



AGENDA
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, May 19, 2015, 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 6, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for seven temporary buildings for Rogers Middle School, on 34.4± acres, located on the northeast corner of Richland Boulevard and Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0027).
- 3c. Consider and act upon a Site Plan for a Commercial Stealth Antenna on a Town elevated water storage tank, on 2.8± acres, located on the south side of First Street, 2,200± feet east of Preston Road. The property is zoned Planned Development-6 (PD-6). (D15-0033).
- 3d. Consider and act upon a Site Plan for a retail building in SJT Addition, Block 2, Lot A, on 0.5± acre, located on the southeast corner of Main Street and Third Street. The property is zoned Downtown Retail (DTR). (D15-0037).
- 3e. Consider and act upon a Final Plat for Lakes of Prosper, Phase 5B, for 55 single family residential lots, on 15.1± acres, located 1,400± feet north of Prosper Trail, 3,000± feet east of Dallas Parkway. The property is zoned Planned Development-8 (PD-8). (D15-0039).
- 3f. Consider and act upon a Preliminary Site Plan for the Eagle Crossing Addition, on 9.5± acres, located on the west side of Coleman Street, 1,200± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0040).
- 3g. Consider and act upon an Amending Plat for the Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 36.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. The property is zoned Planned Development-25 (PD-25). (D15-0041).

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. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).
5. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 2, Zoning Districts and Chapter 4, Development Requirements of the Zoning Ordinance regarding Alternating Single Family Plan Elevations, Exterior Residential Masonry Construction, Impervious Coverage of Residential Front Yards, Single Family Corner Lot Landscaping, Residential Garage Standards, Residential Driveway Standards, Carports and Size of Garages; and amend Chapter 3, Building Regulations of the Code of Ordinances regarding residential fences and exterior masonry construction. (Z15-0005).
6. 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 15, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

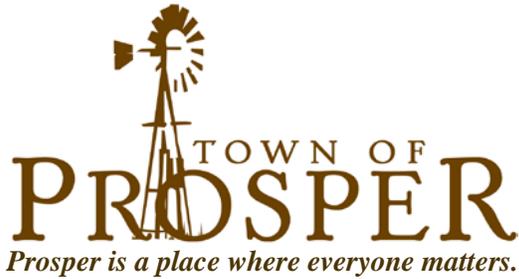
Date Noticed Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council 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.

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.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Wednesday, May 6, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair Mike McClung, Vice Chair Craig Moody, Secretary Chris Keith, Brian Barnes, David Snyder, John Hema, and John Alzner
Commissioner(s) absent: Brian Barnes

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

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the April 7, 2015 Planning & Zoning Commission Special Work Session and the minutes from the April 21, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block A, Lots 1-4, on 57.0± acres, located on the northeast corner of US 380 and Preston Road. The property is zoned Planned Development-67 (PD-67). (D14-0087).**
- 3c. Consider and act upon an Amending Plat of Bryant's #1 Addition, Block 11, Lots 8R and 9R, and Block 12, Lots 11R, 12R, and 13R, on 1.1± acres, located on the north side of Third Street, 150± feet east of Coleman Street. The property is zoned Downtown Single Family (DTSF). (D14-0095).**
- 3d. Consider and act upon a Final Plat of Lakes of Prosper, Phase 5A, being 72 single family residential lots, on 27.3± acres, located on the west side of the BNSF railroad, 1,500± feet north of Prosper Trail. The property is zoned Planned Development-8 (PD-8). (D15-0032).**
- 3e. Consider and act upon a Site Plan for Windsong Elementary School, on 12.3± acres, located on the south side of Fishtrap Road, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0034).**
- 3f. Consider and act upon a Final Plat Windsong Ranch Elementary School Addition, Block A, Lot 1, on 12.9± acres, located on the south side of Fishtrap Parkway, 2,000± feet west of Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0035).**

- 3g. Consider and act upon a Preliminary Plat for Falls of Prosper, being 149 single family residential lots, on 90.1± acres, located on the northwest corner of Prosper Trail and Coit Road. The property is zoned Planned Development-70 (PD-70). (D15-0036).**

Motioned by Snyder, seconded by Keith, to approve revised Item 3a (Revised Minutes from the April 21, 2015 Regular Planning & Zoning Commission meeting), and to approve Items 3c, 3d, 3e, and 3f on the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

Item 3b. Snyder expressed the desire to ensure development of the subject property abide by the Texas statutes and Comprehensive Plan, as stated in the recorded meeting minutes from April 21, 2015 Regular Planning & Zoning Commission meeting, for an associated item (Item 3b, Preliminary Site Plan for Walmart at the Gates of Prosper).

Motioned by Snyder, seconded by Moody, to approve Item 3b subject to staff recommendations. Motion approved 6-0.

Item 3g. Snyder expressed concern about the approximately four-acre tract located on the southeastern corner of the subject. Indicated that the intent of PD-70 is to allow for residential uses in conformance with the Comprehensive Plan, but that the four-acre lot unnecessarily creates a demand for non-residential uses in the future.

Motioned by Moody, seconded by Hema, to approve item 3g subject to staff recommendations. Motion approved 6-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. (Z15-0004).**

Glushko: Summarized request and the zoning of the surrounding properties. Presented exhibits provided by the applicant. Stated the request is in conformance with the Future Land Use Plan. Described access and circulation. Informed Commissioners that the Town has received one Public Hearing Notice Reply Form; not in opposition to the request. Recommended approval.

Mahbab Dewan (Architect): Explained layout of the building and access to the playground area.

Public Hearing opened by Chair McClung.

Randall Chrisman (Broker): Explained the need for Montessori/day care uses in the Town, and stated the owner has experience developing in other nearby cities.

Alzner: Inquired about access from the west side of the building and associated safety measures.

There being no other speakers the Public Hearing was closed by Chair McClung.

Commission Discussion

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

5. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). (S15-0003).

Glushko: Summarized the request and the zoning of the surrounding properties. Presented exhibits provided by the applicant. Informed Commissioners that the Town has not received any public hearing reply forms. Recommended approval.

Public Hearing was opened by Chair McClung.

Stephen Hubach (Applicant): Stated intention to start the development as soon as possible. Described the facility and stated the helistop would only be used for outgoing patients.

There being no other speaker the Public Hearing was closed by Chair McClung.

Commission Discussion

The Commission discussed the noise associated with the helistop, the flight paths and the proposed architectural standards.

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

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

Webb: Reminded Commissioners that the Residential Design standards will be presented at the next meeting.

McClung: Announced that due to his pending move to Frisco, May 19th will be his final meeting as a member of the Commission. The members thanked Mr. McClung for his service.

7. Adjourn.

Motioned by Moody, seconded by Keith, to adjourn. Motion approved 6-0 at 6:48.

Pamela Clark, Planning Technician

Chris Keith, Secretary



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 19, 2015

Agenda Item:

Consider and act upon a Site Plan for seven temporary buildings for Rogers Middle School, on 34.4± acres, located on the northeast corner of Richland Boulevard and Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0027).

History:

On March 18, 2014 the Planning and Zoning Commission approved a Site Plan of four temporary buildings on the east side of the property, south of the tennis courts. Currently no temporary buildings have been placed on site. The applicant is now seeking approval to allow for seven additional temporary buildings.

Description of Agenda Item:

The Site Plan shows the location of seven temporary buildings, five are anticipated to be placed on the property during the first phase of development, and the remaining two temporary buildings will be placed on the property in the future, if necessary. The applicant has submitted an associated Amending Plat (D15-0041), which is also being considered on this Agenda. The plat will combine two lots into one in order to allow seven temporary buildings to be located on the south side of the school without encroaching building and landscape setbacks. Access will be provided from Coit Road and Richland Boulevard. The use of temporary buildings is in conformance to the Zoning Ordinance, and the applicant has provided a letter of intent describing the immediate need for the temporary 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.

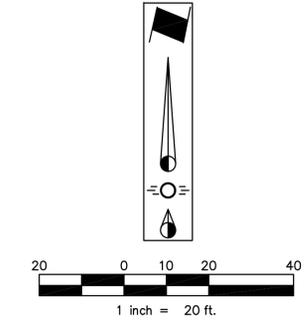
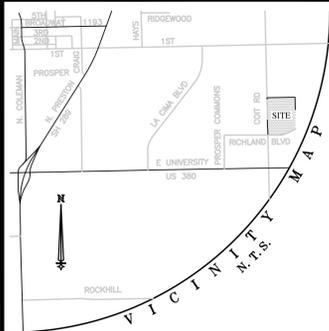
Attached Documents:

1. Site Plan
2. Letter of Intent

Town Staff Recommendation:

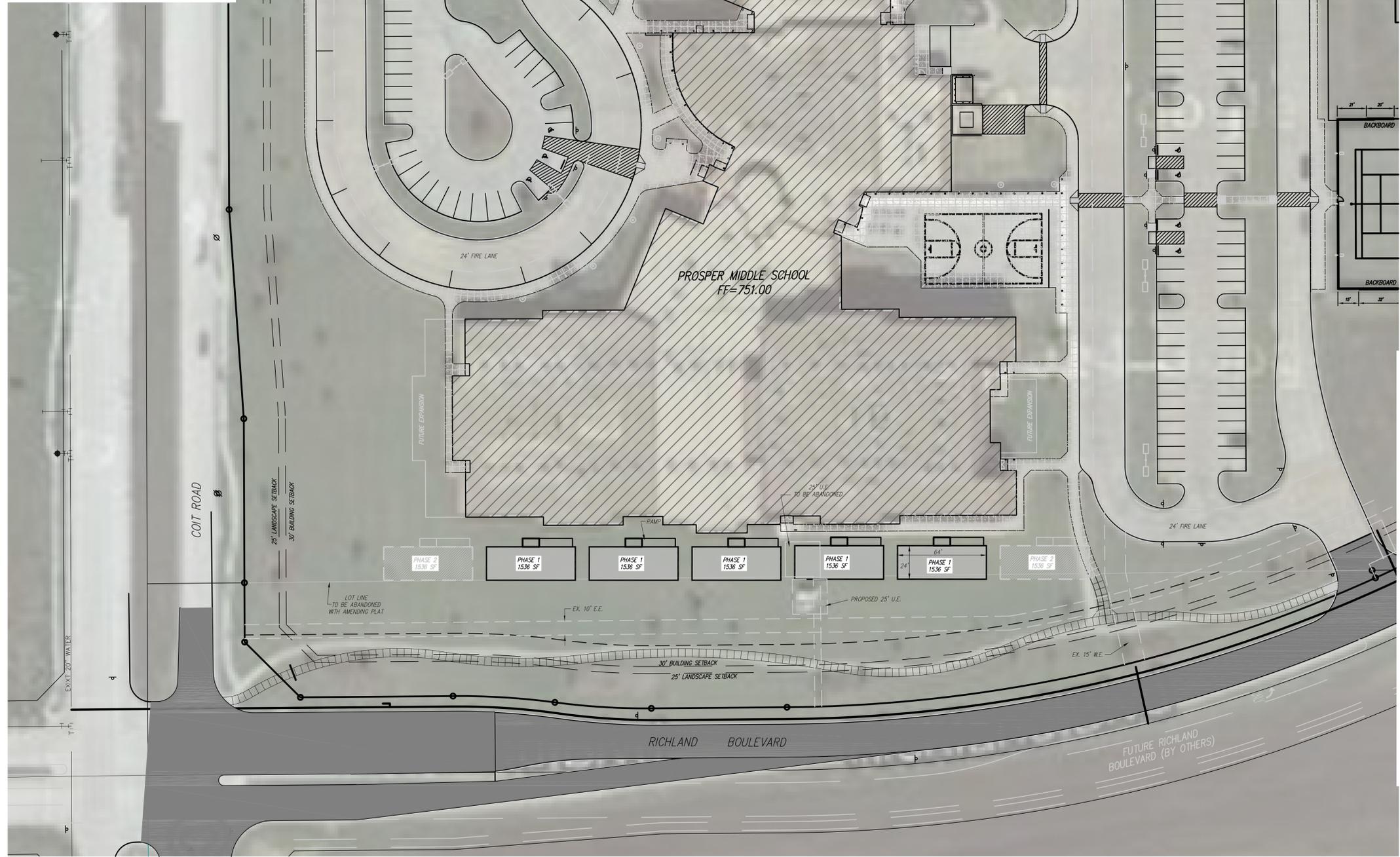
Town staff recommends approval of the Site Plan as submitted subject to:

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. Approval of the associated Amending Plat (D15-0041).
3. Town staff approval of emergency access points, fire lanes, including striping, widths, radii, and location, signage, alarm and pull station systems, ingress and egress, sidewalks, fences, and gates.
4. Town staff approval of all utility connections.



SITE DATA SUMMARY	
1. ZONING:	PD-25
2. PROPOSED USE:	SCHOOL
3. LOT AREA:	35.863 ACRES
4. BUILDING AREA:	new PHASE ONE ~7,680 SF PHASE TWO ~3,072 SF
5. BUILDING HEIGHT:	new ~20 FT
6. TOTAL PARKING REQUIRED:	80* (1.5 spaces per classroom)
7. TOTAL PARKING PROVIDED:	244 (incl 11 H.C. spaces)
8. INTERIOR LANDSCAPING REQUIRED:	N/A
9. INTERIOR LANDSCAPING PROVIDED:	N/A
10. SQ. FOOTAGE OF IMPERVIOUS SURFACE:	new~11,000 SF

- PROSPER SITE PLAN NOTES**
- 1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - 2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
 - 4) Landscaping shall conform to landscape plans approved by the town.
 - 5) All elevations shall comply with the standards contained within the Comprehensive 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 five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - 15) Approval of the site plan in not final until all engineering plans are approved by the Town Engineer.
 - 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 Comprehensive 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.

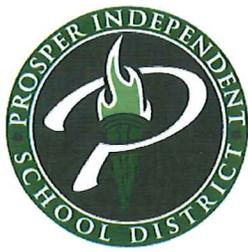


**SITE PLAN
FOR
ROGERS MIDDLE SCHOOL**

An addition to the Town of Prosper, Collin County, Texas, and being a replat of all of Lots 1 and 2, Block 1, Prosper Middle School No. 2 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat filed in Volume 2008, Page 675, Plat Records of Collin County, Texas and containing 35.863 acres of land total.

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

1/11/2011 10:00 AM
 File: C:\Users\jacobson\Documents\Prosper\ProsperMiddleSchool\ProsperMiddleSchool.dwg
 User: jacobson
 Plot: ProsperMiddleSchool.dwg



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

March 25, 2015

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 14.72% over the last four years. There are currently 7,190 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,


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 19, 2015

Agenda Item:

Consider and act upon a Site Plan for a Commercial Stealth Antenna on a Town elevated water storage tank, on 2.8± acres, located on the south side of First Street, 2,200± feet east of Preston Road. The property is zoned Planned Development-6 (PD-6). (D15-0033).

Description of Agenda Item:

The Site Plan shows three additional Commercial Stealth Antenna that will be placed on the Town's elevated water storage tank. Access is provided from First Street. The Site Plan conforms to the Planned Development-6 (PD-6) development standards. The Finance Department is currently working with the applicant to amend the existing lease agreement to permit three additional antenna on the storage tank.

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. Site Plan

Town Staff Recommendation:

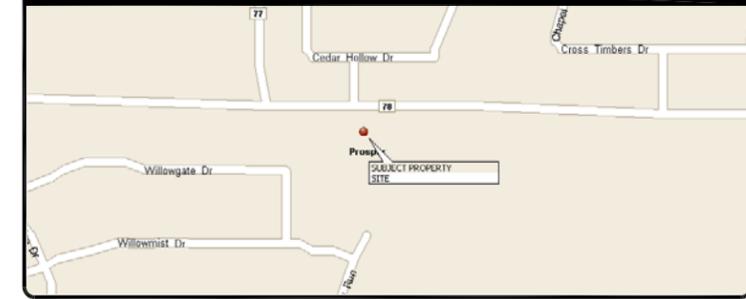
Town staff recommends approval of the Site Plan subject to:

1. The terms established on the amended lease agreement.
2. Town staff approval of the landscape and irrigation plans.
3. Town staff inspection and approval of the existing irrigation system.

NOTE

ADDITIONAL LANDSCAPING MAY BE REQUIRED TO SCREEN MECHANICAL EQUIPMENT IN ACCORDANCE WITH THE AMENDMENT TO LEASE AGREEMENT.

PROJECT INFORMATION



PROJECT INFORMATION

CENTER OF WATER TOWER COORDINATES:
 NAD27:
 LAT 33° 13' 59.0313"
 LONG 96° 46' 59.9723
 ELEV. 776.3 (AMSL NGVD29)

NAD83:
 LAT 33° 13' 59.4511"
 LONG 96° 47' 00.9659"
 ELEV. 776.3 (AMSL NAVD88)
 TOP OF TOWER: 139.7' AGL TOP OF LIGHT: 142.5' AGL

SITE DATA SUMMARY TABLE:

- CITY OF PROSPER
 BLOCK
 1. ZONINGS PD-64
 2. PROPOSED USE STEALTH ANTENNA
 3. LOT AREA: 122,425.93 S.F.
 4. LEASE AREA: 299.99 S.F.
 5. BUILDING HEIGHT: N/A
 6. PLATFORM AREA RATIO: 150.00 S.F.
 7. TOTAL PARKING REQUIRED: (0)
 8. TOTAL PARKING PROVIDED: (0)
 9. HANDICAP PARKING REQUIRED: (0)
 10. HANDICAP PARKING PROVIDED: (0)
 11. INTERIOR LANDSCAPING REQUIRED:
 12. INTERIOR LANDSCAPING PROVIDED: N/A
 13. SQUARE FOOTAGE OF IMPERVIOUS SURFACE: N/A
 15. OPEN SPACE REQUIRED: N/A
 16. OPEN SPACE PROVIDED: N/A

LEGEND

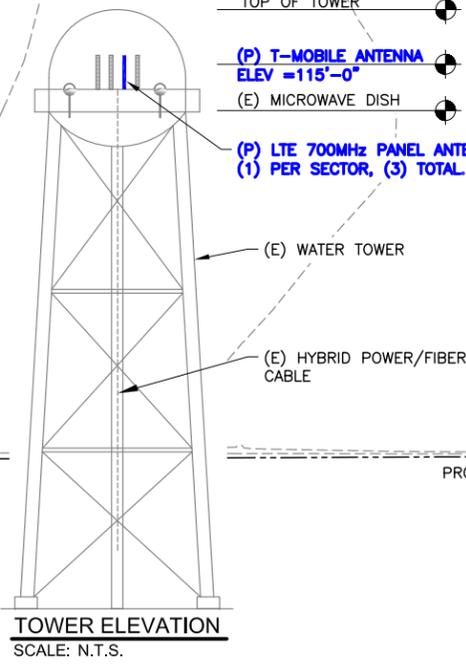
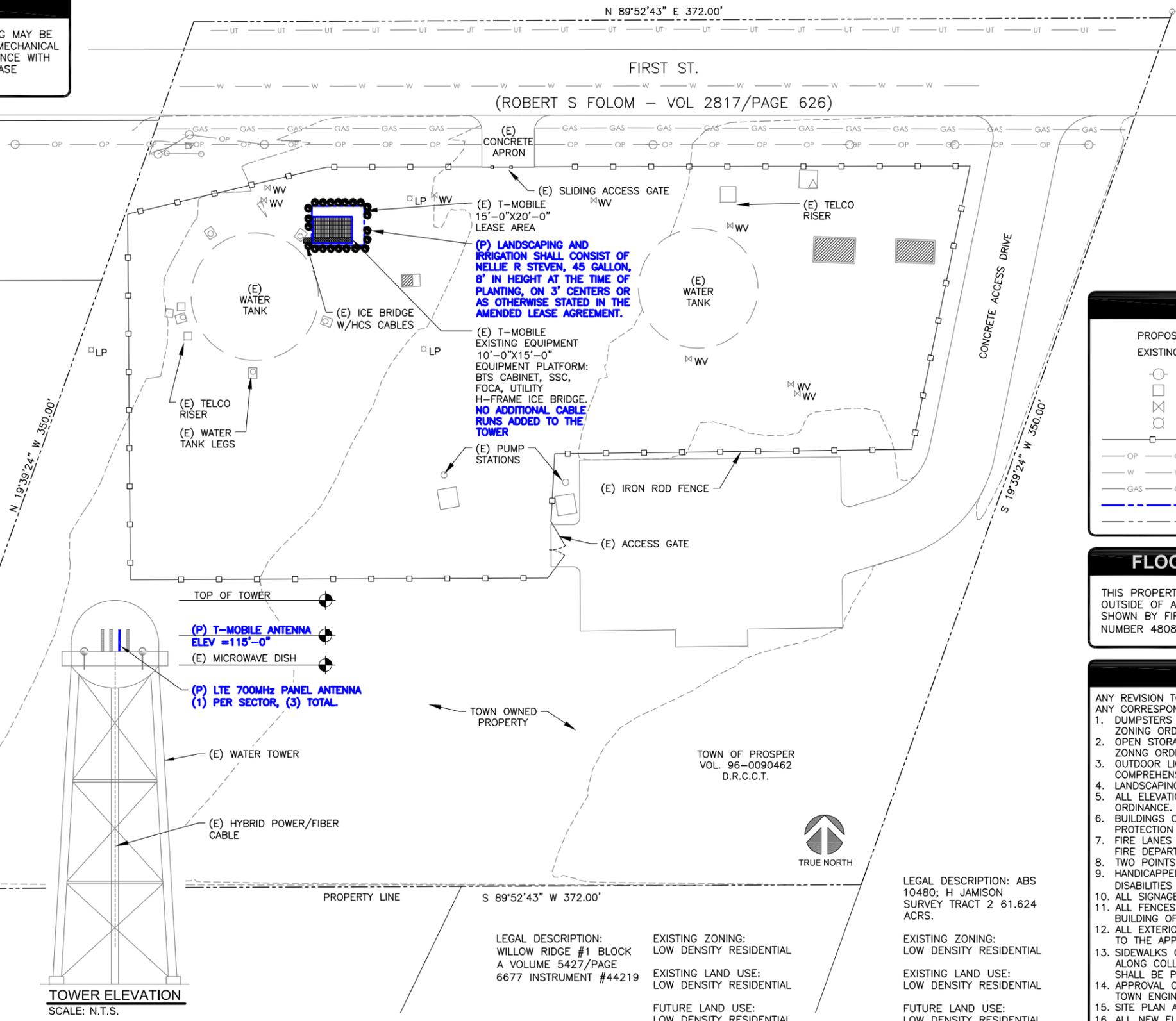
PROPOSED	(P)	POWER POLE
EXISTING	(E)	TELEPHONE RISER
		WATER VALVE
		LIGHT POLE
		FENCE LINE
		OVERHEAD POWER LINE
		WATER LINE
		GAS LINE
		LEASE AREA
		PROPERTY LINE

FLOOD PLAIN NOTE

THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0260G, DATED 01/19/1996

TOWN OF PROSPER SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLERED. 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.
 - 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 IS 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 COMPREHENSIVE ZONING ORDINANCE.
 - PROPERTY SHALL DEVELOP IN ACCORDANCE WITH LEASE AGREEMENT.



LEGAL DESCRIPTION:
 WILLOW RIDGE #1 BLOCK
 A VOLUME 5427/PAGE
 6677 INSTRUMENT #44219

EXISTING ZONING:
 LOW DENSITY RESIDENTIAL

EXISTING LAND USE:
 LOW DENSITY RESIDENTIAL

FUTURE LAND USE:
 LOW DENSITY RESIDENTIAL

LEGAL DESCRIPTION:
 WILLOW RIDGE #1 BLOCK
 A VOLUME 5427/PAGE
 6677 INSTRUMENT #44219

EXISTING ZONING:
 LOW DENSITY RESIDENTIAL

EXISTING LAND USE:
 LOW DENSITY RESIDENTIAL

FUTURE LAND USE:
 LOW DENSITY RESIDENTIAL

LEGAL DESCRIPTION: ABS
 10480; H JAMISON
 SURVEY TRACT 2 61.624
 ACRS.

EXISTING ZONING:
 LOW DENSITY RESIDENTIAL

EXISTING LAND USE:
 LOW DENSITY RESIDENTIAL

FUTURE LAND USE:
 LOW DENSITY RESIDENTIAL

OVERALL SITE PLAN

SCALE: N.T.S.

PLANS PREPARED BY:

609 S. KELLY AVENUE, STE. D EDMOND, OK 73003
 PH: (405) 348-5460 FAX:(405) 341-4625
 COA# F13220 EXP. 01/31/2015

PLANS PREPARED FOR:

T-Mobile
 7668 WARREN PARKWAY
 FRISCO, TEXAS 75034

SITE INFORMATION:

PROSPER WT #2
DA01409D

1400 E 1ST ST
 PROSPER, TX 75078

REVISIONS:

NO.	DATE	DESCRIPTION
A	03/25/15	ZONING ISSUE
B	04/01/15	ZONING ISSUE
C	04/20/15	ZONING ISSUE

SHEET NAME: D15-0033 SITE PLAN

FCC #:
 N/A

SHEET NUMBER: **Z-1**

REVISION: 0

DRAWN BY: EA
 CHECKED BY: TKF

CLS GROUP SMART - Location: T:\T-Mobile Dallas\700Mhz\Sites\DA01409D-Prosper-WT #2 - WaterTank.dwg - User: sluke - Apr 20, 2015 - 2:12pm
 T:\T-Mobile Dallas\700Mhz\Sites\DA01409D-Prosper-WT #2 - WaterTank.dwg - User: sluke - Apr 20, 2015 - 2:12pm



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 19, 2015

Agenda Item:

Consider and act upon a Site Plan for two retail buildings, on 0.5± acre, located on the southeast corner of Main Street and Third Street. The property is zoned Downtown Retail (DTR). (D15-0037).

Description of Agenda Item:

The Site Plan depicts two retail buildings totaling 11,344 square feet. Access is provided from Main Street and Third Street. Adequate parking has been provided. The Site Plan conforms to DTR 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:

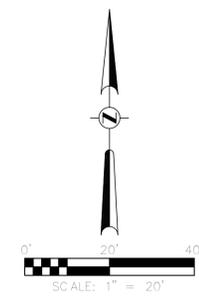
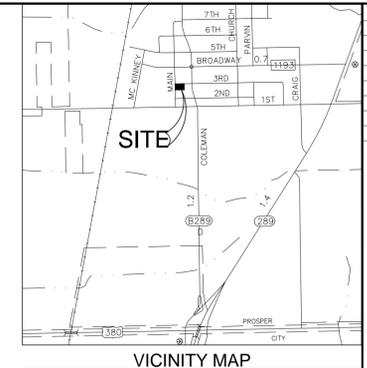
1. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and tree well locations.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

#	REVISION	DATE



#	TYPE	SIZE	SEWER
1	DOM	1"	6"
2	IRR	1"	N/A

SITE DATA SUMMARY TABLE

ZONING	DTR
LOT AREA	23,640 SF (0.543 ACRE)
BUILDING AREA	11,344 SF
MAIN ST BLDG	6,417 SF
3RD ST BLDG	4,927 SF
	(11,143 SF INCLUDING PORCHES)
BUILDING HEIGHT	25' (1 STORY)
LOT COVERAGE	47.9%
PARKING REQUIRED	33 REQUIRED (1:350sf)
	17 REQUIRED (AFTER 50% PARKING REDUCTION)
PARKING PROVIDED	37 PROVIDED
HANDICAP REQUIRED	2 REQUIRED
HANDICAP PROVIDED	4 PROVIDED
IMPERVIOUS SURFACE	16,737 SF (0.384 ACRES)
BLDG SETBACK	
MAIN ST	0.0'
3RD ST	5.0'
ALLEY	10.0'
ADJACENT	10.0'

GENERAL SITE PLAN NOTES

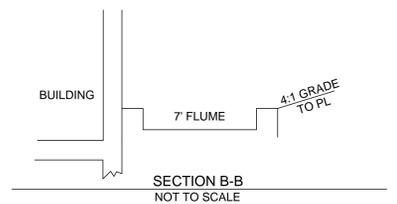
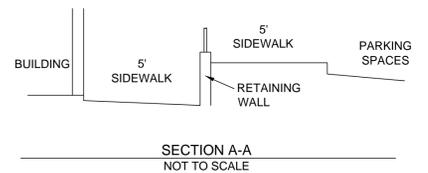
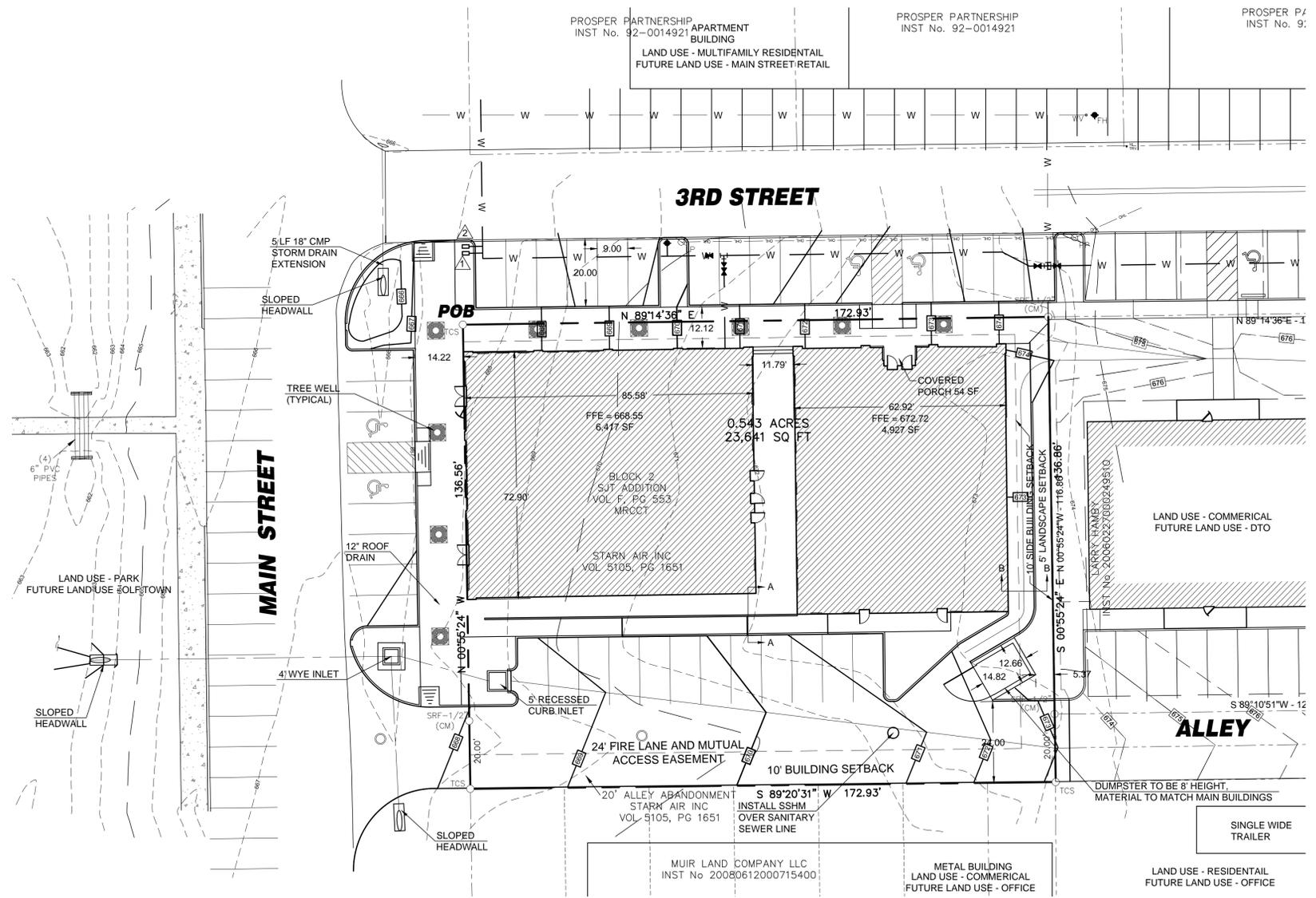
- ALL PARKING SPACES SHOWN ARE 9' WIDE BY 20' DEEP, HANDICAP INCLUDED.

FLOOD PLAIN NOTE

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 480850235J, REVISED JUNE 09, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDAED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TOWN OF PROSPER SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE 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 COMPREHENSIVE 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 PLANNING DIRECTOR APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 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.
- APPROVAL OF THE SITE PLAN IS 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 COMPREHENSIVE ZONING ORDINANCE.



OWNER/APPLICANT
 STEVEN BENAVIDES
 1740 ELMHURST, PROSPER, TX 75078
 972-360-9229

BEFORE YOU DIG CALL:
 811

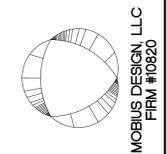


TEXAS ONE CALL SYSTEM

NOTE:
 CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

THIS DRAWING IS ISSUED FOR REVIEW

ISSUED UNDER MY HAND,
 IAN NORFOLK, P.E. 93550
 ON THIS 11th DAY OF MAY, 2015



DATE: _____

JOB NUMBER: 2013-016

ISSUED: MAY 8, 2015

SCALE: 1"=20 FEET

SHEET

4 OF 12

SITE PLAN

**BLOCK 2, SJT ADD.
 PROSPER, TX**

MOBIUS DESIGN, LLC
 FIRM #10820

SOLI DEO GLORIA



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 19, 2015

Agenda Item:

Consider and act upon a Final Plat for Lakes of Prosper, Phase 5B, for 55 single family residential lots, on 15.1± acres, located 1,400± feet north of Prosper Trail, 3,000± feet east of Dallas Parkway. The property is zoned Planned Development-8 (PD-8). (D15-0039).

Description of Agenda Item:

The Final Plat shows 55 single family residential lots. Access will be provided from Lake Trail Lane. The Final Plat conforms to the Planned Development-8 (PD-8) development standards and the approved Preliminary Plat.

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.

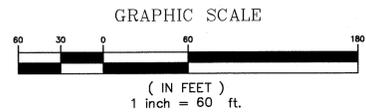
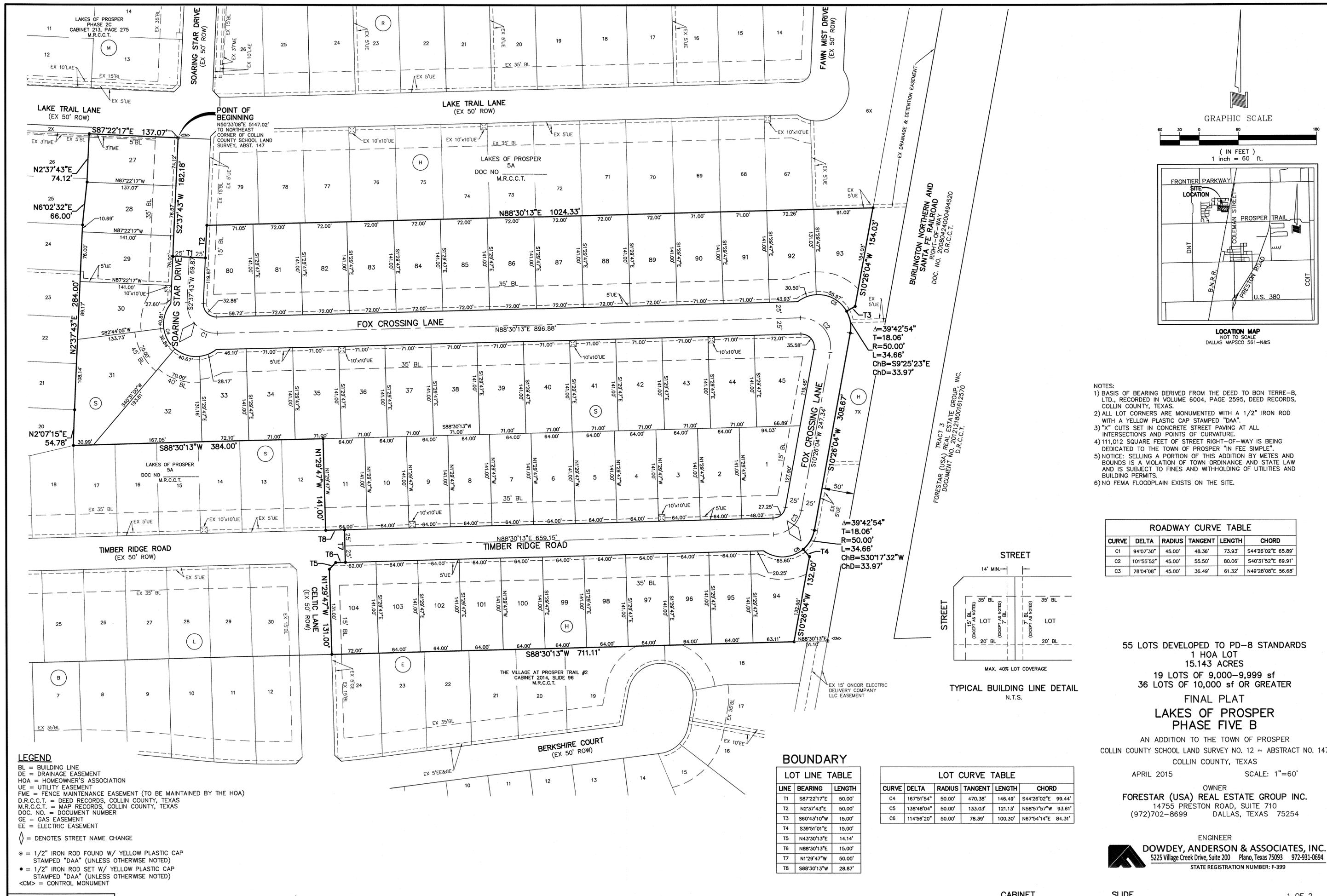
Attached Documents:

1. 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 on the Final Plat.
2. Town staff approval of civil engineering, landscape and irrigation plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.



- NOTES:
- 1) BASIS OF BEARING DERIVED FROM THE DEED TO BON TERRE-B, LTD., RECORDED IN VOLUME 6004, PAGE 2595, DEED RECORDS, COLLIN COUNTY, TEXAS.
 - 2) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 - 3) "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - 4) 111,012 SQUARE FEET OF STREET RIGHT-OF-WAY IS BEING DEDICATED TO THE TOWN OF PROSPER "IN FEE SIMPLE".
 - 5) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 6) NO FEMA FLOODPLAIN EXISTS ON THE SITE.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	94°07'30"	45.00'	48.36'	73.93'	S44°26'02"E 65.89'
C2	101°55'52"	45.00'	55.50'	80.06'	S40°31'52"E 69.91'
C3	78°04'08"	45.00'	36.49'	61.32'	N49°28'08"E 56.68'

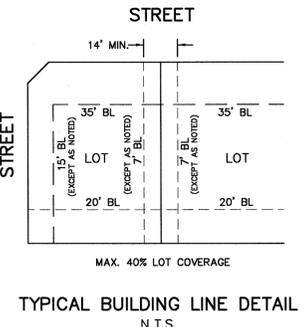
55 LOTS DEVELOPED TO PD-8 STANDARDS
 1 HOA LOT
 15.143 ACRES
 19 LOTS OF 9,000-9,999 sf
 36 LOTS OF 10,000 sf OR GREATER

FINAL PLAT
LAKES OF PROSPER
PHASE FIVE B

AN ADDITION TO THE TOWN OF PROSPER
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ~ ABSTRACT NO. 147
 COLLIN COUNTY, TEXAS

APRIL 2015 SCALE: 1"=60'

OWNER
FORESTAR (USA) REAL ESTATE GROUP INC.
 14755 PRESTON ROAD, SUITE 710
 (972)702-8699 DALLAS, TEXAS 75254



LINE	BEARING	LENGTH
T1	S87°22'17"E	50.00'
T2	N2°37'43"E	50.00'
T3	S60°43'10"W	15.00'
T4	S39°51'01"E	15.00'
T5	N43°30'13"E	14.14'
T6	N88°30'13"E	15.00'
T7	N1°29'47"W	50.00'
T8	S88°30'13"W	28.87'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	167°51'54"	50.00'	470.38'	146.49'	S44°26'02"E 99.44'
C5	138°48'04"	50.00'	133.03'	121.13'	N58°57'57"W 93.61'
C6	114°56'20"	50.00'	78.39'	100.30'	N67°54'14"E 84.31'

LEGEND

BL = BUILDING LINE
 DE = DRAINAGE EASEMENT
 HOA = HOMEOWNER'S ASSOCIATION
 UE = UTILITY EASEMENT
 FME = FENCE MAINTENANCE EASEMENT (TO BE MAINTAINED BY THE HOA)
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 DOC. NO. = DOCUMENT NUMBER
 GE = GAS EASEMENT
 EE = ELECTRIC EASEMENT
 ◊ = DENOTES STREET NAME CHANGE

⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 ⊙ = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 <CM> = CONTROL MONUMENT

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC. and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION, are the owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, Collin County, Texas and being part of a tract of land tract described in Deed as Tract 1 to Forestar (USA) Real Estate Group, Inc. as recorded in Document No. 20121218001612570, Deed Records, Collin County, Texas and being part of a tract of land described in Deed as Tract C to Lakes of Prosper Homeowners Association, Inc. as recorded in Document No. 20091223001531230, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY 12, ABSTRACT NO. 147, Collin County, Texas and being part of a tract of land described in Deed as Tract 1 to Forestar (USA) Real Estate Group, Inc. as recorded in Document No. 20121218001612570, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of Lake Trail Lane, a 60 foot right-of-way, for the north end of a corner clip;

THENCE South 42 degrees 22 minutes 17 seconds East, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the south end of said corner clip;

THENCE Leaving said corner clip and over and across the above mentioned Tract 1, the following eleven (11) courses and distance:

South 02 degrees 37 minutes 43 seconds West, a distance of 156.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 87 degrees 22 minutes 17 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 02 degrees 37 minutes 43 seconds East, a distance of 23.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 30 minutes 13 seconds East, a distance of 1,024.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the south line of a tract of land described as Tract C in Deed to The Lakes of Prosper Homeowners Association, Inc. as recorded in Document No. 20091223001531230, Deed Records, Collin County, Texas;

South 10 degrees 26 minutes 04 seconds West, leaving said south line, a distance of 154.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 60 degrees 43 minutes 10 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning at the right having a central angle of 39 degrees 42 minutes 54 seconds, a radius of 50.00 feet and a chord bearing and distance of South 09 degrees 25 minutes 23 seconds East, 33.97 feet;

With said curve to the right, an arc distance of 34.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 10 degrees 26 minutes 04 seconds West, a distance of 308.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 39 degrees 42 minutes 54 seconds, a radius of 50.00 feet and a chord bearing and distance of South 30 degrees 42 minutes 32 seconds West, 33.97 feet;

With said curve to the right, an arc distance of 34.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 39 degrees 51 minutes 01 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 10 degrees 26 minutes 04 seconds West, a distance of 132.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the common south line of this tract and north line of Lot 18, Block E of THE VILLAGE AT PROSPER TRAIL PHASE TWO, an Addition to the Town of Prosper according to the Plat thereof recorded in Cabinet 2014, Slide 96, Map Records, Collin County, Texas;

THENCE South 88 degrees 30 minutes 13 West, with common line, a distance of 711.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of said south line east line of Celtic Lane, a 50 foot right-of-way, for the northwest corner of Lot 24, Block E of said THE VILLAGE AT PROSPER TRAIL PHASE TWO Addition;

THENCE leaving said common line and over and across the above mentioned Tract 1, the following eleven (11) courses and distance:

North 01 degrees 29 minutes 47 seconds West, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 43 degrees 30 minutes 13 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 30 minutes 13 seconds East, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 01 degrees 29 minutes 47 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 30 minutes 13 seconds West, a distance of 18.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 01 degrees 29 minutes 47 seconds West, a distance of 141.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 30 minutes 13 seconds West, a distance of 384.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 02 degrees 07 minutes 15 seconds East, a distance of 54.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 02 degrees 37 minutes 43 seconds East, a distance of 284.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 06 degrees 02 minutes 32 seconds East, a distance of 66.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 02 degrees 37 minutes 43 seconds East, a distance of 84.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the south line of the above mention Lake Trail Lane, for corner;

THENCE South 87 degrees 22 minutes 17 seconds East, with said south line, a distance of 127.07 feet to the POINT OF BEGINNING and containing 15.215 acres of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC. and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LAKES OF PROSPER, PHASE FIVE B, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. FORESTAR (USA) REAL ESTATE GROUP and THE LAKES OF PROSPER HOMEOWNERS ASSOCIATION do herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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.

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, 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.

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 _____ 2015.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Name: Thomas H. Burleson
Title: Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Thomas H. Burleson, Executive Vice President of Forestar (USA) Real Estate Group Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2015.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____ 2015.

SEAN PATTON
Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____ 2015.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this 19th day of May, 2015 by the Planning and Zoning Commission of the Town of Prosper, Texas.

Planning and Zoning Commission Chair

Town Secretary

Development Services Department

Engineering Department

55 LOTS DEVELOPED TO PD-8 STANDARDS
1 HOA LOT
15.143 ACRES
19 LOTS OF 9,000-9,999 sf
36 LOTS OF 10,000 sf OR GREATER

FINAL PLAT
LAKES OF PROSPER
PHASE FIVE B

AN ADDITION TO THE TOWN OF PROSPER
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ~ ABSTRACT NO. 147
COLLIN COUNTY, TEXAS

APRIL 2015 SCALE: 1"=60'

OWNER
FORESTAR (USA) REAL ESTATE GROUP INC.
14755 PRESTON ROAD, SUITE 710
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
80	H	10633	0.24
81	H	10152	0.23
82	H	10152	0.23
83	H	10152	0.23
84	H	10152	0.23
85	H	10152	0.23
86	H	10152	0.23
87	H	10152	0.23
88	H	10152	0.23
89	H	10152	0.23
90	H	10011	0.23
91	H	10011	0.23
92	H	10001	0.23
93	H	10799	0.25
94	H	10531	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
95	H	9024	0.21
96	H	9024	0.21
97	H	9024	0.21
98	H	9024	0.21
99	H	9024	0.21
100	H	9024	0.21
101	H	9024	0.21
102	H	9024	0.21
103	H	9024	0.21
104	H	10102	0.23

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	S	11106	0.25
2	S	9024	0.21
3	S	9024	0.21
4	S	9024	0.21
5	S	9024	0.21
6	S	9024	0.21
7	S	9024	0.21
8	S	9024	0.21
9	S	9024	0.21
10	S	9024	0.21
11	S	9024	0.21
27	S	10159	0.23
28	S	10667	0.24
29	S	10716	0.25
30	S	10559	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
31	S	16662	0.38
32	S	14364	0.33
33	S	10002	0.23
34	S	10011	0.23
35	S	10011	0.23
36	S	10011	0.23
37	S	10011	0.23
38	S	10011	0.23
39	S	10011	0.23
40	S	10011	0.23
41	S	10011	0.23
42	S	10011	0.23
43	S	10011	0.23
44	S	10011	0.23
45	S	11394	0.26

AVERAGE LOT SIZE = 10,012 SQUARE FEET
DENSITY = 3.63 UNITS/ACRE

CABINET

, SLIDE

2 OF 2



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 19, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for the Eagle Crossing Addition, on 9.5± acres, located on the west side of Coleman Street, 1,200± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0040).

Description of Agenda Item:

The Preliminary Site Plan shows four retail/office buildings totaling 88,710 square feet. The two eastern buildings are existing and total 47,980 square feet. The northwestern building is proposed for development and totals 21,730 square feet. The southwestern building is proposed for future development, and totals 9,000 square feet. Access is provided from Coleman Street. Adequate parking has been provided. The Preliminary Site Plan conforms to the Commercial development standards.

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. Preliminary Site Plan

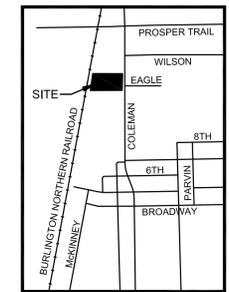
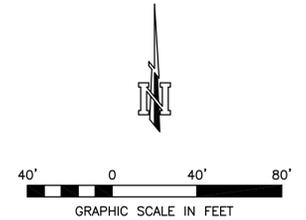
Town Staff Recommendation:

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING CURB
	PROPOSED CURB
	FUTURE DEVELOPMENT
	EXISTING ENHANCED PAVING
	PROPOSED ENHANCED PAVING
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED FIRE DEPARTMENT CONNECTION
	EXISTING FIRE DEPARTMENT CONNECTION

	EXISTING		PROPOSED		FUTURE		OVERALL DEVELOPMENT	
	Lot 1R	Lot 2	Lot 3	Lot 3	Lot 3	Lot 3	Required	Provided
Zoning	Commercial							
Proposed Use	Medical, Retail, Office							
Lot Area (S.F.)	126,346	67,274	221,584	221,584	221,584	221,584	415,204	415,204
Building Area (S.F.)	31,828	16,152	21,730	21,730	21,730	40,730	88,710	88,710
Building Height	38 Feet/One Story							
Lot Coverage	25.19%	24.01%	9.81%	9.81%	9.81%	18.38%	18.38%	21.37%
Floor Area Ratio	0.252:1	0.240:1	0.098:1	0.098:1	0.098:1	0.184:1	0.184:1	0.214:1
Total Parking (1 Space/250 S.F.)	128	128	65	73	87	100	162	176
Total Handicap Parking	6	8	4	4	4	6	6	10
Total Van Accessible Handicap Parking	1	4	1	2	1	3	1	5
Interior Landscape (15 S.F./Parking Space)	1,920	7,169	1,095	4,460		2,565	10,393	2,565
Impervious Surface (S.F.)		101,333		50,435			148,885	300,653
Open Space (S.F.)	8,844	9,378	4,709	7,912			15,511	29,547
							29,064	46,837



Vicinity Map
N.T.S.

TOWN OF PROSPER SITE PLAN NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH 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 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 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 WALL 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 OR 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. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- 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.

SITE NOTES:

- NO EXISTING TREES ON THE UNDEVELOPED PORTION OF THIS SITE.
- FEMA MAP PANEL 48085C0260 SHOWS THAT NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB.



8875 Synergy Dr. McKinney, Texas 75070
T. 972-542-2995 F. 972-542-6750
www.ksaeng.com

Designer: JKA
Technician: JCS
Checked by:
Project Number: MI.1460
Owner/Applicant: CROSSLAND HOLDINGS, LLC

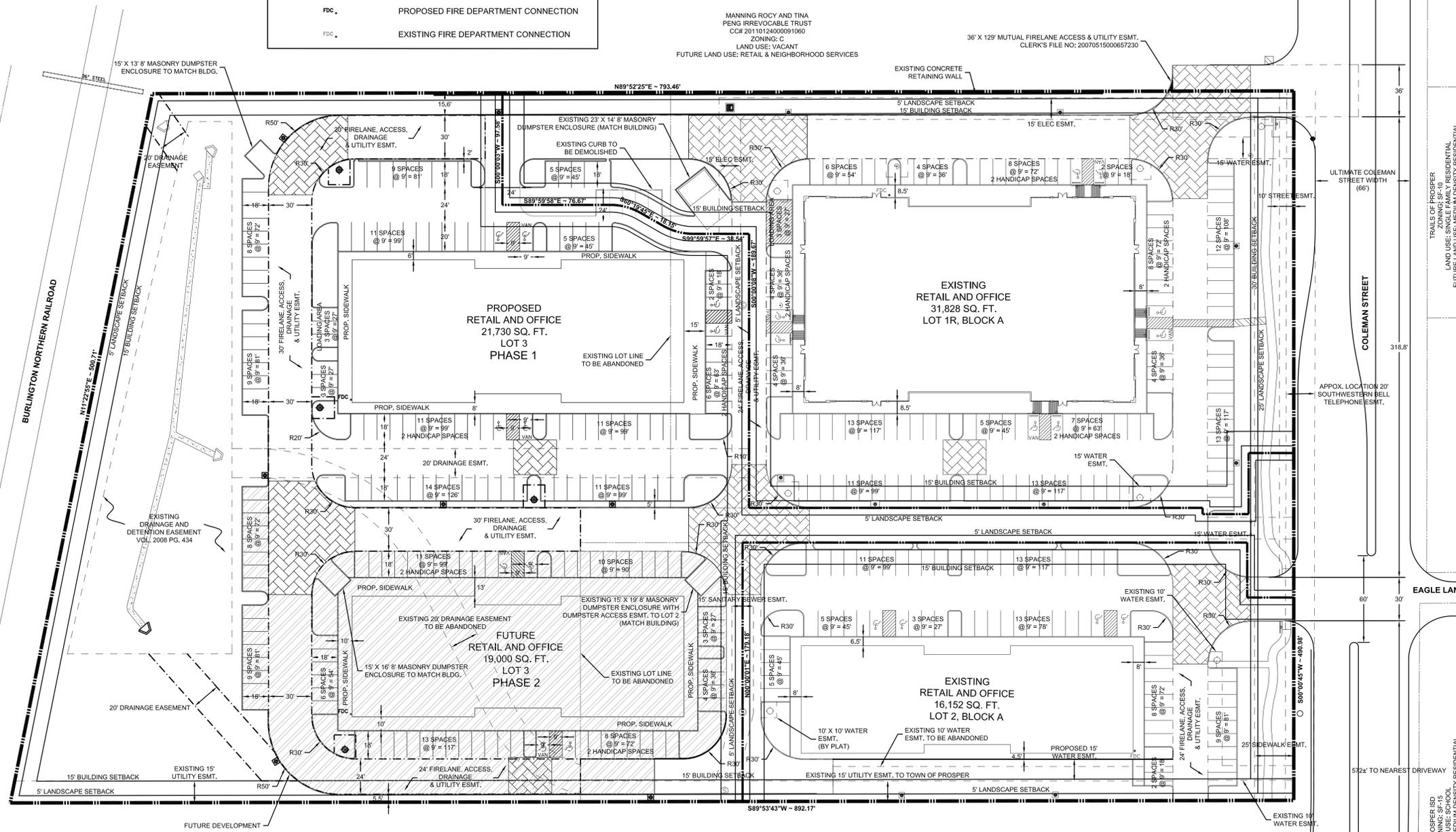
This document is released for the purpose of interim review under the authority of David L. Perkins, P.E., 111631, on May 13, 2015. It is not to be used for construction, bidding, or permit purposes.

CROSSLAND HOLDINGS, LLC
861 COLEMAN STREET
PROSPER, TEXAS 75078

Drawing Name: PRELIMINARY SITE PLAN
EAGLE CROSSING
LOTS 1R, 2, 3, BLOCK A

Date: May 13, 2015

Sheet: 1 of 3



PRECISION LANDSCAPE MANAGEMENT
CC# 2010089000820340
ZONING: C
LAND USE: VACANT
FUTURE LAND USE: RETAIL & NEIGHBORHOOD SERVICES

\\KSA-MCK-SERVER1\Projects\Projects\M1460\00_07_CAD\02_Project\01_Sheets\01_Sheet Sets\M1460-PLAN-SITE.dwg



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 19, 2015

Agenda Item:

Consider and act upon an Amending Plat for the Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 36.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. The property is zoned Planned Development-25 (PD-25). (D15-0041).

Description of Agenda Item:

The Amending Plat shows one non-residential lot, currently used as a middle school within Prosper Independent School District (PISD). The purpose of the Amending Plat is to combine two lots into one, to allow for placement of seven temporary buildings, and modify easements necessary for the development. An associated Site Plan for the temporary buildings (D15-0027) is being considered on this Agenda. Access is provided from Coit Road and Richland Boulevard. The Amending Plat conforms to the Planned Development-25 development standards.

Budget Impact:

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

Legal Obligations and Review:

The Amending Plat meets minimum development requirements.

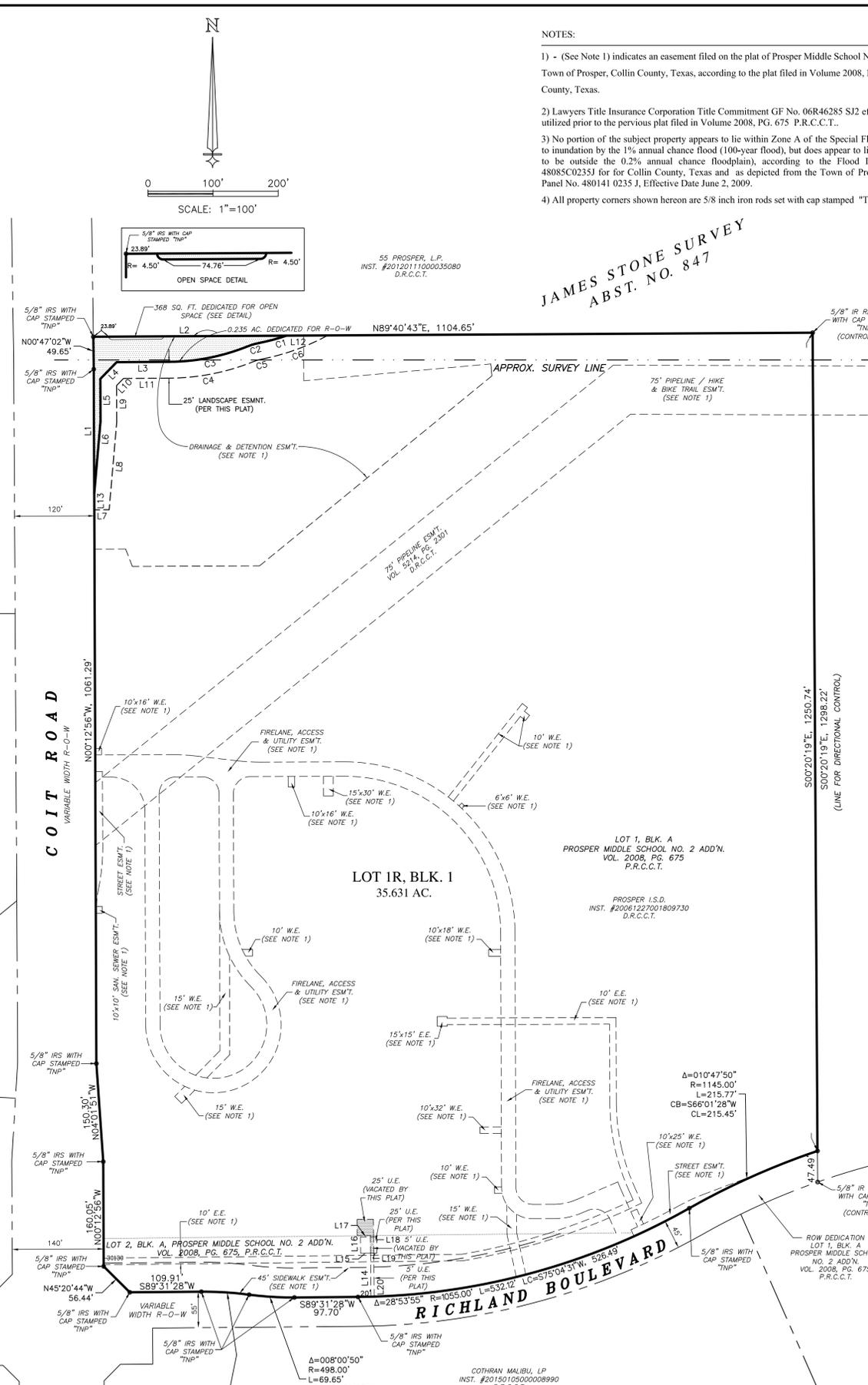
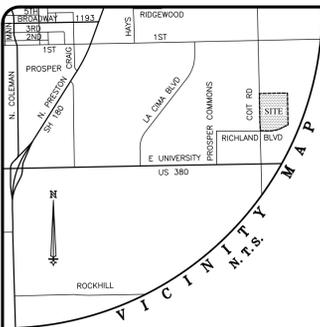
Attached Documents:

1. The Amending Plat

Town Staff Recommendation:

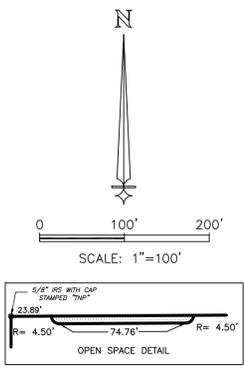
Town staff recommends approval of the Amending Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and metes and bounds descriptions, on the Amending Plat.



NOTES:

- (See Note 1) indicates an easement filed on the plat of Prosper Middle School No. 2 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat filed in Volume 2008, Page 675, Plat Records of Collin County, Texas.
- Lawyers Title Insurance Corporation Title Commitment GF No. 06R46285 SJ2 effective date December 4, 2006 was utilized prior to the previous plat filed in Volume 2008, PG. 675 P.R.C.C.T..
- No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48085C02351 for Collin County, Texas and as depicted from the Town of Prosper, Texas, Community Map and Panel No. 480141 0235 J, Effective Date June 2, 2009.
- All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted)



CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Planning & Zoning Commission Chair

_____ Town Secretary

_____ Engineering Department

_____ Development Services Department

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	43.58'	329.50'	007°34'39"	N75°07'04"E	43.55'
C2	18.64'	100.00'	010°40'51"	S73°33'58"W	18.61'
C3	123.52'	330.00'	021°26'43"	S78°56'54"E	122.80'
C4	132.87'	355.00'	021°26'43"	S78°56'54"E	132.10'
C5	13.98'	75.00'	010°40'51"	S73°33'58"W	13.96'
C6	107.14'	354.50'	017°19'01"	N70°14'53"E	106.74'

Line Table

Line #	Direction	Length
L1	N00°12'56"W	189.85'
L2	N89°40'43"E	296.61'
L3	N89°40'16"E	80.34'
L4	N44°26'48"E	35.82'
L5	N00°12'56"W	65.07'
L6	S04°58'41"W	110.47'
L7	S89°47'04"W	22.83'
L8	S04°58'41"W	134.44'
L9	N00°12'56"W	55.94'
L10	N44°26'48"E	15.14'
L11	N89°40'16"E	69.92'
L12	N89°40'43"E	63.18'
L13	N00°12'56"W	25.00'

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision, April 23, 2015.

"PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Theron W. Sims, R.P.L.S., No. 5887
Date: _____, 2015

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Theron W. Sims, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission expires _____

LEGEND

U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
E.E.	ELECTRIC EASEMENT
ESMT.	EASEMENT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
R-O-W	RIGHT OF WAY
IR	IRON ROD
IRS	IRON ROD SET
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS the Prosper Independent School District, is the owner of 35.863 acres of land, situated in the I.C. Williamson Survey, Abstract No. 948 and the James Stone Survey, Abstract No. 847, Town of Prosper, Collin County, Texas and being all of Lots 1 and 2, Block 1, Prosper Middle School No. 2 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat filed in Volume 2008, Page 675, Plat Records of Collin County, Texas and being conveyed to said Prosper Independent School District, according to the deed filed in Instrument #20061227001809730, Deed Records of Collin County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Prosper Independent School District, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as:

LOT 1R, BLOCK 1

PROSPER MIDDLE SCHOOL No. 2 ADDITION

An addition to the Town of Prosper, Collin County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Prosper Independent School District, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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 on this the _____ day of _____, 2015.

By: _____

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission expires _____

PLAT NOTES:

No building permits shall be issued for any lot in this plat until provision is made for the construction of the water, sewer, storm drain, street lights, sidewalks and paving improvements and approval is obtained from the Town of Prosper.

All building set back lines shall comply with requirements of the City Zoning Ordinances.

Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law is subject to fines and withholding of utilities and building permits.

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT (ABOVE GROUND DETENTION)

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 Block A, 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 damage 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.

AMENDING PLAT OF
LOT 1R, BLOCK 1
PROSPER MIDDLE SCHOOL
No. 2 ADDITION

An addition to the Town of Prosper, Collin County, Texas, and being a replat of all of Lots 1 and 2, Block 1, Prosper Middle School No. 2 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the plat filed in Volume 2008, Page 675, Plat Records of Collin County, Texas and containing 35.631 acres of land total.

Date: May 1, 2015

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com / Registration No. 100116-00



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 19, 2015

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).

Description of Agenda Item:

The applicant has requested this item be tabled indefinitely as outlined in the attached letter. Town staff will re-notify for a Public Hearing when this item is rescheduled for consideration in the future.

Attached Documents:

1. Tabling request letter

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission table this item indefinitely.



May 14, 2015

Alex Glushko
Town of Prosper – Development Services
409 E. First Street
Prosper, TX 75078

Via email: AGlushko@prospertx.gov

**RE: *May 19th Planning & Zoning Commission Meeting
Prosper City Gate***

Dear Mr. Glushko:

Kimley-Horn and Associates, Inc. would like to request that the Prosper City Gate Specific Use Permit (SUP) be tabled indefinitely at the May 19th Planning & Zoning Commission meeting.

Thanks,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Sarah Williamson". The signature is written in a cursive, flowing style.

Sarah T. Williamson, P.E.



PLANNING

To: Planning & Zoning Commission
From: John Webb, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – May 19, 2015

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend Chapter 2, Zoning Districts and Chapter 4, Development Requirements of the Zoning Ordinance regarding Alternating Single Family Plan Elevations, Exterior Residential Masonry Construction, Impervious Coverage of Residential Front Yards, Single Family Corner Lot Landscaping, Residential Garage Standards, Residential Driveway Standards, Carports and Size of Garages; and amend Chapter 3, Building Regulations of the Code of Ordinances regarding residential fences and exterior masonry construction. (Z15-0005).

Description of Agenda Item/Background:

This is a Town-initiated request to amend the Zoning Ordinance and Building Regulations regarding various residential development standards. The list of proposed amendments are contained within Appendix A.

In an effort to effectively guide the growth of the Town and best utilize resources, the Town Council has established Major Initiatives with accompanying goals. One of the major goals of these initiatives includes, "Ensure Quality Residential Development". A specific work element of this goal is to update the Town's residential development standards. Staff briefed the Council on December 9, 2014 and February 24, 2015 regarding a draft list of proposed amendments and received direction to formally initiate the amendment process. The Planning & Zoning Commission received a briefing on March 3, 2015, and the Prosper Developers Council received a briefing on April 14, 2015.

Proposed Amendments in Relation to the Comprehensive Plan

The Comprehensive Plan (Plan) was adopted in August, 2012 and is the result of significant input from citizens, business owners and other stakeholders. In addition to the required Public Hearings, two (2) "open house" Town Hall meetings were held in which over 415 people attended to provide input on the content of the new Plan. The development of the Plan was guided by a thirteen-member Comprehensive Plan Advisory Committee (CPAC) comprised of residents and business owners.

A critical element of the Plan was the establishment of a Vision Statement to clearly articulate the primary goals and values of the Town. The adopted Vision Statement is,

"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."

The Community Vision section of the Plan section states, "Every community is distinctive and has its own set of values, aspirations and objectives." By authority of the State, home rule municipalities, such as Prosper, have the right to adopt plans, ordinances and regulations to ensure the values, aspirations and objectives of the municipality can be achieved. The proposed amendments are consistent with the Community Vision.

The following Community Goals were developed in direct response to the comments, issues, ideas and concerns defined during the visioning process of the Plan's development:

Goal 1: Provide a variety of land uses, in accordance with the vision of Prosper residents, which diversify the tax base and enable all types of people to live, work, shop, eat and relax in Prosper.

Goal 2: Maintain and enhance the high quality of life and small-town feel currently available and expected by Prosper residents.

Goal 3: Protect the quality and integrity of Prosper's neighborhoods.

Goal 4: Require high-quality and visually attractive architectural characteristics in both residential and non-residential developments.

Goal 5: Develop quality, open roadways that enhance the Town's rural image, are compatible with adjacent development and provide safe and convenient traffic movements.

Goal 6: Ensure that water, wastewater and stormwater infrastructure systems are able to meet future growth demands.

The proposed amendments are in line with and represent the implementation of Goals 2, 3 and 4.

Effective Date of Amendments:

Per recommendation of the Town Attorney, the effective date of the amendments to the Zoning Ordinance will apply to any new application for a Final Plat received on or after the effective date of this enacting ordinance. Therefore, approved Final Plats will not be subject to the new Zoning-related requirements. In the sections related to fencing, staff recommends that existing wooden fences adjacent to corner lots or existing wooden fences adjacent to an open space area may be replaced with a wooden fence, but the wooden fence shall meet the new board-on-board fence requirements.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the recommended amendments. Notification was provided as required by State Law.

Appendix B contains comments received from members of the Prosper Developers Council and area homebuilding companies.

Attached Documents:

1. Appendix A – List of Proposed Amendments
2. Appendix B - Correspondence from members of the Prosper Developers Council and area homebuilding companies.

Town Staff Recommendation:

In recognition of the vision and goals of the Comprehensive Plan and the goals established within the Town Council's Major Initiatives, staff recommends the Planning & Zoning Commission approve the request to amend Chapter 2, Zoning Districts and Chapter 4, Development Requirements of the Zoning Ordinance regarding Alternating Single Family Plan Elevations, Exterior Residential Masonry Construction, Impervious Coverage of Residential Front Yards, Single Family Corner Lot Landscaping, Residential Garage Standards, Residential Driveway Standards, Carports and Size of Garages; and amend Chapter 3, Building Regulations of the Code of Ordinances regarding residential fences and exterior masonry construction.

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 June 23, 2015.

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Item 1. Alternating Single Family Plan Elevations (Anti-Monotony)

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9
Purpose of Amendment/Comments	The monotonous design of homes within a subdivision detracts from the overall aesthetic and economic value of a neighborhood. The provision enhances pride of ownership.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street. Different exterior elevations can be met by meeting at least two of the following criteria: Different roof forms/profiles Different façades consisting of different window and door style and placement Different entry treatment such as porches and columns Different number of stories



Example of Less Desirable Street Scene

Item 2 Masonry construction for Single Family Facades Facing a Street

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9.8
Purpose of Amendment/Comments	Improve appearance of homes with public exposure. The Zoning Ordinance currently allows up to 50% cementitious fiberboard on the upper stories of a home when the upper story is not within the same plane as the first floor. The use of non-masonry materials with public exposure diminishes the appearance of the neighborhood.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.



Examples of the Use Masonry on the Upper Story

Item 3. Impervious Coverage of Front Yards

Applicable Ordinance	Zoning Ordinance, Chapter 4, (new section)
Purpose of Amendment/Comments	The current regulations do not address impervious coverage of the front yards. With the exception of required trees, there is no provision preventing the excessive paving of the front yard, resulting in additional storm water run-off and heat.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. For the purpose of this subsection, the front wall of a j-swing wall can be used to meet the requirement.



Example of Excessive Paving of Front Yard

Item 4. Single Family Corner Lot Landscaping

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 2.6
Purpose of Amendment/Comments	Provide trees on the side yards of corner lots; enhance aesthetics of public realm. Currently a minimum of two trees are required in the front yard, but there is no requirement to plant trees in the side yard of corner lots.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	A minimum of two (2), four (4) caliper inch trees shall be planted in the side yard of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement. Street trees planted adjacent to the side yard of a corner may also be used to meet the requirement.



Corner Lot Trees

Item 5. Residential Garage Standards

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment/Comments	Garages should be subordinate to the façade of a home and not dominate the streetscape. Neighborhood appeal is diminished where there is a dominance of front facing garage doors. The proposal also ensures that there is adequate space for vehicles parked in the driveway to not block the sidewalk. The amendment does not prohibit front entry garages but rather addresses the negative impacts.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	<ol style="list-style-type: none"> 1) In no instance shall a garage door directly facing a street be less than 25 feet from the property line. 2) Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house. 3) Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house. 4) Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage door(s) are located behind the main structure.



Example of Garage Door Dominating Streetscape

Item 6. Residential Driveway Standards

Applicable Ordinance	Zoning Ordinance, Chapter 4, (New section)
Purpose of Amendment/Comments	Driveways are a predominate feature in neighborhoods. Enhancing the paving surface contributes to the quality of the development.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	<p>Staff is not recommending changes at this time but is open to suggestions should standards be desired. The following standards have been used in PD's:</p> <p>Enhanced paving treatments shall be provided for all driveways and shall consist of one of the following, or other treatment as approved by the Director of Development Services:</p> <ol style="list-style-type: none"> 1) Stamp and stain/patterned concrete, shall be dust-on color application to wet concrete. 2) Acid-etched colored concrete for the field with scored colored borders, shall use dust-on color application to wet concrete. 3) Colored concrete with scored smooth border, shall use dust-on color application to wet concrete. 4) Brick or interlocking pavers or pave stone.



Example of Enhanced Driveway Paving

Item 7. Chimneys

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9 or the Building Code
Purpose of Amendment/Comments	Chimneys are the most difficult part of a home to maintain and tend to be ignored during maintenance. Masonry clad chimneys resist decay and enhance the appearance of the neighborhood. The provision would also apply to townhome and multi-family developments.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	The exterior of chimneys shall be 100% clay fired brick, natural or manufactured stone or stucco.



Masonry Chimney



Non-Masonry chimney

Item 8. Carports

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment/Comments	Unless properly designed, carports can diminish the appearance of neighborhoods. In most instances, carports can only be constructed in larger lots due to setback requirements. The proposal requires that carports be compatible with the main structure.
Implemented in Planned Development Districts?	Yes, but the requirements prohibited carports rather than establishing standards.
Proposed Text Amendment	The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material and (<i>architectural design</i>) as the main structure.



Preferred Carport Design

Item 9. General Fencing standards

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment/Comments	Improve the quality and appearance of wooden fences.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Wooden fences shall be board-on-board with a top rail.



Board-on-Board Fence

Item 10. Fencing adjacent to open spaces and hike & bike trails

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment/Comments	Open spaces integrated into neighborhoods are an asset to the community and to the adjacent homeowners. Open fencing prevents a “canyon effect” and provides for greater visibility of the open space/trails. It is common practice to utilize open fencing adjacent to open spaces and trails in other communities.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail. Existing wooden fences may be replaced with wooden fence in compliance with the board-on-board requirement.



Ornamental Fencing Adjacent to Open Space



Non-Preferred Fencing Adjacent to Open Space

Item 11. Corner lot fencing

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment/Comments	Improve the appearance of the street. Aging wooden fences on corner lots diminish the appeal of a neighborhood. In addition, solid fencing on corner lots also create a canyon effect along the street and detract from the “open feel” of a neighborhood.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Fences on corner lots shall be ornamental metal. Existing wood fences may be replaced with a wood fence in accordance with the standards for wood fences as they exist or may be amended. Existing wooden fences may be replaced with wooden fence in compliance with the board-on-board requirement.



Permitted Corner Lot Fencing



Corner Lot Open Fencing

Item 12. Increase size of Two- Car Garages

Applicable Ordinance	Zoning Ordinance, Chapter 2, Sections 4 through 9
Purpose of Amendment/Comments	Provide additional storage area; increase usability of garages for vehicle storage. A standard two-car garage is 20' x 18.5' feet which leaves little or no room for additional storage of items commonly found in a garage. Staff recommends an additional 15% of enclosed space (56 square feet.) Three-car garages can be used to meet this requirement.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	The total area of enclosed garage space shall be a minimum of 426 square feet. The requirement can be met by a garage area separate from the two-car garage.

**HIGHLAND HOMES
(Rec'd 5-7-2015)**

John

We have sent a specific response to the Developer's Council, regarding the proposed guidelines (see attached). I wanted to also send a direct response, so that ours isn't lost in the mix. Highland and Huntington Homes are one of, if not, the most prolific builders in the Town of Prosper. We would like to ensure our views are understood, singularly.

As Highland, we build in these developments:

- Lakes of Prosper
- Whitley Place
- Willow Ridge
- Windsong Ranch

As Huntington, we build in these developments:

- Fairways at Gentle Creek
- Whitley Place
- Windsong Ranch

Currently in these developments, we have 81 sold homes under construction. The average sales price for those homes is over \$570,000. The least expensive homes that we sell, average about \$424,000. We've been in Prosper for 15 years.

We certainly understand the need for minimum standards. Typically, we are the most expensive option in every community in which we build. This is due to several factors, including our quality of materials and labor, supervision, and warranty service. Ironically, we also out sell our competition. This is primarily due to our designs.

Our current plan offerings were derived out of necessity. Developers produce the lots we build on, and those lots continue to get shallower. Our front entry homes allow for larger back yards. The overall living space is less, but the features are not compromised. Per square foot, construction of this type is far more expensive than big-box construction. I believe this is the goal of the proposed guidelines. Some of the areas targeted in this proposal, however, are not consistent with this goal. Of the 72 plans we offer at Highland, 51 of them do not meet the proposed guidelines. Specifically, item 5, amendment 3, and to a lesser extent, item 12.

Increasing the cost of construction, does not mean producing a better home. Builders that are willing to cut corners, will cut deeper, and find more ways to cut costs. Those of us that are unwilling to sacrifice quality, will get more expensive. The discrepancy between the good and the bad will only grow. Which will make it more difficult for us to compete. To some degree, we agree with most of the proposed guidelines. Items 1, 3, 4, 6, and 10 include things that we are either currently doing or considering as options in our communities. The remaining items, however, would be very difficult for us to adjust to. For some communities, years of home design and development would be lost.

We'd welcome the opportunity to meet with town staff and councilmen to discuss our designs and the cost effects of these proposals. The opportunity to drive neighborhoods, and discuss the applicability of these proposals, might help demonstrate these issues more clearly. Highland Homes has been in Prosper for 15 years. Our mutual cooperation has contributed to what Prosper is, and we'd like to be a part of what Prosper will become. Thank you for the opportunity to offer this feedback. I look forward to any questions that I might be able to answer.

Christian Morriss

AREA MANAGER

Highland Homes

5601 Democracy Drive Ste 300 | Plano, TX 75024

Ph: 214-924-6433

cmorriss@hhomesltd.com



Item 1. Alternating Single Family Plan Elevations (Anti-Monotony)

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9
Purpose of Amendment	The monotonous design of homes within a subdivision detracts from the overall aesthetic and economic value of a neighborhood. The provision enhances pride of ownership.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street. Different exterior elevations can be met by meeting at least two of the following criteria: Different roof forms/profiles Different façades consisting of different window and door style and placement Different entry treatment such as porches and columns Different number of stories

Highland Homes agrees with the principle of anti-monotony. Plan repetition guidelines make for more diverse and appealing streetscapes. But we believe anti-monotony rules should be managed by the developer and builder group in each community. At Highland Homes, we incorporate our own plan repetition policy, regardless of the developer's policies, or lack thereof.

We have made exceptions to our own policy, but on a very limited basis. Each of these exceptions is heavily scrutinized by the senior management team, even seeking the approval by the affected homeowners/homebuyers who have purchased on the same street.

Item 2 Masonry construction for Single Family Facades Facing a Street

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9.8
Purpose of Amendment	Improve appearance of homes with public exposure. The Zoning Ordinance currently allows up to 50% cementitious fiberboard on the upper stories of a home when the upper story is not within the same plane as the first floor. The use of non-masonry materials with public exposure diminishes the appearance of the neighborhood.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.

In general, we would agree with this item. However, here are a few additional points to consider.

- (1) This is a subjective opinion. In our 30-year history, we’ve seen trends come and go. For example, we are seeing a decline in the desire for stone on our homes’ elevations. Last year, 25% or less of our buyers chose to use stone on their homes. In addition, we have also seen a significant increase in consumer demand for Craftsman, Cottage and Texas Hill Country elevations which rely on different textures in siding, trim, accessory decorative elements and colors. Any limitation on materials used could create a monotony problem for streetscapes and possibly missing out on capturing changing trends in consumer demand.
- (2) Brick and stone supported by wood have several drawbacks. Wood shrinks and moves, as it dries and the house settles. This movement creates cracks. Those cracks are difficult to repair. Brick-on-wood applications are also difficult to flash. Long term, these applications are much more likely to allow water penetrations, which are destructive to wooden structures.

Item 3. Impervious Coverage of Front Yards

Applicable Ordinance	Zoning Ordinance, Chapter 4, (new section)
Purpose of Amendment	The current regulations do not address impervious coverage of the front yards. With the exception of required trees, there is no provision preventing the excessive paving of the front yard, resulting in additional storm water run-off and heat.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. For the purpose of this subsection, the front wall of a j-swing wall can be used to meet the requirement.

We would not disagree with this restriction. There are permeable pavers, which allow grass to grow through them and water to drain, that might be considered here.

Item 4. Single Family Corner Lot Landscaping

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 2.6
Purpose of Amendment	Provide trees on the side yards of corner lots; enhance aesthetics of public realm. Currently a minimum of two trees are required in the front yard, but there is no requirement to plant trees in the side yard of corner lots.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	A minimum of two (2), four (4) caliper inch trees shall be planted in the side yard of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement. Street trees planted adjacent to the side yard of a corner may also be used to meet the requirement.

Our preference would be one side tree on a corner lot. These side yards are not always large enough to accommodate two trees. Key lots would generally accommodate more trees or landscaping, because the fencing is off of the property line. On a corner lot, creating a landscape buffer, between the sidewalk and fence, might be a better way to accomplish this.

Item 5. Residential Garage Standards

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment	Garages should be subordinate to the façade of a home and not dominate the streetscape. Neighborhood appeal is diminished where there is a dominance of front facing garage doors. The proposal also ensures that there is adequate space for vehicles parked in the driveway to not block the sidewalk. The amendment does not prohibit front entry garages but rather addresses the negative impacts.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	<ul style="list-style-type: none"> 5) In no instance shall a garage door directly facing a street be less than 25 feet from the property line. 6) Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house. 7) Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house. 8) Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage door(s) are located behind the main structure.

We strongly disagree with this proposed amendment. Highland and Huntington Homes currently operates in the 5 different Prosper communities: Lakes of Prosper, Whitley Place, Willow Ridge, Windsong Ranch, and Fairways at Gentle Creek. In these communities, we currently have 81 sold homes that are under construction. The average sales price of those homes is a little over \$570,000. The majority of these high-end homes would not have been allowed under the proposed standards. We agree that neighborhood appeal might be diminished where front facing garage doors are the dominant feature of the home. But that has more to do with the design of the home elevations, than with the setback of the garage doors. We would welcome concerned parties to drive through Lakes of Prosper, Windsong Ranch, or Whitley Place to see examples of wonderful neighborhood appeal and attractive streetscapes where garage doors are NOT set back 5’ from the façade of the home.

Specifically, item #3 of this proposed amendment is particularly problematic. This proposal would immediately eliminate 51 of these 72 plans we offer today.

Item 6. Residential Driveway Standards (at a Council briefing, there was nominal support for this amendment by Council – the amendment may drop off or the standards reduced)

Applicable Ordinance	Zoning Ordinance, Chapter 4, (New section)
Purpose of Amendment	Driveways are a predominate feature in neighborhoods. Enhancing the paving surface contributes to the quality of the development.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Enhanced paving treatments shall be provided for all driveways and shall consist of one of the following, or other treatment as approved by the Director of Development Services: 5) Stamp and stain/patterned concrete, shall be dust-on color application to wet concrete. 6) Acid-etched colored concrete for the field with scored colored borders, shall use dust-on color application to wet concrete. 7) Colored concrete with scored smooth border, shall use dust-on color application to wet concrete. 8) Brick or interlocking pavers or pave stone.

Highland has begun using pavers in many of our neighborhoods. They are the best option, of the 4 options listed above—primarily due to fact that they require little maintenance and repairs are much less costly. There is an upfront cost factor to consider, but as long as people want them, we’ll continue to use them.

Item 7. Chimneys

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9 <u>or</u> the Building Code
Purpose of Amendment	Chimneys are the most difficult part of a home to maintain and tend to be ignored during maintenance. Masonry clad chimneys resist decay and enhance the appearance of the neighborhood. The provision would also apply to townhome and multi-family developments.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	The exterior of chimneys shall be 100% clay fired brick, natural or manufactured stone or stucco.

Highland Homes has two problems with full-masonry chimneys: weight and water or flashing. The weight is supported by wood. This has several drawbacks, as referenced in item # 2. This also creates a significantly increased potential for water penetrations, also referenced in our response to item # 2.

Item 8. Carports

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment	Unless properly designed, carports can diminish the appearance of neighborhoods. In most instances, carports can only be constructed in larger lots due to setback requirements. The proposal requires that carports be compatible with the main structure.
Implemented in Planned Development Districts?	Yes, but the requirements prohibited carports rather than establishing standards.
Proposed Text Amendment	The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material as the main structure.

This item is not applicable to Highland Homes.

Item 9. General Fencing standards

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment	Improve the quality and appearance of wooden fences.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Wooden fences shall be board-on-board with a top rail.

Highland Homes does not support this proposal, primarily because it does not address the main causes for deficient quality and appearance of wooden fences.

All fences need maintenance, regardless of their design and cost. The largest maintenance issue that homeowners face with fences relates to watering restrictions (especially during drought conditions). Shifting soils, due to inconsistent moistures in the soil, cause fence posts to move. Leaning fences are almost always attributable to this situation. The only other consistent cause is high winds. This again, is a maintenance issue. Mandating board-on-board fences will not solve this problem, but will only result in adding more cost.

Item 10. Fencing adjacent to open spaces and hike & bike trails

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment	Open spaces integrated into neighborhoods are an asset to the community and to the adjacent homeowners. Open fencing prevents a “canyon effect” and provides for greater visibility of the open space/trails. It is common practice to utilize open fencing adjacent to open spaces and trails in other communities.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail.

Our experience is that most of our buyers would prefer privacy over the potential “canyon effect”. We believe developers should have the ability to require or not require ornamental fencing at open spaces.

Also, this proposal, if passed, would make more sense if implemented from inception of new developments. It can work well, but would be inconsistent in developments already under way. Maintenance of wrought iron is something else to consider. There is a misconception that wrought iron fences require little to no maintenance. In truth, they must be maintained just as often as pre-stained cedar fences.

Item 12. Increase size of Two- Car Garages (Addn. request by Council Feb 24, 2015)

Applicable Ordinance	Zoning Ordinance, Chapter 2, Sections 4 through 9
Purpose of Amendment	Provide additional storage area; increase usability of garages for vehicle storage.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	Garage shall contain <u>x</u> sq. ft. of enclosed area for a minimum of two (2) vehicles and storage. (Staff is tentatively recommending the area be 15% greater than a standard two car garage)

We disagree with this proposal. While well-intended, it misses the inherent “trade off” of extra space in the garage vs. square footage in the home. In most cases (where pad and lot width limit the ability to widen the garage), extra space is created in the garage by adding depth. When you do this, you have to take square footage from inside the home. Over our 30-year history, we have observed buyers almost always choose extra square footage in the house vs. in the garage. Most of our current tandem front entry garages meet this requirement. And in developments like Lakes of Prosper (where we haven’t been as limited with pad/lot width), we’ve given buyers the ability to add a half-car or third car garage to create that desirable extra space without taking square footage from the home. This has been a very popular option. Ironically, approval of item # 5 (Residential Garage Standards) listed above would eliminate this option for buyers.

**Meritage Homes
(Rec'd 5-11-2015)**

From: Prine, Bruce [<mailto:Bruce.Prine@meritagehomes.com>]

Sent: Monday, May 11, 2015 5:03 PM

To: Clint Richardson

Subject: FW: Residential Design and Development Standards feedback to Town

Clint:

First and foremost, we appreciate the notice of these proposed amendments. Per your request, I have met with our division leaders and based on our discussion, we have the following comments/questions/recommendations based on the individual proposed amendments.

Item #1:

The word shall in the first sentence implies that there must be 4 different elevations on the same side of the street. What is the street/community layout does not accommodate for this; only 2 homes leading to a park? Also, the verbiage "Similar" as you point out is very subjective and many elevations from any builder, could be considered similar. Thirdly, "shall not face each other," – Does that mean directly across the street, across the street but a couple houses down, or even across the street from each other but on opposite ends of the street. Lastly, this could increase the complexity of the permit submittal process, slowing down approvals and construction, and ultimately, slowing down the number of homes that could be built within the city lowering the amount of property taxes received.

Item #2:

This is overall restrictive to the architectural design. Moreover, we have concerns regarding the upper story requiring masonry when it may not support the weight. The verbiage could say "excludes windows, above the upper walls/roof line." I.e. A dormer could not support stone.

Item #5:

Similar to other highly structured cities in the metroplex requiring a specific setback, these guidelines can start to limit the available product. Specifically, its begins to limit back yard sizes and forces lot pad to be even deeper than previously expected; therefore driving up costs. Essentially, the min offset is restricting the design aesthetic possibilities and offered elevations.

Bullet 2 of the amendment, essentially eliminates 3rd car garages unless it is a swing product. For the city of Prosper which has been previously known for large lot sizes, how can we restrict someone from putting a 50' product with a 3rd car garage on a 80' lot.

Item #6:

Talking with our operations team, these finishes can become a maintenance issue and could look worst over time than a regular driveway. Based on the proposed treatments, these range from \$3,000 to \$6,000 in additional cost resulting in \$5,000 - \$8,000 in additional based prices. Alternatives could be salt finish or exposed aggregate which is still cost effective.

Item #7:

This is not requiring chimneys, correct? Estimated \$7,000 cost increase for clay chimneys.

Item #9:

Board on board is considered to be the top standard for fencing requirements and would be a \$1,500 per lot cost increase.

Item #11:

Privacy issue. Could decrease the positive street scene; sometimes you don't want to see the items in your neighbors back yard. From a homeowner perspective, this could be an issue for noise, lighting from cars, ect.

Item #12:

Drought would be a major issue. Also for small communities, requiring a fountain would be very costly to the HOA and the individual home. Also a maintenance issue.

Please Let us know how we help in this endeavor.

Bruce Prine

Vice President Land Acquisition



Setting the standard for energy-efficient homes™

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**Prosper Developers Council
(Rec'd May 11, 2015)**

Item 1. Alternating Single Family Plan Elevations (Anti-Monotony)

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9
Purpose of Amendment	The monotonous design of homes within a subdivision detracts from the overall aesthetic and economic value of a neighborhood. The provision enhances pride of ownership.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	<p>A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street.</p> <p>Different exterior elevations can be met by meeting at least two of the following criteria:</p> <ul style="list-style-type: none"> Different roof forms/profiles Different façades consisting of different window and door style and placement Different entry treatment such as porches and columns Different number of stories
<p>Highland - Agree with the principle of anti-monotony. Plan repetition guidelines make for more diverse and appealing streetscapes. But we believe anti-monotony rules should be managed by the developer and builder group in each community. At Highland Homes, we incorporate our own plan repetition policy, regardless of the developer's policies, or lack thereof. We have made exceptions to our own policy, but on a very limited basis. Each of these exceptions is heavily scrutinized by the senior management team, even seeking the approval by the affected homeowners/homebuyers who have purchased on the same street.</p> <p>Bloomfield - OK</p> <p>Drees - this should be left to the developer and most already is. Town involvement would slow an already long permitting process</p> <p>Chesmar - Additional workload for an already understaffed department. Benefits minimal, since most developers already require this.</p> <p>MHI – Already managed at developer level and builder level.</p> <p>Meritage - The word <u>shall</u> in the first sentence implies that there must be 4 different elevations on the same side of the street. What is the street/community layout does not accommodate for this; only 2 homes leading to a park? Also, the verbiage “Similar” as you point out is very subjective and many elevations from any builder, could be considered similar. Thirdly, “shall not face each other,” – Does that mean directly across the street, across the street but a couple houses down, or even across the street from each other but on opposite ends of the street. Lastly, this could increase the complexity of the permit submittal process, slowing down approvals and construction, and ultimately, slowing down the number of homes that could be built within the city lowering the amount of property taxes received.</p> <p>Masterplan - It seems most builders in most master planned communities already impose their own “anti-monotony” rules so I question the need for a City standard that may have an unintended consequence of limiting design options for a development that is more uniform by design.</p> <p>Development – N/A</p>	

Item 2 Masonry construction for Single Family Facades Facing a Street

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9.8
Purpose of Amendment	Improve appearance of homes with public exposure. The Zoning Ordinance currently allows up to 50% cementitious fiberboard on the upper stories of a home when the upper story is not within the same plane as the first floor. The use of non-masonry materials with public exposure diminishes the appearance of the neighborhood.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.
<p>Highland - In general, we would agree with this item. However, here are a few additional points to consider.</p> <ul style="list-style-type: none"> This is a subjective opinion. In our 30-year history, we've seen trends come and go. For example, we are seeing a decline in the desire for stone on our homes' elevations. Last year, 25% or less of our buyers chose to use stone on their homes. In addition, we have also seen a significant increase in consumer demand for Craftsman, Cottage and Texas Hill Country elevations which rely on different textures in siding, trim, accessory decorative elements and colors. Any limitation on materials used could create a monotony problem for streetscapes and possibly missing out on capturing changing trends in consumer demand. Brick and stone supported by wood have several drawbacks. Wood shrinks and moves, as it dries and the house settles. This movement creates cracks. Those cracks are difficult to repair. Brick-on-wood applications are also difficult to flash. Long term, these applications are much more likely to allow water penetrations, which are destructive to wooden structures. <p>Bloomfield – Cost increase of \$1,500 - \$2,500</p> <ul style="list-style-type: none"> Can result in lack of architectural elements Potential to eliminate gable designs Brick over roof concerns for warranty and cost implications <p>Drees - there are certain applications over roof where adding brick can be a structural issue, possible fire code violation, and long term warranty issue to due water penetration. As a builder, I am not comfortable being forced into this</p> <p>Chesmar - Since masonry is already required on the second floor, this would only apply to areas that cannot support brick or stone. Stucco is the only alternative, and the cost for a stucco contractor to do small one-off areas is far higher compared to, for example, a house that has a large area of stucco.</p> <p>Affordability is already a major concern for the industry in the DFW area. This would only exacerbate that for limited benefit.</p> <p>MHI – Brick is a great product but it absorbs water. Brick over roof leaks, thus this requirement will create brick over brick facades limiting distinctly different home elevations and builders having to manage moisture into homes. Siding products should be allowed over roof.</p> <p>Meritage - This is overall restrictive to the architectural design. Moreover, we have concerns regarding the upper story requiring masonry when it may not support the weight. The verbiage could say “excludes windows, above the upper walls/roof line.” i.e. a dormer could not support stone.</p> <p>Masterplan - I disagree with the assumption that the use of non-masonry materials diminishes the appearance of the façade. I often find that it is easy to recognize</p>	

when a community has adopted such regulations, which makes it seem predictable and designing to meet a code rather than designing from an aesthetic perspective. In some cases, a mixture of materials provides more interest and seems more practical.
 Development – N/A

Item 3. Impervious Coverage of Front Yards

Applicable Ordinance	Zoning Ordinance, Chapter 4, (new section)
Purpose of Amendment	The current regulations do not address impervious coverage of the front yards. With the exception of required trees, there is no provision preventing the excessive paving of the front yard, resulting in additional storm water run-off and heat.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. For the purpose of this subsection, the front wall of a j-swing wall can be used to meet the requirement.
<p>Highland - We would not disagree with this restriction. There are permeable pavers, which allow grass to grow through them and water to drain, that might be considered here.</p> <p>Bloomfield - Not a factor for our product at this time</p> <p>Drees - no issue as long as our standard driveway and lead walk work</p> <p>Chesmar - No comment</p> <p>MHI - OK</p> <p>Meritage - None</p> <p>Masterplan - None</p> <p>Development – N/A</p>	

Item 4. Single Family Corner Lot Landscaping

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 2.6
Purpose of Amendment	Provide trees on the side yards of corner lots; enhance aesthetics of public realm. Currently a minimum of two trees are required in the front yard, but there is no requirement to plant trees in the side yard of corner lots.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendments	A minimum of two (2), four (4) caliper inch trees shall be planted in the side yard of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement. Street trees planted adjacent to the side yard of a corner may also be used to meet the requirement.
<p>Highland - Our preference would be one side tree on a corner lot. These side yards are not always large enough to accommodate two trees. Key lots would generally</p>	

accommodate more trees or landscaping, because the fencing is off of the property line. On a corner lot, creating a landscape buffer, between the sidewalk and fence, might be a better way to accomplish this.

Bloomfield – Cost increase of \$1,500 - \$2,000

Drees - a cost issue, but one we deal with in many of our developments. I would be careful to call out nothing more than a 3 inch tree

Chesmar - 4” trees are about 1.5 x the cost of 3” trees. 3” trees would provide almost the same benefit at substantially lower cost.

MHI – The average nursery planted tree in DFW is a 3” tree. 4” trees do not seem to survive at the same rate as 3” trees. Due to homeowner maintenance issues, 3” trees are preferable.

Meritage - None

Masterplan - None

Development – N/A as long as constructed with homes

Item 5. Residential Garage Standards

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment	Garages should be subordinate to the façade of a home and not dominate the streetscape. Neighborhood appeal is diminished where there is a dominance of front facing garage doors. The proposal also ensures that there is adequate space for vehicles parked in the driveway to not block the sidewalk. The amendment does not prohibit front entry garages but rather addresses the negative impacts.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	<p>9) In no instance shall a garage door directly facing a street be less than 25 feet from the property line.</p> <p>10) Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.</p> <p>11) Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house.</p> <p>12) Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage door(s) are located behind the main structure.</p>
<p>Highland - We strongly disagree with this proposed amendment. Highland and Huntington Homes currently operates in the 5 different Prosper communities: Lakes of Prosper, Whitley Place, Willow Ridge, Windsong Ranch, and Fairways at Gentle Creek. In these communities, we currently have 81 sold homes that are under construction. The average sales price of those homes is a little over \$570,000. The majority of these high-end homes would not have been allowed under the proposed standards. We agree that neighborhood appeal might be diminished where front facing garage doors are the dominant feature of the home. But that has more to do with the design of the home elevations, than with the setback of the garage doors. We would welcome concerned parties to drive through Lakes of Prosper, Windsong Ranch, or Whitley Place to see examples of wonderful neighborhood appeal and attractive streetscapes where garage doors are NOT set back 5’ from the façade of the home.</p>	

Specifically, Item #3 of this proposed amendment is particularly problematic. This proposal would immediately eliminate 51 of these 72 plans we offer today.

Bloomfield – Cost increase of \$2,000 - \$2,500

5' setback requirement can result in “bolt ons” to comply; can destroy architectural appearance

Would result in costly redesign and potentially new product design to accomplish

Drees - This is doable, but may affect current plans

Chesmar

- Item 5.(1) This would conflict with the goal of the staggered setback regulation. The end result would be that most homes would be placed at 25' and 30', since the 20' setback would not work (unless 5.3 were enacted).
- Item 5.(2) No comment.
- Item 5.(3) This would require builders to throw out most of their plans and design new product at a tremendous cost.
- Item 5.(4) No comment.

MHI – Disagree with Item 5.3 which would affect home plans significantly.

Meritage - Similar to other highly structured cities in the metroplex requiring a specific setback, these guidelines can start to limit the available product. Specifically, its begins to limit back yard sizes and forces lot pad to be even deeper than previously expected; therefore driving up costs. Essentially, the min offset is restricting the design aesthetic possibilities and offered elevations.

Masterplan - None

Development – N/A

Item 6. Residential Driveway Standards (at a Council briefing, there was nominal support for this amendment by Council – the amendment may drop off or the standards reduced)

Applicable Ordinance	Zoning Ordinance, Chapter 4, (New section)
Purpose of Amendment	Driveways are a predominate feature in neighborhoods. Enhancing the paving surface contributes to the quality of the development.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Enhanced paving treatments shall be provided for all driveways and shall consist of one of the following, or other treatment as approved by the Director of Development Services: 9) Stamp and stain/patterned concrete, shall be dust-on color application to wet concrete. 10) Acid-etched colored concrete for the field with scored colored borders, shall use dust-on color application to wet concrete. 11) Colored concrete with scored smooth border, shall use dust-on color application to wet concrete. 12) Brick or interlocking pavers or pave stone.

Highland – We have begun using pavers in many of our neighborhoods. They are the best option, of the 4 options listed above—primarily due to fact that they require little maintenance and repairs are much less costly. There is an upfront cost factor to consider, but as long as people want them, we'll continue to use them.

Bloomfield – cost increase of \$4,000 - \$6,000

- Hard to get added value out of a driveway – will the buyer pay for it?

<ul style="list-style-type: none"> • Countless variations and offerings – very personal in nature • Construction and warranty challenges to protect and repair <p>Drees - This is a huge added cost the consumer never wants to pay for.</p> <p>Chesmar</p> <ul style="list-style-type: none"> • Further exacerbates the affordability issue. • Quality control is more difficult – could end up not providing the aesthetic intent. • Repairs are very difficult to match – again, may not provide the aesthetic intent. <p>MHI – In our experience, homeowners tend not to prefer this type of driveway.</p> <p>Meritage – Talking with our operations team, these finishes can become a maintenance issue and could look worst over time than a regular driveway. Based on the proposed treatments, these range from \$3,000 to \$6,000 in additional cost resulting in \$5,000 - \$8,000 in additional based prices. Alternatives could be salt finish or exposed aggregate which is still cost effective.</p> <p>Masterplan – This seems like an unnecessary thing to mandate. Homeowners should be able to choose the driveway type that best suits their needs and home.</p> <p>Development – N/A</p>

Item 7. Chimneys

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 9 <u>or</u> the Building Code
Purpose of Amendment	Chimneys are the most difficult part of a home to maintain and tend to be ignored during maintenance. Masonry clad chimneys resist decay and enhance the appearance of the neighborhood. The provision would also apply to townhome and multi-family developments.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	The exterior of chimneys shall be 100% clay fired brick, natural or manufactured stone or stucco.
<p>Highland – There are two problems with full-masonry chimneys: weight and water or flashing. The weight is supported by wood. This has several draw backs, as referenced in item # 2. This also creates a significantly increased potential for water penetrations, also referenced in our response to item # 2.</p> <p>Bloomfield – cost increase of \$1,500 - \$2,500</p> <ul style="list-style-type: none"> • Masonry is very expensive and a warranty challenge when placed over a roof • Stucco is not as common in Texas and labor can be challenged • Will result in B-vent type fireplaces and direct vent <p>Drees – Brick or Stone over wood should not be done for structural and warranty issues. Going to stucco is only option but is another big cost item.</p> <p>Chesmar - In most cases, there is no support for brick or stone, so stucco is the only alternative. As with item 2, small jobs are charged an exponentially higher rate by contractors.</p> <p>Further exacerbates the affordability issue for limited benefit.</p> <p>MHI - OK</p> <p>Meritage – This is not requiring chimneys, correct? Estimated \$7,000 cost increase for clay chimneys.</p> <p>Masterplan - None</p> <p>Development – N/A</p>	

Item 8. Carports

Applicable Ordinance	Zoning Ordinance, Chapter 4, Section 4 (new subsection)
Purpose of Amendment	Unless properly designed, carports can diminish the appearance of neighborhoods. In most instances, carports can only be constructed in larger lots due to setback requirements. The proposal requires that carports be compatible with the main structure.
Implemented in Planned Development Districts?	Yes, but the requirements prohibited carports rather than establishing standards.
Proposed Text Amendment	The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material as the main structure.
<p>Highland - This item is not applicable to Highland Homes.</p> <p>Bloomfield – N/A</p> <p>Drees – Any one still build these?</p> <p>Chesmar - No comment.</p> <p>MHI - OK</p> <p>Meritage – No comment</p> <p>Masterplan - The structure described above no longer sounds like a carport. Is the intent to prohibit carports?</p> <p>Development – N/A</p>	

Item 9. General Fencing standards

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment	Improve the quality and appearance of wooden fences.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Wooden fences shall be board-on-board with a top rail.
<p>Highland – Not in support of this proposal, primarily because it does not address the main causes for deficient quality and appearance of wooden fences. All fences need maintenance, regardless of their design and cost. The largest maintenance issue that homeowners face with fences relates to watering restrictions (especially during drought conditions). Shifting soils, due to inconsistent moistures in the soil, cause fence posts to move. Leaning fences are almost always attributable to this situation. The only other consistent cause is high winds. This again, is a maintenance issue. Mandating board-on-board fences will not solve this problem, but will only result in adding more cost.</p> <p>Bloomfield – cost increase of \$1,800 - \$2,200</p> <p>Board on Board is a great look for wing wall fences but about double the cost. Have seen communities requiring this on the fronts and allowing normal fencing for sides and back fences unless abutting a corner or an open space. Staining is a great value at a fraction of the cost -\$350-500.</p> <p>Drees – For the appearance argument, rear and side fences are not seen, just corner lot and front returns. We also address these in most of our covenants.</p> <p>Chesmar - Further exacerbates affordability issue.</p> <p>MHI - OK</p> <p>Meritage – Board on board is considered to be the top standard for fencing requirements and would be a \$1,500 per lot cost increase.</p> <p>Masterplan - None</p>	

Item 10. Fencing adjacent to open spaces and hike & bike trails

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment	Open spaces integrated into neighborhoods are an asset to the community and to the adjacent homeowners. Open fencing prevents a “canyon effect” and provides for greater visibility of the open space/trails. It is common practice to utilize open fencing adjacent to open spaces and trails in other communities.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail.
<p>Highland - Our experience is that most of our buyers would prefer privacy over the potential “canyon effect”. We believe developers should have the ability to require or not require ornamental fencing at open spaces.</p> <p>Also, this proposal, if passed, would make more sense if implemented from inception of new developments. It can work well, but would be inconsistent in developments already under way.</p> <p>Maintenance of wrought iron is something else to consider. There is a misconception that wrought iron fences require little to no maintenance. In truth, they must be maintained just as often as pre-stained cedar fences.</p> <p>Bloomfield – This standard is in most communities today – no added cost. Open rail fencing standards for areas like this would be great.</p> <p>Drees – For the appearance argument, rear and side fences are not seen, just corner lot and front returns. We also address these in most of our covenants.</p> <p>Chesmar - Additional workload for an understaffed department. Benefits minimal, since most developers already require this.</p> <p>MHI - OK</p> <p>Meritage – No comment</p> <p>Masterplan - None</p> <p>Development - TBD</p>	

Item 11. Corner lot fencing

Applicable Ordinance	Code of Ordinances, Fences, Section 3.19
Purpose of Amendment	Improve the appearance of the street. Aging wooden fences on corner lots diminish the appeal of a neighborhood. In addition, solid fencing on corner lots also create a canyon effect along the street and detract from the “open feel” of a neighborhood.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	Fences on corner lots shall be ornamental metal. Existing wood fences may be replaced with a wood fence in accordance with the standards for wood fences as they exist or may be amended.
<p>Highland - None</p> <p>Bloomfield – cost increase of \$2,000</p>	

<ul style="list-style-type: none"> • Privacy is the concern for owners of corner lots – may drive some away from these larger lots. • Possibly requiring stained fencing or Board on Board would provide aesthetics while also allowing privacy. • Includes additional landscaping to accomplish privacy. <p>Drees – For the appearance argument, rear and side fences are not seen, just corner lot and front returns. We also address these in most of our covenants.</p> <p>Chesmar - Would potentially expose unsightly rear yards to street view. Storage sheds, swing sets, toys, grills, etc. Could have the opposite effect of the intended enhancement.</p> <p>Greatly diminished privacy for the homeowner.</p> <p>Additional cost would further exacerbate affordability issue.</p> <p>MHI – Homeowners that choose a corner lot tend to want only one neighbor. Allowing everyone to view into their rear yard will diminish the value of corner lots.</p> <p>Meritage – Privacy issue. Could decrease the positive street scene; sometimes you don't want to see the items in your neighbors back yard. From a homeowner perspective, this could be an issue for noise, lighting from cars, etc.</p> <p>Masterplan - Wooden fences provide better privacy and block headlights shining in windows of corner lots.</p> <p>Development – N/A unless corner lot fencing is required to be installed at time of development. If installed at that time, prone to damage during home building process.</p>

Item 12. Required Wet Detention (Deleted from most recent draft)

Applicable Ordinance	Subdivision Ordinance
Purpose of Amendment	Allow detention ponds to serve as an amenity to the neighborhood. Water and water features have demonstrated to be an asset to the subdivision and neighboring homes.
Implemented in Planned Development Districts?	Yes
Proposed Text Amendment	All required detention areas shall be designed for constant water level wet detention with a fountain.
<p>Highland - None</p> <p>Bloomfield - None</p> <p>Drees – No comment</p> <p>Chesmar - Additional cost of installation would be passed through to builders, further exacerbating affordability.</p> <p>Cost of maintenance and water would be passed through to homeowners via the HOA, further exacerbating affordability</p> <p>MHI - None</p> <p>Meritage – Drought would be a major issue. Also for small communities, requiring a fountain would be very costly to the HOA and the individual home. Also a maintenance issue.</p> <p>Masterplan - None</p> <p>Development – There are considerable increased costs to provide water feature detention ponds. Additionally, long term maintenance – both landscaping and equipment are concerns. Soft edges are undesirable due to varying water levels making keeping vegetation at the edge presentable difficult, wave action causing erosion along the banks, and controlling unwanted vegetation types in shallows. Hard edges are very costly. Equipment for pumping well water to offset evaporation</p>	

requires maintenance and ongoing operational cost which is born by the homeowners. Finally, unless the water feature is significant in size (i.e. regional detention), the overall aesthetic is not impactful.

Item 12. Increase size of Two- Car Garages (Addn. request by Council Feb 24, 2015)

Applicable Ordinance	Zoning Ordinance, Chapter 2, Sections 4 through 9
Purpose of Amendment	Provide additional storage area; increase usability of garages for vehicle storage.
Implemented in Planned Development Districts?	No
Proposed Text Amendment	Garage shall contain <u>x</u> sq. ft. of enclosed area for a minimum of two (2) vehicles and storage. (Staff is tentatively recommending the area be 15% greater than a standard two car garage)
<p>Highland - We disagree with this proposal. While well-intended, it misses the inherent "trade off" of extra space in the garage vs. square footage in the home. In most cases (where pad and lot width limit the ability to widen the garage), extra space is created in the garage by adding depth. When you do this, you have to take square footage from inside the home. Over our 30-year history, we have observed buyers almost always choose extra square footage in the house vs. in the garage.</p> <p>Most of our current tandem front entry garages meet this requirement. And in developments like Lakes of Prosper (where we haven't been as limited with pad/lot width), we've given buyers the ability to add a half-car or third car garage to create that desirable extra space without taking square footage from the home. This has been a very popular option. Ironically, approval of item # 5 (Residential Garage Standards) listed above would eliminate this option for buyers.</p> <p>Bloomfield – cost increase of \$4,000- \$8,000 Impact on builders and the product that is developed – could result in added architectural fees.</p> <p>Drees – No comment (reply based upon previous list that did not include this item)</p> <p>Chesmar - None</p> <p>MHI – Building in other municipalities that require 400 SF garages. Generally, larger garages should be at the choice of the home buyer.</p> <p>Meritage – No comment (reply based upon previous list that did not include this item)</p> <p>Masterplan - None</p> <p>Development – N/A</p>	