

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, October 4, 2016, 7:00 p.m.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice Chair and Secretary.
4. **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.)

- 4a. Consider and act upon minutes from the September 20, 2016, Regular Planning & Zoning Commission meetings.
- 4b. Consider and act upon a Site Plan for a restaurant in the Gates of Prosper (Chili's), on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0070).
- 4c. Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block B, Lot 4, on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0071).

**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.)

5. Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block B, Lot 4, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. (MD16-0014).
6. Conduct a Public Hearing, and consider and act upon a request to rezone 0.3± acre from Downtown Retail (DTR) to Planned Development-Downtown Retail (PD-DTR), located on the southwest corner of Main Street and Broadway Street. (Z16-0021).
7. Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40 (PD-40), on 11.9± acres, located on the west side of Windsong Parkway, 400± feet north of US 380, to allow for the development of a big box home improvement retail store (The Home Depot). (Z16-0016).

8. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
9. 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 September 30, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Carol Myers, Deputy Town Secretary

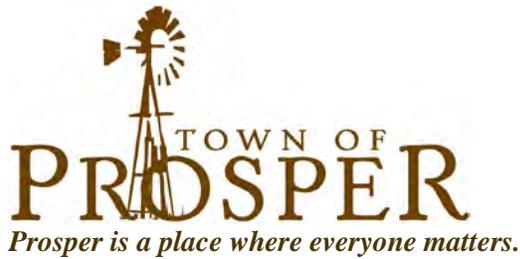
\_\_\_\_\_  
Date Notice Removed

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

#### NOTICE

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

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Planning &amp; Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, September 20, 2016, 7:00 p.m.

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

The meeting was called to order at 7:02 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, Bobby Atteberry, Chad Robertson, and Brandon Daniel  
Commissioner Andres left at 7:25 p.m.

Staff present: Hulon Webb, Executive Director of Development and Community Services; John Webb, Director of Development Services; 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 September 6, 2016, Regular Planning & Zoning Commission meetings.**

**3b. Consider and act upon a Site Plan for an office building at Prosper Town Center, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0064).**

**3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 5, Block A, Lot 1, on 1.6± acres, located 600± feet east of Preston Road, 900± feet north of First Street. This property is zoned Planned Development-7 (PD-7). (D16-0065).**

Chair Alzner requested Item 3b be pulled for discussion.

Motioned by Snyder, seconded by Andres, to approve Consent Agenda Items 3a and 3c, subject to staff recommendations. Motion approved 7-0.

*Hubbard:* Summarized Item 3b and explained that a correction was made to the building square footage in the site data summary table after the packets were distributed.

*Mike Dougherty (Representative):* Explained that the correction was due to previous changes that were not reflected in the site data summary table.

Motioned by Snyder, seconded by Robertson, to approve Item 3b, subject to staff recommendations. Motion approved 7-0.

## **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 1.7± acres from Office (O) and Retail (R) to Planned Development-Retail (PD-R), located on the west side of Hays Road, 2,600± feet north of First Street. (Z16-0020).**

*Hubbard:* Summarized the request and presented exhibits provided by the applicant. Provided a brief history on the project and explained the deviation to the play area width requirements. Notified Commission that no Public Hearing Notice Reply Forms have been received for the request. Recommended approval of the request. Confirmed the request is in conformance with the Future Land Use Plan.

*Snyder:* Inquired what type of fencing and screening would be installed as a buffer to the northern property, expressed concern regarding increased traffic on the driveway due to future development of the western adjacent property and asked if the zoning request conforms to the Future Land Use Plan.

The Public Hearing was opened by Chair Alzner.

*Angela Wolfe (Owner):* Described proposed development on the western and northern adjacent properties. Stated that a wrought iron fence would be installed and landscaping within the fence. Described the proposed use of each play area and the playground equipment in those areas.

*Randy Helmberger (Engineer):* Described future cross-access that will be provided to the southern property.

There being no other speakers the Public Hearing was closed.

*Snyder:* Expressed concern on the capacity of the east-west driveway to accommodate future traffic from additional development from the office-zoned tract to the west.

*J. Webb:* Noted the office-tract, when developed would have the right to use the drive serving the day care, but the office would also have to build a second point of access to Preston Road or Hays Road.

Commission voiced support for the request and thanked the applicant for effort in proposing a quality development.

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

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

*J. Webb:* Summarized recent action taken by Town Council and noted the Town is finalizing a professional services agreement with a team of professional urban planning and design staff and market assessment professionals to initiate the Old Town Planning Assessment.

*H. Webb:* Discussed future downtown roadway projects and timelines.

**6. Adjourn.**

Motioned by Snyder, seconded by Robertson, to adjourn. Motion approved 6-0 at 7:43 p.m.

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Pamela Clark, Planning Technician

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David Snyder, Secretary



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**  
**From: Jonathan Hubbard, Planner**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – October 4, 2016**

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**Agenda Item:**

Consider and act upon a Site Plan for a restaurant in the Gates of Prosper (Chili's), on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0070).

**Description of Agenda Item:**

The Site Plan consists of a 6,046 square foot restaurant (Chili's). Access is provided via cross-access easements from Preston Road and future Richland Boulevard. Adequate parking has been provided. The Site Plan conforms to the PD-67 development standards.

As companion items, the Final Plat for Gates of Prosper, Phase 1, Block B, Lot 4 (D16-0071) and the Façade Exception for Gates of Prosper, Phase 1, Block B, Lot 4 (MD16-0014) are on the October 4, 2016, agenda.

**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, façade and address plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Removal of wheel stops within parking stalls that are less than 20' deep.



D16-0070

PRESTON RD

PRESTON RD

RICHLAND BLVD

LOVERS LN

MOSS GLEN DR

BLUE RIDGE DR

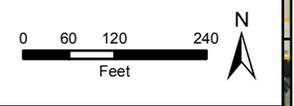
ABBEY LN

LOVERS LN

LANCER LN

MYSTIC WAY

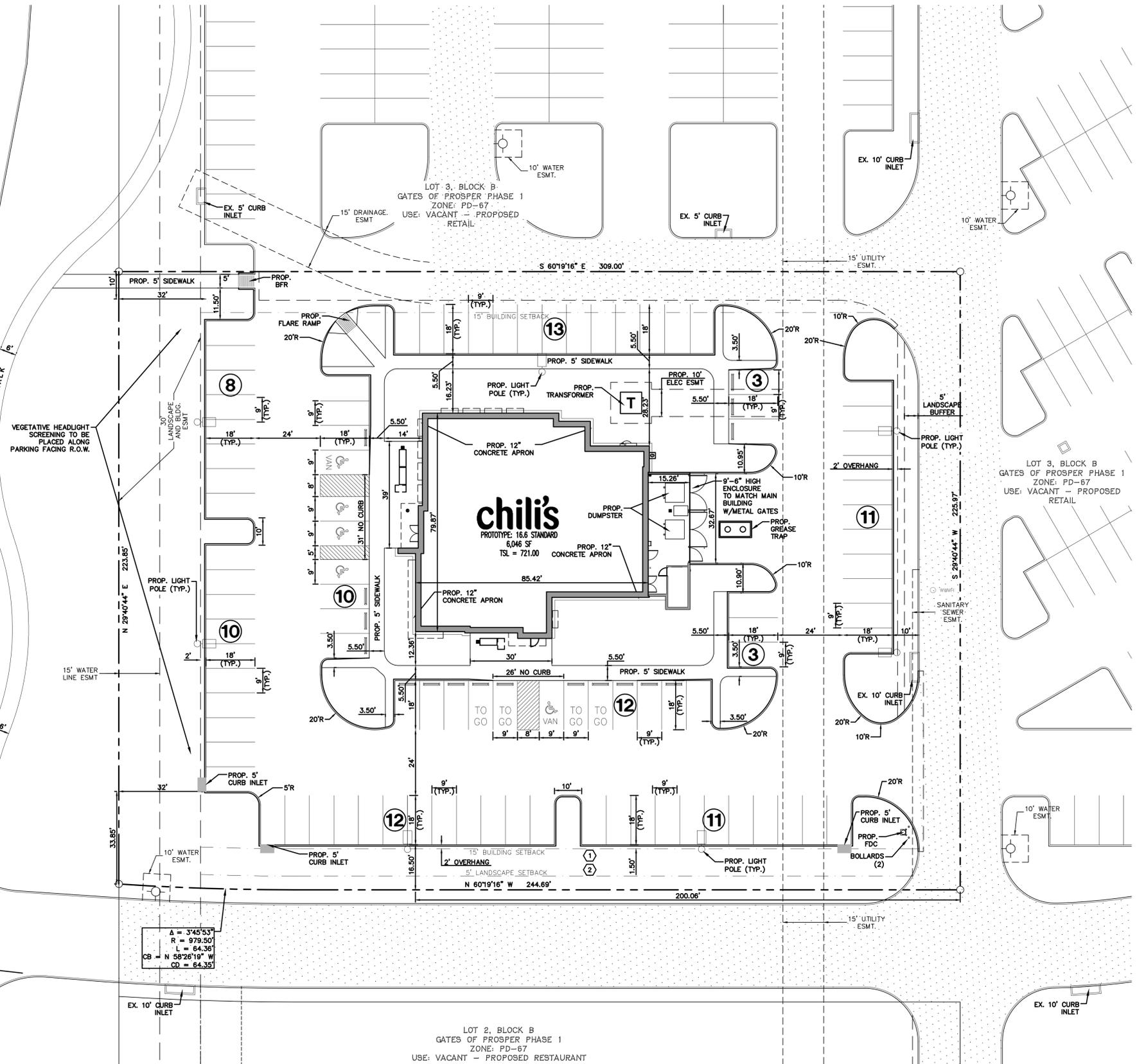
WHISTLER LN



PRESTON ROAD (SH 289)

470'± TO NEAREST DRIVEWAY (120' R.O.W.)

612'± TO RICHLAND BLVD.



$\Delta = 3'45.53'$   
 $R = 979.50'$   
 $L = 64.36'$   
 $CB = N 58'26.19'' W$   
 $CD = 64.35'$

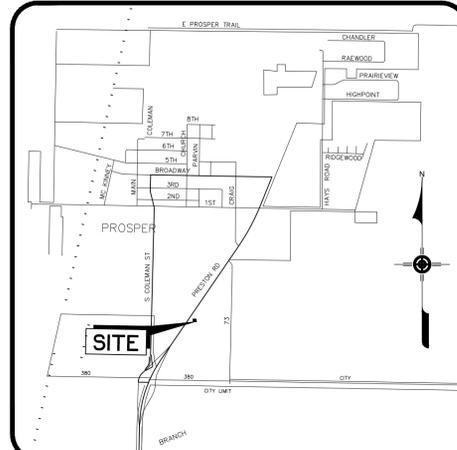
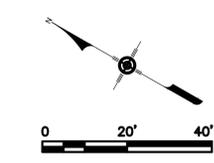
LOT 2, BLOCK B  
 GATES OF PROSPER PHASE 1  
 ZONE: PD-67  
 USE: VACANT - PROPOSED RESTAURANT

**SURVEYOR**  
 KIMLEY-HORN  
 5750 GENESIS COURT  
 SUITE 200  
 FRISCO, TX 75034  
 PHONE: (469) 353-6060  
 CONTACT: CHRIS LEPPERT  
 EMAIL: CHRIS.LEPPERT@KIMLEY-HORN.COM

**CIVIL ENGINEER/PREPARER:**  
 STANTEC CONSULTING SERVICES INC.  
 12222 MERIT DRIVE  
 SUITE 400  
 DALLAS, TEXAS 75251  
 PHONE: (972) 991-0011  
 CONTACT: KYLON M. WILSON P.E.  
 TBPE# F-6324

**OWNER/DEVELOPER:**  
 LINCOLN PROPERTY COMPANY  
 2000 MCKINNEY AVENUE  
 SUITE 1000  
 DALLAS, TEXAS 75201  
 PHONE: (214) 740-4486  
 CONTACT: TIM SMITH

**APPLICANT:**  
 BRINKER TEXAS, L.P.  
 6820 LBJ FREEWAY  
 DALLAS, TX 75240  
 PHONE: (972) 770-8768  
 CONTACT: MIKE GABRIEL  
 EMAIL: MIKE.GABRIEL@BRINKER.COM



LOCATION MAP  
 N.T.S.

**WATER METER SCHEDULE**

ID	TYPE	SIZE	SS LAT.	REMARKS
1	DOMESTIC	2"	6"	PROPOSED METER
2	IRRIGATION	1 1/2"	N/A	PROPOSED METER

**PROPOSED LEGEND**

- FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ STORM SEWER MANHOLE
- ⊕ LIGHT POLE
- ⊕ ASH-TRASH / BENCH SEATING
- ⊕ BENCH SEATING / 30" x 48" ADA AREA

**SITE LEGEND**

- ▨ FIRE LANE

**EXISTING LEGEND & ABBREVIATIONS**

●	FIRE HYDRANT	FH
⊕	WATER VALVE	WM
⊕	WATER METER	WM
⊕	FIRE DEPARTMENT CONNECTION	FDC
⊕	IRRIGATION CONTROL VALVE	ICV
⊕	SANITARY SEWER MANHOLE	SSMH
⊕	SANITARY SEWER CLEANOUT	SSCO
⊕	GAS METER	GM
⊕	POWER POLE	PP
⊕	LIGHT POLE	LP
⊕	TRAFFIC CONTROL BOX	TCB
⊕	TRAFFIC SIGN	TS
⊕	CURB INLET	CI
⊕	BARRIER FREE RAMP	BFR
⊕	WATER LINE	W
⊕	SANITARY SEWER LINE	SS
⊕	STORM SEWER LINE	STM
⊕	STORM SEWER MANHOLE	STMH

**TOWN OF PROSPER SITE PLAN GENERAL NOTES**

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND 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 THE 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 FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- PAVING DIMENSIONS ARE FROM FACE OF CURB.

**SITE DATA SUMMARY**

LOT 4, BLOCK B	
PROPOSED USE:	CHIL'S (RESTAURANT) PROTOTYPE 16.6 STANDARD
LOT AREA:	69,779 SQ. FT. = 1.602 AC
ZONED:	PD 67
TOTAL BUILDING AREA	6,046 SQ. FT.
MAX. BUILDING HEIGHT	26.75 FT.
LOT COVERAGE	8.66%
FLOOR AREA RATIO	0.087
PARKING REQUIRED	1 SPACE PER 100 SF 6,046/100 = 61 SPACES
PARKING PROVIDED	93 SPACES
HANDICAP PARKING REQUIRED	3 STD./ 1 VAN
HANDICAP PARKING PROVIDED	3 STD./ 2 VAN
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.	
INTERIOR LANDSCAPING REQUIRED	15 SF PER PARKING STALL 15 SF * 93 STALLS = 1,395 SF
INTERIOR LANDSCAPING PROVIDED	3,781 SF
IMPERVIOUS AREA	47,484.79 SF = 1.09 AC (67.8%)
OPEN SPACE PROVIDED	7% OF SITE AREA 69,779 * .07 = 4,885 SF 8,025 SF
NOTE:	NO FLOODPLAIN EXISTS ON THE SITE (FEMA MAP #48085C0235J REVISED JUNE 2, 2009).

**CHIL'S RESTAURANT & BAR  
 SITE PLAN  
 LOT 4, BLOCK B  
 THE GATES OF PROSPER  
 1602 ACRES SITUATED IN THE  
 BEN RENISON SURVEY, ABSTRACT NO. 755  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS  
 SEPTEMBER 20, 2016  
 TOWN OF PROSPER CASE NO. D18-0070**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – October 4, 2016

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**Agenda Item:**

Consider and act upon a Final Plat for Gates of Prosper, Phase 1, Block B, Lot 4, on 1.6± acres, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. This property is zoned Planned Development-67 (PD-67). (D16-0071).

**Description of Agenda Item:**

The Final Plat dedicates all easements necessary for development and conforms to the PD-67 development standards.

As companion items, the Site Plan for Gates of Prosper (D16-0070) and the Façade Exception for Gates of Prosper, Phase 1, Block B, Lot 4 (MD16-0014) are on the October 4, 2016, agenda.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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



D16-0071

PRESTON RD

PRESTON RD

RICHLAND BLVD

LOVERS LN

MOSS GLEN DR

BLUE RIDGE DR

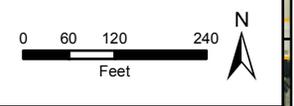
ABBEY LN

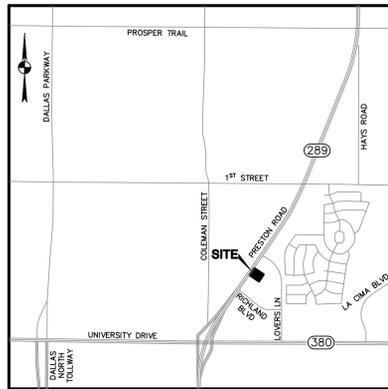
LOVERS LN

LANCER LN

MYSTIC WAY

WHISTLER LN





VICINITY MAP  
NOT TO SCALE  
MAPSCO 256 U

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, 380 & 289, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE BENJAMIN RENISON SURVEY, ABSTRACT NUMBER 755, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 4, BLOCK B OF GATES OF PROSPER PHASE 1, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2016, PAGE 449, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND ALSO BEING A PORTION OF A CALLED 99.963 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A CORRECTION DEED TO 380 & 289, L.P. RECORDED IN INSTRUMENT NUMBER 20130130000132260, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 4, BLOCK B, SAME BEING THE A WESTERLY CORNER OF LOT 3, BLOCK B OF SAID GATES OF PROSPER PHASE 1 AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 (ALSO KNOWN AS PRESTON ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289, ALONG THE COMMON LINE OF SAID LOT 4, BLOCK B AND SAID LOT 3, BLOCK B, THE FOLLOWING CALLS:

- 1. SOUTH 60°19'16" EAST, A DISTANCE OF 309.00 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;
- 2. SOUTH 29°40'44" WEST, A DISTANCE OF 225.97 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER;
- 3. NORTH 60°19'16" WEST, A DISTANCE OF 244.69 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 979.50 FEET;
- 4. NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°45'53", FOR AN ARC LENGTH OF 64.36 FEET, A CHORD BEARING OF NORTH 58°26'19" WEST AND A CHORD DISTANCE OF 64.35 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289;

THENCE, NORTH 29°40'44" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289, A DISTANCE OF 223.85 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1.602 ACRES OR 69,778 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 380 & 289, L.P. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GATES OF PROSPER PHASE 1, LOT 4, BLOCK B, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. 380 & 289, L.P. DOES HEREBY 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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: 380 & 289, L.P.

AUTHORIZED SIGNATURE \_\_\_\_\_ PRINTED NAME AND TITLE \_\_\_\_\_

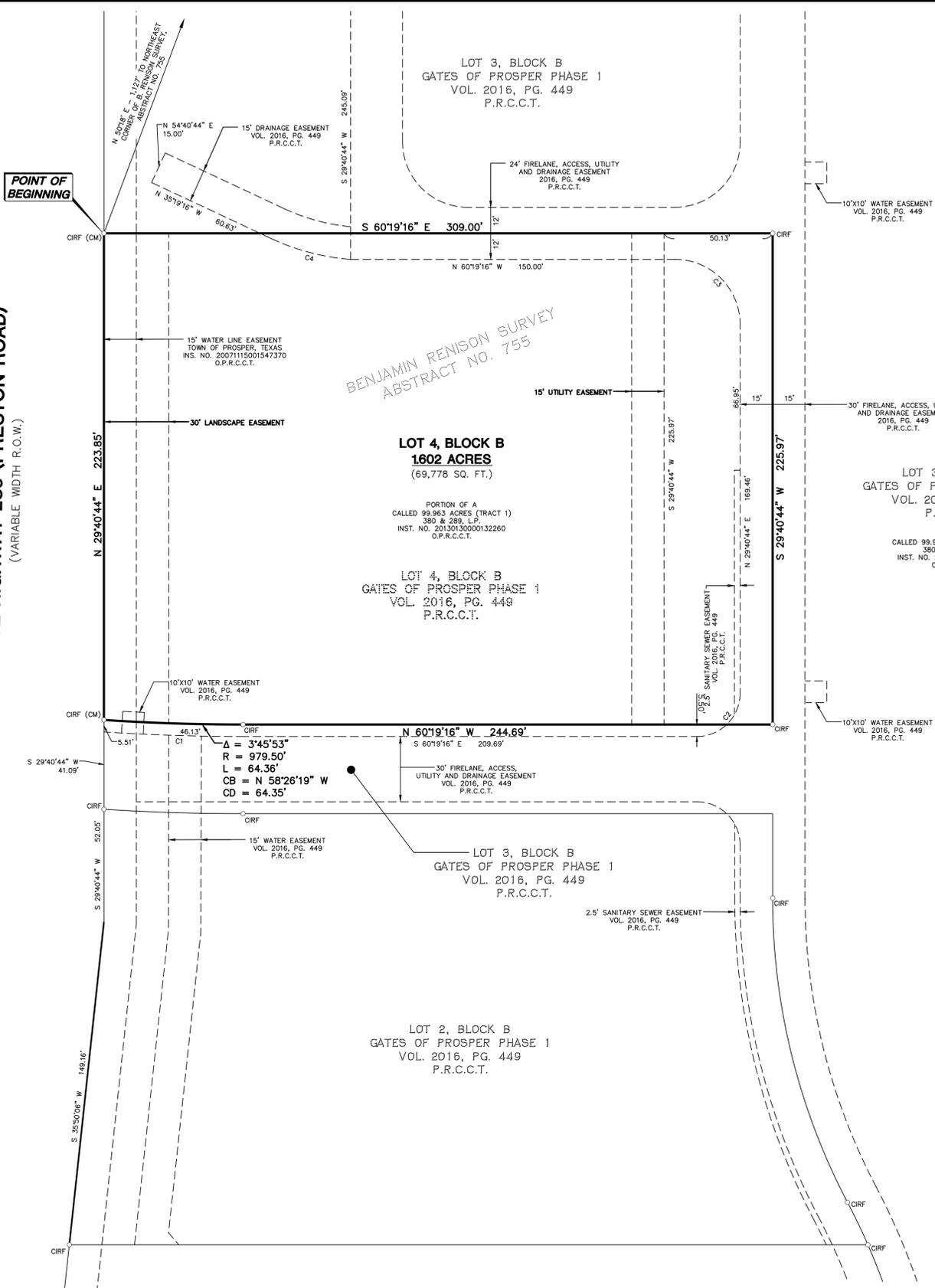
STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

STATE HIGHWAY 289 (PRESTON ROAD)  
(VARIABLE WIDTH R.O.W.)



**LEGEND**

CIRF	5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
(CM)	CONTROLLING MONUMENT

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	64.35'	985.00'	3°44'36"	64.34'	S58°26'58"E
C2	31.42'	20.00'	90°00'00"	28.28'	N74°40'44"E
C3	47.12'	30.00'	90°00'00"	42.43'	N15°19'16"W
C4	38.49'	107.50'	20°30'49"	38.28'	N45°34'40"W

**OWNER:**  
380 & 289, L.P.  
c/o LINCOLN PROPERTY COMPANY  
2000 MCKINNEY AVENUE  
DALLAS, TEXAS 75201  
PHONE: (214) 740-4486  
CONTACT: TIM SMITH

**APPLICANT:**  
BRINKER TEXAS, L.P.  
6820 LBJ FREEWAY  
DALLAS, TEXAS 75240  
PHONE: (972) 770-8768  
CONTACT: MIKE GABRIEL

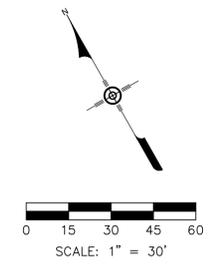
**SURVEYOR:**  
STANTEC CONSULTING SERVICES INC  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251  
PH: (972) 991-0011  
CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
TBPLS FIRM NUMBER: 10194229

**SURVEYOR'S CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. MURPHY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN 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 \_\_\_\_\_, 20\_\_\_\_



**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
September 20, 2016

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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

**GENERAL NOTES**

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE CONVEYANCE PLAT FOR GATES OF PROSPER PHASE 1, RECORDED IN VOLUME 2016, PAGE 449, PLAT RECORDS OF COLLIN COUNTY, TEXAS.
- 2. 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.
- 3. BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48085C0235J, DATED JUNE 2, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

**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 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.

**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.

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR  
\_\_\_\_\_  
TOWN SECRETARY  
\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT  
\_\_\_\_\_  
ENGINEERING DEPARTMENT

FINAL PLAT  
**GATES OF PROSPER PHASE 1  
LOT 4, BLOCK B**

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.  
BEING ALL OF LOT 4, BLOCK B, GATES OF PROSPER PHASE 1, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 2016, PAGE 449, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A 1.602 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN RENISON SURVEY, ABSTRACT NO. 755, TOWN OF PROSPER, COLLIN COUNTY, TEXAS.  
SEPTEMBER 20, 2016

TOWN OF PROSPER CASE NO. D16-0071



**PLANNING**

**To: Planning & Zoning Commission**  
**From: Jonathan Hubbard, Planner**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – October 4, 2016**

**Agenda Item:**

Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block B, Lot 4, located on the east side of Preston Road, 700± feet north of future Richland Boulevard. (MD16-0014).

**Description of Agenda Item:**

The applicant is seeking a Façade Exception for a 6,046 square foot restaurant located within the Gates of Prosper, to allow for an increase in secondary materials.

The Zoning Ordinance limits secondary materials to 10% of an elevation. As depicted on Attachment 2, the applicant is requesting the exterior of the structure of the proposed Chili's to be constructed primarily of brick and stone as required by the ordinance, but are requesting for the use of tile, metal, and fabric to exceed 10% on each of the elevations. Specifically, the applicant is proposing secondary materials as follows:

	Tile	Metal	Fabric	Total
North	21%	6%	13%	40%
South	16%	6%	3%	25%
East	4%	4%	10%	18%
West	14%	5%	0%	19%

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:**

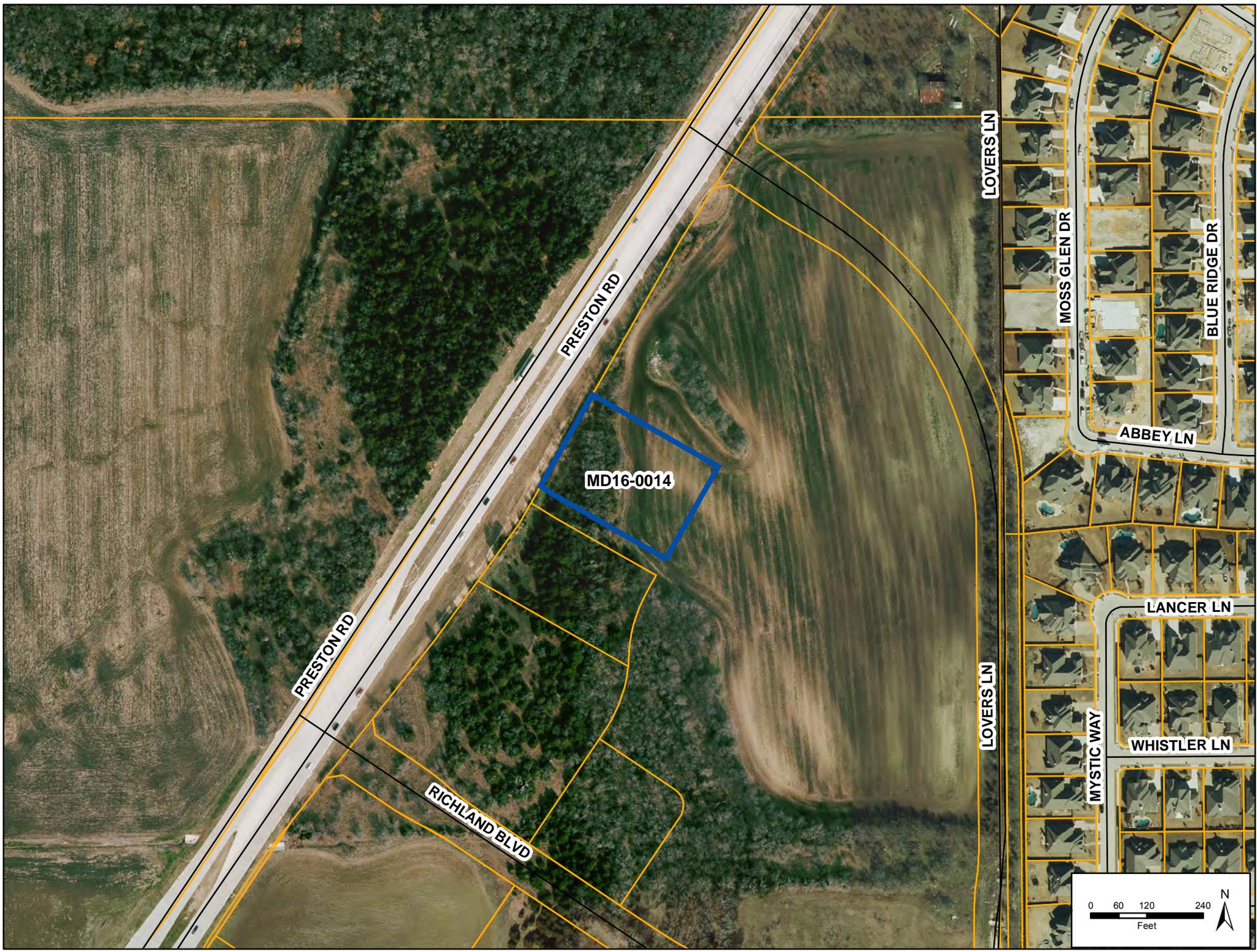
1. Location Map
2. Proposed Elevations for Chili's
3. Criteria Response Letter

**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 B, Lot 4.

**Town Council Consideration:**

Upon a recommendation by the Planning & Zoning Commission, this request will be scheduled for the Town Council meeting on October 25, 2016.



PRESTON RD

MD16-0014

PRESTON RD

RICHLAND BLVD

LOVERS LN

MOSS GLEN DR

BLUE RIDGE DR

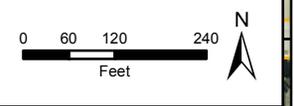
ABBEY LN

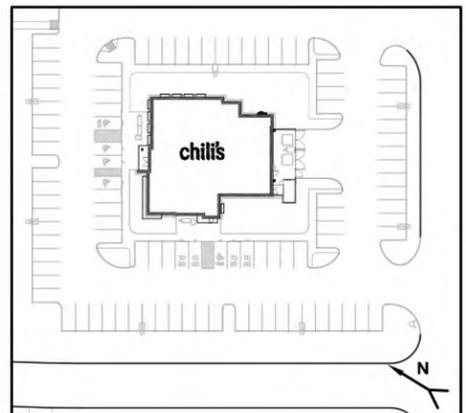
LOVERS LN

LANCER LN

WHISTLER LN

MYSTIC WAY





**KEY PLAN**



09/28/16

**FRONT ELEVATION (NORTH)**

**AREA CALCULATIONS**

TOTAL SURFACE AREA =	2094 SFT.
GLAZING SURFACE AREA =	465 SFT.
NET SURFACE AREA =	1629 SFT.

STONE-SUNRISE BLEND (LIGHT STONE) =	345 SFT.	21%
BRICK-BLENDED BRICK DUTCH GRAY MATT =	449 SFT.	28%
BRICK-ENDICOTT MEDIUM IRONSPOT =	140 SFT.	9%
BRICK-KANSAS BRICK CHARCOAL =	34 SFT.	2%
TILE-DALTILE YACHT CLUB =	337 SFT.	21%
MISC- METAL CANOPY/PARAPET CAP =	100 SFT.	6%
MISC- FABRIC AWNING =	224 SFT.	13%
<b>TOTAL =</b>	<b>1629 SFT.</b>	<b>100%</b>

- GLIDDEN "AUTHENTIC BROWN"
- BELDEN BRICK "DUTCH GRAY MATT" THIN BRICK. MORTAR TO MATCH BRICK
- GLIDDEN "THE DARK SIDE"
- BLACKSON BRICK CO. - "SUNRISE BLEND (LIGHT STONE)" NATURAL THIN STONE.
- VALSPAR "FLUROPON PREMIERE BANNER RED"
- STOREFRONT: "DARK ANODIZED BRONZE"
- METAL CANOPY: "CLEAR ANODIZED METAL"
- DAL-TILE YACHT CLUB "SEA ANCHOR"
- ENDICOTT "MEDIUM IRONSPOT #46"
- KANSAS BRICK & TILE: "CHARCOAL" MODULAR VELOUR



**RIGHT ELEVATION (WEST)**

**AREA CALCULATIONS**

TOTAL SURFACE AREA =	2062 SFT.
GLAZING SURFACE AREA =	125 SFT.
NET SURFACE AREA =	1937 SFT.

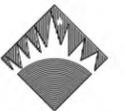
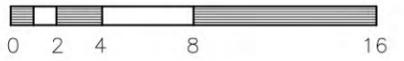
STONE-SUNRISE BLEND (LIGHT STONE) =	494 SFT.	25%
BRICK-BLENDED BRICK DUTCH GRAY MATT =	728 SFT.	38%
BRICK-ENDICOTT MEDIUM IRONSPOT =	301 SFT.	15%
BRICK-KANSAS BRICK CHARCOAL =	49 SFT.	3%
TILE- DALTILE YACHT CLUB =	275 SFT.	14%
MISC- METAL CANOPY/PARAPET CAP =	90 SFT.	5%
<b>TOTAL =</b>	<b>1937 SFT.</b>	<b>100%</b>

- RED DOOR DARK BRONZE ALUMINUM STOREFRONT FRAMES
- MODULAR BRICK "MEDIUM IRONSPOT #46"
- BRICK ROWLOCK KANSAS BRICK & TILE "CHARCOAL" MODULAR VELOUR
- LIGHT FIXTURE DARK BRONZE THIN BRICK BELDEN BRICK "DUTCH GRAY MATT"
- NATURAL THIN STONE BLACKSON BRICK CO. "SUNRISE BLEND"

-THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS 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.



**EXTERIOR ELEVATIONS-PROSPER, TX**  
**PROTO 16.6**



**THE GATES OF PROSPER**  
**LOT 4 BLOCK B**

08.10.16  
 REV. 09.15.16  
 REV. 09.26.16  
 REV. 09.28.16

140478.001

**OWNER:**  
 BRINKER TEXAS, L.P.  
 c/o LINCOLN PROPERTY COMPANY  
 2000 MCKINNEY AVENUE  
 DALLAS, TEXAS 75201  
 PHONE: (214) 740-4486  
 CONTACT: TIM SMITH

**APPLICANT:**  
 STANTEC CONSULTING SERVICES, INC  
 12222 MERIT DRIVE, SUITE 400  
 DALLAS, TEXAS 75251  
 PH: (972) 991-0011  
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
 TBPLS FIRM NUMBER: 10194229

**SURVEYOR:**  
 STANTEC CONSULTING SERVICES, INC  
 12222 MERIT DRIVE, SUITE 400  
 DALLAS, TEXAS 75251  
 PH: (972) 991-0011  
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
 TBPLS FIRM NUMBER: 10194229



**LEFT ELEVATION (EAST)**

AREA CALCULATIONS			
TOTAL SURFACE AREA =	2304 SFT.		
GLAZING SURFACE AREA =	116 SFT.		
NET SURFACE AREA =	2188 SFT.		
		STONE-SUNRISE BLEND (LIGHT STONE) =	484 SFT. 23%
		BRICK-BLENDED BRICK DUTCH GRAY MATT =	922 SFT. 42%
		BRICK-ENDICOTT MEDIUM IRONSPOT =	331 SFT. 15%
		BRICK-KANSAS BRICK CHARCOAL =	47 SFT. 2%
		TILE - DAL-TILE YACHT CLUB =	87 SFT. 4%
		MISC- METAL CANOPY/PARAPET CAP =	93 SFT. 4%
		MISC- FABRIC AWNING =	224 SFT. 10%
		<b>TOTAL =</b>	<b>2188 SFT. 100%</b>

- GLIDDEN "AUTHENTIC BROWN"
- BELDEN BRICK "DUTCH GRAY MATT" THIN BRICK. MORTAR TO MATCH BRICK
- GLIDDEN "THE DARK SIDE"
- BLACKSON BRICK CO. - "SUNRISE BLEND (LIGHT STONE)" NATURAL THIN STONE.
- VALSPAR "FLUROPON PREMIERE BANNER RED"
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- ENDICOTT "MEDIUM IRONSPOT #46"
- KANSAS BRICK & TILE : "CHARCOAL" MODULAR VELOUR
- MODULAR BRICK "MEDIUM IRONSPOT #46"
- BRICK ROWLOCK KANSAS BRICK & TILE "CHARCOAL" MODULAR VELOUR



09/28/16



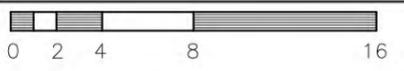
**REAR ELEVATION (SOUTH)**

AREA CALCULATIONS			
TOTAL SURFACE AREA =	1712 SFT.		
GLAZING SURFACE AREA =	29 SFT.		
NET SURFACE AREA =	1683 SFT.		
		STONE-SUNRISE BLEND (LIGHT STONE) =	427 SFT. 25%
		BRICK-BLENDED BRICK DUTCH GRAY MATT =	746 SFT. 44%
		BRICK-ENDICOTT MEDIUM IRONSPOT =	61 SFT. 4%
		BRICK-KANSAS BRICK CHARCOAL =	29 SFT. 2%
		TILE - DAL-TILE YACHT CLUB =	265 SFT. 16%
		MISC- SERVICE YARD GATES/PARAPET CAP =	99 SFT. 6%
		MISC- FABRIC AWNING =	56 SFT. 3%
		<b>TOTAL =</b>	<b>1683 SFT. 100%</b>

-THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS 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.



**EXTERIOR ELEVATIONS-PROSPER, TX**  
**PROTO 16.6**



**THE GATES OF PROSPER**  
**LOT 4 BLOCK B**

08.10.16  
 REV. 09.15.16  
 REV. 09.26.16  
 REV. 09.28.16  
 140478.001

**OWNER:**  
 380 & 289, L.P.  
 c/o LINCOLN PROPERTY COMPANY  
 2000 MCKINNEY AVENUE  
 DALLAS, TEXAS 75201  
 PHONE: (214) 740-4486  
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 PH: (972) 991-0011  
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
 TBPLS FIRM NUMBER: 10194229



Architecture/Development

September 16, 2016

Jonathan Hubbard  
Development Services  
Town of Prosper  
P.O. Box 307  
Prosper TX 75078  
(972) 569-1095

Subject: Chili's Grill & Bar #1575  
Lot 4, Block B  
Prosper, TX  
GHA Job No. 140478.001

**Façade Plan Exception of Secondary Material Request**

Dear Mr. Hubbard,

This is to request an approval for the exception of secondary material "Porcelain Tile: Dal Tile; Yacht Club, Sea Anchor" proposed on the Entry Tower and To Go Tower elements. The proposed percentage areas of this secondary material are as follows:

- Front Façade (North): 24%
- Right Façade (West): 14%
- Left Façade (East): 4%
- Rear Façade (South): 16%

To the best of our knowledge, the proposed elevations meet the Secondary Material Exception requirements as follows:

- a. **Is a unique architectural expression:** Porcelain tile; Dal Tile; Yacht Club, Sea Anchor" is proposed to highlight and accentuate the Entry Tower & To Go Tower elements.
- b. **Includes unique Building Styles and materials:** Slim tile size 6" x 24" provides a trendy appearance.
- c. **Is consistent with high quality development:** This material has been used on the Chili's restaurants nationwide and it provides uniformity to the brand.
- d. **Is or would be visually harmonious with existing or proposed nearby buildings:** The proposed dark brown color of the tiles enhances the adjacent stone and brick masonry materials.
- e. **Has obvious merit based upon the quality and durability of the materials:** The tile is durable and sustainable material.
- f. **Represents an exterior building material that is keeping with the intent of this chapter to balance the above mentioned objectives:** The tile material provides a natural look and provides a background contrast to the signage elements.

The rest of the proposed exterior building materials comply with the Town of Prosper Design guidelines as follows:

- **Minimum of 25% of Manufactured Stone is provided on the Front and Side Facades.**

**Gerdes • Henrichson & Associates**  
14901 Quorum Drive • Suite 300 • Dallas, TX • 75254  
Phone: (972)239-8884 • Fax: (972)239-5054

Real Estate  
Development Services  
Site Development  
Architecture  
Construction Manag.

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SEP 19 2016  
TOWN OF PROSPER  
DEVELOPMENT SERVICES

- **On the Rear Façade also, 25% of Manufactured Stone is provided.**
- **Brick Masonry is provided on all Facades; Front (44%), Right (56%), Left (67%) and Rear (53%).**
- **Building articulation is provided at every 30'.**

Please let us know if you need any further information.

Thank you for your time.

Sincerely,

  
Renu Aron  
Client Manager

CC: Mike Gabriel @ Brinker Int.

Encl: (1) 24x36 Exterior color Elevations



**PLANNING**

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – October 4, 2016

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 0.3± acre from Downtown Retail (DTR) to Planned Development-Downtown Retail (PD-DTR), located on the southwest corner of Main Street and Broadway Street. (Z16-0021).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Downtown Retail	Undeveloped and Professional Office	Old Town Core District – Main Street Retail
<b>North</b>	Downtown Retail	Restaurant (Cotton Gin Café)	Old Town Core District – Main Street Retail
<b>East</b>	Downtown Retail	Municipal Office (Prosper Town Hall)	Old Town Core District – Main Street Retail
<b>South</b>	Single Family-15	Town Athletic Fields	Old Town Core District – Green Space
<b>West</b>	Downtown Retail	(Lawn Tech)	Old Town Core District – Main Street Retail

**Requested Zoning** – The purpose of this request is to adopt development standards to accommodate an office building which will have a retail/storefront appearance. The office will be a 1-story building, totaling 1,907 square feet. The limited size and dimensions of the tract necessitate a Planned Development District to accommodate the development. To achieve this, the applicant is proposing to adopt a series of PD exhibits, as described below:

- Exhibit A – Boundary survey of the property.
- Exhibit B – Statement of intent and purpose.
- Exhibit C – Development standards, which require development in accordance with the Downtown Retail District. However, to accommodate the development, the applicant is requesting a reduction in the required minimum lot area, width, and depth to be able to subdivide the original lot into two (2) lots for separate ownership. The existing building to the north will be on a separate lot as shown on Exhibit D. The proposed development standards also allow for the elimination of perimeter landscaping which is not needed in this location.
- Exhibit D – Conceptual layout, which depicts the location of the proposed building and the on-street parking, which will be constructed by the Town. The proposed building will be located at the edge of the ultimate Main Street right-of-way and include a 15-foot sidewalk, in accordance with the vision of downtown, as set forth in the Comprehensive Plan. Access will be provided from Main Street.
- Exhibit E – Development schedule.
- Exhibit F – Architectural renderings, which depict the style and material of the proposed building. The building will consist primarily of brick construction with an articulated flat roof and storefront appearance addressing the street, in accordance with the vision of downtown, as set forth in the DTR District.

The following are pictures of the site for reference:





Future Land Use Plan – The Future Land Use Plan recommends Old Town Core District – Main Street Retail. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Main Street. Main Street is a collector-type roadway but is not depicted on the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Access to the property will be provided from Main Street.

Schools – This property is served by the Prosper Independent School District (PISD). Due to the limited size of the tract, a school cannot feasibly be built on this tract.

Parks – This property is not needed for the development of a park.

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

**Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by State Law. To date, Town staff has received one Public Hearing Notice Reply Form; not in opposition to the request.

**Attached Documents:**

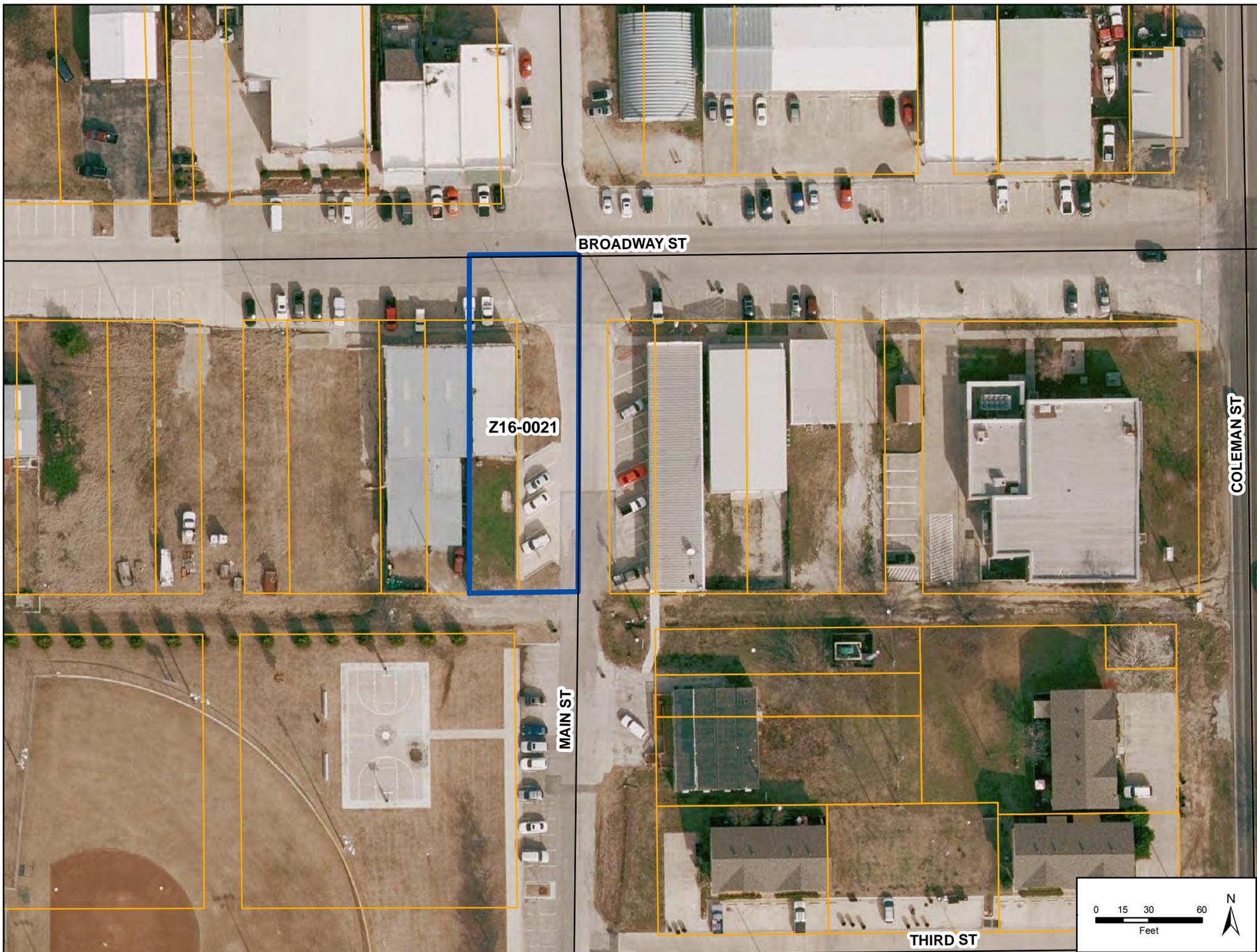
1. Zoning map of the surrounding area
2. Proposed PD Exhibits A, B, C, D, E and F
3. Old Town Inset Map
4. Public Hearing Notice Reply Form

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the request to rezone 0.1± acre from Downtown Retail (DTR) to Planned Development-Downtown Retail (PD-DTR), located on the southwest corner of Main Street and Broadway Street.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a public hearing for this item will be scheduled for the Town Council at their Regular meeting on October 25, 2016.



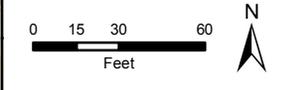
BROADWAY ST

Z16-0021

MAIN ST

COLEMAN ST

THIRD ST







Z16-0021

EXHIBIT B

STATEMENT OF INTENT AND PURPOSE

New construction is intended to be a high quality, commercial office building compatible with current downtown retail zoning and surrounding uses. The office will serve as a wealth management office to serve and enhance the quality of life for Prosper residents and other persons in the Dallas- Fort Worth Metroplex.

## Z16-0021

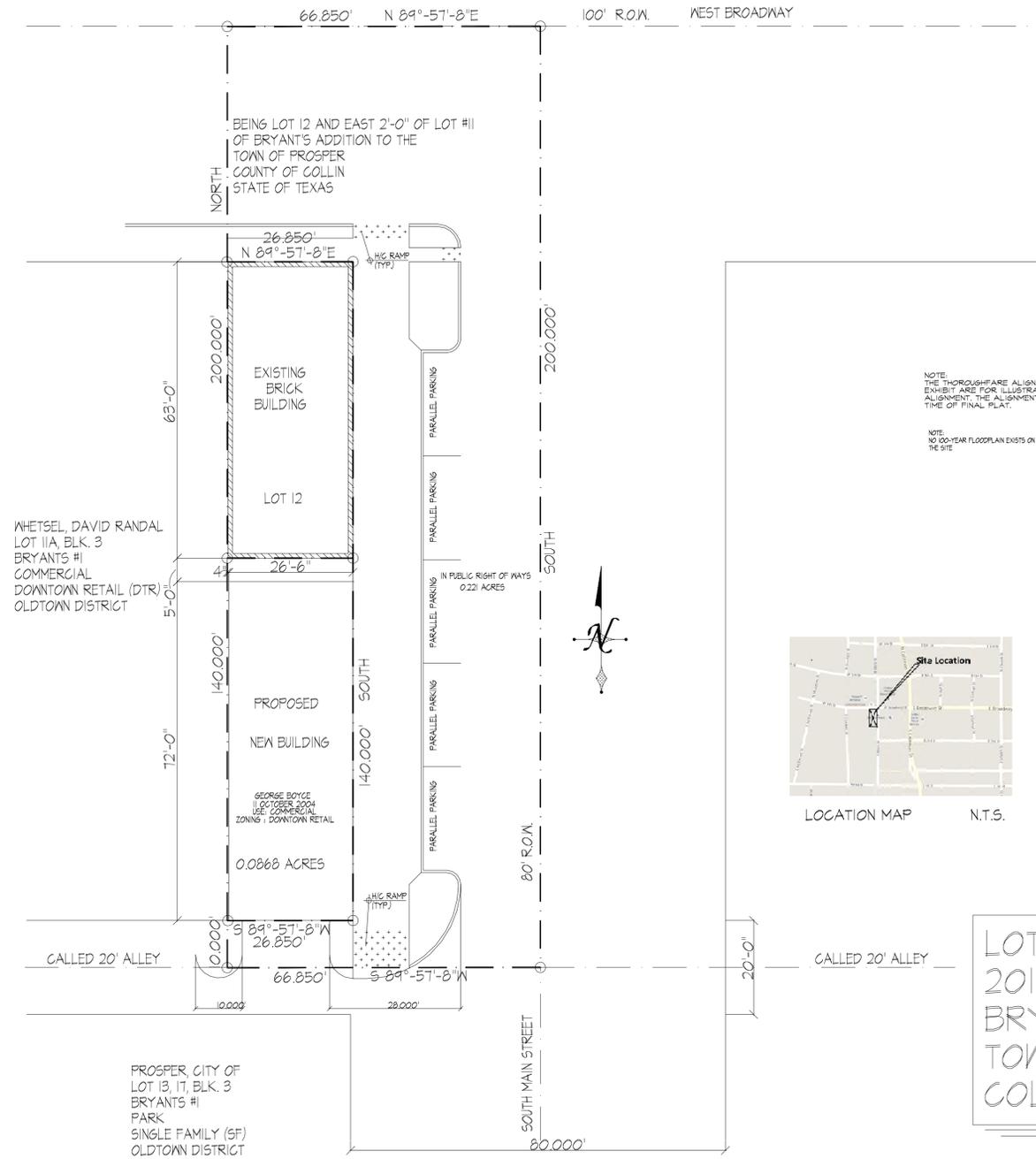
### EXHIBIT C

#### PLANNED DEVELOPMENT STANDARDS

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

1. Except as noted below, the Tract shall develop in accordance with the Downtown Retail (DTR) District, as it exists or may be amended.
2. Development Plans
  - A. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
  - B. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
3. Regulations
  - A. Size of Yard:
    1. Minimum Front Yard: None.
      - a. The projections permitted beyond the property line, as outlined in the DTR District, as it exists or may be amended, shall apply.
    2. Minimum Side Yard: None.
    3. Minimum Rear Yard: None.
  - B. Size of Lots:
    1. Minimum Size of Lot Area: Fifteen hundred (1,500) square feet.
    2. Minimum Lot Width: Twenty five (25) feet.
    3. Minimum Lot Depth: Twenty five (25) feet.
  - C. Landscape Setback:
    1. Minimum Front: None.
    2. Minimum Side: None.
    3. Minimum Rear: None.

SITE DATA SUMMARY TABLE	
ZONING	DOWNTOWN RETAIL (DTR)
PROPOSED USE	PLANNED DEVELOPMENT-DOWNTOWN RETAIL (PD-DTR)
TOTAL LOT AREA	13788 S.F. / 0.086 ACRES
LOT AREA EXISTING ZONING	1640 S.F. / 0.034 ACRES
LOT AREA PROPOSED ZONING	12061 S.F. / 0.041 ACRES
EXISTING BUILDING AREA	1674 S.F.
PROPOSED BUILDING AREA	11401 S.F.
BUILDING HEIGHT	N/A 1 STORY
LOT COVERAGE	95.4%
TOTAL PARKING REQ'D (1:1350 S.F./PROV'D)	REQUIRED - 11 SPACES
HANDICAP PARKING REQ'D / PROV'D	52% REDUCTION - 4 SPACES
IMPERVIOUS SURFACE	13586 S.F.



LOT 12, BLK 3  
201 BROADWAY  
BRYANT'S #1  
TOWN OF PROSPER  
COLLIN COUNTY, TX

REVISIONS
09/28/16

NOTE: THE SOLE RESPONSIBILITY OF THE ARCHITECT IS TO PROVIDE THE CLIENT WITH THE BEST QUALITY OF SERVICE. THE ARCHITECT'S SERVICES DO NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SPECIALTIES. THE ARCHITECT'S SERVICES DO NOT INCLUDE THE DESIGN OF LANDSCAPE ARCHITECTURE, INTERIOR DESIGN, OR OTHER SERVICES. THE ARCHITECT'S SERVICES DO NOT INCLUDE THE DESIGN OF ANY CONSTRUCTION WORK. THE ARCHITECT'S SERVICES DO NOT INCLUDE THE DESIGN OF ANY CONSTRUCTION WORK.

DESIGN SERVICES  
by WILLIAM C. BROWN  
COPYRIGHT 2016 WILLIAM C. BROWN  
628 N. CARROLL DENTON, TX 76301 TEL (940) 565-0550

DAVIDSON COMMERCIAL BUILDING  
201 BROADWAY-PROSPER-TEXAS-75078

SI

Z16-0021

EXHIBIT E

DEVELOPMENT SCHEDULE

It is anticipated that construction of the Wisdom Index building will begin February 2017.



# Old Town Transportation Plan

**Section A:** Four lane divided roadway with a landscaped median and a landscaped parkway separating pedestrians from traffic. This section serves as a major entrance into Old Town from the east. No on-street parking.

**Section B:** Two lane divided boulevard with a large center median containing landscaping. Wide travel lanes allow for bicycle accommodation and a landscaped parkway separates pedestrians from traffic. No on-street parking.

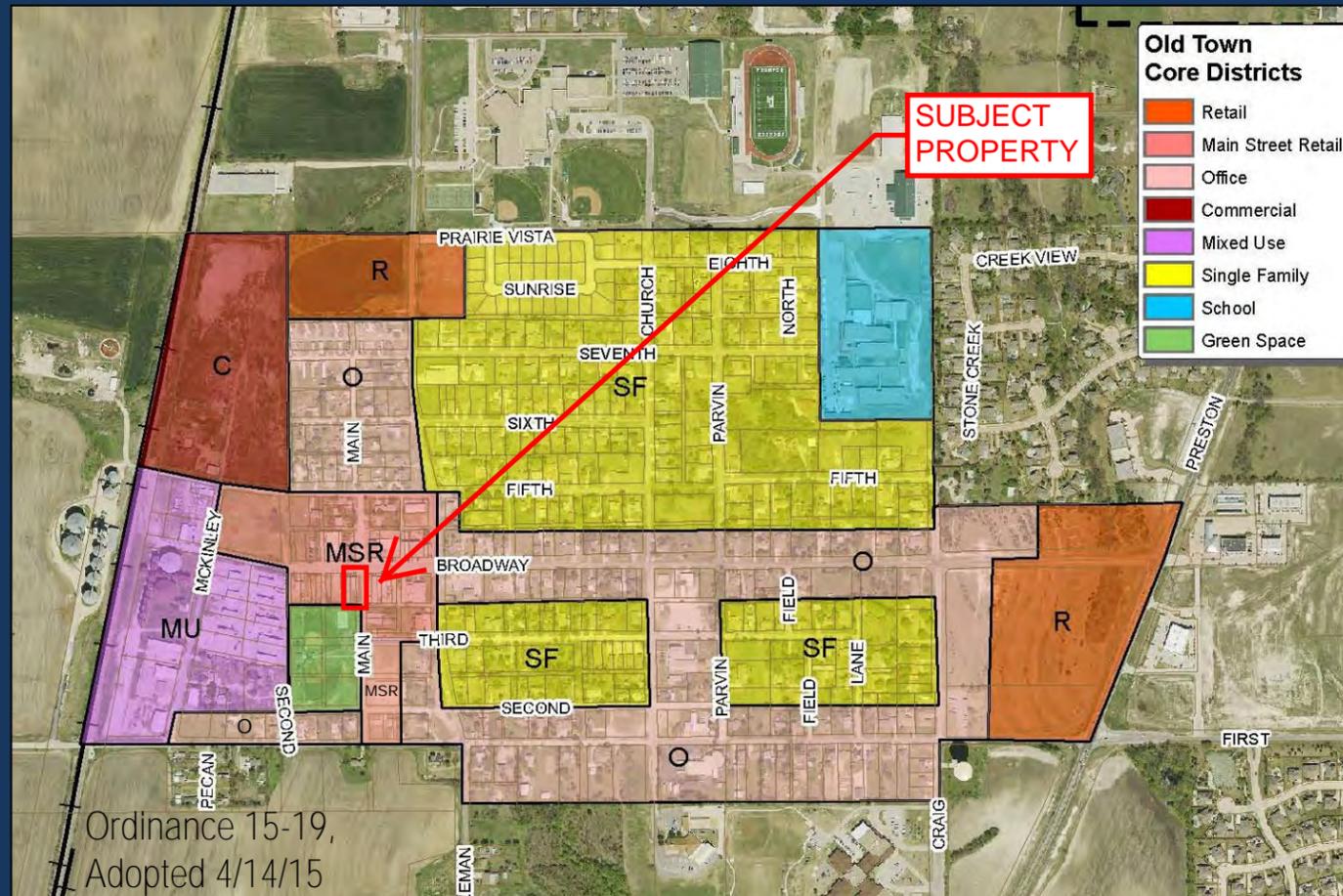
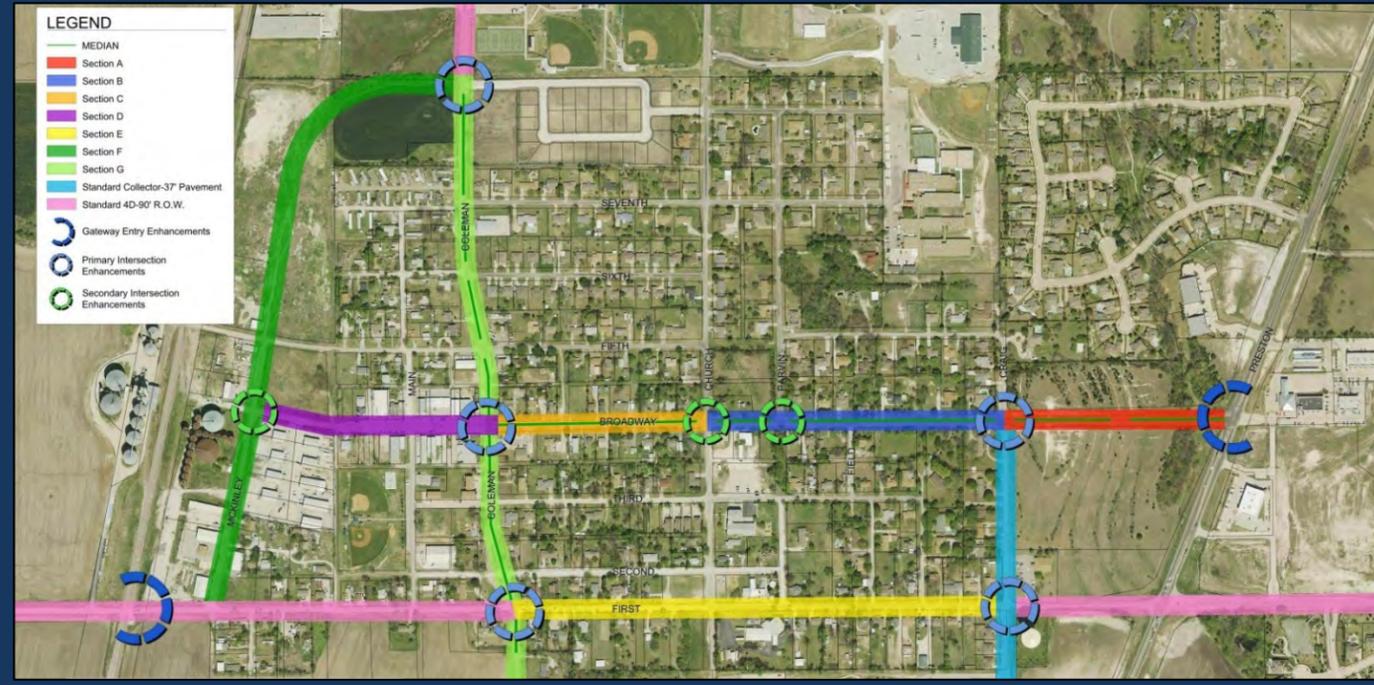
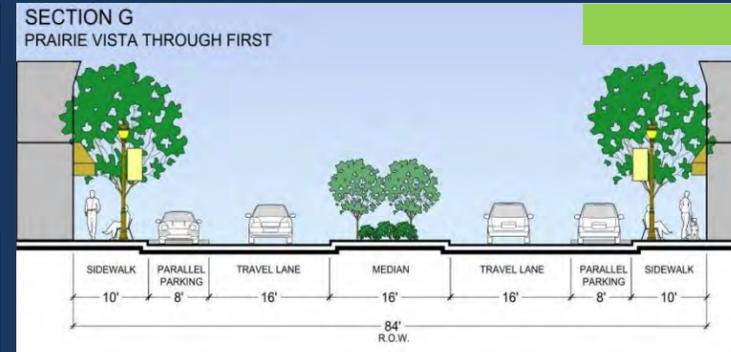
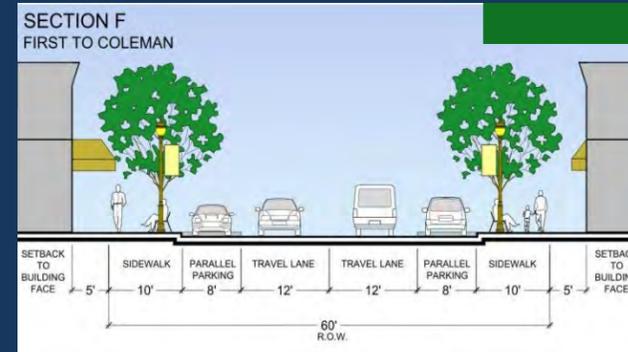
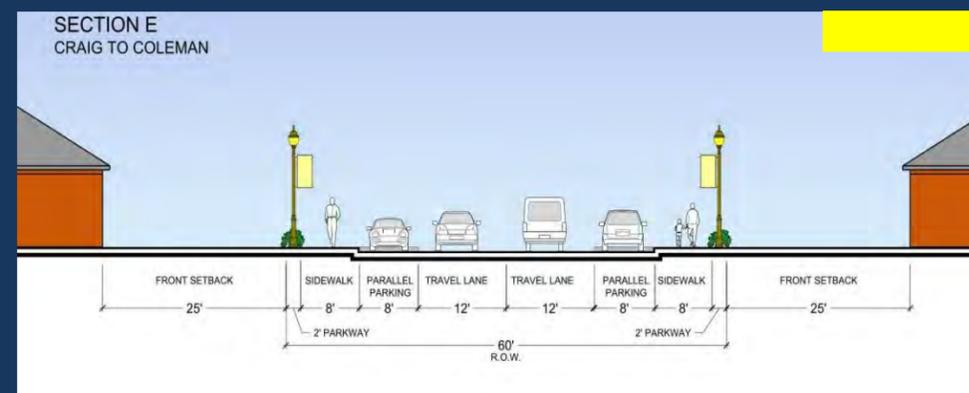
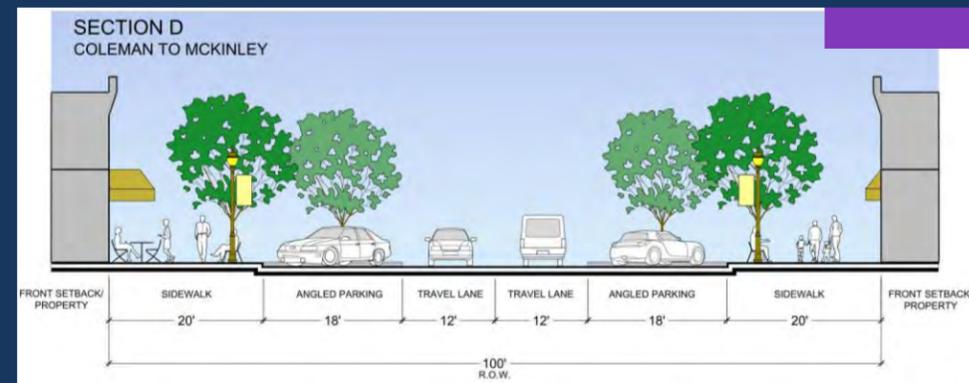
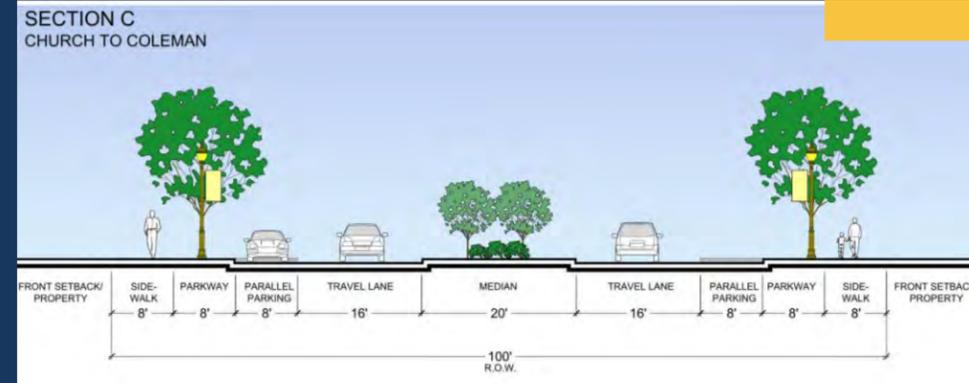
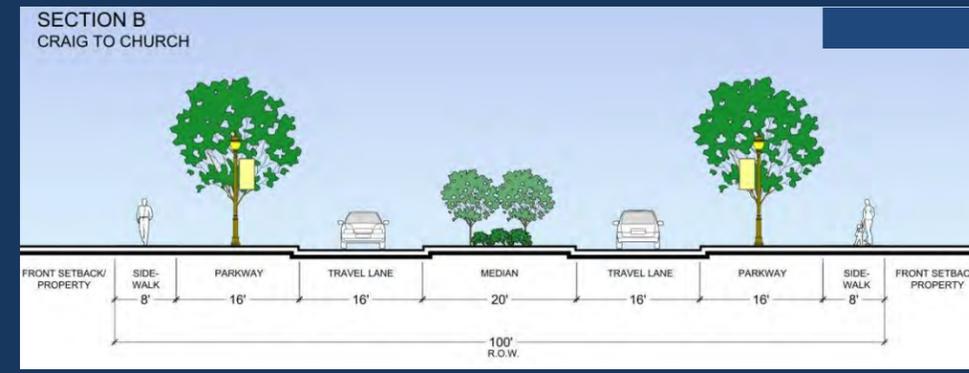
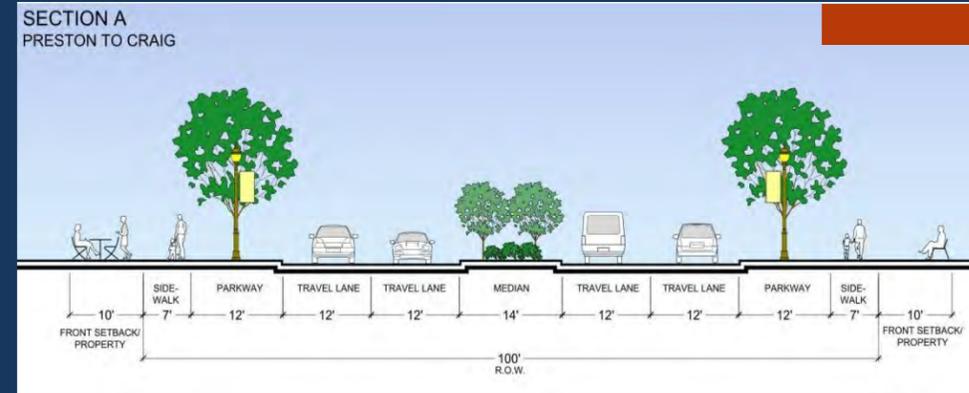
**Section C:** Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

**Section D:** Two lane undivided urban roadway. Wide 20' sidewalks accommodate patio seating, pedestrian traffic and street trees. On-street angled parking is permitted and bulb-outs are located at intersections to enhance pedestrian visibility at crosswalks.

**Section E:** Two lane undivided roadway with on-street parallel parking and an immediately adjacent 8' sidewalk. A large private setback of 25' is included.

**Section F:** Two lane undivided roadway with on-street parallel parking and a 15' sidewalk. 10' of the sidewalk will be located within the right-of-way and the additional 5 feet will be a 5' setback to building face.

**Section G:** Two lane divided roadway with a center median containing landscaping. On-street parallel parking and a 10' sidewalk are included.



## Land Use

The predominant land use within Old Town will be **single-family** residential. All infill development within such areas should conform to the architectural guidelines established for the Old Town district. Such guidelines are created to protect the continuity of look and feel within Old Town.

Along Broadway and First Street, single-family uses will gradually transition to boutique, cottage-style **office** and/or specialty retail uses. Broadway west of Coleman, will be the retail core of the downtown.

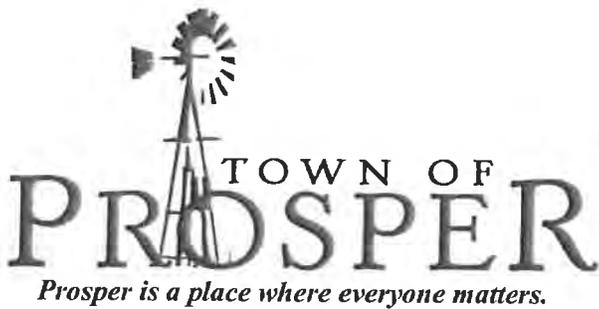
Shops, restaurants, and small office uses may be located within the **main street retail** area. This area is intended to be the heart and main activity center of the Old Town Area. As redevelopment occurs, building frontages should be brought to the property line to be consistent with ultimate streetscape improvements.

Adjacent to the retail core, a **mixed-use** district incorporating mixed use lofts/apartments will serve as a buffer between the Business Park and the core of Old Town. This area will also provide rooftops that service adjacent retail establishments.

The **Green space** area will serve as a community park and its location adjacent to the retail core of Old Town and the mixed-use district will make it an opportunistic and useable open space area.

Niche **retail** is recommended along Preston Road and at the northern end of Coleman. Retail development within these areas should fit within the architectural framework of the Old Town area. Setbacks should be reduced, when possible, along Coleman and Broadway to frame the roadways.

Ordinance 15-19,  
Adopted 4/14/15



**DEVELOPMENT SERVICES  
DEPARTMENT**  
P.O. Box 307  
Prosper, TX 75078  
Phone: 972-346-3502

**REPLY FORM**

**SUBJECT:**

Zoning Case Z16-0021: The Town of Prosper has received a request to rezone 0.3± acre, from Downtown Retail (DTR) to Planned Development – Downtown Retail (PD-DTR), to facilitate the development of an office building.

**LOCATION OF SUBJECT PROPERTY:**

The property is located on the southwest corner of Main Street and Broadway Street.

**DESCRIPTION OF THE REQUEST:**

The purpose of the request is to facilitate the development of an office building. The Planned Development (PD) District is a district that accommodates planned associations of uses developed as integral land use units such as offices, commercial or service centers, shopping centers, residential development of multiple or mixed housing (including attached single-family dwellings), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners.

- I **OPPOSE** the request as described in the notice of public hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

G<sup>3</sup>M Investment

Name (please print)

P.O. Box 759

Address

Prosper

City, State, and Zip Code

William Gurley

2nd Sept 2016

Date

GurleyLTD1@AOL.com

E-mail Address

**RECEIVED**

**SEP 27 2016**

**TOWN OF PROSPER  
DEVELOPMENT SERVICES**



**PLANNING**

**To: Planning & Zoning Commission**

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

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – October 4, 2016**

---

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend a portion of Planned Development-40 (PD-40), on 11.9± acres, located on the west side of Windsong Parkway, 400± feet north of US 380, to allow for the development of a big box home improvement retail store (The Home Depot). (Z16-0016).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-40-Mixed Use	Undeveloped	US 380 District
<b>North</b>	Planned Development-40-Mixed Use	Undeveloped	US 380 District
<b>East</b>	Planned Development-40-Mixed Use	Undeveloped	US 380 District
<b>South</b>	Planned Development-40-Mixed Use and City of Frisco	Undeveloped	US 380 District and City of Frisco
<b>West</b>	Planned Development-40-Mixed Use	Undeveloped	US 380 District

**Requested Zoning** – Z16-0016 is a request to amend a portion of PD-40, on 11.9± acres, located on the west side of Windsong Parkway, 400± feet north of US 380, to allow for the development of a big box home improvement retail store (The Home Depot). The request requires approval of a PD amendment due to deviations to various Zoning standards as described below. Development is proposed in accordance with Exhibit C (development standards), Exhibit D (conceptual development plan), Exhibit F (conceptual architectural elevations), and Exhibit G (conceptual landscape plans).

- 1. Outdoor Sales and Display – The business model for The Home Depot requires significant areas devoted to the outdoor display of goods and landscape material for sale; however, the current PD limits the location of outdoor sales and display to within 25 feet of the adjacent Kroger Marketplace building specifically. The applicant is proposing outdoor sales and display of goods and materials for sale in front of the building, and to the east of the building along Windsong Parkway. The goods and materials are confined to the areas specifically identified on Exhibit D. As noted in Section #5 below, to mitigate the visual impacts of the outdoor sales and display areas, the applicant has proposed significant berming and landscaping along Windsong Parkway.

The proposed outdoor sales and display areas also permits the temporary sale of seasonal goods. As shown on Exhibit D, the area to the southeast of the building along Windsong Parkway designates the seasonal sales area in the parking lot, which includes temporary metal fencing. Staff recommends the border for seasonal sales be more permanent in nature and consist of either ornamental metal or split rail fencing.

The following picture is an example of typical outdoor sales and display:



The following picture is an example of a typical seasonal sales area in the parking lot:



2. Outdoor Storage – Outdoor storage is another critical element of the operations of The Home Depot, to accommodate the outdoor storage of overstock material not for immediate sale. The applicant has proposed these areas in the rear of the building. These areas will be screened from the north by an 8' masonry screen wall and landscaping. To mitigate concerns regarding the visual impact of the open storage located on the north side of the garden center nearest the public roadway, the applicant is relying on the significant berming and landscaping provided along Windsong Parkway.

The following is a picture of typical outdoor storage of over-stock material:



3. Vehicle/Equipment Rental and/or Display, Incidental - Another element of The Home Depot's functions is the rental and/or display of vehicles and equipment. The applicant is proposing this on the southwest portion of the site in the parking lot in the areas specifically identified. These functions include the following:
  - Truck/Trailer Parking Area – 1,200 square feet
  - Penske Rental Truck Parking Area – 1,200 square feet

- Compact Power Area – 1,080 square feet
- Trailer Display Area – 1,440 square feet
- Specialty Parking Areas – 12 parking spaces including the “Pro Parking” and “Load & Go” stalls

As noted below in #5, to mitigate the visual impacts of this area, the applicant is proposing a 4' screen wall with landscaping along the western boundary of this area. Staff has requested this wall be extended along the southern boundary of this area as well; however, the applicant has indicated a preference not to extend the wall and landscaping in that area.

The following are pictures of typical vehicle/equipment rental and/or display areas:



4. Architectural Design and Materials – The applicant is proposing building elevations intended to complement the other big box retailer within the Windsong Ranch Marketplace development

(Kroger Marketplace). To achieve this the applicant is proposing the following deviations to the current architectural standards:

- The use of QuikBrik as a primary material, which is consistent with Kroger;
- The allowance of a single material to exceed 80% of the rear elevation, which is consistent with Kroger;
- The reduction of the requirement for 10% stone on the rear elevation, which is not consistent with Kroger;
- The waiver of the requirement to have a 6' recess/projection of each elevation over 200' for 25% of the building, which is consistent with Kroger; and
- The waiver of the requirement to have an articulation every 30' on the rear elevation, which is consistent with Kroger.

An exhibit displaying the front elevations of both The Home Depot and the Kroger Marketplace has been provided for reference.

5. Screening, Berming, and Landscaping – The proposed PD includes requirements for additional and reduced landscaping, berming, and screening, respectively, as follows:
  - Outdoor sales, display and storage areas – As shown on Exhibit G, along Windsong Parkway, the applicant is proposing 3-6 foot berms in conjunction with large trees and shrubs to adequately screen the outdoor sales, display, and storage areas. The applicant is also proposing an 8' masonry screening wall along the northern property line to screen these areas from the northern adjacent property and development.
  - Vehicle/equipment rental and/or display area – As shown on Exhibits D and G, the applicant is proposing to provide a 4' screening wall with shrubs on either side along the western boundary of the vehicle/equipment rental and/or display area located in the southwest portion of the property. As noted above in #3, staff has recommended the wall and landscaping be extended along the southern boundary of this area as well.
  - Garden center – The Development Standards (Exhibit C) include a provision limiting the stacking/storage of goods and materials within the garden center to no greater than 1' from the top of the garden center wall.
  - Foundation plantings –The Zoning Ordinance requires foundation plantings along the front of a big box building, including one large tree per every ten thousand square feet, located within thirty feet of the building. The proposed big box would require fourteen trees along the front of the building.
  - Loading and Service areas – The Zoning Ordinance requires loading and service areas to be screened with a 14' screening wall; however, since the applicant is proposing an 8' screening wall along the northern property line, they have requested not to provide the 14' wall. The neighboring Kroger has provided the 14' screening wall and staff recommends it be provided.
6. Parking – The proposed parking requirement for a retail use is one space per 250 square feet, which would result in 543 parking spaces. The applicant is proposing to provide parking for the big box at a ratio of one space per 450 square feet, which would result in 302 required parking spaces. The applicant has provided 328 parking stalls, which are exclusive of all outdoor sales and display areas, outdoor storage areas, vehicles/equipment rental and/or display areas, specialty parking areas, and the seasonal sales parking area located to the southeast of the building.

Staff has also recommended to the applicant that a provision be incorporated into the PD requiring ornamental metal cart return as opposed to typical galvanized steel returns. This

requirement was included in the PD for Lowe's. The applicant has not agreed to incorporate this standard.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District for the property.

Thoroughfare Plan – The property is adjacent to US 380, a major thoroughfare.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Access to the property will be provided from US 380 and Windsong Parkway.

Schools – This property is served by the Prosper Independent School District (PISD). It is not anticipated that a school site will be needed on this property.

Parks – This property is not needed for the development of a park.

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

**Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits A, B, C, D, E, F, and G
3. The Home Depot and Kroger Marketplace Comparison Elevation Exhibit

**Town Staff Recommendation:**

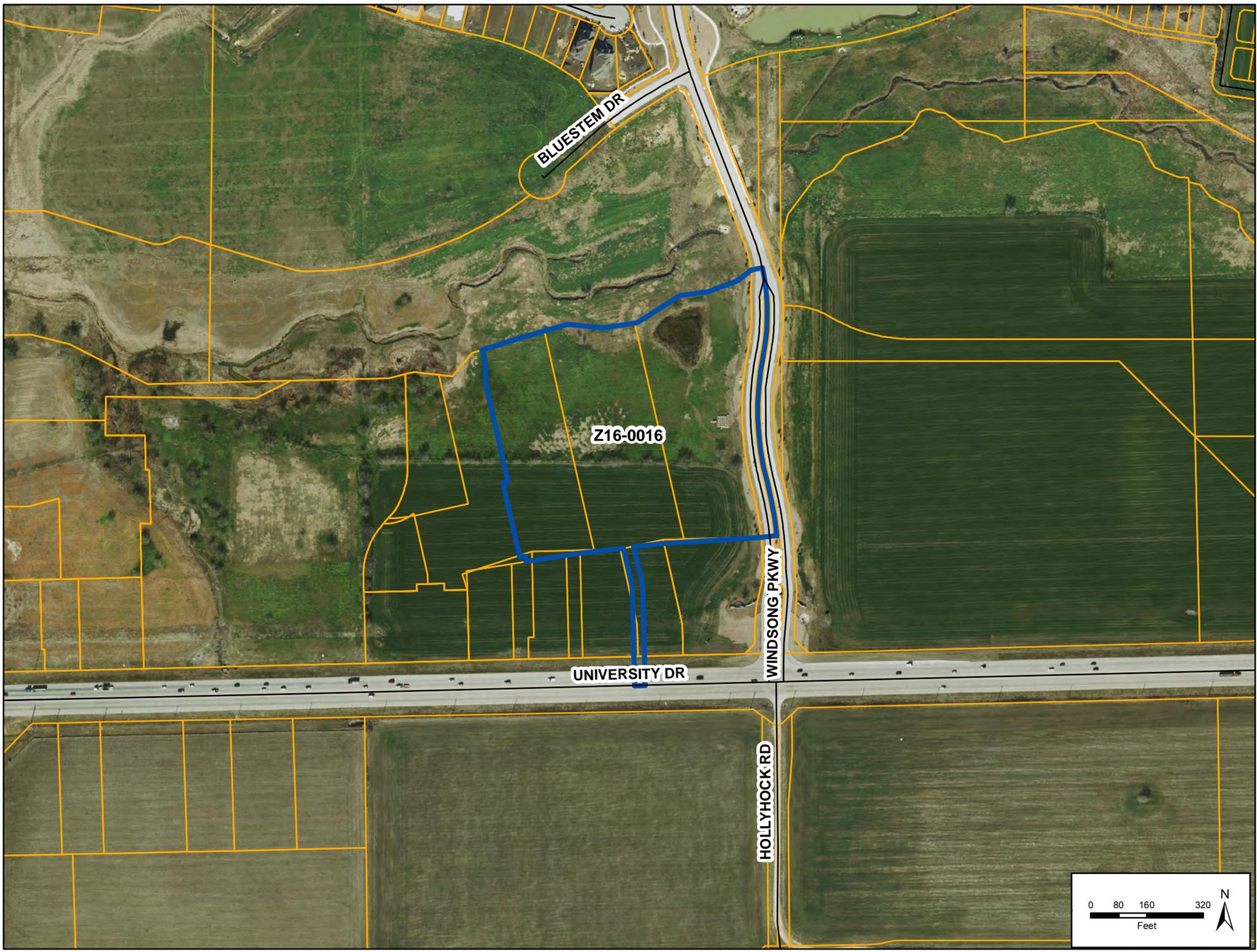
Town staff recommends the Planning & Zoning Commission approve the request to amend a portion of Planned Development-40 (PD-40), on 11.9± acres, located on the west side of Windsong Parkway, 400± feet north of US 380, to allow for the development of a big box home improvement retailer (The Home Depot), subject to:

1. Revising the PD to require permanent screening of seasonal sales areas
2. Revising the PD to require a south wall and landscaping to screen the vehicle/equipment rental and/or display area;
3. Revising the PD to require foundation plantings in accordance with the Zoning Ordinance;
4. Revising the PD to require a 14' screen wall for the loading and service area; and
5. Revising the PD to require ornamental metal cart returns.

The Commission is not obligated to take action on the request at this meeting, if the members believe more time is required to review the application and subsequent amendments as recommended by staff.

**Town Council Public Hearing:**

If the Commission makes a recommendation at the October 4<sup>th</sup> meeting, a public hearing for this item will be scheduled for the Town Council at their Regular meeting on October 25, 2016.



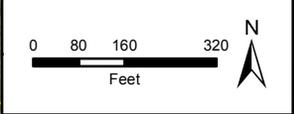
BLUESTEM DR

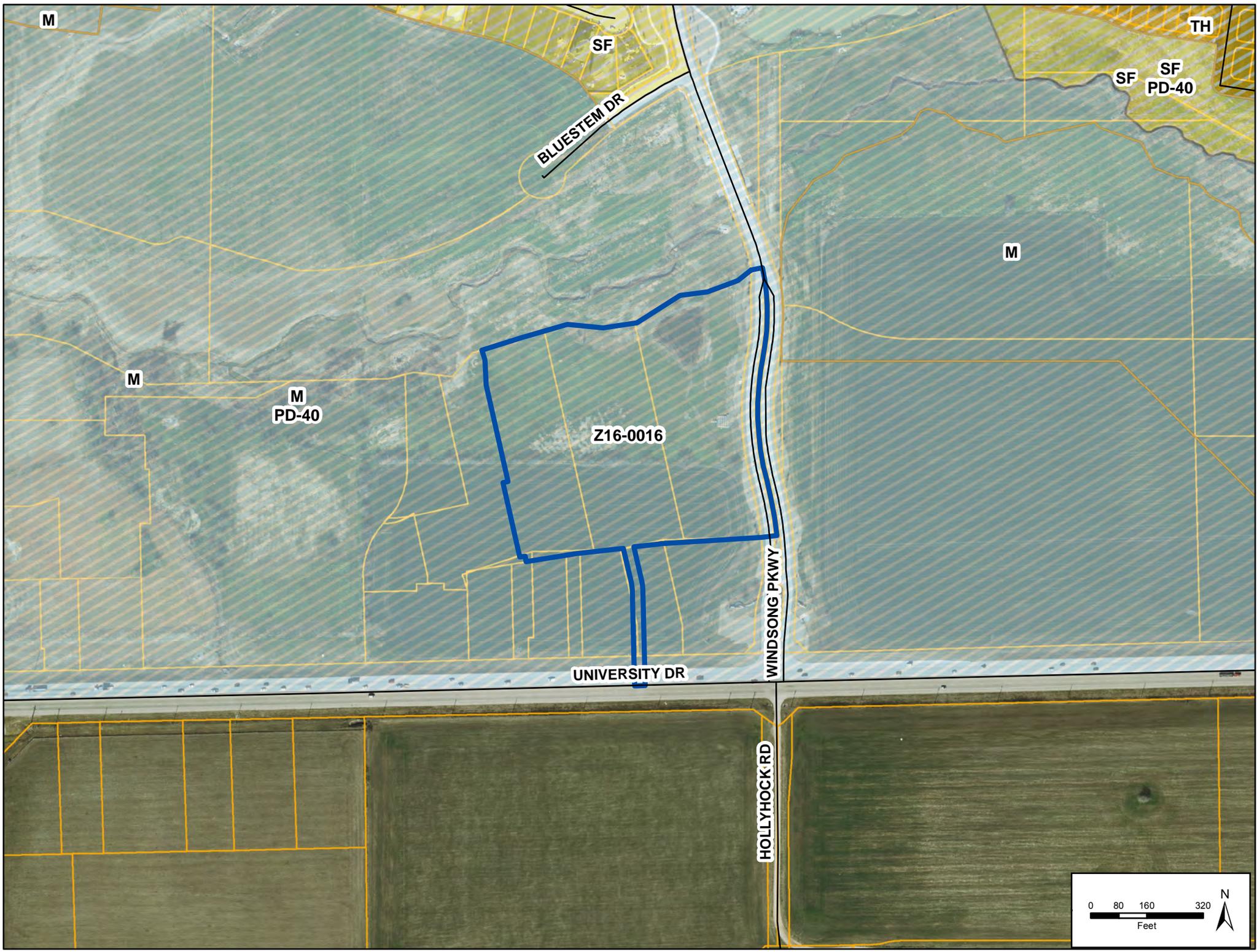
Z16-0016

UNIVERSITY DR

WINDSONG PKWY

HOLLYHOCK RD





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PD-40

BLUESTEM DR

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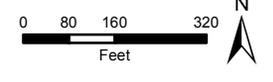
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PD-40

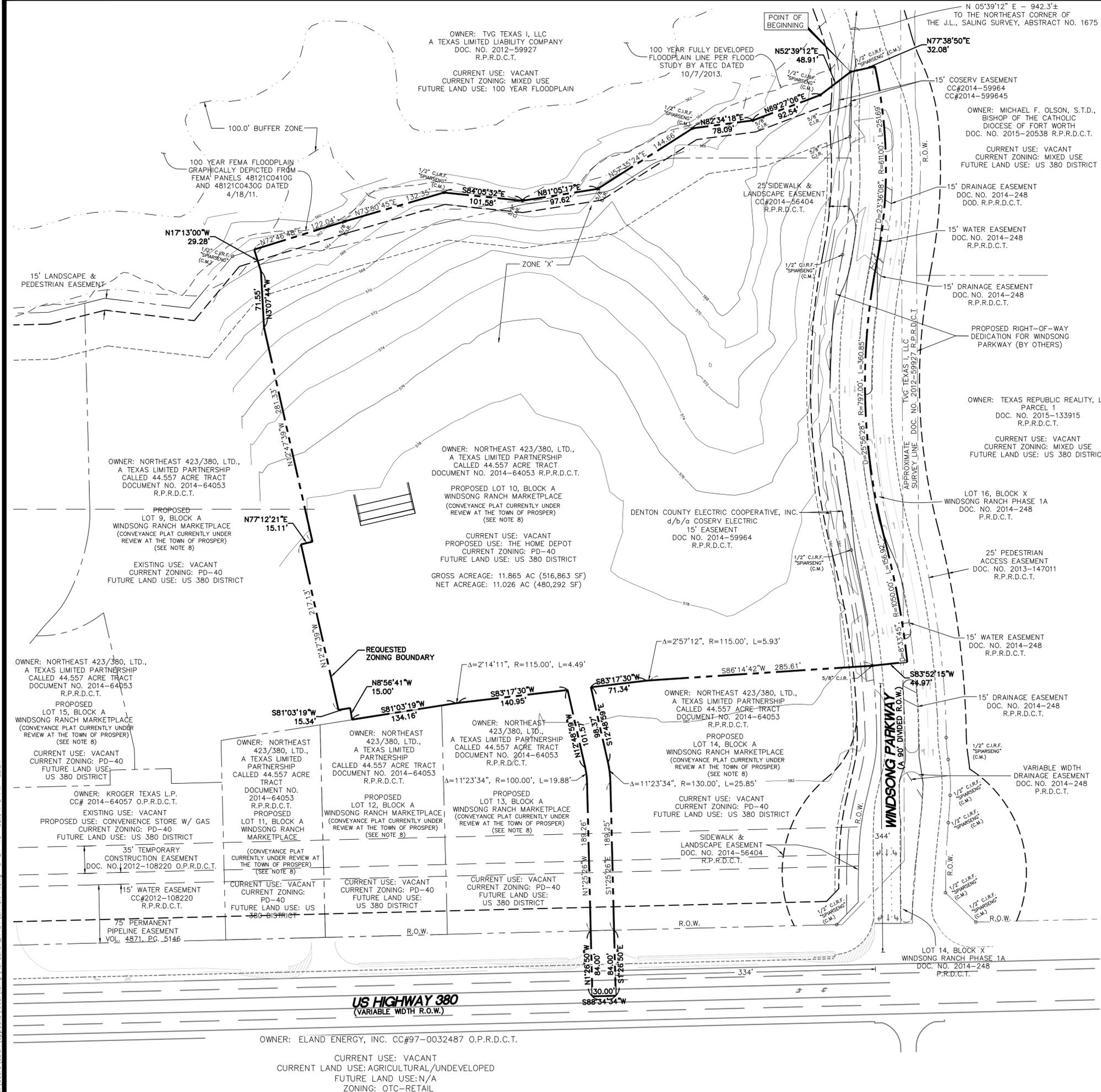
Z16-0016

WINDSONG PKWY

UNIVERSITY DR

HOLLYHOCK RD





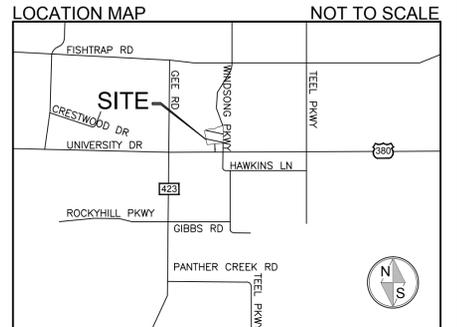
### LEGEND

I.R.F.	IRON ROD FOUND
C.I.R.	CAPPED IRON ROD
(C.M.)	CONTROL MONUMENT
DOC. NO.	DOCUMENT NUMBER
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
	EXISTING CONTOUR ELEVATION
	PROPERTY LINE
	EXISTING EASEMENT*
	EXISTING EASEMENT*

\*SEE PLAN FOR EASEMENT FILING INFORMATION

- ### GENERAL NOTES
- BEARINGS ARE BASED ON TRUE GEODETIC NORTH, OBTAINED BY OBSERVATIONS WITH A GLOBAL POSITIONING SYSTEM, AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 COORDINATES. DISTANCES AND AREA SHOWN HEREON ARE SURFACE.
  - A MAJORITY OF THE PROPERTY APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE IN A 100 OR 500 YEAR FLOOD AREA. A PORTION OF THIS PROPERTY APPEARS TO BE IN DESIGNATED ZONE A (100 YEAR FLOOD AREA) ACCORDING TO COMMUNITY PANEL #48121C0410G AND #48121C0430G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED APRIL 18, 2011. SAID FLOOD AREA WAS AMENDED BY A FLOOD STUDY BY ATEC DATED OCTOBER 7, 2013, APPEARING TO REMOVE THE PROPERTY FROM DESIGNATED ZONE A.
  - PROPERTY CORNERS SET ARE A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" UNLESS OTHERWISE NOTED.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY REPUBLIC TITLE, G.F. NO. NCS-747755-ATL, EFFECTIVE DATE: AUGUST 27, 2015, ISSUED DATE: SEPTEMBER 04, 2015.
  - PROPOSED LOT NUMBERS AND EASEMENT INFORMATION SHOWN HEREON ARE PER THE CONVEYANCE PLAT OF WINDSONG RANCH MARKETPLACE AS PROVIDED BY SPIARS ENGINEERING, JOB # 15-155, DATED FEBRUARY 2016.

- ### 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.
  - ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TXDOT STANDARDS.
  - IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE TOWN OF PROSPER PLANNING DEPARTMENT (972-346-3502) FOR THE TOWN'S INTERPRETATION OF ALL ZONING ORDINANCES.



### CONTACT INFORMATION

**OWNER**  
NORTHEAST 423/380, LTD.  
7001 PRESTON RD STE 410  
DALLAS, TX 75205-1187

**APPLICANT**  
THE HOME DEPOT USA, INC.  
3800 WEST CHAPMAN AVENUE  
ORANGE, CA 92668  
(714) 914-3549

**SURVEYOR**  
TERRA SURVEYING CO., INC  
TBPLS FIRM NO. 10043600  
3000 WILCREST DR. - SUITE 210  
HOUSTON, TX 77042  
(713) 993-0327

## Z16-0006

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

## EXHIBIT A BOUNDARY SURVEY

DATE: 7/11/2016  
REVISION DATES: 9/21/2016

SITE PLANNER: R. E. MARKET  
R. E. AGENDA NAME: JEFF HARDMAN  
R. E. MANAGER

## PROSPER, TX NEC US 380 & GEE ROAD

PROPOSED WINDSONG RANCH MARKETPLACE  
LOT 10, BLOCK A

ADDRESS:  
SAMC PROJECT NUMBER: SM210.15  
HOME DEPOT SITE ID #



C:\Users\LuisR\AppData\Local\Temp\AcPublish\_4484\Exhibit\_A.dwg 9/21/16 02:04:18 PM LuisR

## ZONING NOTES

THIS SURVEY IS MADE FOR THE BENEFIT OF:

THE HOME DEPOT U.S.A., INC., AND  
REPUBLIC TITLE

I, GEORGE COLLISON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW, THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING A 11.865 ACRE (516,863 SQUARE FOOT) TRACT OF LAND SITUATED IN THE J.L. SATING SURVEY, ABSTRACT NUMBER 1675 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 46.557 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO NORTHEAST 423/380, LTD., RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2014-64053 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, (O.P.R.D.C.T.), WITH SAID TRACT ALSO BEING ALL OF LOT 10, BLOCK A AS DEPICTED ON THE PROPOSED CONVEYANCE PLAT OF WINDSONG RANCH MARKETPLACE (CURRENTLY UNDER REVIEW WITH THE TOWN OF PROSPER), AND WITH SAID 11.865 ACRE (516,863 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "SPIARSENSG" (FURTHER REFERENCED AS "SPIARSENSG CAP") MARKING THE NORTHEAST CORNER OF SAID NORTHEAST 423/380 TRACT, BEING COMMON WITH A SOUTHEAST CORNER OF A REMAINING PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TVG TEXAS I, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012-59927, O.P.R.D.C.T., WITH SAID IRON ROD BEING IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF WINDSONG PARKWAY SOUTH (HAVING A VARIABLE WIDTH R.O.W.), AND BEING IN A NON-TANGENT CURVE TO THE RIGHT, WITH THE RADIUS POINT BEING SITUATED SOUTH 84 DEGREES 29 MINUTES 19 SECONDS WEST AT A DISTANCE OF 203.50 FEET;

THENCE NORTH 77 DEGREES 38 MINUTES 50 SECONDS EAST, DEPARTING SAID WEST R.O.W. LINE AND TRAVELING ACROSS THE R.O.W. OF WINDSONG PARKWAY SOUTH, A DISTANCE OF 32.08 FEET TO A POINT FOR CORNER IN THE CURVED CENTERLINE OF SAID R.O.W., WITH THE RADIUS POINT BEING SITUATED SOUTH 77 DEGREES 38 MINUTES 50 SECONDS WEST AT A DISTANCE OF 611.00 FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF WINDSONG PARKWAY SOUTH, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 36 MINUTES 08 SECONDS, HAVING A RADIUS OF 611.00 FEET, A CHORD BEARING SOUTH 00 DEGREES 33 MINUTES 06 SECONDS EAST AT 249.92 FEET, AND AN ARC DISTANCE OF 251.69 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE TO THE LEFT, WITH THE RADIUS POINT BEING SITUATED SOUTH 78 DEGREES 45 MINUTES 02 SECONDS EAST AT A DISTANCE OF 797.00 FEET;
- 2) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 56 MINUTES 28 SECONDS, HAVING A RADIUS OF 797.00 FEET, A CHORD BEARING SOUTH 01 DEGREES 43 MINUTES 16 SECONDS EAST AT 357.78 FEET, AND AN ARC DISTANCE OF 360.85 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE TO THE RIGHT, WITH THE RADIUS POINT BEING SITUATED SOUTH 75 DEGREES 18 MINUTES 29 SECONDS WEST AT A DISTANCE OF 1,050.00 FEET;
- 3) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 45 SECONDS, HAVING A RADIUS OF 1,050.00 FEET, A CHORD BEARING SOUTH 10 DEGREES 24 MINUTES 38 SECONDS EAST AT 156.77 FEET, AND AN ARC LENGTH OF 156.92 FEET TO A POINT FOR CORNER;

THENCE SOUTH 83 DEGREES 52 MINUTES 15 SECONDS WEST, DEPARTING SAID CENTERLINE AND TRAVELING ACROSS THE R.O.W. OF WINDSONG PARKWAY SOUTH, A DISTANCE OF 44.97 TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "THE WALLACE GROUP" (FURTHER REFERENCED AS "TWG CAP") SET FOR CORNER IN THE WEST R.O.W. LINE OF WINDSONG PARKWAY SOUTH;

- 1) SOUTH 86 DEGREES 14 MINUTES 42 SECONDS WEST, A DISTANCE OF 285.61 FEET TO A POINT FOR CORNER TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 115.00 FEET;
- 2) ALONG SAID CURVE UP THROUGH A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 12 SECONDS, AN ARC DISTANCE OF 5.93 FEET TO A POINT FOR CORNER;
- 3) SOUTH 83 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 71.34 FEET TO A POINT FOR CORNER;
- 4) SOUTH 12 DEGREES 48 MINUTES 59 SECONDS EAST, A DISTANCE OF 98.37 FEET TO A POINT FOR CORNER TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST HAVING A RADIUS OF 130.00 FEET;
- 5) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 34 SECONDS, AN ARC DISTANCE OF 25.85 FEET TO A POINT FOR CORNER;
- 6) SOUTH 01 DEGREES 25 MINUTES 26 SECONDS EAST, A DISTANCE OF 189.25 FEET TO A POINT FOR CORNER; IN THE SOUTH LINE OF SAID NORTHEAST 423/380 TRACT, BEING COMMON WITH THE NORTH R.O.W. LINE OF U.S. HIGHWAY 380 (HAVING A VARIABLE WIDTH R.O.W.);

THENCE DEPARTING SAID NORTH R.O.W. LINE AND TRAVELING ACROSS THE R.O.W. OF U.S. HIGHWAY 380, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 01 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 84.00 FEET TO A POINT FOR CORNER;
- 2) SOUTH 88 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;
- 3) NORTH 01 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 84.00 FEET TO POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTHEAST 423/380 TRACT, BEING COMMON WITH THE NORTH R.O.W. LINE OF U.S. HIGHWAY 380;

THENCE DEPARTING SAID NORTH R.O.W. LINE OF U.S. HIGHWAY 380 AND TRAVELING ACROSS SAID NORTHEAST 423/380 TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) NORTH 01 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 189.26 FEET TO POINT FOR CORNER TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST HAVING A RADIUS OF 100.00 FEET;
- 2) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 34 SECONDS, AN ARC DISTANCE OF 19.88 FEET TO A POINT FOR CORNER;
- 3) NORTH 12 DEGREES 48 MINUTES 59 SECONDS WEST, A DISTANCE OF 101.57 FEET TO A POINT FOR CORNER;
- 4) SOUTH 83 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.95 FEET TO A POINT FOR CORNER TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 115.00 FEET;
- 5) ALONG SAID CURVE UP, THROUGH A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 11 SECONDS, AN ARC DISTANCE OF 4.49 FEET TO A POINT FOR CORNER;
- 6) SOUTH 81 DEGREES 03 MINUTES 19 SECONDS WEST, A DISTANCE OF 134.16 FEET TO A POINT FOR CORNER;
- 7) NORTH 08 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;
- 8) SOUTH 81 DEGREES 03 MINUTES 19 SECONDS WEST, A DISTANCE OF 15.34 FEET TO A POINT FOR CORNER;
- 9) NORTH 12 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 217.13 FEET TO A POINT FOR CORNER;
- 10) NORTH 77 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.11 FEET TO A POINT FOR CORNER;
- 11) NORTH 12 DEGREES 47 MINUTES 39 SECONDS WEST, A DISTANCE OF 281.33 FEET TO A POINT FOR CORNER;
- 12) NORTH 03 DEGREES 07 MINUTES 44 SECONDS WEST, A DISTANCE OF 71.55 FEET TO A POINT FOR CORNER;
- 13) NORTH 17 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 29.28 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTHEAST 423/380, BEING COMMON WITH A SOUTH LINE OF THE AFORESAID TVG TEXAS TRACT;

THENCE ALONG SAID NORTH LINE OF THE NORTHEAST 423/380 TRACT AND A SOUTH LINE OF SAID TVG TEXAS TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) NORTH 72 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.04 FEET TO A 5/8 INCH IRON ROD SET WITH "TWG CAP" FOR CORNER;
- 2) NORTH 73 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 132.35 FEET TO A 1/2 INCH IRON ROD FOUND WITH "SPIARSENSG CAP" FOR CORNER;
- 3) SOUTH 84 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 101.58 FEET TO A 5/8 INCH IRON ROD SET WITH "TWG CAP" FOR CORNER;
- 4) NORTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 97.62 FEET TO A 5/8 INCH IRON ROD SET WITH "TWG CAP" FOR CORNER;
- 5) NORTH 57 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 144.66 FEET TO A 1/2 INCH IRON ROD FOUND WITH "SPIARSENSG CAP" FOR CORNER;
- 6) NORTH 82 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 78.09 FEET TO A 5/8 INCH IRON ROD SET WITH "TWG CAP" FOR CORNER;
- 7) NORTH 69 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 92.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH "SPIARSENSG CAP" FOR CORNER;
- 8) NORTH 52 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 48.91 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN THE METES AND BOUNDS RECITED 11.865 ACRES (516,863 SQUARE FEET) OF LAND, MORE OR LESS.

I FURTHER CERTIFY THAT:

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FURNISHED BY REPUBLIC TITLE, G.F. NO. NCS-747755-ATL, EFFECTIVE DATE: AUGUST 27, 2015, ISSUED DATE: SEPTEMBER 04, 2015, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY; THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS, AS DEFINED THEREIN, AND INCLUDING ITEMS 1-22 IN TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

A MAJORITY OF THE PROPERTY APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE IN A 100 OR 500 YEAR FLOOD AREA. A PORTION OF THIS PROPERTY APPEARS TO BE IN DESIGNATED ZONE A (100 YEAR FLOOD AREA) ACCORDING TO COMMUNITY PANEL #48121C0410G AND #48121C0430G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED APRIL 18, 2011. SAID FLOOD AREA WAS AMENDED BY A FLOOD STUDY BY ATEC, DATED OCTOBER 7, 2013, APPEARING TO REMOVE THE PROPERTY FROM DESIGNATED ZONE A.

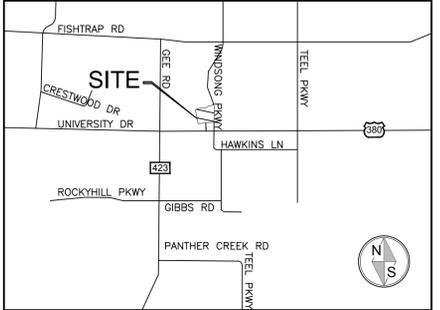
ALL SETBACKS, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OR SET FORTH IN THE APPLICABLE ZONING ORDINANCES ARE SHOWN ON THE SURVEY.

THE PROPERTY HAS PHYSICAL ACCESS TO A DEDICATED PUBLIC STREET OR HIGHWAY.

\_\_\_\_\_  
GEORGE COLLISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4461

DATED: AUGUST 4, 2016

## LOCATION MAP NOT TO SCALE



## CONTACT INFORMATION

OWNER  
NORTHEAST 423/380, LTD.  
7001 PRESTON RD STE 410  
DALLAS, TX 75205-1187

APPLICANT  
THE HOME DEPOT USA, INC.  
3800 WEST CHAPMAN AVENUE  
ORANGE, CA 92868  
(714) 914-3549

SURVEYOR  
TERRA SURVEYING CO., INC  
TBPLS FIRM NO. 10043600  
3000 WILCREST DR. - SUITE 210  
HOUSTON, TX 77042  
(713) 993-0327

**Z16-0006**

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

## EXHIBIT A BOUNDARY SURVEY

DATE: 7/11/2016  
REVISION DATES: 9/21/2016

SITE PLANNER  
SITE DEV. COORDINATOR  
R. E. MARKET  
R. E. AGENDA NAME  
R. E. MANAGER JEFF HARDMAN

**PROSPER, TX**  
**NEC US 380 & GEE ROAD**

PROPOSED WINDSONG RANCH MARKETPLACE  
LOT 10, BLOCK A

ADDRESS:

SAMC PROJECT NUMBER SM210.15  
HOME DEPOT SITE ID #



0' 60' 120'  
SCALE 1"=60'

**SHEET 2 OF 8**

**Exhibit “B”**

Z16-0006

**Statement of Intent and Purpose**

Windsong Ranch Marketplace  
(Home Depot Development)  
11.026 acres of Lot 10 of Conveyance Plat No. D16-0022  
NWC US Highway 380 & Windsong Parkway  
Prosper, Texas

The purpose of the requested Amendment to Planned Develop #40 is to facilitate development of the subject parcel in a manner consistent with current retail trends related to home improvements stores. The merchandise purchased at retail home improvement stores are typically of bulk sizes which necessitates improvement standards that will be in harmony with the Town of Prosper and home improvement retail sales.

### Planned Development Standards

Except as otherwise set forth in these development standards, the property, as described in Exhibit A, shall develop under Ordinance 08-030, as adopted by the Town Council on March 25, 2008.

#### Development Plans

- a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
- b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
- c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.

#### 3. Mixed-Use Tract

d. Mixed-Use Development Standards (Traditional Retail). Retail development within the Mixed Use Tract is intended predominately for heavy retail, service, light intensity wholesale and commercial uses, but excluding warehousing uses. The nature of uses in this District has operating characteristics and traffic service requirements generally compatible with typical office, retail, and some residential environments. Uses in this District may require open, but screened, storage areas for materials. In the event all or a portion of the Mixed Use Tract is developed solely for retail uses (i.e. not a mixed use development) then the development for retail uses shall conform to the following standards:

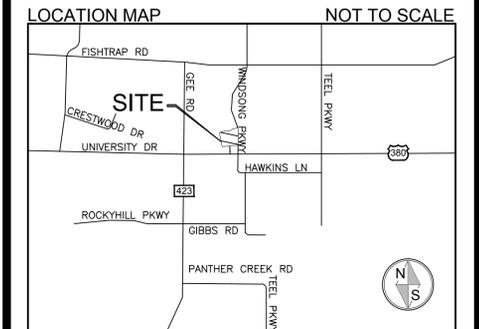
##### a. Size of Yards

1. Minimum Front Yard: thirty (30) feet
2. Minimum Side Yard:
  - a. Fifteen (15) feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
  - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.
  - c. Thirty (30) feet adjacent to a street.
3. Minimum Rear Yard:
  - a. Fifteen (15) feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
  - b. Thirty (30) feet for a one (1) story building adjacent to a residential district and sixty (60) feet for a two (2) story building adjacent to a residential district.

- b. Size of Lots:
1. Minimum Size of Lot Area: Ten thousand (10,000) square feet.
  2. Minimum Lot Width: One hundred (100) feet.
  3. Minimum Lot Depth: One hundred (100) feet.
- c. Maximum Height: Two (2) stories, no greater than forty (40) feet in height, excluding unoccupied architectural elements, such as towers, parapets, and cornices, that may be allowed up to forty-five (45) feet in height for the anchor only.
- d. Lot Coverage: Fifty (50) percent.
- e. Floor Area Ratio: Maximum 0.5:1.
- f. Permitted Uses: Uses shall be permitted with the Retail District as it currently exists or may be amended. The following uses shall also be permitted:
- Big box retail building including a home improvement store with a garden center
  - Outdoor Sales and Display as an accessory use and in accordance with the Development Standards.
  - Vehicles/Equipment Rental and/or Display, Incidental and in accordance with the Development Standards.
- g. Development Standards
1. Outdoor Sales and Display are subject to the following regulations:
    - a. Screening of outdoor sales and display areas are not required, if the outdoor sales and display areas comply with the regulations below.
    - b. Merchandise displayed for outdoor sales and display shall be located in accordance with the areas identified in Zoning Exhibit 'D', with the following stipulations:
      - i. Merchandise cannot block sidewalks, doorways, accessible route(s), driveways, and/or fire lanes;
      - ii. Merchandise may be displayed for seasonal sales in the parking lot at the designated location on Exhibit 'D'. Seasonal sales and merchandise may include, but is not limited to; Christmas trees, flowers, landscaping materials, and outdoor furniture.
    - c. Screening of these areas from Windsong Parkway shall be required by a combination of berming and landscaping, as shown on Exhibit G.
  2. Outdoor Storage is subject to the following regulations:
    - a. Screening for outdoor storage shall not be required, if the outdoor storage areas comply with the regulations below.
    - b. Staging and storage of materials are permitted in the designated areas on Exhibit 'D'.

- c. Screening of these areas from Windsong Parkway shall be required by a combination of berming and landscaping, as shown on Exhibit G, and along the rear of the store by the construction of an 8' foot masonry screening wall with landscaping, as shown on Exhibits D and G.
  3. Vehicle/Equipment Rental and/or Display, Incidental
    - a. Vehicle/equipment rental and/or display shall be permitted if the areas comply with the regulations below.
    - b. Vehicle/equipment rental and/or display areas are permitted but shall be located only in the designated areas on Exhibit 'D.'
    - c. Vehicle/equipment rental and/or display areas include truck/trailer parking and display, truck rental parking, and equipment rental storage and display.
    - d. Vehicle/equipment rental and/or display areas shall require screening as shown on Exhibits D and G, consisting of a masonry wall and landscaping.
  4. Architecture design and materials are subject to the following regulations:
    - a. Permitted primary exterior materials are clay fired brick, natural, precast, and manufactured stone, granite, marble, architectural concrete block, split face concrete masonry unit, architecturally finished concrete tilt wall, "Quik Brik" (a four [4] inch manufactured concrete masonry unit) and cultured stone (manufactured) individually stacked, as provided in the conceptual building elevations Exhibit 'F'. The conceptual building elevations in Exhibit 'F' are representative of the architectural style, color, and material selections.
    - b. Secondary materials used on the façade of a building are those that comprise a total of ten (10) percent or less of an elevation area. Permitted secondary materials are all the primary materials, aluminum or other metal, cedar or similarly decorative wood, stucco, cementitious fiber board (Hardie board), and high impact exterior insulation and finish systems (EIFS), as provided in the conceptual building elevations Exhibit 'F'.
    - c. The following architectural design regulations of the Zoning Ordinance shall not apply:
      - i. Recesses and/or projections for elevation lengths over 200'.
      - ii. Limitation of a single material to 80% of an elevation or less.
      - iii. Requirement for 10% stone on an elevation not facing a public right-of-way.
      - iv. Requirement for horizontal and/or vertical articulations every 30' along an elevation.
  5. Screening, Berming, and Landscaping
    - a. Screening for outdoor sales, display, and storage shall consist of a three (3) foot to six (6) foot berm and landscaping along Windsong Parkway, as shown on Exhibit G.

- b. Vehicle/equipment rental and/or display areas shall be screened with a four (4) foot masonry wall and landscaping along the westerly side of the designated area, as shown on Exhibits D and G.
  - c. Goods and materials stacked and/or stored in the garden center shall not be permitted within 1 foot of the top of the garden center walls.
  - d. Loading and service area screening shall not required.
6. Parking: The minimum parking ratio required shall be 1 parking space per each 450 square feet of gross floor area. A reduction of the required parking may be granted by the Director of Development Services upon receipt of a parking study.
7. Lighting: On-site parking lot lighting shall include dimmers.



CONTACT INFORMATION

**OWNER**  
 NORTHEAST 423/380, LTD.  
 7001 PRESTON RD STE 410  
 DALLAS, TX 75205-1187

**APPLICANT**  
 THE HOME DEPOT USA, INC.  
 3800 WEST CHAPMAN AVENUE  
 ORANGE, CA 92668  
 (714) 914-3549

**SURVEYOR**  
 TERRA SURVEYING CO., INC  
 3000 WILCREST DR., SUITE 210  
 HOUSTON, TX 77042  
 (713) 993-0327

PROJECT INFORMATION

<b>HOME DEPOT PARKING</b>	
<b>REQUIRED PARKING STALLS</b>	
HOME DEPOT (@ 1/450 S.F.) GFA (INCLUSIVE OF GARDEN CENTER)	302 STALLS
<b>PROVIDED PARKING STALLS</b>	
HD TOTAL PROVIDED	328 STALLS
ACCESSIBLE PARKING PROVIDED	9 STALLS
<b>HD PARKING AND DISPLAYS (NOT INCLUDED)</b>	
FRONT PRO CUSTOMER PARKING	10 STALLS
FRONT TRAILER/TRUCK PARKING	1,200 S.F.
FRONT RESERVED PENSKE TRUCK PARKING	1,200 S.F.
FRONT RESERVED LOAD & GO STALLS	2 STALLS
FRONT COMPACT POWER AREA	1,000 S.F.
FRONT TRAILER DISPLAYS	1,440 S.F.
FRONT OUTDOOR SALES & DISPLAY PARKING AREA	26 STALLS

**Z16-0006**

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT  
 REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

EXHIBIT D  
 OVERALL SITE PLAN

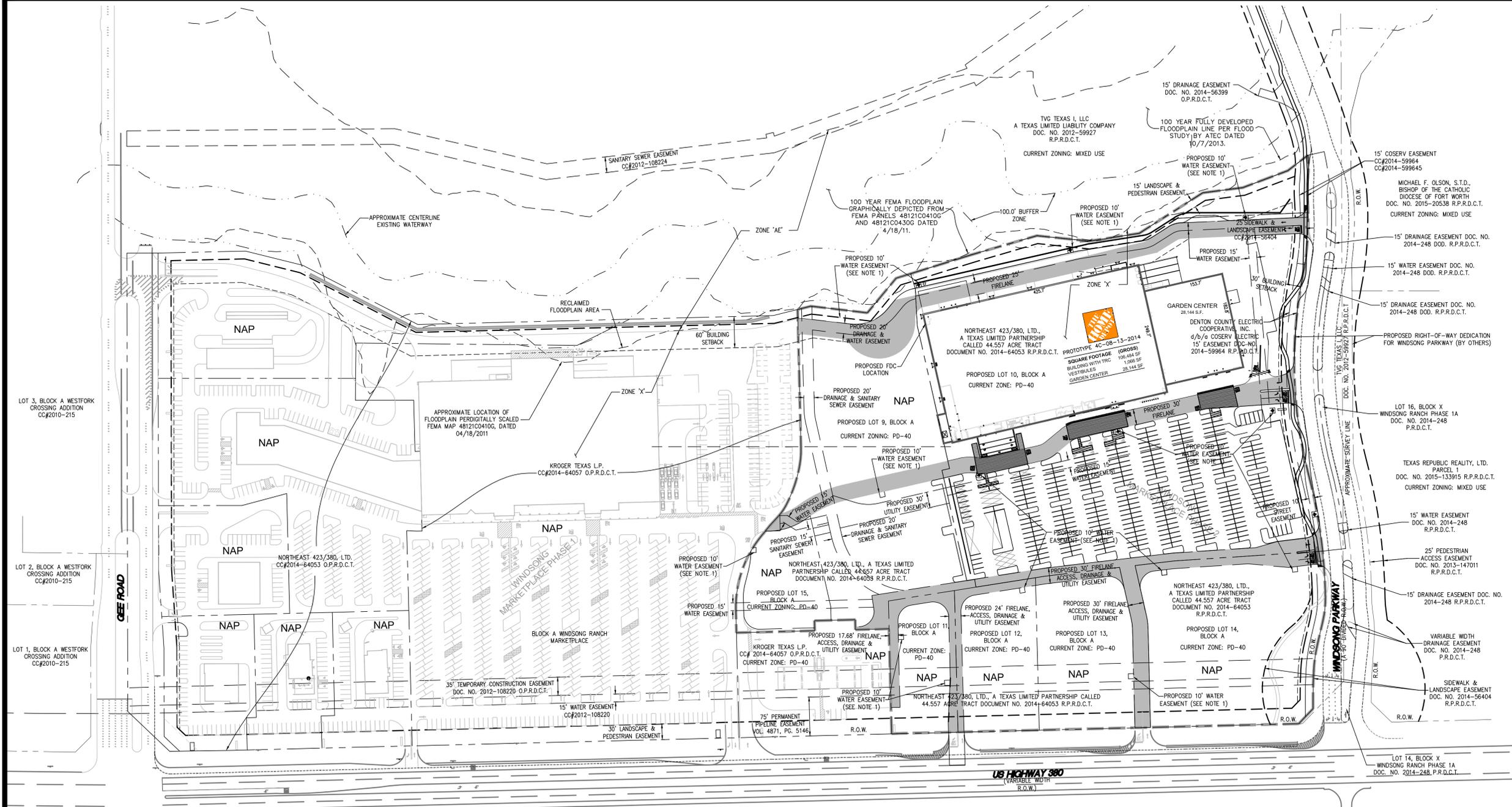
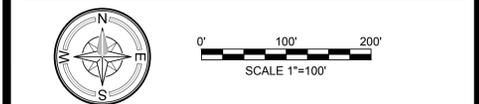
DATE: 7/11/2016  
 REVISION DATES: 9/27/2016

SITE PLANNER: LUIS REBELLO  
 SITE DEV. COORDINATOR: SCOTT MOMMER  
 R. E. MARKET  
 R. E. AGENDA NAME  
 R. E. MANAGER: JEFF HARDMAN

PROSPER, TX  
 NEC US 380 & GEE ROAD

PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

ADDRESS:  
 SAMC PROJECT NUMBER: SM210.15  
 HOME DEPOT SITE ID #



LOT 3, BLOCK A WESTFORK CROSSING ADDITION CC#2010-215

LOT 2, BLOCK A WESTFORK CROSSING ADDITION CC#2010-215

LOT 1, BLOCK A WESTFORK CROSSING ADDITION CC#2010-215

APPROXIMATE CENTERLINE EXISTING WATERWAY

RECLAIMED FLOODPLAIN AREA

APPROXIMATE LOCATION OF FLOODPLAIN PER DIGITALLY SCALED FEMA MAP 48121C0410G, DATED 04/18/2011

KROGER TEXAS L.P. CC#2014-64057 O.P.R.D.C.T.

NORTHEAST 423/380, LTD. CC#2014-64053 O.P.R.D.C.T.

NORTHEAST 423/380, LTD., A TEXAS LIMITED PARTNERSHIP CALLED 44.557 ACRE TRACT DOCUMENT NO. 2014-64053 R.P.R.D.C.T.

PROPOSED LOT 10, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 9, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 15, BLOCK A CURRENT ZONING: PD-40

KROGER TEXAS L.P. CC# 2014-64057 O.P.R.D.C.T. CURRENT ZONE: PD-40

PROPOSED LOT 11, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 12, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 13, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 14, BLOCK A CURRENT ZONING: PD-40

NORTHEAST 423/380, LTD., A TEXAS LIMITED PARTNERSHIP CALLED 44.557 ACRE TRACT DOCUMENT NO. 2014-64053 R.P.R.D.C.T.

PROPOSED LOT 10, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 11, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 12, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 13, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 14, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 15, BLOCK A CURRENT ZONING: PD-40

PROPOSED LOT 16, BLOCK X WINDSONG RANCH PHASE 1A DOC. NO. 2014-248 R.P.R.D.C.T.

TEXAS REPUBLIC REALTY, LTD. PARCEL 1 DOC. NO. 2015-133915 R.P.R.D.C.T. CURRENT ZONING: MIXED USE

15' WATER EASEMENT DOC. NO. 2014-248 R.P.R.D.C.T.

25' PEDESTRIAN ACCESS EASEMENT DOC. NO. 2013-14701 R.P.R.D.C.T.

15' DRAINAGE EASEMENT DOC. NO. 2014-248 R.P.R.D.C.T.

VARIABLE WIDTH DRAINAGE EASEMENT DOC. NO. 2014-248 R.P.R.D.C.T.

SIDEWALK & LANDSCAPE EASEMENT DOC. NO. 2014-56404 R.P.R.D.C.T.

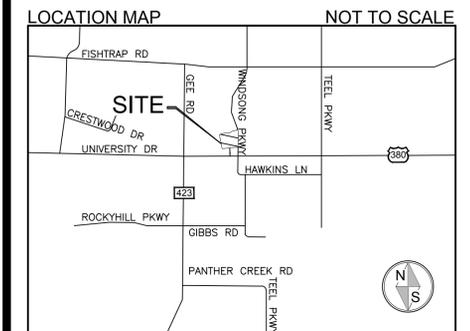
LOT 14, BLOCK X WINDSONG RANCH PHASE 1A DOC. NO. 2014-248 R.P.R.D.C.T.

ELAND ENERGY, INC. CC#97-0032487 O.P.R.D.C.T.

GARY BEDFORD DAVIS VOL. 779, PG. 888 D.R.D.C.T.

LEGEND		SITE DATA SUMMARY TABLE		TOWN SITE PLAN NOTES		NOTES	
	PROPOSED FIRELANE	PROPOSED THE HOME DEPOT.		1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.	1. PROPOSED LOT NUMBERS AND EASEMENT INFORMATION SHOWN HEREON ARE PER THE CONVEYANCE PLAN OF WINDSONG RANCH MARKETPLACE AS PROVIDED BY SPIARS ENGINEERING, JOB # 15-155, DATED FEBRUARY 2016		
	RIGHT OF WAY	EXISTING ZONING	PD-40	2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.	2. 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 PLAN.		
	NOT A PART	PROPOSED ZONING	PD-40	3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.	3. ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.		
	PROPERTY LINE	HOME DEPOT LOT AREA	RETAIL 11.02 AC	4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.	4. DIMENSIONS ARE FACE TO FACE OF CURB UNLESS OTHERWISE NOTED.		
	ADJACENT PROPERTY LINE	BUILDING AREA	106,484 S.F.	5) ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.	5. FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' MINIMUM INSIDE TURNING RADIUS.		
	PROPOSED EASEMENT LINE	GARDEN CENTER AREA	28,144 S.F.	6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100 PERCENT FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.	6. 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.		
	EXISTING GENERAL EASEMENT LINE	TOTAL BUILDING AREA	134,628 S.F.	7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.	7. FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF PROSPER STANDARDS.		
	EXISTING LANDSCAPE AND PEDESTRIAN EASEMENT LINE	BUILDING HEIGHT	28 FT	8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.	8. HIGHWAY US 380 AND WINDSONG PARKWAY ARE SHOWN AS IT EXISTS TODAY.		
	EXISTING BUILDING SETBACK LINE	LOT COVERAGE	79.29%	9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.	9. GEE ROAD IS UNDER CONSTRUCTION AND IS SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.		
	WINDSONG MARKETPLACE PHASE LINE	FLOOR AREA RATIO	0.2804:1	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.	10. MEDIAN OPENINGS & TURN LANES ALONG US 380 ARE CONTINGENT ON TxDOT APPROVAL.		
		BUILDING WITH GARDEN CENTER PARKING RATIO	1:450	11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.	11. FOUNDATION PLANTINGS WILL CONFORM TO PD-40 STANDARDS APPROVED BY THE TOWN.		
		TOTAL PARKING REQUIRED	302 STALLS	12) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.	12. LOADING AREAS LOCATED ADJACENT TO MAJOR CREELS SHALL BE SCREENED FROM THE FLOODPLAIN.		
		TOTAL PARKING PROVIDED	328 STALLS	13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.			
		ACCESSIBLE STALLS REQUIRED	8 STALLS	14) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.			
		ACCESSIBLE STALLS PROVIDED	9 STALLS	15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.			
		LANDSCAPING REQUIRED	15 S.F. PER 1 REQ. PARKING STALL	16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.			
		LANDSCAPING PROVIDED	73,724 S.F.	17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.			
		IMPERVIOUS SURFACE AREA	380,607 S.F.	18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.			
		OPEN SPACE REQUIRED	33,620 S.F.	19) 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.			
		OPEN SPACE PROVIDED	35,426 S.F.				

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CONTACT INFORMATION

**OWNER**  
 THE HOME DEPOT USA, INC.  
 3800 WEST CHAPMAN AVENUE  
 ORANGE, CA 92668  
 (714) 914-3549

**APPLICANT**  
 THE HOME DEPOT USA, INC.  
 3800 WEST CHAPMAN AVENUE  
 ORANGE, CA 92668  
 (714) 914-3549

**SURVEYOR**  
 TERRA SURVEYING CO., INC  
 3000 WILCREST DR., SUITE 210  
 HOUSTON, TX 77042  
 (713) 993-0327

PROJECT INFORMATION

<b>HOME DEPOT PARKING</b>	
REQUIRED PARKING STALLS	302 STALLS
HOME DEPOT (@ 1/450 S.F.) GFA (INCLUSIVE OF GARDEN CENTER)	
PROVIDED PARKING STALLS	328 STALLS
HO TOTAL PROVIDED	9 STALLS
ACCESSIBLE PARKING PROVIDED	
HO PARKING AND DISPLAYS (NOT INCLUDED)	
FRONT PRO CUSTOMER PARKING	10 STALLS
FRONT TRAILER/TRUCK PARKING	1,200 S.F.
FRONT RESERVED PENSKE TRUCK PARKING	1,200 S.F.
FRONT RESERVED LOAD & GO STALLS	2 STALLS
FRONT COMPACT POWER AREA	1,000 S.F.
FRONT TRAILER DISPLAYS	1,440 S.F.
FRONT OUTDOOR SALES & DISPLAY PARKING AREA	26 STALLS

**Z16-0006**

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

EXHIBIT D  
 SITE PLAN

DATE: 7/11/2016  
 REVISION DATES: 9/27/2016

SITE PLANNER: LUIS REBELLO  
 SITE DEV. COORDINATOR: SCOTT MOMMER  
 R. E. MARKET  
 R. E. AGENDA NAME  
 R. E. MANAGER: JEFF HARDMAN

PROSPER, TX  
 NEC US 380 & GEE ROAD

PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

ADDRESS:

SAMC PROJECT NUMBER: SM210.15  
 HOME DEPOT SITE ID #



LEGEND

- PROPOSED FIRE LANE
- OUTDOOR SALES AND DISPLAY AREA
- OUTDOOR REAR STORAGE AREA
- PAINTED WALKWAY AREA
- EXISTING CONTOUR ELEVATION
- RIGHT OF WAY
- NOT A PART
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE. REFERENCE SHEET 1 FOR INFORMATION AND LOCATION
- EXISTING GENERAL EASEMENT LINE. REFERENCE SHEET 1 FOR INFORMATION AND LOCATION
- EXISTING LANDSCAPE AND PEDESTRIAN EASEMENT LINE. REFERENCE SHEET 1 FOR INFORMATION AND LOCATION
- EXISTING BUILDING SETBACK LINE. REFERENCE SHEET 1 FOR INFORMATION AND LOCATION
- EXISTING CURB
- THE HOME DEPOT CART CORRAL
- PROPOSED WHEEL STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER INLET

SITE DATA SUMMARY TABLE

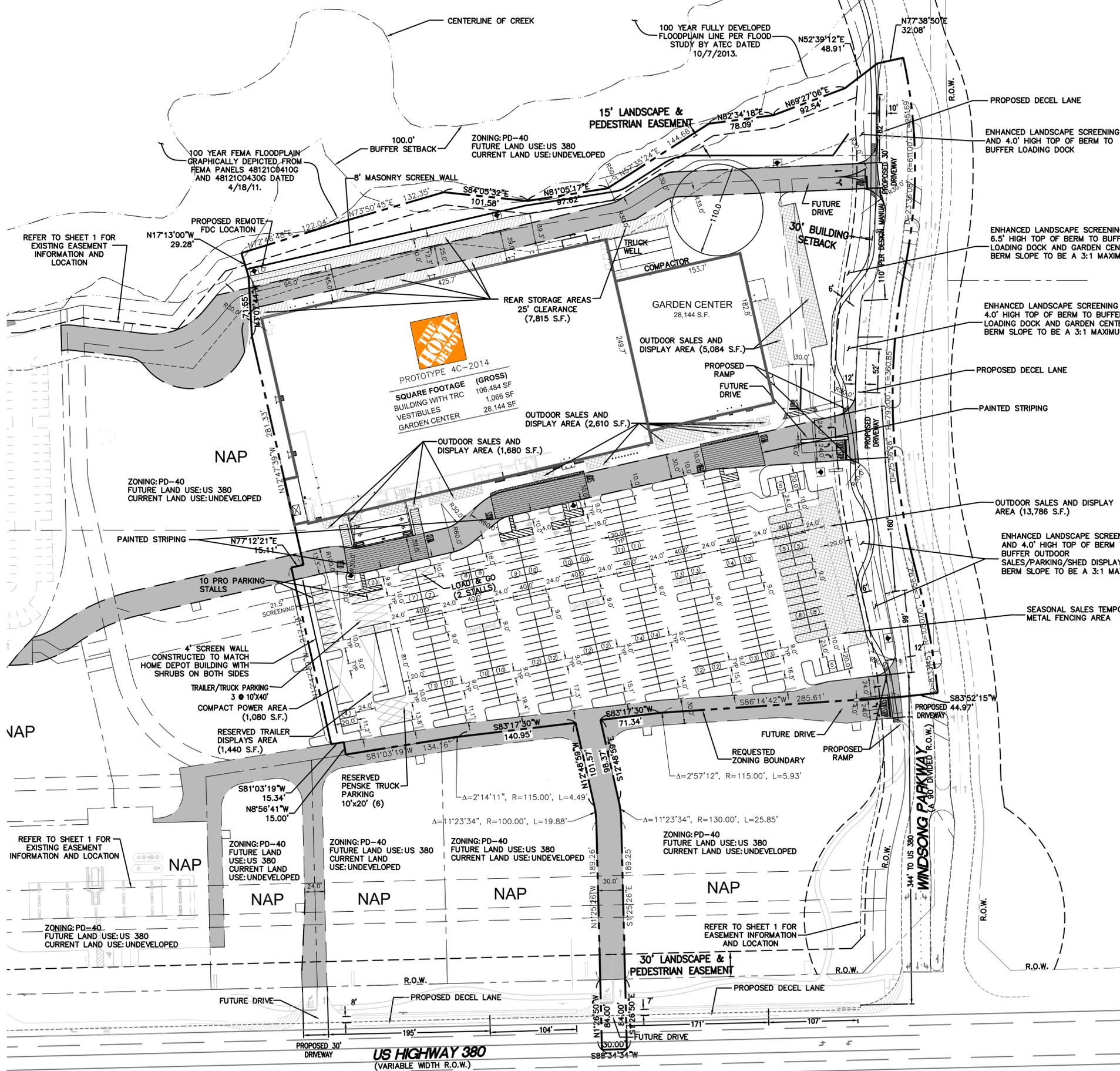
PROPOSED THE HOME DEPOT.	
EXISTING ZONING	PD-40
PROPOSED ZONING	RETAIL
PROPOSED USE	HOME DEPOT LOT AREA
	11.02 AC
BUILDING AREA	106,484 S.F.
GARDEN CENTER AREA	28,144 S.F.
TOTAL BUILDING AREA	134,628 S.F.
BUILDING HEIGHT	28 FT
LOT COVERAGE	79.29%
FLOOR AREA RATIO	0.2804:1
BUILDING WITH GARDEN CENTER PARKING RATIO	1:450
TOTAL PARKING REQUIRED	302 STALLS
TOTAL PARKING PROVIDED	328 STALLS
ACCESSIBLE STALLS REQUIRED	8 STALLS
ACCESSIBLE STALLS PROVIDED	9 STALLS
LANDSCAPING REQUIRED	15 S.F. PER 1 REQ. PARKING STALL
LANDSCAPING PROVIDED	73,724 S.F.
IMPERVIOUS SURFACE AREA	380,607 S.F.
OPEN SPACE REQUIRED	33,620 S.F.
OPEN SPACE PROVIDED	35,426 S.F.

NOTES

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- ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.
- ALL DRIVEWAYS, TURN LANES, AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS
- ALL FIRE LANES TO MEET TOWN OF PROSPER FIRE STANDARDS IN TERMS OF WIDTH AND PAVEMENT SECTION.

TOWN SITE PLAN NOTES

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION 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 PERCENT 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 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 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 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.
- 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.



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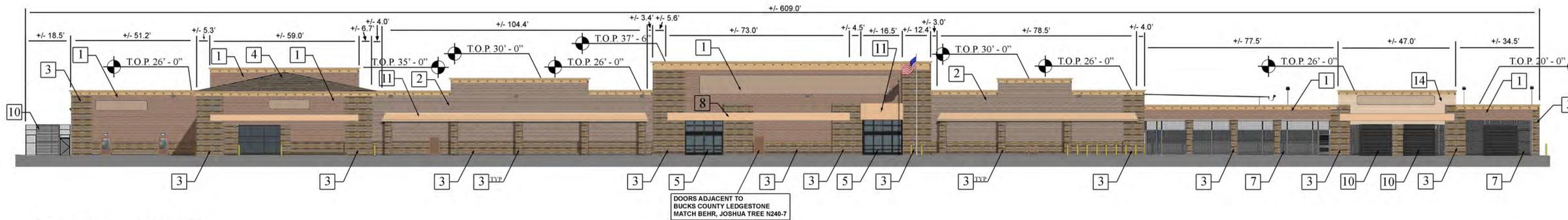
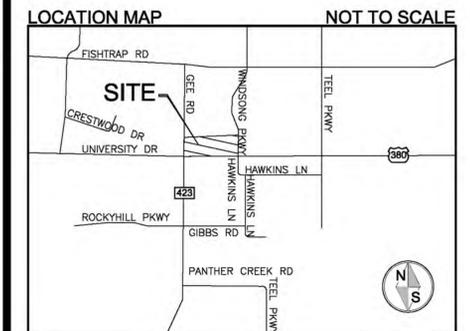
**Exhibit “E”**

Z16-0006

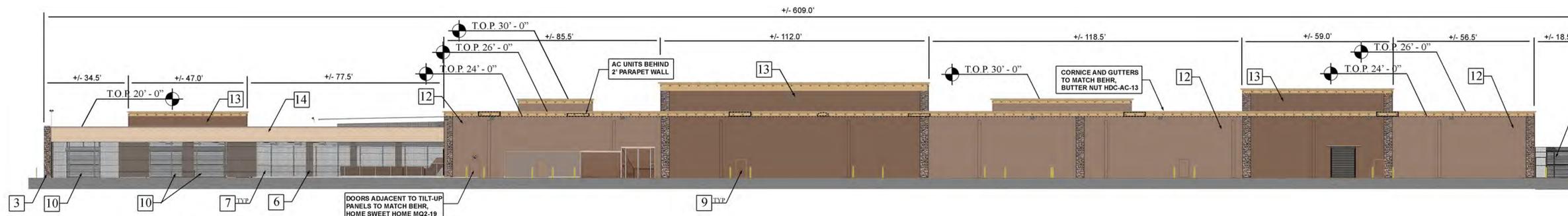
**Development Schedule**

Windsong Ranch Marketplace  
(Home Depot Development)  
11.026 acres of Lot 10 of Conveyance Plat No. D16-0022  
NWC US Highway 380 & Windsong Parkway  
Prosper, Texas

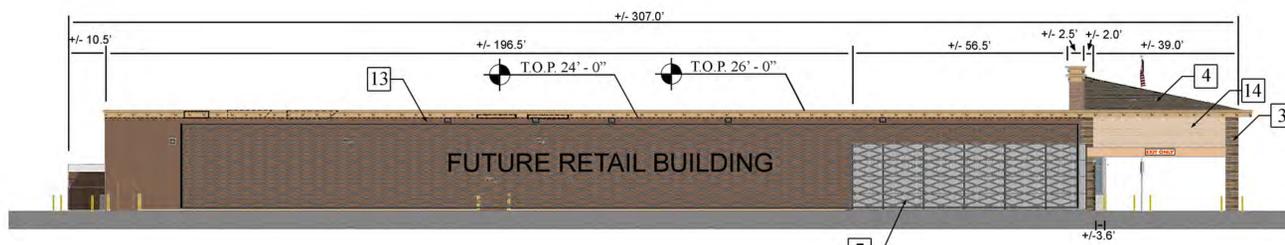
The anticipated schedule for the development is:  
The Home Depot Development is a single phase development and is not intended to be phased.  
The schedule is subject to change due to various factors behind the control of the developer.



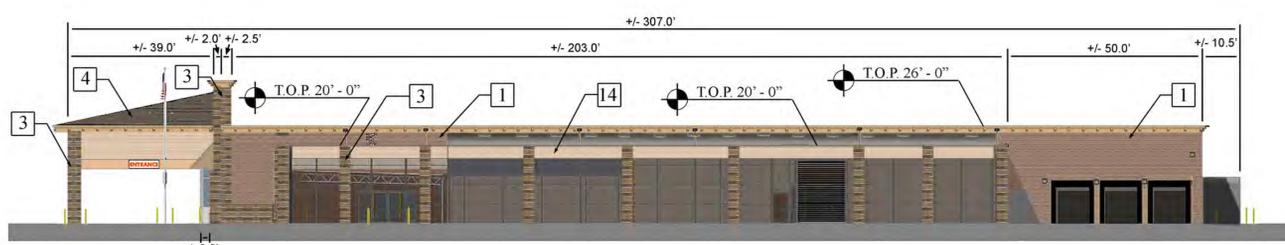
SOUTH ELEVATION



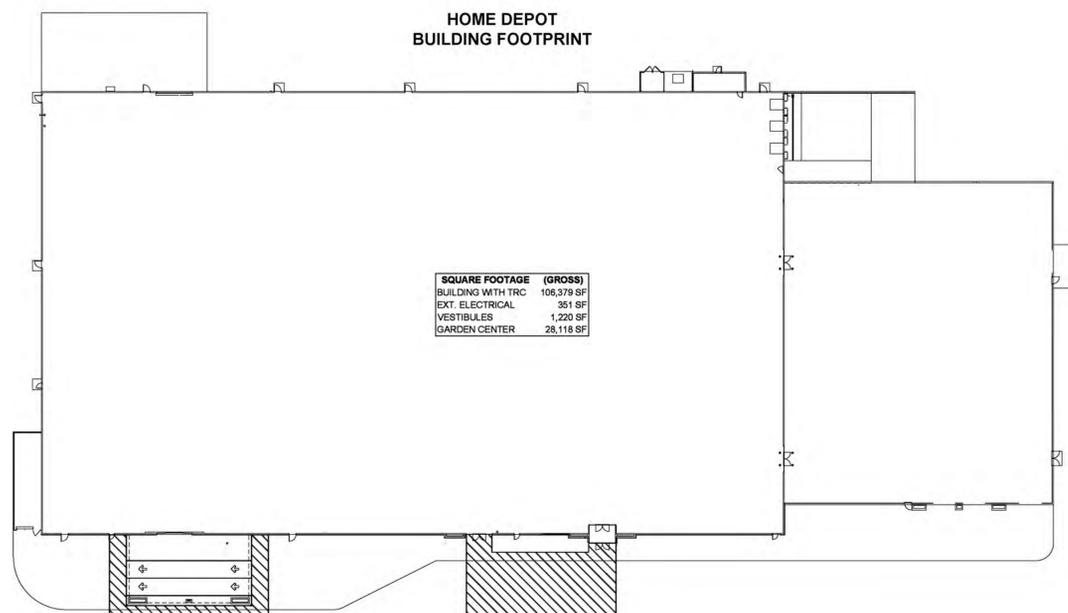
NORTH ELEVATION



WEST ELEVATION

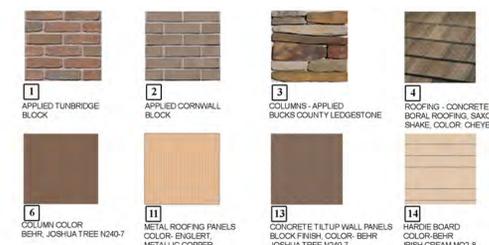


EAST ELEVATION



GRAPHIC REPRESENTATION ONLY/NOT FOR CONSTRUCTION  
 Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

- \* THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION
- \* 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 INSPECTION DEPARTMENT
- \* WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT



- 1 APPLIED TUNBRIDGE BLOCK TO CONCRETE TILT-UP WALL
- 2 APPLIED CORNWALL BLOCK TO CONCRETE TILT-UP WALL
- 3 APPLIED BUCKS COUNTY LEDGESTONE TO TILT-UP WALL OR MASONRY COLUMNS
- 4 ROOFING - CONCRETE TILE BORAL ROOFING, SAXONY SHAKE, COLOR: CHEYENNE
- 5 STOREFRONT / GLASS DARK ANODIZED ALUMINUM FRAME
- 6 MASONRY BLOCK COLUMNS - COLOR BEHR, JOSHUA TREE N240-7
- 7 ORNAMENTAL METAL FENCING EXPANDED METAL / DIAMOND MESH - BLACK
- 8 2' EIFS HORIZONTAL ACCENT BAND COLOR - BEHR, APPLE TURNOVER M250-3
- 9 METAL DOOR PAINTED TO MATCH ADJACENT WALL FINISH
- 10 OVERHEAD METAL COILING ROLL-UP DOOR - BLACK
- 11 METAL ROOFING PANELS COLOR - ENGLERT, METALLIC COPPER
- 12 CONCRETE TILT-UP WALL PANELS-BLOCK FINISH COLOR-BEHR HOME SWEET HOME MQ2-19
- 13 CONCRETE TILT-UP WALL PANELS-BLOCK FINISH COLOR - BEHR, JOSHUA TREE N240-7
- 14 HARDIE BOARD COLOR - BEHR, IRISH CREAM MQ2-8

SOUTH FACADE (GROSS):	17,023 S.F.
STOREFRONT/FENCING/DOORS & OPENINGS:	4,217 S.F.
SOUTH FACADE (NET):	12,806 S.F.
CMU	7,771 S.F. = 60%
STONE	4,585 S.F. = 36%
BOARD	450 S.F. = 4%
NORTH FACADE (GROSS):	17,023 S.F.
STOREFRONT/FENCING/DOORS & OPENINGS:	3,238 S.F.
NORTH FACADE (NET):	13,785 S.F.
CMU	338 S.F. = 2%
STONE	771 S.F. = 6%
CONCRETE TILT-UP BOARD	11,666 S.F. = 85%
1,010 S.F. = 7%	
WEST FACADE - BEFORE FUTURE RETAIL BUILDING (GROSS):	7,873 S.F.
STOREFRONT/FENCING/DOORS & OPENINGS:	4,455 S.F.
WEST FACADE - BEFORE FUTURE RETAIL BUILDING (NET):	3,418 S.F.
STONE	230 S.F. = 7%
CONCRETE TILT-UP BOARD	2,773 S.F. = 81%
415 S.F. = 12%	
WEST FACADE - AFTER FUTURE RETAIL BUILDING (GROSS):	7,873 S.F.
STOREFRONT/FENCING/DOORS & OPENINGS:	5,509 S.F.
WEST FACADE - AFTER FUTURE RETAIL BUILDING (NET):	2,364 S.F.
STONE	230 S.F. = 10%
CONCRETE TILT-UP BOARD	1,719 S.F. = 73%
415 S.F. = 17%	
EAST FACADE (GROSS):	7,873 S.F.
STOREFRONT/FENCING/DOORS & OPENINGS:	3,390 S.F.
EAST FACADE (NET):	4,474 S.F.
CMU	2,207 S.F. = 49%
STONE	1,147 S.F. = 26%
BOARD	1,120 S.F. = 25%

Z16-0006

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT  
 REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

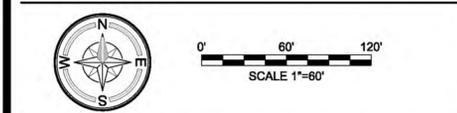
EXHIBIT F  
 ELEVATIONS

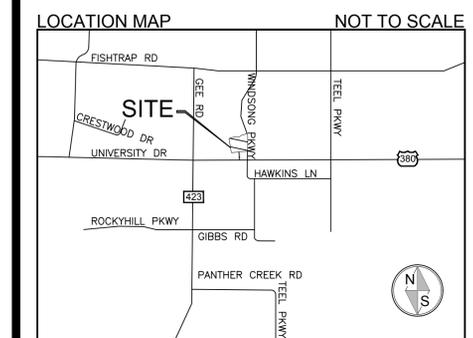
DATE: 7/11/2016  
 REVISION DATES: 9/21/2016  
 SITE PLANNER: LUIS REBELO  
 SITE DEV. COORDINATOR: SCOTT MOMMER  
 R. E. MARKET: R. E. MARKET  
 R. E. AGENDA NAME: JEFF HARDMAN  
 R. E. MANAGER: JEFF HARDMAN

PROSPER, TX  
 NEC US 380 & GEE ROAD

PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

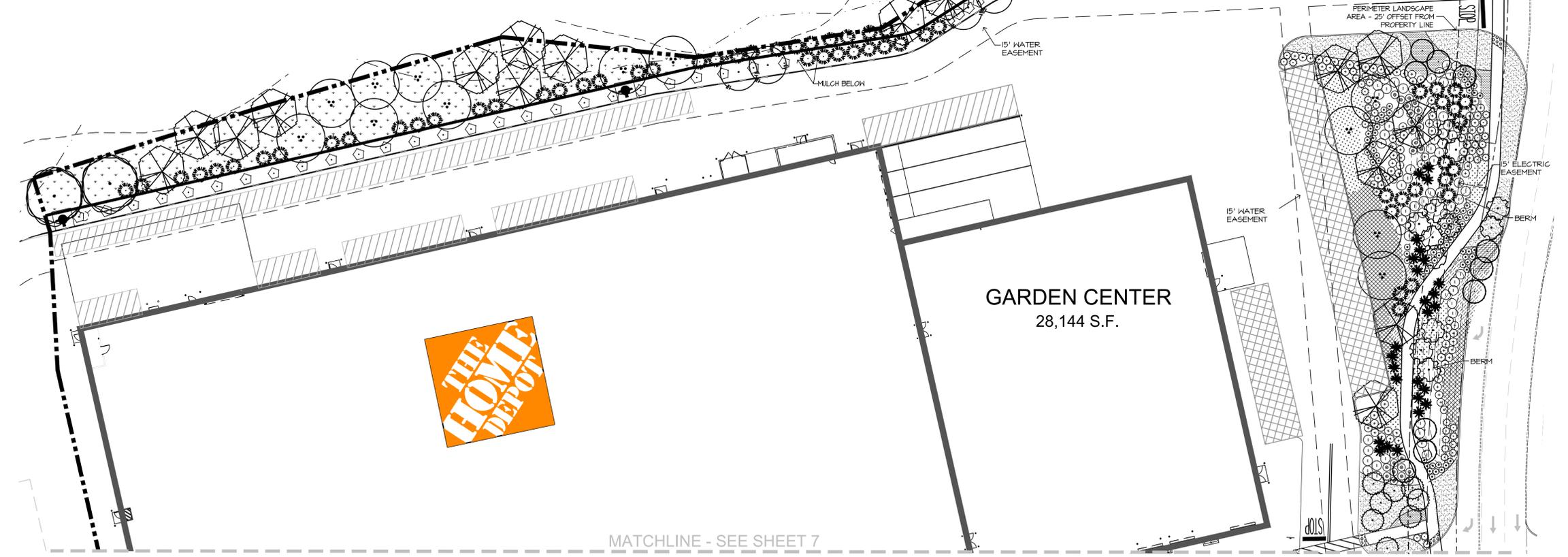
ADDRESS:  
 SAMC PROJECT NUMBER: SM210.15  
 HOME DEPOT SITE ID #





DEVELOPMENT REQUIREMENTS		
ZONING CODE CH 4/SECTION 2C - NON-RESIDENTIAL LANDSCAPE AREA REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
<b>1. PERIMETER REQUIREMENTS</b>		
1a. LANDSCAPE AREA MIN. 25' WIDE (WINDSONG PARKWAY) 1 LARGE TREE - 3" CALIPER MINIMUM - PER 30 LF OF ROADWAY	708 LF FRONTAGE / 30 = 26 LARGE TREES @ 5 GAL	5 LARGE TREES, 03 SMALL TREES (21 LARGE EQUIVALENTS) = 26 LARGE TREES. REQUIRED TREES TO BE MINIMUM 3" CALIPER & 7' TALL. ANY EXTRA TREES TO BE 2" CALIPER OR LARGER.
1b. MINIMUM 15 SHRUBS - MIN 5 GAL - PER 30' OF ROADWAY	708 LF FRONTAGE / 30 x 15 = 364 SHRUBS @ 5 GAL	225 - 5 GAL SHRUBS AND 666 - 2 GAL SHRUBS (=166.5 - 5 GAL EQUIVALENTS) TOTAL 5 GAL SHRUBS = 401.5
1c. 1 SMALL TREE AND ONE 5 GAL SHRUB REQUIRED PER EVERY 15 FEET	811 LF PROPERTY LINE - 54 SMALL TREES AND 54 - 5 GAL SHRUBS REQUIRED.	10 LG TREES & 14 SM TREES PROVIDED ON SOUTH SIDE OF WALL, 35 LG TREES AND 53 SMALL TREES ON NORTH SIDE OF WALL (TOTAL 45 LARGE TREES). 45 LARGE TREES PLUS 67 SMALL TREES IS EQUIVALENT TO 247 SMALL TREES. 55-5 GAL SHRUBS ON SOUTH SIDE OF WALL, 7 - 5 GAL EQUIV SHRUBS ON NORTH SIDE OF WALL. REQUIRED TREES TO BE MIN 3" CALIPER, EXTRA TREES 2" CALIPER OR LARGER.
<b>2. INTERIOR PARKING REQUIREMENTS</b>		
2a. LANDSCAPE ISLANDS AT TERMINUS OF PARKING ROWS AND SHALL CONTAIN 1 LARGE TREE, 3" CALIPER MINIMUM.		ALL ROWS MEET REQUIREMENT. ADDITIONAL TREES ARE PROVIDED ON SCREEN WALL ON WEST SIDE OF SITE. 12 ADDITIONAL LARGE EQUIVALENT TREES
2b. LANDSCAPE ISLANDS SHALL BE MINIMUM OF 160 SF - NOT LESS THAN 9' WIDE AND EQUAL IN LENGTH TO THE ABUTTING SPACE		PLAN MEETS THIS REQUIREMENT
2c. THERE SHALL BE AT LEAST ONE LARGE TREE, MINIMUM 3" CALIPER WITHIN 150' OF EVERY PARKING SPACE		PLAN MEETS THIS REQUIREMENT
3a. FOUNDATION PLANTING AT THE RATE OF 1 TREE PER 10,000 SF OF GROSS BUILDING AREA.		STORE DESIGN AND OPERATION DOES NOT ALLOW FOR FOUNDATION PLANTING.

SEE CITY OF PROSPER GENERAL NOTES SHEET 8



MATCHLINE - SEE SHEET 7

SYM	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING AND COMMENTS	DECIDUOUS OR EVERGREEN	SIZE AT MATURITY
ID	ILEX DECIDUA	POSSUMHAW HOLLY	3" CAL MIN. STRAIGHT TRUNK FULL AND MATCHING, NON-FRUIT BEARING. EVERGREEN, MIN 8' TALL AT TIME OF PLANTING	DECIDUOUS	15-20' T x 15' W
JC	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	3" CAL MIN. 9' MIN TALL AT PLANTING, FULL AND MATCHING	EVERGREEN	12' T x 8' W
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4" CALIPER MIN. SINGLE STRAIGHT TRUNK, 12' TALL AT TIME OF PLANTING, NON-FRUIT BEARING	EVERGREEN	40' T x 8'-20' W
LJ	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	3" CAL MIN. STANDARD, FULL AND MATCHING, MIN. 12' TALL AT TIME OF PLANTING	DECIDUOUS	20'-25' T x 15'-25' T
MC	MORELLA CERIFERA	WAX MYRTLE	5" CALIPER MIN. MULTI-TRUNK - 3 - 4 CANES, FULL AND MATCHING, 8' TALL AT TIME OF PLANTING	EVERGREEN	20' T x 20' W
OS	QUERCUS SHUMARDII	SHUMARD OAK	4" CALIPER, 12' TALL MIN AT TIME OF PLANTING	DECIDUOUS	30'-50' T & W
OV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	STANDARD, 4" CAL. MIN. 12' TALL AT TIME OF PLANTING	EVERGREEN	40'-80' T & W
TD	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL MIN., 6' SPREAD, 14' TALL AT TIME OF PLANTING	DECIDUOUS	50'-70' T x 20' W
UP	ULMUS P. 'EMER II'	ALLEE ELM	4" CAL MIN., SINGLE STRAIGHT TRUNK, FULL AND MATCHING, NON-FRUITING, MIN 12' TALL AT TIME OF PLANTING	DECIDUOUS	60'-70' T x 35'-55' W
UC	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL MIN., MIN 12' TALL AT TIME OF PLANTING, 8' SPREAD.	EVERGREEN	80' T & W

SYM	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SIZE AT MATURITY H X W
AG	AGAVE AMERICANA	CENTURY PLANT	5 GAL	8' x 8'
BT	BERBERIS T. 'ATROPURPUREA'	RED-LEAF BARBERRY	5 GAL	5' x 5'
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5' x 4'
IB	ILEX C. 'BURFORD'	DWARF BURFORD HOLLY	5 GAL	4'-6' x 4'-6'
IV	ILEX V. 'NANA'	DWARF YAUPON HOLLY	5 GAL	3'-5' x 5'
LF	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	5 GAL	6'-8' x 6'-8'
MC	MUHLENBERGIA C. 'REGAL PRINCE'	REGAL PRINCE PINK MUHLY	1 GAL	3' x 6'
NT	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	2 GAL	2' x 2'-3'
RP	RHAPHIOLEPIS I. 'PINKIE'	PINKIE INDIAN HAWTHORN	5 GAL	4'-5' x 4'

SYM	BOTANICAL NAME	COMMON NAME	COMMENTS
	ELIOMYNIUS PURPLE WINTER CREEPER	PURPLE WINTER CREEPER	36" OC FROM 2 GAL CONTAINERS
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	24" OC FROM 2 GAL CONTAINERS
	SALVIA G. 'FURMAN'S RED'	AUTUMN SAGE	30" OC FROM 2 GAL CONTAINERS
	SANTOLINA VIRENS	GREEN LAVENDER COTTON	30" OC FROM 2 GAL CONTAINERS
	ROSEMARINUS O. 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	36" OC FROM 2 GAL CONTAINERS
	BUFFALO GRASS SEED	BUFFALO GRASS	4#/1000 SF
	BUFFALO GRASS SOD	BUFFALO GRASS	
	MIXED NATIVE GRASSES AND FORBES	TBD	TBD

APPROXIMATE CONTOURS FOR BERMS. SEE CIVIL FOR PRECISE GRADING PLAN AND ACTUAL HEIGHT. MAX SLOPE 3:1

STEEL EDGE BETWEEN GRASS AND SHRUB AREAS

AFTER INSTALLATION APPLY 3" BARK MULCH TO ALL NON-TURF PLANTING AREAS

**Z16-0006**

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

**EXHIBIT G  
 LANDSCAPE PLAN**

DATE: 7/11/2016  
 REVISION DATES: 9/27/2016  
 SITE PLANNER: LUIS REBELO  
 SITE DEV. COORDINATOR: SCOTT MOMMER  
 R. E. MARKET  
 R. E. AGENDA NAME  
 R. E. MANAGER: JEFF HARDMAN

**PROSPER, TX  
 NEC US 380 & GEE ROAD**

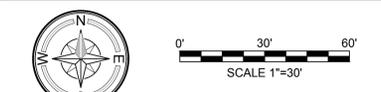
PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

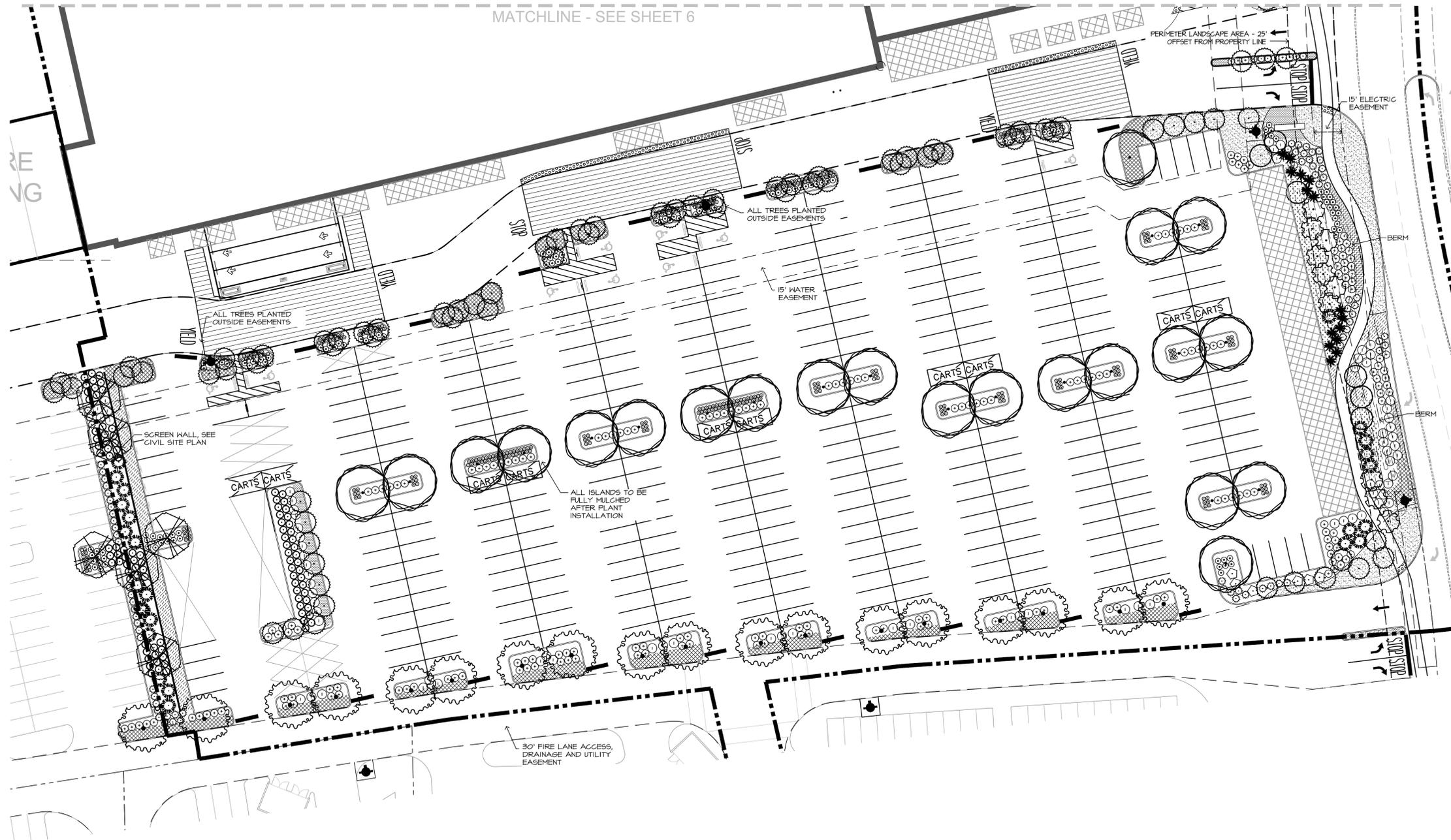
ADDRESS:

SAMC PROJECT NUMBER: SM210.15  
 HOME DEPOT SITE ID #



REVIEW SET - NOT FOR BID  
 OR CONSTRUCTION  
**Sierra Designs, Inc**  
 113 N. Church Street, Suite 310  
 Visalia, California 93291  
 Tele: 559.733.3690 Fax: 559.733.3694  
 Texas Reg LA #2923  
 9.27.2016





Z16-0006

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

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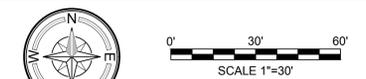
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PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

ADDRESS:  
 SAMC PROJECT NUMBER: SM210.15  
 HOME DEPOT SITE ID #



TREE SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING AND COMMENTS	DECIDUOUS OR EVERGREEN	SIZE AT MATURITY
ID	ILEX DECIDUA	POSSUMHAW HOLLY	3" CAL MIN., STRAIGHT TRUNK FULL AND MATCHING, NON-FRUIT BEARING, EVERGREEN, MIN 8' TALL AT TIME OF PLANTING	DECIDUOUS	15-20' T x 15' W
JQ	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	3" CAL MIN., 8' MIN TALL AT PLANTING, FULL AND MATCHING	EVERGREEN	12' T x 8' W
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4" CAL PER MIN., SINGLE STRAIGHT TRUNK, 12' TALL AT TIME OF PLANTING, NON-FRUIT BEARING	EVERGREEN	40' T x 8-20' W
L	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	2" CAL MIN., STANDARD, FULL AND MATCHING, MIN. 12' TALL AT TIME OF PLANTING	DECIDUOUS	20-25' T x 15-25' T
MC	MORELLA CERIFERA	WAX MYRTLE	3" CAL PER MIN., MULTI-TRUNK - 3-4 CANES, FULL AND MATCHING, 8' TALL AT TIME OF PLANTING	EVERGREEN	20' T x 20' W
OS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL PER, 12' TALL MIN AT TIME OF PLANTING	DECIDUOUS	30-50' T & W
OV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	STANDARD, 4" CAL MIN., 12' TALL AT TIME OF PLANTING	EVERGREEN	40-80' T & W
TD	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL MIN., 6" SPREAD, 14' TALL AT TIME OF PLANTING	DECIDUOUS	50-70' T x 20' W
UP	ULMUS P. 'EMER II'	ALLEE ELM	4" CAL MIN., SINGLE STRAIGHT TRUNK, FULL AND MATCHING, NON-FRUITING, MIN 12' TALL AT TIME OF PLANTING	DECIDUOUS	60-70' T x 35-65' W
UC	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL MIN., MIN 12' TALL AT TIME OF PLANTING, 8" SPREAD	EVERGREEN	80' T & W

SHRUB SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SIZE AT MATURITY H X W
AG	AGAVE AMERICANA	CENTURY PLANT	5 GAL	8' x 8'
BT	Berberis T. 'ATROPURPUREA'	RED-LEAF BARBERRY	5 GAL	5' x 5'
HP	HESPERALOE PARVIFLOIA	RED YUCCA	5 GAL	5' x 4'
IB	ILEX C. 'BURFORD'	DWARF BURFORD HOLLY	5 GAL	4-6' x 4-6'
IV	ILEX V. 'NANA'	DWARF YAUPON HOLLY	5 GAL	3-5' x 5'
LF	LEUCOPHYLLUM FRUCTESCENS 'GREEN CLOUD'	TEXAS RANGER	5 GAL	6-8' x 6-8'
MC	MUHLENBERGIA C. 'REGAL PRINCE'	REGAL PRINCE PINK MUHLY	1 GAL	3' x 6'
NT	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	2 GAL	2' x 2'-3'
RP	RHAPHIOLEPIS I. 'PINKIE'	PINKIE INDIAN HAWTHORN	5 GAL	4'-5' x 4'

GROUND COVERS AND PERENNIALS

SYM	BOTANICAL NAME	COMMON NAME	COMMENTS
	EUONYMUS 'PURPLE WINTER CREEPER'	PURPLE WINTER CREEPER	36" OC FROM 2 GAL CONTAINERS
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	24" OC FROM 2 GAL CONTAINERS
	SALVIA G. 'FURMAN'S RED'	AUTUMN SAGE	30" OC FROM 2 GAL CONTAINERS
	SANTOLINA VIRENS	GREEN LAVENDER COTTON	30" OC FROM 2 GAL CONTAINERS
	ROSEMARINUS O. 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	36" OC FROM 2 GAL CONTAINERS
	BUFFALO GRASS SEED	BUFFALO GRASS	4#/1000 SF
	BUFFALO GRASS SOD	BUFFALO GRASS	
	MIXED NATIVE GRASSES AND FORBES	TBD	TBD

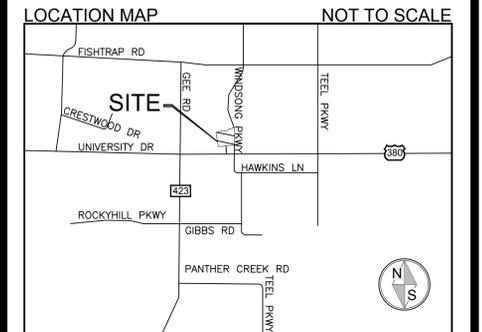
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STEEL EDGE BETWEEN GRASS AND SHRUB AREAS  
 AFTER INSTALLATION APPLY 3" BARK MULCH TO ALL NON-TURF PLANTING AREAS



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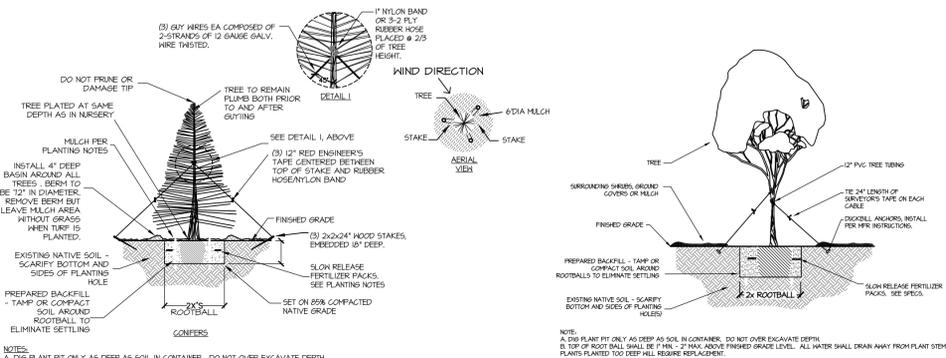
CITY OF PROSPER NOTES

PLANTING NOTES

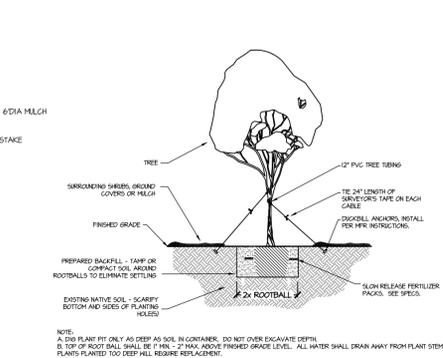
- 1) Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- 2) All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- 3) All turf areas to be established prior to the Certificate of Occupancy, unless otherwise approved by the Town.
- 4) Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- 5) Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- 6) Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- 7) Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- 8) Trees shall not be planted deeper than the base of the "trunk flare".
- 9) The tree pit shall be backfilled with native topsoil free of rock and other debris.
- 10) Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- 11) Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- 12) A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- 13) No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- 14) Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- 15) All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- 16) Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- 17) A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- 18) Trees planted on a slope shall have the tree well at the average grade of slope.
- 19) No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- 20) The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- 21) All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- 22) Landscape and open areas shall be kept free off trash, litter, and weeds.
- 23) An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- 24) No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- 25) No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- 26) Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- 27) All walkways shall meet A.D.A. and T.A.S. requirements.
- 28) Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- 29) Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- 30) Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

IRRIGATION NOTES

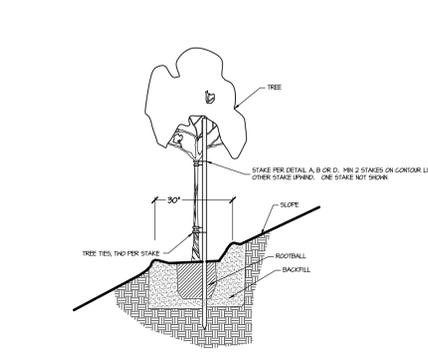
- 1) Mains, valves, or control wires shall not be located in the Town of Prosper right-of-way.
- 2) All systems shall have rain, wind, and freeze sensors. The sensors shall not be wired in-line. They shall be capable of working independently of each other.
- 3) Locate valves a minimum of 3 feet away from any storm sewer, water, and sanitary sewer lines and 5 feet from Town fire hydrants and water valves.
- 4) The bore depth under streets, drive aisles, and fire lanes shall allow two feet (minimum) from the bottom of paving to the top of the sleeve or greater if required to clear other utilities.
- 5) Any time heads are placed in such a manner as to be parallel and near a public water and sanitary sewer line, these heads shall be fed from stubbed laterals or bullheads. A minimum of 5 feet separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
- 6) Irrigation system shall be designed to minimize runoff water from paved or landscaped areas.
- 7) All irrigation heads in the Town of Prosper right-of-way shall utilize a swing joint connection.
- 8) No valves, backflow preventer assemblies, quick couplers, etc. shall be located closer than 10' from the curb at street or drive intersection.
- 9) Before excavation or boring call: Dig Tess at 1-800-344-8377.
- 10) Plan is designed according to all standards as defined by Texas Commission on Environmental Quality (TCEQ) 30 TAC 344-Landscape Irrigation.



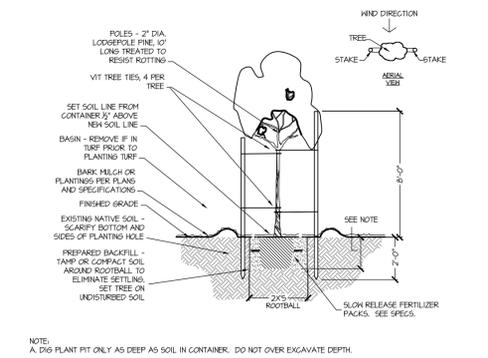
A CONIFER PLANTING AND STAKING



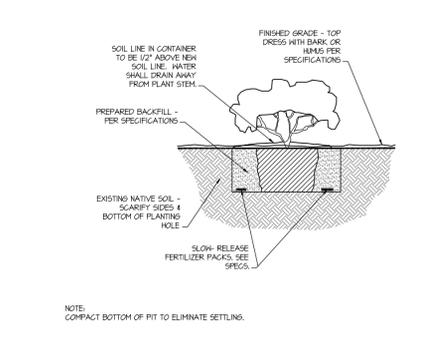
B GUY SUPPORT FOR TREES 3" CALIPER AND ABOVE



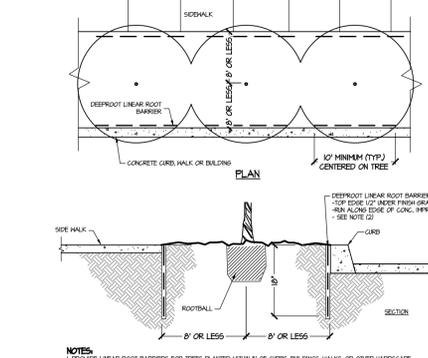
C TREE PLANTING ON SLOPES



D LODGEPOLE TREE STAKES ON TREES LESS THAN 3" CALIPER



E SHRUB PLANTING



F ROOT BARRIERS

Z16-0006

WINDSONG RANCH MARKETPLACE - THE HOME DEPOT

REVISION NOTES:  
 TOTAL SITE ACREAGE: 11.026 AC/480,292 S.F.

EXHIBIT G  
 LANDSCAPE PLAN

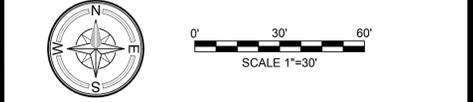
DATE:	7/11/2016
REVISION DATES:	9/27/2016
SITE PLANNER:	LUIS REBELLO
SITE DEV. COORDINATOR:	SCOTT MOMMER
R. E. MARKET:	
R. E. AGENDA NAME:	
R. E. MANAGER:	JEFF HARDMAN

PROSPER, TX  
 NEC US 380 & GEE ROAD

PROPOSED WINDSONG RANCH MARKETPLACE  
 LOT 10, BLOCK A

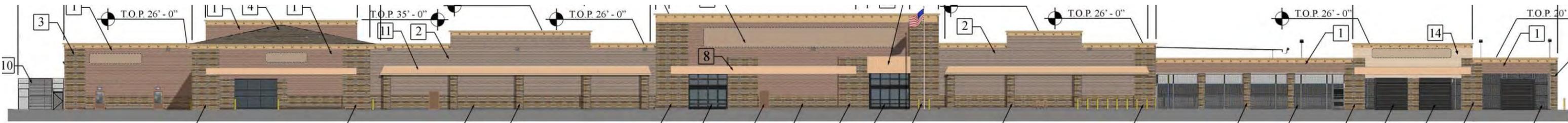
ADDRESS:

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 9.27.2016

# PROPOSED HOME DEPOT – FRONT ELEVATION



# APPROVED WINDSONG RANCH MARKETPLACE – FRONT ELEVATION





*Prosper is a place where everyone matters.*

## **RESULTS AGENDA**

**Meeting of the Prosper Town Council**  
Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, September 27, 2016

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. **CONSENT AGENDA:** All Consent Agenda Items Approved, 7-0

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

- 4a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
    - Regular Meeting – September 13, 2016
    - Special Meeting – September 19, 2016
  - 4b. Consider and act upon a resolution designating *The Prosper Press* as the official newspaper of the Town of Prosper for Fiscal Year 2016-2017. **(RB)**
  - 4c. Consider and act upon approving a list of qualified firms to provide professional engineering and related services to the Town of Prosper. **(HW)**
  - 4d. Consider and act upon a resolution calling for a Public Hearing on Tuesday, November 8, 2016 on the Water, Wastewater, & Roadway Impact Fee, Land Use Assumptions, and Capital Improvements Plan. **(JW)**
  - 4e. Consider and act upon adopting the Collin County Hazard Mitigation Action Plan (HazMAP), September 2016. **(RT)**
  - 4f. 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)**
5. **CITIZEN COMMENTS:**

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

### **REGULAR AGENDA:**

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

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

### **PUBLIC HEARINGS:**

6. 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 October 25, 2016 per request of the applicant.
7. 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). **(JW)** Tabled to October 25, 2016, 7-0
8. Conduct a Public Hearing, and consider and act upon an ordinance repealing Ordinance No. 06-77, a Specific Use Permit for a Mini-Warehouse/Public Storage Facility (SUP-2), on 3.0± acres, located on the south side of Richland Boulevard, 250± feet east of Prosper Commons Boulevard. This property is zoned Commercial (C) and Specific Use Permit-2 (SUP-2). (S16-0010). **(JW)** Approved, 7-0

### **DEPARTMENT ITEMS:**

9. Discussion on Town Hall/Multi-Purpose Facility. **(HW)** Discussion tabled, 7-0
10. Discussion on proposed Charter amendments. **(RB)** No action required
11. Consider and act upon awarding Bid No. 2016-68-B to North Texas Contracting, Inc., related to construction services for the Town Hall Infrastructure Project; and authorizing the Town Manager to execute a construction agreement for same. **(MB)** Approved, 7-0

### **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:

**12a.** Section 551.087 – To discuss and consider economic development incentives.

**12b.** 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.

13. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
14. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
  - Cluster Box Units (CBU). **(JW)**
15. Adjourn.