



Town of Prosper
"a place where everyone matters"

Town Council Meeting
March 22, 2016



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 recent and
upcoming events.*



Town of Prosper
"a place where everyone matters"

Agenda Item 4.

Presentation to the Prosper High School
Documentary Film Team for winning
the state championship at the 2016 UIL
Young Filmmakers Festival. **(RB)**



Town of Prosper
"a place where everyone matters"

Agenda Item 4.

Presentation to Prosper High School senior Gabe Costa for winning the 2016 5A State UIL Wrestling Championship.

(RB)



Town of Prosper
"a place where everyone matters"

Agenda Items 5a-5b.

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – February 23, 2016
- 5b.** Receive the January 2016 Financial Report. **(BP)**



Town of Prosper

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Agenda Item 5c-5d.

- 5c.** Consider and act upon a resolution canceling the May 7, 2016, General Election and declaring each unopposed candidate elected to office. **(RB)**
- 5d.** Consider and act upon authorizing the Town Manager to execute the Playground Joint Use Agreement between the Town of Prosper, Texas, and Prosper Independent School District (PISD), related to Windsong Park. **(WM)**



Town of Prosper

"a place where everyone matters"

Agenda Items 5e.

- 5e.** 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)

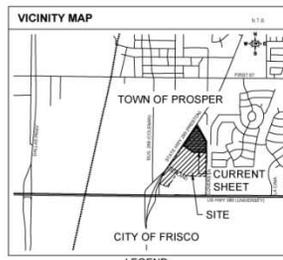
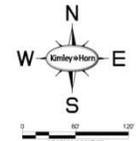
TOWN OF PROSPER SITE PLAN NOTES

- ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 4. AND LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 7. FIRE LINES SHALL BE LOCATED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE TOWN. POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 8. STREET LIGHTS SHALL BE NOT LOCATED WITHIN A FIRE LINE.
 9. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADAPTED BUILDING CODE.
 10. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 11. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 12. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 13. SIDEWALKS OF NOT LESS THAN SIX (6) FEET WIDTH ALONG THROUGHFARES AND COLLECTORS AND FIVE (5) FEET WIDTH ALONG RESIDENTIAL STREETS AND DRIVEWAYS SHALL BE PROVIDED FOR ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 14. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 15. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 16. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED IN ACCORDANCE WITH THE TOWN OF PROSPER ELECTRICAL CODE.
 17. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 18. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES. TYPICAL FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO-ORDINATE FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

WATER METER SCHEDULE

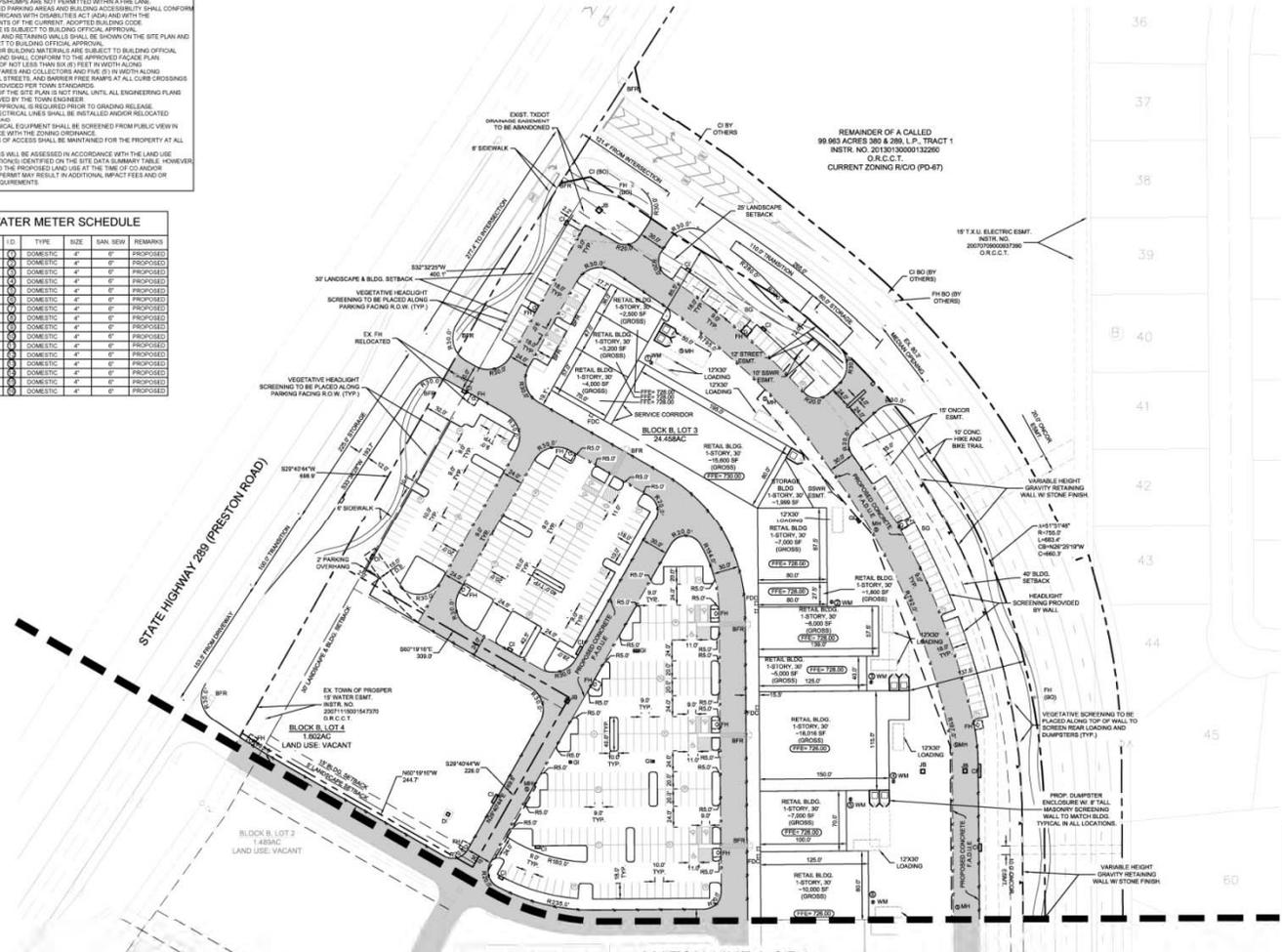
LOT	BLOCK	ID	TYPE	SIZE	SAN	SEW	REMARKS
3	B	1	DOMESTIC	4"	6"		PROPOSED
3	B	2	DOMESTIC	4"	6"		PROPOSED
3	B	3	DOMESTIC	4"	6"		PROPOSED
3	B	4	DOMESTIC	4"	6"		PROPOSED
3	B	5	DOMESTIC	4"	6"		PROPOSED
3	B	6	DOMESTIC	4"	6"		PROPOSED
3	B	7	DOMESTIC	4"	6"		PROPOSED
3	B	8	DOMESTIC	4"	6"		PROPOSED
3	B	9	DOMESTIC	4"	6"		PROPOSED
3	B	10	DOMESTIC	4"	6"		PROPOSED
3	B	11	DOMESTIC	4"	6"		PROPOSED
3	B	12	DOMESTIC	4"	6"		PROPOSED
2	A	1	DOMESTIC	4"	6"		PROPOSED
2	A	2	DOMESTIC	4"	6"		PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF)	AC	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPENSPACE PROVIDED (SF)
B	1	PD-07 (R/C/O)	RESTAURANT	169,043.0	3.88	10,700	1-Story/24'	8.70	0.091	107	174	6	6	2,610	5,905	105,960	11,833	33,721
B	3		RETAIL	1,065,402.0	24.46	215,018	1-Story/30'	20.05	0.201	855	1038	21	31	15,570	26,041	853,162	74,578	102,768
A	2		RETAIL	522,197.3	11.99	12,100	1-Story/24'	8.08	0.031	121	149	5	6	2,235	4,133	183,446	36,554	326,502



- LEGEND**
- FL - PROPERTY LINE
 - FL - PROPOSED FIRE LINE / FIRE ACCESS DRIVEWAY AND UTILITY EASEMENT (IF APPLICABLE)
 - FL - EASEMENT LINE
 - - SETBACK LINE
 - - EXISTING CONTOUR
 - - PROPOSED FIRE HYDRANT (FH)
 - - PROPOSED SEWER MANHOLE (SM)
 - - PROP. FIRE DEPT. CONNECTION (FDC)
 - - PROP. JUNCTION BOX (JB)
 - - PROPOSED GATE INLET (GI)
 - - PROPOSED CURB INLET (CI)
 - - PROPOSED CURB INLET (CI)
 - - PROPOSED RETAINING WALL
 - - EX. LIGHT POLE
 - - EX. WATER METER
 - - EX. FIRE HYDRANT (FH)
 - - EX. STORM MANHOLE
 - - EX. STORM INLET
 - - EX. SAN SEWER MANHOLE

- NOTES**
1. NO FLOODPLAIN EXISTS ON THE SITE.
 2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. FIRE LINES SHALL BE A MINIMUM OF 24" IN WIDTH WITH A 30" TURNING RADIUS.
 4. FLOOD SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
 5. STORMWATER SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 30" WATER EASEMENT LOCATED ALONG THE NORTH SIDE OF THE TOWN OF PROSPER ROAD. NO CLOSURE SHALL BE MORE THAN FOUR FEET TO THE WATER LINE AND REQUIRE THE INSTALLATION OF A ROOT BARRIER.
 6. FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 7. ALL UTILITY EASEMENTS SHALL BE LOCATED INSIDE LANDSCAPE SETBACK ALONG PRESTON ROAD, RICHLAND DRIVE AND COVERLAND.
 8. ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
 9. NO FLOODPLAIN EXISTS ON SITE.
 10. NO TREES EXIST ON SITE.
 11. SCREENING TO BE PROVIDED ALONG ALL MAJOR ARTERIALS PER TOWN STANDARD.



Kimley»Horn

SITE PLAN SHEET 1 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3
 CASE # D16-0017
 40.73 AC±P&R
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2015

ENGINEER (SURVEYOR)/APPLICANT
 KIMLEY HORN AND ASSOCIATES, INC.
 5705 S. GREENSBORO COURT, SUITE 200
 FRISCO, TX 75034
 PHONE: (972) 355-8900
 FAX: (972) 355-3179
 CONTACT: CHASE@KHORNERP&R.COM

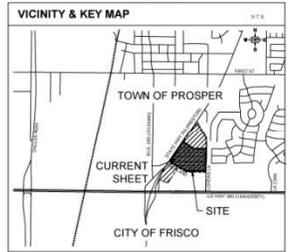
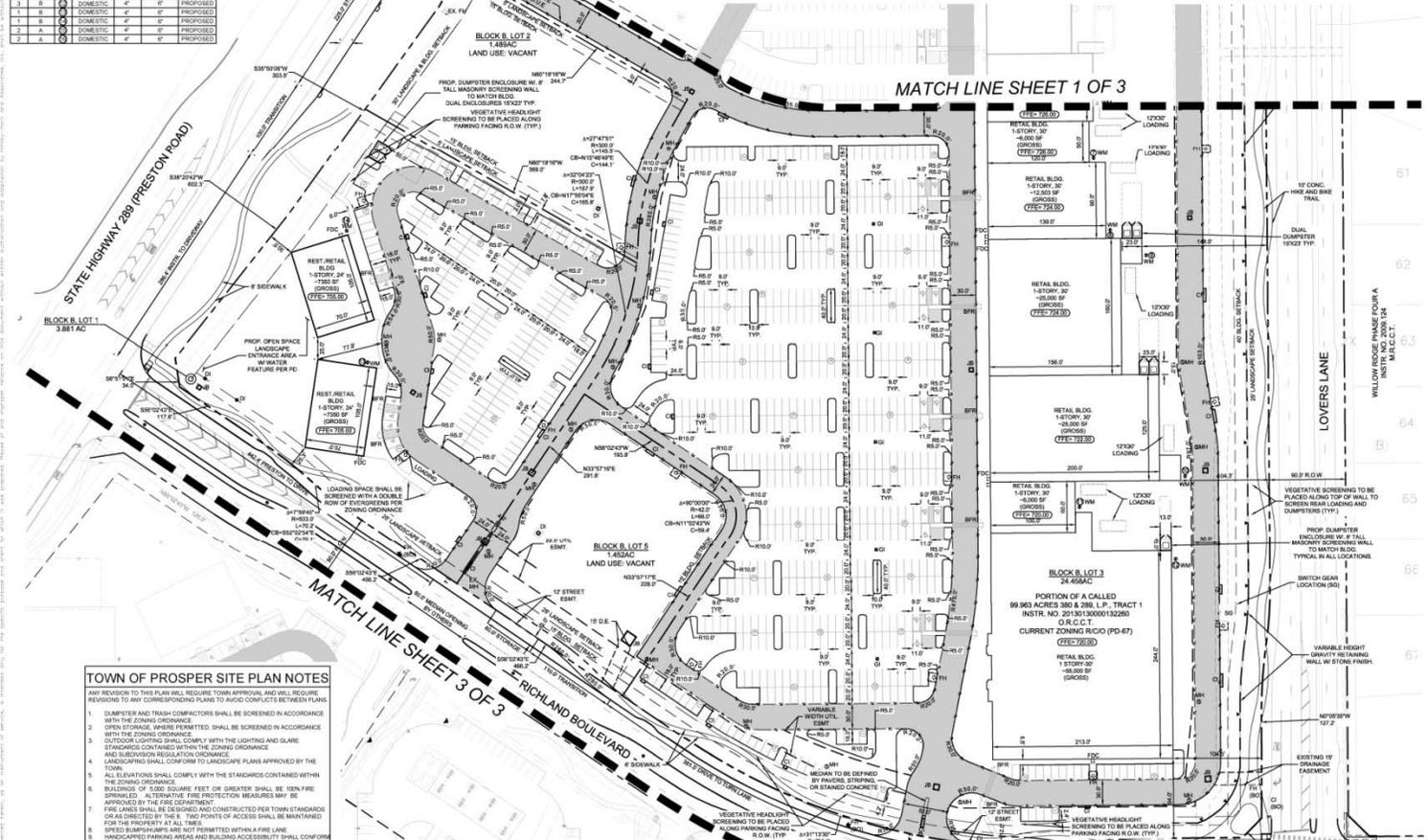
DEVELOPER
 BLUE STAR LAND
 8000 WARDEN PARKWAY
 FRISCO, TX 75034
 PHONE: (972) 352-8227
 CONTACT: SCOTT SHIP

OWNER
 381 & 261 L.P.
 800 WARDEN PARKWAY
 FRISCO, TX 75034
 PHONE: (972) 352-8227
 CONTACT: SCOTT SHIP

MATCH LINE 2 OF 3

LOT	BLK	ID	TYPE	SIZE	SAN	SEW	REMARKS
3	B	0	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	1	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	2	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	3	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	4	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	5	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	6	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	7	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	8	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	9	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	10	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	11	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	12	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	13	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	14	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	15	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	16	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	17	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	18	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	19	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	20	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	21	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	22	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	23	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	24	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	25	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	26	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	27	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	28	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	29	DOMESTIC	4" x 6"	0"	0"	PROPOSED
3	B	30	DOMESTIC	4" x 6"	0"	0"	PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA	BUILDING AREA	MAX BUILDING HEIGHT	COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
B	1	PD-47	RESTAURANT	169,041.0	3,888	10,700	6.3%	0.061	307	174	6	3	2,610	5,905	105,900	11,833	33,221
B	3	R/C/CO	RESTAURANT	1,065,402.0	24,462	211,618	2.3%	0.201	855	1038	21	31	15,570	26,041	853,162	74,578	102,768
A	2	R/C/CO	RESTAURANT	522,197.3	11,999	12,100	2.3%	0.031	121	149	5	6	2,235	4,133	183,446	36,554	326,502



- LEGEND**
- PROPOSED FIRE LINE
 - PROPOSED FIRE LANE
 - FIRE ACCESS (DRAINAGE AND UTILITY EASEMENT IF A.S.U.E.)
 - EASEMENT LINE
 - SETBACK LINE
 - EXISTING CONTOUR
 - PROPOSED FIRE HYDRANT (FH)
 - PROPOSED SEWER MANHOLE (SM)
 - PROPOSED FIRE DEPT. CONNECTION (FDC)
 - PROPOSED JUNCTION BOX (JB)
 - PROPOSED GRATE INLET (GI)
 - PROPOSED CURB INLET (CI)
 - PROPOSED DROP INLET (DI)
 - PROPOSED RETAINING WALL
 - EX. LIGHT POLE
 - EX. WATER METER
 - EX. FIRE HYDRANT (FH)
 - EX. STORM MANHOLE
 - EX. STORM INLET
 - EX. SAN. SEWER MANHOLE

- NOTES**
- NO FLOODPLAIN EXISTS ON THE SITE
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED
 - FIRE LINES SHALL BE A MINIMUM OF 24" IN WIDTH WITH A 30° TURNING RADIUS
 - FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS
 - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 30' WATER EASEMENT LOCATED ALONG THE NORTH SIDE OF THE 70' CITY OF FRISCO EASEMENT NO CLOSER THAN FOUR FEET TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER
 - FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE
 - NO UTILITY EASEMENTS SHALL BE LOCATED HEREIN. LANDSCAPE SETBACK ALONG PRESTON ROAD, WICHARD DRIVE AND LOVERS LANE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE
 - NO 100' BUFFER PLANS EXIST ON SITE
 - NO TREES EXIST ON SITE
 - SEWERING TO BE PROVIDED ALONG ALL MAJOR ARTERIALS PER TOWN STANDARD

- TOWN OF PROSPER SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CONCORDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
- DUMPSTER 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
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE
 - BACKSIZES OF 1000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SCREENED. ALL OTHER FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT
 - FIRE LANES SHALL BE DESIGNATED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE 8' TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES
 - SPEED BUMPS/RAMP ARE NOT PERMITTED WITHIN A FIRE LANE
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITHIN THE REQUIREMENTS OF THE CURRENT ADAPTED 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 FACING PLAN
 - SEWERAGE OF NOT LESS THAN 60" FEET IN WIDTH ALONG THROUGH MAINS AND COLLECTORS AND 48" IN WIDTH ALONG RESIDENTIAL STREETS, AND DRAINER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER
 - 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
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE 2015 DATA SUMMARY TABLE. HOWEVER, FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS

SITE PLAN SHEET 2 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3
 CASE # D16-0017
 401 S. AUSTIN
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2015

ENGINEER / SURVEYOR / APPLICANT
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TOWN OF PROSPER SITE PLAN NOTES

- ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH CONTAINERS 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.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPING 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 LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - SPRINKLER RISERS ARE TO BE FINISHED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT 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 SHALL BE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 - SEWERAGE AND SANITATION SHALL BE PROVIDED PER TOWN STANDARDS.
 - THOROUGHFARES AND COLLECTORS AND FIVE (5') IN WIDTH ALONG RESIDENTIAL STREETS, AND BARBER FIRE LINES AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED PRIOR TO DRINKING WATER INSTALLATION.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, FRESH-CUT LUMBER MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

NOTES

- NO FLOODPLAIN EXISTS ON THE SITE.
- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIRE LINES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
- FOOD SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER ZONING ORDINANCE.
- TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT LOCATED TO THE NORTH SIDE OF THE 7' CITY OF DFWA EASEMENT NO CLOSER THAN FOUR FEET TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
- FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- NO UTILITY EASEMENTS SHALL BE LOCATED INSIDE LANDSCAPE SETBACK ALONG PRESTON ROAD, HOWLAND DRIVE AND LOWER LANE.
- ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
- NO 10' HIGH FENCE LINES ON SITE.
- NO TREES EXIST ON SITE.
- BENEFITS TO BE PROVIDED ALONG ALL MAJOR ARTERIALS PER TOWN STANDARD.

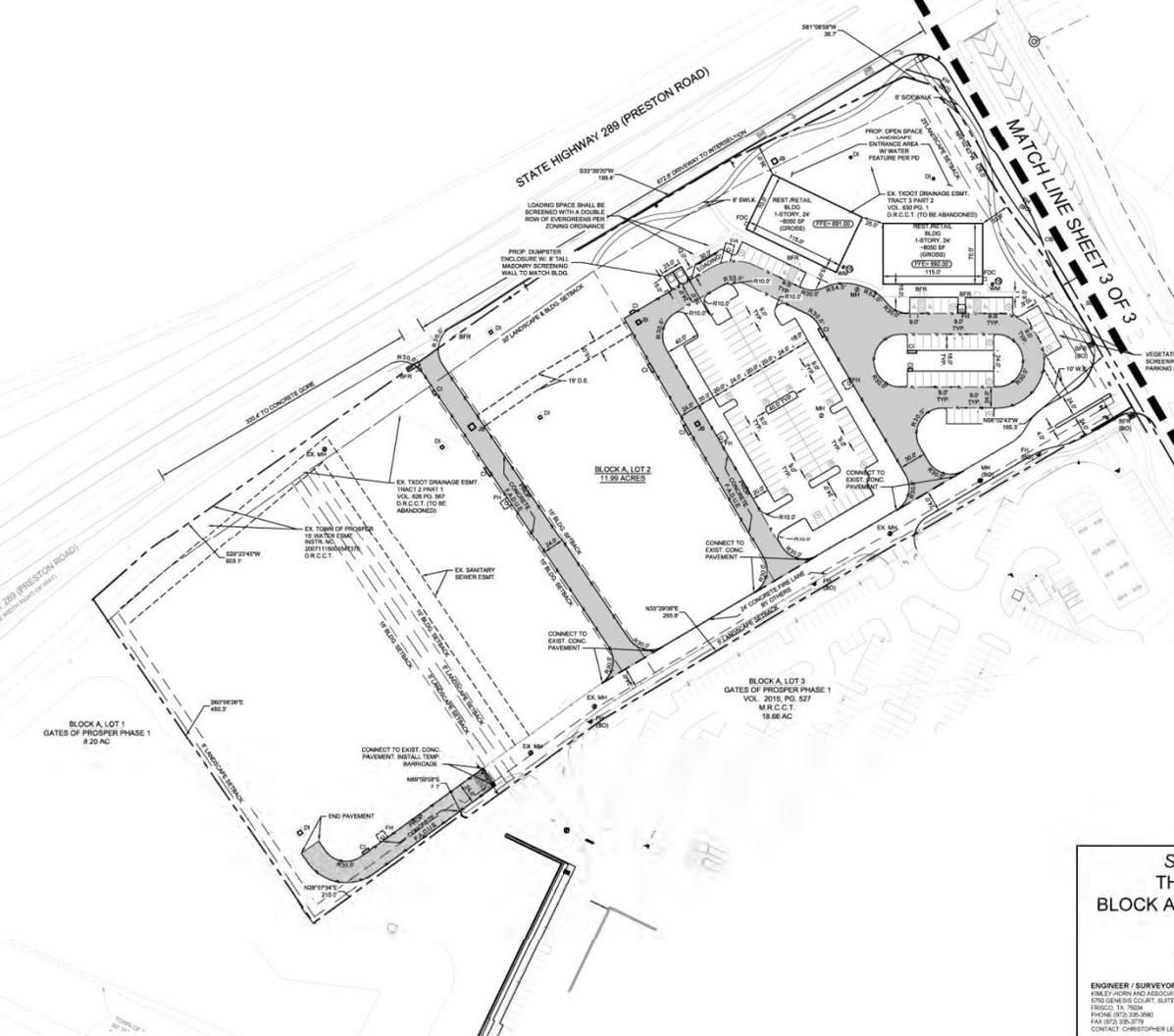
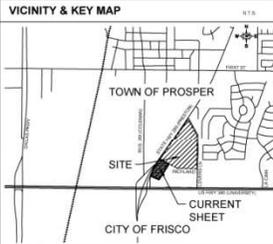
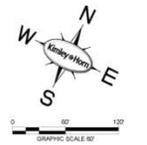
LEGEND

- PROPERTY LINE
- PROPOSED FIRE LANE
- FIRE ACCESS, DRAINAGE AND UTILITY EASEMENT (IF APPLICABLE)
- EASEMENT LINE
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SEWER MANHOLE (SM)
- PROP. FIRE DEPT. CONNECTION (FDC)
- PROP. JUNCTION BOX (JB)
- PROPOSED GRATE INLET (GI)
- PROPOSED CURB INLET (CI)
- PROPOSED DROP INLET (DI)
- PROPOSED RETAINING WALL
- EX. LIGHT POLE
- EX. WATER METER
- EX. FIRE HYDRANT (FH)
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. SAN. SDR. MANHOLE

WATER METER SCHEDULE

LOT	BLOCK	ID	TYPE	SIZE	SAN. SIZE	REMARKS
1	B	1	DOMESTIC	4"	6"	PROPOSED
1	B	2	DOMESTIC	4"	6"	PROPOSED
1	B	3	DOMESTIC	4"	6"	PROPOSED
1	B	4	DOMESTIC	4"	6"	PROPOSED
1	B	5	DOMESTIC	4"	6"	PROPOSED
1	B	6	DOMESTIC	4"	6"	PROPOSED
1	B	7	DOMESTIC	4"	6"	PROPOSED
1	B	8	DOMESTIC	4"	6"	PROPOSED
1	B	9	DOMESTIC	4"	6"	PROPOSED
1	B	10	DOMESTIC	4"	6"	PROPOSED
1	B	11	DOMESTIC	4"	6"	PROPOSED
1	B	12	DOMESTIC	4"	6"	PROPOSED
1	B	13	DOMESTIC	4"	6"	PROPOSED
1	B	14	DOMESTIC	4"	6"	PROPOSED
1	B	15	DOMESTIC	4"	6"	PROPOSED
1	B	16	DOMESTIC	4"	6"	PROPOSED
1	B	17	DOMESTIC	4"	6"	PROPOSED
1	B	18	DOMESTIC	4"	6"	PROPOSED
1	B	19	DOMESTIC	4"	6"	PROPOSED
1	B	20	DOMESTIC	4"	6"	PROPOSED
1	B	21	DOMESTIC	4"	6"	PROPOSED
1	B	22	DOMESTIC	4"	6"	PROPOSED
1	B	23	DOMESTIC	4"	6"	PROPOSED
1	B	24	DOMESTIC	4"	6"	PROPOSED
1	B	25	DOMESTIC	4"	6"	PROPOSED
1	B	26	DOMESTIC	4"	6"	PROPOSED
1	B	27	DOMESTIC	4"	6"	PROPOSED
1	B	28	DOMESTIC	4"	6"	PROPOSED
1	B	29	DOMESTIC	4"	6"	PROPOSED
1	B	30	DOMESTIC	4"	6"	PROPOSED
1	B	31	DOMESTIC	4"	6"	PROPOSED
1	B	32	DOMESTIC	4"	6"	PROPOSED
1	B	33	DOMESTIC	4"	6"	PROPOSED
1	B	34	DOMESTIC	4"	6"	PROPOSED
1	B	35	DOMESTIC	4"	6"	PROPOSED
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1	B	47	DOMESTIC	4"	6"	PROPOSED
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1	B	57	DOMESTIC	4"	6"	PROPOSED
1	B	58	DOMESTIC	4"	6"	PROPOSED
1	B	59	DOMESTIC	4"	6"	PROPOSED
1	B	60	DOMESTIC	4"	6"	PROPOSED
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1	B	62	DOMESTIC	4"	6"	PROPOSED
1	B	63	DOMESTIC	4"	6"	PROPOSED
1	B	64	DOMESTIC	4"	6"	PROPOSED
1	B	65	DOMESTIC	4"	6"	PROPOSED
1	B	66	DOMESTIC	4"	6"	PROPOSED
1	B	67	DOMESTIC	4"	6"	PROPOSED
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1	B	69	DOMESTIC	4"	6"	PROPOSED
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1	B	71	DOMESTIC	4"	6"	PROPOSED
1	B	72	DOMESTIC	4"	6"	PROPOSED
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1	B	75	DOMESTIC	4"	6"	PROPOSED
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1	B	94	DOMESTIC	4"	6"	PROPOSED
1	B	95	DOMESTIC	4"	6"	PROPOSED
1	B	96	DOMESTIC	4"	6"	PROPOSED
1	B	97	DOMESTIC	4"	6"	PROPOSED
1	B	98	DOMESTIC	4"	6"	PROPOSED
1	B	99	DOMESTIC	4"	6"	PROPOSED
1	B	100	DOMESTIC	4"	6"	PROPOSED

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA	BUILDING AREA	MAX. BUILDING HEIGHT	FLOOR COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED	OPENSPACE PROVIDED		
B	1	PD-67	RESTAURANT	169,041.0	3.88	10,700	4,000	1-500y,24'	8.70	0.09:1	327	174	6	6	2,610	5,905	105,960	11,833	33,221
B	3	PD-67	RETAIL	3,065,402.0	24.46	213,618	1-500y,30'	20.05	0.20:1	855	1038	21	31	15,570	26,041	853,163	74,578	102,768	
A	2	(R/C/O)	RESTAURANT	522,197.3	11.99	12,100	4,000	1-500y,24'	3.08	0.03:1	321	140	5	6	2,235	4,133	181,446	36,554	326,532



SITE PLAN SHEET 3 OF 3
THE GATES OF PROSPER
BLOCK A, LOT 2 & BLOCK B, LOTS 1 & 3
 CASE # D16-0017
 40.53 ACRES
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: MARCH, 2015

ENGINEER / SURVEYOR / APPLICANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 5705 GLENDALE COURT, SUITE 200
 FRISCO, TX 75034
 PHONE (972) 395-8960
 FAX (972) 395-3779
 CONTACT: CHRISTOPHER LEPPERT, P.E.

DEVELOPER
 BLUE STAR LAND
 800 MARSH PARKWAY
 FRISCO, TX 75034
 PHONE (972) 543-2462
 CONTACT: SCOTT SHIP

OWNER
 380 S. 286. LF
 850 MARSH PARKWAY
 FRISCO, TX 75034
 PHONE (972) 543-2462
 CONTACT: SCOTT SHIP



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.

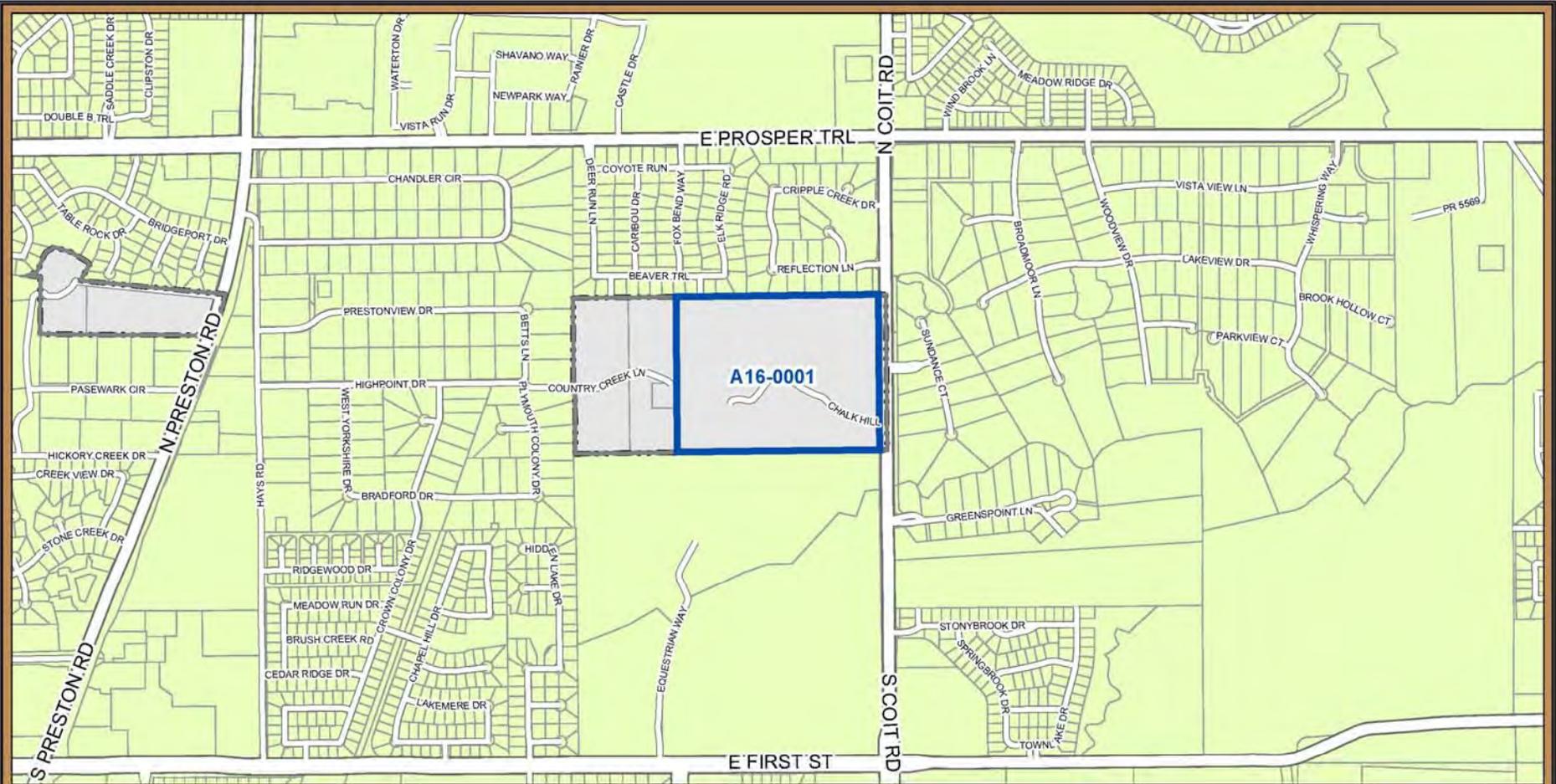


Town of Prosper
"a place where everyone matters"

Agenda Item 7.

Presentation of service plan and first Public Hearing to consider the voluntary annexation of 52.2± acres located on the west side of Coit Road, 2,700± feet north of First Street. (A16-0001). (JW)





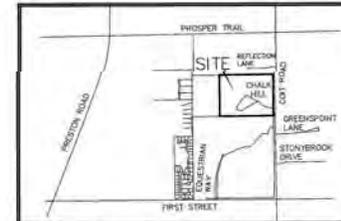
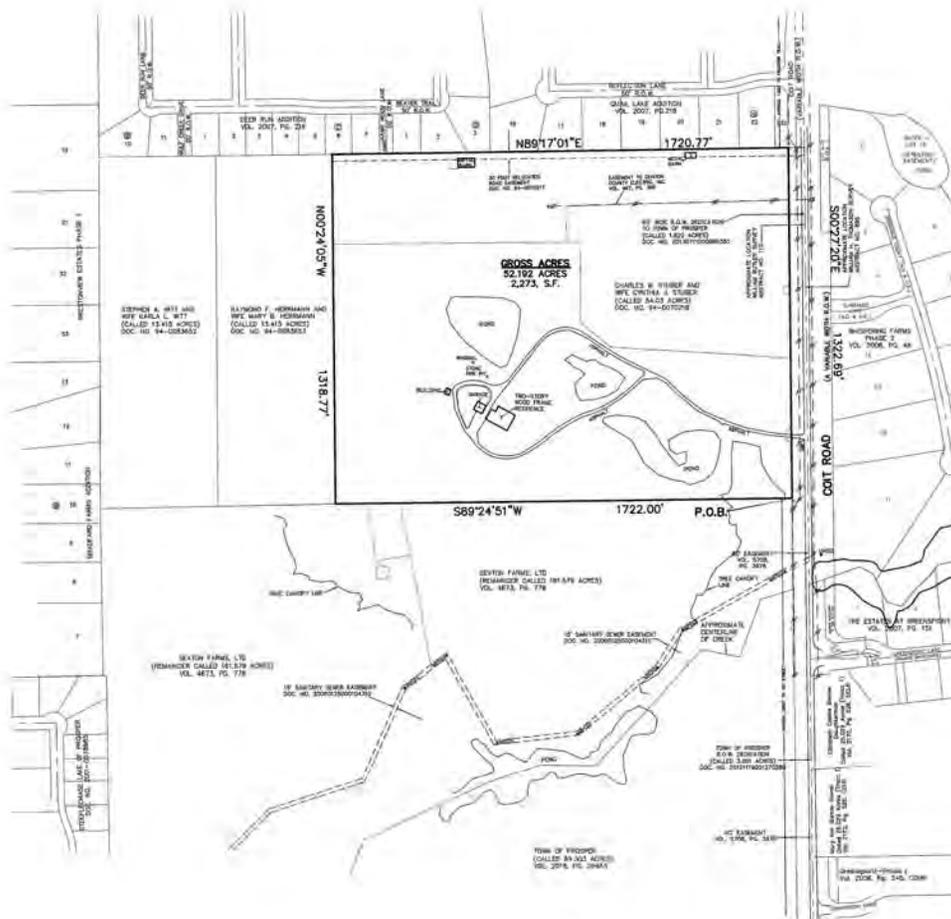
Legend

- Town Limits
- Railroad
- Major Roads
- Minor Roads
- Parcels
- Town
- ETJ
- A16-0001 (52.192 Acres Total)

DISCLAIMER: The Town of Prosper has prepared this map or information for internal use only. It is made available under the Public Information Act. Any reliance on this map or information is AT YOUR OWN RISK. Prosper assumes no liability for any errors, omissions, or inaccuracies in the map or information regardless of the cause of such or for any decision made, action taken, or action not taken in reliance upon any maps or information provided herein. Prosper makes no warranty, representation, or guarantee of any kind regarding any maps or information provided herein or the sources of such maps or information and DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, including the implied warranties of merchantability and fitness for a particular purpose.

Proposed Annexations
 Source: Town of Prosper, Planning
 Date: March 7, 2016





VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the William Butler Survey, Abstract Number 112, and being a part of that called 24.63 acres more or less described by deed to Charles W. Stubber and wife Cynthia J. Stubber as recorded in Document Number 94-0870218, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron nail with top stamped "Bjorn" found in the west right-of-way line of Colt Road (a variable width right-of-way) and point being in the north line of said 24.63 acre tract, said point also being the southeast corner of tract called 1.822 acre right-of-way dedication to the Town of Prosper as recorded in Document Number 201-0271100000000, Collin County Deed Records, and point also being in the north line of that called 181.579 acre tract of land described in deed to Santos Farms, LTD as recorded in Volume 6473, Page 778, Collin County Deed Records;

THENCE South 81 degrees 24 minutes 51 seconds West, 1722.70 feet to a one-half inch iron nail with top stamped "080" at the southeast corner of said 24.63 acre tract, said point being in the north line of said 181.579 acre tract, said point also being the southeast corner of that called 13.415 acre tract of land described in deed to Raymond E. Harwood and wife Mary H. Harwood as recorded in Document Number 94-0083857, Collin County Deed Records;

THENCE South 60 degrees 24 minutes 03 seconds West, 1318.77 feet to a one-half inch iron nail with top stamped "HETTICOLLAR" found at the southeast corner of said 15.410 acre tract, said point being the southeast corner of said 15.410 acre tract, said point also being in the south line of Lot 1, Block C, Deer Run Addition, an addition to the Town of Prosper as recorded in Volume 2607, Page 216, Collin County Deed Records;

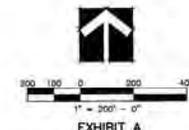
THENCE North 69 degrees 17 minutes 01 seconds East, 1720.77 feet to a one-half inch iron nail with top stamped "080" at the corner in the west right-of-way line of Colt Road, said point being in the south line of said 14.610 acre tract, said point being the southeast corner of said 1.822 acre right-of-way dedication to the Town of Prosper, said point also being the southeast corner of Lot 234, Block 24, Quail Lake Addition, an addition to the Town of Prosper as recorded in Volume 2607, Page 216, Collin County Deed Records;

THENCE South 69 degrees 27 minutes 20 seconds East, 1322.69 feet along the west right-of-way line of Colt Road to the POINT OF BEGINNING and containing 2,273.57 square feet or 52.192 acres of land.

The basis of bearing is derived from GPS observations using the North Central Zone 4302 State Plane Coordinate System, NAD83.

"This document was prepared under 22 TAC 603.21, does not reflect the results of an on-site ground survey, and is not to be used to create or establish interests in real property except those rights and interests that exist or are established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Michael E. Harty
 Michael E. Harty, S.P.L.S. No. 4421
 December 08, 2011



STUBBER TRACT
 52.192 ACRES OUT OF
 WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
 COLLIN COUNTY, TEXAS

CHARLES STUBER	OWNER
2230 Chalk Hill Prosper, TX 75078	(214) 415-7880
WARREN CLARK DEVELOPMENT, INC	APPLICANT
16360 Addison Road Addison, Texas 75001 Contact: Dale Clark	(972) 672-6776
JBI PARTNERS, INC.	PLANNER/SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Jerry Sylo	(972) 248-7676
TRPS No. P-438	TRPLS No. 16100000
Submitted: January 10, 2016	



Town of Prosper
"a place where everyone matters"

Agenda Item 8.

Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for the Gates of Prosper, on 93.0± acres, located on the northeast corner of US 380 and Preston Road. (MD16-0001). (JW)



EXHIBIT C Sign Coordination Plan

18 SIGNS TOTAL
16 LOTS TOTAL

REQUEST EXCEEDED
BY 2 SIGNS

TYPE A @ 12'-0"
- UNIFIED DEVELOPMENT MONUMENT SIGN
- PROVIDED **6 SIGNS**:
D F G L O P

TYPE B @ 20'-0"
- UNIFIED DEVELOPMENT MONUMENT SIGN
- ALONG U.S HWY 380
- PROVIDED **2 SIGNS**:
Q R

TYPE C @ 8'-0"
- MONUMENT SIGN
- PROVIDED **10 SIGNS**:
A B C E K M N

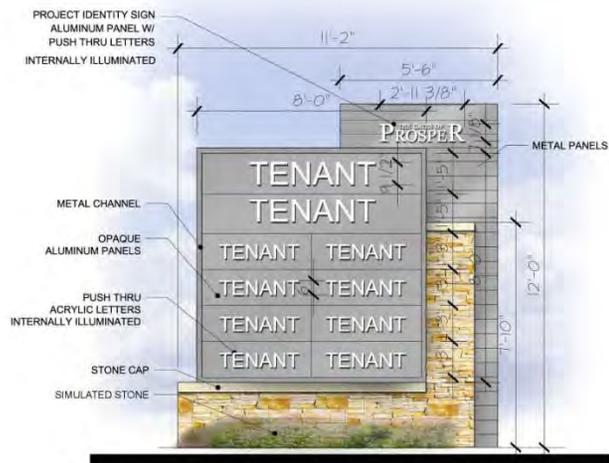
BUILDING HEIGHTS:
 20+ Feet to 30 Feet
 30+ Feet
 ANCHOR TENANT
 (Requested 9'-0" Max Signs)





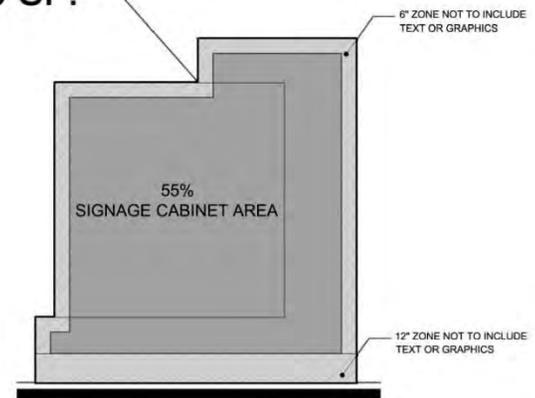
TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS

EXHIBIT D-1
Elevations / Sign Details



12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX

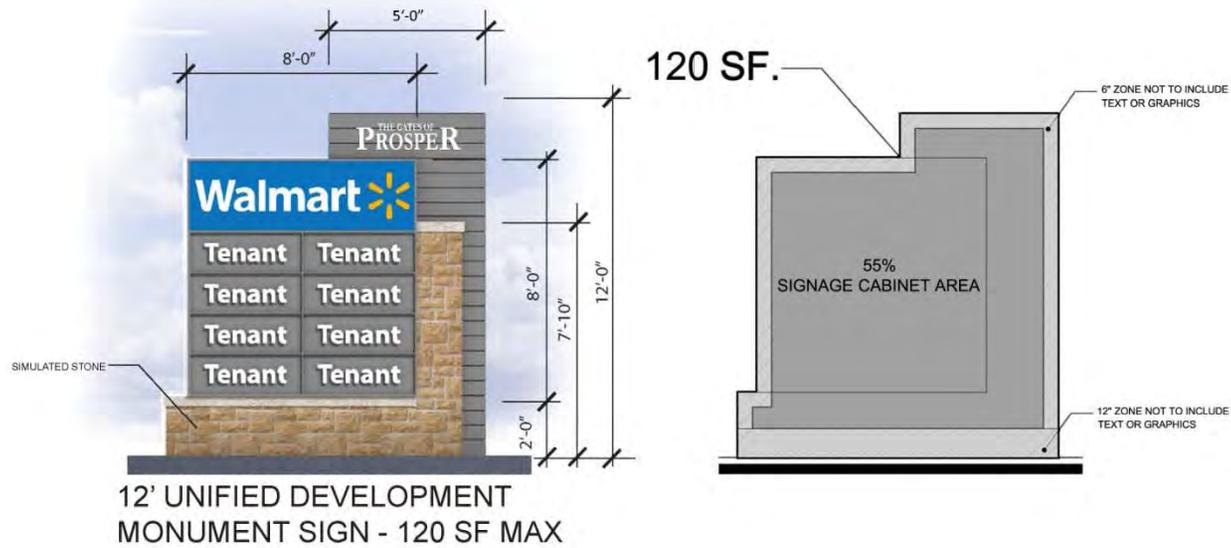
120 SF.





TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN

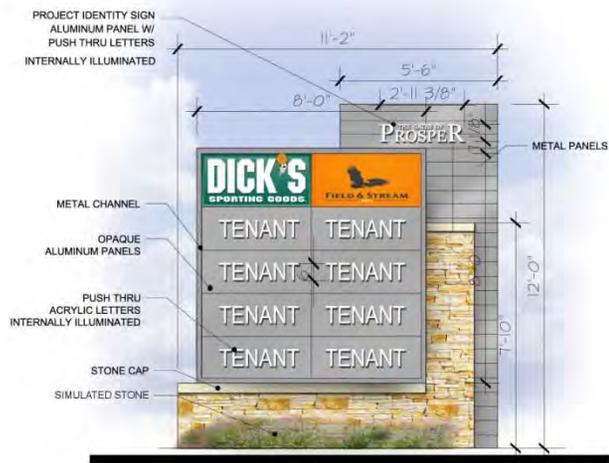
EXHIBIT D-2 Elevations / Sign Details





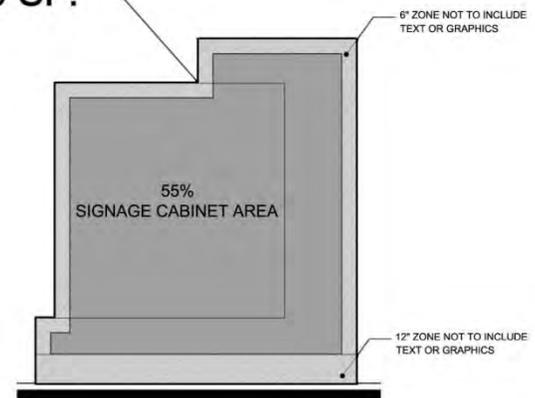
**TYPE A - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 6 SIGNS**

**EXHIBIT D-3
Elevations / Sign Details**



**12' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

120 SF.



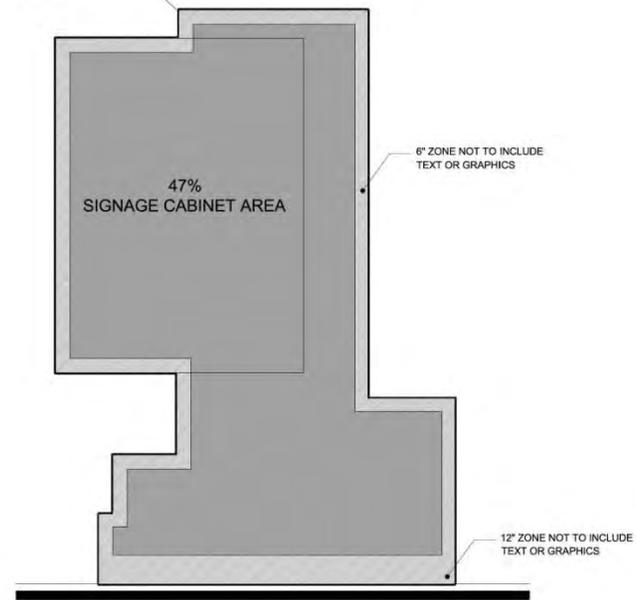
**TYPE B - UNIFIED DEVELOPMENT MONUMENT SIGN
PROVIDED 2 SIGNS**

**EXHIBIT D-4
Elevations / Sign Details**



**20' UNIFIED DEVELOPMENT
MONUMENT SIGN - 120 SF MAX**

215 SF.





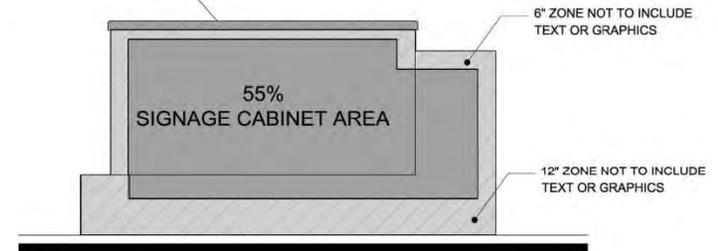
**TYPE C - MONUMENT SIGN
PROVIDED 10 SIGNS**

**EXHIBIT D-6
Elevations / Sign Details**



MONUMENT SIGN - 64 SF

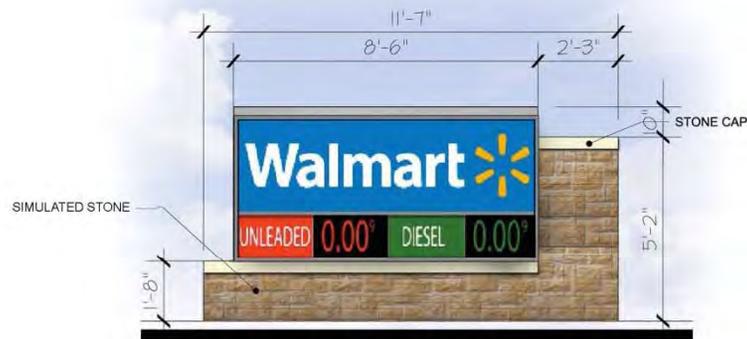
64 SF.





TYPE C - MONUMENT SIGN

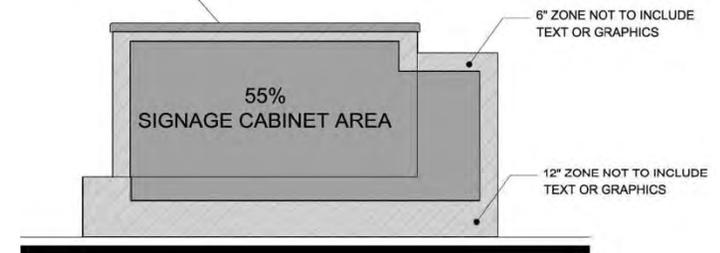
EXHIBIT D-7 Elevations / Sign Details



MONUMENT SIGN - 64 SF

Note that this type of monument sign is only permitted on the fuel center lot.

64 SF.



Per code, no deviations.
 Building elevations are for reference only.
 Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.
 Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.



WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.



SOUTH CONCEPT ELEVATION



KEYPLAN

Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

EXHIBIT D-10



SOUTH CONCEPT ELEVATION

Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 60% wall length overall, if height of building is between 20 to 30 ft.

EXHIBIT D-11



WEST CONCEPT ELEVATION
Concept Elevation to identify sign area only.



KEYPLAN

Per code, no deviations.
Building elevations are for reference only.
Cannot exceed 50% wall length overall, if height of building is greater than 30 ft.

EXHIBIT D-20



WEST CONCEPT ELEVATION
Concept Elevation to identify sign area only.



KEYPLAN

Deviation from code:
Requested 9'-0" Letters for Anchor Tenants

EXHIBIT D-21



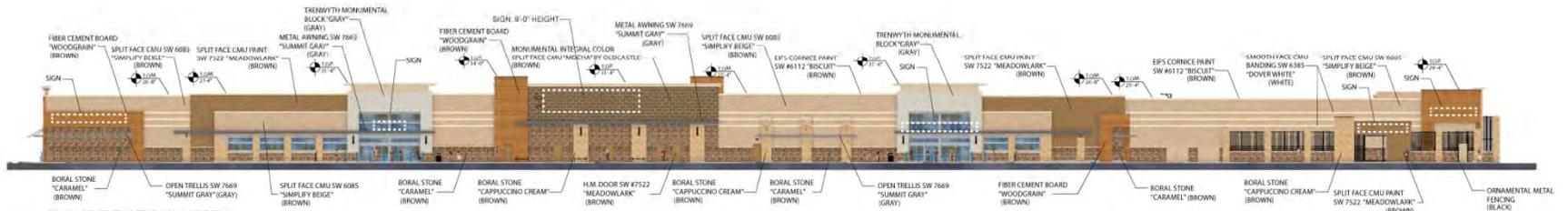
WEST CONCEPT ELEVATION
Concept Elevation to identify sign area only.



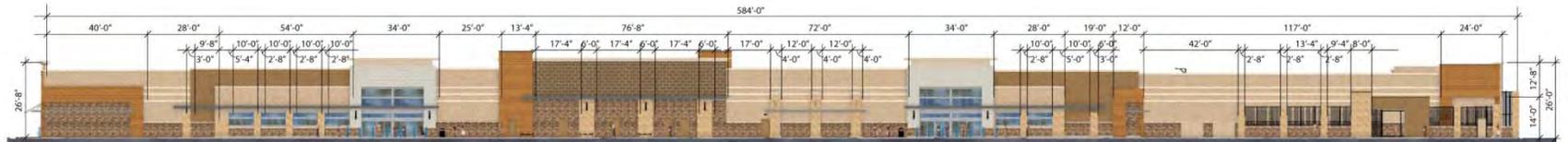
KEYPLAN

Deviation from code:
Requested 9'-0" Letters for Anchor Tenants

EXHIBIT D-23



NORTH ELEVATION



NORTH ELEVATION



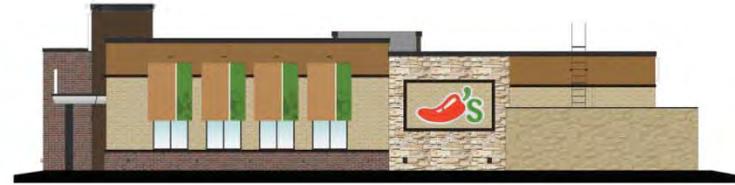
KEYPLAN

*Per code, no deviations.
Building elevations are for reference only.
Pad site signage will be required to meet current town ordinance.*

EXHIBIT D-24



CONCEPT FRONT ELEVATION



CONCEPT SIDE ELEVATION



CONCEPT SIDE ELEVATION



CONCEPT REAR ELEVATION



KEYPLAN



U.S. HIGHWAY 380



Town of Prosper

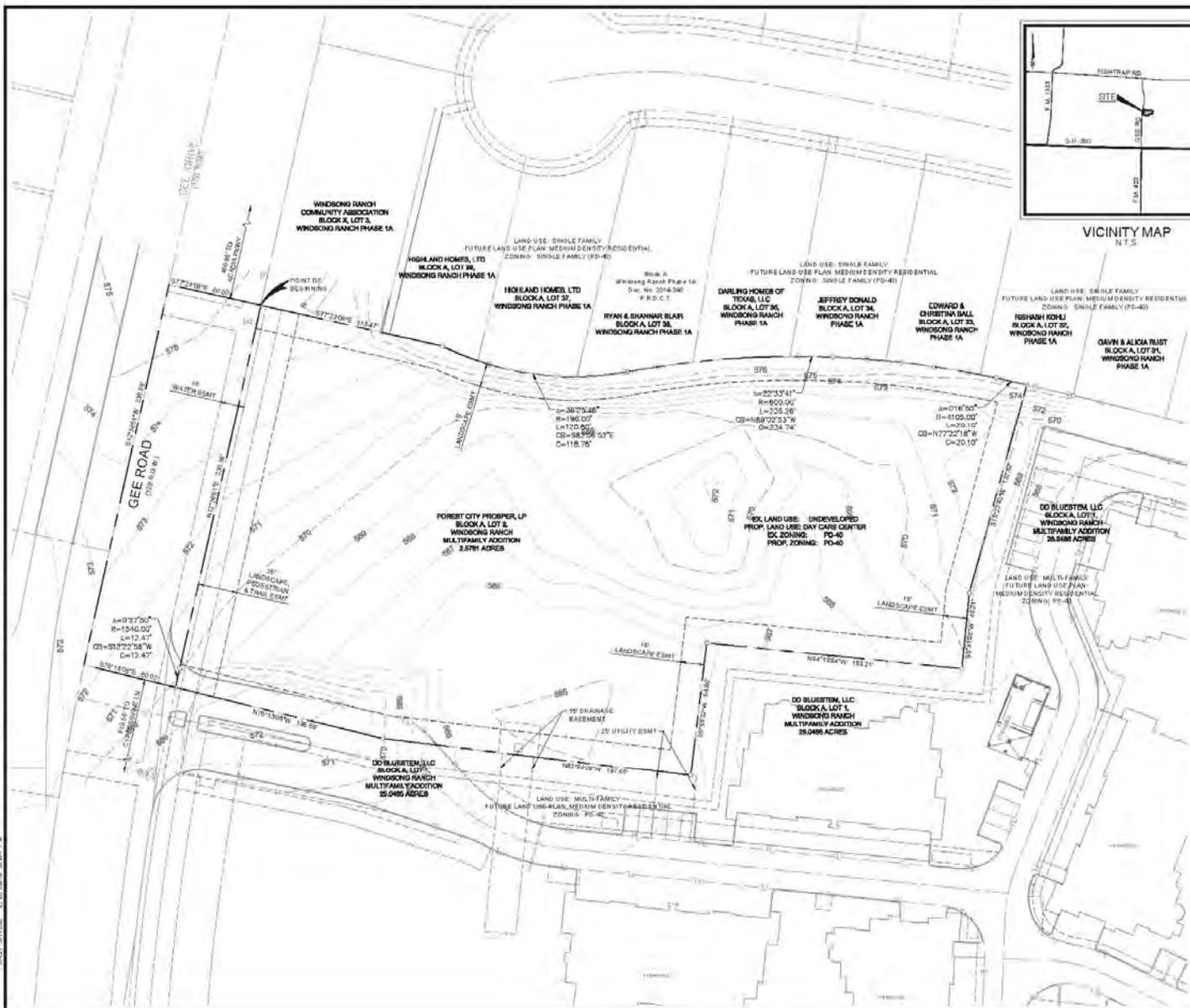
"a place where everyone matters"

Agenda Item 9.

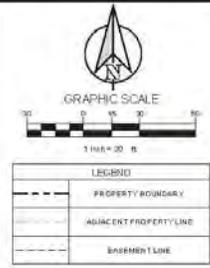
Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Child Day Care Center (Primrose), on 2.9± acres, located on the east side of Gee Road, 2,000± feet north of US 380. This property is zoned Planned Development-40 (PD-40). (S16-0002). (JW)



DRAFTED BY: SHEW DOROSKY
 PLOT DATE: 2/10/2018 1:18 PM
 LAST SAVE: 2/10/2018 3:04 PM



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- BASEMENT LINE

FLOODPLAIN NOTE

ACCORDING TO MAPS AND RECORDS DATED APRIL 18, 2011 OF THE
 SOLE FLOOD INSURANCE POLICY MAP, FLOOD INSURANCE RATE MAP
 OF DENTON COUNTY, TEXAS, FEDERAL BENCHMARK ELEVATION AS RECORDED
 FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN THE "C"
 FLOODPLAIN AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

PROJECT BENCHMARK:
 10' SET ON THE SOUTH END OF A CONCRETE
 SIDEWALK LOCATED ALONG THE SOUTH SIDE OF LOT
 2, BLOCK X, WINDSONG RANCH PHASE 1A, RECORDED
 UNDER DOC. NO. 2014-248, PLAT RECORDS, DENTON
 COUNTY, TEXAS.
 ELEVATION = 674.52

PRIMROSE SCHOOL OF WINDSONG RANCH	
SUP CASE #: S16-0002	
FOREST CITY PROSPER, LP 340 E. CAMPBELL RD., SUITE 505 ROCKWELL, TEXAS 75087	CONTACT NAME: DAVID BLOM
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL BLVD., SUITE #1008 ROCKWELL, TX 75087 PH: 972-261-0252	CONTACT NAME: MATT MOORE
ARTHUR SURVEYING CO. INC. 221 ELM STREET, SUITE 200 LEWISVILLE, TX 75040 PH: 972-251-0400	CONTACT NAME: GORDON ARTHUR
LEGAL DESCRIPTION WINDSONG RANCH MULTIFAMILY ADDITION BLOCK A, LOT 2 GROSS: 2.920 ACRES, NET: 2.5781 ACRES, 112,302 SF	
CITY: TOWN OF PROSPER	STATE: TEXAS
COUNTY: DENTON	SURVEY: A. SALING SURVEY
	REFERENCE NO.: 1075
	YEAR: 2018

CLAYMOORE ENGINEERING

PRELIMINARY

THIS DOCUMENT IS FOR PRELIMINARY PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY A SUPPLEMENTAL SHEET.

Project: **PRIMROSE SCHOOL OF WINDSONG RANCH PROSPER, TEXAS**
 Town Case #: **S16-0002**

EXHIBIT A

DATE: 2/10/2018

SCALE: 1" = 20'



John F. Murphy, ASLA

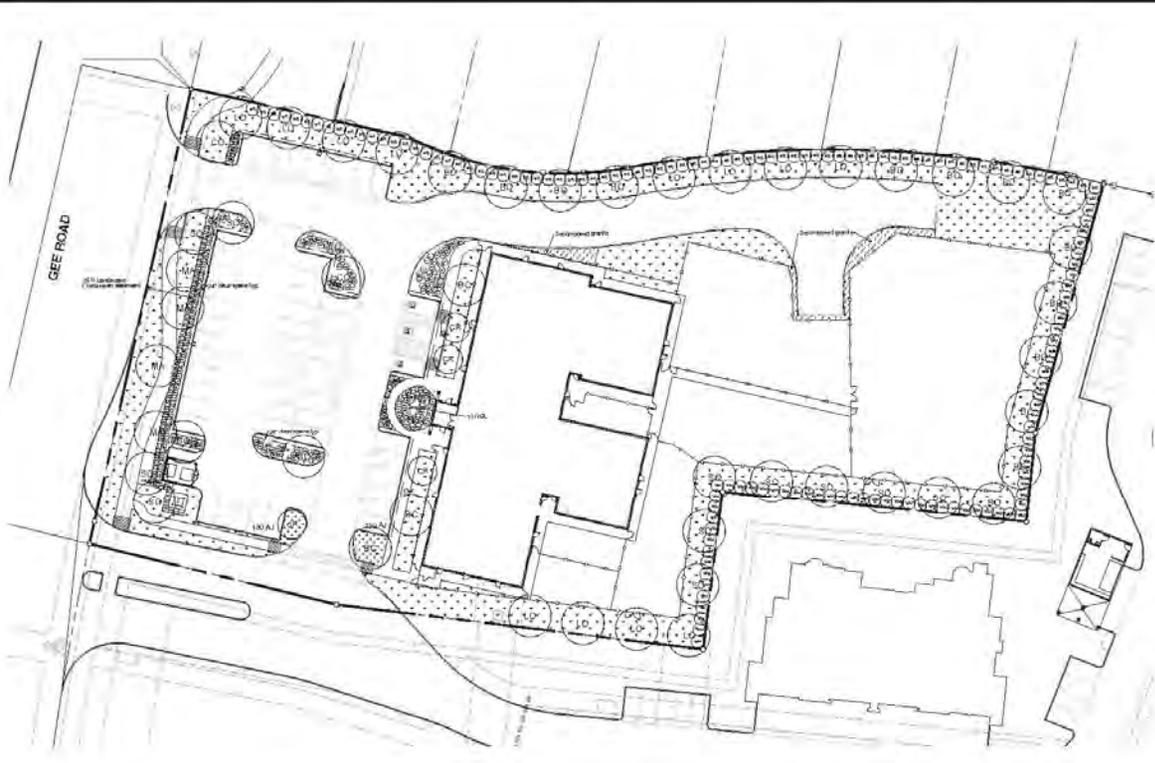
10100 W. 10th St., Suite 100
Dallas, TX 75243
Tel: 214.343.1111
Fax: 214.343.1112



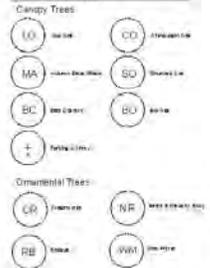
PRIMROSE SCHOOL OF WINDSONG RANCH
PROSPER, TEXAS
TOWN CASE # S16-0002

TOWN OF PROSPER LANDSCAPE NOTES

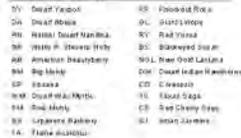
- 1) All trees selected shall be installed per these drawings to be used within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 2) All trees and shrubs are subject to 1-year warranty provided complete coverage within 100% of all drawings and American Association of Nurserymen as approved by the Town.
- 3) Trees shall be selected from the U.S. garden tree catalog, selected, fully trained, well-watered, and well-established. The Town has the approval for all trees.
- 4) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 5) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 6) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 7) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 8) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 9) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 10) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 11) A 1/4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be applied 2" from the trunk of the tree.
- 12) No pesticides or other toxic substances shall be used on any plants or trees.
- 13) The tree shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 14) All plant material shall be delivered with a minimum of 7 inches of root.
- 15) Trees shall be installed within 60 days of the Town of Prosper & Landowners Association (TOLA) Specifications, Codes and Standards.
- 16) A stability sample must be provided at all intersections, where there are no or a maximum of 10 inches in height, and these shall have a maximum clear trunk height of 8 feet.
- 17) Trees planted on a slope shall have the tree well at the average side of slope.
- 18) No shrubs shall be installed with a trunk height of 2 feet or less.
- 19) The owner, architect, and/or their agent, if any, shall be jointly and severally responsible for the maintenance, establishment, and preservation of all plants material. All landscaping shall be maintained to a neat and orderly manner in all times. This shall include, but not be limited to, mowing, weeding, pruning, watering, and other activities necessary for the maintenance of landscaped areas.
- 20) All plant material shall be installed in a healthy and growing condition as appropriate for the season of the year. Plant material that is damaged, diseased, 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) Landscaping and lawn areas shall be kept free of trash, litter, and weeds.
- 22) An automatic irrigation system shall be provided to irrigate all landscaped areas. Coverage on trees and water is prohibited. A permit from the building department is required for each irrigation system.
- 23) No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that water or other utility lines are damaged, or other utility lines are damaged.
- 24) No planting area shall exceed 2:1 slope, 2 foot wide in 1 vertical.
- 25) Barbed wire shall not include construction debris. Contractor shall correct damage to the ground level grade of the lawn 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) 346-5522 for landscape inspection. Note that landscape installation must comply with approved landscape plan prior to final acceptance by the Town and upon receiving a Certificate of Occupancy.
- 28) Final inspection and approval of landscaping, irrigation, and landscape is subject to all public utility, including but not limited to, water, sewer, gas, and other utilities, to be accessible, approved, and in good and to the Town of Prosper's Public Works Department possession.
- 29) Prior to utility for landscape installation, contractor is responsible for marking all utilities, water, sewer, gas, and other utility opportunities with flagging per flag marking by the Town.



TREE LEGEND



SHRUB LEGEND



HATCH LEGEND



LANDSCAPE NOTES

1. The project will have an underground automatic irrigation system for lawn and landscape.
2. Install 1/4" layer of mulch around the base of all planted trees.
3. Install 1/4" layer of mulch around the base of all planted shrubs.
4. Provide irrigation system to all landscaped areas.
5. Provide 2" layer of mulch around the base of all planted trees.
6. Install 1/4" layer of mulch around the base of all planted shrubs.
7. Install 1/4" layer of mulch around the base of all planted trees.

Town of Prosper, Texas Landscape Calculations

Item	Quantity	Required	Provided
Canopy Trees	10	10 trees	10 trees
Shrubs	100	100 shrubs	100 shrubs
Ornamental Trees	10	10 trees	10 trees
Lawn	10,000 SF	10,000 SF	10,000 SF
Landscaping	10,000 SF	10,000 SF	10,000 SF



PROJECT BENCHMARKS:
10' SET ON THE SOUTH END OF A CONCRETE
BASELINE LOCATED ALONG THE SOUTH END OF LOT
5, BLOCK C, WINDSONG RANCH PHASE II, REC'D 05/15/02
SPRING CO. NO. 2014-246, PLAT 1562 OF 15, DALLAS
COUNTY, TEXAS.
ELEVATION = 574.02'

PRIMROSE SCHOOL OF WINDSONG RANCH
SUP CASE #: S16-0002

OWNER: TOWN OF PROSPER, TEXAS
CONTACT NAME: DAVID BLOM

DESIGNER: GLAY MOORE ENGINEERING
CONTACT NAME: MATT MOORE

SUBVEYOR: ARTHUR SURVEYING CO. INC.
CONTACT NAME: BOBBI ARTHUR

LOCAL JURISDICTION:
WINDSONG RANCH MULTIFAMILY ADDITION
BLOCK A, LOT 1
GROSS: 2,030 ACRES, NET: 2,578 ACRES;
117,300 SF

TOWN OF PROSPER, TEXAS
DATE: 08/24/24
SCALE: AS SHOWN

EXHIBIT C

L-1

DATE: 08/24/24
DRAWN BY: J. MURPHY
CHECKED BY: J. MURPHY
SCALE: AS SHOWN

Previously Proposed Elevations



Children's Design Group
 Matt Moore, P.E., PLS, PLS
 Dallas, TX 75244
 Phone: 972.989.4024
 matt.moore@childrensgroup.com

**PRIMROSE SCHOOL
 OF WINDSONG RANCH
 PROSPER, TEXAS
 TOWN CASE # S16-0002**

EXHIBIT D

SHEET
SP-5



EXTERIOR COLOR SCHEDULE

1	BRICKWORK	BRICKWORK
2	BRICKWORK	BRICKWORK
3	BRICKWORK	BRICKWORK
4	BRICKWORK	BRICKWORK
5	BRICKWORK	BRICKWORK
6	BRICKWORK	BRICKWORK
7	BRICKWORK	BRICKWORK
8	BRICKWORK	BRICKWORK
9	BRICKWORK	BRICKWORK
10	BRICKWORK	BRICKWORK
11	BRICKWORK	BRICKWORK

PRIMROSE SCHOOL OF WINDSONG RANCH

SUP CASE #: S16-0002

OWNER:
 FOREST CITY PROSPER, LP
 740 E. CARROLL RD., SUITE 3015
 RICHARDSON, TEXAS 75081
 CONTACT NAME: DAVID BLOM

APPLICANT:
 CLAYMORE ENGINEERING, INC.
 1802 CENTRAL DRIVE, SUITE 4008
 BEDFORD, TX 76021
 CONTACT NAME: MATT MOORE

SURVEYOR:
 ARTHUR SURVEYING CO., INC.
 221 ELM STREET, SUITE 200
 LEWISVILLE, TX 76047
 CONTACT NAME: COLIN ARTHUR

LEGAL DESCRIPTION:
**WINDSONG RANCH MULTIFAMILY ADDITION
 BLOCK A, LOT 2
 GROSS: 2,920 ACRES, NET: 2,5781 ACRES,
 112,392 SF**

TOWN OF PROSPER, TEXAS

DATE: 10/15/16

MATERIAL CALCULATIONS

	Trials Surface	Trials Volume	Net Surface Area	Net Volume	Trials Area	Trials Volume
Walls	1689 sq	222 cu	3348 sq	671 cu	113.9%	61.1%
Columns	18 sq	18 cu	18 sq	18 cu	1.0%	1.0%
Slabs	1247 sq	224 cu	1043 sq	72 cu	284.1%	25.5%
Roofs	1967 sq	339 cu	1628 sq	1159 cu	195.3%	64.1%
Stairs	1252 sq	196 cu	1019 sq	175 cu	584.3%	28.5%
Other						

PROJECT BENCHMARK: "X" SET ON THE SOUTH END OF A CONCRETE SIDEWALK, LOCATED ALONG THE SOUTH SIDE OF LOT 2, BLOCK A, WINDSONG RANCH PHASE 1A, RECORDED UNDER DOC. NO. 2014-048, PLAT RECORDS, DENTON COUNTY, TEXAS. ELEVATION = 574.92'

PROJECT NO: 16-0002
 PLAN DATE: 10/15/16
 LOCATION: D:\PROSPER\CHILDREN'S DESIGN\PRIMROSE_SCHOOL\PRIMROSE_SCHOOL_SP-5.DWG
 LAST SAVED: 2/2/2016 10:58 AM

NOTE:
 This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
 All mechanical equipment shall be reviewed from public view in accordance with the Zoning Ordinance.
 When warranted, exposed utility lines and conduits shall be concealed to match the building.
 All signage areas and locations are subject to approval by the existing Inspection Department.
 Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

Revised Elevations



Children's Design Group
 Mark D. Pinner, A.I.A. - Licensed
 P.O. BOX 106
 G.P.F. INC. #047
 2314-346-3024
 cddg_design@windsongranch.com

PRIMROSE SCHOOL OF WINDSONG RANCH
 PROSPER, TEXAS
 TOWNY CASE #: S16-0002

NO.	DATE	REVISION

EXHIBIT D

PRIMROSE SCHOOL OF WINDSONG RANCH
SUP CASE # : S16-0002

OWNER:
 FOREST CITY PROSPER, LP
 740 E. CAMPBELL RD, SUITE 515
 RICHARDSON, TEXAS 75081
 CONTACT NAME: DAVID BLOM

APPLICANT:
 CLAYMORE ENGINEERING, INC.
 1103 CENTRAL DRIVE, SUITE 4005
 BECKFORD, TX 76021
 PHN: 817-281-0522
 CONTACT NAME: MATT MOORE

SURVEYOR:
 ARTHUR SURVEYING CO. INC.
 221 ELM STREET, SUITE 200
 GEORGETOWN, TX 78627
 PHN: 472-211-9839
 CONTACT NAME: COLIN ARTHUR

LEGAL DESCRIPTION:
 WINDSONG RANCH MULTIFAMILY ADDITION
 BLOCK A, LOT 2
 GROSS: 2,920 ACRES, NET: 2,578.1 ACRES,
 112,302 SF

CITY: PROSPER, TEXAS

DATE: 3/8/2016

SHEET: SP-5

FACADE PLAN

NOTE:
 This Facade Plan 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 lines 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 outdoor visible reflectivity of ten (10) percent.

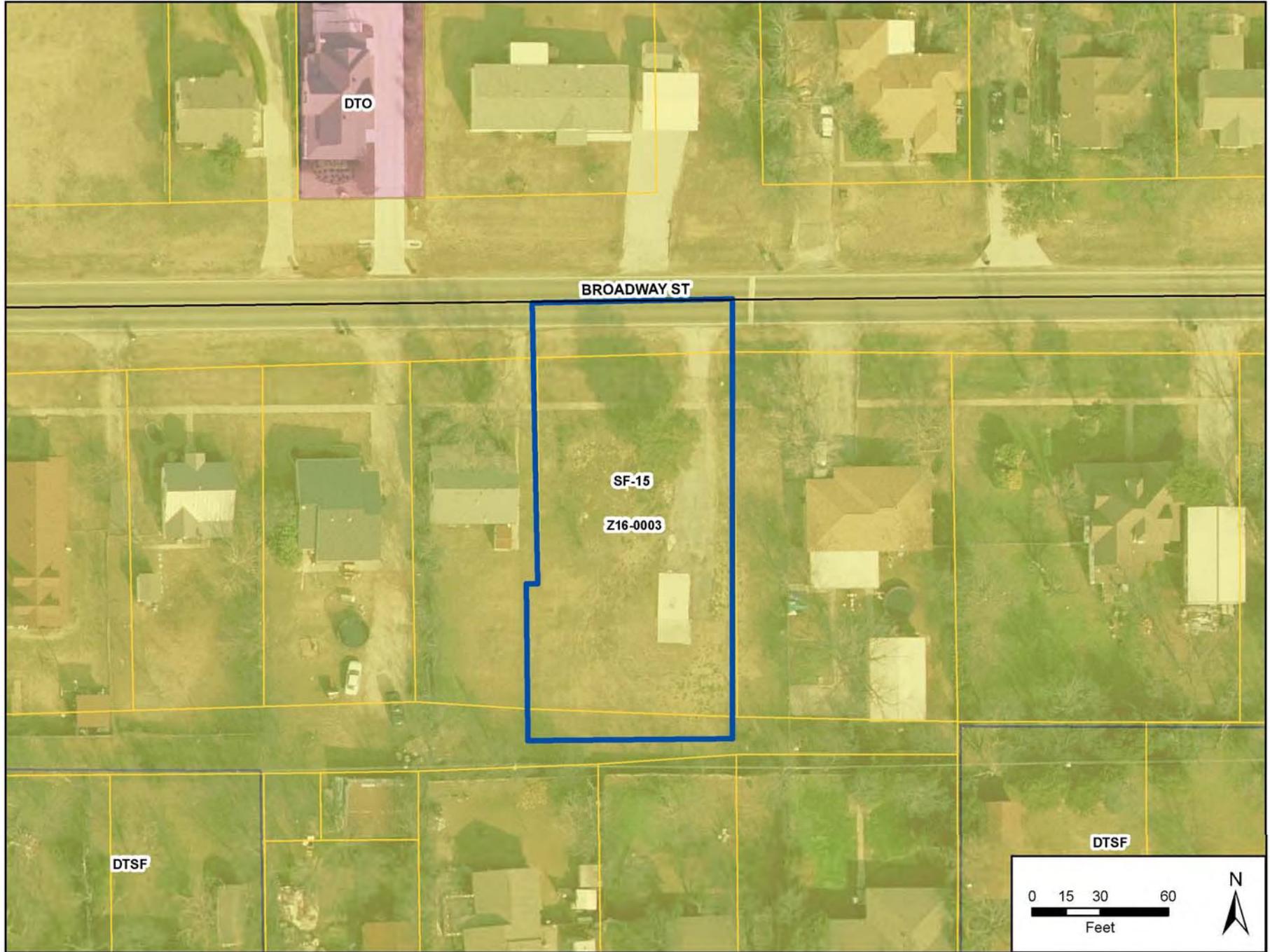
PLOTTED BY: DWANE STARKER
 DATE: 3/8/2016
 LOCATION: 2143 WINDSONG (CHILDREN'S DESIGN)_PRIMROSE ACTIVE (TOWNY)_PROSPER_PLANNING_SP--58.DWG
 LAST SAVED: 3/8/2016 10:35 AM



Town of Prosper
"a place where everyone matters"

Agenda Item 10.

Conduct a Public Hearing, and consider and act upon an ordinance rezoning 0.4± acre, located on the south side of Broadway Street, 650± feet east of Coleman Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z16-0003). (JW)



DTO

BROADWAY ST

SF-15

Z16-0003

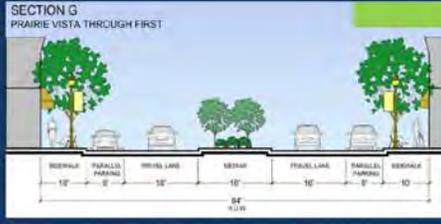
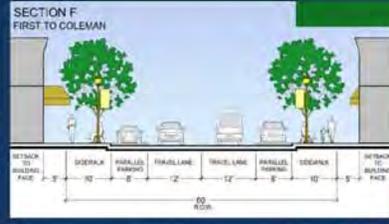
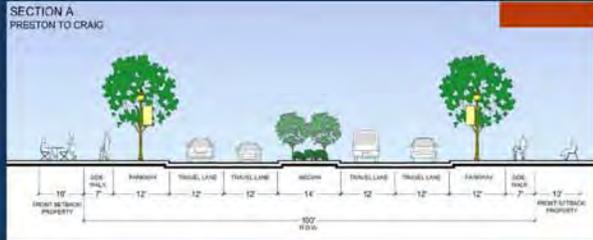
DTSF

DTSF

0 15 30 60
Feet



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.

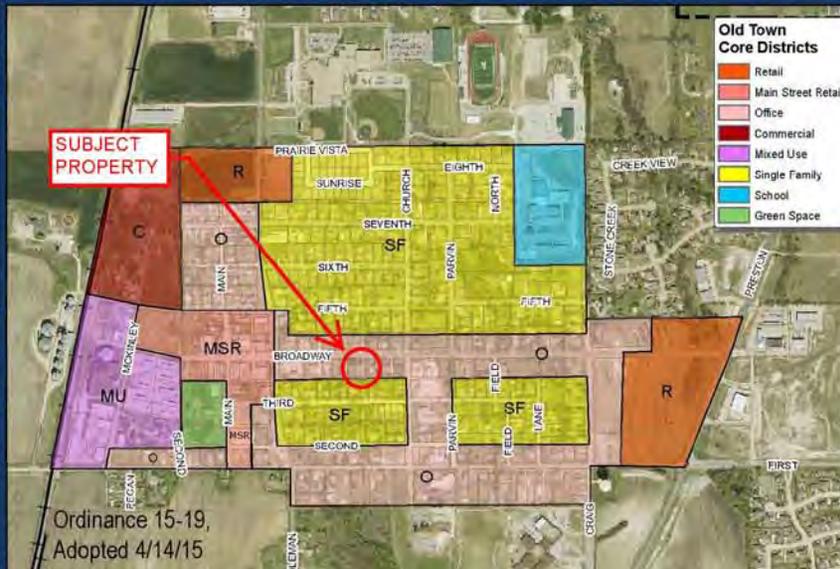
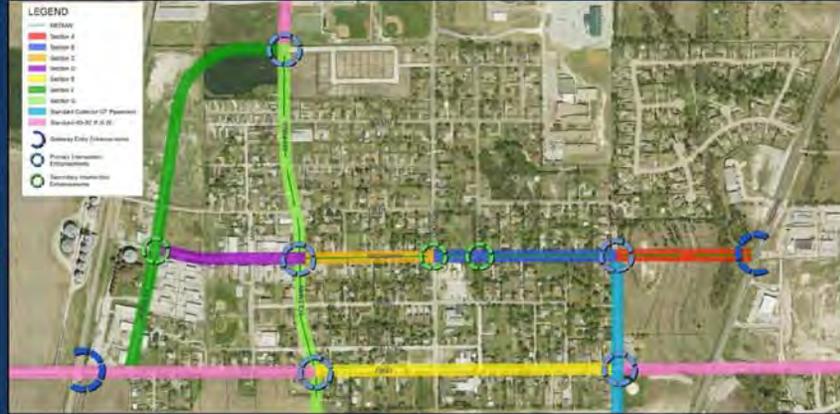
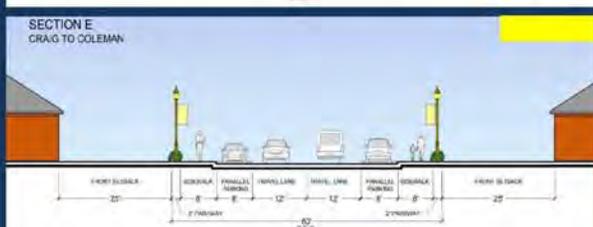
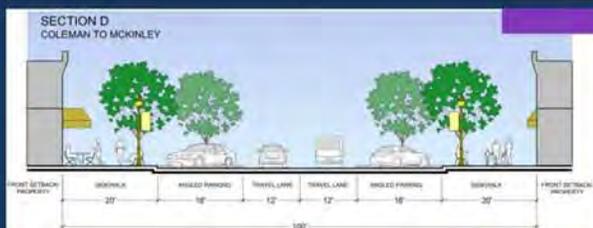
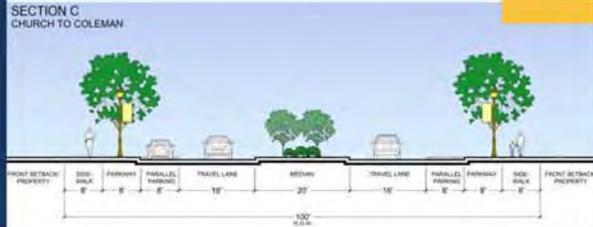
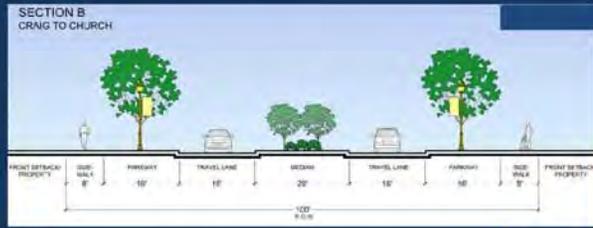
Section C: Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

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



State of Texas
County of Collin
Owner's Certificate and Dedication

BEING a 0.352 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Town of Prosper, Collin County, Texas, being a portion of Block 12 Addition, as shown in the Town of Prosper, Collin County, Texas, according to the plat thereof, as recorded in Volume 114, Page 165, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and 0.352 acres including two tracts of land described as "Tract 1" and "Tract 2" by deed by Steve Wrenshaw, David Engstrom, and William Smith, as recorded under Instrument Number 20101150002540, O.P.R.C.C.T., and according to the certificate of the adjacent street and alley rights of way, said 0.352 acre being more particularly described as follows:

BEGINNING at a point in the center of East Broadway Street for the southeast corner of the herein described tract, said point being South 90 degrees 00 minutes 00 seconds West, a distance of 115.00 feet and North 00 degrees 00 minutes 00 seconds West, a distance of 80.00 feet from a 1/4 inch iron rod found for the northeast corner of a tract of land described by deed as Tract 1 and Tract 2 (1943), as recorded in Volume 114, Page 167, O.P.R.C.C.T.;

THENCE South 00 degrees 00 minutes 00 seconds East, passing at a distance of 50.00 feet a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southeast corner of said Tract 2, passing at a distance of 150.00 feet a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southeast corner of said Tract 2, said point being South 90 degrees 00 minutes 00 seconds West, a distance of 100.00 feet from a 1/4 inch iron rod found for the southeast corner of said O.P.R.C.C.T. tract, remaining on said course for a total distance of 700.00 feet to a point for corner in the center of a 30 foot alley;

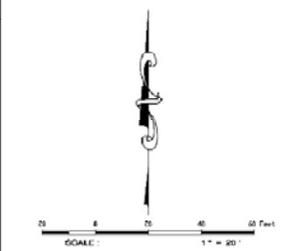
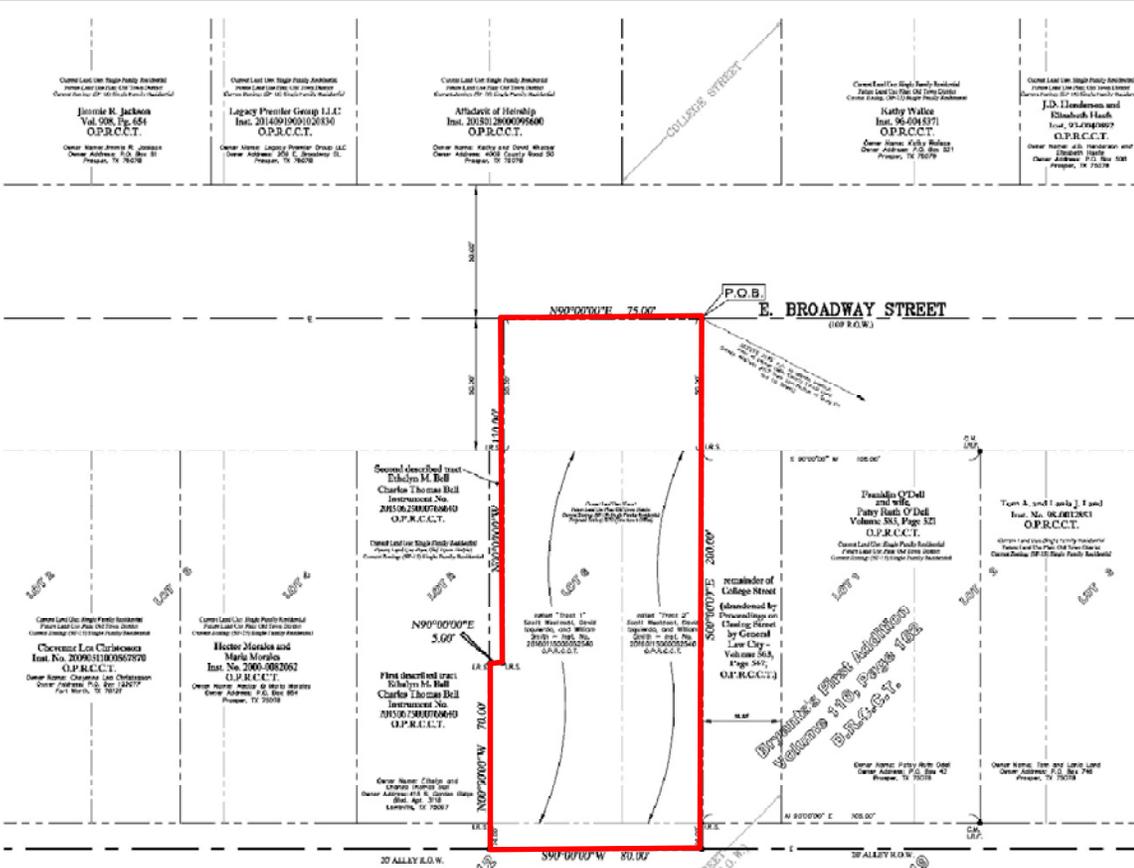
THENCE South 90 degrees 00 minutes 00 seconds West, with the center of said alley, a distance of 80.00 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds West, passing at a distance of 10.00 feet a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southeast corner of said Tract 1, same being the southeast corner of the "First Described Tract" by deed by Charles M. Bell and Charles Thomas Bell, as recorded under Instrument Number 20101020007840, O.P.R.C.C.T., remaining on said course for a total distance of 100.00 feet to a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the most westerly northwest corner of said Tract 1, also being the southeast corner of the "Second Described Tract" by said Bell deed;

THENCE North 90 degrees 00 minutes 00 seconds East, with the south line of said Bell deed tract, a distance of 1.00 foot to a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southeast corner of said Bell deed tract;

THENCE North 00 degrees 00 minutes 00 seconds West, partially with the east line of said Bell deed tract, passing at a distance of 80.00 feet a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the southeast corner thereof, same being the southeast corner of said Tract 1, continue on said course for a total distance of 120.00 feet to a point for corner in the center of said East Broadway Street;

THENCE North 90 degrees 00 minutes 00 seconds East, with said East Broadway Street, a distance of 73.00 feet to the **POINT OF BEGINNING** and containing 0.352 acre of land, more or less.



Z16-0003
ZONING EXHIBIT "A"
BRYANT'S #1 ADDITION
Block 12
A Portion of Lot 6, together with a portion of College Street
BRYANT'S #1 ADDITION TO PROSPER
Being a 0.352 Acre tract out of the
Collin County School Land Survey, Abstr. No. 147
Town of Prosper, Collin County, Texas
Including two tracts of land described by deed recorded
under Instrument No. 2010112000088600
O.P.R.C.C.T.

Arthur Surveying Co.
Professional Land Surveyors
220 E. W. 140th - Lewisville, TX 75047
PA 973.231 9439 - TEXAS 940.0000
FAX 973.231 9439
www.arthursurveying.com

- LEGEND**
- | | |
|----|-----------------|
| LA | EXISTING ALLEYS |
| LA | NEW ALLEYS |
| LA | EXISTING ALLEYS |
| LA | NEW ALLEYS |
- NOTES:**
- All area not shown on this plat unless otherwise noted. All lines not shown are 1/4 inch with a yellow cap stamped "Arthur Surveying Company".
 - Measurements are in metric units. Secondary measurements are shown in feet. All measurements are in feet. (1000 mm = 1.000 m, 1000 g = 1.000 kg).
 - For purposes of the plat, the surveyor has assumed that the plat is a true and correct representation of the land as shown. The surveyor has assumed that the plat is a true and correct representation of the land as shown. The surveyor has assumed that the plat is a true and correct representation of the land as shown.
 - The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared. The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared.
 - The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared. The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared.
 - The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared. The surveyor does not warrant the accuracy of the plat for any purpose other than that for which it is prepared.



Town of Prosper
"a place where everyone matters"

Agenda Item 11.

Consider and act upon a resolution authorizing the Town Manager to execute an application to the Federal Emergency Management Agency (FEMA) for the 2016 Staffing for Adequate Fire & Emergency Response (SAFER) Grant. (RT)



Town of Prosper
"a place where everyone matters"

Agenda Item 12.

Consider and act upon a resolution accepting the Independent Audit Report and Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended September 30, 2015, as presented by a representative of Davis Kinard & Co., PC, Certified Public Accountants.
(BP)



Town of Prosper

"a place where everyone matters"

Agenda Item 13.

Consider and act upon an ordinance of the Town of Prosper amending Chapter 13, "UTILITIES" of the Code of Ordinances of the Town of Prosper, Texas, by adding a new Article 13.11 "Fats, Oils and Grease (FOG) Outreach Plan;" amending Appendix A "Fee Schedule" to the Code of Ordinances of the Town of Prosper, Texas, by adding a new section XIX, "FOG Outreach and Enforcement Fees." (FJ)



Town of Prosper

"a place where everyone matters"

Purpose

Comply with Environmental Protection Agency (EPA) requirements.

Protect the Public Water Supply.

Provide information to customers about FOG.

Prevention of SSOs and wastewater backups.

Provide guidelines for the installation, cleaning, and maintenance of grease traps/interceptors.



Town of Prosper

"a place where everyone matters"

Quality Assurance

To assure the appropriate cleaning and maintenance takes place, staff will inspect grease traps/interceptors monthly for the first year, and place the customer on an inspection rotation based on findings during the first year of inspections.



Town of Prosper

"a place where everyone matters"

Budget Impact

Line Items	FY 2016-2017 Budget	Yearly Cost
Salary & Benefits	\$58,178.00	\$58,178.00
Office Equipment/Supplies	\$6,500.00	\$2,500.00
Vehicle	\$20,000.00	\$0.00
Computer Replacement VETF	\$0.00	\$400.00
Vehicle VETF	\$0.00	\$2,500.00
Total	\$84,678.00	\$63,578.00



Town of Prosper

"a place where everyone matters"

Goals

Prevent clogged lines.

Prevent SSOs and backups.

Provide preventative maintenance to protect the wastewater system.

Educate customers.

Retain accurate documentation on cleanings and maintenance schedules for grease traps.

Provide EPA with information needed to comply with their requirements.



Town of Prosper

"a place where everyone matters"

Recommendation

Town staff recommends that the Town Council approve an ordinance of the Town of Prosper amending Chapter 13, "UTILITIES" of the Code of Ordinances of the Town of Prosper, Texas, by adding a new Article 13.11 "Fats, Oils and Grease (FOG) Outreach Plan;" amending Appendix A "Fee Schedule" to the Code of Ordinances of the Town of Prosper, Texas, by adding a new section XIX, "FOG Outreach and Enforcement Fees."



Town of Prosper

"a place where everyone matters"

Agenda Item 14.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Legacy Estates at Prosper Trail, Inc., West Prosper 76, Ltd., Blue Star Allen Land, LP, and the Town of Prosper, Texas, related to the extension of wastewater lines to serve the Legacy Estates at Prosper Trail, Legacy Creek Estates, and Star Trail developments. **(HW)**





Town of Prosper
"a place where everyone matters"

Agenda Item 15.

2011 Bond Propositions update. (HW)

Bond Propositions

PROPOSITION NO. 1

**Multi Purpose
Municipal Facility**

(Design and Site Acquisition)

\$1,250,000

PROPOSITION NO. 2

Public Works Facility

(Design and Site Acquisition)

\$450,000

PROPOSITION NO. 3

Public Safety

(including Fire and Police)

\$3,850,000

PROPOSITION NO. 4

**Parks, Trails and
Recreation Facility**

\$6,200,000

PROPOSITION NO. 5

Road Improvements

(including Maintenance and
Improvements)

\$13,290,000

PROPOSITION NO. 1 (\$1,250,000)

Site Acquisition/Design - Town Hall/Multi-Purpose Facility \$1,250,000
SELL PROPOSED IN FY 2017 (FUNDS ALREADY ASSIGNED)
BALANCE \$1,250,000

PROPOSITION NO. 2 (\$ 450,000)

Site Acquisition/Design - Public Works Facility \$450,000
SELL PROPOSED IN FY 2019+
BALANCE \$ 450,000

PROPOSITION NO. 3 (\$3,850,000)

New Tower Site & Ancillary Equipment/Software \$500,000
SOLD \$ 500,000 FY 2015 (SOLD ADDITIONAL \$600,000 CO FY 2015)
Site Acquisition/Design - Police Station Facility \$1,000,000
SELL PROPOSED IN FY 2019+
Central Fire Station Completion (8,000 SF) \$2,000,000
REALLOCATED \$2,000,000 TO WESTSIDE FIRE STATION
Design - West Side Fire Station \$350,000
SOLD \$ 600,000 FY 2012
SOLD \$ 1,750,000 FY 2015 (SOLD ADDITIONAL \$3,313,000 CO FY 2015)
BALANCE \$ 1,000,000
- \$1,000,000 Site Acquisition/Design – Police Station Facility

PROPOSITION NO. 4 (\$6,200,000)

Site Acquisition/Design - Parks & Recreation Facility \$450,000
SELL PROPOSED IN FY 2019+
Creek Crossing Community Park (90 acres) \$5,000,000
SOLD \$ 320,000 FY 2012 (Parks Equipment)
SOLD \$ 3,480,000 FY 2013 (Sexton Park Land Acquisition)
SOLD \$ 400,000 FY 2014 (Frontier Park Field Lighting, SEC Lighting, Phase 1)
SOLD \$ 400,000 FY 2014 (Cockrell Park Land Purchase)
Connections to Hike & Bike (9,600 LF) \$750,000
BALANCE \$ 1,600,000
- \$450,000 Site Acquisition/Design - Parks & Recreation Facility
- \$750,000 Connections to Hike & Bike (9,600 LF)
- \$400,000 Unassigned

PROPOSITION NO. 5 (\$13,290,000)

Coleman (Prosper Trail to HS) - 2 lane concrete**	COMPLETE
Frontier (DNT to Preston) – 4 lane concrete	\$3,650,000 – NOW FUNDED FROM IMPACT FEES
Prosper Trail (Preston to Custer) – asphalt	COMPLETE
Coit Road (First Street to Frontier) – asphalt	COMPLETE
Coleman (Broadway to Prosper Trail) – asphalt	COMPLETE
Fishtrap (FM 1385 to DNT) – asphalt	TO BE COMPLETE SUMMER 2016 (Artesia – DNT); WEST PROSPER ROADS OTHER
Rhea Mills Subdivision	COMPLETE
Hays (Chandler – Ridgewood)	COMPLETE
Main Street (Broadway – First)	TO BEGIN SUMMER 2016
Broadway (McKinley – Main)	TO BEGIN FALL 2016
Fifth Street (Railroad – Coleman)	TO BEGIN FALL 2016
McKinley Street (First – Fifth)	TO BEGIN FALL 2016
First (Church – Craig)	COMPLETE
Seventh Street (Coleman – PISD Admin)	COMPLETE
Church Street (First – Broadway); Church Street (Broadway – Eighth)	TO BE COMPLETE SUMMER 2016
Field Street (Third – Broadway)	SCHEDULED FY 2017
Pasewark (Preston – End)	SCHEDULED FY 2017
First Street (Townlake – Custer)	TO BE COMPLETE SUMMER 2016
Eighth Street (Church – PISD Admin)	SCHEDULED FY 2017
First (DNT to Coleman) – asphalt	COMPLETE
Gee Road (US 380 to Fishtrap) – asphalt	BEING IMPROVED WITH WEST PROSPER ROADS PROJECT
Teel Parkway (US 380 to Fishtrap) – asphalt	BEING IMPROVED WITH WEST PROSPER ROADS PROJECT
Parvin (Good Hope to FM 1385) – asphalt	SCHEDULED FY 2017

SOLD \$ 3,810,000 FY 2012

SOLD \$ 1,783,750 FY 2015 (SOLD ADDITIONAL \$ 3,968,250 CO FY 2015 for WEST PROSPER ROADS PROJECT AND \$ 585,000 SH 289 MEDIAN LIGHTING)

BALANCE \$ 7,696,250

- \$ 2,669,570 Assigned to Proposition No. 5 - CIP Street Projects (REMAINING ISSUED DEBT)
- \$ 1,373,180 Assigned to Proposition No. 5 - CIP Street Projects (UNISSUED DEBT)
- \$ 6,323,070 *Unassigned*

Bond Balances Remaining

PROPOSITION NO. 1

**Multi Purpose
Municipal Facility**

(Design and Site Acquisition)

\$1,250,000

PROPOSITION NO. 2

Public Works Facility

(Design and Site Acquisition)

\$450,000

PROPOSITION NO. 3

Public Safety

(including Fire and Police)

\$1,000,000

PROPOSITION NO. 4

**Parks, Trails and
Recreation Facility**

\$1,600,000

(\$400,000 Unassigned)

PROPOSITION NO. 5

Road Improvements

(including Maintenance and
Improvements)

\$7,696,250

(\$6,323,070 Unassigned)

PROPOSITION NO. 1

Site Acquisition/Design - Town Hall/Multi-Purpose*

\$1,250,000

PROPOSITION NO. 2

Site Acquisition/Design - Public Works

\$450,000

PROPOSITION NO. 3

New Tower Site & Ancillary Equipment/Software

\$500,000

Site Acquisition/Design - Police Station

\$1,000,000

Central Fire Station Completion (8,000 SF)

\$2,000,000

Design - West Side Fire Station

\$350,000

\$3,850,000

PROPOSITION NO. 4

Site Acquisition/Design - Parks & Recreation

\$450,000

Creek Crossing Community Park (90 acres)

\$5,000,000

Connections to Hike&Bike (9,600 LF)

\$750,000

\$6,200,000

PROPOSITION NO. 5

Coleman (Prosper Trail to HS) - 2 lane concrete**

\$1,500,000

Frontier (DNT to Preston) – 4 lane concrete

\$3,650,000

Prosper Trail (Preston to Custer) – asphalt

\$750,000

Coit Road (First Street to Frontier) – asphalt

\$550,000

Coleman (Broadway to Prosper Trail) – asphalt

\$375,000

Fishtrap (FM 1385 to DNT) – asphalt

\$800,000

2011 (Rhea Mills, Hays, Main)

\$2,136,000

2012 (Broadway, McKinley, First, Fifth, Seventh)

\$1,277,500

2013 (Church, Field, Pasewark, First, Eight)

\$907,500

First (Greenspoint to Custer) – asphalt

\$420,000

First (DNT to Coleman) – asphalt

\$283,500

Gee Road (US 380 to Fishtrap) – asphalt

\$161,000

Teel Parkway (US 380 to Fishtrap) – asphalt

\$155,750

Parvin (Good Hope to FM 1385) – asphalt

\$323,750

\$13,290,000

*Potential Town Hall/Library/Community-Senior Center

**Signal at Prosper Trail included

Grand Total

\$25,040,000



Town of Prosper
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Agenda Item 16.

Executive Session

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

16a. Section 551.087 - To discuss and consider economic development incentives.

16b. Section 551.072 - To discuss and consider purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.



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Agenda Item 16.(con't)

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:

16c. Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with annexation agreements in Town ETJ areas, development issues associated with areas subject to annexation agreements, and all matters incident and related thereto.



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Agenda Item 16.(con't)

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:

16d. Section 551.071 – Consultation with the Town Attorney regarding property repair issues and contractual agreement regarding same.



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Agenda Item 16.(con't)

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:

16e. Section 551.071 – Consultation with the Town Attorney regarding possible litigation with the Texas Public Utility Commission, and all matters incident and related thereto.



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Agenda Item 16.(con't)

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:

16f. Section 551.074 – To discuss and review the Town Manager's performance evaluation.



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Agenda Item 17.

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



Town of Prosper

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Agenda Item 18.

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

- Median Landscaping. (HW)

PROSPER TRAIL - OPTION 1

Total to change out all grasses to Dwarf Fountain Grass 'Hameln'

- o \$16,000 remove and replace (blue boxes)



PROSPER TRAIL - Option 2 (Staff Recommended)

Change out grassed to 'Hameln' only where site issues or too close to road

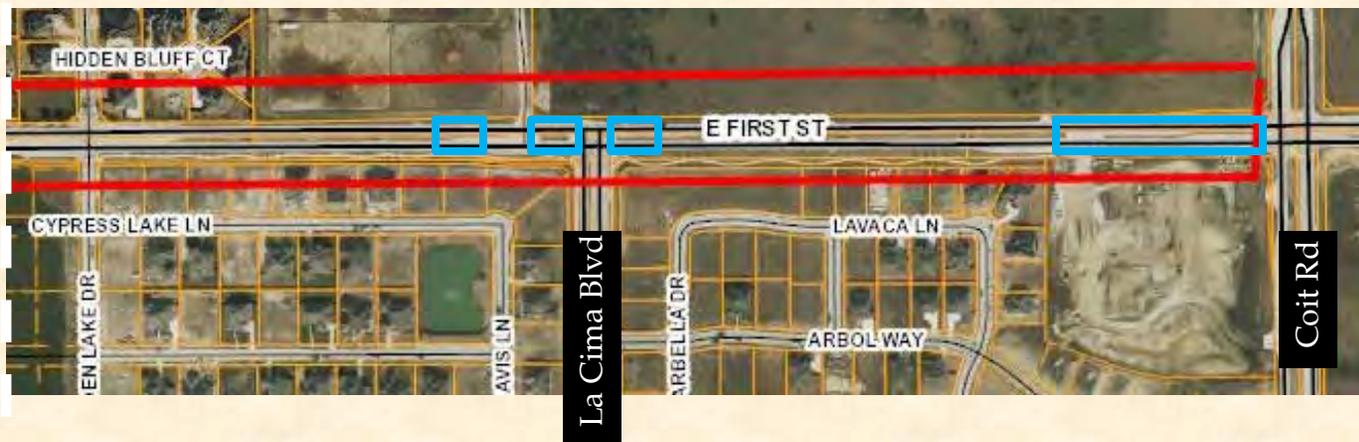
- \$3,000 - West of Coleman on Prosper Trail, remove weeping lovegrass that is within 2' of the curb, on both sides of the median (leaving weeping lovegrass within the middle of the median)
- \$6,000 - Remove and replace at Entry Locations (i.e. Trail Dr., Sibyl Ln, Brittany Way, Robison Creek) along Prosper Trail. (yellow boxes)



FIRST STREET - Option 1

Total to change out all grasses to Dwarf Fountain Grass 'Hameln'

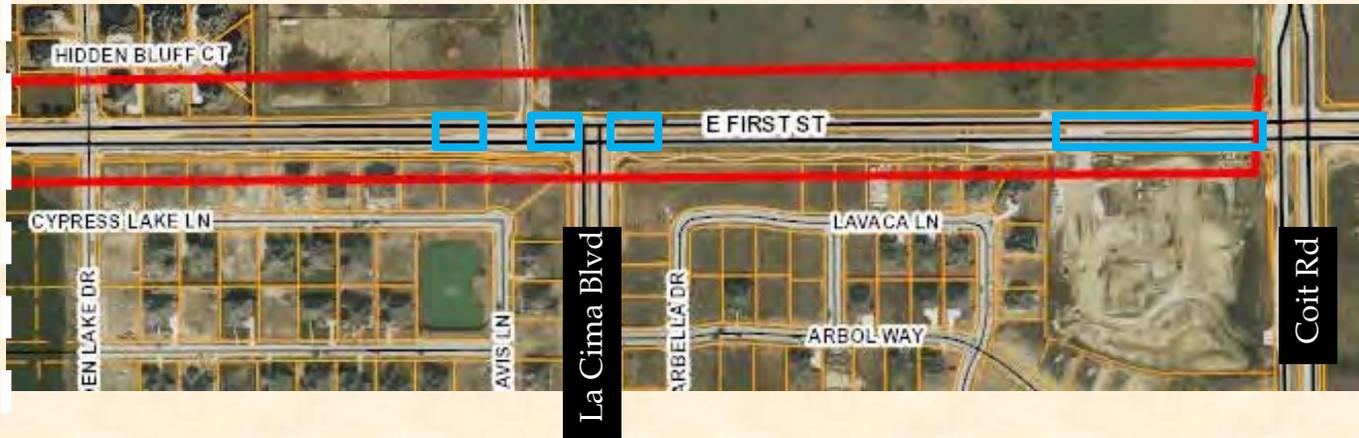
- \$20,000 remove and replace (blue boxes)



FIRST STREET - Option 2 (Staff Recommended)

Change out grassed to 'Hameln' only where site issues

- \$7,000 - Remove and replace the weeping lovegrass within First Street to provide a better site visibility of sidewalk crossing.



COIT ROAD - Option 1

Total to change out all grasses to Dwarf Fountain Grass 'Hameln'

- o \$40,000 (remove and replace)(blue boxes)



Coit road - Option 2 (Staff Recommended)

Change out grassed to 'Hameln' only where site issues

- \$20,000 - Remove and replace half of the weeping lovegrass within Coit Rd Bed to provide a better site visibility of sidewalk crossing.



PROPOSED ADDITIONAL LANDSCAPING CHANGE OUT (to new standard)

- Total to change out old plant material with new standard:

- Lantana with Color Guard Yucca
- Knock Out Rose with Dwarf Crape Myrtle
- Liriope with River Rock and Mexican Petunia

○ Prosper Trail	\$0 (completed)
○ First Street	\$9,000
○ Coit Road	<u>\$13,000</u>
TOTAL	\$22,000

FUNDING RECOMMENDATION

Changing out grassed to 'Hameln' only where site issues VS all

□ Prosper Trail:	\$ 9,000	VS	\$16,000
□ First Street:	\$ 7,000	VS	\$20,000
□ <u>Coit Road:</u>	<u>\$20,000</u>	<u>VS</u>	<u>\$40,000</u>
□ Total	\$36,000	VS	\$76,000

□ Total to change out old plant material with new standard (previous slide)

□ Total \$22,000

□ **GRAND TOTAL = \$58,000 VS \$98,000**

□ -----

○ Current savings in FY16 budget for Parks Operations

▪ \$25,000

○ Proposed Budget Amendment 4/12/16

▪ \$33,000



Town of Prosper

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Agenda Item 18.

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

- Process for considering alternative, exterior construction materials.
(JW)



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Agenda Item 18.

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

- Discussion on Municipal Court as a Court of Record. (TW)



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Agenda Item 18.

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

- Process for Charter review. (RB)



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Charter Review Process

On motion of Council

or

By Charter Review Commission



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Charter Review Commission

- Must meet at least every 10 years
- Comprised of 10 citizens of the Town
- Term of office no more than 6 months
- Councilmembers may serve, but no staff



Town of Prosper

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Charter Review Recommendation

- Council calls Charter Review Commission, appoints Chair
- Town Secretary serves as administrative support
- Commission meets monthly for up to six months
- Proposed amendments presented to Council by December/January
- Council calls election for May 2017



Town of Prosper
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Agenda Item 19.

Adjourn



2015 Financial Highlights

Cara Hilbrich, CPA
Davis Kinard & Co, PC

Areas of Review

- Auditor's Opinion
- Government-Wide Statement of Net Position
- Governmental Funds Financial Information
- Report on Internal Control Over Financial Reporting and on Compliance
- Required Communications

Auditor's Opinion

- Management's Responsibility for the Financial Statements
 - Preparation and fair presentation of financial statements
 - Internal control
- Auditor's Responsibility
 - To express an opinion on the financial statements based on our audit
- Opinions
 - Unmodified opinion on financial statements

September 30, 2015 and 2014

Government-Wide Statement of Net Position

	2015	2014
Total assets and deferred outflows of resources	\$ 183,110,102	\$ 159,254,648
Total liabilities and deferred inflows of resources	81,471,652	66,979,283
Net position	101,638,450	92,275,365

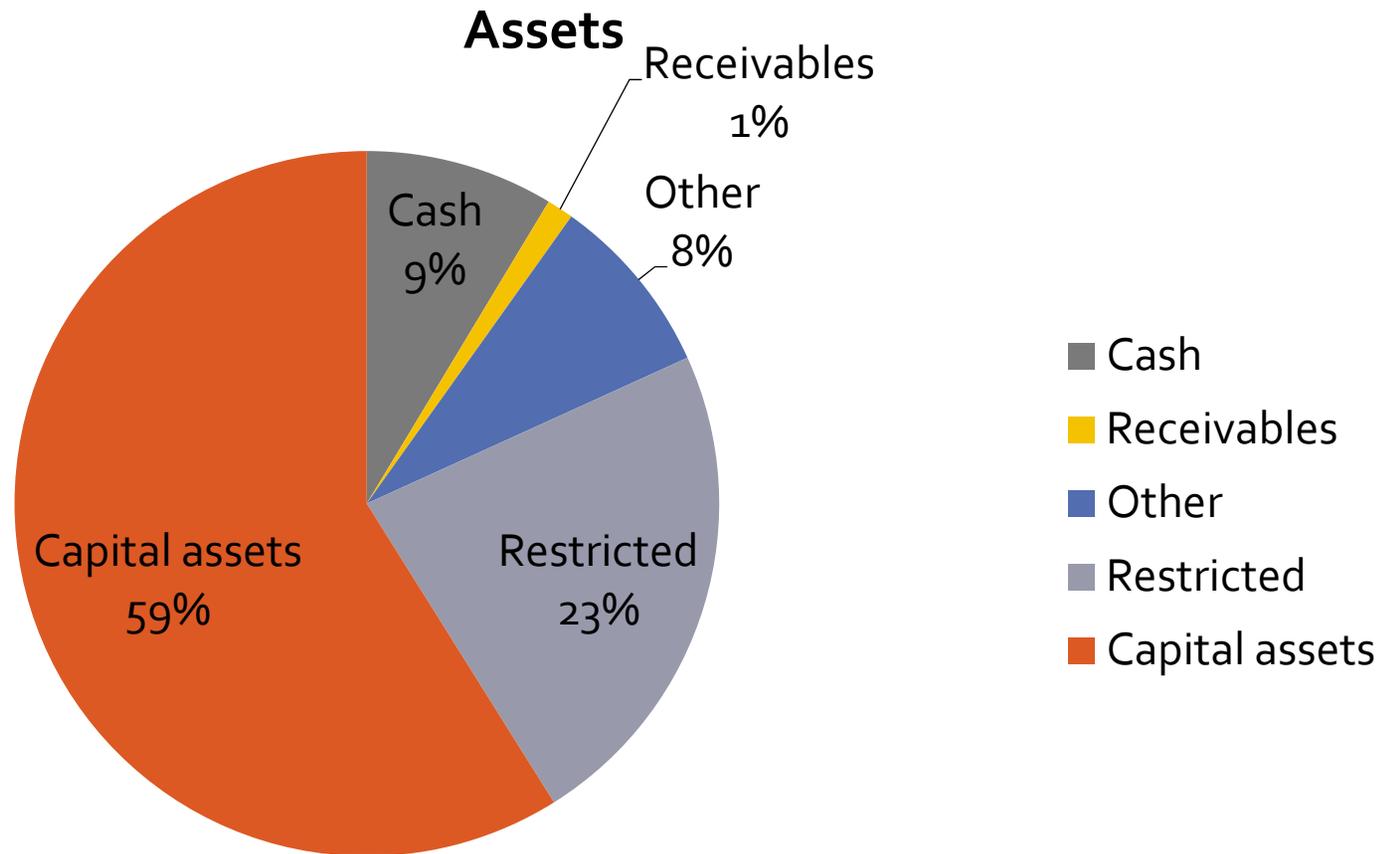
The increase in assets is due to increases in restricted cash, and capital assets. Liabilities increased with the issuance of \$8 million in bonds and the implementation of GASB 68 of \$1.5 million.

This report is found on page 12.

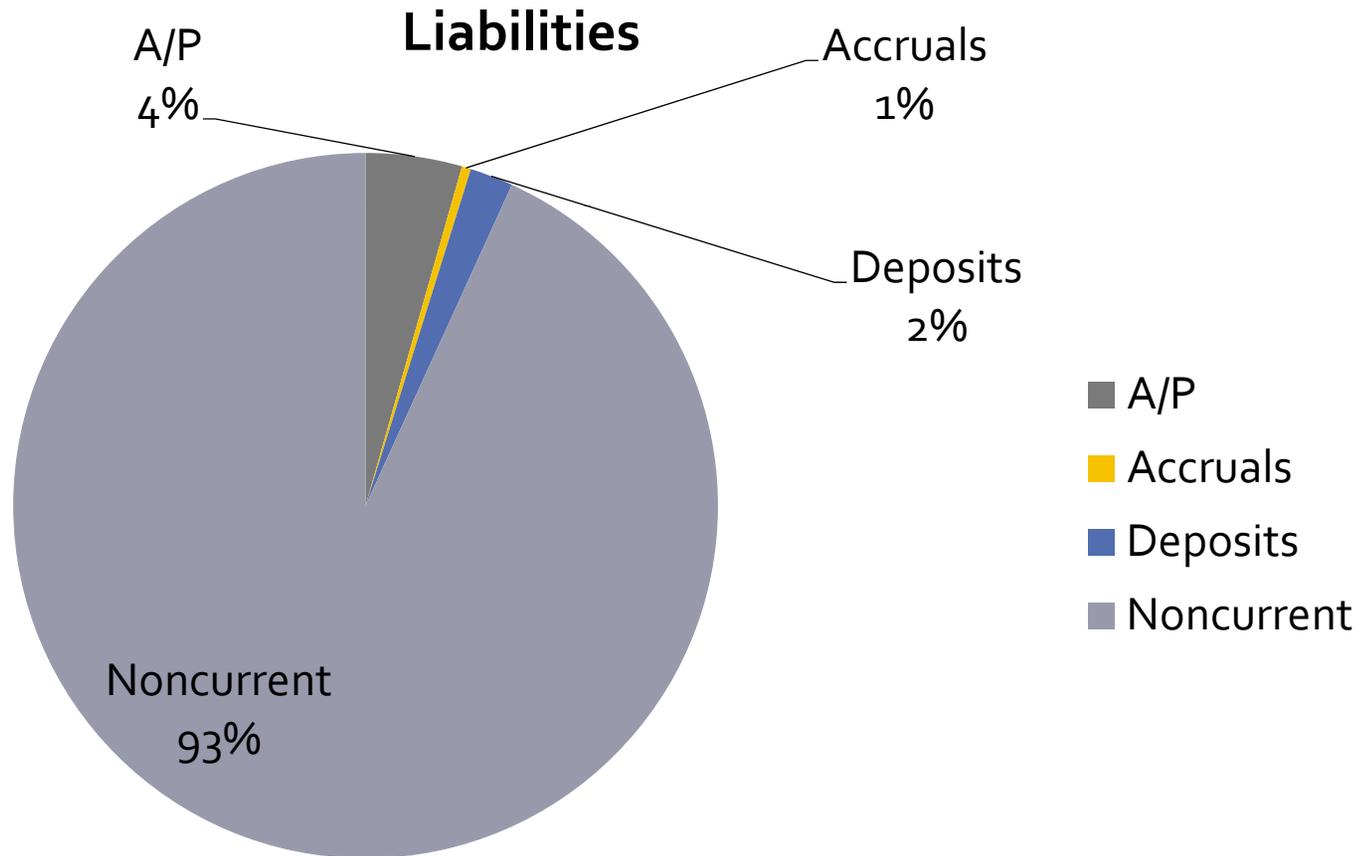
September 30, 2015 and 2014 Government-Wide Statement of Net Position

- For the 2015 fiscal year, the Town was required to implement GASB 68, *Accounting and Financial Reporting for Pensions*.
- Key point – this does not affect the fund financial statements/budgets prepared by the Town. It does affect the government wide statements on pages 12-13.
- The Town now carries a liability of \$1,500,331 on its stmt of net position included in long term liabilities (p. 12.) This is an actuarial calculated estimate of the liability at that date.
- This does not represent a new item but rather recognizes amounts that have existed and was previously only disclosed.
- The numbers for these amounts were provided to the Town and us by TMRS.
- We performed procedures to verify the contribution numbers provided to TMRS.

September 30, 2015 and 2014 Government-Wide Statement of Net Position



September 30, 2015 and 2014 Government-Wide Statement of Net Position

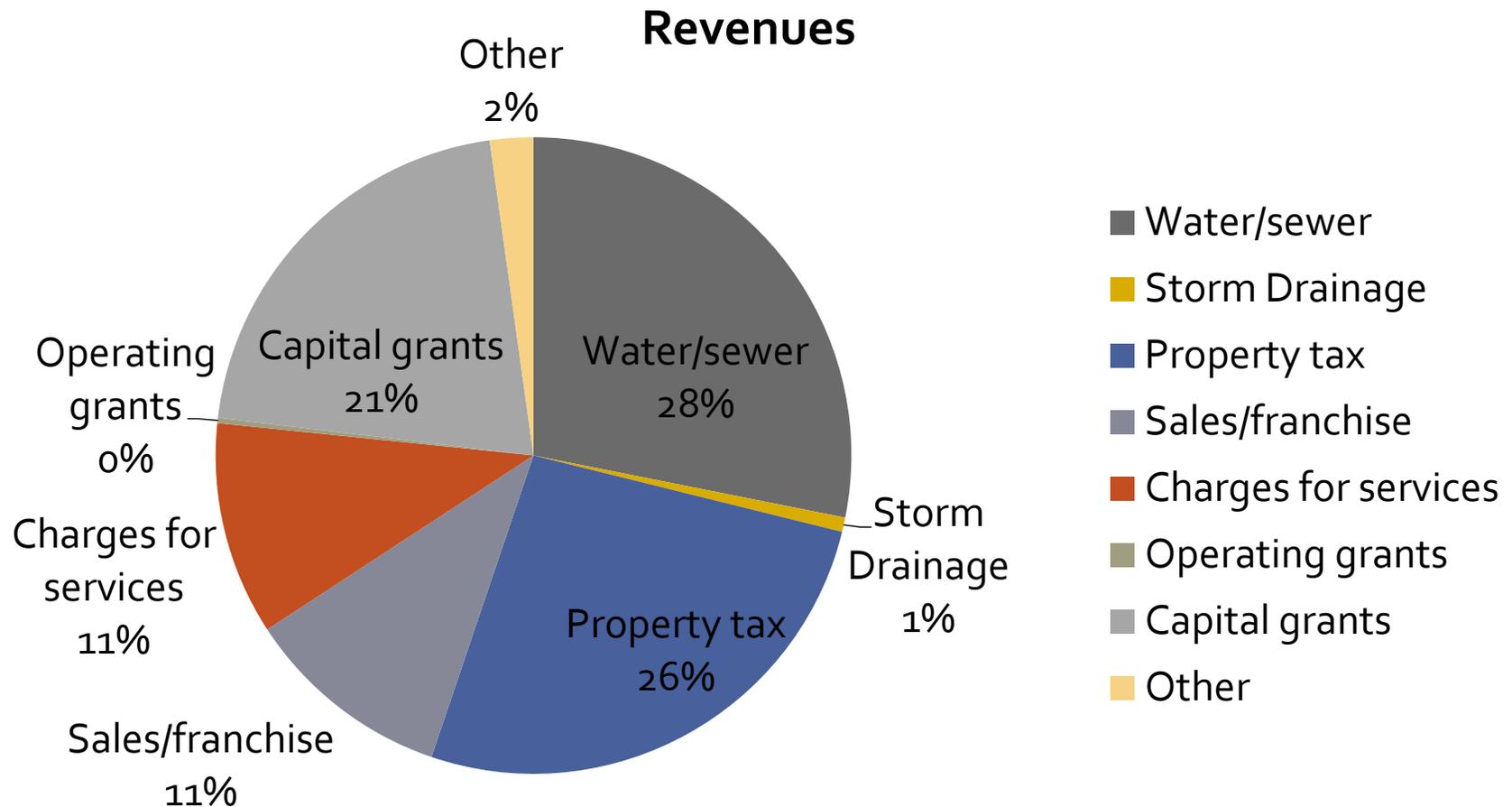


September 30, 2015 and 2014 Government-Wide Statement of Activities

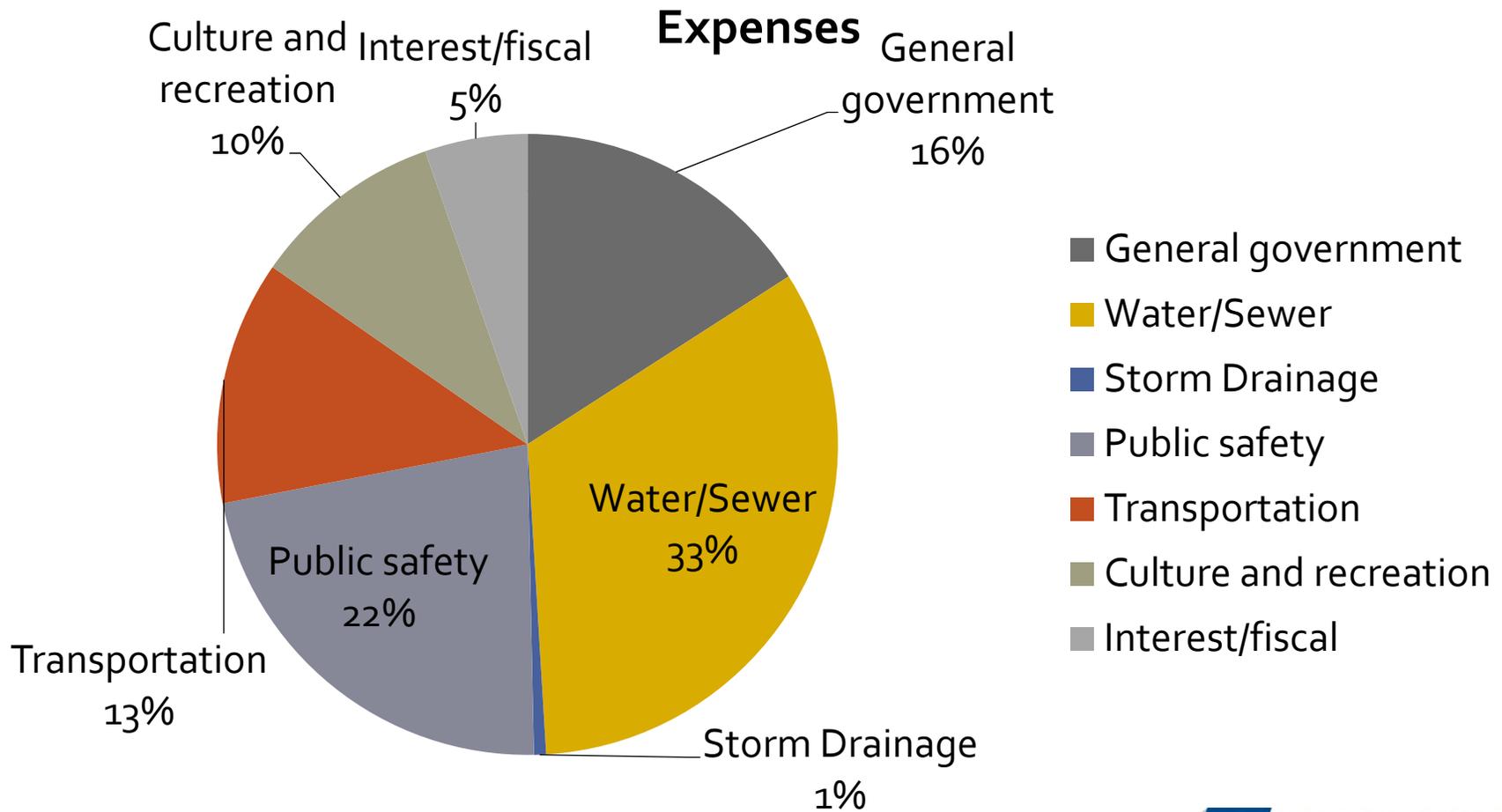
	2015	2014
Total revenues	\$ 37,832,222	\$33,804,088
Total expenses	27,499,409	23,019,870
Change in Net position	10,332,813	10,784,218

This report is found on page 13.

September 30, 2015 and 2014 Government-Wide Statement of Activities



September 30, 2015 and 2014 Government-Wide Statement of Activities



September 30, 2015 and 2014 Governmental Funds - Assets

	2015	2014
Cash and investments	\$ 10,283,738	\$ 11,325,912
Receivables, net	1,003,520	813,972
Restricted assets	34,140,568	16,394,206
Other assets	1,405,527	10,036,886
Total assets	\$ 46,833,353	\$ 38,570,976

Increase due to increased restricted cash related to unspent bond
proceeds.

This report is found on page 15-16.

September 30, 2015 and 2014 Governmental Funds - Liabilities

	2015	2014
Current liabilities	\$ 5,471,090	\$ 9,569,596
Deferred inflows of resources (property taxes and fines/fees)	192,556	184,756
Total liabilities & deferred inflows	\$ 5,663,646	\$9,754,352

Decrease due to reconciliation and payment of interfund liabilities

September 30, 2015 and 2014 Fund Balance

	2015	2014
Nonspendable (prepaid insurance)	\$ 2,088	\$ 6,145
Restricted (debt)	1,470,009	1,158,927
Restricted (capital improvements)	29,835,002	17,698,644
Committed (contingency)	2,588,334	2,152,091
Assigned (special revenue funds)	2,296,789	2,371,059
Unassigned	4,977,485	5,429,758
Total fund balance	\$ 41,169,707	\$ 28,816,624

Governmental Funds Revenue Sources

	2015	2014
Taxes (property, sales, franchise)	\$ 13,990,642	\$ 11,834,114
Charges for services	9,499,476	6,454,807
Other	3,202,817	2,318,235
Total revenues	26,692,935	\$ 26,607,156

This report is found on page 18-21 of the report.

Governmental Funds Expenditures by Function

	2015	2014
Admin	\$ 4,754,980	\$ 3,685,150
Public safety	5,722,350	5,137,189
Transportation	1,424,374	912,443
Capital outlay	10,104,492	5,718,704
Debt service	3,185,592	2,810,888
Other	1,930,835	1,687,868
Total expenditures	\$ 27,122,623	\$ 19,952,242

Increase largely in capital outlay.

Change in Fund Balance

	2015	2014
Excess of revenues over expenditures	(\$ 429,688)	\$ 654,914
Total other financing sources	12,782,771	622,440
Net change in fund balance	\$ 12,353,083	\$ 1,277,354

Days' Average Expenditures in Unassigned Fund Balance

	2015	2014
General Fund Expenditures	\$12,941,671	\$10,760,454
Average Daily Expenditures	\$35,456	\$29,481
Unassigned fund balance	\$4,977,485	\$5,429,758
Days' Average Expenditures in Unassigned Fund Balance	140	184

Industry standards recommend having a ratio of 90 days or better.

Thank you

- Thank you for the opportunity to serve as your auditor.
- A big thank you to Town personnel for their cooperation.

Questions?

