

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

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. **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 June 21, 2016, Special Work Session and Regular Planning & Zoning Commission meetings.

3b. Consider and act upon a Revised Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0021).

3c. Consider and act upon a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 9-15, on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0022).

3d. Consider and act upon a Site Plan for a retail/restaurant shell building in Prosper Plaza, on 1.3± acres, located on the west side of Custer Road, 320± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D16-0045).

3e. Consider and act upon a Site Plan for a temporary municipal structure, on 0.3± acre, located on the east side of Main Street, 200± feet south of Broadway Street. The property is zoned Downtown Retail (DTR). (D16-0057).

**REGULAR AGENDA**

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

4. Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block A, Lot 4, located on the northwest corner of future Lovers Lane and US 380, and Block B, Lot 3, located on the northwest corner of future Richland Boulevard and future Lovers Lane. (MD16-0008).

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

6. 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 July 1, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

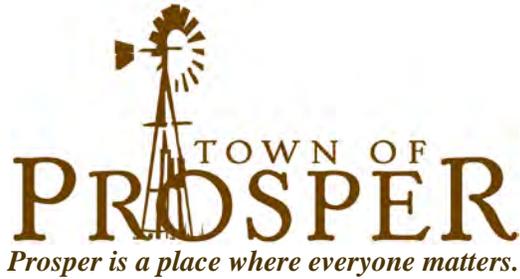
\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

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

**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**  
**Special Work Session Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 21, 2016, 3:00 p.m.

**1.** Call to Order / Roll Call.

The meeting was called to order at 3:15 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Brandon Daniel, and Bobby Atteberry

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

**2.** Tour. The Commission will tour sites in Prosper, Prosper E.T.J., Celina, Celina E.T.J., McKinney and Frisco.

The Commission toured sites in Prosper, Frisco and McKinney.

**3.** Return to Municipal Chambers to discuss tour.

No action was taken.

**4.** Adjourn.

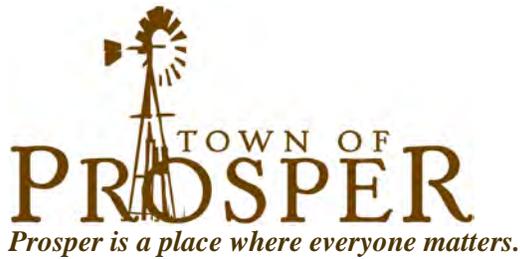
The meeting adjourned at 5:15 p.m.

---

Pamela Clark, Planning Technician

---

David Snyder, Secretary



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 21, 2016, 6:00 p.m.

**1. Call to Order / Roll Call.**

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

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

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

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the June 7, 2016, Regular Planning & Zoning Commission meeting.**

**3b. Consider and act upon a Site Plan for an office building (Broadway Station Business Park), on 0.3± acre, located on the south side of Broadway Street, 350 feet west of Church Street (212 E. Broadway Street). This property is zoned Downtown Office (DTO). (D16-0053).**

**3c. Consider and act upon a Site Plan for a mini-warehouse building (Blue Star Storage), on 3.6± acres, located on the south side of Prosper Trail, 700± feet west of Preston Road. This property is zoned Planned Development-55 (PD-55). (D16-0054).**

**3d. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the north side of US 380, 500± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0056).**

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

**REGULAR AGENDA**

**4. Consider and act upon a request for a Façade Exception for the Tribute Memory Care Facility in the Prosper Town Center development, located on the west side of Hays Road, 900± feet north of First Street. (MD16-0006).**

*Hubbard:* Summarized the request and distributed a sample of the proposed cementitious fiber board material. Presented façade exhibits provided by the applicant and described locations of the proposed cementitious fiber board material on the elevations.

*Charles Hodges (Developer):* Described the proposed development. Presented the basis, benefits, and proposed locations of the building materials. Explained the need for cementitious fiber board as opposed to brick.

*Robertson:* Inquired about the masonry requirements for residential development.

Commission Discussion: Commissioners expressed support for the use of cementitious fiber board within courtyard areas, but expressed concern about the use of cementitious fiber board on the western and northern exterior walls. Chair Alzner expressed concern regarding precedent being set by approval of the use of cementitious fiber board on exterior walls.

Motioned by Robertson, seconded by Andres, to approve the use of cementitious fiber board within courtyards area and the use of cementitious fiber board within the centrally located clear story. Motion approved 6-1. Secretary Snyder voted in opposition.

Commission Andres left the meeting at 7:08 p.m.

- 5. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65 (PD-65) and a portion of Planned Development-48 (PD-48), on 198.4± acres, located on the southeast and southwest corners of existing and future Prairie Drive and Legacy Drive, to allow for the development of a single family detached senior living development and to modify lot type requirements. (Z16-0011).**

*Glushko:* Summarized the request and presented exhibits provided by the applicant. Informed Commission that no Public Hearing Reply Forms have been received in opposition to the request. Recommended approval of the request.

The Public Hearing was opened by Chair Alzner.

*Craig Curry (Developer):* Presented information regarding the proposed development, including a potential phasing plan, the added acreage, and the need for reduced dwelling areas.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commission expressed support for a senior living development. Expressed concerns with approving an amendment for a senior living development, including reduced dwelling areas, in the case that the property does not develop for senior living. Expressed concerns regarding monotonous building layouts and materials, and regarding privacy fencing. Inquired if a minimum level of masonry could be included in the request.

*Curry:* Noted that staggered building setbacks are required to reduce monotonous building layouts, and stated that construction will consist of a combination of brick and stone masonry. Provided assurance that any portions of the property developed as senior living would remain such.

*Webb:* Informed the Commission that zoning does not require a minimum level of a certain type of masonry, provided the architectural requirements are met. Provided examples architectural provision currently within the Zoning Ordinance.

Motioned by Snyder, seconded by Hema, to approve the request, by a vote of 6-0, subject to the following recommendations:

- Conformance to all applicable zoning, design standard, and fencing regulations;
- The proposed amendments being expressly for a senior living development, restricted to 55 years of age and older; and
- Requiring a minimum of 50% of age-restricted houses, per phase, to consist of a minimum 80% / 20%, brick / stone composition on all elevations facing public right-of-way.

**6. 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 Downtown Office (DTO) landscaping, screening and off-street parking requirements. (Z16-0012).**

*Webb:* Summarized the request and presented exhibits outlining the proposed changes.

The Public Hearing was opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Motioned by Snyder, seconded by Atteberry, to approve Item 6. Motion approved 6-0.

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

*Webb:* Discussed action taken by Town Council at the June 14, 2016, meeting, and development projects discussed by the Economic Development Team on June 14, 2016.

**8. Adjourn.**

Motioned by Robertson, seconded by Daniel, to adjourn. Motioned approved 6-0 at 8:19 p.m.

---

**Pamela Clark, Planning Technician**

---

**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jonathan Hubbard, Planner

**Through:** Alex Glushko, AICP, Senior Planner

**Re:** Planning & Zoning Commission Meeting – July 5, 2016

---

**Agenda Item:**

Consider and act upon a Revised Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0021).

**Description of Agenda Item:**

The Preliminary Site Plan shows a 106,484 square foot big box retail building (Lot 10), three retail shell buildings totaling 39,835 square feet (Lots 9 and 13) and four drive-through restaurants totaling 10,495 square feet (Lots 11-12, 14-15). Access is provided from US 380 and Windsong Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-40 development standards.

As a companion item, the Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 9-15 (D16-0022) is on the July 5, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

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

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town staff approval of all landscaping located within the Town's 15-foot waterline easement.
4. City of Irving approval of all landscaping located within the 75-foot waterline easement.



GEE RD

FM 423

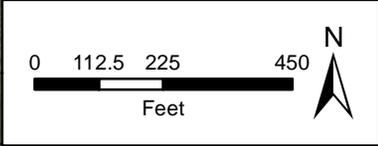
BLUESTEM DR

D16-0021

UNIVERSITY DR

WINDSONG PKWY

HAWKINS LN

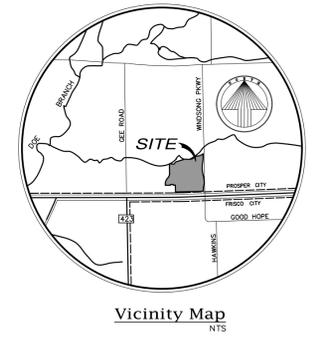
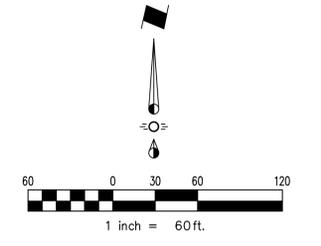




Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Dist.	Chord Bearing
C25	42.26'	203.50'	115°3'50"	42.18'	S 0°17'14" W
C26	40.93'	226.50'	102°1'17"	40.88'	S 1°03'30" W
C27	151.82'	566.00'	152°2'07"	151.36'	S 3°33'54" W
C28	381.22'	842.00'	25°56'28"	377.98'	S 1°43'16" E
C29	238.29'	1005.00'	13°35'06"	237.73'	S 7°53'58" E
C30	47.10'	188.50'	14°18'56"	46.97'	S 6°03'03" W
C31	52.79'	291.50'	102°2'32"	52.72'	S 8°01'14" W
C32	72.22'	1111.50'	3°43'22"	72.21'	S 0°58'17" W
C33	161.21'	216.03'	42°45'24"	157.50'	N 20°10'09" E
C34	25.68'	100.00'	14°42'53"	25.61'	N 35°21'03" E
C35	84.36'	262.00'	18°26'52"	83.99'	N 18°46'10" E
C36	31.59'	165.00'	10°58'10"	31.54'	N 4°03'39" E

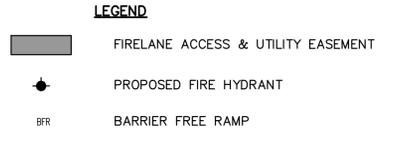
Michael F. Olson, S.T.D., Bishop  
of the Catholic Diocese of Fort Worth  
Doc. No. 2015-20583 OPRDCT

INT. LOT CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.93'	115.00'	2.95'	S84°46'06" W	5.93'
C2	4.49'	115.00'	2.24'	S82°10'25" W	4.49'
C3	25.85'	130.00'	11.39'	N7°07'12" W	25.81'
C4	19.88'	100.00'	11.39'	N7°07'12" W	19.85'
C5	6.98'	200.00'	2.00'	S54°35'55" W	6.98'
C6	86.03'	130.00'	37.91'	N72°33'24" E	84.46'



**General Notes:**

- Dimensions are face to face of curb unless otherwise noted.
- Fire lanes shall be a minimum of 24' in width with a 30' minimum inside turning radius.
- Medians along Windsong Parkway south are privately owned by TVG. Any street improvements along Windsong Parkway south are to be discussed with the Town and TVG.
- Fire Department Connections shall be provided in accordance with Town of Prosper Standards.
- Trees shall not be located within public easements in accordance with Town standards. Ornamental trees may be located within the 15' water easement (Located along the north side of the 75' City of Irving easement) no closer than four feet (4') to the water line and requiring installation of a root barrier.
- Highway US 380, FM 423, Gee Road, and Hawkins Lane are shown as ultimate build out based on information provided by others.
- Median openings & turn lanes along US 380 are contingent on TxDot Approval.
- Landscape improvements within the existing City of Irving easement shall be subject to the City of Irving's approval.
- Foundation plantings will conform to PD-40 standards approved by the Town.
- Loading areas located adjacent to major creeks should be screened from the floodplain by a solid living screen to reach a min. of 14 feet tall within 2 years as required by zoning ordinance.
- The configuration of lot 10 is subject to change pending SUP/PD amendment approval.



CASE No. - D16-0021

Sheet 1 of 2  
REVISED PRELIMINARY SITE PLAN

**Windsong Ranch Marketplace**  
BLOCK A, LOTS 9-15  
20.86 Acres  
SITUATED IN THE  
J. SALING SURVEY, ABSTRACT NUMBER 1675  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northeast 423/380, LTD.  
7001 Preston Road, Ste. 400  
Dallas, Tx. 75205  
Telephone (214) 224-4600  
Contact: Robert Dorazil

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: Kevin Wier

Scale: None April, 2016 SEI Job No. 15-155

Drawings: G:\2015\0851\15-155-Windsong\15-155-Preliminary-Site-Plan.dwg Saved By: DoreenD Date: 6/29/2016 4:07 PM  
Printed by: doreenD Plot Date: 6/29/2016 4:07 PM  
NASH ELAND LLC (INST. NO. 2014-33175) Land Use: Vacant (P.F.R.D.C.T.) Zoning: PD-239 (City of Frisco)

SITE DATA SUMMARY TABLE																		
LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
9	PD-40	RETAIL	158,453	3.64	32,135	Max. 40'	20.3%	0.2028:1	1:250	129	141	5	7	2,115	4,565	122,063	11,092	11,121
10	PD-40	RETAIL	480,283	11.03	106,484	Max. 40'	22.2%	0.2217:1	1:250	426	445	9	9	6,675	11,772	268,532	33,620	33,629
11	PD-40	RESTAURANT W/ D.T.	30,443	0.70	2,384	Max. 40'	7.8%	0.0783:1	1:100	24	27	2	2	405	1,799	22,247	2,131	3,103
12	PD-40	RESTAURANT W/ D.T.	44,283	1.02	1,638	Max. 40'	3.7%	0.037:1	1:100	17	36	2	2	540	1,275	30,886	3,100	3,301
13	PD-40	RETAIL	54,522	1.25	7,700	Max. 40'	14.1%	0.1412:1	1:250	31	53	3	4	795	2,443	20,992	3,817	3,946
14	PD-40	RESTAURANT W/ D.T.	107,096	2.46	4,877	Max. 40'	4.6%	0.0455:1	1:100	49	87	4	4	1,305	3,060	14,578	7,497	12,844
15	PD-40	RESTAURANT W/ D.T.	32,059	0.74	1,596	Max. 40'	5.0%	0.0498:1	1:100	16	24	1	2	360	874	27,237	2,244	4,347

**Town of Prosper Site Plan Notes:**

- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/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 uniform 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 fire (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 Zoning Ordinance.
- Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
- On-site parking lot lighting shall include dimmers.
- Developer shall maintain three (3) foot berms for purposes of screening along Gee Road and Windsong Ranch Parkway and shall use best efforts to install berms along Highway 380.
- All Retaining walls along creek to be stone.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.

CASE No. - D16-0021

Sheet 2 of 2  
REVISED PRELIMINARY SITE PLAN

**Windsong Ranch Marketplace**  
BLOCK A, LOTS 9-15  
20.86 Acres  
SITUATED IN THE  
J. SALING SURVEY, ABSTRACT NUMBER 1675  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT  
Northeast 423/380, LTD.  
7001 Preston Road, Ste. 400  
Dallas, Tx. 75205  
Telephone (214) 224-4600  
Contact: Robert Dorazil

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: Kevin Wier



## PLANNING

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

---

**Agenda Item:**

Consider and act upon a Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 9-15, on 20.9± acres, located on the northwest corner of US 380 and Windsong Parkway. This property is zoned Planned Development-40 (PD-40). (D16-0022).

**Description of Agenda Item:**

The purpose of this Conveyance Plat is to dedicate easements to allow for the conveyance of property, but it is not for development.

As a companion item, the Preliminary Site Plan for Windsong Ranch Marketplace (D16-0021) is on the July 5, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Conveyance Plat meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Conveyance Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Conveyance Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



GEE RD

BLUESTEM DR

WINDSONG PKWY

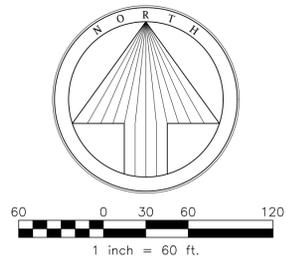
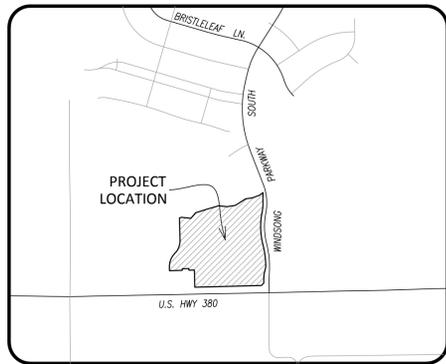
UNIVERSITY DR

HAWKINS LN

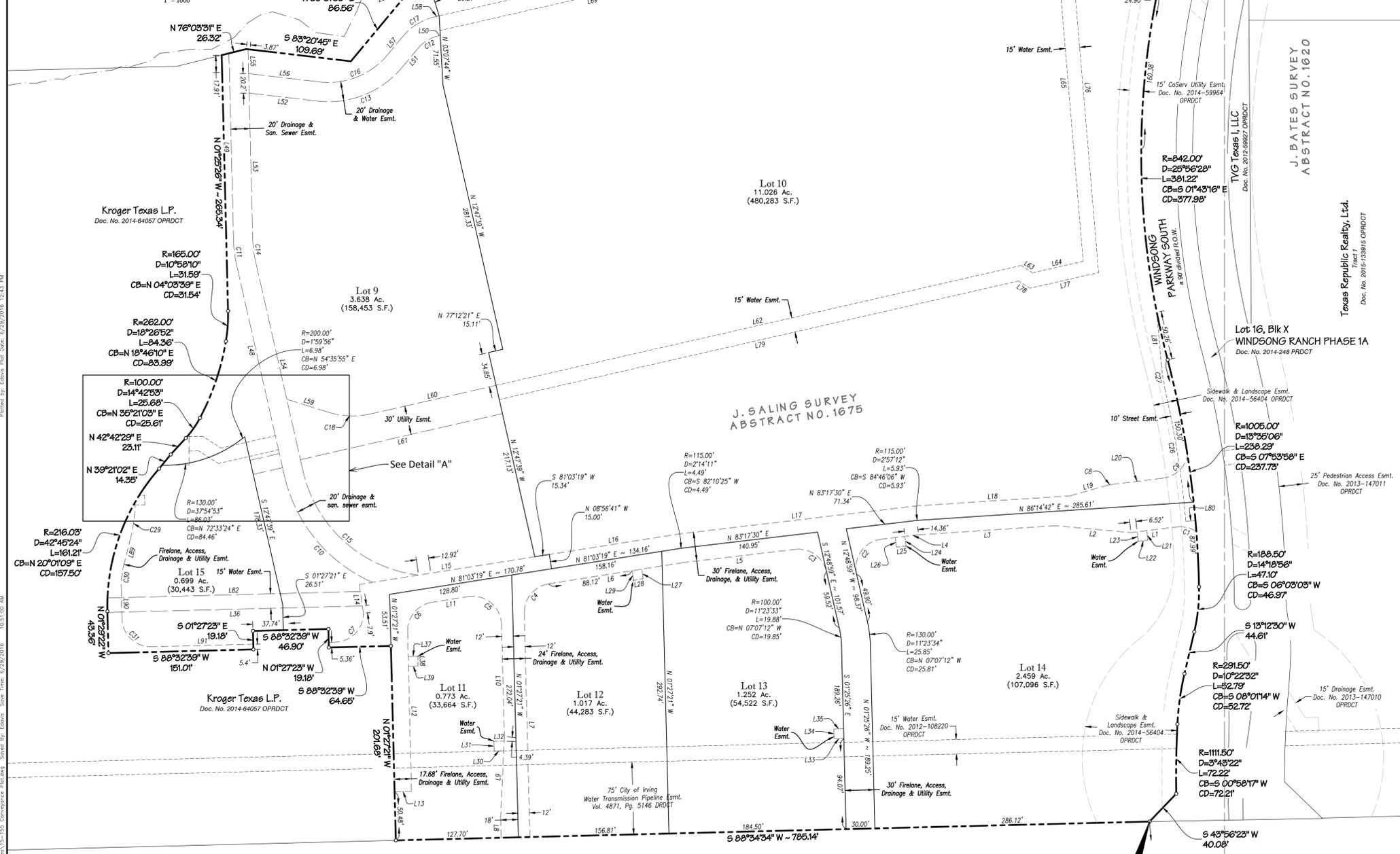
FM 423

D16-0022



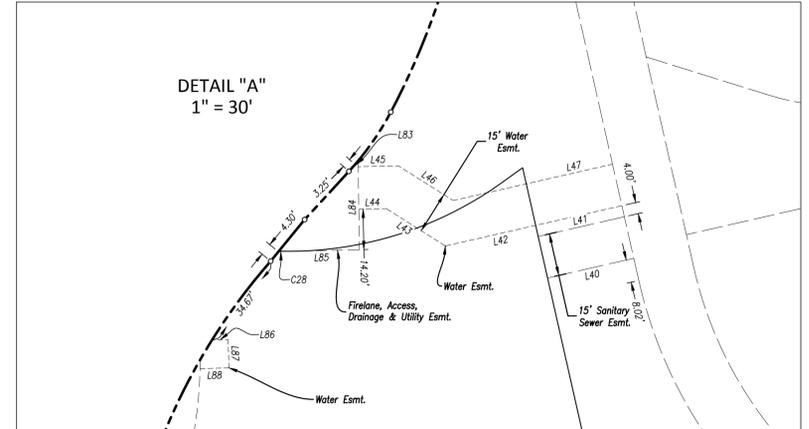


LOCATION MAP  
1" = 1000'



Line Table											
Line #	Bearing	Distance									
L1	S 83°03'31" W	48.91'	L24	S 06°42'30" E	10.00'	L47	N 77°12'21" E	57.82'	L70	N 77°12'21" E	320.48'
L2	N 84°51'35" W	78.82'	L25	S 83°17'30" W	10.00'	L48	N 77°12'21" E	57.82'	L71	N 81°05'26" E	123.44'
L3	S 86°14'42" W	143.07'	L26	N 06°42'30" W	10.00'	L49	N 01°25'26" W	194.51'	L72	N 57°35'24" E	36.89'
L4	S 83°17'30" W	38.93'	L27	S 08°56'41" E	10.00'	L50	S 77°12'21" W	1.71'	L73	N 87°26'33" E	245.77'
L5	S 83°17'30" W	117.55'	L28	S 81°03'19" W	10.00'	L51	S 39°51'50" W	24.90'	L74	N 82°01'49" W	15.05'
L6	S 81°03'19" W	141.65'	L29	N 08°56'41" W	10.00'	L52	N 83°20'45" W	71.67'	L75	S 87°26'33" W	88.78'
L7	S 01°27'21" E	232.18'	L30	S 88°35'51" W	10.00'	L53	S 01°25'26" E	152.81'	L76	S 04°49'44" E	384.36'
L8	N 01°27'21" W	20.55'	L31	N 01°27'21" W	10.00'	L54	S 12°47'39" E	224.57'	L77	S 77°12'21" W	73.19'
L9	N 02°37'48" E	84.21'	L32	N 88°35'51" E	10.71'	L55	S 01°25'26" E	25.25'	L78	N 57°47'39" W	14.14'
L10	N 01°27'21" W	116.58'	L33	S 88°35'51" W	10.00'	L56	S 83°20'45" E	74.51'	L79	S 77°12'21" W	554.58'
L11	S 81°03'19" W	38.29'	L34	N 01°26'50" W	10.00'	L57	N 39°51'50" E	24.90'	L80	S 84°58'00" W	10.00'
L12	S 01°23'54" E	165.61'	L35	N 88°35'51" E	10.00'	L58	N 77°12'21" E	5.12'	L81	N 05°06'03" W	55.70'
L13	S 88°32'39" W	17.58'	L36	S 88°32'37" W	265.60'	L59	S 72°47'39" E	45.58'	L82	N 88°32'37" E	263.34'
L14	N 08°18'02" W	30.39'	L37	N 89°14'54" E	10.00'	L60	N 77°12'21" E	133.75'	L83	N 88°34'34" E	1.10'
L15	N 81°03'19" E	165.61'	L38	S 01°23'54" E	10.00'	L61	S 77°12'21" W	215.73'	L84	S 00°56'40" E	30.00'
L16	N 81°03'19" E	136.70'	L39	S 89°14'54" W	10.00'	L62	N 77°12'21" E	560.80'	L85	S 88°34'34" W	27.00'
L17	N 83°17'30" E	248.34'	L40	S 77°12'21" W	31.28'	L63	S 57°47'39" E	14.14'	L86	N 88°34'34" E	5.71'
L18	N 86°14'42" E	160.84'	L41	N 77°12'21" E	31.28'	L64	N 77°12'21" E	215.73'	L87	S 01°25'26" E	10.00'
L19	N 74°17'43" E	41.59'	L42	S 77°12'21" W	64.03'	L65	N 04°49'44" W	371.91'	L88	S 88°34'34" W	10.17'
L20	N 83°03'10" E	54.02'	L43	N 57°47'39" W	24.67'	L66	S 87°26'33" W	126.20'	L89	S 14°13'00" W	28.12'
L21	S 06°56'50" E	10.00'	L44	S 88°34'34" W	9.75'	L67	S 57°35'24" W	36.89'	L90	S 01°26'26" E	30.44'
L22	S 83°03'10" W	10.00'	L45	N 88°34'34" E	14.16'	L68	S 81°05'25" W	123.44'	L91	N 88°34'34" E	106.05'
L23	N 06°56'50" W	10.00'	L46	S 57°47'39" E	22.99'	L69	S 77°12'21" W	323.03'			

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	20.53'	30.00'	39°12'43"	N 76°16'34" W	20.13'	C17	39.10'	60.00'	37°20'31"	N 58°32'06" E	38.42'
C2	50.32'	30.00'	96°06'29"	S 35°14'16" W	44.63'	C18	44.51'	85.00'	30°00'00"	S 87°47'39" E	44.00'
C3	43.93'	30.00'	83°53'31"	N 54°45'44" W	40.11'	C19	18.24'	35.00'	29°51'09"	S 72°30'58" W	18.03'
C4	43.20'	30.00'	82°30'40"	S 39°47'59" W	39.57'	C20	26.66'	65.00'	23°30'02"	S 69°20'25" W	26.47'
C5	51.05'	30.00'	97°29'20"	N 50°12'01" W	45.11'	C21	20.51'	50.00'	23°30'02"	N 69°20'25" E	20.36'
C6	43.18'	30.00'	82°27'59"	S 39°49'19" W	39.55'	C22	26.05'	50.00'	29°51'09"	N 72°30'58" E	25.76'
C7	46.13'	30.00'	88°06'11"	N 44°31'29" E	41.72'	C23	73.19'	551.00'	7°36'40"	N 04°56'38" E	73.14'
C8	3.06'	30.00'	5°50'49"	N 80°07'45" E	3.06'	C24	2.37'	35.00'	3°53'04"	S 79°08'53" W	2.37'
C9	38.67'	30.00'	73°50'59"	N 46°07'40" E	36.05'	C25	3.39'	50.00'	3°53'04"	N 79°08'53" E	3.39'
C10	149.68'	160.00'	53°35'58"	N 39°35'38" W	144.28'	C26	140.12'	995.17'	8°04'02"	N 09°04'01" W	140.00'
C11	24.21'	122.00'	11°22'13"	N 07°06'32" W	24.17'	C27	23.07'	212.08'	6°14'00"	N 08°13'00" W	23.06'
C12	26.07'	40.00'	37°20'31"	S 58°32'06" W	25.61'	C28	1.72'	30.00'	3°17'00"	S 87°24'36" W	1.72'
C13	99.12'	100.00'	56°47'26"	S 68°15'33" W	95.11'	C29	37.98'	156.53'	13°54'13"	S 07°14'40" W	37.89'
C14	20.24'	102.00'	11°22'13"	S 07°06'32" E	20.21'	C30	25.81'	94.50'	15°38'46"	S 06°23'57" W	25.73'
C15	172.47'	140.00'	70°35'08"	S 48°05'13" E	161.77'	C31	47.12'	30.00'	90°00'00"	S 46°25'26" E	42.43'
C16	79.29'	80.00'	56°47'26"	N 68°15'33" E	76.09'						



CONVEYANCE PLAT  
**WINDSONG RANCH MARKETPLACE**  
 BLOCK A, LOTS 9 THROUGH 15  
 BEING 20.860 ACRES IN THE  
 J. SALING SURVEY, ABSTRACT NO. 1675  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS  
 CASE NO. D16-0022

NOTES:  
 1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).  
 2. A Conveyance Plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests there on defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filled of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND	
(Symbol)	(Not all items may be applicable)
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
DROCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

U.S. HIGHWAY 380  
 a variable width R.O.W.

POINT OF BEGINNING

OWNER / APPLICANT  
 Northeast 423/380, Ltd.  
 7001 Preston Rd., Ste. 410  
 Dallas, Texas 75205  
 Telephone (214) 224-4644  
 Contact: Robert V. Dorazil

ENGINEER / SURVEYOR  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPE No. F-2121  
 Contact: Kevin Wier

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS Northeast 423/380, Ltd. is the owner of a tract of land situated in the J. Saling Survey, Abstract No. 1675, City of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed by deed recorded in Document No. 2014-64053 of the Official Public Records, Denton County, Texas (OPRDCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the south end of a corner clip being the intersection of the west line of Windsong Parkway South, a divided 90 foot wide right-of-way created by the final plat of Windsong Ranch Phase IA, an addition recorded in Document No. 2014-248, Plat Records, Denton County, Texas (PRDCT) with the north line of U.S. Highway 380, a variable width public right-of-way;

THENCE S 88°34'34" W, 785.14 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southeast corner of a tract conveyed to Kroger Texas L.P., recorded in Document No. 2014-64057 OPRDCT;

THENCE along the east line thereof, the following:

N 01°27'21" W, 201.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 88°32'39" W, 64.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 01°27'23" W, 19.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 88°32'39" W, 78.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 01°27'23" E, 19.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 88°32'39" W, 151.01 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 01°29'22" W, 43.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 42°45'24", a radius of 216.03 feet, a chord of N 20°01'09" E - 157.50 feet, an arc length of 161.21 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 39°21'02" E, 18.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 42°42'29" E, 23.11 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 14°42'53", a radius of 100.00 feet, a chord of N 35°21'03" E - 25.61 feet, an arc length of 25.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A compound curve to the left having a central angle of 18°26'52", a radius of 262.00 feet, a chord of N 18°46'10" E - 83.99 feet, an arc length of 84.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A compound curve to the left having a central angle of 10°58'10", a radius of 165.00 feet, a chord of N 04°03'39" E - 31.54 feet, an arc length of 31.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 01°25'26" W, 265.34 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of said Kroger Texas tract, and being on the south line of a remainder of a tract conveyed to TVG Texas I, LLC, recorded in Document No. 2012-59927 OPRDCT;

THENCE along the south line of said remainder, the following:

N 76°03'39" E, 26.26 feet;

S 83°20'37" E, 109.69 feet;

N 39°51'58" E, 86.56 feet;

N 72°47'08" E, 151.17 feet;

N 73°50'53" E, 132.35 feet;

S 84°05'24" E, 101.58 feet;

N 81°05'25" E, 97.62 feet;

N 57°35'32" E, 144.66 feet;

N 82°34'26" E, 78.09 feet;

N 69°27'14" E, 92.54 feet;

And N 52°39'20" E, 48.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Windsong Parkway South;

THENCE along the west line thereof, the following:

A non-tangent curve to the right having a central angle of 11°53'50", a radius of 203.50 feet, a chord of S 00°17'14" W - 42.18 feet, an arc length of 42.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A reverse curve having a central angle of 10°21'17", a radius of 226.50 feet, a chord of S 01°03'30" W - 40.88 feet, an arc length of 40.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A reverse curve having a central angle of 15°22'07", a radius of 566.00 feet, a chord of S 03°33'54" W - 151.36 feet, an arc length of 151.82 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A reverse curve having a central angle of 25°56'28", a radius of 842.00 feet, a chord of S 01°43'16" E - 377.98 feet, an arc length of 381.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A reverse curve having a central angle of 13°35'06", a radius of 1005.00 feet, a chord of S 07°53'58" E - 237.73 feet, an arc length of 238.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A compound curve to the right having a central angle of 14°18'56", a radius of 188.50 feet, a chord of S 06°03'03" W - 46.97 feet, an arc length of 47.10 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 13°12'30" W, 44.61 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 10°22'32", a radius of 291.50 feet, a chord of S 08°01'14" W - 52.72 feet, an arc length of 52.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And around a compound curve to the left having a central angle of 03°43'22", a radius of 1111.50 feet, a chord of S 00°58'17" W - 72.21 feet, an arc length of 72.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the north end of said corner clip;

THENCE S 43°56'23" W, 40.01 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 908,675 square feet or 20.860 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Northeast 423/380, Ltd., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH MARKETPLACE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Northeast 423/380, Ltd. does herein certify the following:

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

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

Witness, our hands, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NORTHEAST 423/380, LTD.

By: \_\_\_\_\_
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of \_\_\_\_\_, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, by the Planning and Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Planning & Zoning Commission Chairperson

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

DRAINAGE EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage Easement". The Drainage 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 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 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 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 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 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.

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 their 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

CONVEYANCE PLAT

WINDSONG RANCH MARKETPLACE

BLOCK A, LOTS 9 THROUGH 15
BEING 20.860 ACRES IN THE
J. SALING SURVEY, ABSTRACT NO. 1675
TOWN OF PROSPER, DENTON COUNTY, TEXAS
CASE NO. D16-0022

OWNER / APPLICANT
Northeast 423/380, Ltd.
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier



## PLANNING

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

---

**Agenda Item:**

Consider and act upon a Site Plan for a retail/restaurant shell building in Prosper Plaza, on 1.3± acres, located on the west side of Custer Road, 320± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D16-0045).

**Description of Agenda Item:**

The Site Plan shows one 8,480 square foot retail/restaurant shell building with a drive-through. Access is provided from Custer Road. Adequate parking has been provided. The Site Plan conforms to the PD-73 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

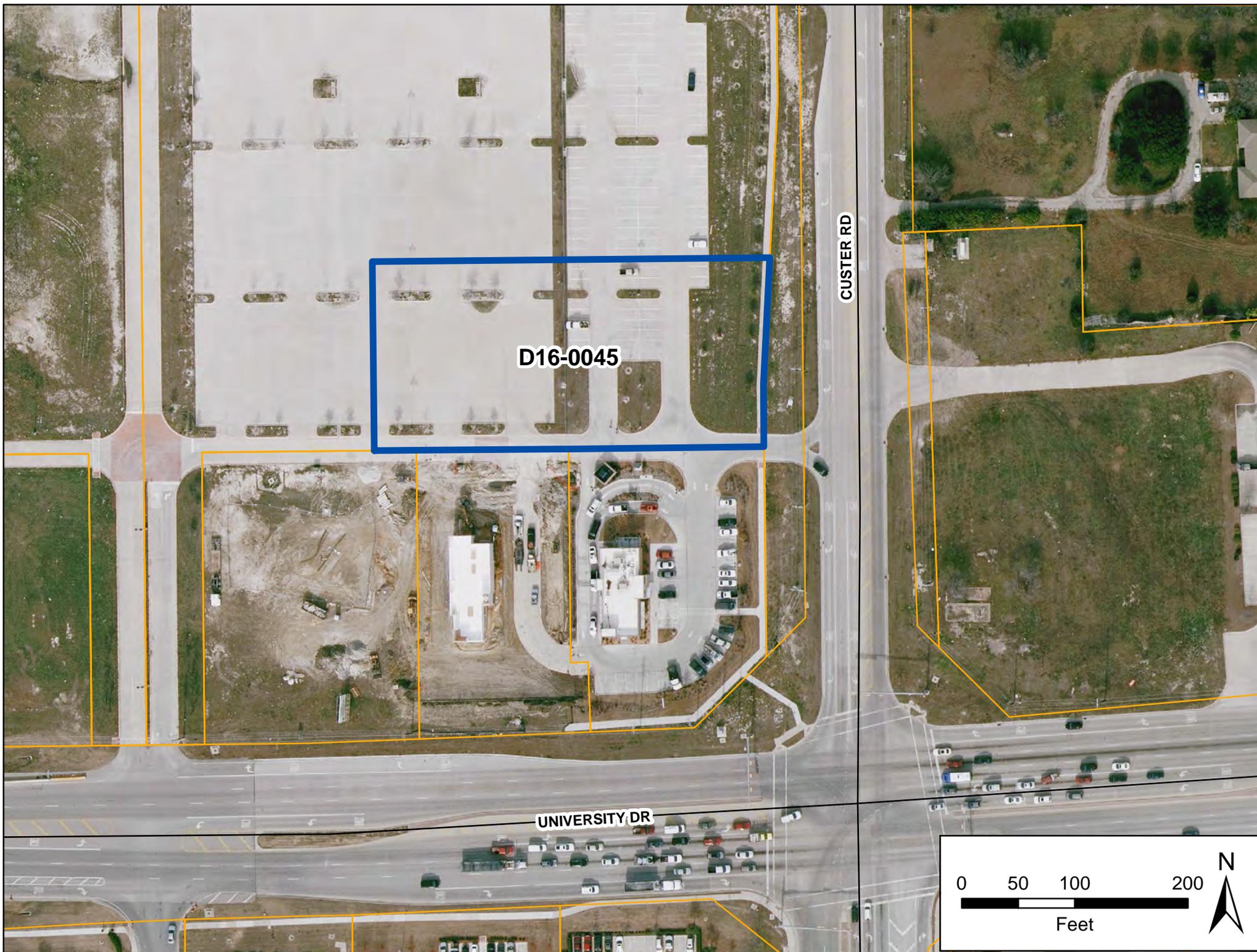
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



D16-0045

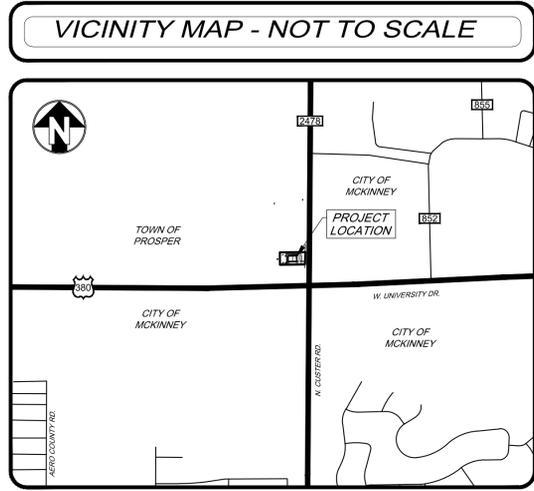
CUSTER RD

UNIVERSITY DR

0 50 100 200  
Feet



SITE DATA SUMMARY TABLE FOR LOT 6R																					
Lot	Zoning	Proposed Use			Lot Area		Max. Building Height		Lot Coverage	F.A.R.	Total Parking Req. = 62				Interior Landscaping	Impervious Area	Open Space				
		Use	Retail (s.f.)	Restaurant (s.f.)	Total Building Area (s.f.)	(ac.)	(s.f.)	(ft.)			(stories)	Retail 1:250	Rest. 1:100	H.C. Req.				H.C. Prov.	Req. (s.f.)	Prov. (s.f.)	Req. (s.f.)
6R	PD-73	REST./RETAIL	3,880	4,600	8,480	1.33	57,935	30	1	14.67%	0.1467:1	16	46	3	3	62	930	2,366	46,767	4,056	4,118



LEGEND		
EXISTING	PROPOSED	
WM	WM	WATER METER
WV	WV	WATER VALVE
PH	PH	FIRE HYDRANT
GM	GM	GAS METER
SSMH	SSMH	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
UP	UP	UTILITY POLE
LP	LP	SITE LIGHTING POLE
SMH	SMH	STORM MANHOLE
JB	JB	STORM JUNCTION BOX
CI	CI	CURB INLET
GI	GI	GRATE INLET
T	T	TREE
C&G	C&G	CURB AND GUTTER
EL	EL	OVERHEAD ELECTRIC LINE
FL	FL	FIRE LANE
CS	CS	CONCRETE SIDEWALK
HC	HC	HEAVY DUTY CONCRETE PAVEMENT
SD	SD	STANDARD DUTY CONCRETE PAVEMENT
FL	FL	FIRE LANE

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

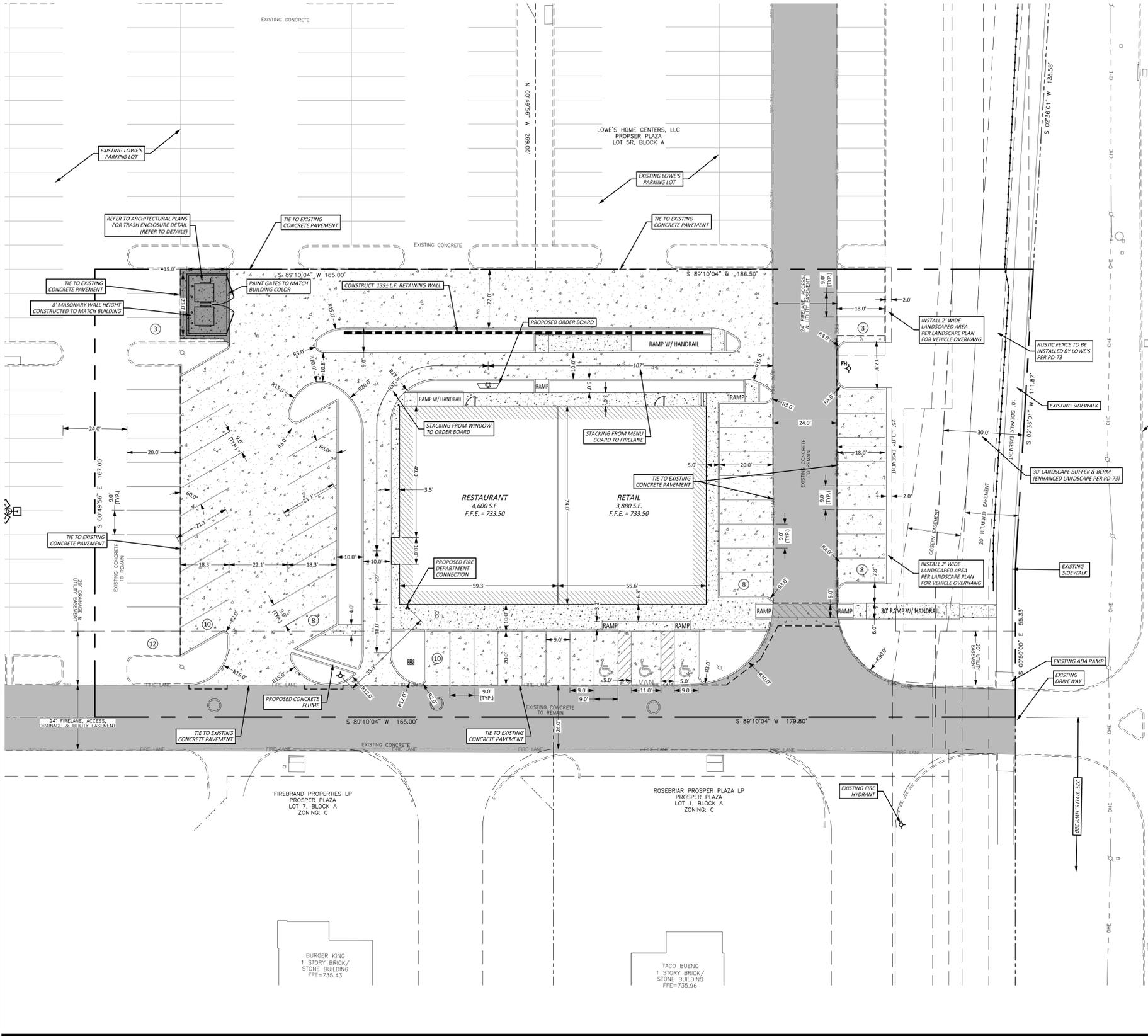
**ROSEBRIAR PROSPER PLAZA, LP**  
**RESTAURANT / RETAIL OUTLET**  
**PROSPER, TEXAS**

**FINAL SITE PLAN**  
**1.33 ACRES LOT 6R, BLOCK A**  
**PROSPER CASE #D16-0045**

PROJECT: 15-1529-01  
 ISSUED: 06-24-16  
 DRAWN BY: TG  
 CHECKED BY: DK  
 SCALE: 1" = 20'

**811**  
 Know what's below.  
 Call before you dig.

**FSP1.0**



**TOWN SITE PLAN NOTES**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION 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. ALTERNATE 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/RUMPS 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 CURRENTLY 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 5(5) 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 UTILITIES ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR TRIM-CUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

**GENERAL NOTES**

- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- NO 100 YEAR FLOOD PLAIN EXISTS ON THE PROPERTY.
- ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.

**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXT PARADES, TRUCK DOCKS, PRECISE BUILDING, DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF DOWNDRAFTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

WATER METERS	
TYPE	SIZE
DOMESTIC	2"
IRRIGATION	1"



ROSEBRIAR PROSPER PLAZA, LP  
 P.O. BOX 541208  
 DALLAS, TX 75734  
 (214) 902-2287

CROSSPOINT ENGINEERING, LLC  
 5620 OLD BULLARD RD., STE 130  
 TYLER, TX 75703  
 (903) 705-4416

PROSPER PLAZA  
 JEREMIAH HORN SURVEY  
 ABSTRACT NO. 411



THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CROSSPOINT ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF CROSSPOINT ENGINEERING, LLC IS STRICTLY PROHIBITED AND SHALL CAUSE THE USER OF ANY EXPOSED INFORMATION TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED AS A RESULT OF SUCH UNAUTHORIZED USE OR REUSE.



## PLANNING

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

---

**Agenda Item:**

Consider and act upon a Site Plan for a temporary municipal structure, on 0.3± acre, located on the east side of Main Street, 200± feet south of Broadway Street. The property is zoned Downtown Retail (DTR). (D16-0057).

**Description of Agenda Item:**

The Site Plan shows an existing 2,688 square foot temporary municipal office building and the proposed 320 square foot temporary municipal structure. Access is provided from Main Street. The parking is adequate. The Site Plan conforms to DTR development standards. Upon approval of the Site Plan, the temporary structure shall be permitted for an initial three year period.

**Budget Impact:**

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

**Legal Obligations and Review:**

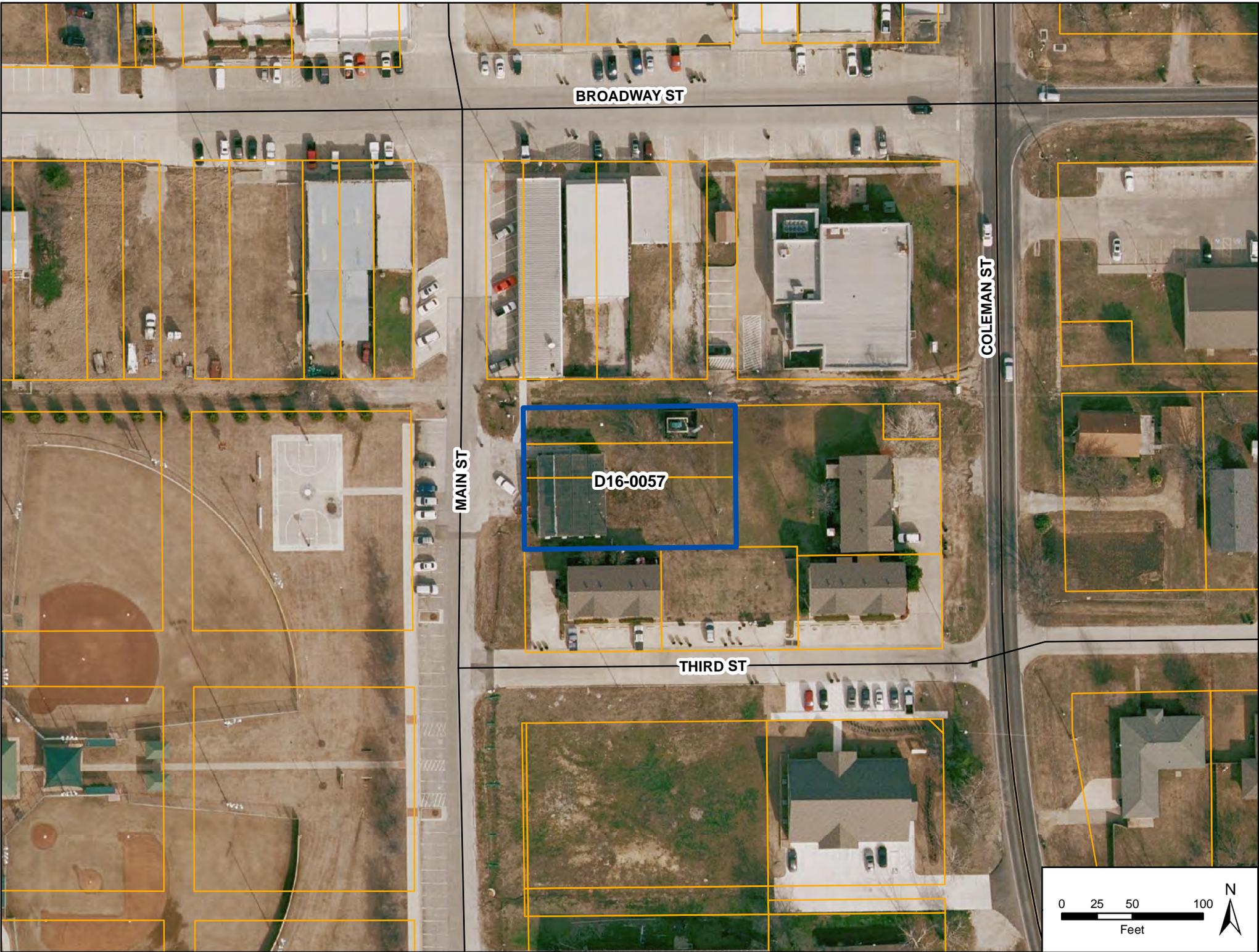
The Site Plan meets the minimum development requirements.

**Attached Documents:**

1. Location Map
2. Site Plan
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan.



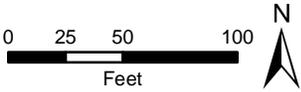
BROADWAY ST

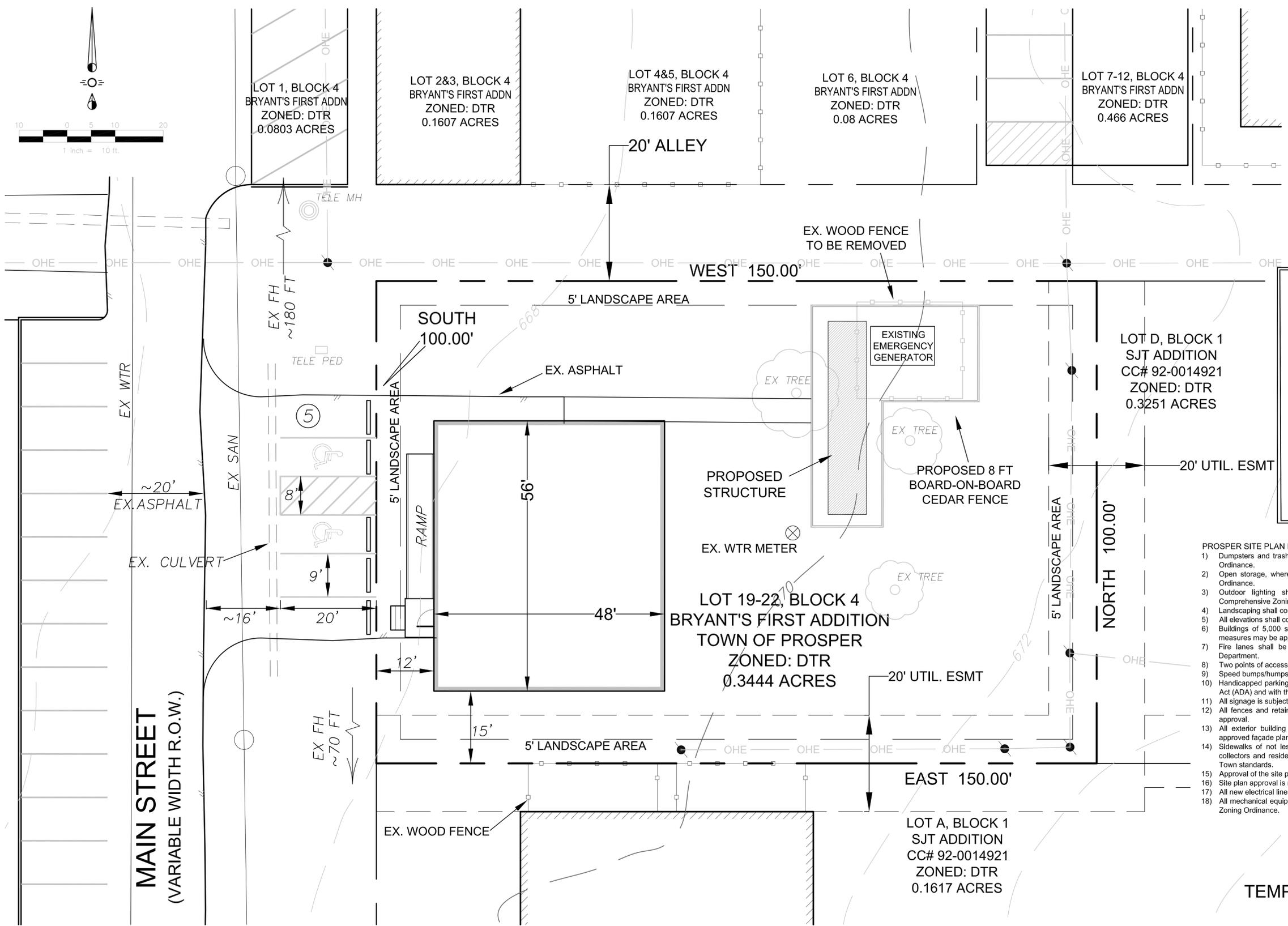
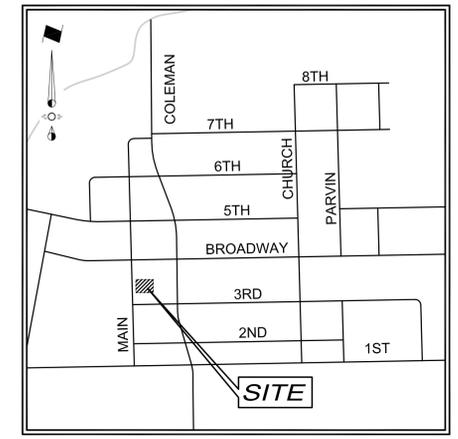
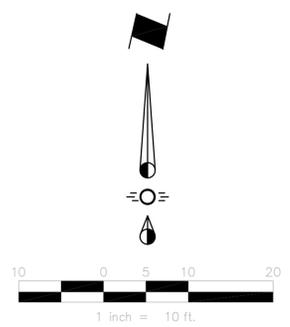
COLEMAN ST

MAIN ST

D16-0057

THIRD ST





SITE DATA SUMMARY	
1. ZONING:	DOWNTOWN RETAIL (DTR)
2. PROPOSED USE:	MUNICIPAL OFFICES
3. LOT AREA:	0.3444 ACRES
4. BUILDING AREA:	2688 SF (EXISTING) 320 SF (PROPOSED)
5. BUILDING HEIGHT:	16' (EXISTING) 8'-7" (PROPOSED)
6. LOT COVERAGE:	20.0%
7. FLOOR AREA RATIO:	0.18
8. TOTAL PARKING REQUIRED:	4
9. TOTAL PARKING PROVIDED:	5 (INCL 1 H.C. PARKING)
10. INTERIOR LANDSCAPING PROVIDED:	N/A
11. SQ. FOOTAGE OF IMPERVIOUS SURFACE:	3,428.3 SF
12. OPEN SPACE REQUIRED:	2,688 X 7% = 188 SF
13. OPEN SPACE PROVIDED:	10,000 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 is 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.

**SITE PLAN**  
 FOR  
**TEMPORARY MUNICIPAL OFFICES**  
**PHASE TWO**  
 BLOCK 4, LOTS 19-22  
 BRYANT'S FIRST ADDITION  
 0.344 ACRE TRACT  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

20240815-10000018 4/13/24  
 20240815-10000018 4/13/24  
 20240815-10000018 4/13/24



## Prosper Police Department

P.O. Box 307  
101 South Main  
Prosper, TX 75078  
Administration (972) 347-9002 Fax (972) 347-9003 Dispatch (972) 347-2226

Chief of Police-Douglas Kowalski

---

June 28, 2016

Mr. John Webb, Director of Development Services  
Town of Prosper  
409 E. First Street  
Prosper, Texas 75078

Dear Mr. Webb,

As you are aware, the Town of Prosper has experienced significant growth in the past three years. The Prosper Police Department currently maintains twenty one (21) full time positions, four (4) reserves, and two (2) bailiffs. The department is housed in two locations. Administrative offices and the detective are located in a shared space with utility billing, town secretary and the town manager offices. The other 17 employees currently share work space with municipal court and council/municipal chambers, leaving a shortage of storage space in either location.

The detective's office does not provide sufficient space for records and other security sensitive storage. Case records are currently stored in three locations, in two separate buildings which are shared spaces, therefore not in a restricted access area. Security sensitive storage is currently being housed in a closet located at town hall, but with increase in investigations is expected to reach full capacity very soon. In addition, the department is currently seeking recognition for the TPCA Program, and the current storage will not meet the minimum requirements for recognition. As a side issue, the department emergency generator is not secure in its current location, also posing a security issue and preventing recognition status.

The police department has sought out commercial properties and storage solutions that would meet the needs of the current storage and security issues. The department has been unable to locate a site that will accommodate the case growth as well as meet the security requirements.

Therefore the Prosper Police Department is respectfully requesting the approval to locate a temporary conex box to house security sensitive storage and to place it as reflected on the attached site plan, next to the existing emergency generator. Additionally, the department intends to screen both the temporary storage building and generator with a plank on plank, cedar privacy fence. Please contact me with any questions or if you require additional information.

Respectfully,

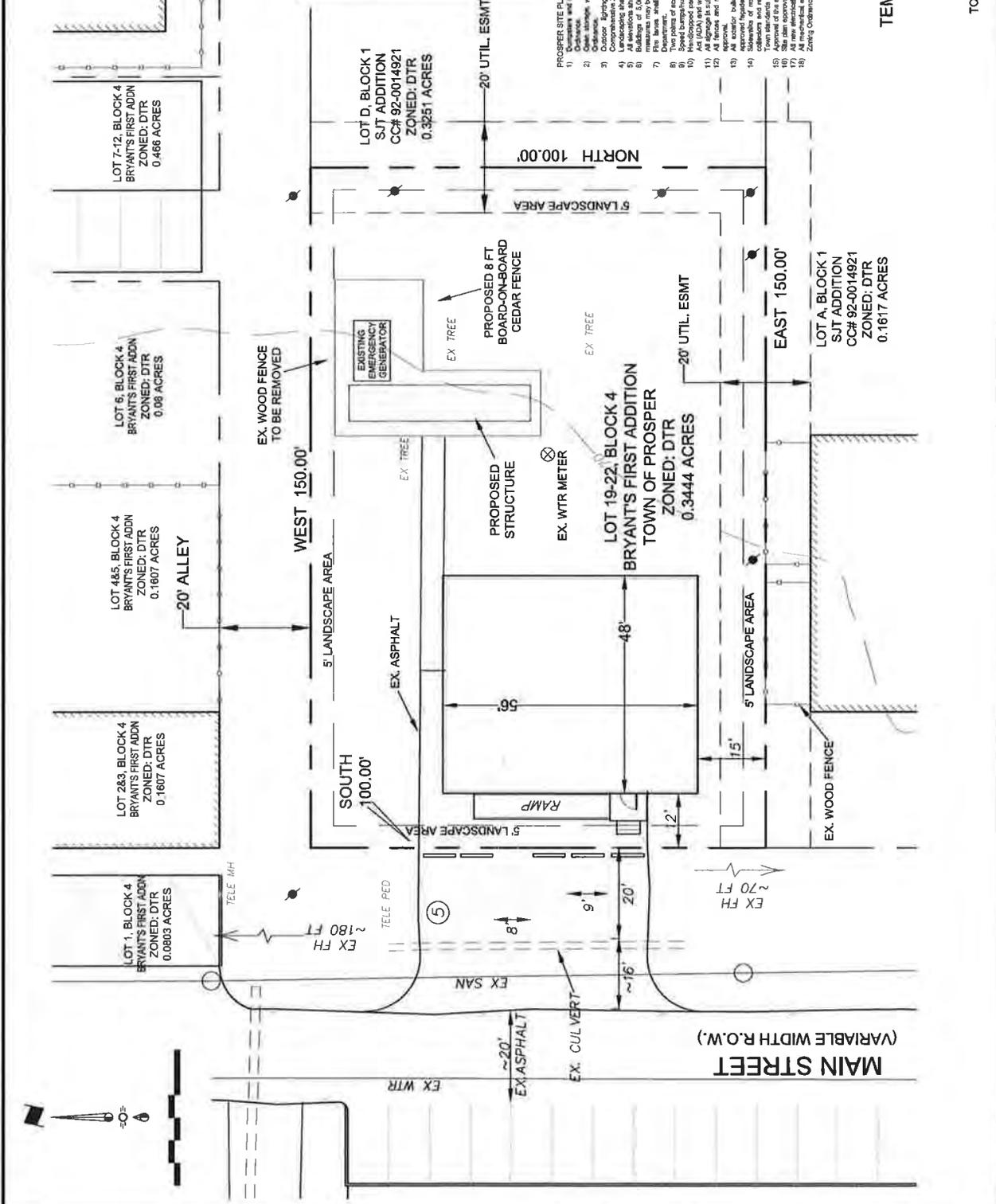
  
Douglas Kowalski  
Chief of Police  
Prosper Police Department



**SITE DATA SUMMARY**

1. ZONING: DOWNTOWN/RETAIL (DTR)
2. PROPOSED USE: MUNICIPAL OFFICES
3. LOT AREA: 0.3444 ACRES
4. BUILDING AREA: 2888 SF (PROPOSED)
5. BUILDING HEIGHT: 8 FT (PROPOSED)
6. LOT COVERAGE: 80.0%
7. FLOOR AREA RATIO: 0.18
8. TOTAL PARKING PROVIDED: 4
9. TOTAL PARKING PROVIDED: 5 (INCL. 1 H.C. PARKING)
10. INTERIOR LANDSCAPING PROVIDED: N/A
11. INTERIOR LANDSCAPING PROVIDED: 1,000 SF
12. SQ. FOOTAGE OF IMPERVIOUS SURFACE: 3,429.3 SF
13. OPEN SPACE REQUIRED: 2,888 X 7% = 184 SF
14. OPEN SPACE PROVIDED: 10,000 SF

- PROSPER SITE PLAN NOTES**
- 1) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 2) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 3) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 4) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 5) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 6) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 7) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 8) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 9) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 10) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 11) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 12) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 13) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 14) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 15) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 16) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 17) All site work shall be in accordance with the Comprehensive Zoning Ordinance.
  - 18) All site work shall be in accordance with the Comprehensive Zoning Ordinance.



**SITE PLAN FOR TEMPORARY MUNICIPAL OFFICES PHASE TWO**

BLOCK 4, LOTS 19-22  
BRYANT'S FIRST ADDITION  
0.344 ACRE TRACT

TOWN OF PROSPER, COLLIN COUNTY, TEXAS





## PLANNING

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

---

**Agenda Item:**

Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block A, Lot 4, located on the northwest corner of future Lovers Lane and US 380, and Block B, Lot 3, located on the northwest corner of future Richland Boulevard and future Lovers Lane. (MD16-0008).

**Description of Agenda Item:**

The developer of the Gates of Prosper is seeking a Façade Exception to three retail buildings within the development, to allow for an increase in secondary material. The buildings include:

- Dick's Sporting Goods and Field & Stream (Block A, Lot 4) – 88,400 square feet
- Retail Shell Building (Block A, Lot 4) – 19,600 square feet
- Retail Shell Building (Block B, Lot 3) – 213,618 square feet

The Zoning Ordinance limits secondary materials to 10% of an elevation. As depicted on Attachment 3, the applicant is requesting the exterior of the structure of the proposed Dick's Sporting Goods and Field & Stream to be constructed primarily of brick, stone and concrete tilt wall as required by the ordinance, but are requesting for the use of wood, metal, and glass to exceed 10% only on the northern (front) elevation

As depicted on Attachments 4 and 5, the applicant is also requesting for the allowance of secondary materials to exceed 10% for two retail shell buildings. The exterior of the structures are proposed to be constructed primarily of stone and tilt wall as required by ordinance. While the calculations on the attached proposed elevations depict 4 of the 8 elevations meeting the current standard, the notes on the plans depict the applicant's request for the use of secondary materials to not exceed 15% per elevation for future modifications, with the exception of the western (front) elevation of the 19,400 square foot building on Lot 4, in which secondary materials will not exceed 25%.

In considering an exception to the required masonry requirements, the Planning & Zoning Commission and Town Council may consider whether a proposed alternate material:

- (a) is a unique architectural expression;
- (b) includes unique building styles and materials;

- (c) is consistent with high quality development;
- (d) is or would be visually harmoniousness with existing or proposed nearby buildings;
- (e) has obvious merit based upon the quality and durability of the materials; and
- (f) represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.

Please reference the attached letter from the applicant addressing the aforementioned criteria in support of the request.

**Attachments:**

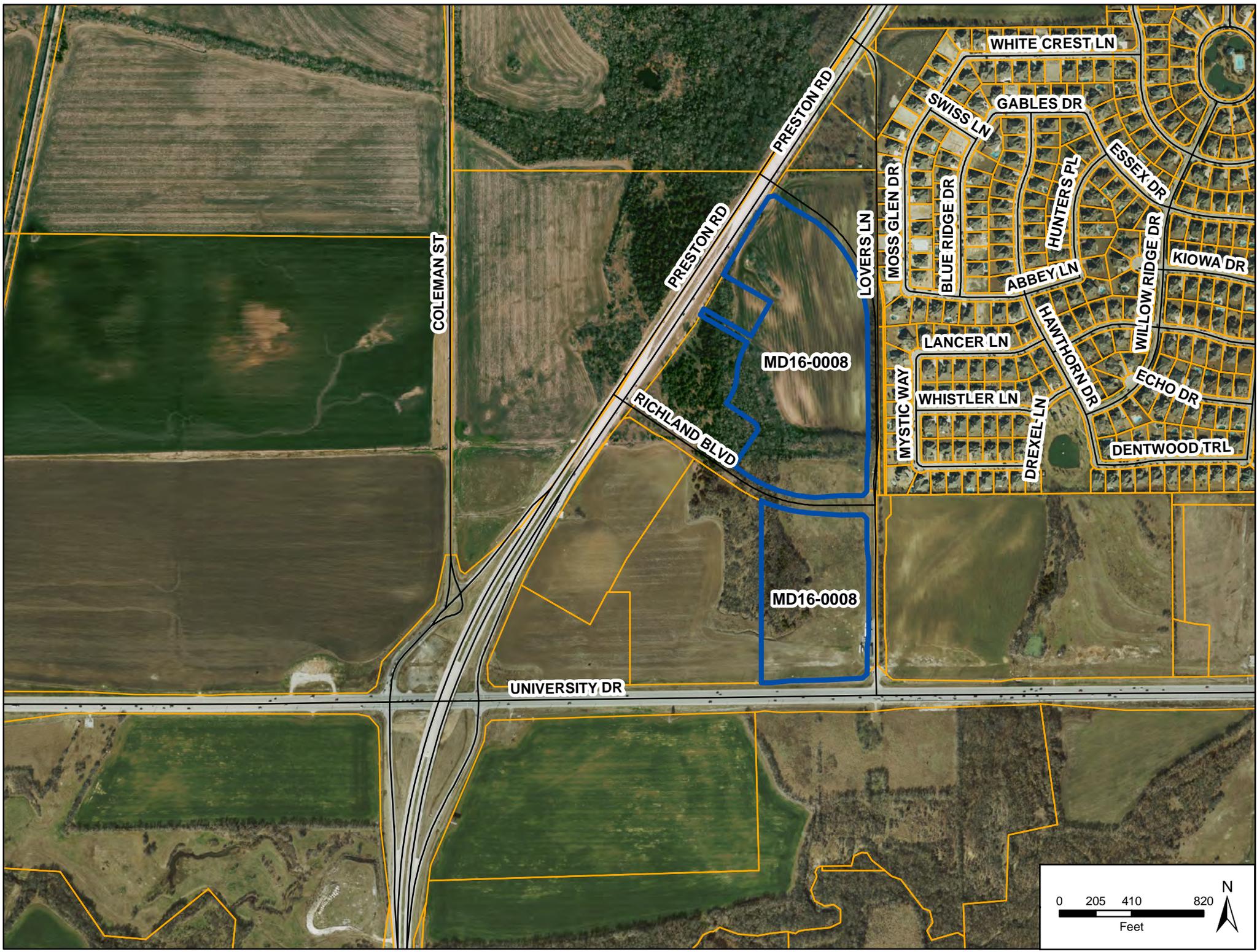
1. Location Map
2. Site Plan Exhibit
3. Proposed Elevations for Dick's and Field & Stream
4. Proposed Elevations for Shell Building on Block A, Lot 4
5. Proposed Elevations for Shell Building on Block B, Lot 3
6. Criteria Response Letter

**Town Staff Recommendation:**

Town staff recommends that the Planning & Zoning Commission consider and act upon a request for a façade exception for the Gates of Prosper, Phase 1, Block A, Lot 4 and Block B, Lot 3.

**Town Council Consideration:**

Upon a recommendation by the Planning & Zoning Commission, this request will be scheduled for the Town Council meeting on July 12, 2016.



COLEMAN ST

PRESTON RD

RICHLAND BLVD

UNIVERSITY DR

MD16-0008

MD16-0008

LOVERS LN

MOSS GLEN DR

MYSTIC WAY

BLUE RIDGE DR

LANCER LN

WHISTLER LN

DREXEL LN

WHITE CREST LN

GABLES DR

SWISS LN

GABLES DR

HUNTERS PL

ABBAY LN

HAWTHORN DR

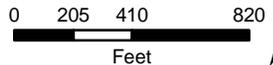
ESSEX DR

WILLOW RIDGE DR

ECHO DR

DENTWOOD TRL

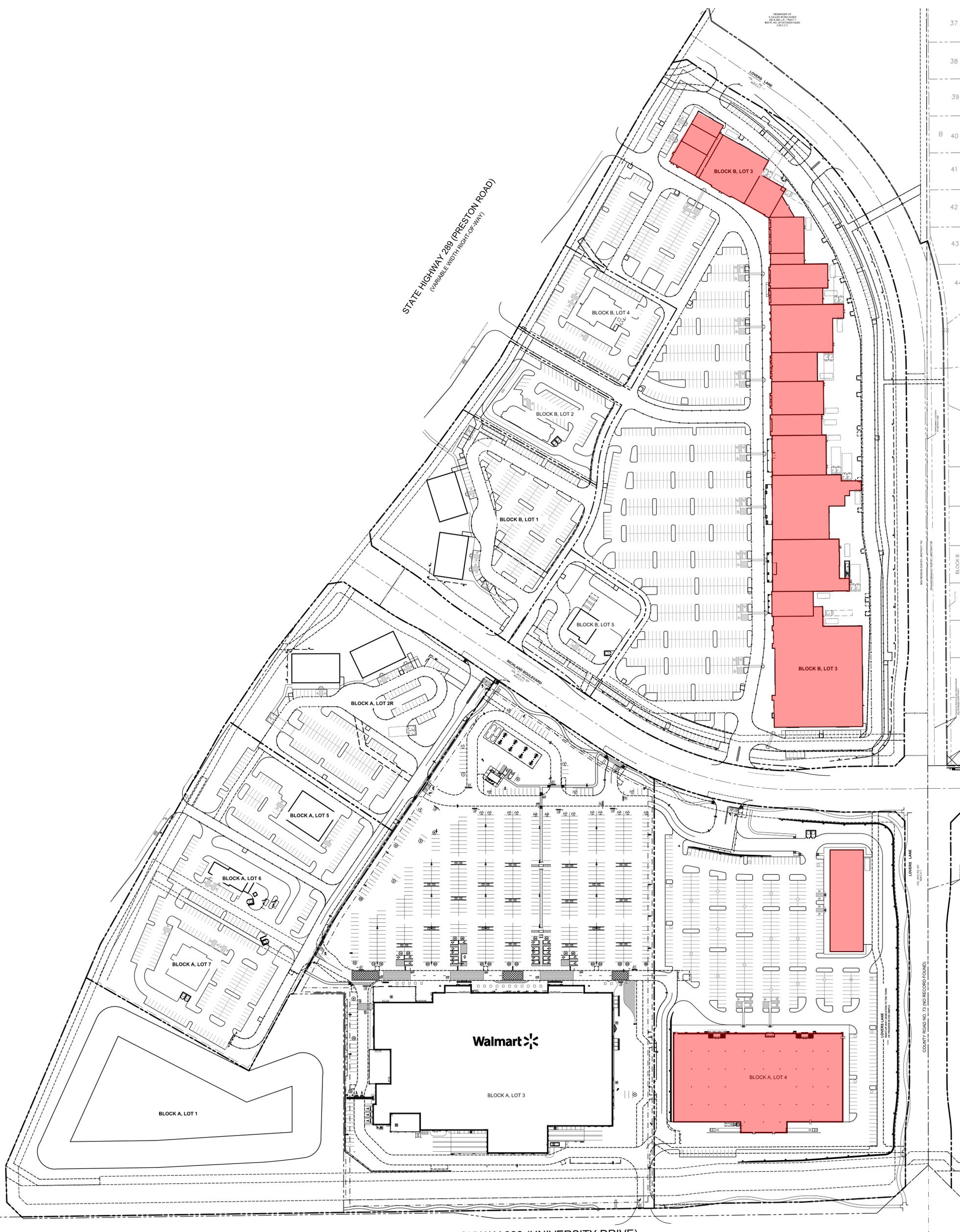
KIOWA DR



MEMORANDUM OF A COLLECTED PARCEL ADDRESS WITHIN A LOT, TRACT OR BLOCK

37  
38  
39  
B 40  
41  
42  
43  
44

STATE HIGHWAY 280 (PRESTON ROAD)  
(VARIABLE WIDTH RIGHT-OF-WAY)



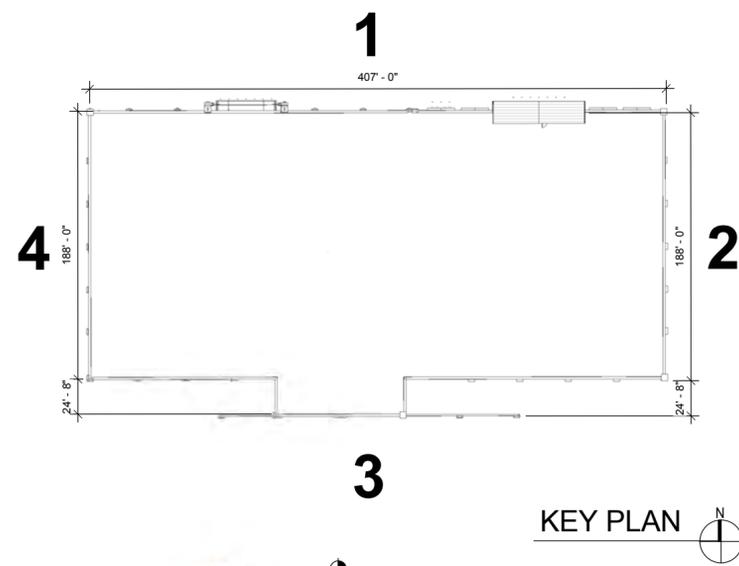
BLOCK B

COUNTY ROAD NO. 73 (NO RECORD FOUND)

U.S. HIGHWAY 380 (UNIVERSITY DRIVE)  
(VARIABLE WIDTH RIGHT-OF-WAY)

BEN RENISON SURVEY, ABSTRACT 755  
T.J. JAMISON SURVEY, ABSTRACT 481

APPROVED FOR RECORDATION BY THE CLERK OF THE COUNTY OF TARRANT, TEXAS



## FINISH SCHEDULE

- BRK-1** REFER TO SPECIFICATION SECTION 04200 FOR ACCEPTABLE MANUFACTURERS. MORTAR - ARGOS #127
- ST-1** MANUFACTURER: CENTURIAN STONE - PATTERN #040 PALOS VERDE - COLOR: #786 ASPEN.
- GL-1** AMBER COLORED GLASS
- GL-2** CLEAR GLASS w/ GRAPHIC IMAGE
- WD-55** MANUFACTURER: ARRIGONI WOODS - RECLAIMED MATERIAL SUNBURNT SIDING - FINISH: NATURAL
- WD-56** MANUFACTURER: ARRIGONI WOODS - RECLAIMED MATERIAL SUNBURNT SIDING - FINISH: STAINED
- WD-57** MANUFACTURER: WESTERN WOOD PRODUCTS ASSOCIATION - 2x8 QTR LOG CABIN SIDING w/ REVEAL; PERMA-CHINK-BEIGE #216 - FINISH: STAINED
- MT-55** MANUFACTURER: INNOVATIVE POWDER COATINGS - PRODUCT: TRANS BLACK G50
- MT-63** METAL ACM/COPING - COLOR: HARTFORD GREEN
- CMU-1** SMOOTH-FACE CENTER SCORED MASONRY UNIT. STAIN TO MATCH SW 0028 CAEN STONE
- CTC-1** CONCRETE TILT-UP WALL w/ TEXTURED COATING. COLOR TO MATCH SW 0028 CAEN STONE
- CTC-2** CONCRETE TILT-UP WALL w/ SMOOTH COATING. COLOR TO MATCH P-52 DSG BELDON
- CTC-3** CONCRETE TILT-UP WALL w/ TEXTURED COATING. COLOR TO MATCH BENJAMIN MOORE HC-124 CALDWELL GREEN
- P-124** MANUFACTURER: SHERWIN WILLIAMS - COLOR: TO MATCH DUNN EDWARDS DE6399 MOLASSES LRV 7 - FINISH: SATIN
- P-152** MANUFACTURER: SHERWIN WILLIAMS - COLOR: FS CUSTOM ORANGE PMS 158C



### 1. NORTH (FRONT) ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL ELEVATION AREA = 11,935 sq. ft.  
 WINDOWS AND DOORS AREA = 1,380 sq. ft.  
 NET ELEVATION AREA = 10,555 sq. ft.

#### PRIMARY MATERIALS

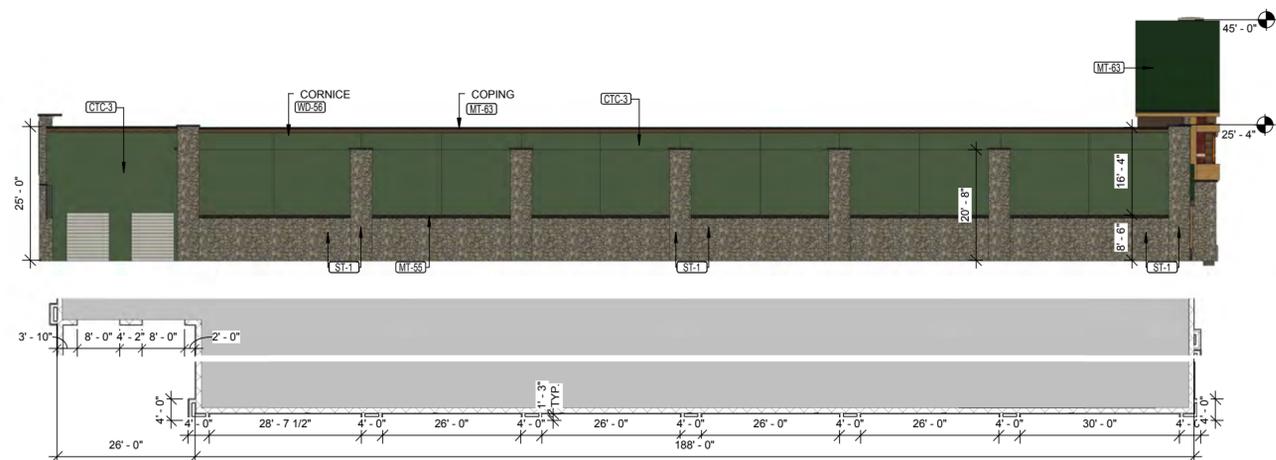
- ST-1 = 2,215 sq. ft. **21%**
- CTC-1 = 2,845 sq. ft. **27%**
- BRK-1 = 945 sq. ft. **9%**

#### SECONDARY MATERIALS

- WD-55 = 695 sq. ft. **7%**
- WD-56 = 765 sq. ft. **7%**
- WD-57 = 1,080 sq. ft. **10%**
- GL-1 = 375 sq. ft. **4%**
- GL-2 = 310 sq. ft. **3%**
- MT-55 = 125 sq. ft. **1%**
- MT-63 = 1,200 sq. ft. **11%**

## FACADE PLAN CHECKLIST

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Department"
- "All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance"
- "When permitted, exposed utility boxes and conduits shall be painted to match the building"
- "All signage areas and locations are subject to approval by the Building Inspections Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."
- "Entrance elements above 25' height are non-habitable elements integral to the building design."



### 2. EAST (SIDE) ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL ELEVATION AREA = 5,225 sq. ft.  
 WINDOWS AND DOORS AREA = 145 sq. ft.  
 NET ELEVATION AREA = 5,080 sq. ft.

#### PRIMARY MATERIALS

- ST-1 = 1,815 sq. ft. **36%**
- CTC-3 = 2,960 sq. ft. **58%**

#### SECONDARY MATERIALS

- WD-56 = 195 sq. ft. **4%**
- MT-55 = 110 sq. ft. **2%**

#### Contact Information

**Owner** p: (724) 273-3400  
 Dick's Sporting Goods  
 345 Court Street  
 Coraopolis, PA 15108  
**Architecture** p: (513) 241-3000  
 FRCH Architecture Inc.  
 311 Elm Street, Suite 600  
 Cincinnati, OH 45202  
**Interior Design** p: (513) 241-3000  
 FRCH Design Worldwide  
 311 Elm Street, Suite 600  
 Cincinnati, OH 45202

#### Sheet Issue Information

Issued	#	Description	Date
	1	SITE PLAN SUBMITTAL	05.09.2016
	2	UPDATE	05.24.2016
	3	UPDATE	06.01.2016
	4	UPDATE	06.22.2016

Drawn By: A. FUGAZZI  
 Project No. 32732.000 / #4622

**DICK'S SPORTING GOODS**  
**FIELD & STREAM**  
 1871  
**GATES OF PROSPER LOT-4 BLOCK-A**  
 PROSPER, TX

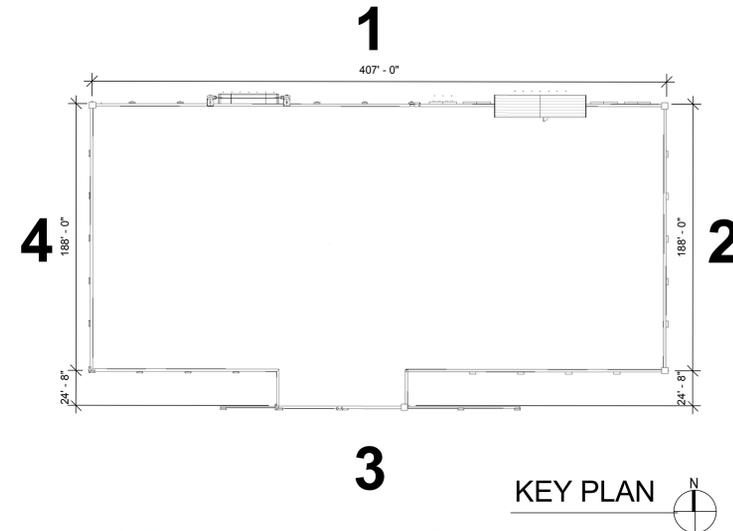
**FRCH**  
 DESIGN WORLDWIDE

www.FRCH.com  
 311 Elm Street | Suite 600 | Cincinnati, OH 45202  
 Telephone 513.241.3000 | Facsimile 513.241.5015

#### Sheet Information

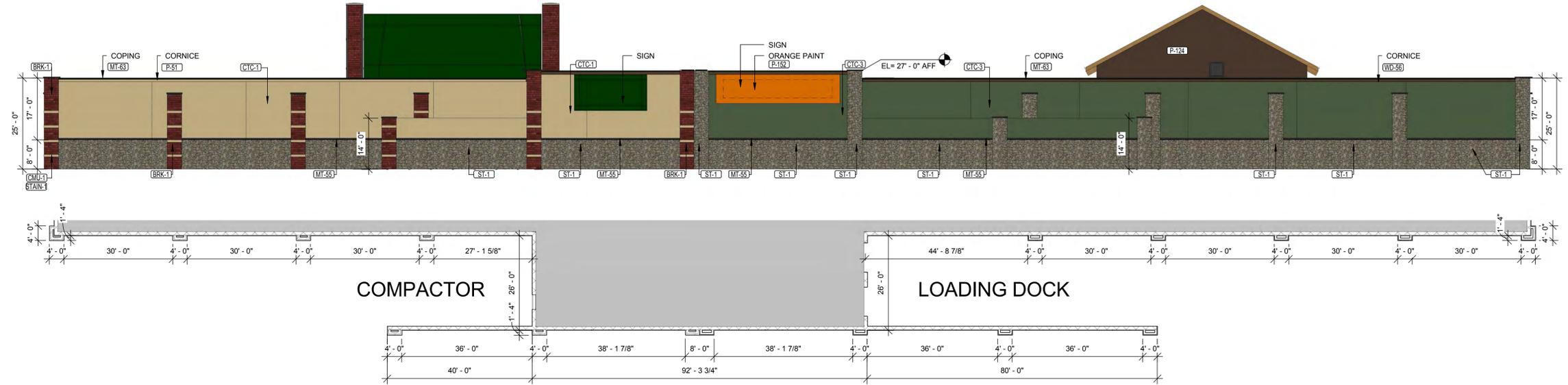
Title: **EXTERIOR ELEVATIONS**  
 Block A, Lot 4

**003a**



### FINISH SCHEDULE

- BRK-1** REFER TO SPECIFICATION SECTION 04200 FOR ACCEPTABLE MANUFACTURERS. MORTAR - ARGOS #127
- ST-1** MANUFACTURER: CENTURIAN STONE - PATTERN #040 PALOS VERDE - COLOR: #786 ASPEN.
- GL-1** AMBER COLORED GLASS
- GL-2** CLEAR GLASS w/ GRAPHIC IMAGE
- WD-55** MANUFACTURER: ARRIGONI WOODS - RECLAIMED MATERIAL SUNBURNT SIDING - FINISH: NATURAL
- WD-56** MANUFACTURER: ARRIGONI WOODS - RECLAIMED MATERIAL SUNBURNT SIDING - FINISH: STAINED
- WD-57** MANUFACTURER: WESTERN WOOD PRODUCTS ASSOCIATION - 2x8 QTR LOG CABIN SIDING w/ REVEAL; PERMA-CHINK-BEIGE #216 - FINISH: STAINED
- MT-55** MANUFACTURER: INNOVATIVE POWDER COATINGS - PRODUCT: TRANS BLACK G50
- MT-63** METAL ACM/COPING - COLOR: HARTFORD GREEN
- CMU-1** SMOOTH-FACE CENTER SCORED MASONRY UNIT. STAIN TO MATCH SW 0028 CAEN STONE
- CTC-1** CONCRETE TILT-UP WALL w/ TEXTURED COATING. COLOR TO MATCH SW 0028 CAEN STONE
- CTC-2** CONCRETE TILT-UP WALL w/ SMOOTH COATING. COLOR TO MATCH P-52 DSG BELDON
- CTC-3** CONCRETE TILT-UP WALL w/ TEXTURED COATING. COLOR TO MATCH BENJAMIN MOORE HC-124 CALDWELL GREEN
- P-124** MANUFACTURER: SHERWIN WILLIAMS - COLOR: TO MATCH DUNN EDWARDS DE6399 MOLASSES LRV 7 - FINISH: SATIN
- P-152** MANUFACTURER: SHERWIN WILLIAMS - COLOR: FS CUSTOM ORANGE PMS 158C



### 3. SOUTH (REAR) ELEVATION

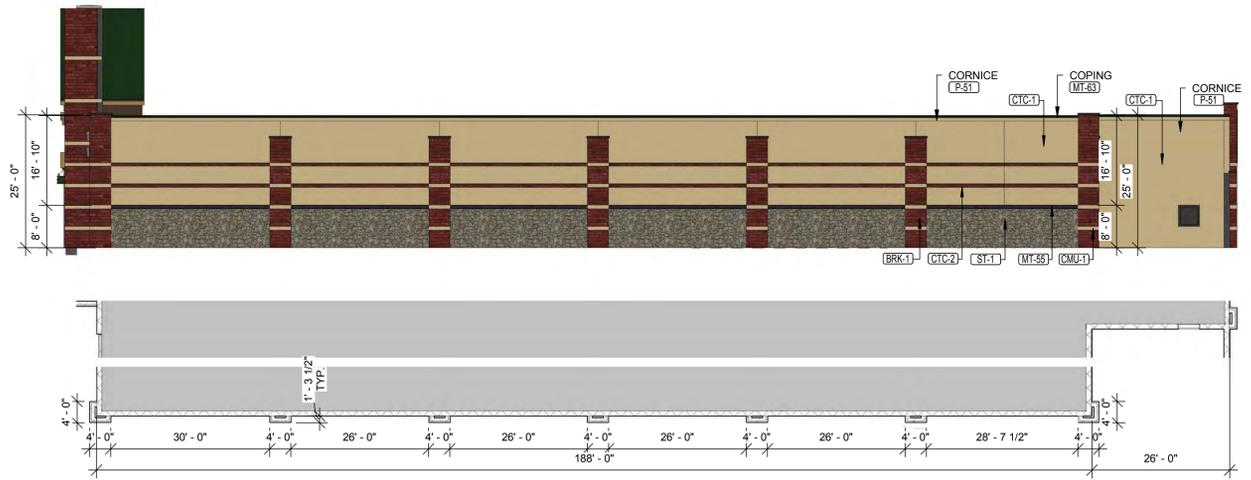
SCALE: 1/16" = 1'-0"

TOTAL ELEVATION AREA = 10,045 sq. ft.  
 WINDOWS AND DOORS AREA = 0 sq. ft.  
 NET ELEVATION AREA = 10,045 sq. ft.

<b>PRIMARY MATERIALS</b>	<b>SECONDARY MATERIALS</b>
ST-1 = 3,315 sq. ft. <b>33%</b>	MT-55 = 200 sq. ft. <b>2%</b>
CTC-1 = 2,830 sq. ft. <b>28%</b>	
CTC-3 = 3,700 sq. ft. <b>37%</b>	

### FACADE PLAN CHECKLIST

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Department"
- "All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance"
- "When permitted, exposed utility boxes and conduits shall be painted to match the building"
- "All signage areas and locations are subject to approval by the Building Inspections Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."
- "Entrance elements above 25' height are non-habitable elements integral to the building design."



### 4. WEST (SIDE) ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL ELEVATION AREA = 5,175 sq. ft.  
 WINDOWS AND DOORS AREA = 16 sq. ft.  
 NET ELEVATION AREA = 5,159 sq. ft.

<b>PRIMARY MATERIALS</b>	<b>SECONDARY MATERIALS</b>
ST-1 = 1,195 sq. ft. <b>24%</b>	MT-55 = 108 sq. ft. <b>2%</b>
CTC-1 = 3,014 sq. ft. <b>58%</b>	
BRK-1 = 842 sq. ft. <b>16%</b>	

**FRCH/Architecture, Inc., P.C.**

**Contact Information**

Owner: Dick's Sporting Goods, 345 Court Street, Coraopolis, PA 15108, p: (724) 273-3400

Architecture: FRCH Architecture Inc., 311 Elm Street, Suite 600, Cincinnati, OH 45202, p: (513) 241-3000

Interior Design: FRCH Design Worldwide, 311 Elm Street, Suite 600, Cincinnati, OH 45202, p: (513) 241-3000

**Sheet Issue Information**

Issued	#	Description	Date
	1	SITE PLAN SUBMITTAL	05.09.2016
	2	UPDATE	05.24.2016
	3	UPDATE	06.01.2016
	4	UPDATE	06.22.2016

Drawn By: A. FUGAZZI  
 Project No: 32732.000 / #4622

**FIELD & STREAM**  
 1871

**DICK'S SPORTING GOODS**

**GATES OF PROSPER LOT-4 BLOCK-A**

PROSPER, TX

**FRCH**  
 DESIGN WORLDWIDE

www.FRCH.com  
 311 Elm Street | Suite 600 | Cincinnati, OH 45202  
 Telephone 513.241.3000 | Facsimile 513.241.5015

**Sheet Information**

Title: **EXTERIOR ELEVATIONS**  
 Block A, Lot 4  
**003b**

© 2012 This drawing, printed or otherwise, is the copyrighted property of FRCH Design Worldwide and FRCH/Architecture, Inc., P.C. The drawing may not be used, reproduced or copied without the permission of FRCH Design Worldwide or FRCH/Architecture, Inc., P.C.







June 24, 2016

Mr. John Webb, AICP  
Director of Development Services  
Town of Prosper

Re: Gates Of Prosper  
Alternative Materials

Dear John:

This letter is to apply for consideration an exception to the exterior façade requirements based on the criteria listed in subpart 2 of the Ordinance No. 16-29. We are requesting to increase secondary materials above 10% of a façade as shown on attached exhibits.

- a. Gates of Prosper retail center has national retailers with their unique architectural expression to create their national brand. It is mandatory and in lease agreements that these national tenants must have their brand.
- b. The elevations have unique building styles and materials that are specifically required by either the national tenants or the owner to create tenant identity brand and to create a blend of a more interesting architectural look by offering more secondary materials.
- c. The proposed materials are consistent with a high quality development with lasting and sustainable materials of metals and other durable products.
- d. The proposed materials will be visually harmonious with the other proposed commercial building developments for this region.
- e. The proposed materials offer high merit based on the quality and durability of the metal finishes.
- f. The proposed elevations with the request for offering more secondary materials are in keeping with the intent of the ordinance.

We respectfully ask for your consideration for approval of this application of alternative materials. If you have any questions please give us a call.

Sincerely,

O'BRIEN ARCHITECTS

David Culbertson  
President



*Prosper is a place where everyone matters.*

## RESULTS

### AGENDA

**Meeting of the Prosper Town Council**  
Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, June 28, 2016  
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. Presentations.
  - Limited Access Roadway Presentation by Collin County Commissioner Susan Fletcher.
5. **CONSENT AGENDA: All items approved, 6-0**

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

- 5a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
  - Regular Meeting – June 14, 2016
- 5b. Consider and act upon authorizing the competitive sealed proposal procurement method for the purchase and installation of artificial field turf for the Town of Prosper Frontier Park - North Field Improvements project. **(JC)**
- 5c. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**
6. **CITIZEN COMMENTS:**

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

#### **REGULAR AGENDA:**

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public

## RESULTS

hearings will be recognized by the Mayor. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Mayor and Town Council.

### PUBLIC HEARINGS:

7. Conduct a Public Hearing and consider and act upon an ordinance amending the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002). [Companion Case Z16-0004] **(JW) Tabled to July 26, 2016; 6-0**
8. Conduct a Public Hearing and consider and act upon an ordinance rezoning 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). [Companion Case CA16-0002] **(JW) Tabled to July 26, 2016; 6-0**
9. Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for Windsong Ranch Marketplace, on 46.6± acres, located on the northeast corner of US 380 and Gee Road. (MD16-0002). **(JW) Tabled to July 12, 2016; 6-0; per request of the applicant**
10. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007). **(JW) Tabled to July 26, 2016; 6-0**
11. Conduct a Public Hearing, and consider and act upon a request for a variance to the Sign Ordinance, Section 1.09(M), regarding Subdivision Monuments, for the Villages at Legacy, located at the northeast corner of US 380 and Legacy Drive. (V16-0002). **(JW) Approved, 6-0**

### DEPARTMENT ITEMS:

12. Consider and act upon a request for a façade exception for the Windsong Ranch, Phase 4A Amenity Center, located on the east side of Windsong Parkway, 1,500± feet north of Fishtrap Road. (MD16-0005). **(JW) Approved, 5-0**

### 13. EXECUTIVE SESSION:

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

**13a.** Section 551.087 – To discuss and consider economic development incentives.

**13b.** Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.

## RESULTS

- 13c.** *Section 551-074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks and Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*
- 14.** Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
- 15.** Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
- Backflow Prevention Plan. **(FJ)**
- 16.** Adjourn.

### CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 24, 2016, by 5:00 p.m., and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

\_\_\_\_\_  
Date Noticed Removed

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 Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council 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.