



Town of Prosper
"a place where everyone matters"

Town Council Meeting
May 26, 2015



Town of Prosper
"a place where everyone matters"

Agenda Item 1.

Call to Order/Roll Call.



Town of Prosper
"a place where everyone matters"

Agenda Item 2.

*Invocation, Pledge of Allegiance, and
Pledge to the Texas Flag.*



Town of Prosper
"a place where everyone matters"

Salute to the Texas Flag

*Honor the Texas flag;
I pledge allegiance to thee,
Texas, one state under God,
one and indivisible.*



Town of Prosper
"a place where everyone matters"

Agenda Item 3.

Announcements of upcoming events.



Town of Prosper
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Agenda Item 4.
Presentations.

Presentations to Payton and Teagan Chamblee as Junior Police Officers for the Day. **(DK)**



Town of Prosper

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Agenda Items 5a-b.

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – May 12, 2015
 - Special Called Meeting to Canvass May 9, 2015, General Election
- 5b.** Consider and act upon a resolution authorizing *The Dallas Morning News* as an alternate advertising source. **(RB)**



Town of Prosper

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Agenda Items 5c-d.

- 5c.** Consider and act upon the appointment of a Town of Prosper representative to the Board of Directors of the Upper Trinity Regional Water District. **(RB)**
- 5d.** Consider and act upon a 380 agreement between Horizon Homes and the Town of Prosper, and authorizing the Town Manager to execute same. **(HJ)**



Town of Prosper

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Agenda Items 5e.

- 5e.** Consider and act upon a 380 agreement between Sanders Custom Builder and the Town of Prosper, and authorizing the Town Manager to execute same. (HJ)



Town of Prosper

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Agenda Item 5f.

5f. Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2014 and 2015 rate review mechanism filings; approving a settlement agreement with attached rate tariffs and proof of revenues; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and ACSC's legal counsel. **(HJ)**



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Agenda Item 5g.

- 5g. Consider and act upon approving an Operating Lease Renewal Addendum between Modular Space Corporation and the Town of Prosper, related to the Town Hall Annex building; and authorizing the Town Manager to execute same. (JC)



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Agenda Item 5h.

5h. Consider and act upon an ordinance amending subsection 13.1.3, "Exemptions" of subsection 13.1, "Conveyance of Land for Recreational Areas and Facilities" of section 13, "Parks and Other Public Uses," by adding a new subsection 13.1.3.3, relative to the exemption of Senior Living and Senior Care Facilities. (JW)



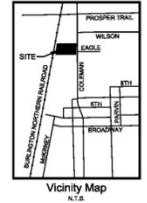
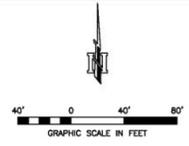
Town of Prosper
"a place where everyone matters"

Agenda Item 5i.

- 5i.** 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)**

LEGEND	
—	PROPERTY LINE
—	PROPOSED LOT LINE
—	EXISTING LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
—	PROPOSED CURB
—	FUTURE DEVELOPMENT
▨	EXISTING ENHANCED PAVING
▨	PROPOSED ENHANCED PAVING
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT
■	EXISTING CURB INLET
■	PROPOSED CURB INLET
PC	PROPOSED FIRE DEPARTMENT CONNECTION
PC	EXISTING FIRE DEPARTMENT CONNECTION

	EXISTING		PROPOSED		FUTURE		OVERALL	
	Lot 1R	Lot 2	Lot 3	Lot 3	Lot 3	Lot 3	Required	Provided
Zoning	Commercial							
Proposed Use	Medical, Retail, Office							
Lot Area (S.F.)	126,346	67,274	221,984	221,984	221,984	221,984	415,206	415,206
Building Area (S.F.)	31,628	16,152	21,738	21,738	40,738	40,738	88,738	88,738
Building Height	38 Feet/One Story							
Lot Coverage	25.19%	24.03%	9.81%	9.81%	18.38%	18.38%	21.37%	21.37%
Floor Area Ratio	0.2521	0.2403	0.0981	0.0981	0.1841	0.1841	0.2141	0.2141
Total Parking (1 Space/250 S.F.)	128	106	60	78	87	162	176	355
Total Handicap Parking	6	8	4	4	6	6	30	8
Total Van Accessible Handicap Parking	1	1	1	1	1	1	1	1
Interior Landscaping (15 S.F./Parking Space)	1,900	7,369	1,095	4,460	1	2,565	10,393	2,565
Impervious Surface (S.F.)	100,333	50,435					148,865	300,653
Open Space (S.F.)	8,844	9,378	4,709	7,912		15,511	29,547	29,064
							46,837	46,837



TOWN OF PROSPER SITE PLAN NOTES:

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE BRICK/CLAY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LINES 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/RAIPS ARE NOT PERMITTED WITHIN FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALL SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OR NOT LESS THAN 60 FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

SITE NOTES:

- NO EXISTING TREES ON THE UNDEVELOPED PORTION OF THIS SITE.
- PERMANENT PANEL ADDRESS/ADDRESS SHOWS THAT NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB.

KSA ENGINEERS

8675 Spring Dr., Addison, Texas 75001
1.972.545.2995 F. 972.542.8798
www.ksaeng.com

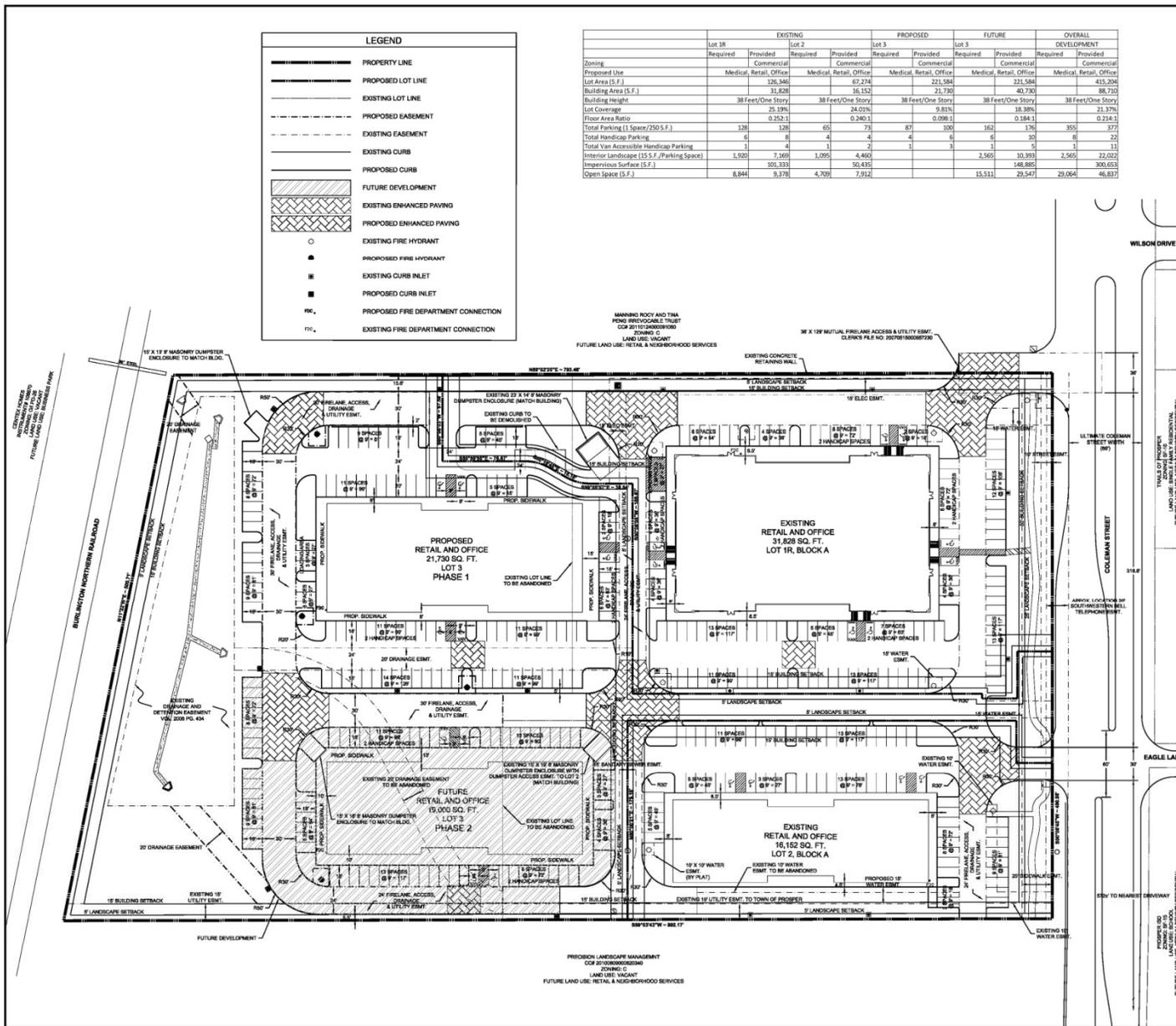
Designer: JKA
 Technician: JCS
 Checker: JCS
 Project Number: ML1460
 Drawing Number: 1 of 2

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

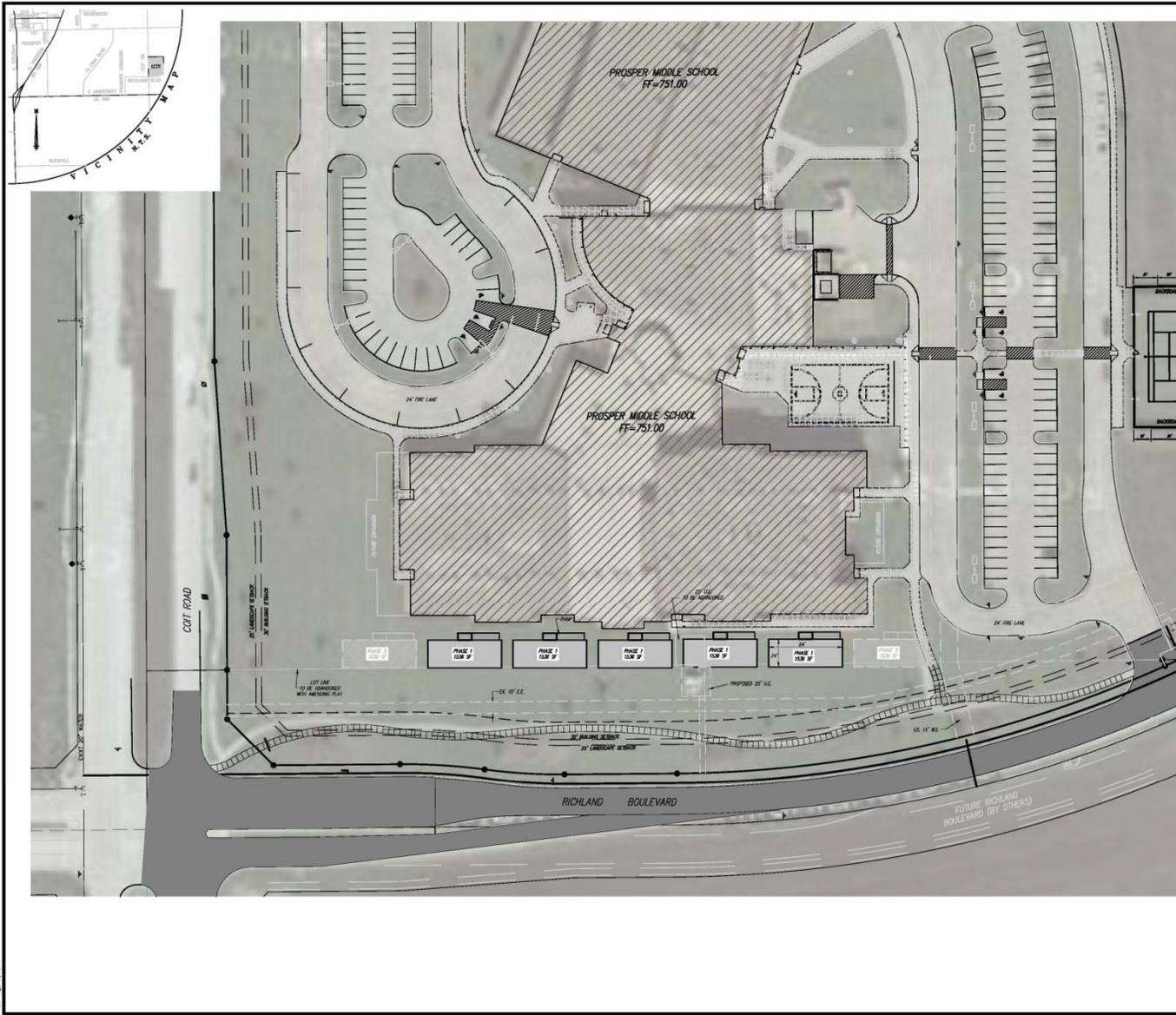
CROSSLAND HOLDINGS, LLC
 861 COLEMAN STREET
 PROSPER, TEXAS 75078

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

Drawing Name:
 Date: May 13, 2015
 Sheet: 1 of 2



\\S:\MCA-SERVEN\Projects\Projects\ML1460\0407_CAD\02_Project\30_Sheets\01_Sheet_Site\ML1460-PLAN-SITE.dwg



SITE DATA SUMMARY

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

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

SITE PLAN
FOR
ROGERS MIDDLE SCHOOL

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

TOWN OF PROSPER, COLLIN COUNTY, TEXAS

#	REVISION	DATE

SITE PLAN

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



DATE: 2010-08
JOB NUMBER: 2010-08
ISSUED: MAY 8, 2010
SCALE: 1"=20' FEET

SHEET
4 of 12



#	TYPE	SIZE	SEWER
1	DOM	1"	6"
2	RH	1"	NA

SITE DATA SUMMARY TABLE

ZONING	OTR
LOT AREA	23,640 SF (0.540 ACRES)
BUILDING AREA	11,344 SF
MARKET BLDG	5,411 SF
3RD ST BLDG	4,927 SF
BUILDING HEIGHT	(11.14) SF (INCLUDING PORCHES)
LOT COVERAGE	27.61 STORY
PARKING REQUIRED	47.9%
PARKING PROVIDED	33 REQUIRED (1.100%)
HANDICAP REQUIRED	17 REQUIRED (AFTER 50% PARKING REDUCTION)
HANDICAP PROVIDED	37 PROVIDED
IMPERVIOUS SURFACE	2 REQUIRED
BLDG SETBACK	4 PROVIDED
MARKET	16,737 SF (0.384 ACRES)
3RD ST	0.0
ALLEY	5.9
ADJACENT	10.0

GENERAL SITE PLAN NOTES
1. ALL PARKING SPACES SHOWN ARE 9' WIDE BY 20' DEEP; HANDICAP INCLUDED.

FLOOD PLAIN NOTE
ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48030C0100 REVISED JUNE 30, 2006, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) BOUNDARY BY 100-YEAR FLOOD ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- TOWN OF PROSPER SITE PLAN NOTES**
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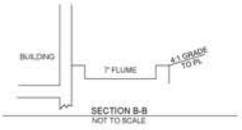
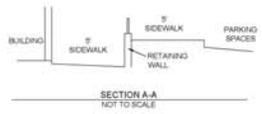
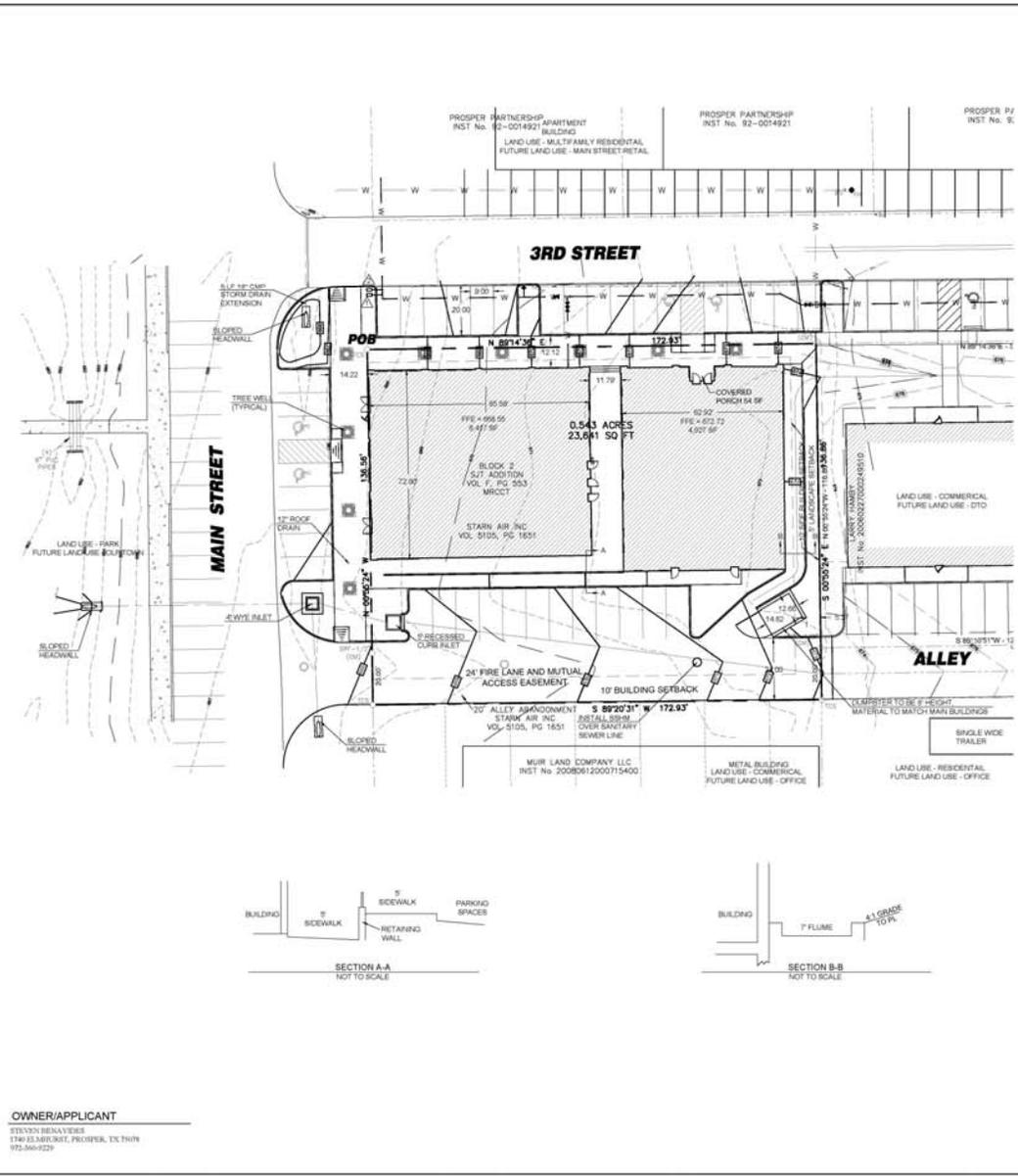
THIS DRAWING IS ISSUED FOR REVIEW
ISSUED UNDER MY HAND,
IAN NORWALK, P.E. 20050
ON THIS 11th DAY OF MAY, 2010.



BEFORE YOU DIG CALL:
811
TEXAS ONE CALL SYSTEM

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

BOU DELO OLSON



OWNER/APPLICANT
STEVEN BENAVENDE
1740 E. 34th ST., PROSPER, TX 77050
972.964.0229



Town of Prosper

"a place where everyone matters"

Agenda Item 6.

Citizen's 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.



Town of Prosper

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Agenda Item 7.

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). [Companion Case Z14-0005] (JW)



Town of Prosper

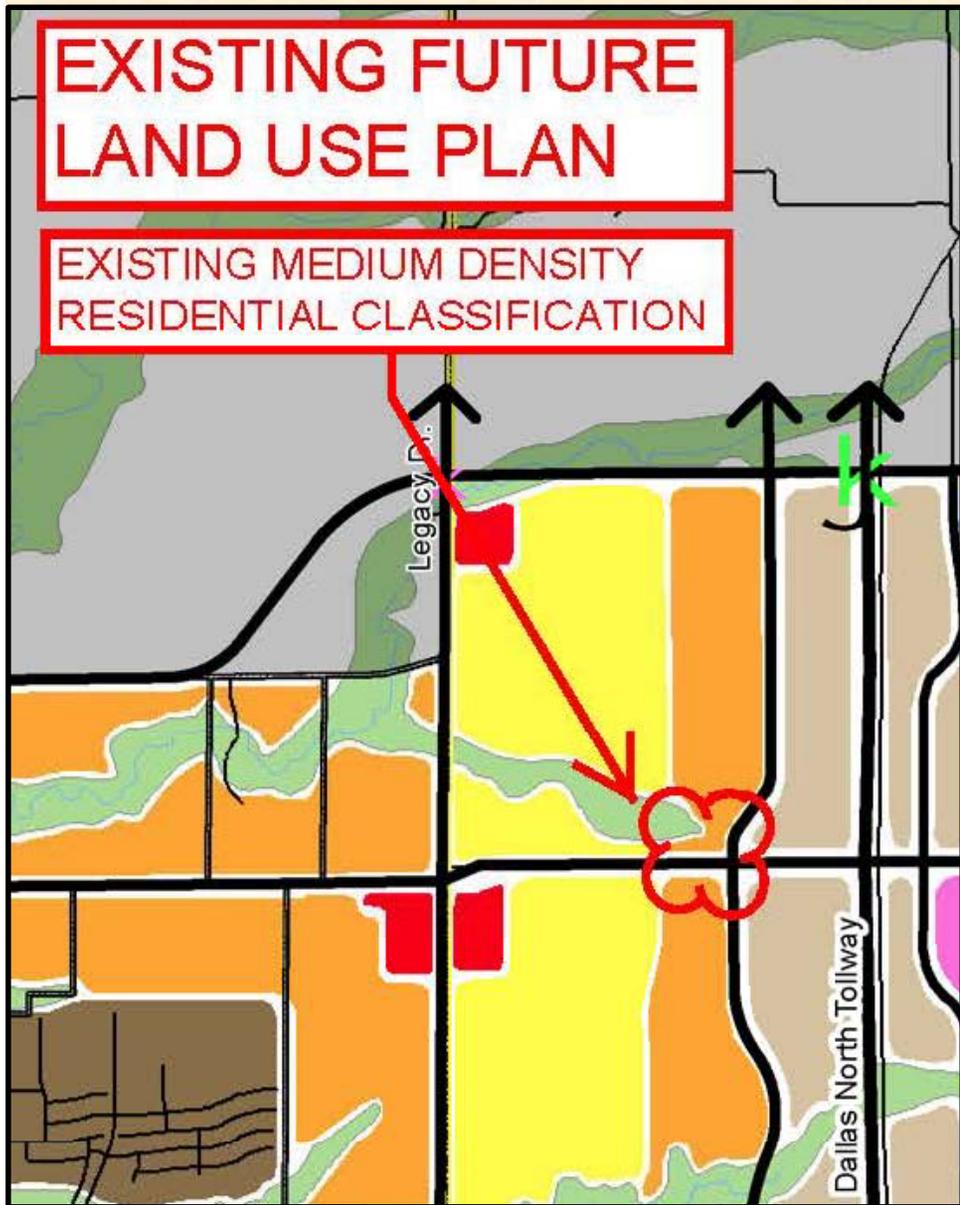
"a place where everyone matters"

Agenda Item 8.

Conduct a Public Hearing, and consider and act upon a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14-0005). [Companion case CA15-0002] **(JW)**

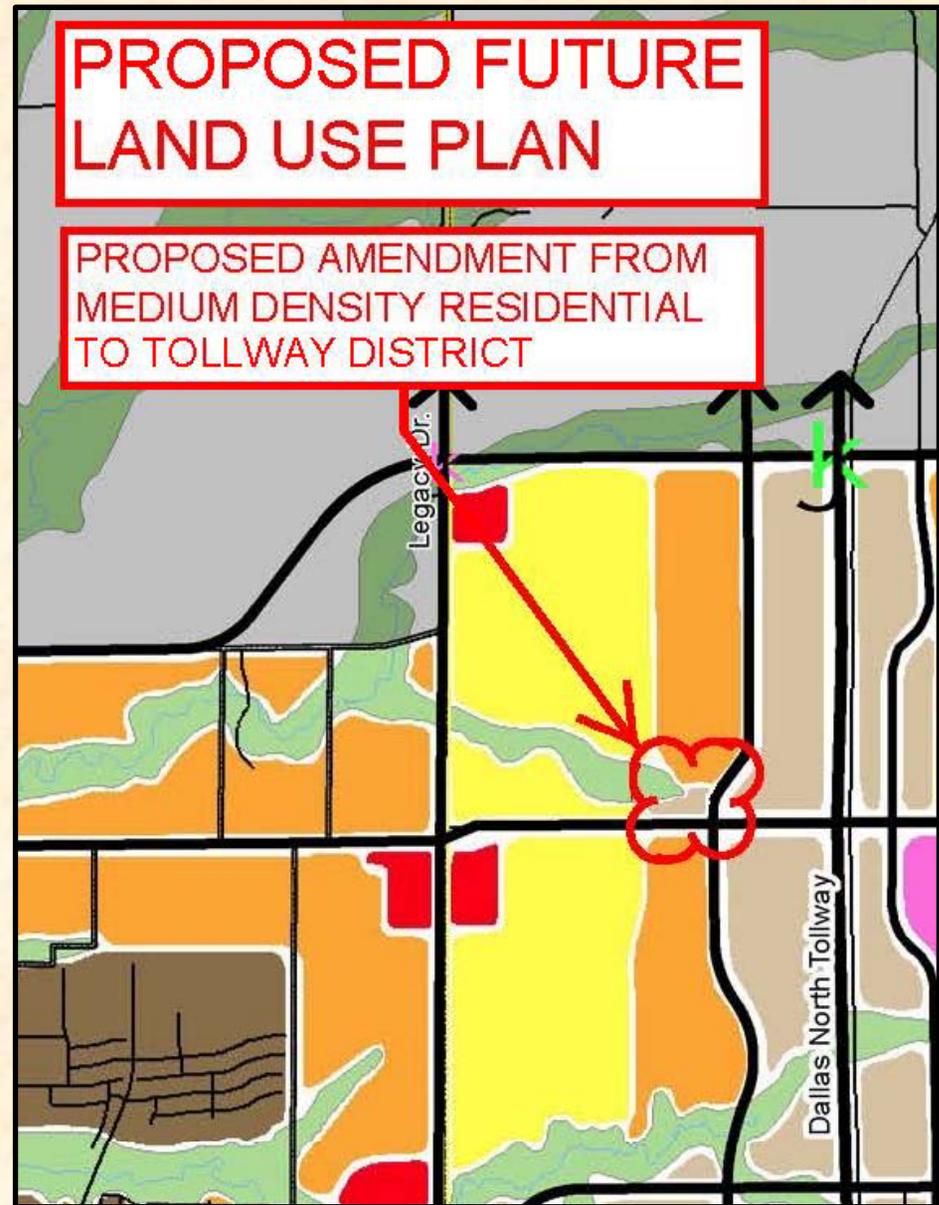
EXISTING FUTURE LAND USE PLAN

EXISTING MEDIUM DENSITY RESIDENTIAL CLASSIFICATION



PROPOSED FUTURE LAND USE PLAN

PROPOSED AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO TOLLWAY DISTRICT



BGE | KERRY R. GILBERT & ASSOCIATES

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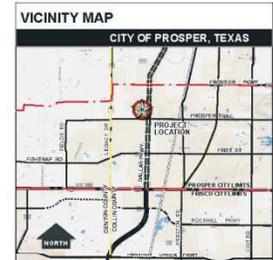


EXHIBIT A

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5853 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972)488-3850
PLANO, TX 75024

PLANNER/APPLICANT



— Land Planning Consultants —
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



FEBRUARY 23, 2015
KGA #1-292A

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, THIS DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND SURVEYING, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	283.93'	5741.58'	271°28'	S 03°21'08" W	528.63'
C2	229.63'	5741.58'	271°28'	S 03°21'09" W	229.63'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'33" W	494.25'
C4	494.08'	5741.58'	1°37'41"	S 01°23'33" W	494.25'

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THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-38
EX USE: AGRICULTURE
FLUP: MEDIUM DENSITY
RESIDENTIAL
C.C.F. NO. —
2014002000000350
D.R.C.C.T.

COTHMAN MALIBU INVESTMENTS
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
VOL. 5537, PG. 532
D.R.C.C.T.

THE ESTATES AT PROSPER TRAIL INC.
EX ZONING: PD-60
EX USE: AGRICULTURE
FLUP: LOW DENSITY
RESIDENTIAL
DOC NO. —
2014002000000350
D.R.C.C.T.

FUTURE LAND USE:
MEDIUM DENSITY, RESIDENTIAL
GROSS ACRES: 19.9

FUTURE LAND USE:
DALLAS NORTH TOLLWAY DISTRICT
GROSS ACRES: 39.0

COLLIN COUNTY, TX
EX ZONING: COMM CORRIDOR
EX USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
DOC NO. —
20060912001319330
D.R.C.C.T.

FUTURE LAND USE:
DALLAS NORTH TOLLWAY DISTRICT
GROSS ACRES: 8.8

DALLAS PARKWAY

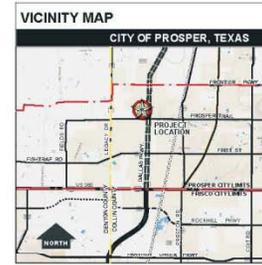


EXHIBIT C

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

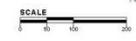
OWNER:
PROSPER 67 PARTNERS LTD
5853 DALLAS PARKWAY, SUITE 200-A PH: (214) 696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972) 488-3850
PLANO, TX 75024

PLANNER/APPLICANT



— Land Planning Consultants —
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



FEBRUARY 23, 2015
KGA #1-292A

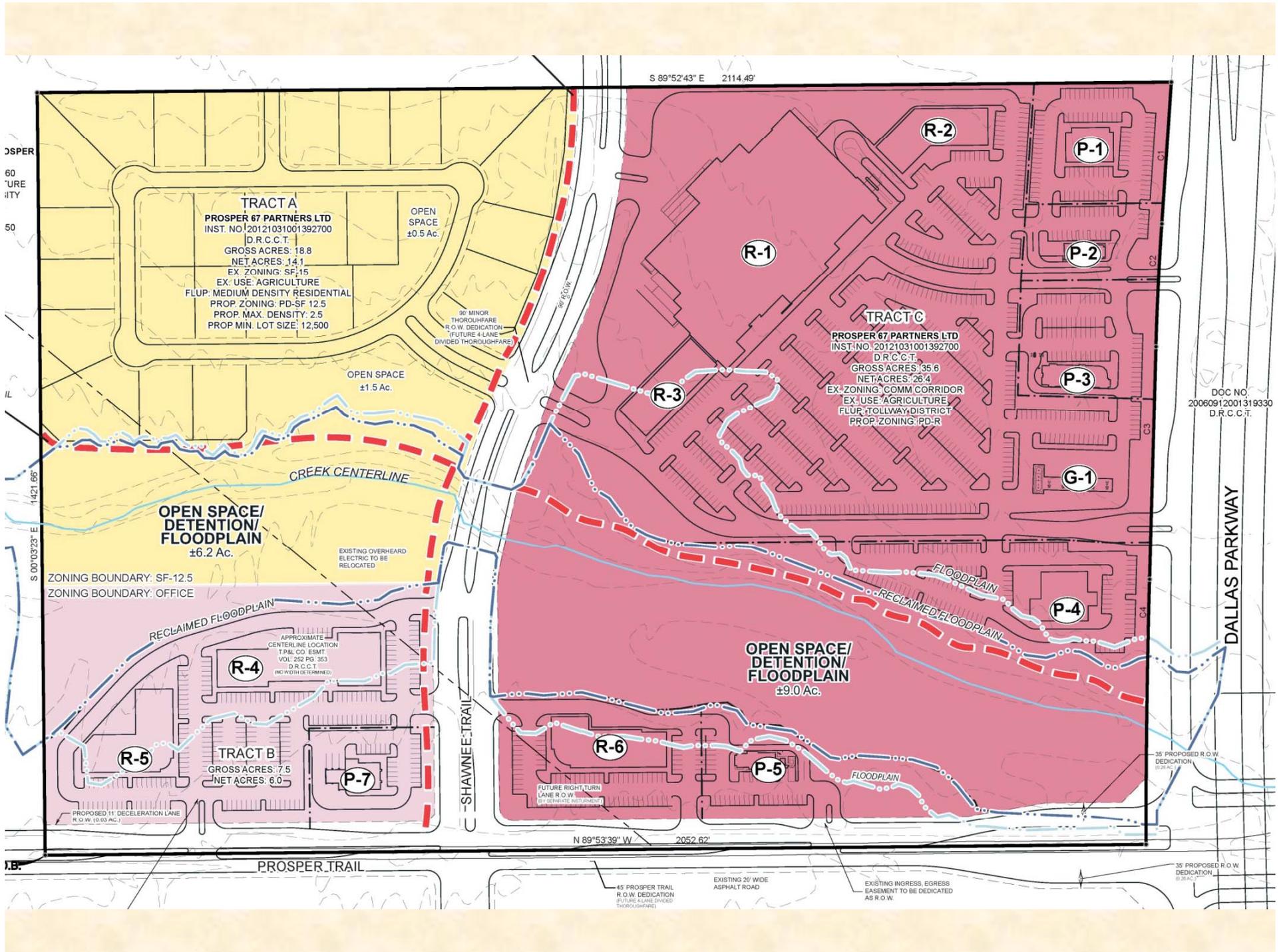
THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, THIS DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND SURVEYING, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	283.93'	5741.58'	271°28'	S 03°21'08" W	578.63'
C2	229.63'	5741.58'	271°28'	S 03°21'09" W	229.63'
C3	435.05'	17,388.73'	1°37'41"	S 01°23'33" W	494.25'
C4	494.08'	5741.58'	1°37'41"	S 01°23'33" W	494.25'

BGE | KERRY R. GILBERT & ASSOCIATES





TRACT A
PROSPER 67 PARTNERS LTD
 INST. NO. 20121031001392700
 D.R.C.C.T.
 GROSS ACRES: 18.8
 NET ACRES: 14.1
 EX. ZONING: SF-15
 EX. USE: AGRICULTURE
 FLUP: MEDIUM DENSITY RESIDENTIAL
 PROP. ZONING: PD-SF 12.5
 PROP. MAX. DENSITY: 2.5
 PROP. MIN. LOT SIZE: 12,500

TRACT C
PROSPER 67 PARTNERS LTD
 INST. NO. 20121031001392700
 D.R.C.C.T.
 GROSS ACRES: 35.6
 NET ACRES: 26.4
 EX. ZONING: COMM CORRIDOR
 EX. USE: AGRICULTURE
 FLUP: TOLLWAY DISTRICT
 PROP. ZONING: PD-R

TRACT B
 GROSS ACRES: 7.5
 NET ACRES: 6.0

DOC NO.
 20060912001319330
 D.R.C.C.T.

PROSPER
 60
 50
 40
 30
 20
 10
 0

S 00°03'23" E 1421.66'

J.B.

S 89°52'43" E 2114.49'

N 89°53'39" W 2052.62'

DALLAS PARKWAY

PROSPER TRAIL

SHAWNEE TRAIL

OPEN SPACE/
 DETENTION/
 FLOODPLAIN
 ±6.2 Ac.

OPEN SPACE/
 DETENTION/
 FLOODPLAIN
 ±9.0 Ac.

OPEN SPACE
 ±1.5 Ac.

EXISTING OVERHEAD
 ELECTRIC TO BE
 RELOCATED

RECLAIMED FLOODPLAIN

FLOODPLAIN

RECLAIMED FLOODPLAIN

FLOODPLAIN

35' PROPOSED R.O.W.
 DEDICATION
 (15.26 AC.)

35' PROPOSED R.O.W.
 DEDICATION
 (15.26 AC.)

45' PROSPER TRAIL
 R.O.W. DEDICATION
 (FUTURE 4-LANE DIVIDED
 THOROUGHFARE)

EXISTING 20' WIDE
 ASPHALT ROAD

EXISTING INGRESS, EGRESS
 EASEMENT TO BE DEDICATED
 AS R.O.W.

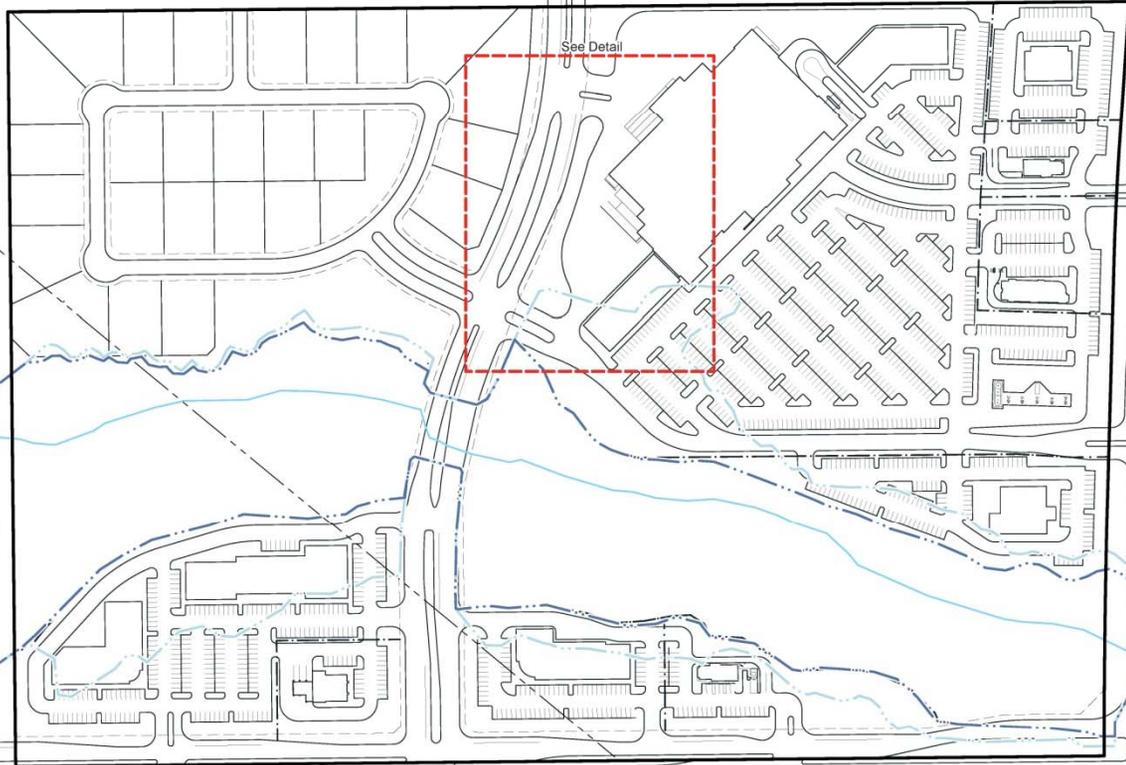
ZONING BOUNDARY: SF-12.5
 ZONING BOUNDARY: OFFICE

APPROXIMATE
 CENTERLINE LOCATION
 TYPICAL ESMT
 VOL. 252 PG. 353
 D.R.C.C.T.
 (NO WIDTH DETERMINED)

FUTURE RIGHT-TURN
 LANE R.O.W.
 (BY SEPARATE INSTRUMENT)

PROPOSED 11' DECELERATION LANE
 R.O.W. (0.03 AC.)

90' MINOR
 THOROUGHFARE
 R.O.W. DEDICATION
 (FUTURE 4-LANE
 DIVIDED THOROUGHFARE)



LANDSCAPE DETAIL



NOTES
THIS IS A REPRESENTATION OF THE TYPICAL LANDSCAPE STANDARDS FOR THE REQUIRED LANDSCAPE BUFFER AND DOES NOT REPRESENT THE ACTUAL LOCATION. FINAL LANDSCAPE PLANS WILL BE SUBMITTED DURING THE PERMITTING PROCESS. LANDSCAPING MUST MEET THE MINIMUM STANDARDS SET FORTH IN EXHIBIT C AND REPRESENTED ABOVE.

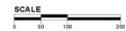
**EXHIBIT F
LANDSCAPE BUFFER**

OWNER:
PROSPER 67 PARTNERS LTD
5953 DALLAS PARKWAY, SUITE 200-A PH: (214)696-8100
PLANO, TX 75093

PLANNER/APPLICANT



— Land Planning Consultants —
2995 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-579-0340



MARCH 5, 2016
KGA #1-292A

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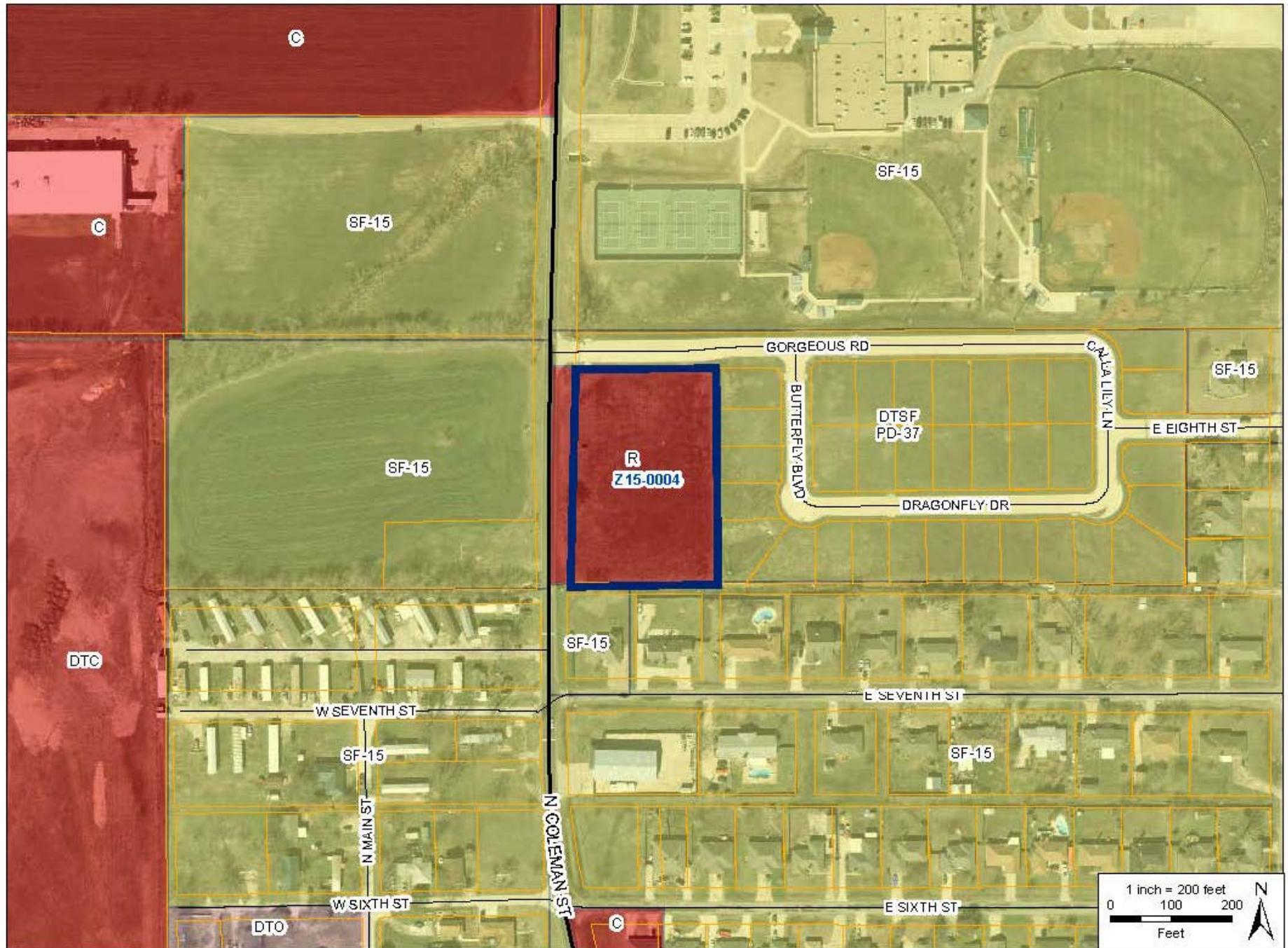


Town of Prosper

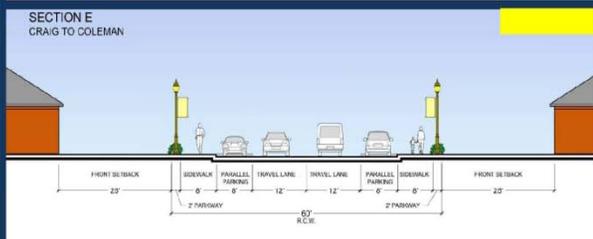
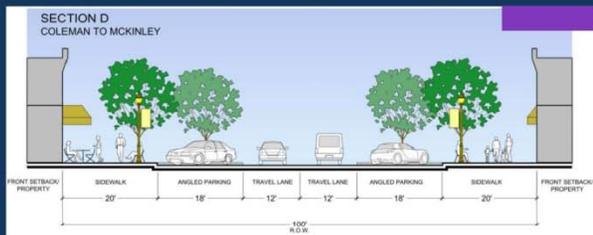
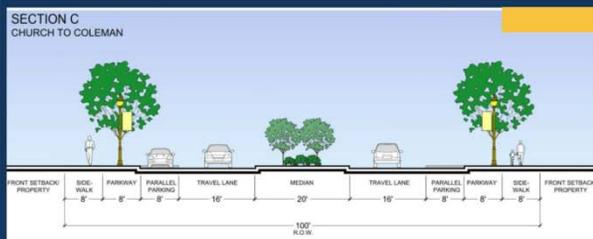
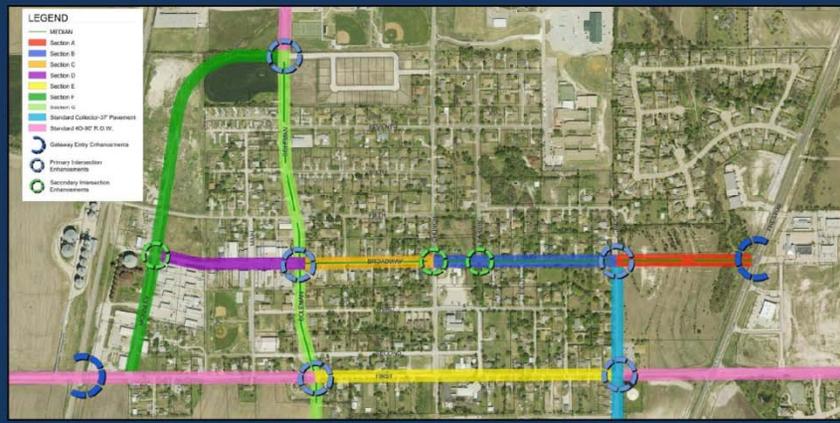
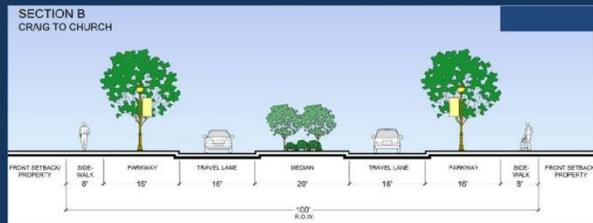
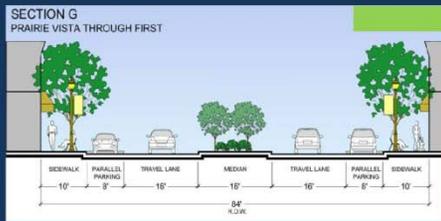
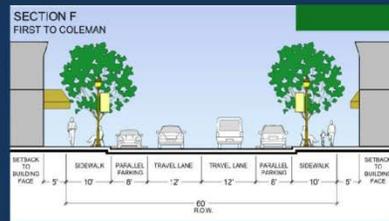
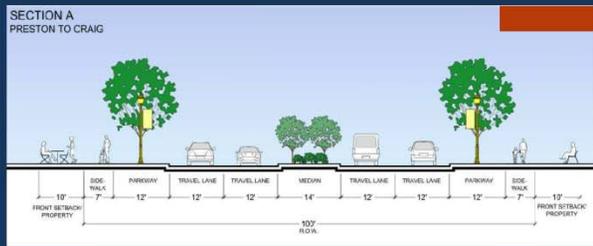
"a place where everyone matters"

Agenda Item 9.

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



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.

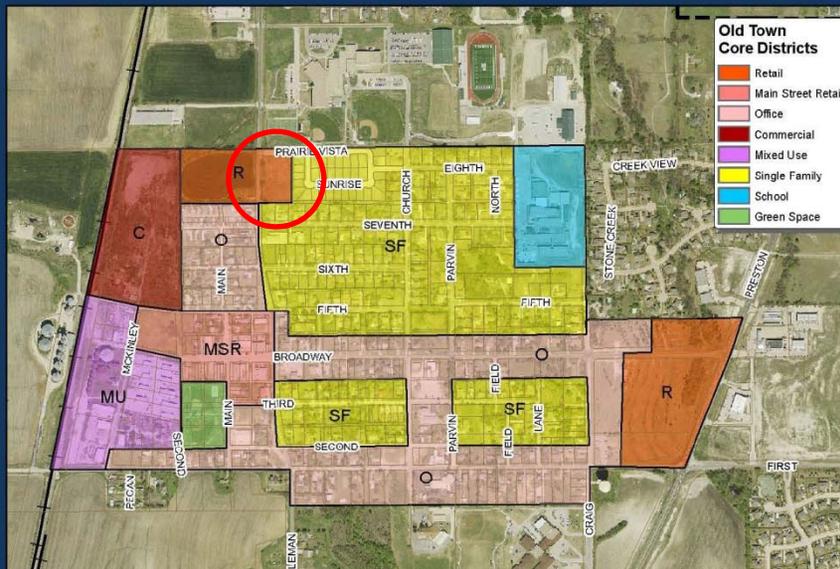
Section C: Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

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 crossings.

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.

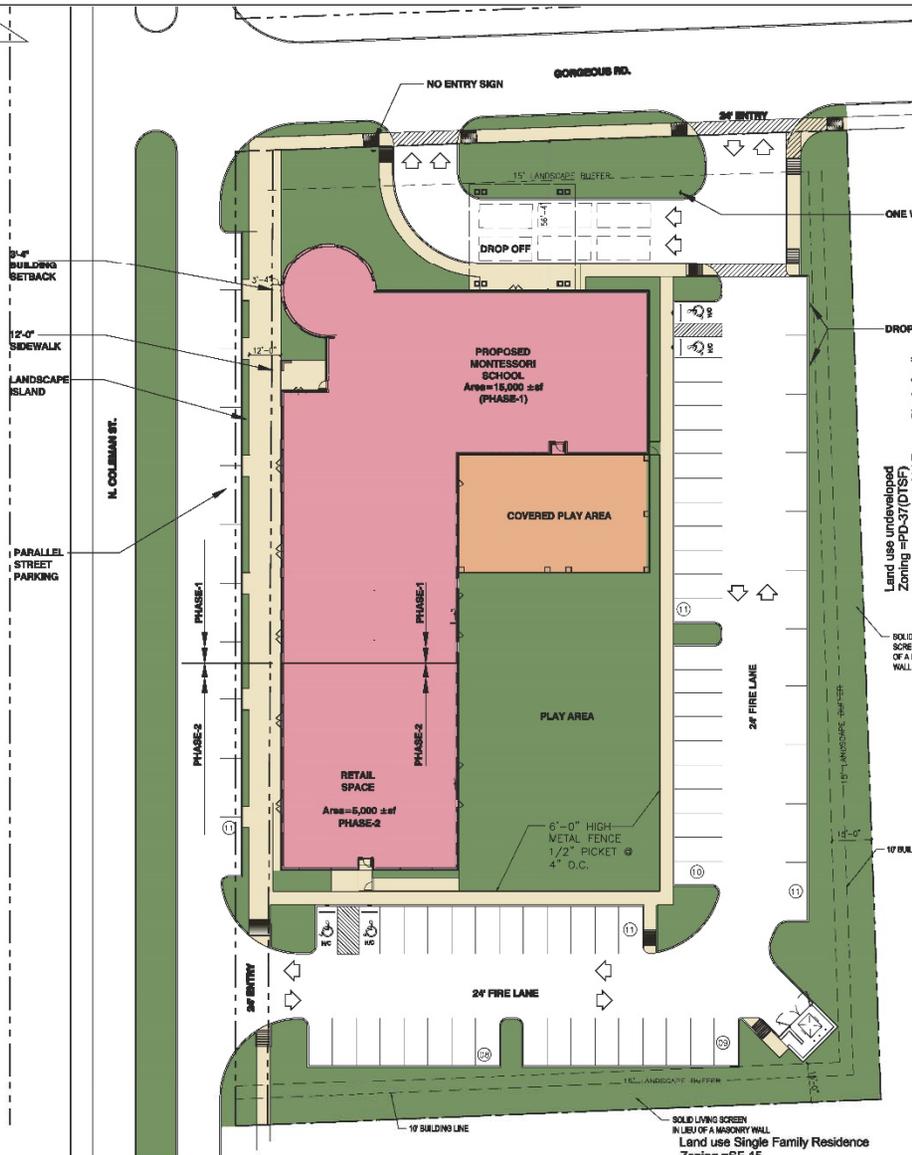
James E Rowland
Volume 3402
page 451

Land use
undeveloped
Zoning = SF-15
Future Land Use =
Retail

Land use
Undeveloped
Zoning =SF-15
Future Land Use
= Old Town Retail

Land use
MobileHome park
Zoning =SF-15
Future Land Use
= Old Town
Office

A1 SITE PLAN
SCALE 1"=30'-0"



Land use undeveloped
Zoning = Old Town
Future Land Use = Old Town - Single family

* THE THROUGHFARE
ALIGNMENT(S) SHOWN ON
THIS EXHIBIT ARE FOR ILLUSTRATION
PURPOSES AND
DO NOT SET THE ALIGNMENT. THE
ALIGNMENT IS
DETERMINED AT THE TIME OF FINAL
PLAT



SITE DATA SUMMARY TABLE	
ITEM	LOT 3
GENERAL SITE DATA	
Lot Area (square feet & acres)	82,212 SF (1.88 AC)
Building Footprint Area (square feet)	20,000 ±SF
Total Montessori Area (square feet)	16,000 ±SF
Total Retail Area (square feet)	5,000 ±SF
Total Building Area (square feet)	20,000 ±SF
Building Height (ft stories)	1 Story
Building Height (feet - distance to tallest building element)	26'-2"
Lot Coverage	24.38%
Floor Area Ratio	1:1
Required Interior Landscaping	-
Provided Interior Landscaping	10,729 SF
Required Open Space (7% of lot area)	5,754 SF
Provided Open Space (Does not include Play Area)	7,765 SF
Required Play Area (65 per 100 x 100 ft)	12,360 SF
Provided Play Area	12,488 SF
PARKING	
Montessori Parking	ISP / 10 STUDENTS
Parking Ratio	19 Spaces
Student Parking (if spaces) 190 Students	19 Spaces
Staff and Teachers Parking (if spaces) 16 Teachers and 1 Staff	19 Spaces
Retail Parking	1 Space / 200 SF
Parking Ratio	26 Space
Retail Parking 5000±SF	63
Total Parking Required	80 SF±4 Accessible Spaces
Total Parking Provided	1 Parking Space Surplus

- NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE 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 TIME.
 - SPEED BUMPS/JUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS 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 NO 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.

EXHIBIT "D"
Z15-004
SITE PLAN
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
PREPARED BY:
D1 ARCHITECT & ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13811 Preston Rd., Suite 200, Dallas, TX 75240
Cell: (214) 738-3519 Fax: (214) 730-0555
E-mail: mhdevan@gmail.com
Web Site: d1architect.com

ol1
ARCHITECT
ASSOCIATES, INC.
PLANNING-ARCHITECTURE-ENGINEERING
13811 Preston Rd., Suite 200, Dallas, TX 75240
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Web Site: d1architect.com

MARSH DEWAN
Architect
13811 Preston Rd., Suite 200, Dallas, TX 75240
Cell: (214) 738-3519 Fax: (214) 730-0555
E-mail: mhdevan@gmail.com
Web Site: d1architect.com

PROSPER
MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75076
Tel: 214-641-9141, E-mail: mhdevan@d1architect.com

DATE: _____ TIME: _____
BY: _____ FOR: _____
DATE: _____ TIME: _____
BY: _____ FOR: _____
DATE: _____ TIME: _____
BY: _____ FOR: _____

SEAL OF THE CITY OF PROSPER, TEXAS
APR 24, 2015

ARCHITECTURAL
SITE PLAN

DATE: 02/16/2015 SCALE: 1"=20'-0"
DRAWN BY: mhdevan
PROJECT: 02A-2015
SHEET NO: **A-1.01**



B1 NORTH ELEVATION
SCALE 1/8"=1'-0"



A1 WEST ELEVATION
SCALE 1/8"=1'-0"

PROJECT DATA

BUILDING ELEVATIONS AREAS	LONG LASTING MASONRY MATERIALS													
	FACADE AREA	GLASSBORO	NET SURFACE AREA	FACE BRICK	CHART STONE	TOTAL	STUCCO	STANDING SEAM MET. CANOPY	TOTAL					
NORTH ELEVATION	3,220 SF	370 SF	2,850 SF	2,529 SF	86%	69 SF	2%	2,595 SF	91%	75 SF	3%	150 SF	6%	2,650 SF
EAST ELEVATION	5,910 SF	624 SF	4,886 SF	3,770 SF	83%	143 SF	3%	3,913 SF	85%	291 SF	6%	386 SF	8%	4,550 SF
SOUTH ELEVATION	2,905 SF	240 SF	2,665 SF	2,360 SF	89%	-	-	2,360 SF	89%	233 SF	9%	72 SF	3%	2,665 SF
WEST ELEVATION	6,437 SF	1,180 SF	4,257 SF	3,635 SF	85%	184 SF	4%	3,789 SF	89%	69 SF	1%	432 SF	10%	4,257 SF
SQ. FT. SUB TOTAL	17,178 SF	2,420 SF	14,758 SF	12,294 SF	86%	363 SF	2%	12,627 SF	86%	626 SF	4%	1,050 SF	6%	14,287 SF

NOTE:

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EXHIBIT 'F'
EXTERIOR ELEVATIONS

PROSPER MONTESSORI ACADEMY

SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEIOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

PREPARED BY:
D1 ARCHITECT & ASSOCIATES, INC.

PLANNING-ARCHITECTURE-ENGINEERING
1501 Prosper Rd., Suite 1000, Dallas, TX, 75201
Tel: (214) 723-3513
E-mail: mhdevan@gmail.com
Web Site: d1architect.com

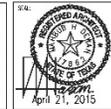
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Web Site: d1architect.com

MAHUB DEWAN Architect
1301 Prosper Rd., Suite 1000, Dallas, TX, 75201
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E-mail: mhdevan@gmail.com
Web Site: d1architect.com

Shahzad N. Nathani
6930 MCCALLUM BLVD, DALLAS, TX, 75222
(214) 213-0662 E-mail: SHAHZAD@MONTESSORI.COM

PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEIOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-641 9141, E-mail: killyrandhowo@yahoo.com

REVISION: _____ DATE: _____ BY: _____



EXTERIOR ELEVATIONS

SHEET NO. **A-3.01**
SCALE: 1/8"=1'-0"
DATE: 08C-2013



B1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



A1 EAST ELEVATION
SCALE 1/8"=1'-0"

EXHIBIT 'F'
EXTERIOR ELEVATIONS

PROSPER MONTESSORI ACADEMY

SOUTH-EAST CORNER OF
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PROJECT DATA

BUILDING ELEVATIONS AREAS	FACADE AREA	GLASSBOOR	NET SURFACE AREA	LONG LASTING MASONRY MATERIALS			STUCCO	STANDING SEAM METAL CANOPY						
				FACE BRICK	CHART STONE	TOTAL		AREA	PERCENT					
NORTH ELEVATION	3,220 SF	370 SF	2,850 SF	2,529 SF	86%	69 SF	2%	2,598 SF	91%	75 SF	3%	150 SF	6%	2,550 SF
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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.

11 ARCHITECT + ASSOCIATES, INC.
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MAHUB DEWAN Architect
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E-mail: mhdevan@gmail.com
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Shahzad N. Nathani
6990 MCCALLUM BLVD, DALLAS, TX, 75222
(214) 213-0662 E-mail: SHAHZADNATHANI@GMAIL.COM

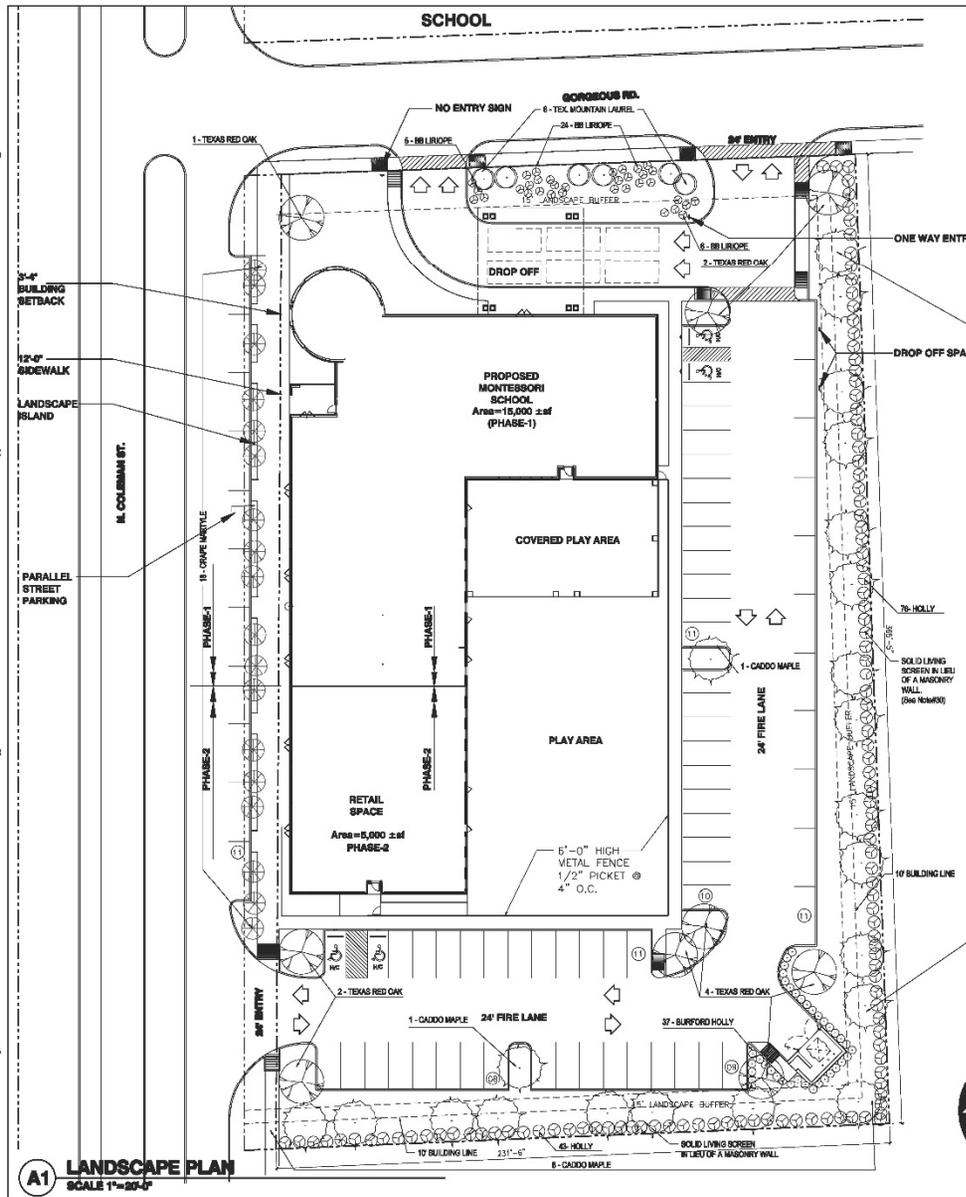
PROSPER MONTESSORI ACADEMY
SOUTH EAST CORNER OF
N. COLEMAN ST. & GORGEOUS RD.
CITY OF PROSPER, TX, 75078
Tel: 214-641 9141, E-mail: killyrandhowo@yahoo.com

REVISION: _____ DATE: _____
BY: _____
CHECKED BY: _____



EXTERIOR ELEVATIONS

SHEET NO.	12-18-13	SCALE	1/8"=1'-0"
DRAWN	CHROM	CHECKED	MHD
PROJECT #	08C-2013		
SHEET NO.	A-3.02		



A1 LANDSCAPE PLAN
SCALE 1"=20'-0"

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) GROUND COVERS USED IN LEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITH ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- 4) 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.
- 5) TREE FITS 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.
- 6) TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE DRAINING, OR DISCUSS ALTERNATIVE DRAINAGE.
- 7) TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8) THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9) BURLAP TWINE, AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15) 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.
- 16) 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.
- 17) TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18) NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER, OR SOME TYPE OF FIXED PAVING.
- 19) 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.
- 20) 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.
- 21) LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- 22) 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.
- 23) NO PLANT MATERIALS SHALL BE ALLOWED TO ENCRONCH 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.
- 24) NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- 25) EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLUFFAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26) ALL WALKWAYS SHALL MEET ADA AND T.A.S. REQUIREMENTS.
- 27) 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.
- 28) FINAL INSPECTION AND APPROVAL OF SCREENING WALLS IRRIGATION, AND LANDSCAPE IS SUBJECTED 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 DEPARTMENTS STANDARDS.
- 29) 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.
- 30) SOLID LIVING SCREEN SHALL COMBUST OF ONE LARGE EVERGREEN TREE, PLANTED ON 30-FOOT CENTERS, 3 INCH DAPPER MINIMUM AT THE TIME OF PLANTING, AND EVERGREEN SHRUBS PLANTED ON 6-FOOT CENTERS, 45 GALLON AND 8 FEET IN HEIGHT AT THE TIME OF PLANTING.

PLANT SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
9	Texas Red Oak	<i>Quercus shumardii</i> "Texans"	3" Caliper 10-12' ht., 6-7" sp., straight trunk, full, matching.	
22	Caddo Maple	<i>Acer saccharum</i> "Caddo"	3" Caliper 10-12' ht., 4-6" sp., full, matching.	
6	Texas Mountain Laurel	<i>Sophora secundiflora</i>	3" Caliper 6-8' ht., 4-6" sp., full, multi trunk, matching.	
ORNAMENTAL TREES				
18	Crape Myrtle	<i>Lagerstroemia indica</i>		
SHRUBS				
37	Burford Holly	<i>Ilex cornuta</i> "Burford"	5 gal., full pot, well rooted, 2' O.C.	
119	Holly	<i>Nellie R. Stevens</i>	5 gal., full pot, well rooted.	
GROUNDCOVERS, & LAWN				
35	Biglobe Liriope	<i>Liriope muscari</i>	4" Pots, full pot, well rooted, 12" O.C.	

EXHIBIT "G"
Z15-0004
LANDSCAPE PLAN
FOR
PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEBOUS RD.
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

DATE: 02.16.2015
DRAWN: [Signature]
SCALE: 1"=20'-0"
PROJECT: 02A-2015
SHEET NO: LP.01

aroids
landscape architects
MOHAMMAD A. SALAW
972.530.5056
FUTURE CITY CENTER

ARCHITECT + ASSOCIATES, INC.
PLANNING-ARCHITECTURE-INTERIOR

360 Park N. DAWK, Suite 111, 038
261-1719 316 E. 212/270 066
E-mail: mroberts@aroid.com
Web Site: aroid.com

CONSULTING:
aroids
1800 Folsom Blvd. Suite 2000
San Francisco, CA 94115

PROSPER MONTESSORI ACADEMY
SOUTH-EAST CORNER OF
N. COLEMAN ST. & GORGEBOUS RD.
TOWN OF PROSPER, TX
Tel: 214-541-8141, Email: hlayman@prosperschools.com

PROSPER, TEXAS
DATE: 02.16.2015
DRAWN: [Signature]
SCALE: 1"=20'-0"
PROJECT: 02A-2015
SHEET NO: LP.01

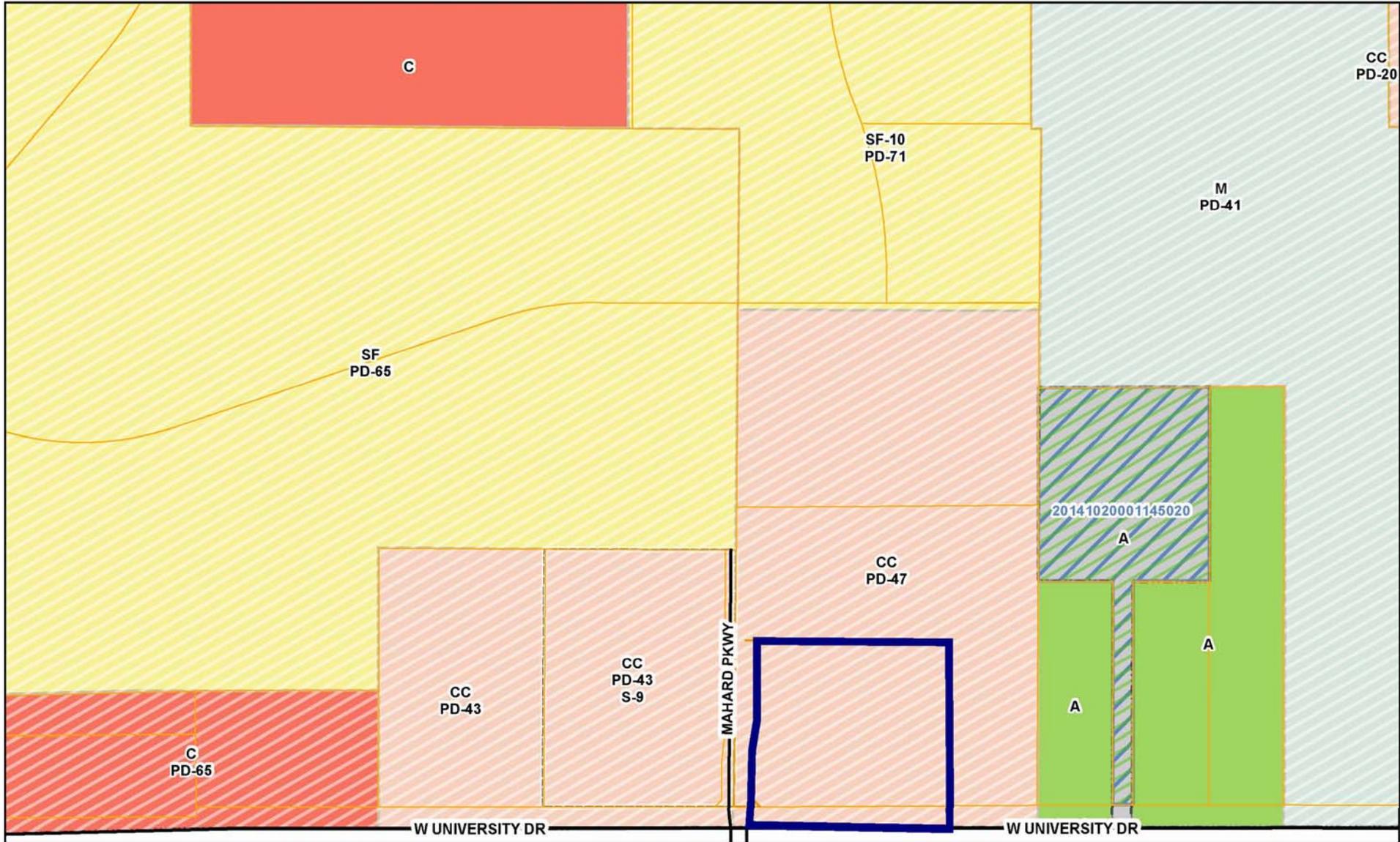


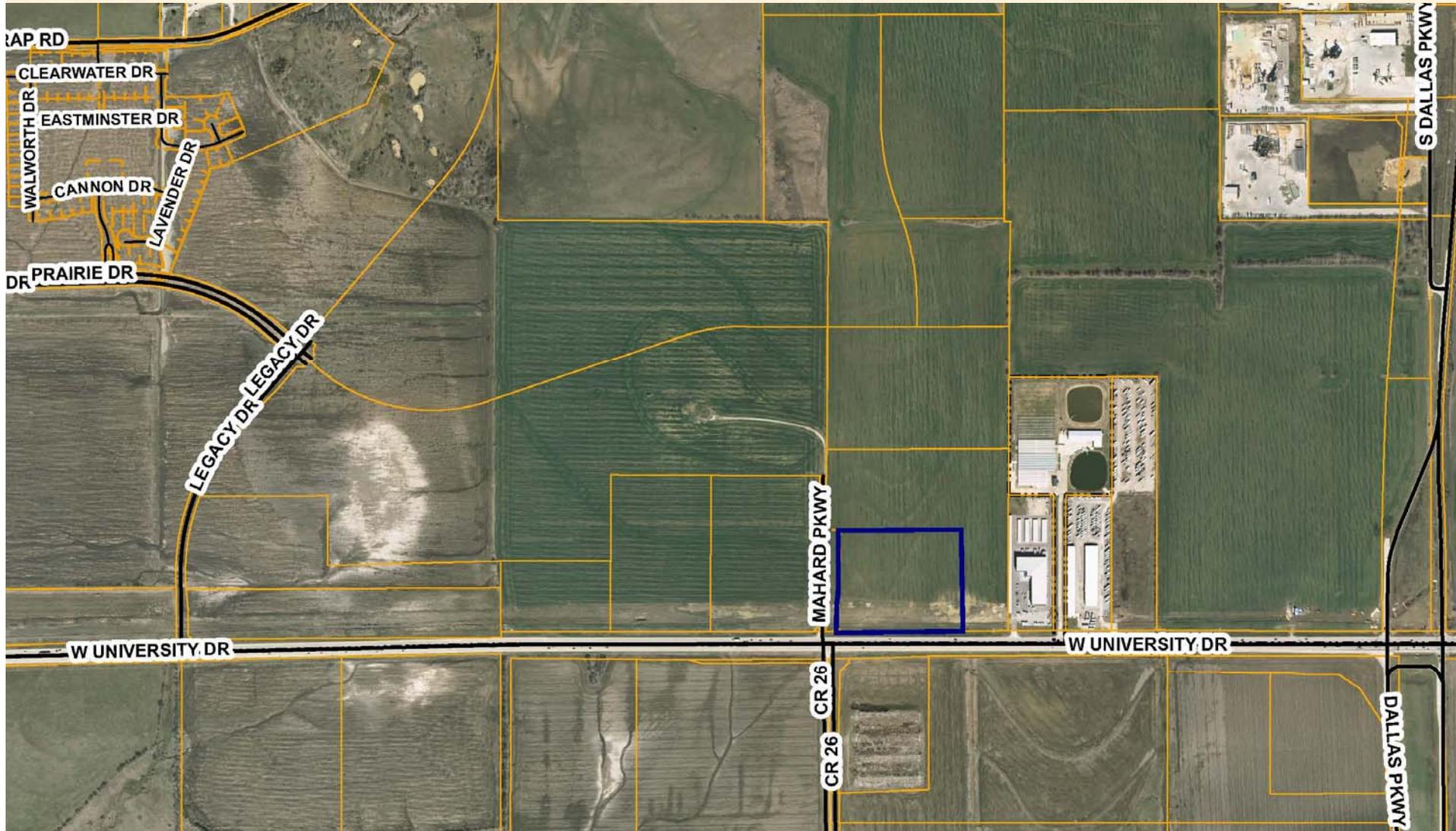
Town of Prosper

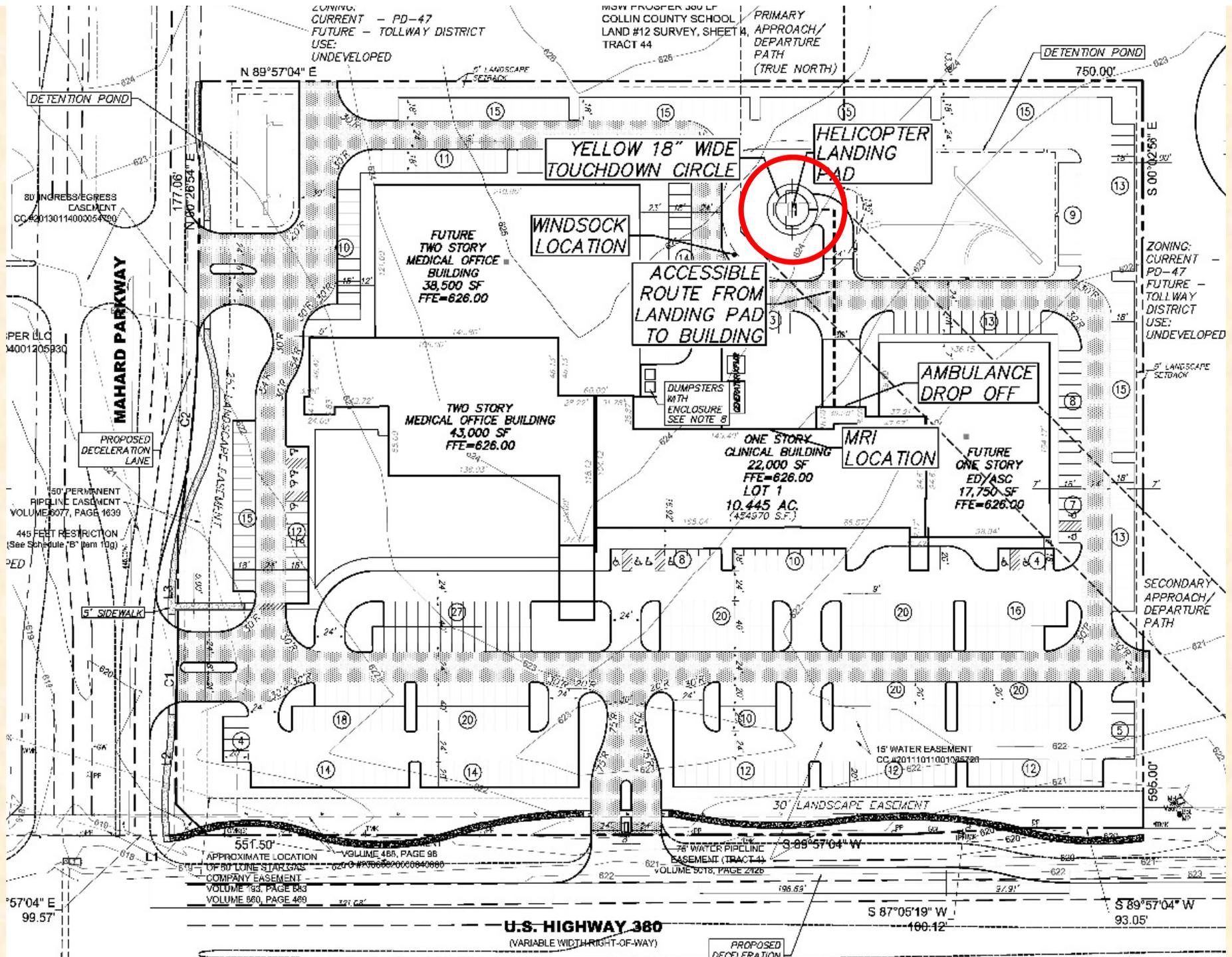
"a place where everyone matters"

Agenda Item 10.

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







ZONING:
CURRENT - PD-47
FUTURE - TOLLWAY DISTRICT
USE:
UNDEVELOPED

13437 PROSPER 350 LF
COLLIN COUNTY SCHOOL
LAND #12 SURVEY, SHEET 4,
TRACT 44

PRIMARY
APPROACH/
DEPARTURE
PATH
(TRUE NORTH)

DETECTION POND
750.00'

YELLOW 18" WIDE
TOUCHDOWN CIRCLE

HELICOPTER
LANDING
PAD

WINDSOCK
LOCATION

FUTURE
TWO STORY
MEDICAL OFFICE
BUILDING
38,500 SF
FFE=626.00

ACCESSIBLE
ROUTE FROM
LANDING PAD
TO BUILDING

AMBULANCE
DROP OFF

TWO STORY
MEDICAL OFFICE BUILDING
43,000 SF
FFE=626.00

ONE STORY
CLINICAL BUILDING
22,000 SF
FFE=626.00
LOT 1
10.445 AC.
(454970 S.F.)

MRI
LOCATION

FUTURE
ONE STORY
ED/ASC
17,750 SF
FFE=626.00

DUMPSTERS
WITH
ENCLOSURE
SEE NOTE 8

ZONING:
CURRENT
PD-47
FUTURE -
TOLLWAY
DISTRICT
USE:
UNDEVELOPED

SECONDARY
APPROACH/
DEPARTURE
PATH

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

PROPOSED
DECELERATION

DETECTION POND

MAHARD PARKWAY

PROPOSED
DECELERATION
LANE

PER LLC
4001205930

150 PERMANENT
PIPELINE EASEMENT
VOLUME 6077, PAGE 1639

445 FEET RESTRICTION
(See Schedule "B" Item 11g)

5' SIDEWALK

551.50'
APPROXIMATE LOCATION
TOP OF 80 LIME STAR GAS
COMPANY EASEMENT
VOLUME 193, PAGE 683
VOLUME 660, PAGE 469

57°04' E
99.57'

S 87°05'19" W
100.12'

S 89°57'04" W
93.05'

15' WATER EASEMENT
CC #20111011001005920

30' LANDSCAPE EASEMENT

78" WATER PIPELINE
EASEMENT (TRACT 4)
VOLUME 9018, PAGE 2126

VOLUME 468, PAGE 98

620-979-6689/0000640660

621-979-6689/0000640660

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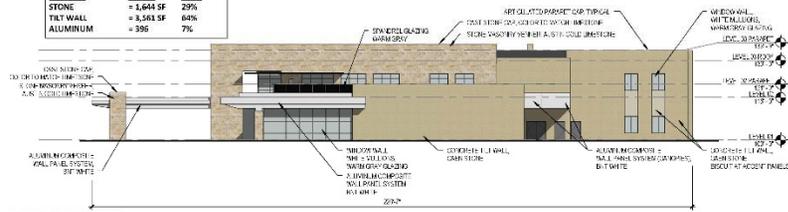
699-979-6689/0000640660

700-979-6689/0000640660

MATERIAL CALCULATION TABLE

EAST ELEVATION MATERIALS:

GROSS AREA	= 6,772
DOORS/WINDOWS	= 983 SF
NET AREA	= 5,800 100%
STONE	= 1,644 SF 29%
TILT WALL	= 3,563 SF 61%
ALUMINUM	= 306 7%

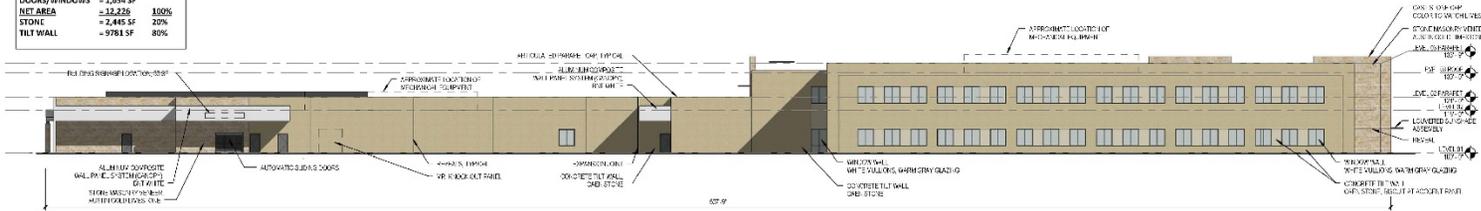


01 EAST ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

NORTH ELEVATION MATERIALS:

GROSS AREA	= 13,800 SF
DOORS/WINDOWS	= 1,654 SF
NET AREA	= 12,226 100%
STONE	= 2,485 SF 20%
TILT WALL	= 9,781 SF 80%

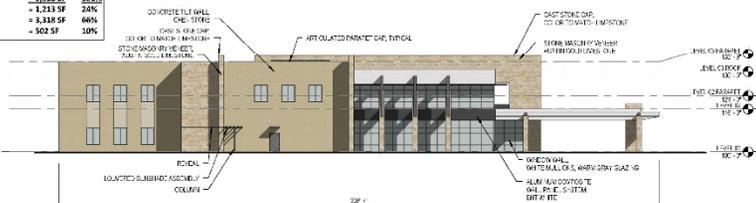


02 NORTH ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

WEST ELEVATION MATERIALS:

GROSS AREA	= 6,133 SF
DOORS/WINDOWS	= 1,100 SF
NET AREA	= 5,033 SF 100%
STONE	= 1,233 SF 24%
TILT WALL	= 3,338 SF 66%
ALUMINUM	= 502 SF 10%



03 WEST ELEVATION
1" = 20'-0"

MATERIAL CALCULATION TABLE

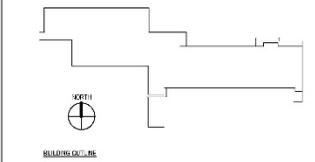
SOUTH ELEVATION MATERIALS:

GROSS AREA	= 13,697 SF
DOORS/WINDOWS	= 6,861 SF
NET AREA	= 8,836 SF 100%
STONE	= 6,571 SF 75%
TILT WALL	= 3,291 SF 37%
ALUMINUM	= 474 SF 5%



04 SOUTH ELEVATION - FRONT FACADE
1" = 20'-0"

- NOTES:**
1. This schedule is intended to provide a general guide for material selection and is not intended to be a contract document.
 2. All materials are to be selected in accordance with the Building Code of the City of Prosper, Texas.
 3. Material quantities are based on the current design and are subject to change without notice.
 4. All quantities are based on the current design and are subject to change without notice.
 5. Material quantities are based on the current design and are subject to change without notice.
- CONSTRUCTION:**
1. ALL EXTERIOR WALL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF PROSPER, TEXAS.
 2. ALL EXTERIOR WALL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF PROSPER, TEXAS.
 3. ALL EXTERIOR WALL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF PROSPER, TEXAS.
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 5. ALL EXTERIOR WALL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF PROSPER, TEXAS.



TEXAS HEALTH - INTEGRATED HEALTH CAMPUS
PROSPER, TEXAS

U.S. HIGHWAY 380
BLOCK A, LOT 1

COLLIN COUNTY SCHOOL LAND #12
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

TEXAS HEALTH RESOURCES
612 E. Lamar Blvd, Ste. 200, Arlington, TX 76011
682.236.6506 (TEL)
682.236.7124 (FAX)



Town of Prosper

"a place where everyone matters"

Agenda Item 11.

Consider and act upon approving a Lease Agreement between Sarah Nell Templin and the Town of Prosper, related to the property located at 108 and 110 W. Broadway; and authorizing the Town Manager to execute same. (JC)

ALTERNATIVE FACILITY COMPARISON

Alternative Meeting Space - PISD Administration Building						
Meeting Type & Average Meeting Time	Room Rental \$25 per hour	District Monitor \$30 per hour	Custodian \$25 per hour	Tech Support \$25 per hour	Daily Rate \$10	Totals per Meeting
Town Council (5 hours)	\$ 125.00	\$ 150.00	\$ 125.00	\$ 125.00	\$ 10.00	\$535.00
Planning & Zoning (3 hours)	\$ 75.00	\$ 90.00	\$ 75.00	\$ 75.00	\$ 10.00	\$325.00
Parks & Recreation Board (3 hours)	\$ 75.00	\$ 90.00	\$ 75.00	\$ 75.00	\$ 10.00	\$325.00
Municipal Court (7 hours)	\$ 175.00	\$ 210.00	\$ 175.00	\$ 175.00	\$ 10.00	\$745.00
Trial Dates (9 hours)	\$ 225.00	\$ 270.00	\$ 225.00	\$ 225.00	\$ 10.00	\$955.00
Monthly Meeting Totals:						
Town Council - twice per month	\$ 1,070.00					
P&Z - twice per month	\$ 650.00					
Parks & Rec. Board - once per month	\$ 325.00					
Municipal Court - twice per month	\$ 1,490.00					
Trial Dates - twice per month	\$ 1,910.00					
Monthly Total:	\$ 5,445.00					
Annual Total	\$ 65,340.00					

Alternative Office Space				
Building Description	Annual Base Rent	One-Time Set-Up Fees	PISD Meeting Space Fee	Total Cost Year One
Modular Building (3-Plex)	\$ 26,010.00	\$ 49,750.00	\$ 65,340.00	\$ 141,100.00
Tuscan Town Square	\$ 94,000.00	Unknown	N/A	\$ 94,000.00+
1180 E. Prosper Trail	\$ 85,832.00	Unknown	N/A	\$ 85,832.00+
202 S. Coleman St.	\$ 60,000.00	Unknown	N/A	\$ 60,000.00+
108 & 110 W. Broadway	\$ 33,000.00	N/A	N/A	\$ 33,000.00



Town of Prosper

"a place where everyone matters"

Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute an agreement between the Town of Prosper, Texas, and Randall Scott Architects, related to architectural and engineering design services for Town Hall/Multi-Purpose Facility; and authorizing use of the construction manager at risk contracting method for construction.

(HW)



Town of Prosper

"a place where everyone matters"

Agenda Item 13

Executive Session

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

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

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



Town of Prosper

"a place where everyone matters"

Agenda Item 13.

Executive Session

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

- 13c. Section 551.074 – To discuss and consider election of Mayor Pro-Tem and Deputy Mayor Pro-Tem.*

- 13d. Section 551.074 – To discuss appointments to the Planning & Zoning Commission, Parks & Recreation Board, Prosper Economic Development Corporation Board, Board of Adjustment/Construction Board of Appeals, and Library Board.*



Town of Prosper
"a place where everyone matters"

Agenda Item 14.

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



Town of Prosper
"a place where everyone matters"

Agenda Item 15.

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



Town of Prosper
"a place where everyone matters"

Agenda Item 16.

Adjourn

PROSPER TRAILS PLANNED DEVELOPMENT

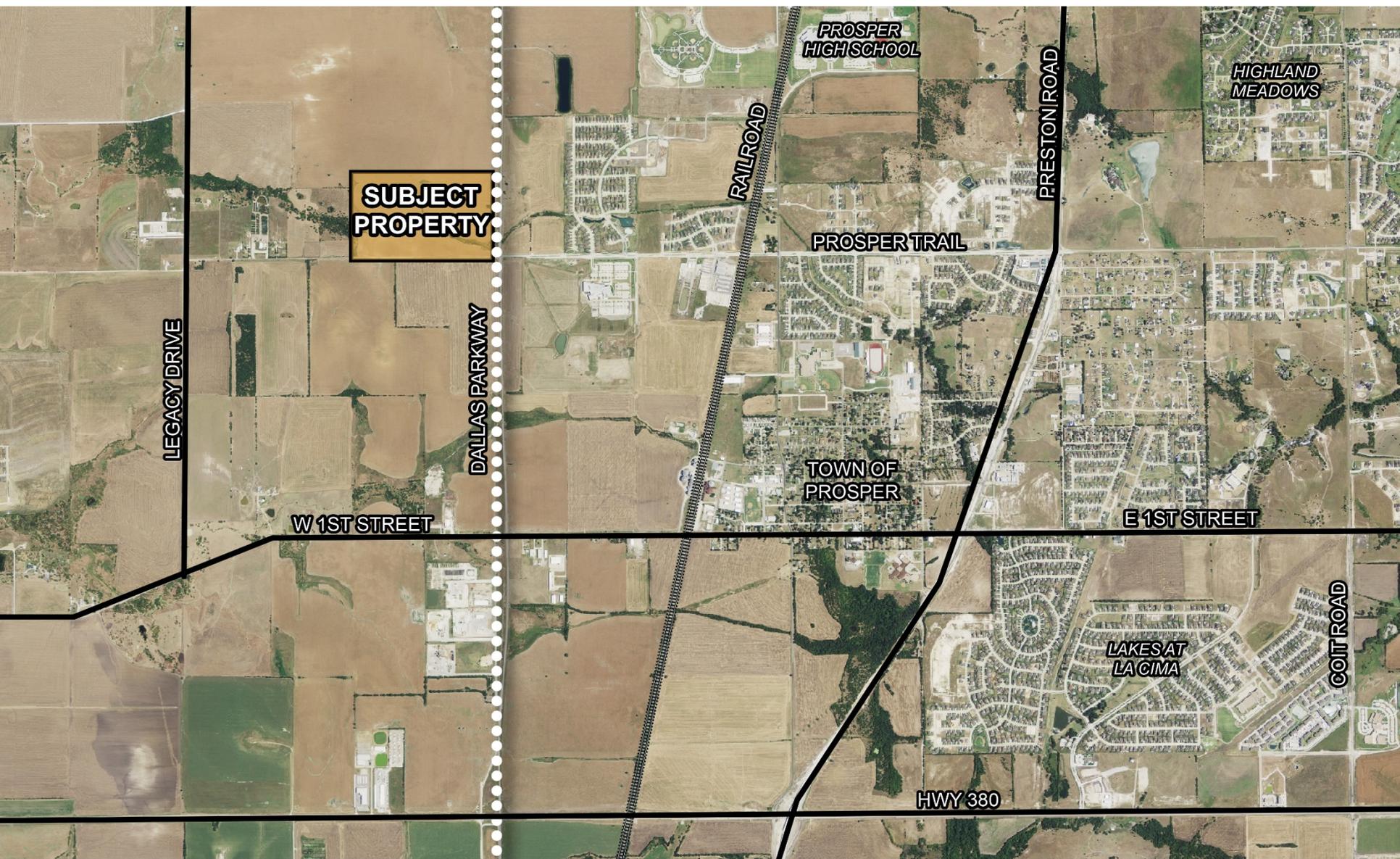
RETAIL, OFFICE AND RESIDENTIAL DEVELOPMENT

■ Town of Prosper, Texas



KERRY R. GILBERT
& ASSOCIATES

AREA MAP



**SUBJECT
PROPERTY**

LEGACY DRIVE

DALLAS PARKWAY

W 1ST STREET

PROSPER
HIGH SCHOOL

RAILROAD

PROSPER TRAIL

PRESTON ROAD

HIGHLAND
MEADOWS

TOWN OF
PROSPER

E 1ST STREET

LAKES AT
LACIMA

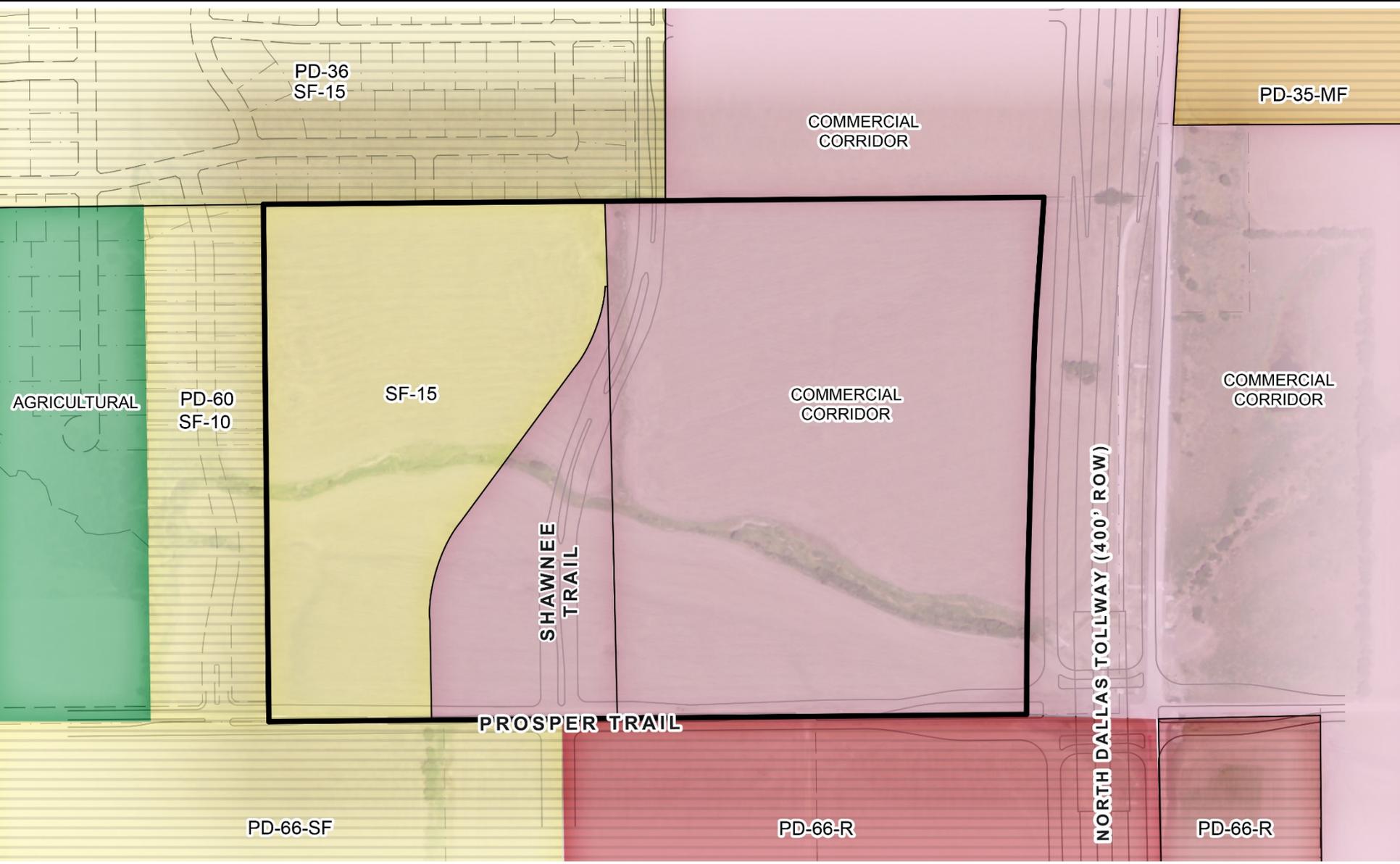
COIT ROAD

HWY 380

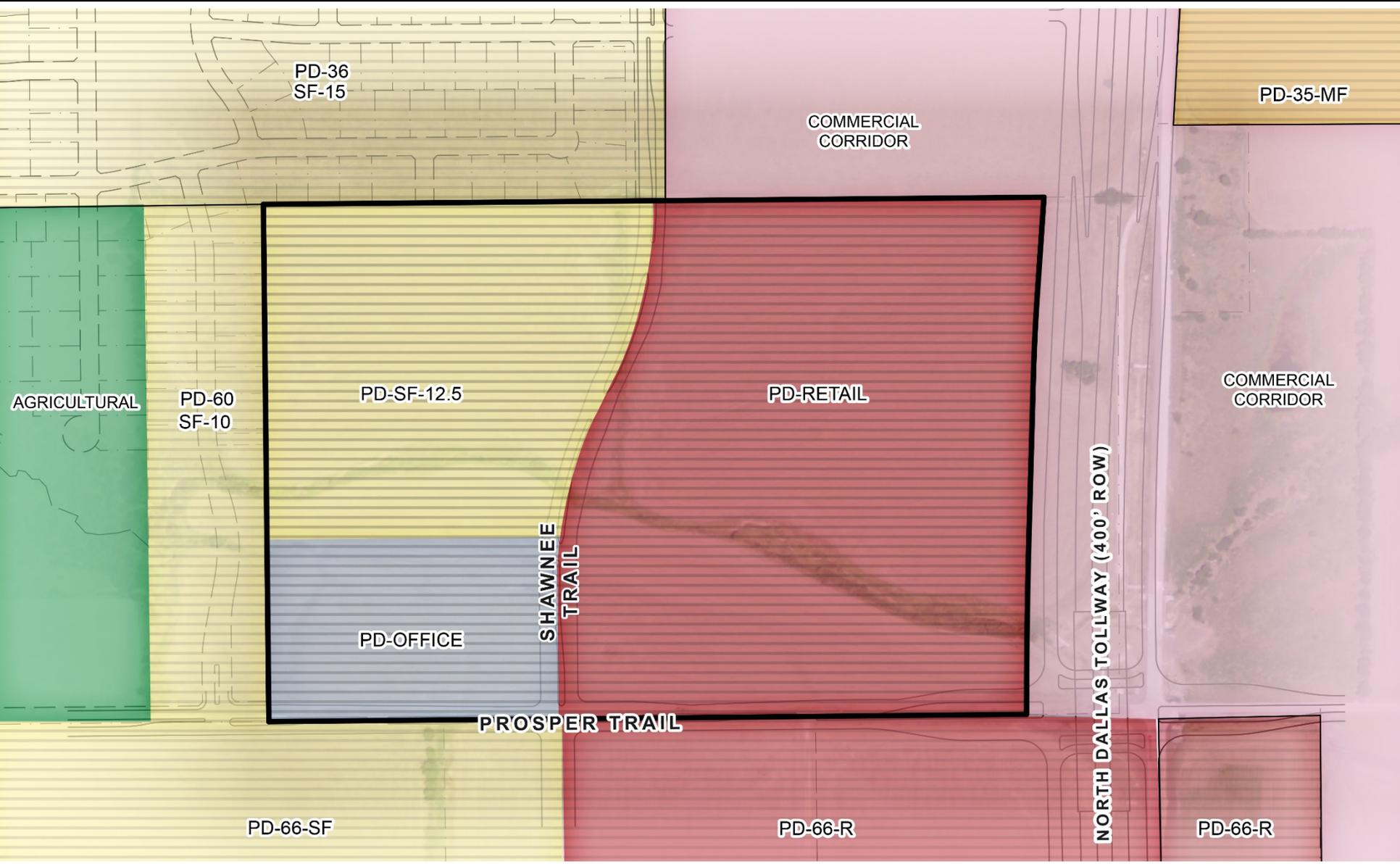
PROSPER TRAIL PD

BGE KERRY R. GILBERT
& ASSOCIATES

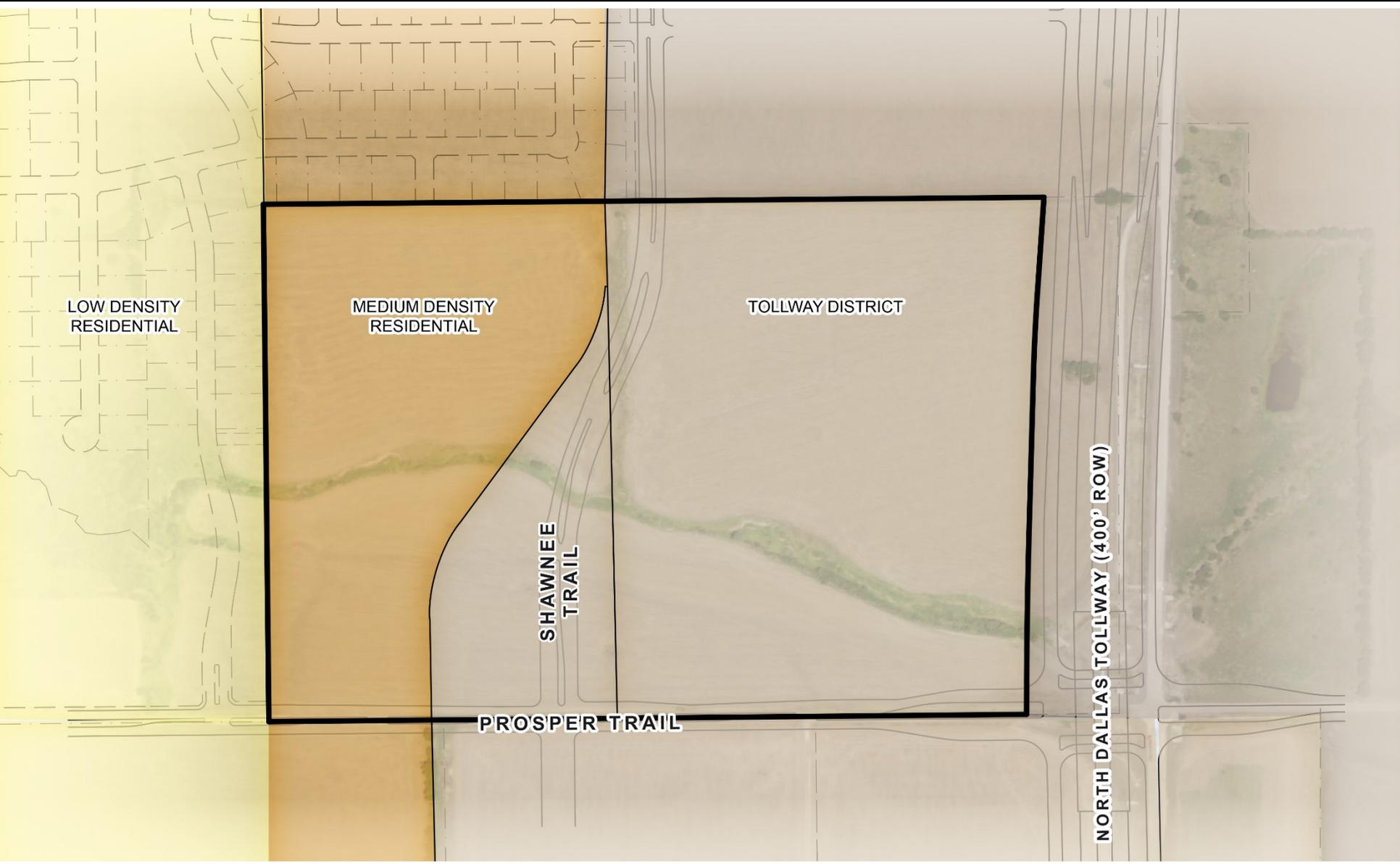
ZONES-EXISTING



ZONES-PROPOSED

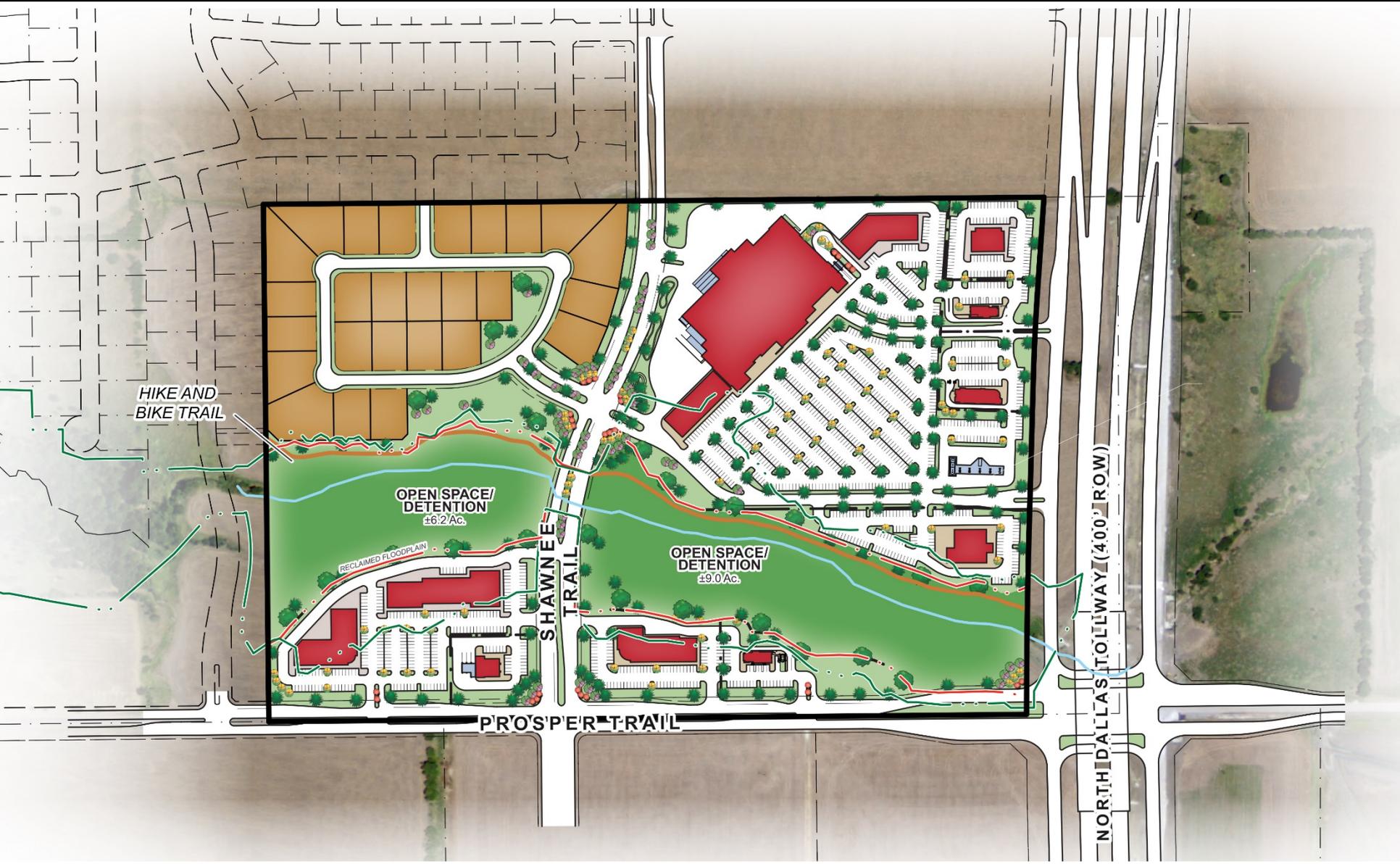


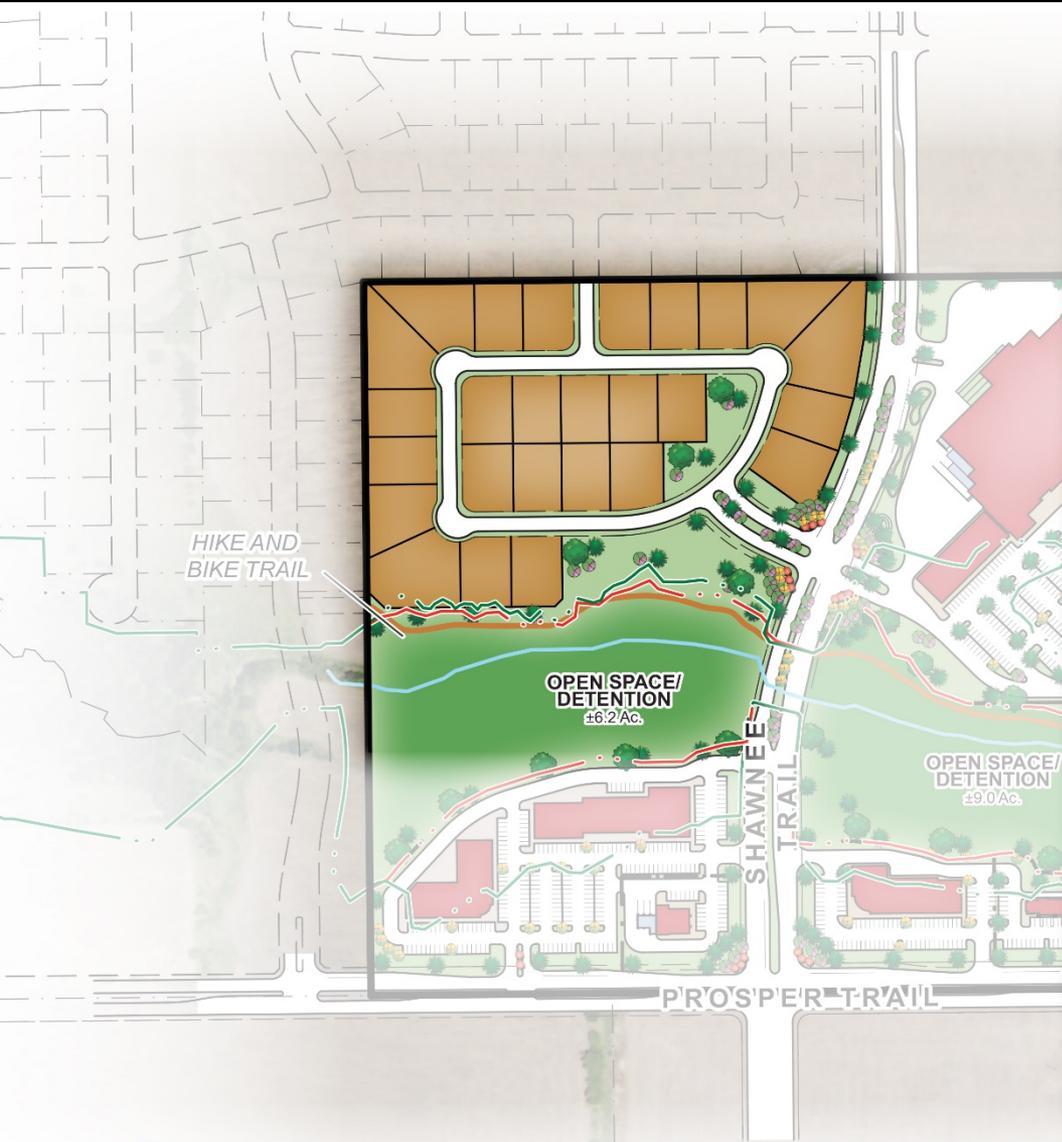
FUTURE LAND USE DESIGNATION-CURRENT



FUTURE LAND USE DESIGNATION-PROPOSED







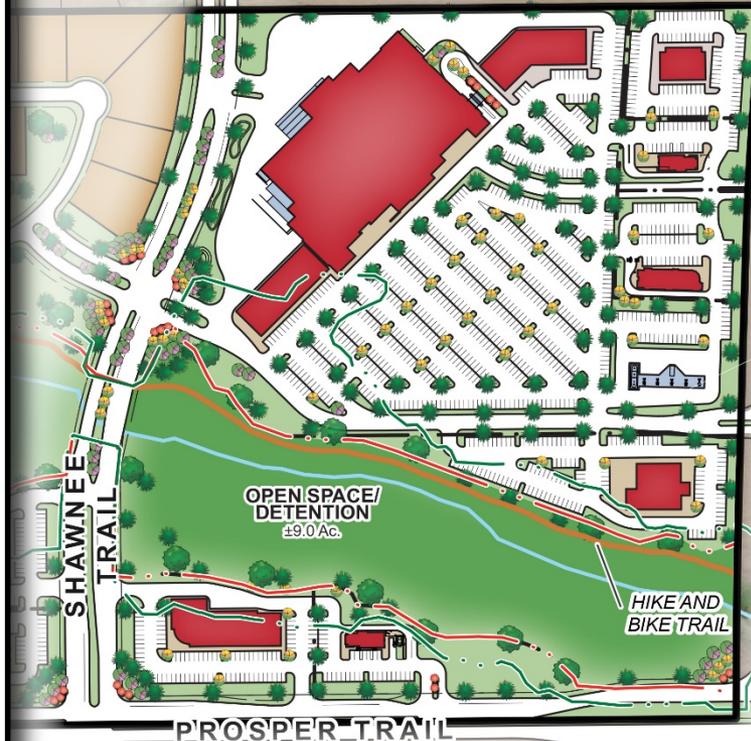
- PD REGULATIONS-SF 12.5**
- Maximum Density: 2.5 du/ac
 - Current Density: 1.9 du/ac
 - Increased side setback requirement
 - Minimum dwelling area: 2,000 sq. ft.
 - Maximum 50% impervious surface in front yard
 - Anti-Monotony/Lot Repetition requirements
 - Minimum Open Space Requirements
 - Minimum 5 Acre
 - Hike and bike Trail
 - 100% masonry on any elevation adjacent to a street
 - Upgraded wood fences required
 - Increased Landscape Requirement for corner lots

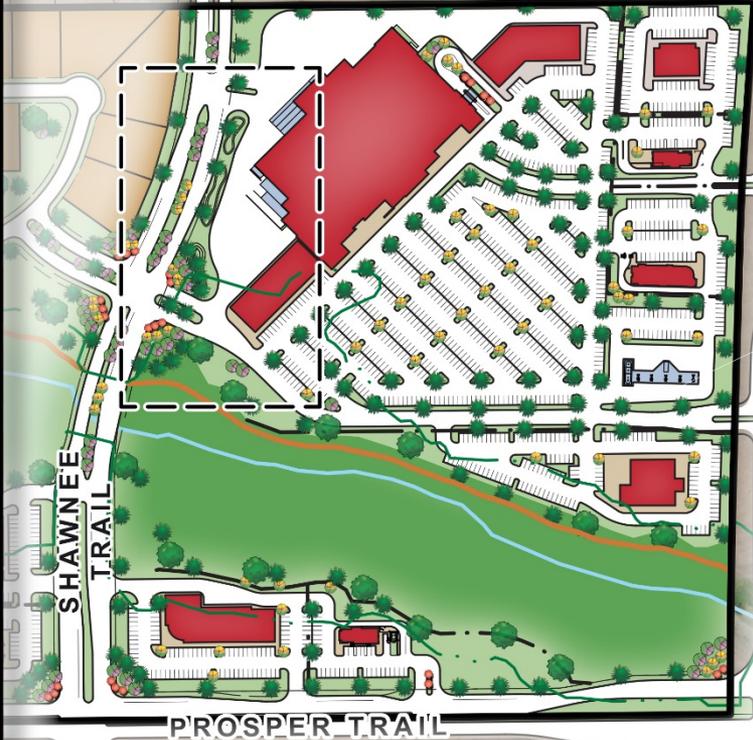
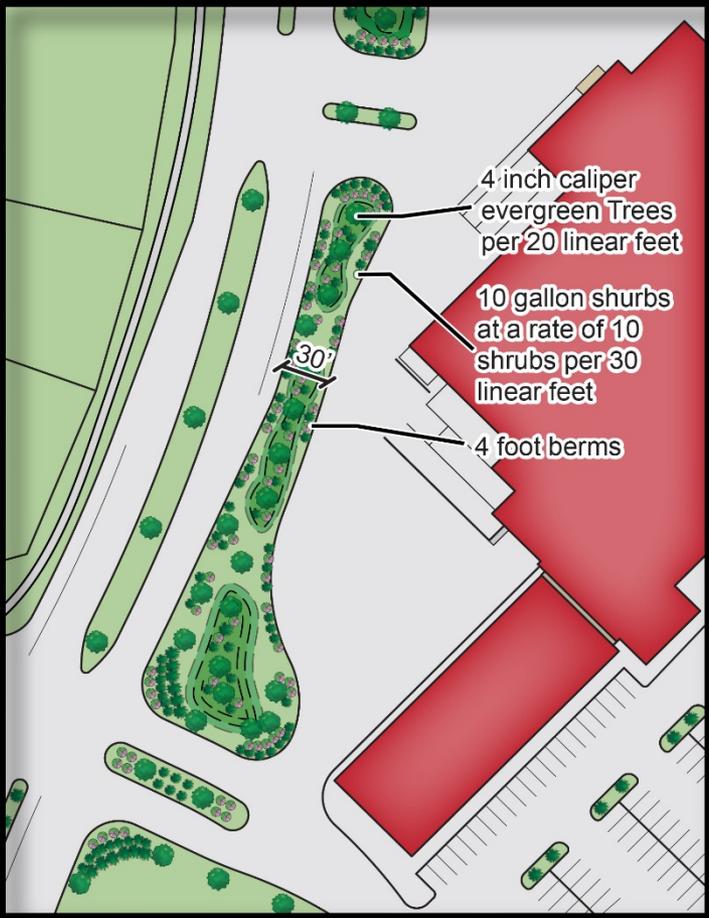
PD REGULATIONS- OFFICE

- Limited to Office and low impact Commercial Uses
- Maximum 40% lot coverage
- Maximum Floor Area is 10,000 sq. Ft except under the following conditions:
 - May exceed 10,000 sq. ft. if the structure is a minimum of 250 feet from a residential lot or separated from a residential lot by a public right of way
- Minimum 25' Landscape Buffer required when adjacent to any residential zone
 - Minimum 4 inch caliper evergreen trees every 30 feet
 - Minimum 3 inch caliper ornamental trees every 15 feet.

PD REGULATIONS- RETAIL

- Variety of Commercial and Retail uses
- Maximum 40% lot coverage
- Gas station permitted only as an accessory to a Big Box use
 - Must be a minimum of 250 feet from Residential lots
 - Only permitted within 250 feet of Dallas Pkwy
 - Minimum architectural standards provided
- Outdoor sales is permitted under the following Regulations:
 - within 25 ft of main building
 - limited to seasonal merchandise (holidays, flowers, outdoor furniture, etc.
- Require Elevation review and approval by Planning and Zoning Commission for any major tenant over 50,000 sq. ft.
- Open Space requirement:
 - Minimum of 6 acres
 - Hike and bike trail required
- Increase screening requirements along Shawnee Trail





CUSTER RD AND SAM RAYBURN TOLLWAY



ELDORADO PKWY AND DALLAS NORTH TOLLWAY



ANCHOR TENANT



ATTACHED RETAIL



ANCHOR TENANT-FUEL BAR



PAD SITE-BANK



PAD SITE-FAST FOOD

PARKER RD AND DALLAS NORTH TOLLWAY



