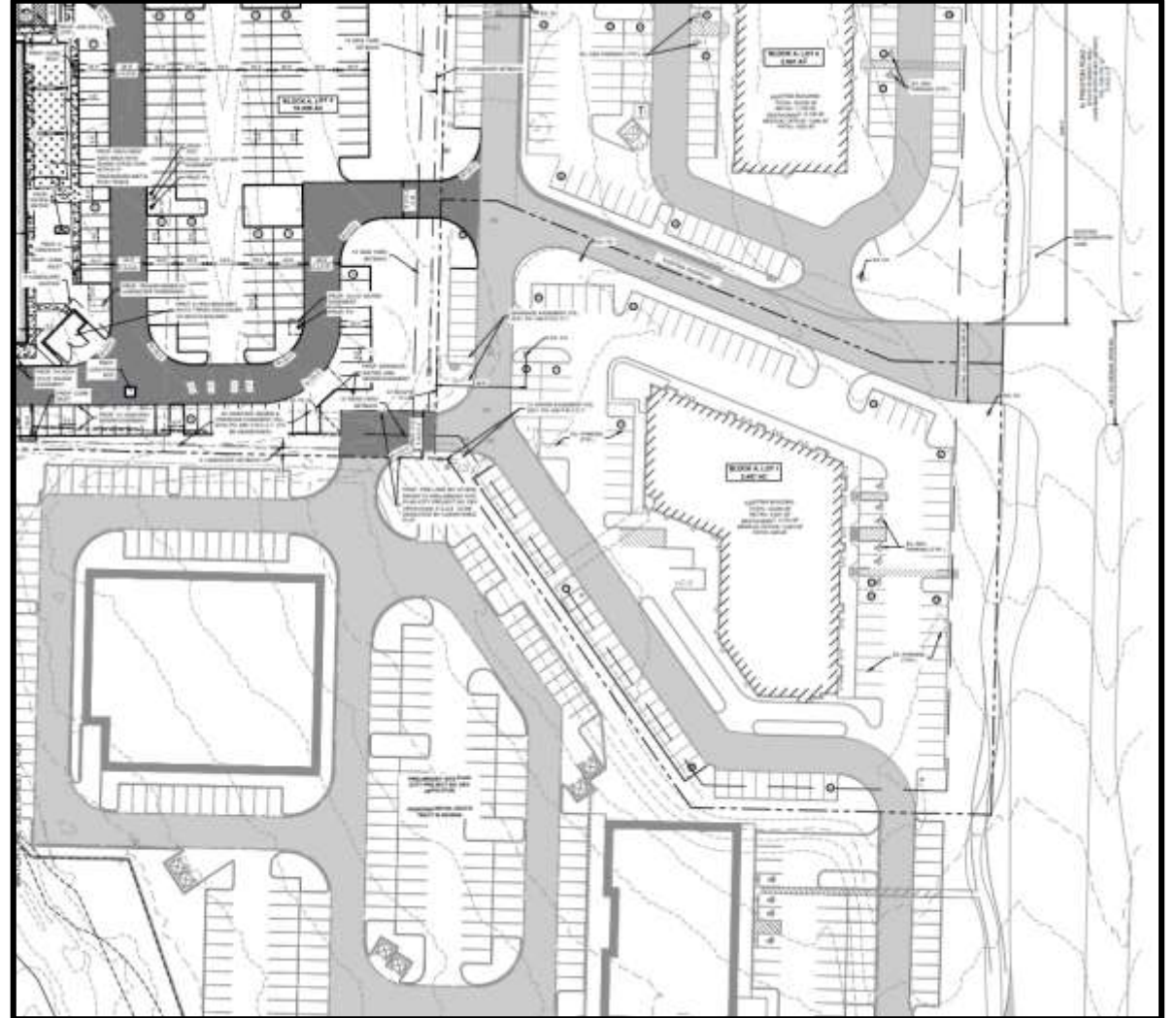
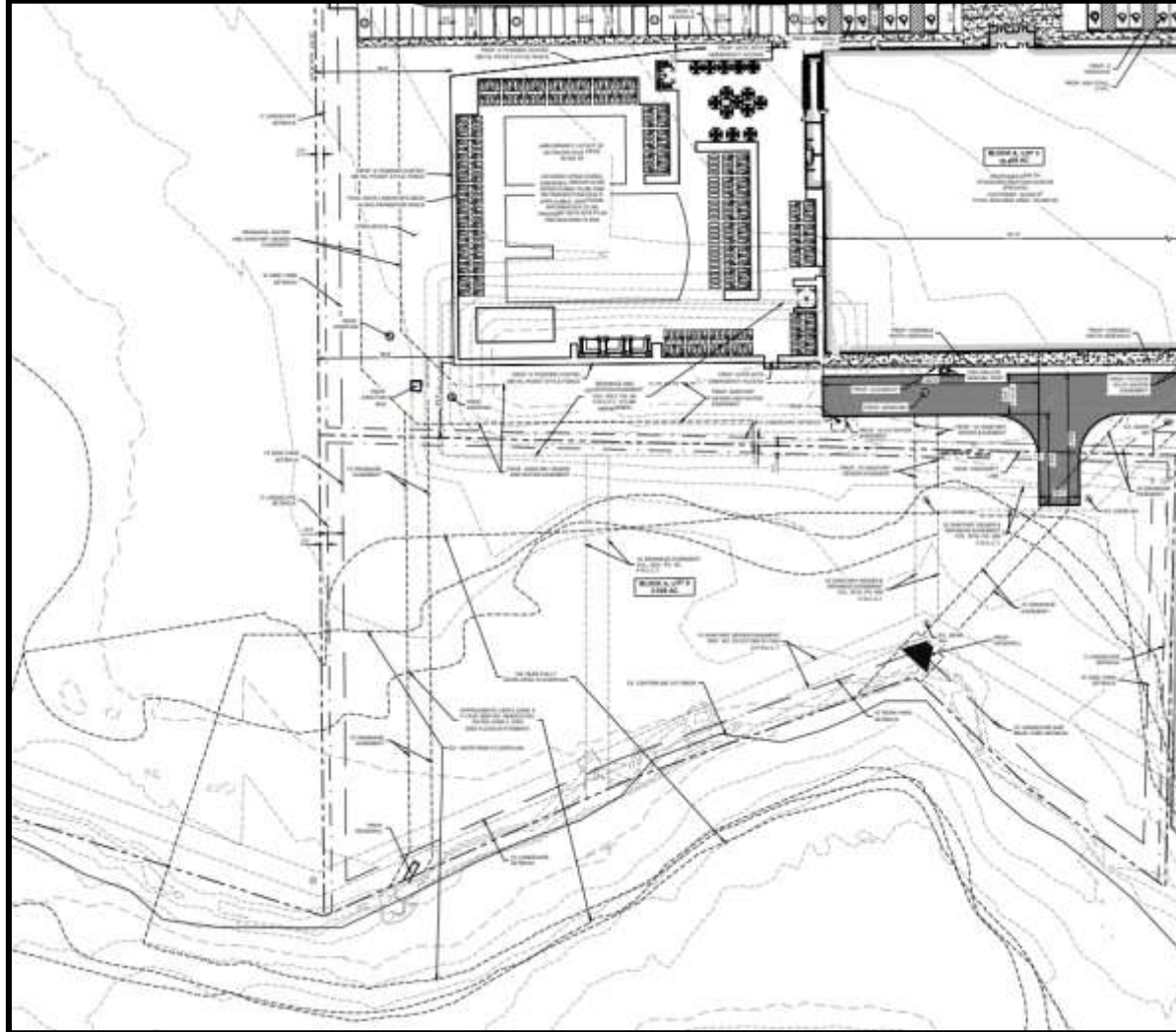
- Town Council approval of a waiver of lot frontage along a public right-of-way for Lot 3.

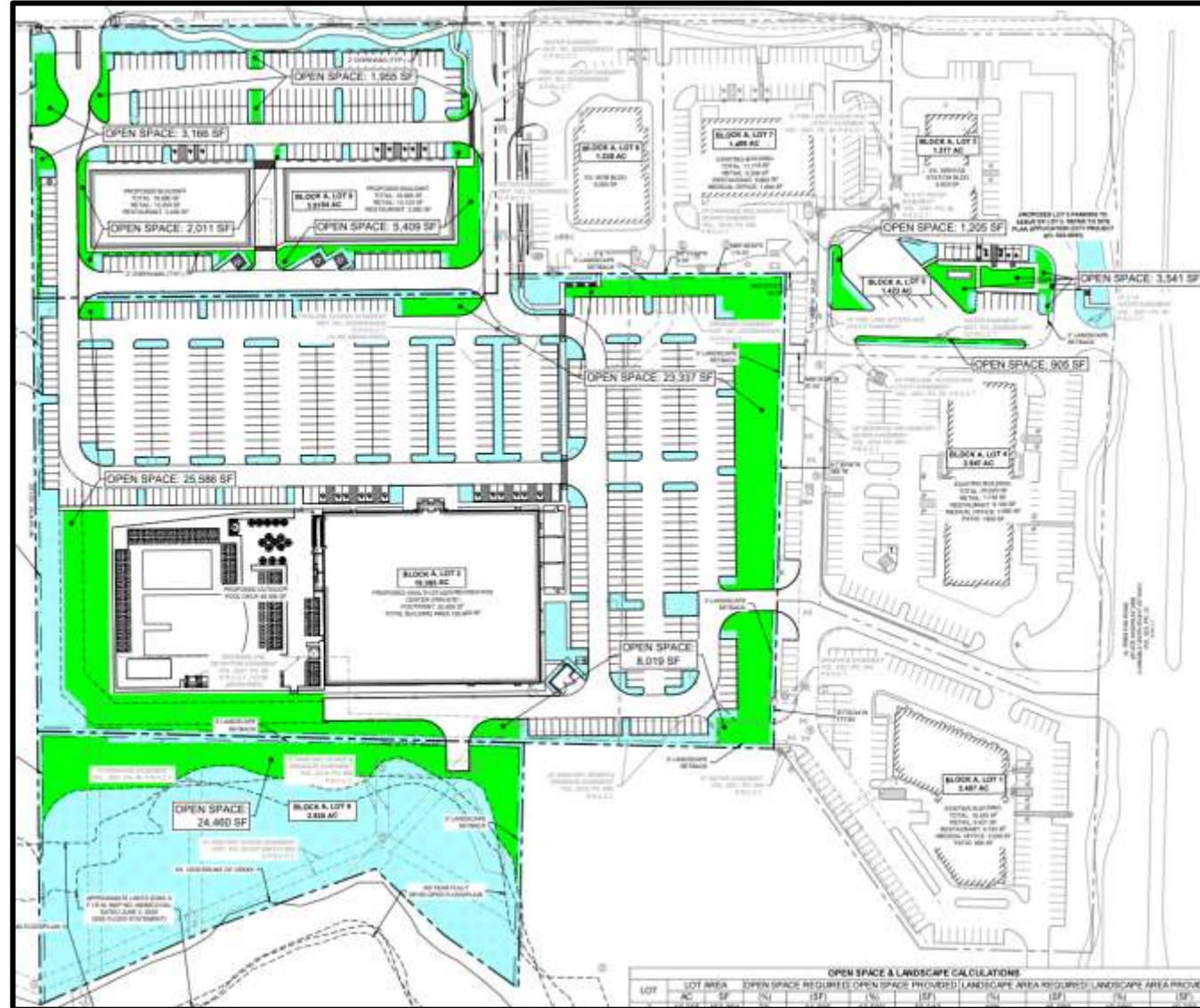




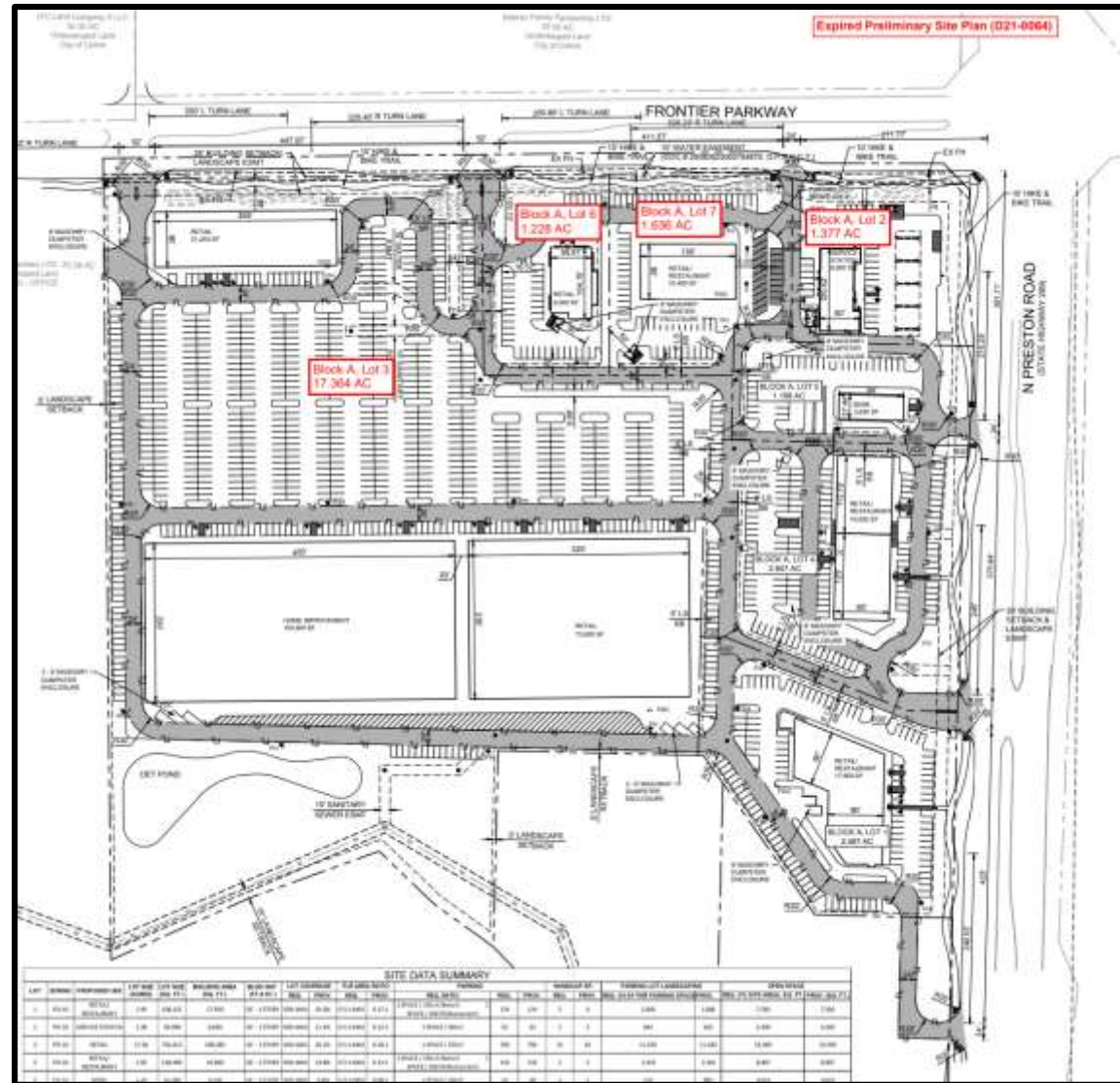


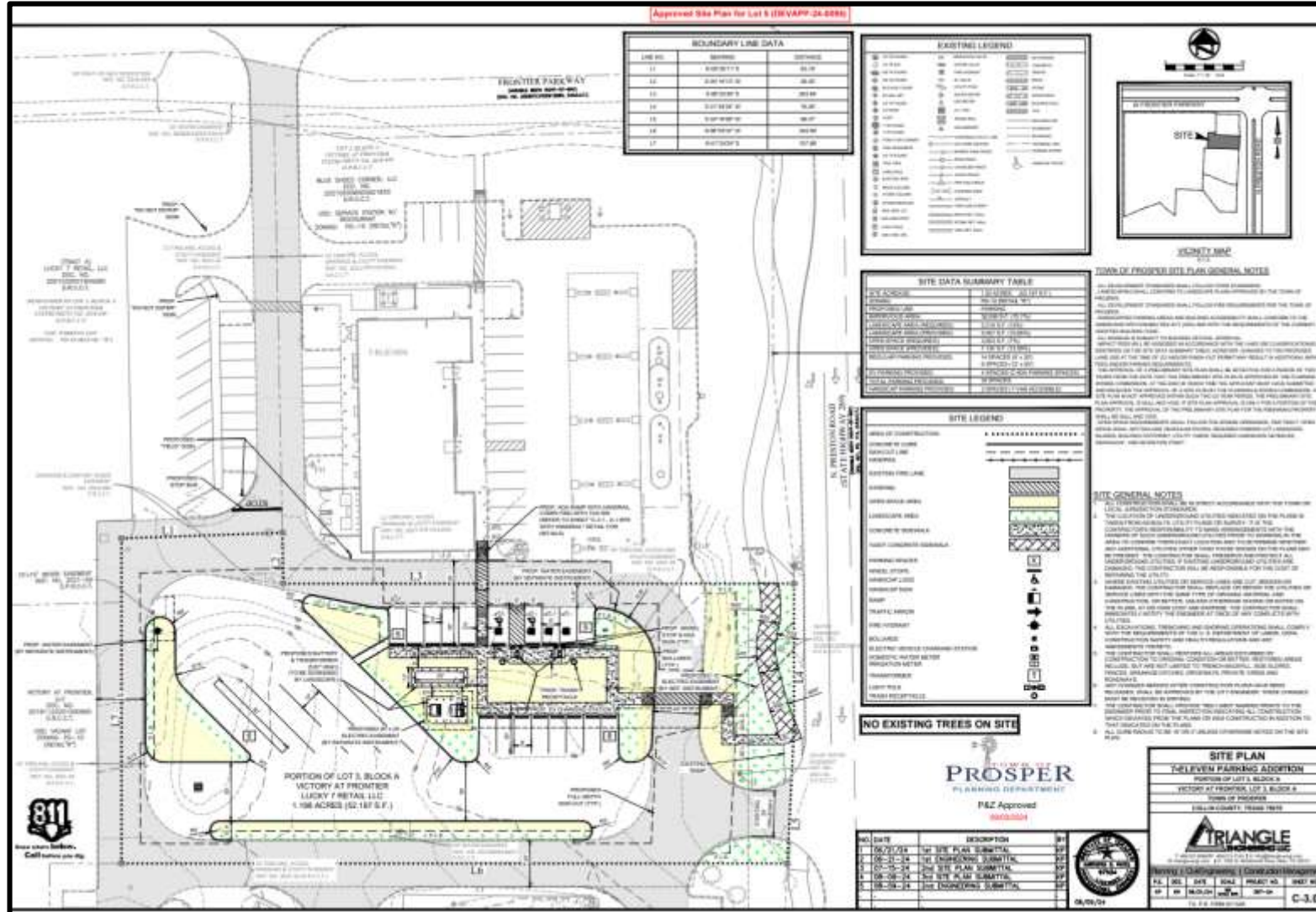














Prosper Center  
Block A, Lots 10-11  
(DEVAPP-25-0041)

# Information

## Purpose:

- Construct two restaurant/retail buildings and one medical office building totaling 38,855 square feet.
  - Lot 10 – Medical Office (16,655 SF)
  - Lot 11 – Restaurant/Retail Buildings (22,200 SF)

## History:

- A preliminary site plan (DEVAPP-24-0033) was approved by the Planning & Zoning Commission on May 21, 2024.
  - Lots 10-12 – Three Lots (Lots 10-11)
  - Shared fire lane between Lots 10-11 converted into a drive aisle.

