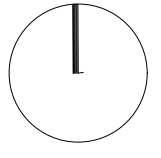
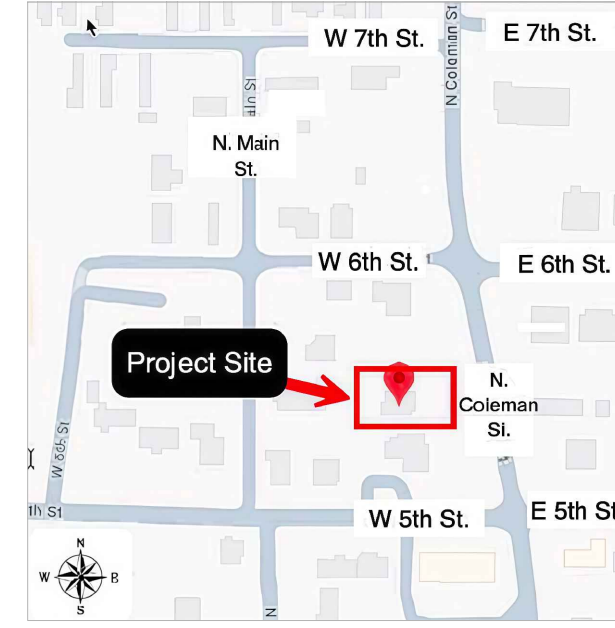


0 5ft 10ft 20ft



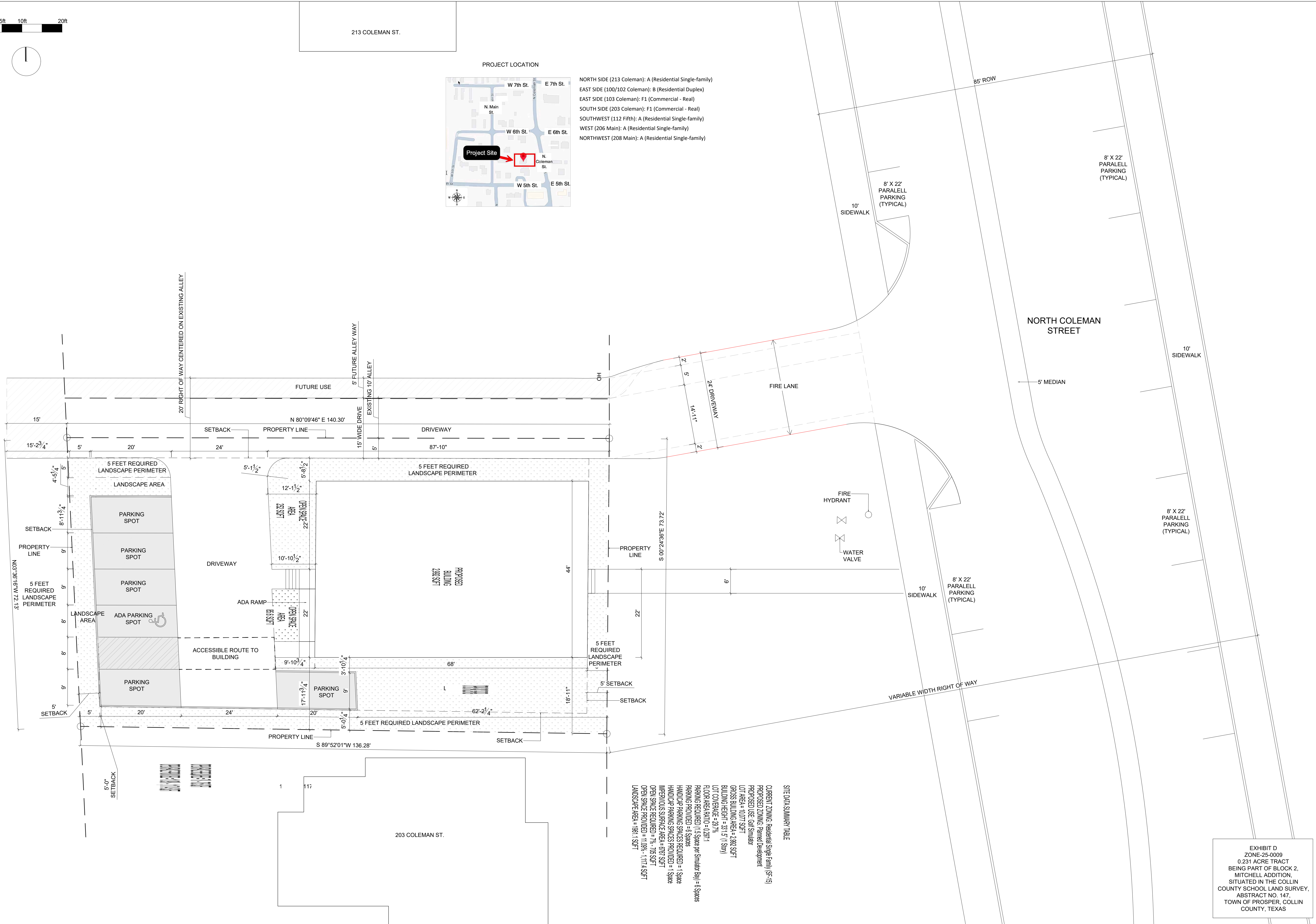
213 COLEMAN ST.

PROJECT LOCATION



- NORTH SIDE (213 Coleman): A (Residential Single-family)
- EAST SIDE (100/102 Coleman): B (Residential Duplex)
- EAST SIDE (103 Coleman): F1 (Commercial - Real)
- SOUTH SIDE (203 Coleman): F1 (Commercial - Real)
- SOUTHWEST (112 Fifth): A (Residential Single-family)
- WEST (206 Main): A (Residential Single-family)
- NORTHWEST (208 Main): A (Residential Single-family)

206 MAIN ST.



207 N Coleman St, Prosper, TX 75078

SITE DATA SUMMARY TABLE

CURRENT ZONING	Residential Single Family (SF-16)
PROPOSED ZONING	Planned Development
PROPOSED USE	Garage/Studio
LOT AREA	10,077 SQFT
GROSS BUILDING AREA	2,992 SQFT
BUILDING HEIGHT	33' 1" (1 Story)
LOT COVERAGE	29.7%
FLOOR AREA RATIO	0.297
PARKING PROVIDED	15 Spaces per Simular Bay) = 6 Spaces
HANDICAP PARKING SPACES REQUIRED	1 Space
HANDICAP PARKING SPACES PROVIDED	1 Space
UPPERIOUS SURFACE AREA	697 SQFT
OPEN SPACE REQUIRED	77% 706 SQFT
OPEN SPACE PROVIDED	1109% 1,117.4 SQFT
LANDSCAPE AREA	1961.1 SQFT

EXHIBIT D
 ZONE-25-0009
 0.231 ACRE TRACT
 BEING PART OF BLOCK 2,
 MITCHELL ADDITION,
 SITUATED IN THE COLLIN
 COUNTY SCHOOL LAND SURVEY,
 ABSTRACT NO. 147,
 TOWN OF PROSPER, COLLIN
 COUNTY, TEXAS

DRAWING
 DATE
 FEBRUARY 2026
 SCALE
 1" = 10'