

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 5, 2016, 6:00 p.m.

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. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a. Consider and act upon minutes from the March 15, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat of Prosper Center, Phase 1, for 133 single family residential lots and four (4) HOA/open space lots, on 41.8± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. This property is zoned Planned Development-65 (PD-65). (D16-0023).

REGULAR AGENDA

(If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.)

4. Consider and act upon a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002). *[Companion Case Z16-0004]* **THIS REQUEST HAS BEEN TABLED TO THE APRIL 19, 2016 PLANNING & ZONING COMMISSION MEETING**
5. Consider and act upon a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). *[Companion Case CA16-0002]* **THIS REQUEST HAS BEEN TABLED TO THE APRIL 19, 2016 PLANNING & ZONING COMMISSION MEETING**
6. Consider and act upon a Preliminary Site Plan for two mini-warehouse buildings (Advantage Storage), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0026).

7. Consider and act upon a Site Plan for a two-story mini-warehouse building (Advantage Storage, Phase 2), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0027).
8. Conduct a Public Hearing, and consider and act upon a request to rezone 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005).
9. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development, on 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive. (S16-0005).
10. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4, Development Requirements of the Zoning Ordinance regarding the consideration of granting exceptions for alternate exterior construction of main buildings. (Z16-0006).
11. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
12. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on April 1, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

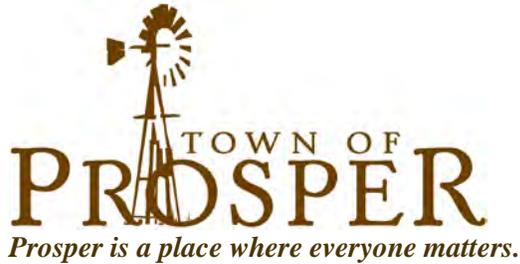
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & 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

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, March 15, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair John Alzner, Secretary David Snyder, Chad Robertson, Tripp Davenport, Craig Andres, and Brandon Daniel.

Commissioner(s) absent: Vice Chair John Hema

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the March 1, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for East Prosper Village on 2.0± acres, located on the northeast corner of Prosper Trail and Coit Road. This property is zoned Planned Development-1 (PD-1). (D16-0012).
- 3c. Consider and act upon a Site Plan for a big box retail building and fuel center (Kroger), in Prosper Plaza, on 21.0± acres, located on the north side of US 380, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0013).
- 3d. Consider and act upon a Final Plat for Prosper Plaza, Block A, Lots 4, 4X and 10, on 21.0± acres, located on the north side of US 380, 600± feet west of Custer Road. This property is zoned Planned Development-76 (PD-76). (D16-0014).
- 3e. Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 2, on 12.0± acres, located on the southeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0015).
- 3f. Consider and act upon a Final Plat for Gates of Prosper, Block B, Lots 1 and 3, on 28.3± acres, located on the northeast corner of Preston Road and future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0016).
- 3g. Consider and act upon a Site Plan for twenty-one retail buildings in the Gates of Prosper, on 40.0± acres, located on the east side of Prosper Road, north and south of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0017).

- 3h. Consider and act upon a Site Plan for a memory care facility, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0019).
- 3i. Consider and act upon a Final Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.5± acres, located on the west side of Hays Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0020).

Secretary Snyder requested Items 3h and 3i be pulled from the Consent Agenda for discussion.

Motioned by Snyder, seconded by Davenport, to approve Items 3a, 3b, 3c, 3d, 3e, and 3g on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Items 3h and 3i. Snyder inquired if a memory care facility is a permitted use within Planned Development-7 (PD-7).

Glushko: Stated the use is permitted within PD-7.

Motioned by Snyder, seconded by Daniel, to approve Items 3h and 3i, subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center and Private Athletic Stadium or Field (with no lights) for St. Martin de Porres Catholic Church, on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (S16-0004).

Staff Discussion

Glushko: Summarized the SUP request, provided information on the zoning of the surrounding properties, and presented exhibits provided by the applicant. Confirmed that the church and private school uses are permitted by right and emphasized the SUP request is to allow the child day care center and athletic fields. Informed Commission that Town staff has received one (1) Public Hearing Notice Reply Form in opposition and one (1) Public Hearing Notice Reply Form not in opposition to the request. Recommended approval of the request.

Daniel: Inquired about the Town's alcohol regulations.

Andres: Inquired about measurements from property lines, and how adjacent properties could be subdivided to allow alcohol sales.

Alzner: Inquired about the uses permitted by right, and those requiring approval of an SUP.

Glushko: Explained regulations for church, public or private schools, and day care centers. Explained how the subject property and surrounding could be subdivided to allow for alcohol sales. Confirmed that the church and private school uses are permitted by right and that the SUP request is to allow the child day care center and athletic fields.

Public Hearing was opened by Chair Alzner.

Public Hearing Discussion

Steve Knobbe (St. Martin de Porres Parishioner and Project Liaison): Provided background of St. Martin de Porres Catholic Church, including current and future operations, building and site design, and timeline for construction. Stated the parish will not petition to increase the distance for the sale of alcohol beyond the 300 feet requirement, but would protest sexually oriented businesses within the proximity of the development.

Bill Baird (Applicant): Described which access points are being proposed with phase 1, future access points, and traffic impact on the surrounding area. Stated that all school and church traffic queuing for both phase 1 and buildout will take place onsite without stacking onto adjacent thoroughfares. Indicated the school will not expand classes beyond 8th grade and intends for the athletic fields to be non-lighted.

Webb: Stated TxDOT must approve traffic signals on US 380, and the need is warranted by traffic counts. Discussed the proposed access points and the importance of the traffic being dispersed in multiple directions.

Alex Alvarado (Adjacent Property Representative): Requested to table the SUP request until his client, Texas Republic Realty, has an opportunity to speak with the church.

Snyder: Asked for clarification on the timeline implications of a tabling request and the potential issues Texas Republic Realty feels may arise from the approval of the SUP.

Webb: Discussed timeline for consideration at Town Council.

Daniel: Confirmed the SUP request is for a child day care center, and the proposed school use is permitted by right; therefore the 300 feet alcohol regulation is already applicable, regardless of the SUP request.

Simon Beakly (Adjacent Property Representative): Stated the SUP request would negatively affect both of Texas Republic Realty's properties.

Duncan Gray (Adjacent Property Owner): Expressed concerns regarding the alcohol regulations that would be imposed with the approval of the SUP.

Glushko: Described the proposed lot layout, and indicated that Mr. Gray's property would not fall within 300 feet of the church, school, or day care lot.

Bill Baird (Applicant Representative): Described the 300 foot distance from the property line and confirmed no church or educational facilities will be developed on the easternmost lot.

Patrick Jones (St. Martin Parishioner): Expressed support for the church and the use.

David Blom (Windsong Ranch Developer): Expressed appreciation for the St. Martin de Porres staff taking time to discuss proposed development with Windsong residents, noted support for the request, and discussed how the pressure of upcoming development could warrant traffic signals in the area along US 380.

Public Hearing was closed by Chair Alzner.

Commission Discussion

Commission: Expressed support for the request.

Motioned by Snyder, seconded by Davenport, to approve Item 4, subject to staff recommendations. Motion approved 6-0.

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

Webb: Informed audience that the next Public Hearing for Item 4 is scheduled for April 12, 2016, at the regularly scheduled Town Council meeting. Inquired if the Commissioners would be available for a Spring tour.

6. Adjourn.

Motioned by Daniel, seconded by Davenport, to adjourn. Motioned approved 6-0 at 7:03 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Pamela Clark, Planning Technician
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Consider and act upon a Final Plat of Prosper Center, Phase 1, for 133 single family residential lots and four (4) HOA/open space lots, on 41.8± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. This property is zoned Planned Development-65 (PD-65). (D16-0023).

Description of Agenda Item:

The Final Plat shows 133 single family residential lots and four (4) HOA/open space lots. Access will be provided from future Prairie Drive and future Legacy Drive. The Final Plat conforms to the PD-65 development standards.

Budget Impact:

There are no significant budget implications associated with the approval of this Final Plat.

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

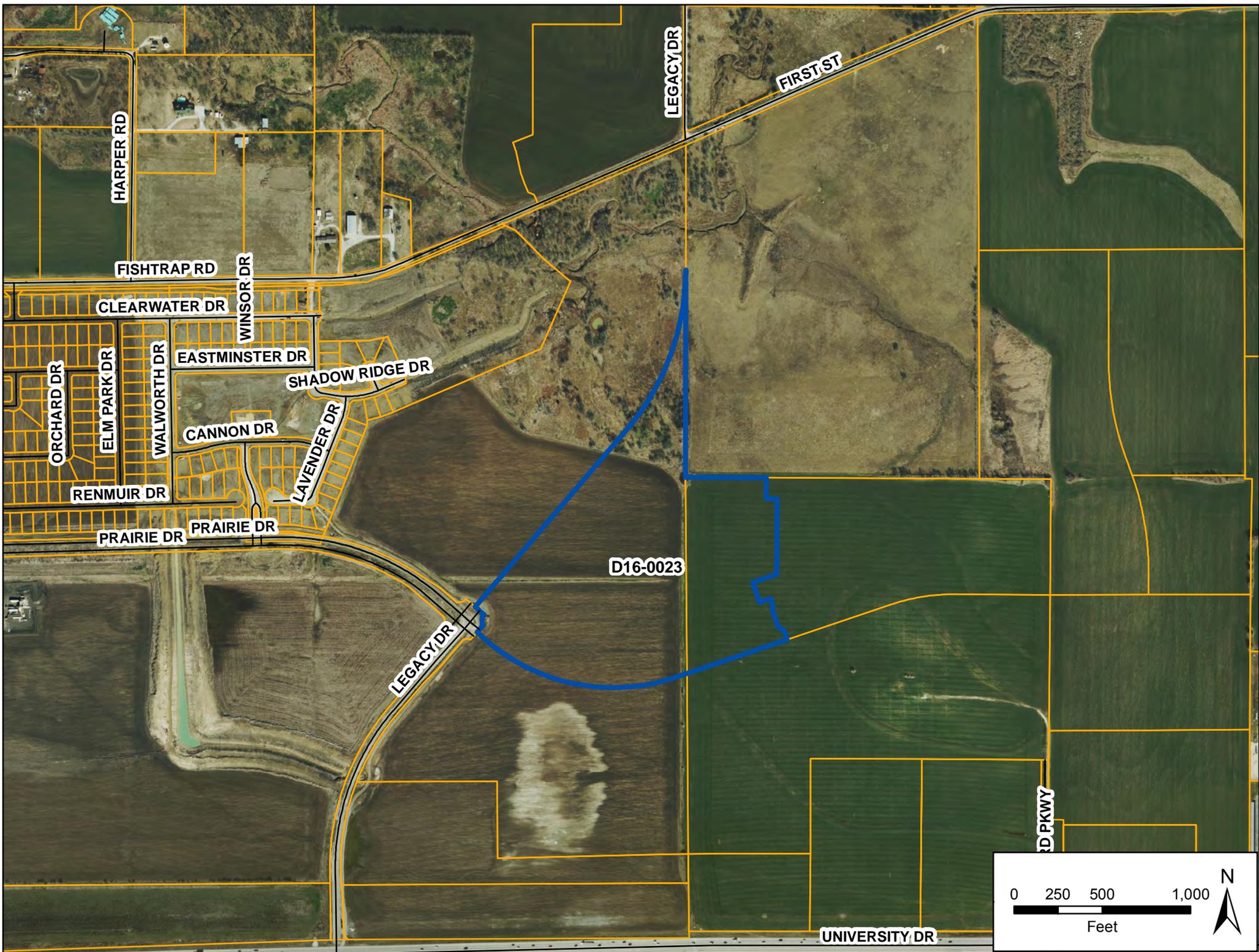
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.
2. Planning & Zoning Commission approval and filing of the Prosper Center, Block B, Lots 1 and 2, Conveyance Plat (D16-0011). This item is tentatively schedule for the April 19, 2016, Planning & Zoning Commission meeting.



HARPER RD

FISHTRAP RD

CLEARWATER DR

WINSOR DR

EASTMINSTER DR

SHADOW RIDGE DR

CANNON DR

LAVENDER DR

RENMUIR DR

PRAIRIE DR

PRAIRIE DR

ORCHARD DR

ELM PARK DR

WALWORTH DR

LEGACY DR

LEGACY DR

FIRST ST

D16-0023

D PKWY

UNIVERSITY DR

0 250 500 1,000

Feet



OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, MERITAGE HOMES OF TEXAS, LLC, is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas and the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being all of Lot 1, Block B, Prosper Center, according to the Conveyance Plat thereof recorded in Document No. 2015-242, Plat Records of Denton County, Texas, also recorded in Volume 2015, Pg. 344, Plat Records of Collin County, Texas, the same being all of a called 41.820 acre tract of land described in the deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 2015-143602, Official Records of Denton County, Texas, and Instrument No. 20151216001565850, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the western-most southwest corner of said Lot 1, Block B, common to the southeast corner of Lot 1, Block A, said Prosper Center, and on the northerly right-of-way line of Prairie Drive, a variable width public right-of-way according to said Conveyance Plat of Prosper Center;

THENCE North 40°36'14" East, along the common line between said Lot 1, Block B and Lot 1, Block A, a distance of 1316.48 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 40°30'49", a radius of 1400.00 feet, a chord bearing and distance of North 20°20'50" East, 969.44 feet;

THENCE in a northeasterly direction, continuing along the common line between said Lot 1, Block B and Lot 1, Block A, and with said curve to the left, an arc distance of 989.94 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for northerly corner of said Lot 1, Block B, being on the easterly line of said 356.537 acre tract, and at the end of said curve;

THENCE South 00°05'25" West, along the easterly line of said Lot 1, Block B, and along the easterly line of said 356.537 acre tract, a distance of 1173.72 feet to a 1/2-inch iron rod found for the northwest corner of aforesaid 121.281 acre tract;

THENCE South 89°40'36" East, along the northerly line of said Lot 1, Block B, and along the northerly line of said 121.281 acre tract, a distance of 459.41 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner, from said corner, a one-inch iron pipe found for the northeast corner of said 121.281 acre tract, common to a re-entrant corner on the westerly line of called 55.50 acre tract of land described in the deed to 110 Prosper Property, LP, recorded in Instrument No. 20091218001516510, said Official Public Records, bears South 89°40'36" East, 1612.13 feet;

THENCE in a southerly direction, departing the northerly line of said Lot 1, Block B, the northerly line of said 121.281 acre tract and crossing said Lot 1, Block B, the following eleven (11) courses:

- 1. South 00°19'24" West, a distance of 120.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
2. South 89°40'36" East, a distance of 61.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
3. South 00°19'24" West, a distance of 427.47 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
4. South 71°21'39" West, a distance of 141.78 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
5. South 18°38'21" East, a distance of 120.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
6. North 71°21'39" East, a distance of 65.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
7. South 18°38'21" East, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
8. South 26°21'39" West, a distance of 14.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
9. South 18°38'21" East, a distance of 110.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
10. South 63°38'21" East, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
11. South 18°38'21" East, a distance of 55.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner on the southerly line of said Lot 1, Block B;

THENCE along the southerly line of said Lot 1, Block B, and crossing said 121.281 acre tract, and crossing said 356.537 acre tract the following eight (8) courses:

- 1. South 71°21'39" West, a distance of 669.71 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 59°14'35", a radius of 1100.00 feet, a chord bearing and distance of North 79°01'03" West, 1087.39 feet;
2. In a northwesterly direction, with said curve to the right, an arc distance of 1137.38 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
3. North 49°23'46" West, a distance of 73.76 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
4. North 40°36'14" East, a distance of 55.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
5. North 49°23'46" West, a distance of 7.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
6. North 4°23'46" West, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
7. North 40°36'14" East, a distance of 22.72 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;
8. North 49°22'13" West, a distance of 70.00 feet to the POINT OF BEGINNING, and containing 41.820 acres (1,821,692 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER CENTER PHASE 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. PROSPER PARTNERS, LP does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the _____ day of _____, 20_____.

BY: MERITAGE HOMES OF TEXAS, LLC an Arizona Limited Liability Company

By: _____ Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20_____.

Notary Public In And For The State Of Texas

Printed Name

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Lot 10, Block K, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damages to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 owners 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.

ACCESS EASEMENT

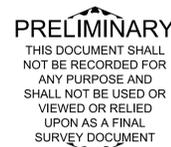
The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in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

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Marx, 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.



MICHAEL MARX REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5181 5750 GENESIS COURT, SUITE 200 FRISCO, TEXAS 75034 PH. 972-335-3580 michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael Marx, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 20_____.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20_____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department Planning & Zoning Commission Chair

Town Secretary Development Services Department

Table with 2 columns: LINE TABLE (NO., BEARING, LENGTH) and LINE TABLE (NO., BEARING, LENGTH). Contains 24 rows of survey data.

CURVE TABLE table with 6 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 23 rows of curve data.

Large table with 4 columns: LOT TABLE (LOT NO., ACRES, SQ. FT., LOT TYPE). Contains 24 columns of lot data.

FINAL PLAT PROSPER CENTER PHASE 1. 41.820 ACRES (GROSS) 29.432 ACRES (NET). 133 RESIDENTIAL LOTS (25.166 ACRES). 4 OPEN SPACE (HOA) LOTS (4.266 ACRES). TOWN OF PROSPER, COLLIN COUNTY AND DENTON COUNTY, TEXAS. Kimley Horn logo and contact information.



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Consider and act upon a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002). *[Companion Case Z16-0004]*

Description of Agenda Item:

The applicant has requested this item be tabled and the Public Hearing be continued to the April 19, 2016, Planning & Zoning Commission meeting, as outlined in the attached letter.

Attached Documents:

1. Tabling request letter

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission continue the Public Hearing and table the item to the April 19, 2016, Planning & Zoning Commission meeting.



MESSER * ROCKEFELLER * FORT
THE MUNICIPAL LAW FIRM

March 31, 2016

Via email - Alex Glushko@prospertx.gov

Mr. Alex Glushko, AICP
Senior Planner
Development Services Department
City of Prosper
P.O. Box 307
Prosper, TX 75078

RE: *Comprehensive Plan Amendment – Case # CA16-0002*

Dear Alex,

I am writing to request that Case #CA16-0002, the Comprehensive Plan amendment associated with the Oak Timbers zoning case, be tabled to the April 19th Planning & Zoning Commission meeting to allow our development team additional time to revise the exhibits associated with the companion zoning case. Please let me know if you have any questions or concerns regarding this request. Many thanks.

With kind regards,

BRENDA N. McDONALD

DALLAS

6351 Preston Rd. • Suite 350
Frisco, TX 75034
P: 972.668.6400 • F: 972.668.6414
Toll Free: 1.855.668.6400

MESSER, ROCKEFELLER & FORT, PLLC
www.txmunicipallaw.com

ABILENE

4400 Buffalo Gap Rd. • Suite 2800
Abilene, TX 79606
P: 325.701.7960 • F: 325.701.7961



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Consider and act upon a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004).
[Companion Case CA16-0002]

Description of Agenda Item:

The applicant has requested this item be tabled and the Public Hearing be continued to the April 19, 2016, Planning & Zoning Commission meeting, as outlined in the attached letter.

Attached Documents:

1. Tabling request letter

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission continue the Public Hearing and table the item to the April 19, 2016, Planning & Zoning Commission meeting.



MESSER * ROCKEFELLER * FORT
THE MUNICIPAL LAW FIRM

March 31, 2016

Via email - Alex_Glushko@prospertx.gov

Mr. Alex Glushko, AICP
Senior Planner
Development Services Department
City of Prosper
P.O. Box 307
Prosper, TX 75078

RE: *Zoning Request – Case # CA16-0004*

Dear Alex,

I am writing to request that Case #Z16-0004, the Oak Timbers zoning case, be tabled to the April 19th Planning & Zoning Commission meeting to allow our development team additional time to revise the zoning exhibits in response to the staff comments. Please let me know if you have any questions or concerns regarding this request. Many thanks.

With kind regards,

BRENDA N. McDONALD

DALLAS

6351 Preston Rd. • Suite 350
Frisco, TX 75034
P: 972.668.6400 • F: 972.668.6414
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PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Consider and act upon a Preliminary Site Plan for two mini-warehouse buildings (Advantage Storage), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0026).

Description of Agenda Item:

Preliminary Site Plans are typically considered on the Consent Agenda; however, this item is being placed on the Regular Agenda because the applicant is requesting to reduce the side yard setback of the proposed mini-warehouse building. Chapter 4, Section 9.10 of the Zoning Ordinance permits the side building lines of a mini-warehouse facility to be reduced by approval of the Planning & Zoning Commission at the time of Preliminary Site Plan approval.

The applicant is requesting a reduction of the side yard setback for the northernmost building from fifteen (15) feet to ten (10) feet. Since the subject portion of the facility has no openings or doors and serves as a solid screen, staff believes this request will not have an adverse impact on the development of the adjacent property to the north. The ten-foot setback will contain a five-foot landscape buffer as required by the Zoning Ordinance.

The Preliminary Site Plan shows two mini-warehouse buildings. The southern building is existing, and the northern structure is proposed. The existing building includes 57,434 sq. ft. of storage space and 5,130 sq. ft. of office space. The proposed building includes 42,740 sq. ft. of storage space with no office space.

Access is provided from Prosper Commons Boulevard and through cross access from the south. Adequate parking has been provided. The Preliminary Site Plan conforms to the Commercial District development standards and to the SUP exhibits.

As a companion item, the Site Plan for Advantage Storage, Phase 2 (D16-0027) is on the April 5, 2016, agenda.

Budget Impact:

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

Legal Obligations and Review:

The Preliminary Site Plan meets minimum development requirements.

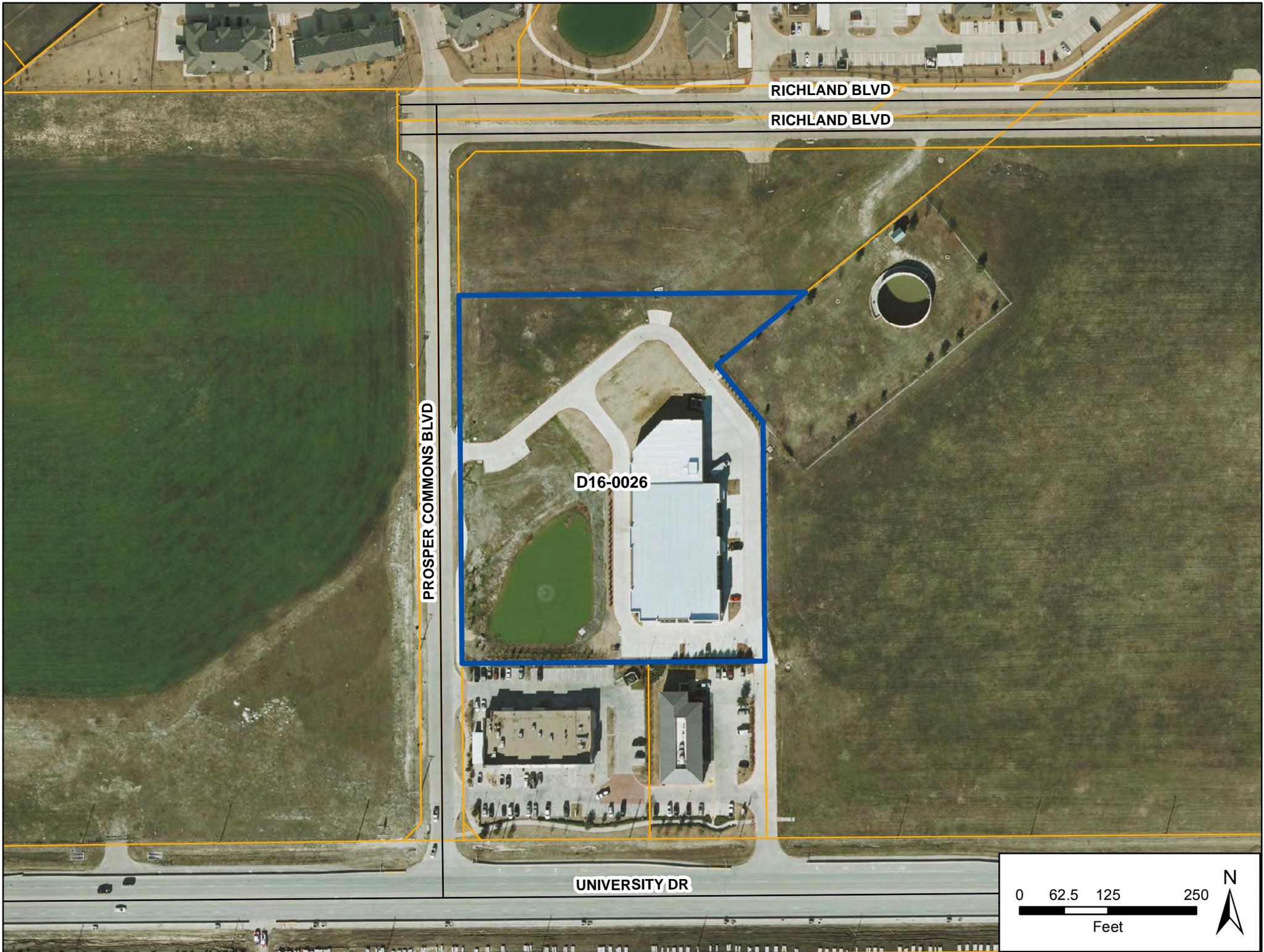
Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Site Plan subject to:

1. Planning & Zoning Commission approval of the reduced side yard setback.
2. Town staff approval of preliminary water, sewer, and drainage plans.
3. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



RICHLAND BLVD

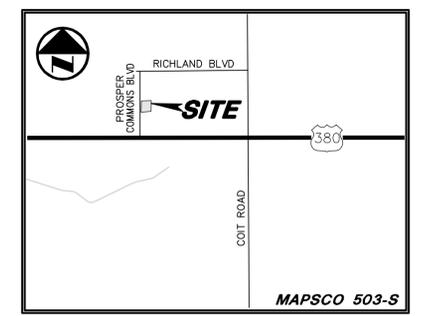
RICHLAND BLVD

PROSPER COMMONS BLVD

D16-0026

UNIVERSITY DR





VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FPC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SN	TRAFFIC SIGN
TE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
-x-x-	FENCE
---	PROPOSED AMERICANS WITH DISABILITIES ACT ROUTE
F.L.	FIRE LANE
(C.M.)	CONTROLLING MONUMENT 5/8"-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
SIR	EXISTING FIRE LANE

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO
BACK OF CURB, UNLESS OTHERWISE NOTED.

PROSPER SITE PLAN NOTES

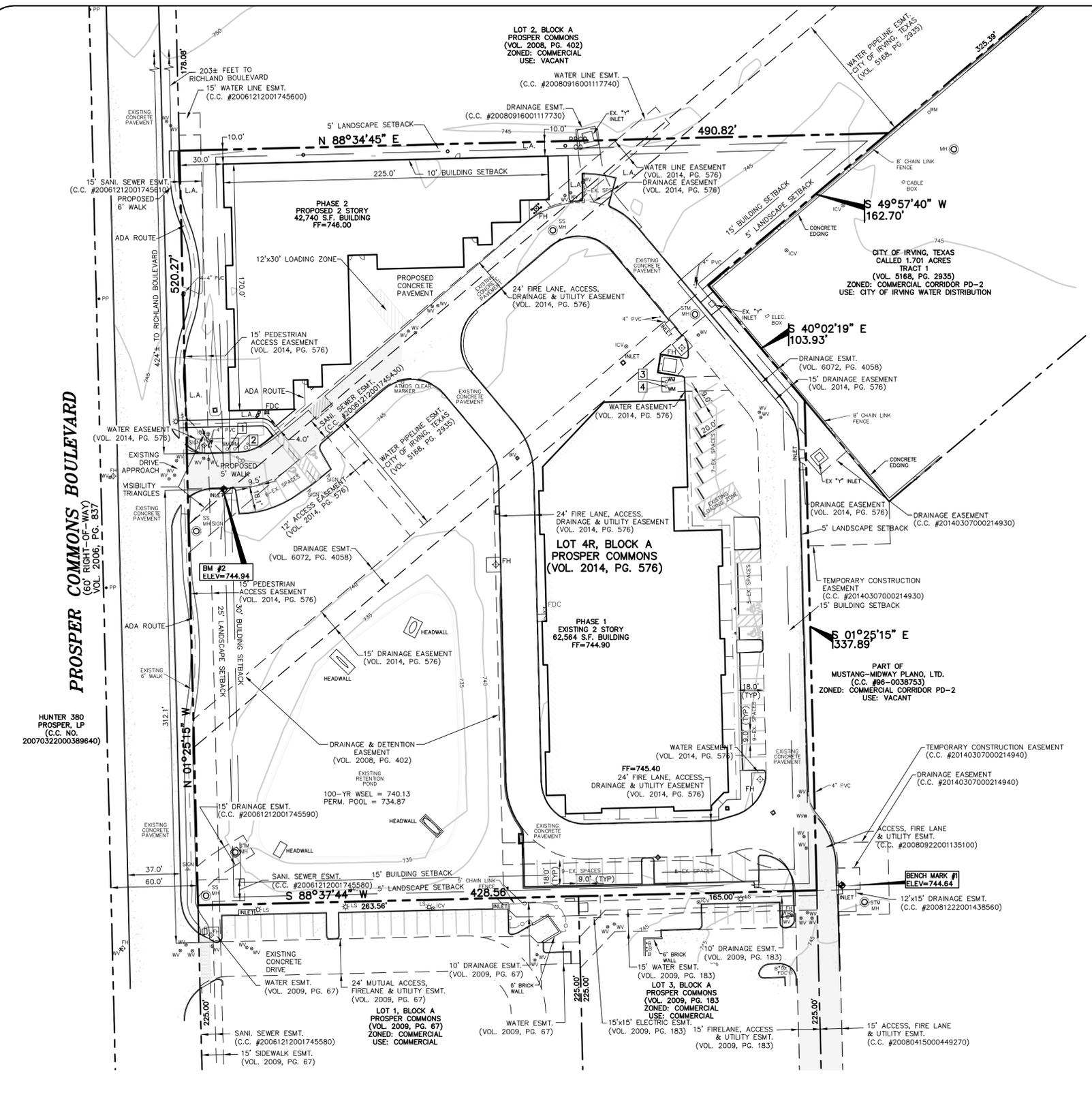
- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- 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.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and five (5) feet in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan in not final until all engineering plans are approved by the Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.

SITE DATA SUMMARY TABLE

ITEM	LOT 4R
ZONING	COMMERCIAL / SUP ORD. 15-14 (SUP-4)
PROPOSED USE	SELF STORAGE FACILITY
LOT AREA (SF/ACRES)	220,281/5.0570
BUILDING (SF)	PHASE 1: 57,434 STORAGE/5,130 OFFICE PHASE 2: 42,740 STORAGE TOTAL: 100,174 STORAGE/5,130 OFFICE
BUILDING HEIGHT (FT)	29.5
LOT COVERAGE (%)	23.9%
FLOOR AREA RATIO	478.1
PARKING REQUIRED: 4 PER COMPLEX PLUS 1 ADDITIONAL SPACE PER 300 SF OF OFFICE	PHASE 1 STORAGE: 4 SPACES PHASE 1 OFFICE: 5,130 SF/300=18 SPACES PHASE 2 STORAGE: 4 SPACES TOTAL PARKING REQUIRED: 26 SPACES
HANDICAPPED PARKING REQUIRED	2 SPACES
PARKING PROVIDED	46
HANDICAPPED PARKING PROVIDED	4
LOADING ZONE REQUIRED (12'X30')	1
LOADING ZONE PROVIDED (12'X30')	2
INTERIOR LANDSCAPING REQUIRED (SF)	46 SPACES x 15 SF = 690
INTERIOR LANDSCAPING PROVIDED (SF)	2,158
IMPERVIOUS AREA (SF/%)	110,895/50.34%
7% OPEN SPACE REQUIRED (SF)	15,420
OPEN SPACE PROVIDED (SF)	88,991

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
EXISTING	1	AT DRIVE ENTRANCE	DOMESTIC	2"	1	6"
EXISTING	2	AT DRIVE ENTRANCE	IRRIGATION	2"	1	N.A.
EXISTING	3	NORTH OF EXIST. BLDG	IRRIGATION	1"	1	N.A.
EXISTING	4	NORTH OF EXIST. BLDG	DOMESTIC	1"	1	6"



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

BEFORE YOU DIG...

BENCHMARK LIST:

BENCHMARK #1:
SQUARE CUT AT NORTHEAST CORNER OF A CURB INLET LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE.
ELEVATION = 744.84 (VERTICAL CONTROL NAVD 88)

BENCHMARK #2:
SQUARE CUT AT NORTHWEST CORNER OF A CURB INLET LOCATED ON SOUTH SIDE OF CONCRETE DRIVE TO THE SITE, 54'± EAST FROM CENTERLINE OF PROSPER COMMONS BLVD.
ELEVATION = 744.94 (VERTICAL CONTROL NAVD 88)

- FRANCHISE UTILITY NOTES:**
- TXU ELECTRIC DELIVERY (800) 242-9113
 - TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
 - COSERV ELECTRIC & GAS (800) 274-4014
 - GRAYSON-COLLIN ELECTRIC COOPERATIVE (903) 482-7183
 - ATMOS ENERGY (800) 460-3030
 - COSERV (800) 274-4014
 - TELEPHONE - AT&T (888) 294-8433
 - SOLID WASTE - IESI (469) 452-8800

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	WTW	03-22-2016

OWNER
ADV PROSPER PROPERTY OWNER LLC
2600 ELDORADO PARKWAY, SUITE 110
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

DEVELOPER
ADVANTAGE SELF STORAGE
2600 ELDORADO PARKWAY, SUITE 110
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARJYN W. SAMUELSON, P.E. 95871 0129-30-106. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Engineer: **ARJYN W. SAMUELSON, P.E.**
P.E. No.: 95871
Date: 03-20-2016

PPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

a division of **Westwood**
(214) 437-4640 PHONE
(888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM

1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #17156; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

PRELIMINARY SITE PLAN
ADVANTAGE STORAGE PROSPER
LOT 4R, BLOCK A, PROSPER COMMONS
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, TEXAS

SHEET NO.
PSP



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Consider and act upon a Site Plan for a two-story mini-warehouse building (Advantage Storage, Phase 2), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0027).

Background:

Site Plans are generally considered on the Consent Agenda. However, approval of this Site Plan is subject to approval of the Preliminary Site Plan, D16-0026 on the April 5, 2016, agenda, regarding the request of a reduced side yard setback.

Description of Agenda Item:

The Site Plan depicts a two-story, 42,740 square feet mini-warehouse building. Access is provided from Prosper Commons Boulevard and through cross access from the south. Adequate parking has been provided. The Site Plan conforms to the Commercial District development standards and the requirements established by S-4.

Budget Impact:

There are no significant budget implications associated with the approval of this Site Plan.

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of the Preliminary Site Plan, D16-0026.
2. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



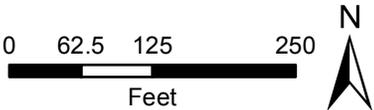
RICHLAND BLVD

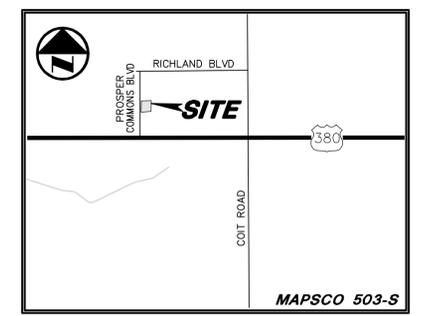
RICHLAND BLVD

PROSPER COMMONS BLVD

D16-0027

UNIVERSITY DR





VICINITY MAP
NOT TO SCALE

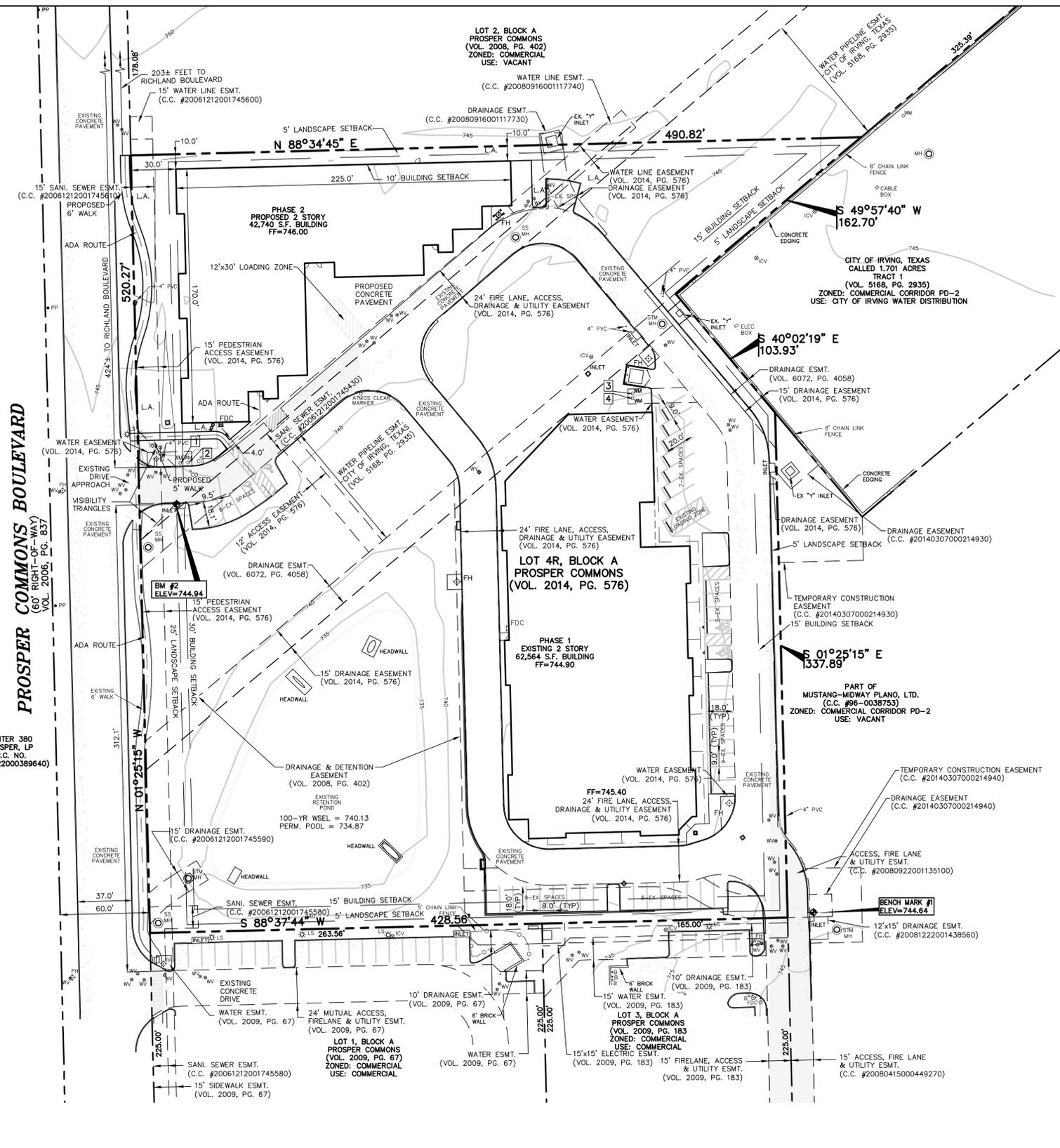


GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FPC	FIRE DEPARTMENT CONNECTION
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L.A.	LANDSCAPE AREA
---	PROPERTY LINE
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---	U/G WATER LINE
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---	PROPOSED AMERICANS WITH DISABILITIES ACT ROUTE
F.L.	FIRE LANE
(C.M.)	CONTROLLING MONUMENT 5/8"-INCH IRON ROD WITH "POQUE ENG & DEV" CAP SET
SIR	EXISTING FIRE LANE

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO
BACK OF CURB, UNLESS OTHERWISE NOTED.



PROSPER COMMONS BOULEVARD
(60' RIGHT-OF-WAY)
VOL. 2006, PG. 837

HUNTER 380
PROSPER, LP
(C.C. NO. 20070322000389640)

PROSPER SITE PLAN NOTES

- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- 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.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan in not final until all engineering plans are approved by the Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 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 finishing out permit may result in additional impact fees and/or parking requirements.

SITE DATA SUMMARY TABLE

ITEM	LOT 4R
ZONING	COMMERCIAL / SUP ORD. 15-14 (SUP-4)
PROPOSED USE	SELF STORAGE FACILITY
LOT AREA (SF/ACRES)	220,281/5.0570
BUILDING (SF)	42,740 STORAGE
BUILDING HEIGHT (FT)	29.5
LOT COVERAGE (%)	9.70%
FLOOR AREA RATIO	.194:1
PARKING REQUIRED: 4 PER COMPLEX PLUS 1 ADDITIONAL SPACE PER 300 SF OF OFFICE	STORAGE COMPLEX: 4 SPACES NO NEW OFFICE SPACE
HANDICAPPED PARKING REQUIRED	1 SPACE
PARKING PROVIDED	8
HANDICAPPED PARKING PROVIDED	2
LOADING ZONE REQUIRED (12'x30')	1
LOADING ZONE PROVIDED (12'x30')	1
INTERIOR LANDSCAPING REQUIRED (SF)	8 SPACES x 15 SF = 120
INTERIOR LANDSCAPING PROVIDED (SF)	626
IMPERVIOUS AREA (SF/%)	110,895/50.34%
7% OPEN SPACE REQUIRED (SF)	15,420
OPEN SPACE PROVIDED (SF)	88,991

WATER METER SCHEDULE:

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
EXISTING	1	AT DRIVE ENTRANCE	DOMESTIC	2"	1	6"
EXISTING	2	AT DRIVE ENTRANCE	IRRIGATION	2"	1	N.A.
EXISTING	3	NORTH OF EXIST. BLDG	IRRIGATION	1"	1	N.A.
EXISTING	4	NORTH OF EXIST. BLDG	DOMESTIC	1"	1	6"

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

BEFORE YOU DIG...

BENCHMARK LIST:

BENCHMARK #1:
SQUARE CUT AT NORTHEAST CORNER OF A CURB INLET LOCATED NEAR THE SOUTHEAST CORNER OF THE SITE.
ELEVATION = 744.64 (VERTICAL CONTROL NAVD 88)

BENCHMARK #2:
SQUARE CUT AT NORTHWEST CORNER OF A CURB INLET LOCATED ON SOUTH SIDE OF CONCRETE DRIVE TO THE SITE, 54'± EAST FROM CENTERLINE OF PROSPER COMMONS BLVD.
ELEVATION = 744.94 (VERTICAL CONTROL NAVD 88)

- FRANCHISE UTILITY NOTES:**
- T&U ELECTRIC DELIVERY (800) 242-9113
 - T&U ENERGY CONSTRUCTION SERVICES - (800) 711-9112
 - COSEVRY ELECTRIC & GAS (800) 274-4014
 - GRAYSON-COLLIN ELECTRIC COOPERATIVE (903) 482-7183
 - ATMOS ENERGY (800) 460-3030
 - COSEVRY (800) 274-4014
 - TELEPHONE - AT&T (888) 294-8433
 - SOLID WASTE - IESI (469) 452-8800

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	WTW	03-30-2016

OWNER
ADV PROSPER PROPERTY OWNER LLC
2600 ELDORADO PARKWAY, SUITE 110
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

DEVELOPER
ADVANTAGE SELF STORAGE
2600 ELDORADO PARKWAY, SUITE 110
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

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PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 03-30-2016

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

a division of **Westwood**

1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #17156; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

(214) 437-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM

SITE PLAN
ADVANTAGE STORAGE PROSPER - PHASE 2
LOT 4R, BLOCK A, PROSPER COMMONS
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, TEXAS

SHEET NO.
C1.01



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Undeveloped	Medium Density Residential
North	Planned Development-40 – Single Family and Unincorporated (Annexation Agreement, Resolution 2015-4542)	Undeveloped (Future Community Park)	Medium Density Residential
East	Planned Development-66 – Single Family	Undeveloped	Medium Density Residential
South	Unincorporated (ETJ)	Single Family Residential (Artesia)	High Density Residential
West	Agricultural	Undeveloped	Medium Density Residential

Requested Zoning – The purpose of the request is to allow for the development of a single family residential subdivision, in accordance with the SF-12.5 District standards and the Future Land Use Plan. There is a companion item, S16-0005, requesting approval of a private street development for this subject tract on the April 5, 2016, Planning & Zoning Commission agenda.

This tract was the subject of a voluntary annexation request. The Town Council approved the ordinance annexing the tract into the Town limits on February 9, 2016. Upon annexation, tracts are granted the Agricultural zoning district.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential. Medium Density Residential recommends lot sizes ranging between 12,500 and 20,000 square feet in size, and a density not less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – Prosper Road (future Prosper Trail) is depicted on the Thoroughfare Plan as a four-lane divided minor thoroughfare with 90' right-of-way. Zoning Exhibit A complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer service will need to be extended to the site prior to or in conjunction with development.

Access – Access to the property will be provided from Prosper Road (future Prosper Trail).

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – It is not anticipated that this property will be needed for the development of a park. The Windsong Ranch Community Park is designated for the property immediately north of this site.

Environmental Considerations – The 100-year floodplain located on the property is shown on Exhibit A.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by state law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

Attached Documents:

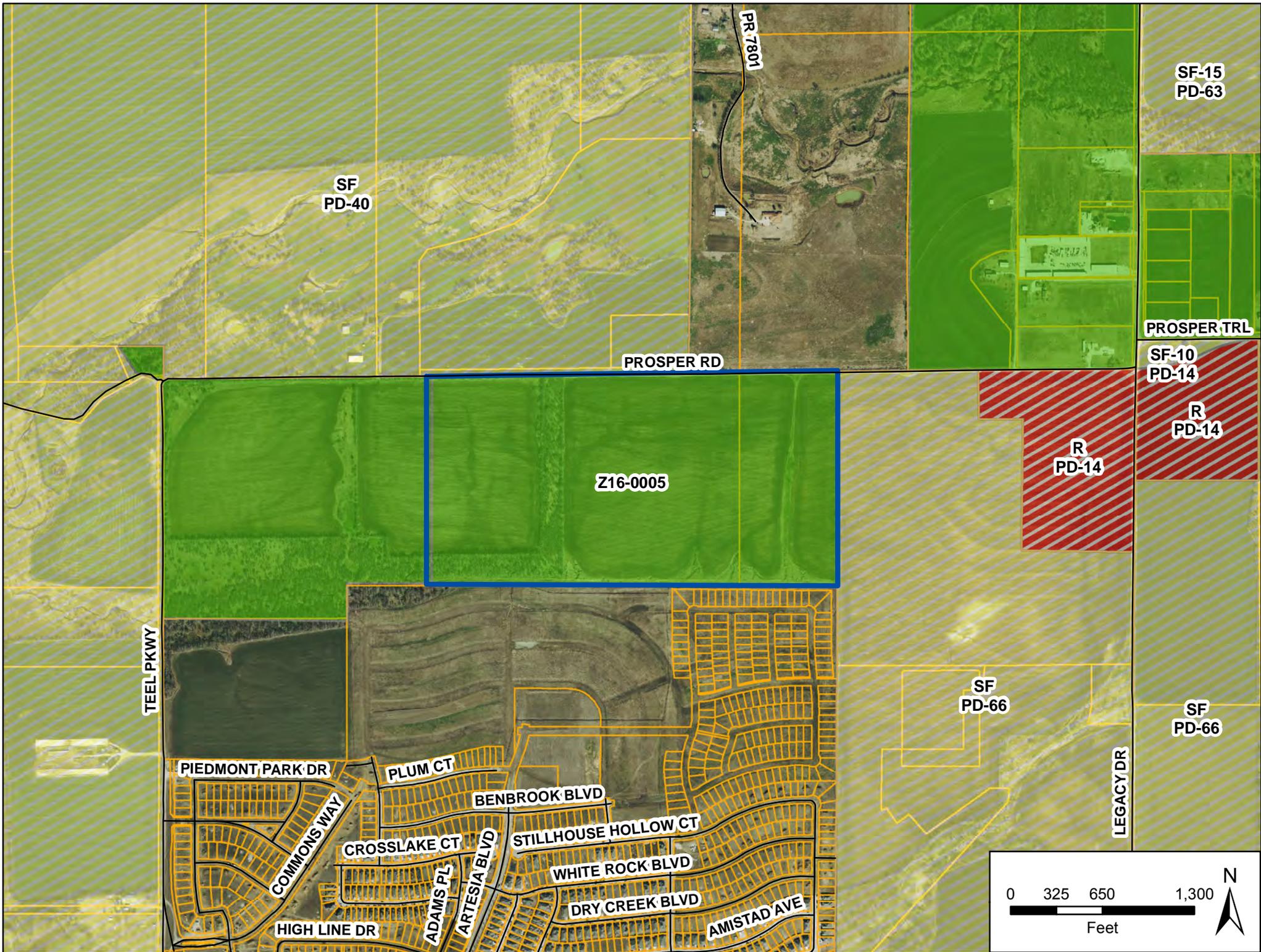
1. Surrounding Zoning Map
2. Zoning Exhibit A

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the rezoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on April 26, 2016.



SF
PD-40

SF-15
PD-63

PROSPER RD

PROSPER TRL

SF-10
PD-14

Z16-0005

R
PD-14

R
PD-14

TEEL PKWY

SF
PD-66

SF
PD-66

LEGACY DR

PIEDMONT PARK DR

PLUM CT

BENBROOK BLVD

CROSSLAKE CT

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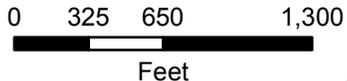
DRY CREEK BLVD

AMISTAD AVE

HIGH LINE DR

ADAMS PL

ARTESIA BLVD



SURVEY PLAT

TO INWOOD PLAZA JOINT VENTURE; AVEX ACQUISITIONS, INC.; AND LANDAMERICA AMERICAN TITLE:

This is to certify that I have, this date, made an on the ground survey of the property located on Fields Road & Prosper Road in the City of Prosper, Texas, described as follows:

Being a tract of land located in the Louisa Netherly Survey, Abstract No. 962, and the John H. Durrett Survey, Abstract No. 350, Denton County, Texas, and being a part of a tract of land described in deed to Inwood Plaza Joint Venture, recorded in Volume 4233, Page 738, (Doc. No. 98-R0110922), Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 89 degrees 45 minutes 15 seconds east, along the north line of said Inwood Plaza Joint Venture tract, and the south line of said Cuentherman-Baldwin Joint Venture tract, and along the centerline more or less of said Prosper Road, a distance of 1058.03 feet to a 1/2 inch iron rod with a red plastic cap stamped "R.P.L.S. No. 3688" set at the northeast corner of said Inwood Plaza Joint Venture tract, said point being North 89 degrees 45 minutes 15 seconds West, a distance of 493.10 feet from the southeast corner of said Cuentherman-Baldwin Joint Venture tract;

THENCE South 01 degrees 06 minutes 38 seconds West, along the east line of said Inwood Plaza Joint Venture tract, a distance of 1524.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "daa" found at the northeast corner of a tract of land described in deed to Suncrest Properties, L.P., recorded in Document Number 2004-800, Deed Records, Denton County, Texas;

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TOWN OF PROSPER
PROSPER ROAD COMMUNITY PARK
BLOCK A LOT 1

CURRENT ZONING = PD-40
CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

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PROSPER ROAD COMMUNITY PARK
BLOCK A LOT 1

CURRENT ZONING = PD-40
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RH TWO LP
DOC. NO. 2004-86307
CURRENT ZONING = ANNEXATION AGREEMENT
CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL



VICINITY MAP
NOT TO SCALE

S89°39'34"E 1852.10' 45' ROW DEDICATION (BY OTHERS) S89°45'15"E 1058.03' ± 2065' TO LEGACY DRIVE

EXISTING PROSPER ROAD
GRAVEL ROAD
VARIABLE WIDTH

PROSPER 70 INVESTMENTS LTD
TRACT 1C, 69.986 ACRES, OLD
DCAD TR 5 & 6
CURRENT ZONING = AGRICULTURAL
CURRENT LAND USE = VACANT
FUTURE LAND USE = RESIDENTIAL

TRACT 1B
PORTION OF
INWOOD PLAZA JOINT VENTURE
VOL. 4233, PG 738
GROSS ACREAGE = 100.00 AC
NET ACREAGE = 97.00 AC
PROPOSED ZONING = SF-12.5

TRACT 10

BLUE STAR ALLEN LAND LP
DOC. NO. 2011-60030
D.R.D.C.T.
CURRENT ZONING = PD-66
CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

N01°06'38"E 1470.83'

S01°06'38"W 1524.28'

50' DRAINAGE EASEMENT

N88°38'31"W 2909.87'

CURRENT ZONING = NOT IN TOWN LIMITS
CURRENT LAND USE = RESIDENTIAL
FUTURE LAND USE = HIGH DENSITY RESIDENTIAL

TRACT IV
CORONA ARTESIA, LLC
DOC. NO. 2008-34098
D.R.T.C.T.

DEVELOPMENT DATA

PROPOSED USE:
RESIDENTIAL: MAX DENSITY OF 2.4 LOTS/ACRE
GROSS ACERAGE: 100.00 ACRES

EXISTING FEMA 100 YR FLOOD PLAIN

FLOOD CERTIFICATE
AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD). MAP DATE 04/18/2011 COMMUNITY PANEL NO. 48121C0430G SUBJECT LOT IS LOCATED IN ZONE 'A & X'.

NOTE:
1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



GRAPHIC SCALE



APPLICANT



4821 MERLOT AVE.
SUITE 210
GRAPEVINE, TX 76051
817-488-4960

DEVELOPER/OWNER

G&R STX INVESTMENTS, LLC
1519 SAN BERNADO AVE.
LAREDO, TX 78040
972-747-9233

SURVEYOR

PEISER SURVEYING CO.
801 ENTERPRISE DRIVE
FLOWER MOUND, TX 75028
972-724-5776

JOB NUMBER: MCF15002_PROSPER 100

DESIGNED BY:

DRAWN BY:

CHECKED BY:

ISSUE DATE: 03.30.16

REV:

Texas Firm No: 15874

PARK PLACE

TOWN OF PROSPER
DENTON COUNTY, TEXAS

100 ACRES BEING TRACT 1B IN THE LOUISA NETHERLY SURVEY, ABSTRACT NO. 962 AND TRACT 10 IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350

EXHIBIT A
Z16-0005

SHEET:

SHEET 1 OF 1



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development, on 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive. (S16-0005).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Undeveloped	Medium Density Residential
North	Planned Development-40-Single Family and Unincorporated (Annexation Agreement, Resolution 2015-4542)	Undeveloped (Future Community Park)	Medium Density Residential
East	Planned Development-66 – Single Family	Undeveloped	Medium Density Residential
South	Unincorporated (ETJ)	Single Family Residential (Artesia)	High Density Residential
West	Agricultural	Undeveloped	Medium Density Residential

Requested Zoning – S16-0005 is a request for a SUP for a Private Street Development for Park Place. The Zoning Ordinance allows for a Private Street Development subject to approval of a SUP, in accordance with the Conditional Development Standards outlined in Chapter 3, Section 1.4, which is attached for reference. There is a companion item on the April 5, 2016, Planning & Zoning Commission agenda requesting the site be rezoned from Agricultural to Single Family-

12.5 to allow for the development of a single family subdivision with a minimum lot size of 12,500 sq. ft.

In conjunction with the SUP request, the applicant is proposing three associated exhibits, as follows:

1. Exhibit A (Boundary Survey)
2. Exhibit B (Conceptual Layout) – The exhibit shows the general layout of the subdivision, including two access points to Prosper Road, two street stubs to future residential subdivisions to the east and west, the location of the proposed gated entry/exit points, the location of the proposed hike and bike trail, and the proposed open space.
3. Exhibit C (Entry Detail) – Shows the locations of entry gates, columns, screening, fencing, stacking, and turnaround.

With regard to Exhibit B, Town staff does not have concerns regarding the use of a private street development, but staff has significant concerns with the proposed layout, regarding traffic calming. As proposed, speeding could occur on the north-south street serving as the primary ingress and egress into the subdivision and on the east-west street along the southern portion of the subdivision. Staff initially indicated these concerns to the applicant on September 17, 2015.

Town Engineering staff does not support the proposed street pattern layout, as it does not employ the best engineering design practices that would promote traffic calming and safe streets for the residents of the development. As proposed, the long straight sections of roadways encourage speeding and create unsafe conditions throughout the neighborhood. Town staff receives numerous complaints from residents in existing neighborhoods with similar configurations. These safety concerns can be avoided through better subdivision design.

The Town of Prosper's Thoroughfare Design Manual and Subdivision Ordinance contains the following language to facilitate safe design and discourage layouts that will encourage unsafe speeding:

Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users. (Thoroughfare Design Manual, Section 1.08, A. 1.)

Traffic control devices such as STOP Signs and speed limit signs are regulatory measures that require enforcement. Traffic calming measures, however, are intended to be self-enforcing. (Thoroughfare Design Manual, Section 1.08, A., 4.)

Adequate public streets shall be provided by the Subdivider and the arrangement, character, extent, width, grade, and location of each shall conform to the Comprehensive Plan and the Thoroughfare Plan of the Town. Streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and in their appropriate relationship the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood and shall be designed so as to discourage high-speed or through traffic. (Subdivision Ordinance, Section 10.2.1)

To achieve this, the applicant has proposed additional stop signs or speed bumps/humps. While traffic signage provides much needed traffic control measures, it is not a solution to traffic calming. Studies show stop signs can have adverse effects if placed in areas not warranted.

Further, speed bumps/humps are prohibited as they impact emergency service response. Straight sections in excess of 1,000 ft connecting to other streets in excess of 1,000 ft. are typically the greatest concern.

Town staff has suggested that the proposed layout should be broken up with bends in the road, curvilinear streets, roundabouts, medians, or combination of thereof. Staff provided an example of such design to the applicant. While there are not specific design guidelines outlined in the Thoroughfare Design Manual, the intent of the traffic calming sections is to, amongst other measures, break up long, straight streets.

Town staff acknowledges adding bends or curves limit a developer's lot yield but has determined that the intent of the Manual is to provide for mobility and above all safety.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request. These criteria, as well as staff's responses for each, are below:

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

The Future Land Use Plan designates the surrounding properties for residential uses. The properties to the north are a future Community Park and a currently unincorporated tract. The property to the east is zoned for single family, the property to the south is an unincorporated single family development (Artesia), and the property to the west is currently zoned Agricultural. As shown on Exhibit B, the proposed private street development will provide emergency access only street stubs to the future residential developments to the east and west. While a private street development will not have an adverse impact on the surrounding properties, as noted above, the lack of traffic calming within the boundary of the subject property is not adequate.

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

The activities requested, as shown on the attached exhibits, are normally associated with the requested use.

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

The property is currently zoned Agricultural (A); however, there is an associated rezoning request (Z16-0005), proposing to rezone the property to Single Family-12.5 (SF-12.5), in accordance with the Future Land Use Plan's recommendation of Medium Density Residential. A private street development within a residentially zoned district is typical and the proposed use is reasonable.

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

While there appear to be minimal impacts on the surrounding areas, as noted above, staff has concerns with the lack of traffic calming within the boundary of the subject property.

Staff has concerns that the proposed layout, Exhibit B, does not meet the standards for traffic calming as noted in the Thoroughfare Design Manual and Subdivision Ordinance requirements.

Future Land Use Plan – As outlined in the Comprehensive Plan, Goal 5 is to, “develop a quality and functional transportation network that enhances the Town’s image and provides **safe** and

convenient residential mobility.” Further, the Plan recommends context sensitive solutions, which is defined as, “the practice of developing transportation projects that serve all users and meet the needs of the neighborhoods through which they pass. It is a collaborative process that involves Town staff, property owners, developers and business owners in development of street designs that fit into the character of surrounding neighborhoods while maintaining safety and mobility.”

As submitted, the SUP request does not meet these recommendations. In addition, the 51-acre, Windsong Ranch Community Park will be located immediately north of the subject property. Due to the close proximity of this major park, it is anticipated that many residents of the subdivision will walk or bike to the park. Unless the proposed layout is modified to provide for safe residential mobility, staff cannot support the request as submitted.

Conformance to the Thoroughfare Plan – The property has direct access to Prosper Road (future Prosper Trail), a future four-lane divided thoroughfare. The SUP exhibits comply with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer service will need to be extended to the site prior to or in conjunction with development.

Access – Access to the property will be provided from Prosper Road (future Prosper Trail).

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – It is not anticipated that this property will be needed for the development of a park. The Windsong Ranch Community Park is designated for the property immediately north of this site.

Environmental Considerations – The 100-year floodplain located on the property is shown on Exhibit A.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply forms.

Attached Documents:

1. Zoning map of surrounding area
2. Proposed SUP Exhibits A, B, and C
3. Conditional Development Standards for Private Street Development

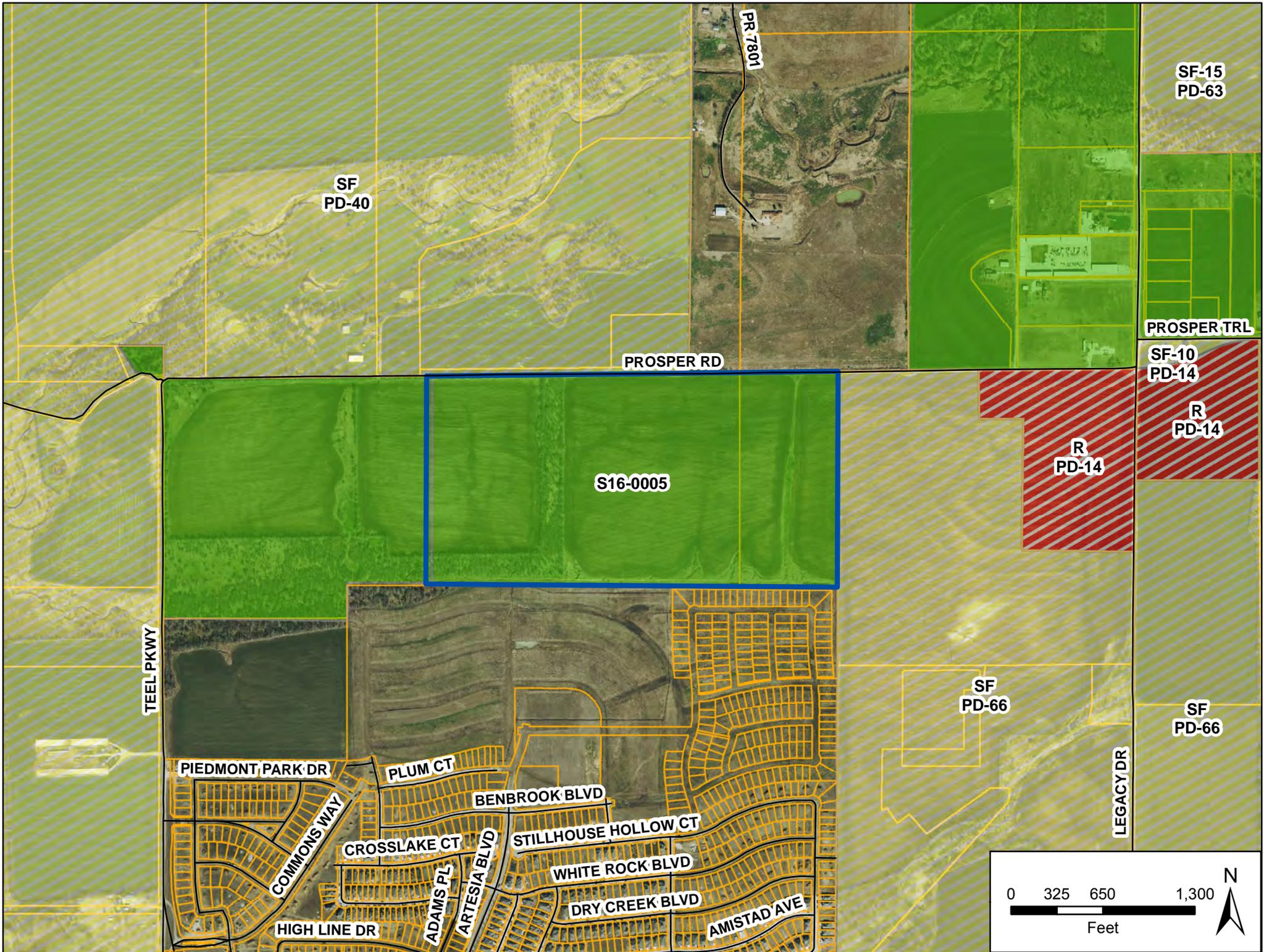
Town Staff Recommendation:

Staff provided the applicant the opportunity to table the SUP request in order to address the traffic calming concerns. The applicant requested the case not be tabled and be placed on the April 5, 2016, Planning & Zoning Commission agenda.

Due to the lack of traffic calming measures, Town staff recommends the Planning & Zoning Commission deny the SUP request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on April 26, 2016.



SF
PD-40

SF-15
PD-63

PROSPER RD

PROSPER TRL

SF-10
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S16-0005

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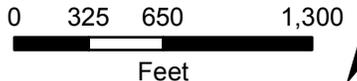
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SURVEY PLAT

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PROSPER ROAD COMMUNITY PARK
BLOCK A LOT 1

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CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

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PROSPER ROAD COMMUNITY PARK
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FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

FUTURE PROSPER TRAIL THOROUGHFARE
(90' R.O.W.)

RH TWO LP
DOC. NO. 2004-86307

CURRENT ZONING = ANNEXATION AGREEMENT
CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

S89°39'34"E 1852.10'

45' ROW DEDICATION (BY OTHERS)
45' ROW DEDICATION

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± 2065' TO LEGACY DRIVE

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GRAVEL ROAD
VARIABLE WIDTH

PROSPER 70 INVESTMENTS LTD
TRACT 1C, 69.986 ACRES, OLD
DCAD TR 5 & 6
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FUTURE LAND USE = RESIDENTIAL

TRACT
1B

CURRENT ZONING = AGRICULTURAL
CURRENT LAND USE = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

PORTION OF
INWOOD PLAZA JOINT VENTURE
VOL. 4233, PG 738

GROSS ACREAGE = 100.00 AC
NET ACREAGE = 97.00 AC

PROPOSED ZONING = SF-12.5

TRACT
10

BLUE STAR ALLEN LAND LP
DOC. NO. 2011-60030
D.R.D.C.T.

CURRENT ZONING = PD-66
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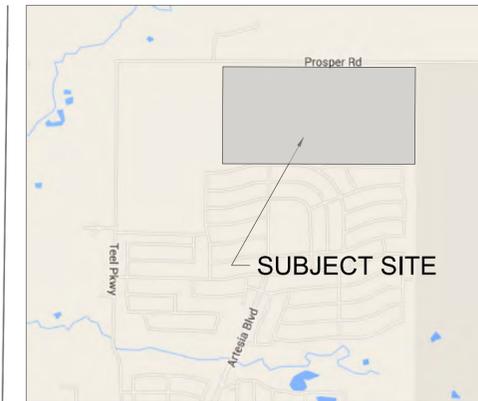
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TRACT IV
CORONA ARTESIA, LLC
DOC. NO. 2008-34098
D.R.T.C.T.



VICINITY MAP
NOT TO SCALE

APPLICANT



4821 MERLOT AVE.
SUITE 210
GRAPEVINE, TX 76051
817-488-4960

DEVELOPER/OWNER

G&R STX INVESTMENTS, LLC
1519 SAN BERNADO AVE.
LAREDO, TX 78040
972-747-9233

SURVEYOR

PEISER SURVEYING CO.
801 ENTERPRISE DRIVE
FLOWER MOUND, TX 75028
972-724-5776

JOB NUMBER: MCF15002_PROSPER 100

DESIGNED BY:

DRAWN BY:

CHECKED BY:

ISSUE DATE: 03.30.16

REV:

Texas Firm No: 15874

PARK PLACE

TOWN OF PROSPER
DENTON COUNTY, TEXAS

100 ACRES BEING TRACT 1B IN
THE LOUISA NETHERLY SURVEY,
ABSTRACT NO. 962 AND TRACT
10 IN THE J.M. DURRETT
SURVEY, ABSTRACT NO. 350

EXHIBIT A

S16-0005

SHEET:

SHEET 1 OF 1

DEVELOPMENT DATA

PROPOSED USE:
RESIDENTIAL: MAX DENSITY OF 2.4 LOTS/ACRE
GROSS ACERAGE: 100.00 ACRES

NOTE:
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FLOOD CERTIFICATE
AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD). MAP DATE 04/18/2011 COMMUNITY PANEL NO. 48121C0430G SUBJECT LOT IS LOCATED IN ZONE 'A & X'.



GRAPHIC SCALE





VICINITY MAP
NOT TO SCALE

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JOB NUMBER:	MCF15002_PROSPER 100
DESIGNED BY:	
DRAWN BY:	
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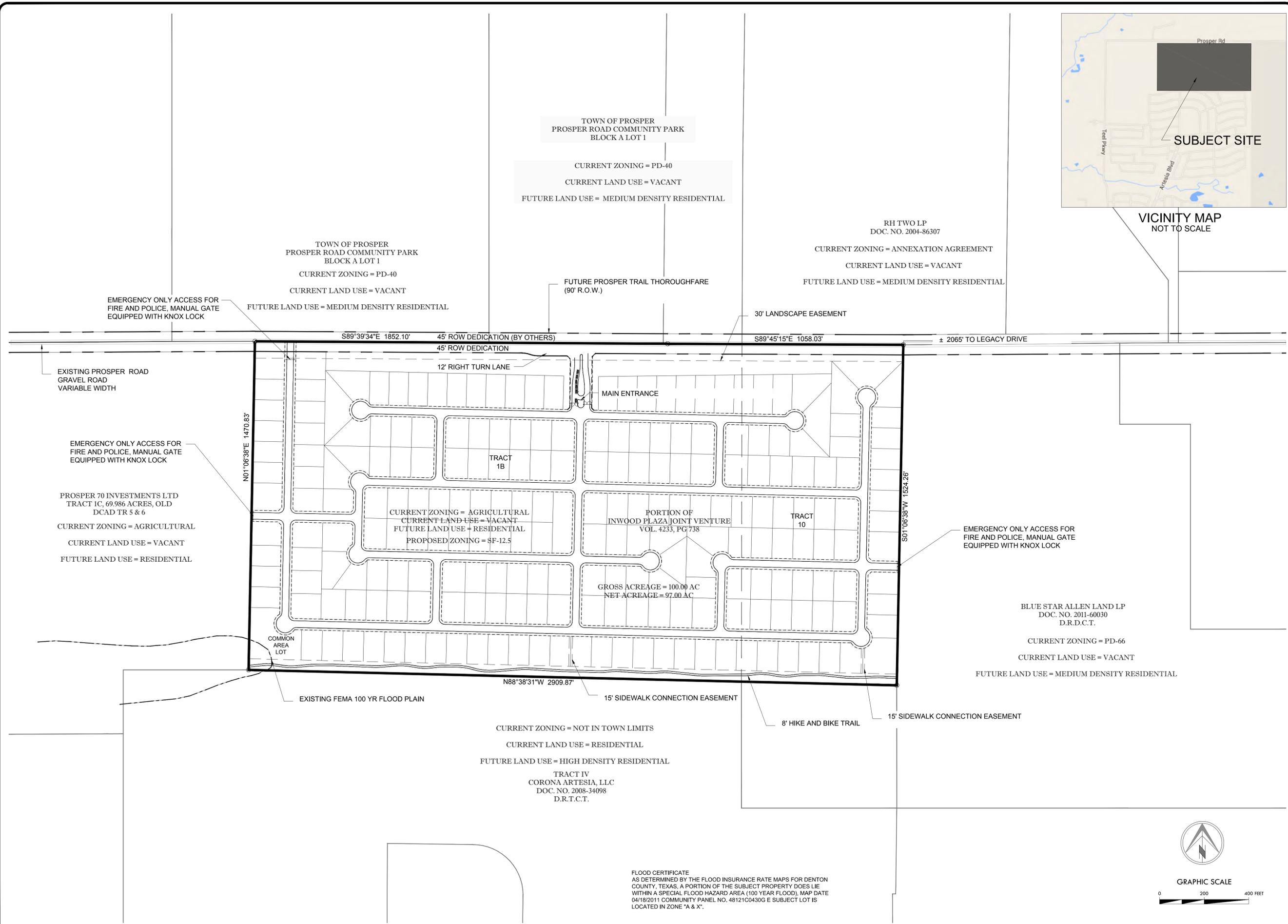
Texas Firm No: 15874

PARK PLACE
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS

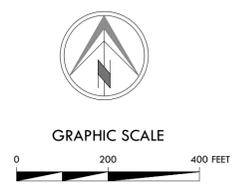
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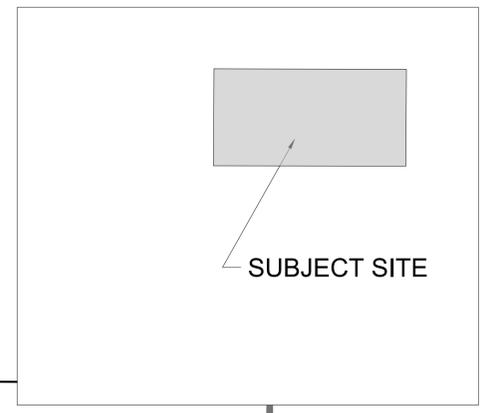
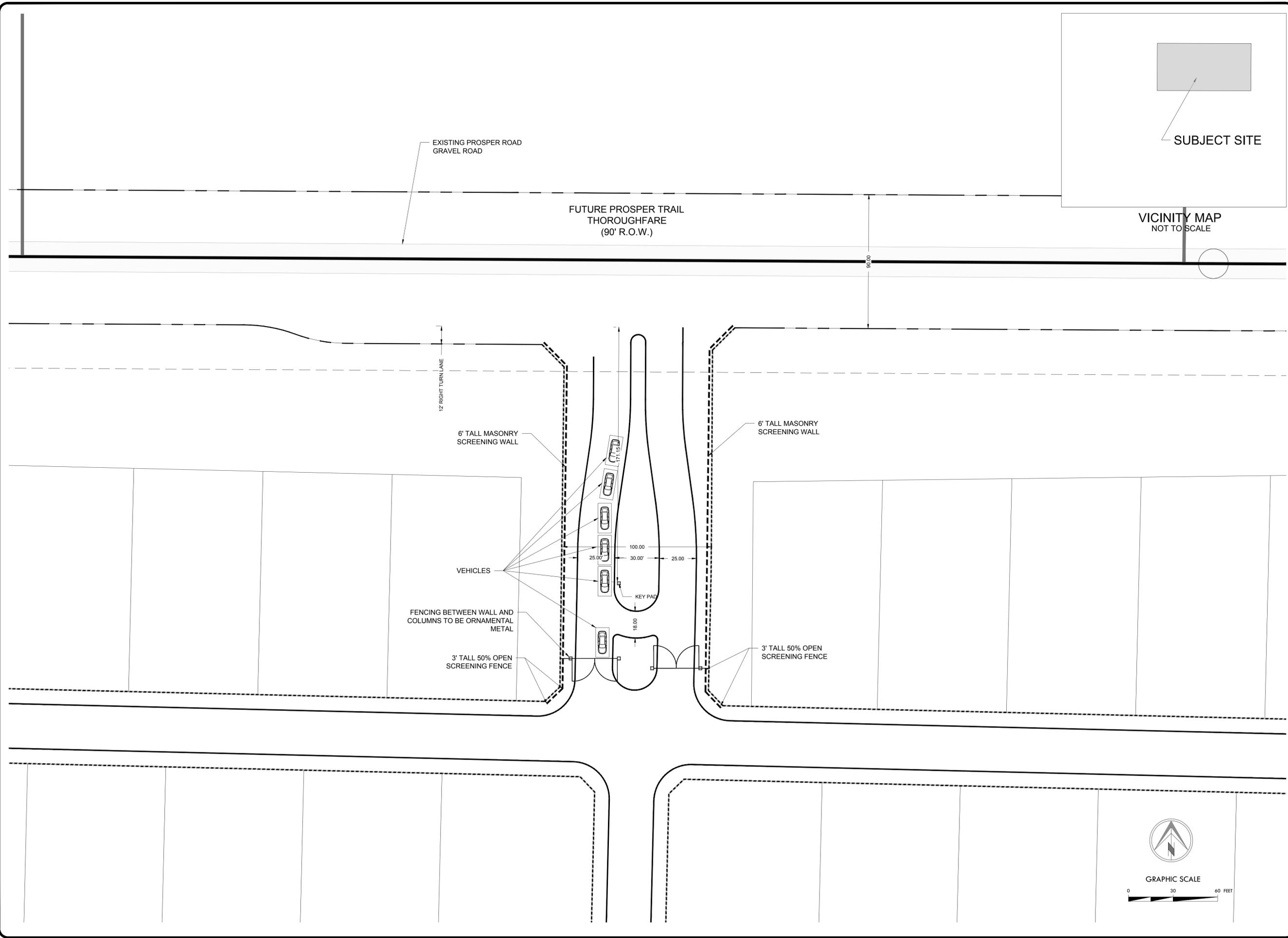
EXHIBIT B
 S16-0005

SHEET: 1 OF 1



FLOOD CERTIFICATE
 AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 04/18/2011 COMMUNITY PANEL NO. 48121C0430G E SUBJECT LOT IS LOCATED IN ZONE "A & X".





APPLICANT

KE
kirkman
ENGINEERING

4821 MERLOT AVE.
SUITE 210
GRAPEVINE, TX 76051
817-488-4960

DEVELOPER/OWNER

G&R STX INVESTMENTS, LLC
1519 SAN BERNADO AVE.
LAREDO, TX 78040
972-747-9233

SURVEYOR

PEISER SURVEYING CO.
801 ENTERPRISE DRIVE
FLOWER MOUND, TX 75028
972-724-5776

JOB NUMBER:	MCF15002_PROSPER 100
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	03.30.16
REV:	

Texas Firm No: 15874

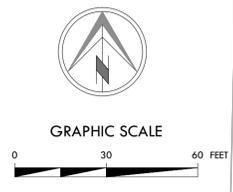
PARK PLACE

TOWN OF PROSPER
DENTON COUNTY, TEXAS

100 ACRES BEING TRACT 1B IN THE LOUISA NETHERLY SURVEY, ABSTRACT NO. 962 AND TRACT 10 IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350

EXHIBIT C
GATE
S16-0005

SHEET:
SHEET 1 OF 1



SECTION 24

From and after the effective date of this Ordinance, existing Section 1.4, "Conditional Development Standards," of Chapter 3, "Permitted Uses and Definitions," of the Town's Zoning Ordinance, as amended, is hereby repealed in its entirety and replaced with a new Section 1.4, "Conditional Development Standards," to read as follows:

"1.4 Conditional Development Standards

1. Private Street Development

Private Street Developments are subject to provisions of the Thoroughfare and Circulation Design Requirements ordinance, as it exists or may be amended. Private Street Developments are permitted by Specific Use Permit in the referenced districts. Private Street Developments that exist as of the adoption of the Thoroughfare and Circulation Design Requirements ordinance (May 10, 2005), and properties that are zoned by a planned development that permits Private Street Developments are excluded from the requirement for a Specific Use Permit. In considering a request for a Specific Use Permit for a Private Street Development, the Town Council shall use any of the following criteria:

- a) New Development
 - 1) Non-disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);
 - 2) Non-disruption to and from properties of future developments either on-site or off-site to the proposed subdivision;
 - 3) No negative effect on traffic circulation on public streets;
 - 4) No impairment of access to and from public facilities including schools or parks;
 - 5) Adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);
 - 6) Existence of natural and/or man-made boundaries around the development (creeks, floodplain, golf courses, parks); and/or
 - 7) Absence of a concentration of Private Street Developments in the vicinity of the requested Private Street Development.
 - 8) And any other criteria deemed appropriate by the Town Council
- b) Conversion of existing subdivision to private streets
 - 1) Criteria would include all the issues and procedures involved with new developments;
 - 2) Petition signed by one hundred percent (100%) of the owners in the existing subdivision requesting approval to convert to private streets;
 - 3) Formation of a property owners' association, if none exists, that would be responsible for owning and maintaining the converted streets and right-of-ways;

- 4) Replatting of existing subdivision to reflect changes; and/or
- 5) Applicant agreeing to contract with the Town for purchase of the converted infrastructure and rights-of-way from the Town.



PLANNING

To: Planning & Zoning Commission

From: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – April 5, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4, Development Requirements of the Zoning Ordinance regarding the consideration of granting exceptions for alternate exterior construction of main buildings. (Z16-0006).

Background and Purpose of the Proposed Amendment:

To promote quality development, it is common for communities to adopt standards for the exterior construction of buildings by requiring a high percentage of masonry. In Prosper, this is supported by the adopted "Vision Statement" contained within the Town's 2012 Comprehensive Plan which states, "*Prosper is a community committed to excellence. It is a high quality, family oriented community maintaining a visually aesthetic open feel with quality commercial development directed to the Town's major transportation corridors all while maintaining strong fiscal responsibility.*" One of the Community Goals of the Comprehensive Plan states, "*Require high-quality and visually attractive architectural characteristics in both residential and non-residential developments.*"

The Zoning Ordinance requires that all exterior facades for a main building or structure, excluding glass windows and doors, in the Multifamily, Office, Downtown Retail, Neighborhood Service, Retail, Downtown Commercial, Commercial, Corridor Commercial, and Industrial Districts shall be constructed of one hundred percent (100%) masonry. Masonry construction constitutes clay fired brick, natural and manufactured stone, granite, marble, stucco, and architectural concrete block. The use of stucco and synthetic stucco (EIFS) are only permitted as a secondary material.

While exterior masonry construction is equated with quality and sustainability, it may not necessarily guarantee an aesthetically appealing building. With the Town experiencing an increasing number of non-residential development proposals, it has become apparent that our masonry standards may be too inflexible when we are asked to consider an alternate exterior material. The only process available to consider such a request is to formally rezone the property to a Planned Development (PD) District or amend the PD, if one exists. This is a cumbersome and costly process and does not meet the purpose of a Planned Development District.

The most recent example of a formal PD amendment to accommodate a request for an alternate material was the Windsong Ranch Amenity Center. The Planning & Zoning Commission recommended approval and the Council approved "Ipe," a Brazilian hardwood for 40% of the amenity center's exterior façade.

Staff is proposing a process whereby applicants can submit a proposal to the Planning & Zoning Commission and Council for consideration without “rezoning” their land. Unlike plats and site plans, the Commission has discretion to recommend approval or denial of the request on a case-by-case basis.

The purpose of the amendment is to not grant economic relief from our standards but recognize that building materials evolve over time and certain non-masonry products may achieve the desired quality of the Town.

Proposed Amendment:

In consultation with the Town Attorney, it is recommended the appropriate sections of Chapter 4, Development Requirements of the Zoning Ordinance be amended to include and reference the following text:

1. The Town Council, after recommendation by the Planning & Zoning Commission, may grant an exception to the exterior construction façade requirements in the Multifamily, Office, Downtown Retail, Neighborhood Service, Retail, Downtown Commercial, Commercial, Corridor Commercial, and Industrial Districts, based upon consideration of the criteria listed in subpart 2, below.
2. In considering an exception to the exterior construction façade requirements, the Planning & Zoning Commission and Town Council may base their decision on whether the proposed alternate material,
 - a. is a unique architectural expression;
 - b. includes unique building styles and materials;
 - c. is consistent with high quality development;
 - d. is or would be visually harmonious with existing or proposed nearby buildings;
 - e. has obvious merit based upon the quality and durability of the materials; and whether
 - f. the proposed building material is in keeping with the intent of this chapter to balance the abovementioned objectives.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notice of the Planning & Zoning Commission Public Hearing was provided in the newspaper as required by the Zoning Ordinance and state law. To date, Town staff has not received any correspondence.

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the requested amendment to the Zoning Ordinance as submitted.

Town Council Public Hearing:

Should the Planning & Zoning Commission make a recommendation, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on April 26, 2016.



Prosper is a place where everyone matters.

RESULTS

AGENDA

Meeting of the Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, March 22, 2016
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. Presentations
 - Presentation to the Prosper High School Film Team for winning the state championship for their documentary at the 2016 UIL Young Filmmakers Festival. **(RB)**
 - Presentation to Prosper High School senior Gabe Costa for winning the 2016 5A State UIL Wrestling Championship. **(RB)**
5. **CONSENT AGENDA: All Consent Agenda Items Approved, 7-0**

(Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.)

- 5a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
 - Regular Meeting – February 23, 2016
- 5b. Receive the January 2016 Financial Report. **(BP)**
- 5c. Consider and act upon a resolution canceling the May 7, 2016, General Election and declaring each unopposed candidate elected to office. **(RB)**
- 5d. Consider and act upon authorizing the Town Manager to execute the Playground Joint Use Agreement between the Town of Prosper, Texas, and Prosper Independent School District (PISD), related to Windsong Park. **(WM)**
- 5e. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**
6. **CITIZEN COMMENTS:**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.

RESULTS

REGULAR AGENDA:

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Mayor and Town Council.

PUBLIC HEARINGS:

7. Presentation of service plan and first Public Hearing to consider the voluntary annexation of 52.2± acres located on the west side of Coit Road, 2,700± feet north of First Street. (A16-0001). **(JW) No action required**
8. Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for the Gates of Prosper, on 93.0± acres, located on the northeast corner of US 380 and Preston Road. (MD16-0001). **(JW) Approved, 7-0 with modifications to the color of certain Unified Development Signs**
9. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002). **(JW) Approved, 7-0 with modifications to the elevation**
10. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003). **(JW) Approved, 7-0**

DEPARTMENT ITEMS:

11. Consider and act upon a resolution authorizing the Town Manager to execute an application to the Federal Emergency Management Agency (FEMA) for the 2016 Staffing for Adequate Fire & Emergency Response (SAFER) Grant. **(RT) Approved, 7-0**
12. Consider and act upon a resolution accepting the Independent Audit Report and Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended September 30, 2015, as presented by a representative of Davis Kinard & Co., PC, Certified Public Accountants. **(BP) Approved, 7-0**
13. Consider and act upon an ordinance of the Town of Prosper amending Chapter 13, "UTILITIES" of the Code of Ordinances of the Town of Prosper, Texas, by adding a new Article 13.11 "Fats, Oils and Grease (FOG) Outreach Plan," amending Appendix A "Fee Schedule" to the Code of Ordinances of the Town of Prosper, Texas, by adding a new section XIX, "FOG Outreach and Enforcement Fees." **(FJ) Approved, 7-0**
14. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Legacy Estates at Prosper Trail, Inc., West Prosper 76, Ltd., Blue Star Allen Land, LP, and the Town of Prosper, Texas, related to the extension of wastewater lines to serve the Legacy Estates at Prosper Trail, Legacy Creek Estates, and Star Trail developments. **(HW) Approved, 7-0**

15. 2011 Bond Propositions update. **(HW)**

16. **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

16a. *Section 551.087 – To discuss and consider economic development incentives.*

16b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

16c. *Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with annexation agreements in Town ETJ areas, development issues associated with areas subject to annexation agreements, and all matters incident and related thereto.*

16d. *Section 551.071 – Consultation with the Town Attorney regarding property repair issues and contractual agreement regarding same.*

16e. *Section 551.071 - Consultation with the Town Attorney regarding possible litigation with the Texas Public Utility Commission, and all matters incident and related thereto.*

16f. *Section 551.074 – To discuss and review the Town Manager’s performance evaluation.*

17. Reconvene in Regular Session and take any action necessary as a result of the Closed Session. **No action taken**

18. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.

- Median Landscaping. **(HW)**
- Process for considering alternative, exterior construction materials. **(JW)**
- Discussion on Municipal Court as a Court of Record. **(TW)**
- Process for Charter review. **(RB)**

19. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on March 18, 2016, by 5:00 p.m., and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Noticed Removed