

AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, May 17, 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 May 3, 2016, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for Windsong Ranch, Phase 4A Amenity Center, on 16.9± acres, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D16-0046).
- 3c. Consider and act upon a site plan for Reynolds Middle School Temporary Buildings, on 74.0± acres, located on the east side of Coleman Street, 1,600± feet south of Prosper Trail. The property is zoned Single Family-15 (SF-15). (D16-0048).

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 for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004).
5. Conduct a Public Hearing, and consider and act upon a request to rezone 2.6± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0009).
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. 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 May 13, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Pamela Clark, Planning Technician

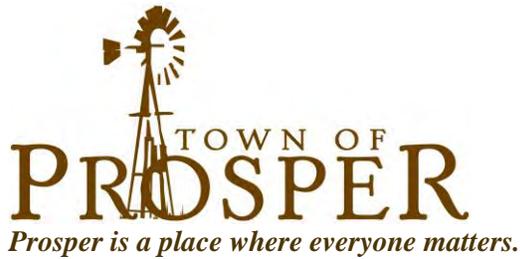
Date Notice Removed

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, May 3, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

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

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

Staff Present: John Webb, Director of Development Services; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 19, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Revised Conveyance Plat for Prosper Center, Block B, Lots 1R and 2, on 68.3± acres, located on the northeast corner of Future Legacy Drive and Future Prairie Drive. This property is zoned Planned Development-65 (PD-65). (D16-0011).**
- 3c. Consider and act upon a Site Plan 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) and Specific Use Permit-14 (S-14). (D16-0028).**
- 3d. Consider and act upon a Preliminary Plat for Prosper Trail Estates, for 495 single family residential lots and 16 HOA/open space lots, on 212.0± acres, located on the north side of Prosper Trail, 780± feet west of future Shawnee Trail. This property is zoned Planned Development-36 (PD-36) and Planned Development-60 (PD-60). (D16-0037).**
- 3e. Consider and act upon a Final Plat for Prosper Trail Estates, Phase 1, for 118 single family residential lots and 6 HOA/open space lots, on 53.9± acres, located on the north side of Prosper Trail, 780± feet west of future Shawnee Trail. This property is zoned Planned Development-36 (PD-36) and Planned Development-60 (PD-60). (D16-0038).**
- 3f. Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 12, Lot 6R, on 0.3± acre, located on the south side of First Street, 650± feet east of Coleman Street. The property is zoned Downtown Office (DTO). (D16-0039).**

- 3g. Consider and act upon a Site Plan for an indoor kennel facility (Prosper Dog Resort), on 1.0± acre, located on the west side of Coleman Street, 1,150± feet north of Prosper Trail. This property is zoned Retail (R). (D16-0040).
- 3h. Consider and act upon a Final Plat for Prosper Dog Resort, Block A, Lot 1, on 1.0± acre, located on the west side of Coleman Street, 1,150± feet north of First Street. This property is zoned Retail (R). (D16-0041).
- 3i. Consider and act upon a Final Plat for Windsong Ranch, Phase 2D-2, for 72 single family residential lots and 8 HOA/open space lots, on 21.6± acres, located on the southwest corner of Fishtrap Road and Teel Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0042).
- 3j. Consider and act upon an Amending Plat for Windsong Ranch, Phase 1C, for 47 single family residential lots and 2 HOA/open space lots, on 18.7± acres, located on the south side of Fishtrap Road, 1,450± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0047).

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-7 (PD-7) to establish a specific area to allow buildings to be in excess of two (2) stories and to permit lots to have frontage on access easements in lieu of fronting on a public street. (Z16-0008).

Webb: Summarized the request, provided a history of PD-7, described the surrounding properties, and noted current Town requirements for lots fronting on public roads. Presented exhibits provided by the applicant. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

John Harris (Developer): Described the current request for a three story office development and the need in Prosper for individual executive office lease space suites less than 1,500 square feet. Expressed a desire to incorporate a design that uses similar building materials but that allows for each building to have a unique architectural design.

Alzner: Asked if all three floors of the building would be executive suites.

Harris (Developer): Indicated that one floor may be for executive suites and the remaining floors would be for larger tenants.

Snyder: Requested additional information regarding the traffic generated by the development and how it would be controlled, the disturbance to surrounding residential properties, how the topography and drainage compares to the nearby Prosper Bank development, parking, safety, and if the Town's Fire Department has the capability to service such a building.

Harris: Indicated that pending design and approval by the Town, they anticipated a ground breaking in 90 days. Explained the property has been graded, but additional grading would be needed to lower the grade, and that retaining walls would be required.

Webb: Stated that the development has the potential to generate less traffic as an office development vs. a retail development, but the peak hour traffic would be greater with an office development. Provided confirmation that Prosper does have adequate fire suppression equipment.

Andres: Asked if the building would have a similar building orientation to the existing buildings.

Harris: Presented an exhibit that showed the proposed layout of the building. Described parking layout and stated it would consist of surface parking and discussed the possibility of traffic calming elements.

There being no other speakers, the Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the development and appreciation for the developer's due diligence in vetting appropriate projects for the property.

Motioned by Snyder, seconded by Robertson, to approve Item 4 subject to staff recommendations. Motion approved 7-0.

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

Webb: Provided a status update on the Parkside Comprehensive Plan amendment and rezoning request. Stated that the Town continues to check availability for a van for the upcoming tour. Stated that revisions to the non-residential development standards are on hold until the Subdivision Ordinance update is complete.

6. Adjourn.

Motioned by Robertson, seconded by Hema, to adjourn. Motioned approved 7-0 at 6:38 p.m.

Pamela Clark, Planning Technician

David Snyder, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – May 17, 2016

Agenda Item:

Consider and act upon a Site Plan for Windsong Ranch, Phase 4A Amenity Center, on 16.9± acres, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D16-0046).

Description of Agenda Item:

The Site Plan shows one amenity center with three buildings totaling 3,395 square feet, a swimming pool, and covered decks. Access is provided from future Pepper Grass Lane. Adequate parking has been provided. The Site Plan conforms to the PD-40 development standards.

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.

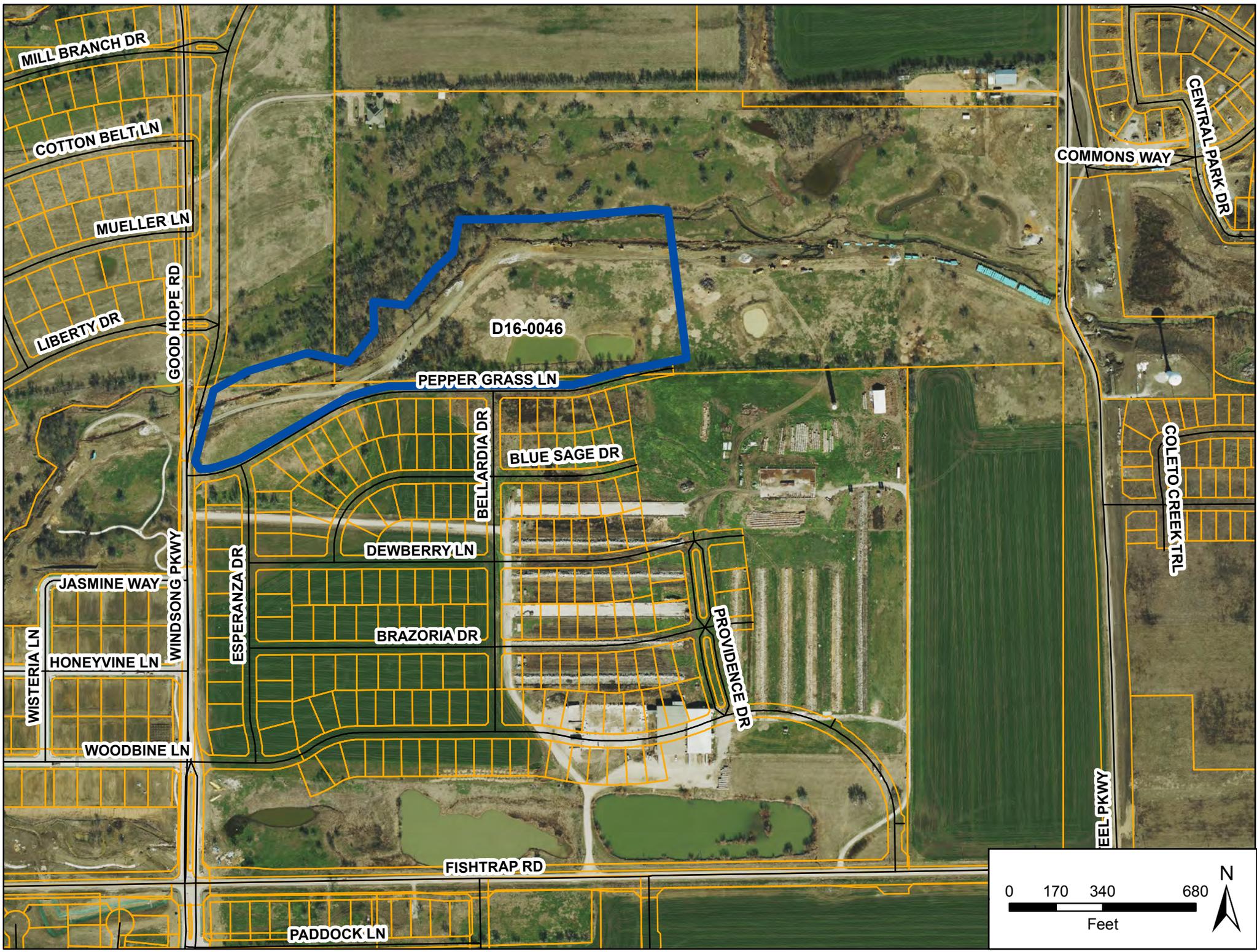
Attached Documents:

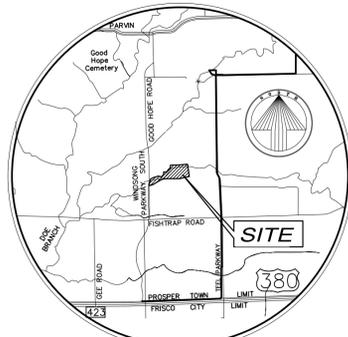
1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

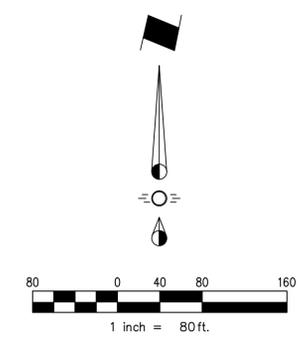
1. Town staff approval of civil engineering, landscape, and irrigation plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Planning & Zoning Commission and Town Council approval of a façade exemption (MD16-0005). *(This item is tentatively scheduled for the June 7, 2016, Planning & Zoning Commission meeting.)*





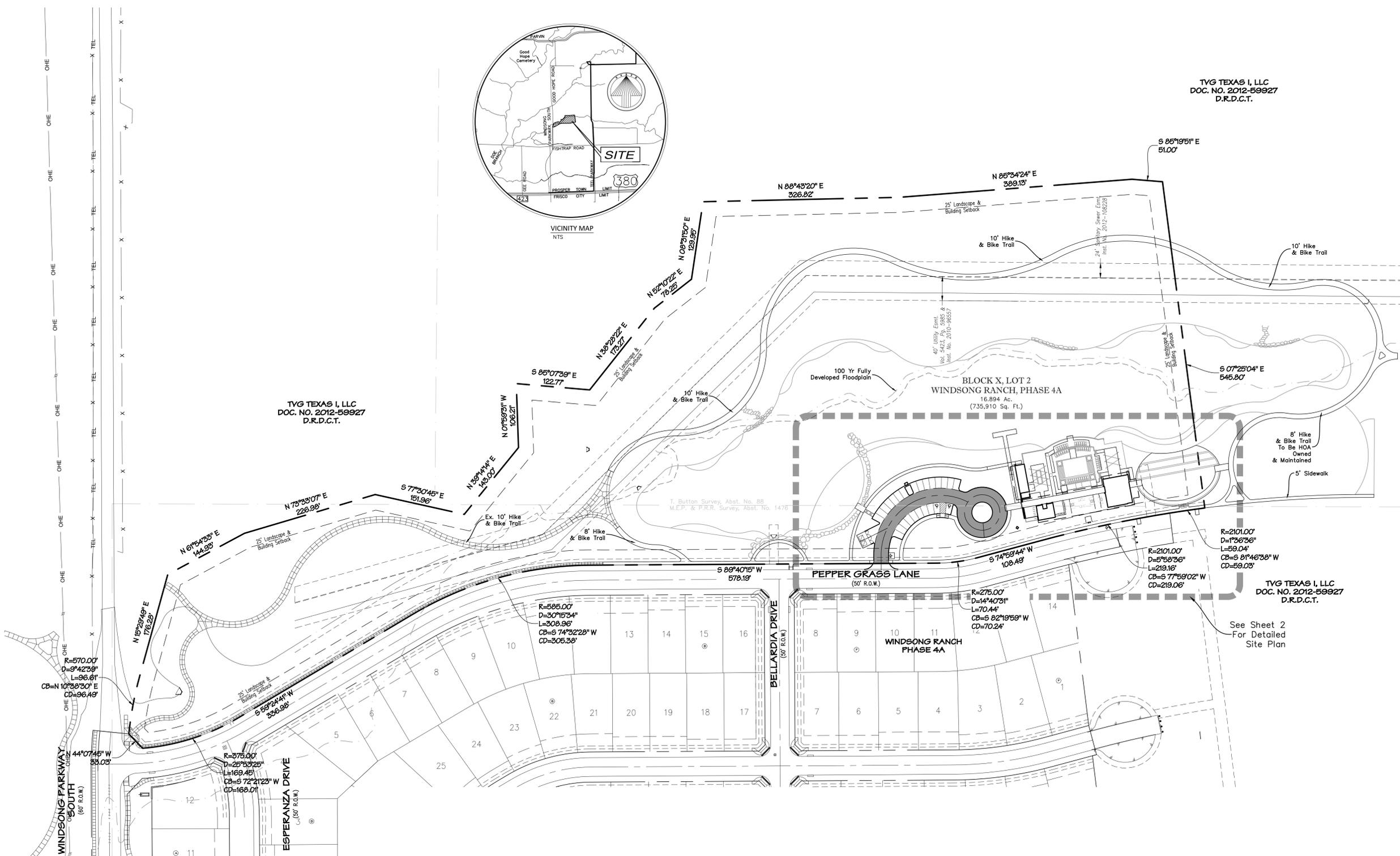
VICINITY MAP
NTS

TVG TEXAS I, LLC
DOC. NO. 2012-59927
D.R.D.C.T.



TVG TEXAS I, LLC
DOC. NO. 2012-59927
D.R.D.C.T.

TVG TEXAS I, LLC
DOC. NO. 2012-59927
D.R.D.C.T.



Sheet 1 of 2
SITE PLAN
Case No. D16-0046

WINDSONG RANCH PHASE 4A

BLOCK X, LOT 2
16.894 Acres
SITUATED IN THE
T. BUTTON SURVEY, ABSTRACT NUMBER 88 &
M.E.P. & P.R.R. SURVEY, ABSTRACT NUMBER 1476
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT TVG TEXAS I, LLC 2242 Good Hope Road Prosper, TX 75078 Telephone (469) 532-0681 Contact: David Blom	ENGINEER / SURVEYOR Spiars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: Kevin Wier
--	---

Drawing: © 2015, 08515-171 Windsong Phase 4A Amenity Center 15-171 Site Plan.dwg Saved By: Tabrett, Save Time: 5/10/2016 11:16 AM 1:36:19 PM



PLANNING

To: Planning & Zoning Commission

From: Alex Glushko, AICP, Senior Planner

Through: John Webb, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – May 17, 2016

Agenda Item:

Consider and act upon a Site Plan for Reynolds Middle School Temporary Buildings, on 74.0± acres, located on the east side of Coleman Street, 1,600± feet south of Prosper Trail. This property is zoned Single Family-15 (SF-15). (D16-0048).

History:

On March 4, 2014, the Planning & Zoning Commission approved a Site Plan for four (4) temporary buildings for Reynolds Middle School. Following approval, three (3) temporary buildings were placed on site; however, the school district is proposing to add two (2) additional temporary buildings to the site for the upcoming school year.

Description of Agenda Item:

The Site Plan shows the general location of the three (3) existing temporary buildings and the two (2) proposed temporary buildings. Access will be provided from Coleman Street. The use of temporary buildings is in conformance to the Zoning Ordinance, and the applicant has provided a purpose statement describing the immediate need for the buildings.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets the minimum development requirements.

Attached Documents:

1. Aerial Map
2. Site Plan
3. Applicant's Purpose Statement

Town Staff Recommendation:

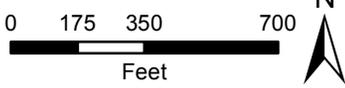
Town staff recommends approval of the Site Plan as submitted subject to:

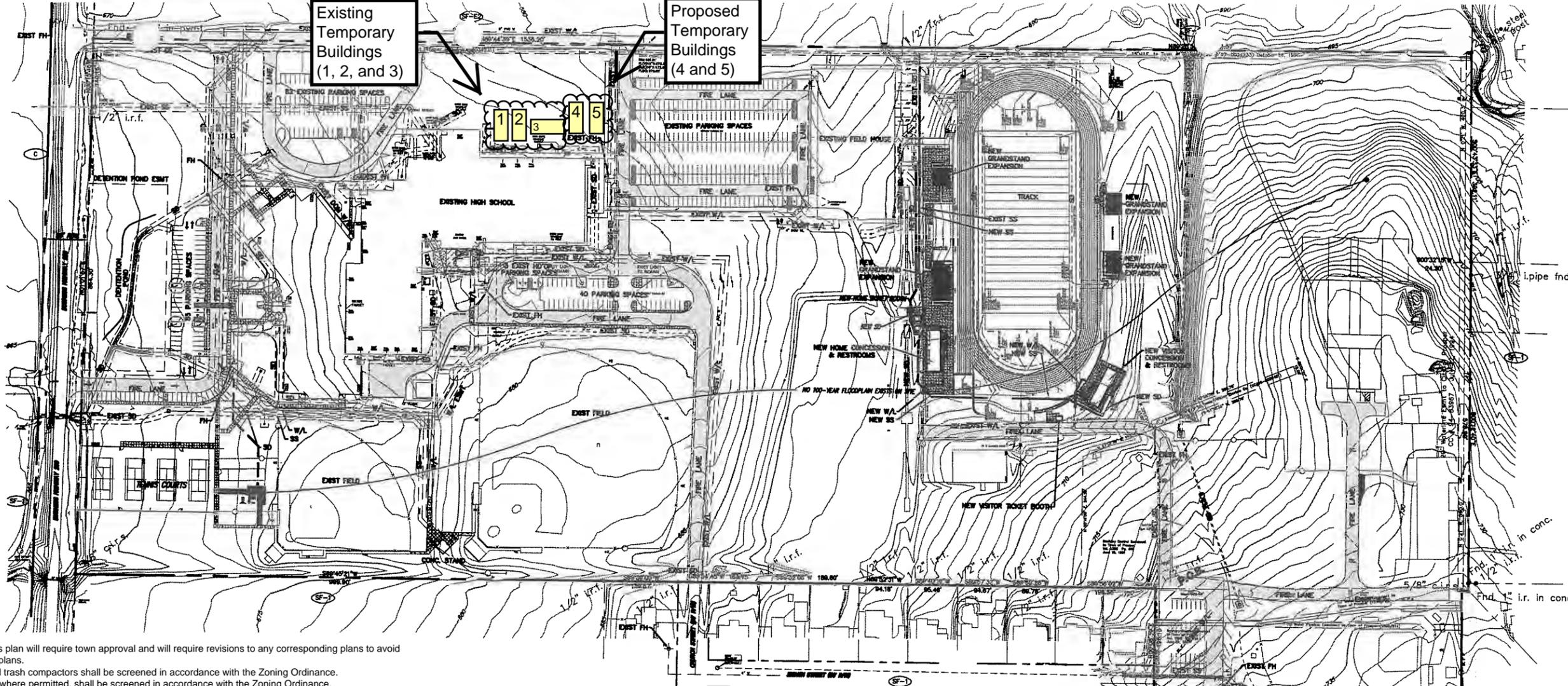
1. The issuance of Certificates of Occupancy for each temporary building from the Town's Building Inspections Division, which includes a health, life and safety inspection.
2. Town staff approval of emergency access points, fire lanes, including striping, widths, radii, and location, signage, alarm and pull station systems.
3. Town Staff approval of all utility connections.



TEMPORARY
BUILDING
LOCATION

D16-0048





Existing Temporary Buildings (1, 2, and 3)

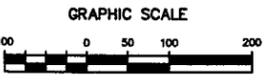
Proposed Temporary Buildings (4 and 5)

- Site Plan Notes**
 Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - 2) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
 - 4) Landscaping shall conform to landscape plans approved by the Town.
 - 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
 - 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - 8) Two points of access shall be maintained for the property at all times.
 - 9) Speed bumps/humps are not permitted within a fire lane.
 - 10) 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.
 - 11) All signage is subject to Building Official approval.
 - 12) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - 13) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - 15) Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
 - 16) Site plan approval is required prior to grading release.
 - 17) All new electrical lines shall be installed and/or relocated underground.
 - 18) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - 19) Temporary buildings will meet all the requirements of the Building Code.
 - 20) Temporary buildings will meet all the requirements of the Fire Code.
 - 21) Temporary buildings will be added to the existing fire alarm system and include one pull station and smoke alarm.
 - 22) Temporary buildings will have a minimum 10' building separation.
 - 23) Temporary buildings are approximately 24' x 64', and 1,536 sq ft.
 - 24) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.

**SITE PLAN
 REYNOLDS MIDDLE SCHOOL
 TEMPORARY BUILDINGS
 PROSPER INDEPENDENT SCHOOL DISTRICT
 LOT 1, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL
 A 73.81 ACRE TRACT OF LAND
 SITUATED IN THE
 JOHN R. TUNNEY SURVEY, ABSTRACT NO. 918
 AND THE
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 AN ADDITION TO THE
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

SITE DATA SUMMARY

ZONING:	SF-1
PROPOSED USE:	SCHOOL
LOT AREA:	3,215,139 SF/73.81 ACRES
BUILDING HEIGHT:	143,089 SF TO 51,331 SF / 16'-8" TO 18'-0" (ONE STORY)
LOT COVERAGE(%):	19%
TOTAL PARKING REQUIRED:	344
TOTAL SPACES PROVIDED:	536
PROPOSED AT ADMINISTRATION:	24
340 REQUIRED 536 PROVIDED	
LANDSCAPE (REQUIRED) :	8 TREES
LANDSCAPE (PROVIDED) :	8 TREES
IMPERVIOUS SURFACE:	28%



ENGINEER:
TNP INC.
TEAGUE NALL AND PERKINS
 ARCHITECTURE ENGINEERING CONSTRUCTION
 RESPONSIVE SURVEYORS CONSULTANTS
 IMPROVED SERVICE. RELIABLE RESULTS.
 WWW.TNP-ONLINE.COM

1100 MACON STREET FORT WORTH, TEXAS 76102 (817) 336-5773
 235 W. HICKORY STREET #100 DENTON, TEXAS 76201 (940) 383-4177
 12160 ABRAMS ROAD #508 DALLAS, TEXAS 75243 (214) 461-9667

OWNER/APPLICANT:
PROSPER INDEPENDENT SCHOOL DISTRICT
 CONTACT: MR. DREW MATKINS
 972-346-3316
 P.O. BOX 100
 PROSPER, TX 75076

Revision / Date
 2006-06-21
 SITE PLAN REVISION

2006 CAPITAL IMPROVEMENT PROJECTS
 FOR
 PROSPER I.S.D.
 PROSPER, TEXAS

TNP INC.
 TEAGUE NALL AND PERKINS
 ARCHITECTURE ENGINEERING CONSTRUCTION
 1100 MACON ST
 FORT WORTH, TEXAS 76102
 817-336-5773

MICHAEL S. WILSON
 85959
 ARCHITECT

Huckabee
 ARCHITECTURE
 ENGINEERING
 CONSTRUCTION
 Austin
 Dallas / Fort Worth
 Houston
 4521 South Hulen, Suite 220
 Fort Worth, Texas 76109
 ph 817.377.2969
 fx 817.377.2303
 www.huckabee-inc.com

OVERALL SITE PLAN
 Job. No. 1522-05 Sheet No.
 Drawn By: FRV
 Date: FEBRUARY 8, 2008
 01
 Sheet of 01

DATE PLOTTED: 2/11/08 11:54 AM
 PLOT BY: JEFFREY L. HUCKABEE
 PLOT NO.: 1522-05-01
 PLOT SCALE: 1" = 100'-0"
 PLOT SHEET: 01 OF 01
 PLOT TITLE: REYNOLDS MIDDLE SCHOOL TEMPORARY BUILDINGS
 PLOT PROJECT: 1522-05

TNP JOB NO. HUC05149



Prosper Independent School District
605 East Seventh St.
Prosper, Texas 75078
(469) 219-2070

Dr. Drew Watkins
Superintendent

Dr. Michael Goddard
Assistant Superintendent
Business & Operations

Danny Roberts
Director
Maintenance &
Operations

April 29, 2016

Town of Prosper
121 W. Broadway
Prosper, TX 75078

To whom it may concern,

Prosper Independent School District has experienced an average student growth rate of about 14.63% over the last six years. There are currently 8459 students enrolled in the different campuses throughout the district. Due to the fact that the student growth is outpacing the ability for the district to construct new schools, Prosper Independent School District is proposing temporarily placing portable classrooms at various campuses. The square footage of the portables will be 1,536. As Prosper Independent School District opens new campuses, the portables will be removed.

Therefore, the District is respectfully requesting approval to possibly place portable buildings at the locations specified on the site plans.

The portable buildings will only be placed as needed on an individual basis.

Please contact me with questions, or if you require any further information.

Sincerely,

A handwritten signature in black ink that reads "Danny Roberts".

Danny Roberts
Director of Maintenance and Operations
(469) 219-2070
Cell (940)368-8377
deroberts@prosper-isd.net



PLANNING

To: Planning & Zoning Commission
From: Alex Glushko, AICP, Senior Planner
Through: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – May 17, 2016

Agenda Item:

Consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004).

Description of Agenda Item:

On April 26, 2016, the Town Council approved an ordinance amending Subsection 9.8, of the Zoning Ordinance regarding the “Exterior Construction of Main Buildings.” The amendment provides for an exception process for exterior facades of multifamily and nonresidential buildings and structures and establishes a process whereby applicants can submit a proposal to the Planning & Zoning Commission and Council for consideration without “rezoning” their land. This process gives discretion to the Planning & Zoning Commission to recommend approval or denial of the request on a case-by-case basis, upon consideration of the following criteria:

- (a) unique architectural expression;
- (b) inclusion of unique building styles and materials;
- (c) consistency with high quality development;
- (d) visual harmoniousness with existing or proposed nearby buildings;
- (e) obvious merit based upon the quality and durability of the materials; and
- (f) represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.

The developer of the Windsong Ranch Townhome project has submitted a request for a façade exception for the development’s mail kiosk. In lieu of individual mailboxes at each townhome unit, the residents will retrieve their mail at the centrally-located kiosk.

As depicted in the attached elevations, the applicant is requesting the exterior of the structure be constructed of stainless steel gabion baskets filled with limestone aggregate along with Knotwood lumber accents. The standards of the Zoning Ordinance require a 100% exterior masonry material. Please also reference the attached letter addressing the aforementioned criteria in support of the request.

David Blom, Director of Development for Terra Verde, the developer of Windsong Ranch, has submitted the attached letter of support for the request.

Attachments:

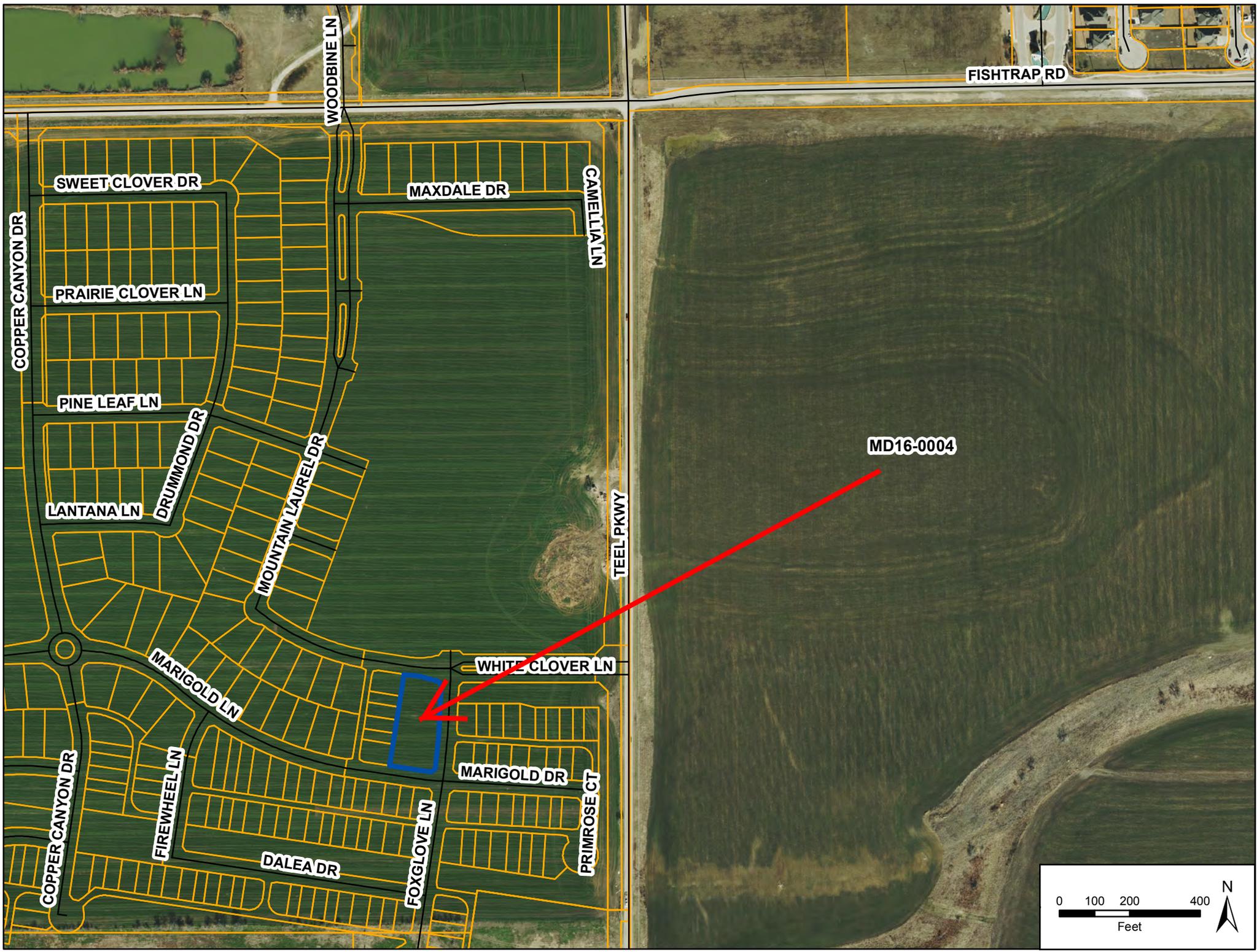
1. Aerial Map
2. Mail Kiosk Elevations
3. Applicant's Letter Addressing Exception Criteria
4. Letter of Support from David Blom, Terra Verde

Town Staff Recommendation:

Town staff recommends that the Planning & Zoning Commission consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk.

Town Council Consideration:

Upon a recommendation by the Planning & Zoning Commission, this request will be scheduled for the Town Council meeting on June 14, 2016.



FISHTRAP RD

WOODBINE LN

SWEET CLOVER DR

MAXDALE DR

CAMELLIA LN

COPPER CANYON DR

PRAIRIE CLOVER LN

PINE LEAF LN

DRUMMOND DR

LANTANA LN

MOUNTAIN LAUREL DR

TEEL PKWY

MD16-0004

MARIGOLD LN

WHITE CLOVER LN

COPPER CANYON DR

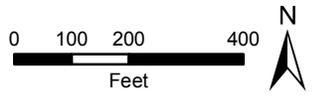
FIREWHEEL LN

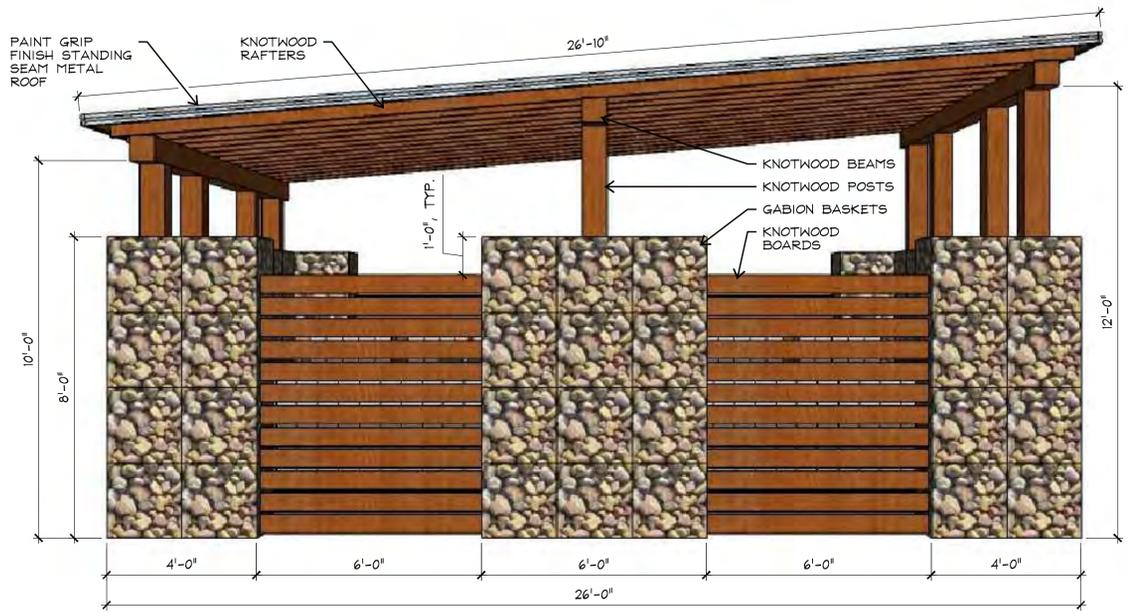
DALEA DR

FOXGLOVE LN

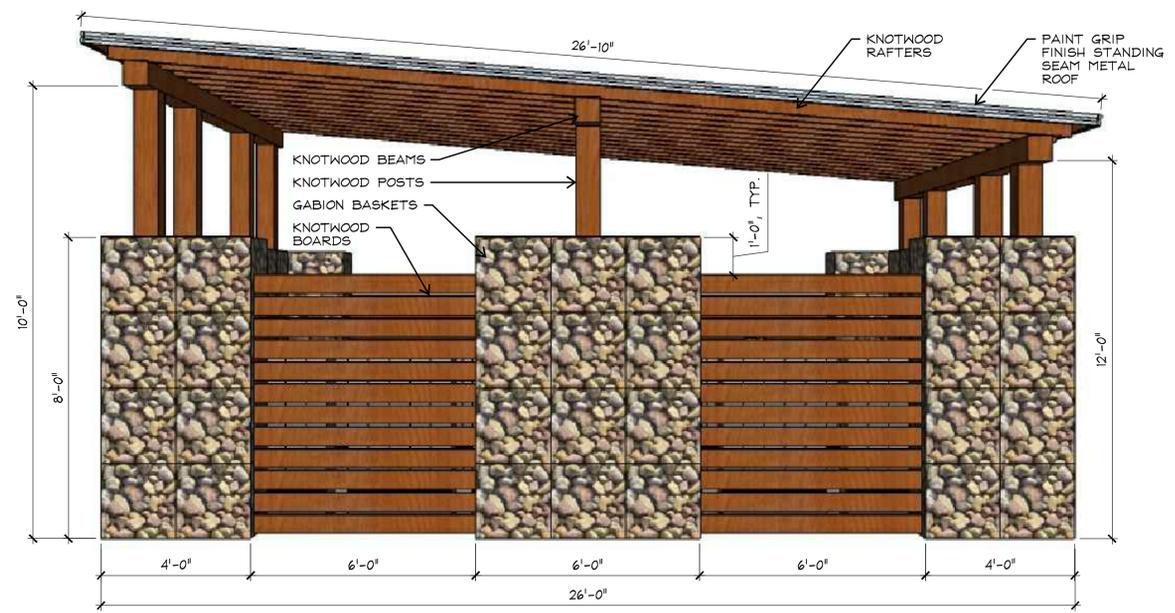
MARIGOLD DR

PRIMROSE CT





5 Mail Kiosk
 RIGHT ELEVATION

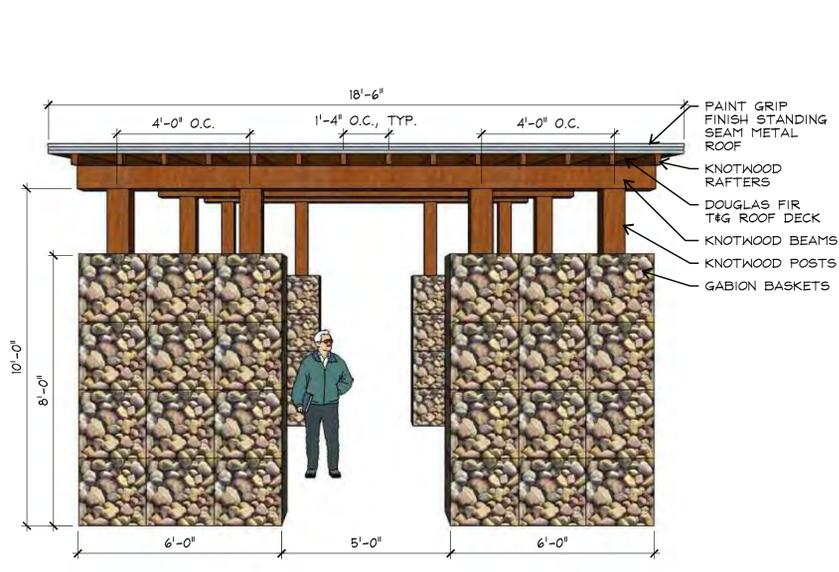


4 Mail Kiosk
 LEFT ELEVATION

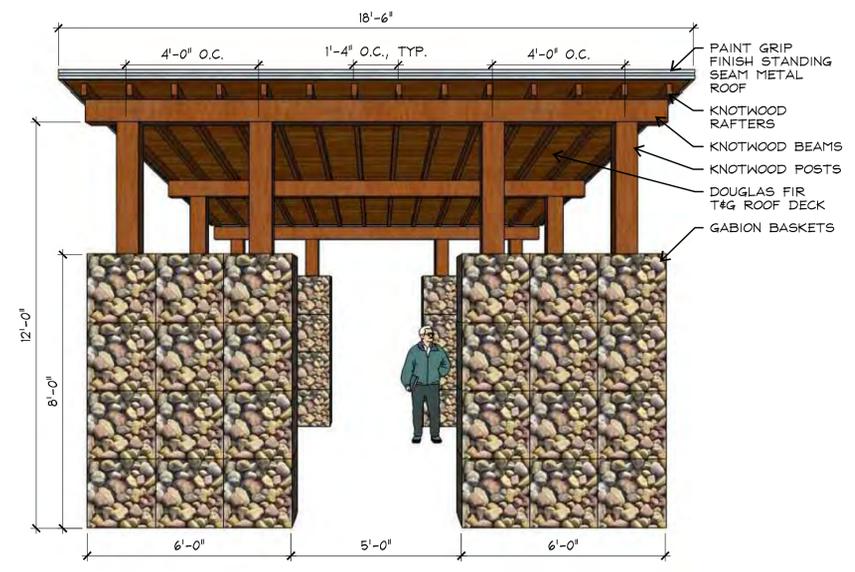
OWNER/APPLICANT:
 TVG TEXAS I, LLC
 2242 GOOD HOPE ROAD
 PROSPER, TX 75076
 214-729-6380

SURVEYOR:
 SPIARS ENGINEERING
 765 CUSTER ROAD, SUITE 100
 PLANO, TX 75075
 972-422-0077

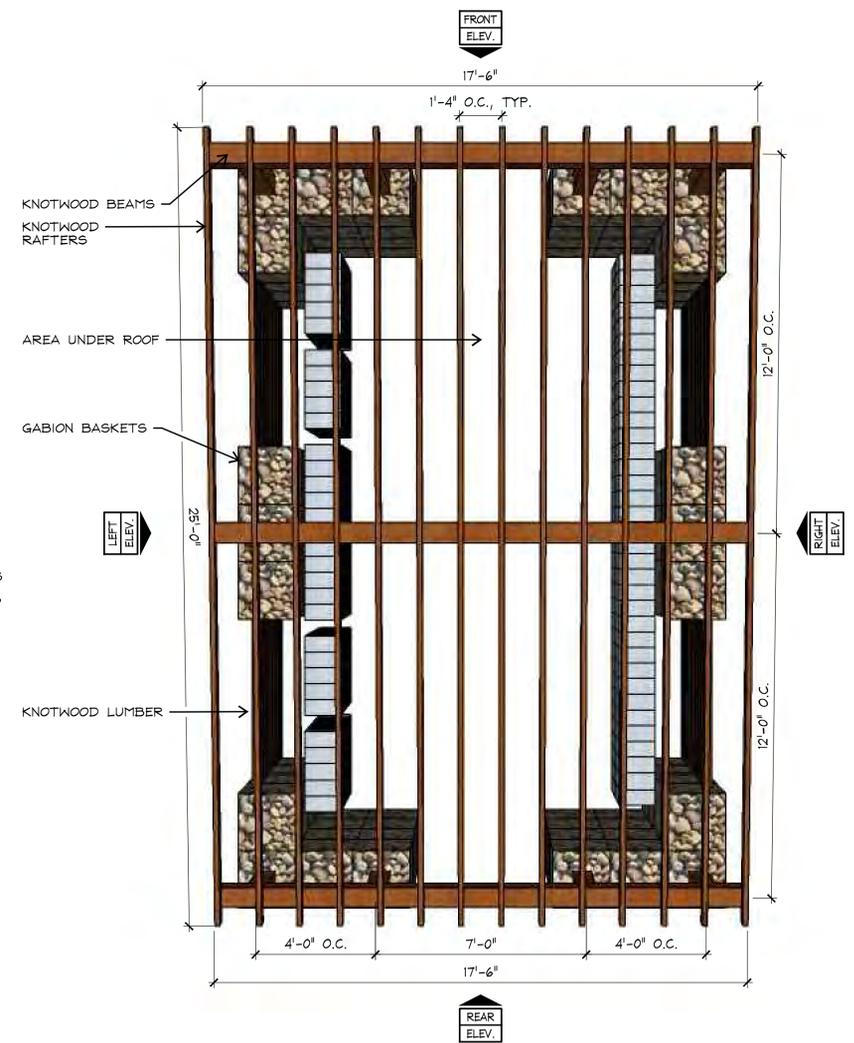
NOTE:
 1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DEPARTMENT.
 4. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.



3 Mail Kiosk
 REAR ELEVATION



2 Mail Kiosk
 FRONT ELEVATION



1 Mail Kiosk
 PLAN



MATERIALS CALCULATIONS TABLE

	KNOTWOOD BOARDS 1/LS 2.1	GABION BASKETS 2/LS 2.1	METAL ROOF 3/LS 2.1
TOTAL SURFACE AREA / PERCENTAGE FRONT ELEVATION	72 SF / 43%	96 SF / 57%	N/A
TOTAL SURFACE AREA / PERCENTAGE REAR ELEVATION	72 SF / 43%	96 SF / 57%	N/A
TOTAL SURFACE AREA / PERCENTAGE LEFT ELEVATION	N/A	112 SF / 100%	N/A
TOTAL SURFACE AREA / PERCENTAGE RIGHT ELEVATION	N/A	112 SF / 100%	N/A
<u>TOTAL AREA/PERCENTAGE:</u>	144 SF / 26%	416 SF / 74%	489 SF



REMARKS:

MATCH ROOF AND ROOF
DECKING OF WINDSONG RANCH
AMENITY CENTER.

3 Mail Kiosk Roof



REMARKS:

STAINLESS STEEL GABION
BASKETS TO CONTAIN
LEUDERS LIMESTONE
AGGREGATE,
6" MIN. - 10" MAX.

2 Gabion Baskets



REMARKS:

"KNOTWOOD" ALUMINUM
BOARDS WITH "KWILA" COLOR.

1 Knotwood Lumber

SHEET TITLE: Windsong Ranch
Materials
PROJECT NUMBER: Phase 2C-1
D14643
Mail Kiosk

SHEET:
LS 2.1
DATE:
MAY 11, 2016



May 9, 2016

Re: Alternative Façade materials: Gabion Baskets and Knotwood Lumber

To: Town of Prosper Planning and Zoning & Honorable Town Council

The purpose of this letter is to inform the Prosper Town Council on the usage of stainless steel gabion baskets filled with limestone aggregate and Knotwood lumber accents as architectural façade material to provide a sophisticated yet rustic look based on six criteria listed in the ordinance. Using these materials further tells the story of Windsong Ranch while staying within the established vernacular of materials and finishes.

A. *Creating a unique architectural expression*

The façade treatment creates a rhythm of horizontal lines and modular units using materials that are often not used in architecture, but have become more popular lately. When executed at the proper scale, these contrasting materials form a visually pleasing façade.

B. *Includes unique building styles and materials*

Using gabion baskets as an architectural material certainly speaks to this requirement. This type of construction isn't practiced with great regularity for architectural facades. Filling stacked wire baskets with aggregate is not the same as mortaring stone veneer on a structural wall. It is faster and just as sound, though. The aluminum Knotwood lumber is cut in a conventional manner but joined with assorted hidden fasteners for a clean look.

C. *Is consistent with high quality development*

Throughout Windsong Ranch, regionally appropriate material expressions in the landscape are employed to form a cohesive language that conveys an aesthetic framework consistent with being "Light on the Land." This creates a memorable and pleasing experience throughout the property. Forethought and planning of this intensity makes the community high quality. The usage of gabion baskets and Knotwood is yet another tool in the arsenal to create a high quality product.

D. *Is or would be visually harmonious with existing or nearby buildings*

There are plans to use the very same gabion baskets filled with limestone aggregate and Knotwood lumber as landscape features in adjacent open spaces as screening and signage. The mail kiosk is an architectural structure that borrows the same materials and is an opportunity to create a consistent look throughout the phase and community as a whole. The large limestone aggregate is made from the same chopped limestone used on walls, columns and other built features on Windsong Ranch property. In addition, the aluminum Knotwood is used as decking material on the dock at the existing amenity center and has performed flawlessly.

E. *Has obvious merit based on quality and durability*

Aside from the state-of-the-art wood grain powder coated finish being identical to real wood grain, the other benefits of Knotwood include its durability, sustainability and virtually zero maintenance. The product can even be recycled. The gabion baskets themselves are made of heavy gauge stainless steel welded wire mesh which will not rust. The limestone aggregate is placed into the basket and vibrated to ensure no further settling occurs.

F. *Represents an exterior building material that is in keeping with the intent of this chapter to balance the above mentioned objectives*

All of these qualities are why these materials were chosen to diversify yet strengthen the already cohesive palette. Varied materials that contrast yet coordinate amongst themselves create a rich collection of textures that underscore the overall visual experience.

While these building materials are unique, they are suitable for the project. Windsong Ranch has consistently delivered high quality amenities and will continue to do so. The materials at Windsong Ranch and the way they are applied is perhaps the most striking characteristic of the development and further innovation in will make the amenities and open spaces stronger which is also beneficial to the Town of Prosper.

Sincerely,



Jeff Stuart, PLA

Windsong - Townhomes Mail Kiosk

David Blom

Sent: Friday, May 13, 2016 7:22 AM
To: Alex Glushko
Cc: John Webb
Importance:High

Hi Alex:

I believe the case for the alternative materials to be used in the proposed mail kiosk for the Grenadier townhouse is going to P&Z next Tuesday evening. Although I know you have thoroughly reviewed the submittals from TBG on our behalf, I wanted to provide some comments in support of our case and that explain our approach:

- The architectural theme and materials used in the existing amenity center have been carried through the community, including influence on the fire station architecture and the design of Windsong Elementary (angled roof, stone/wood/metal combinations).
- The quality of the materials we have used has been for aesthetic purposes as well as long-term durability - the use of Ipe wood and the standing metal seem roof are just two examples.
- As we introduce the townhome concept to the market with Grenadier Homes, we believe it is important to keep the theme and quality while not becoming overly redundant. The proposed plan of the mail kiosk uses stone and Knotwood to provide a structure that not only feels like it should be part of a park and belongs outdoors, but is substantial enough to last and is different from structures of similar use in other projects.
- With the open space adjacent to the kiosk, we believe this will be a place where residents visit as well.
- The design of the kiosk is consistent with what we have designed for screening the Atmos gas metering station at the west end of Phase 2C1. This will tie the phase together from a design standpoint. Phase 2C-1 is very large, and we believe this is important and continues our approach of being consistent in our theming for the entire Windsong community.

I plan to attend the P&Z meeting next Tuesday evening. Please let me know if you need any further information.

Thanks
David

David Blom
Terra Verde Group, LLC
2242 Good Hope Road
Prosper, Texas 75078



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – May 17, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 2.6± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0009).

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	Single Family-15	Tree Farm (Tree Source, Inc.)	Retail and Neighborhood Services
North	Office	Bank (Independent Bank)	Retail and Neighborhood Services
East	Agricultural	Single Family Residential (Prestonview Estates)	Low Density Residential
South	Single Family-15	Tree Farm (Tree Source, Inc.)	Retail and Neighborhood Services
West	Commercial / Planned Development-56	Undeveloped / Automobile Repair (Bumper to Bumper Auto Service)	Medium Density Residential

Requested Zoning – The purpose of the request is to rezone the subject property to Retail in accordance with the Future Land Use Plan to allow for the development of a future retail and/or office development. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission.

A request to rezone the southern, adjacent 5.5± acres from Single Family-15 (SF-15) to Retail (R) was recommended for approval by the Planning & Zoning Commission on April 19, 2016, and subsequently approved by the Town Council on May 10, 2016.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Preston Road, an existing six-lane divided major thoroughfare, and Hays Road, which is depicted on the Thoroughfare Plan as a two-lane undivided commercial collector. Zoning Exhibit A complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water service has been extended to the property 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 Preston Road and Hays Road.

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.

Environmental Considerations – There is no 100-year floodplain on the property.

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:

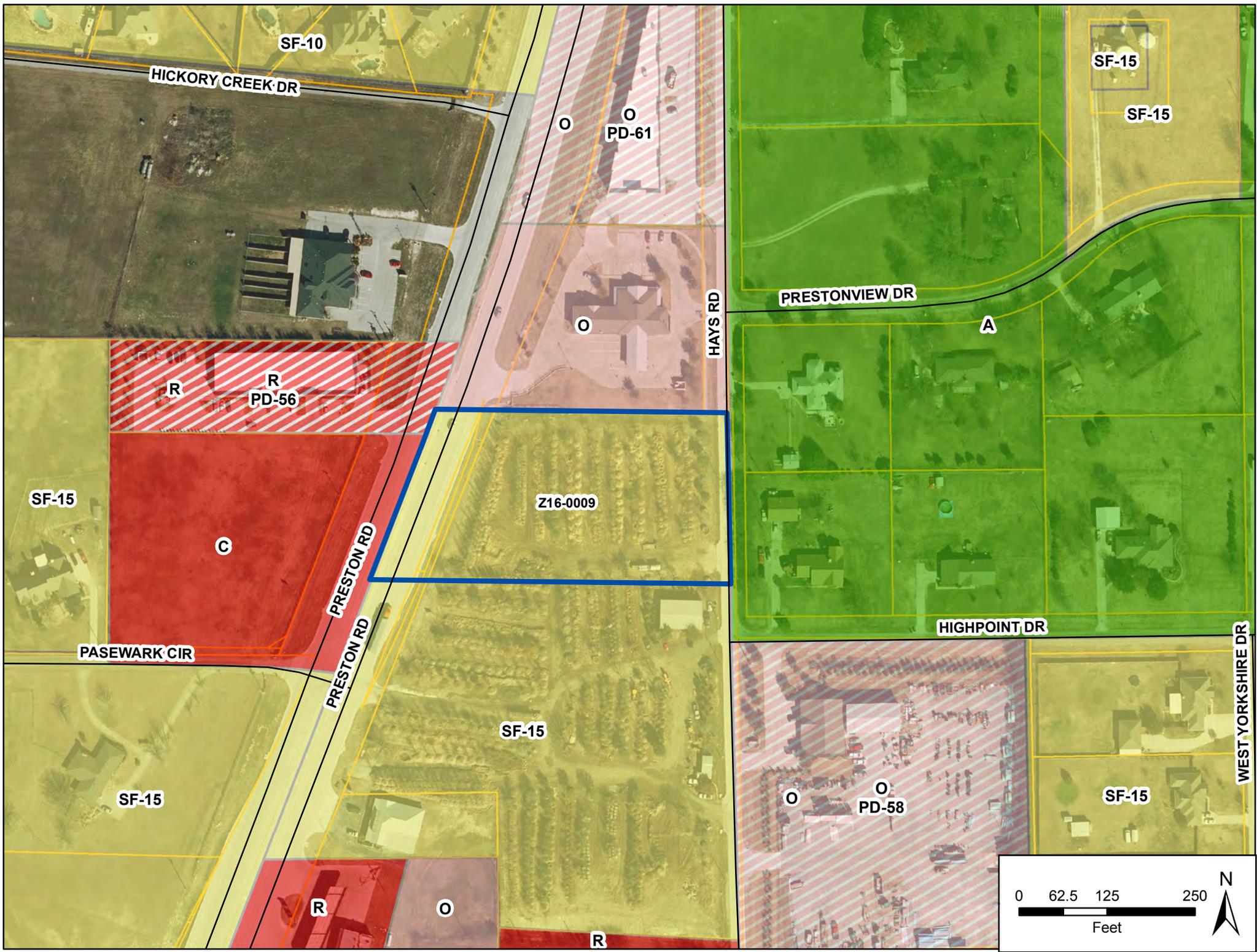
1. Surrounding Zoning Map
2. Zoning Exhibit A

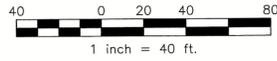
Town Staff Recommendation:

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 June 14, 2016.



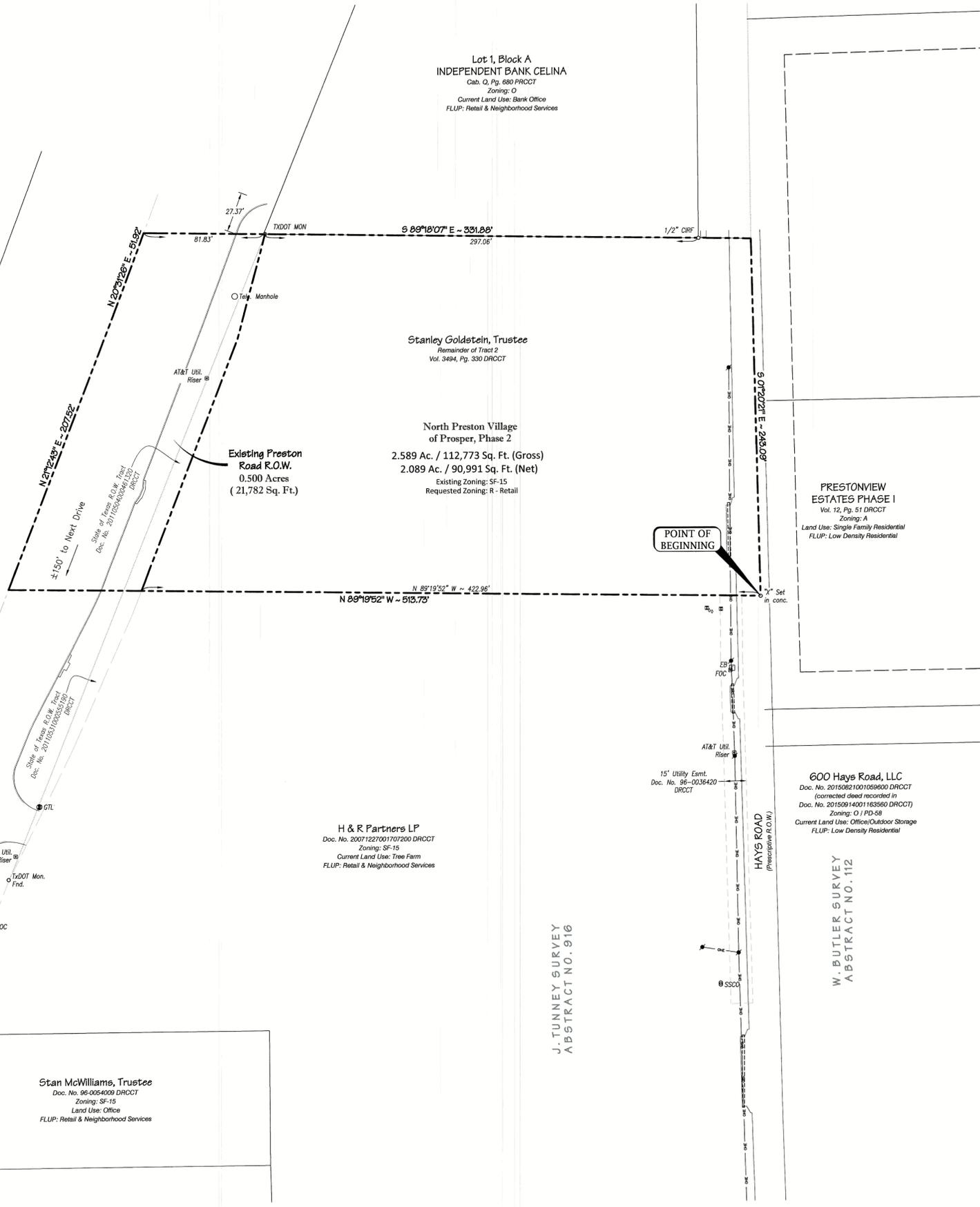


Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



LOCATION MAP
1" = 1000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENSE" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊛	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
—	SIGNPOST
GM	GAS METER
GAS	GAS LINE MARKER
FDC	FIBROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
W	WATER VALVE
W	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Tunney Survey, Abstract No. 916, City of Prosper, Collin County, Texas, the subject tract being a portion of a tract conveyed to Stanley Goldstein, Trustee, recorded in Volume 3494, Page 330 of the Deed Records, Collin County, Texas (DRCCT), and a portion of State Highway 289 (also known as Preston Road), with the subject tract being more particularly described as follows:

BEGINNING at an "X" set in concrete in County Road 77, a prescriptive right-of-way, also known as North Hays Road for the northeast corner of a tract conveyed to H & R Partners LP according to the deed recorded in Document No. 20071227001707200 DRCCT;

THENCE N 89°19'52" W, along the north line of said H & R Partners tract, passing at 422.96 feet the northwest corner thereof, passing into Preston Road a total distance of 513.73 feet;

THENCE N 21°12'43" E, 207.52 feet through said road;

THENCE N 20°31'26" E, 51.92 feet through said road;

THENCE S 89°18'07" E, passing at 81.83 feet the southwest corner of Lot 1, Block A, Independent Bank Celina, an addition recorded in Cabinet Q, Page 680, Plat Records, Collin County, Texas, continuing along the south line thereof, passing at 378.94 feet a 1/2" iron rod with plastic cap found for the southeast corner thereof, and continuing into County Road 77 a total distance of 414.76 feet;

THENCE S 01°20'21" E, 243.09 feet through said road to the POINT OF BEGINNING with the subject tract containing 112,773 square feet or 2.589 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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.

Dated this the 5 day of MAY, 2016.

D.K.B.
DARREN K. BROWN, R.P.L.S. NO. 5252



NOTE:

1. No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0235J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

EXHIBIT 'A'

NORTH PRESTON VILLAGE OF PROSPER, PHASE 2

J. TUNNEY SURVEY, ABSTRACT NO. 916
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
2.589 Ac. Gross / 2.089 Ac. Net
Current Zoning: SF-15
Requested Zoning: R-Retail
Town Case # Z16-0009

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER / APPLICANT H & R Partners, LP 1222 N. Saint Charles Ave. Pilot Point, Texas 76258 Telephone (214) 729-7609 Contact: Timothy Hoelzel
--	--



Prosper is a place where everyone matters.

AGENDA

Meeting of the Prosper Town Council

Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, May 10, 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.
 - Administration of Oaths-of-Office and Presentation of Certificates of Election.
 - Presentation of a Proclamation to members of the Prosper Police Department declaring May 15-21, 2016, as *Police Week*, and declaring May 15, 2016, as *Peace Officers Memorial Day*. **(RB)**
 - Recognition of Eldon Carter with Dave R. Williams Homes as Second Runner-Up, Kevin Dennings with Drees Homes as First Runner-Up, and Mark Clary with Megatel Homes as the recipient of the Building Inspection's "2015 Builder of the Year Award." **(TW)**
5. **CONSENT AGENDA: ALL 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 – April 26, 2016
- 5b. Receive the March Financial Report. **(BP)**
- 5c. Receive the Quarterly Investment Report ending March 31, 2016. **(BP)**
- 5d. 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.

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. Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for Windsong Ranch Marketplace, on 56.6± acres, located on the northeast corner of US 380 and Gee Road. (MD16-0002). **(JW) APPROVED, 7-0**
8. 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) **(JW) APPROVED, 7-0**
9. Conduct a Public Hearing, and consider and act upon a request to rezone 5.5± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0007). **(JW) APPROVED, 7-0**
10. Conduct a Public Hearing, and consider and act upon a request for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, 900± feet south of First Street. The property is zoned Planned Development-19-Commercial Corridor and Specific Use Permit-6 (PD-19-CC and S-6). (S16-0006). **(JW) APPROVED, 7-0**
11. Conduct a Public Hearing, and consider and act upon an ordinance amending the Future Land Use Plan, located on the west side of Coit Road, 2,300± feet north of First Street, from Low Density Residential to Medium Density Residential. (CA16-0001). *[Companion Case Z16-0002]*. **(JW) APPROVED, 7-0**
12. Conduct a Public Hearing, and consider and act upon an ordinance zoning 54.0± acres of unincorporated property to Planned Development-Single Family-10 (PD-SF-10) and rezoning 28.9± acres from Agricultural (A) to Planned Development-Single Family-10 (PD-SF-10), located on the west side of Coit Road, 2,300± feet north of First Street. (Z16-0002). *[Companion Case CA16-0001]*. **(JW) APPROVED, 7-0**
13. Consider and act upon an ordinance annexing 52.2± acres generally located on the west side of Coit Road, 2,700± feet north of First Street. (A16-0001). **(JW) APPROVED, 7-0**

DEPARTMENT ITEMS:

14. Consider and act upon approving the purchase of automated license plate readers from ARC Government Solutions, Inc.; and authorizing the Town Manager to execute an Enterprise Service Agreement and Federal Bureau of Investigation Criminal Justice Information Services Security Addendum with Vigilant Solutions, Inc., for the related software. **(DK) APPROVED, 7-0**

15. Consider and act upon an amendment to the Capital Improvement Plan. **(HW) APPROVED, 7-0**

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.

17. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

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

- Median Planting List. **(HW)**
- Downtown Landscape Requirements **(JW)**
- Charter Review Process. **(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 May 6, 2016, by 5:30 p.m., and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Noticed Removed