



***Town of Prosper***  
*"a place where everyone matters"*

***Town Council Meeting***  
***May 24, 2016***



*Town of Prosper*  
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*Agenda Item 1.*

*Call to Order/Roll Call.*



*Town of Prosper*  
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*Agenda Item 2.*

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



*Town of Prosper*  
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*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*  
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*Agenda Item 3.*

*Announcements of recent and  
upcoming events.*



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*Agenda Item 4.*  
*Presentations*

Presentation of a Certificate of Appreciation to a former member of the Town's Parks and Recreation Board. **(RB)**



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*Agenda Item 5a.*

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – May 10, 2016



# *Town of Prosper*

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## *Agenda Item 5b.*

- 5b.** Consider and act upon a resolution authorizing the Town Manager to execute an application to the Collin County Parks & Open Space Project Funding Assistance Program for the construction of Frontier Park North Field Improvements. **(WM)**

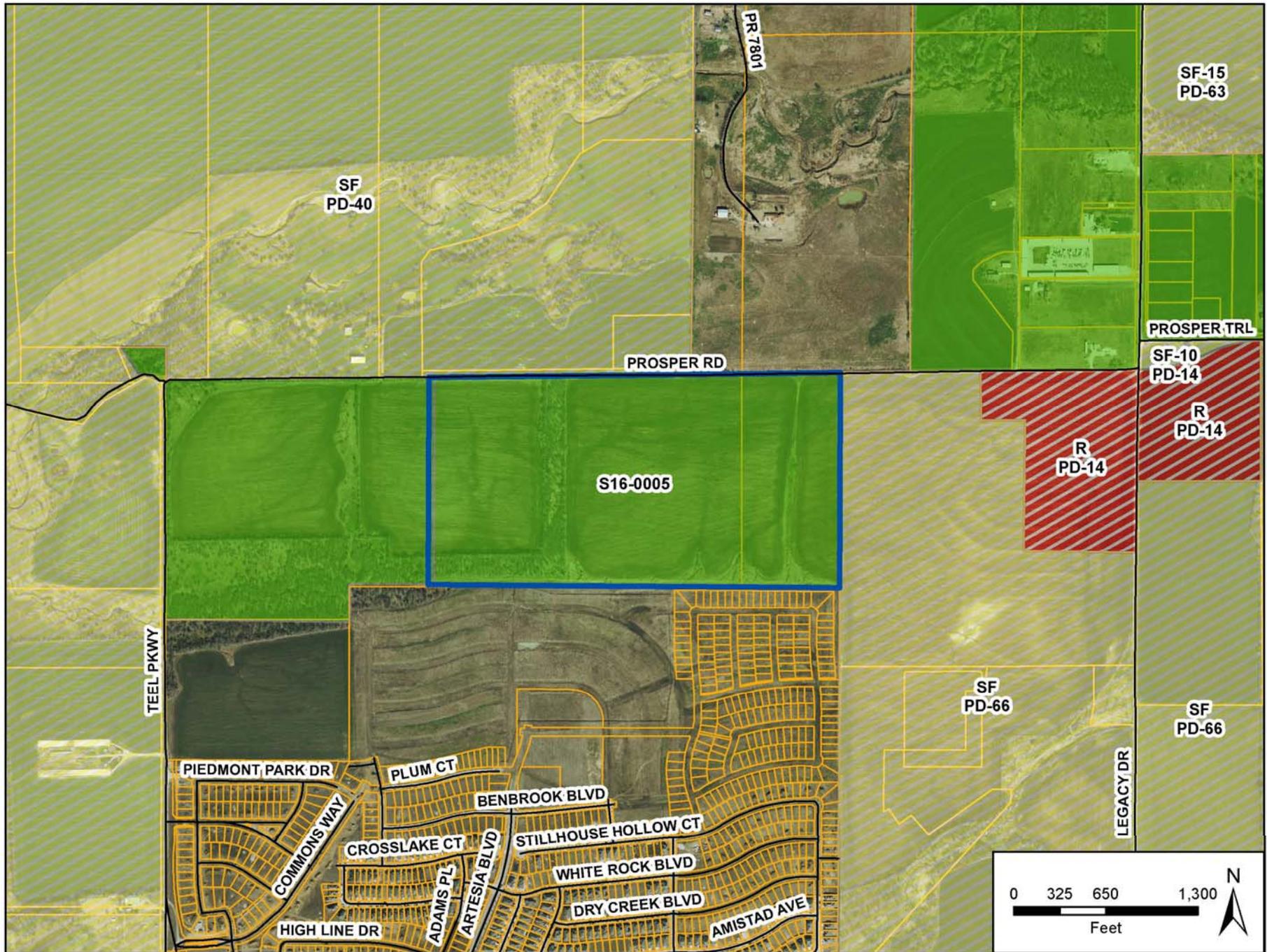


# *Town of Prosper*

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## *Agenda Item 5c.*

- 5c.** Consider and act upon an ordinance rezoning 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005). **(JW)**



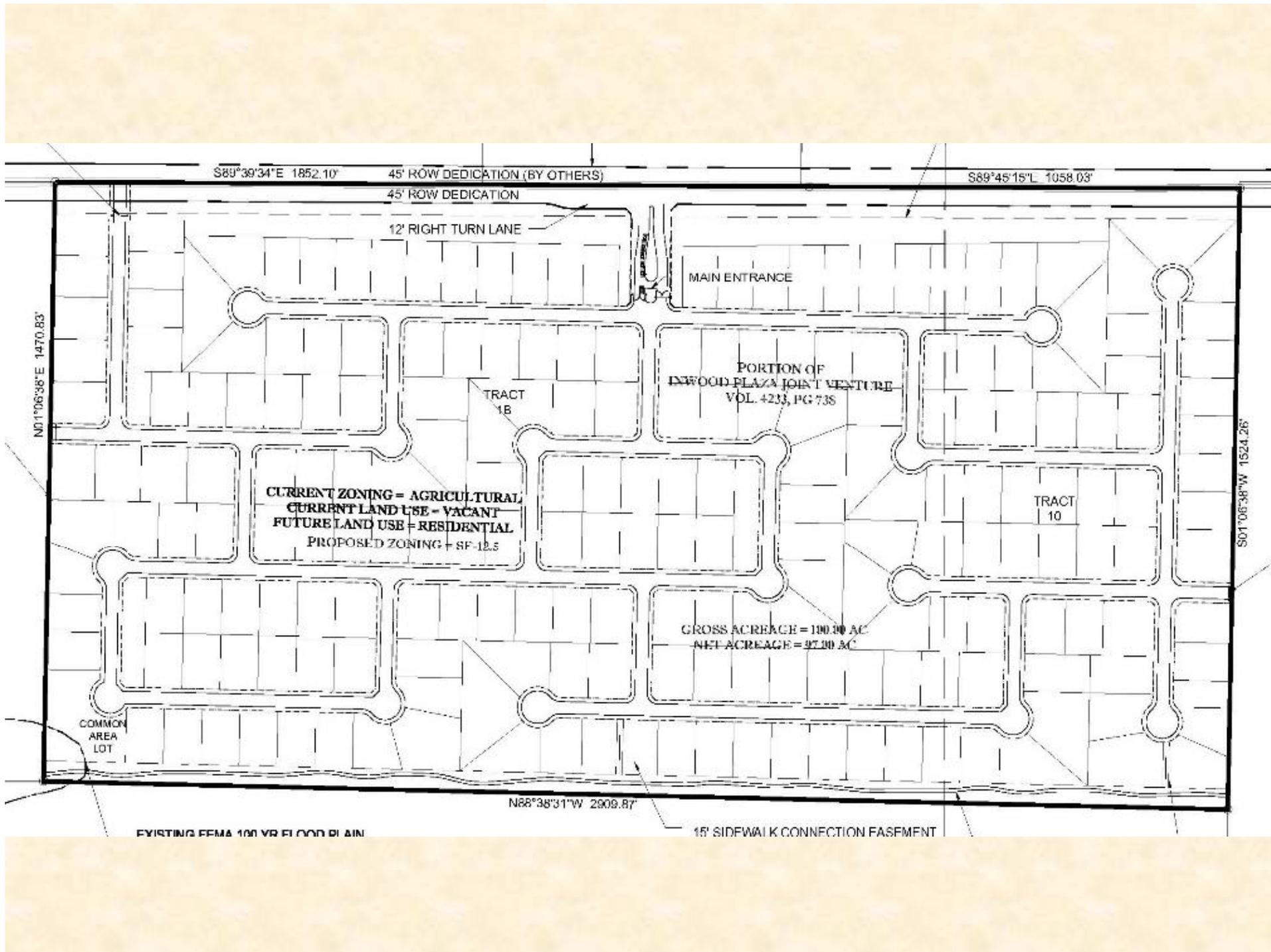


# *Town of Prosper*

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## *Agenda Item 5d.*

- 5d.** Consider and act upon an ordinance for a Specific Use Permit (SUP) for a Private Street Development, on 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive. (S16-0005) (JW)



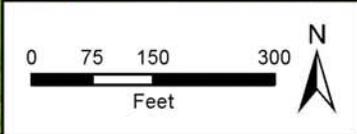
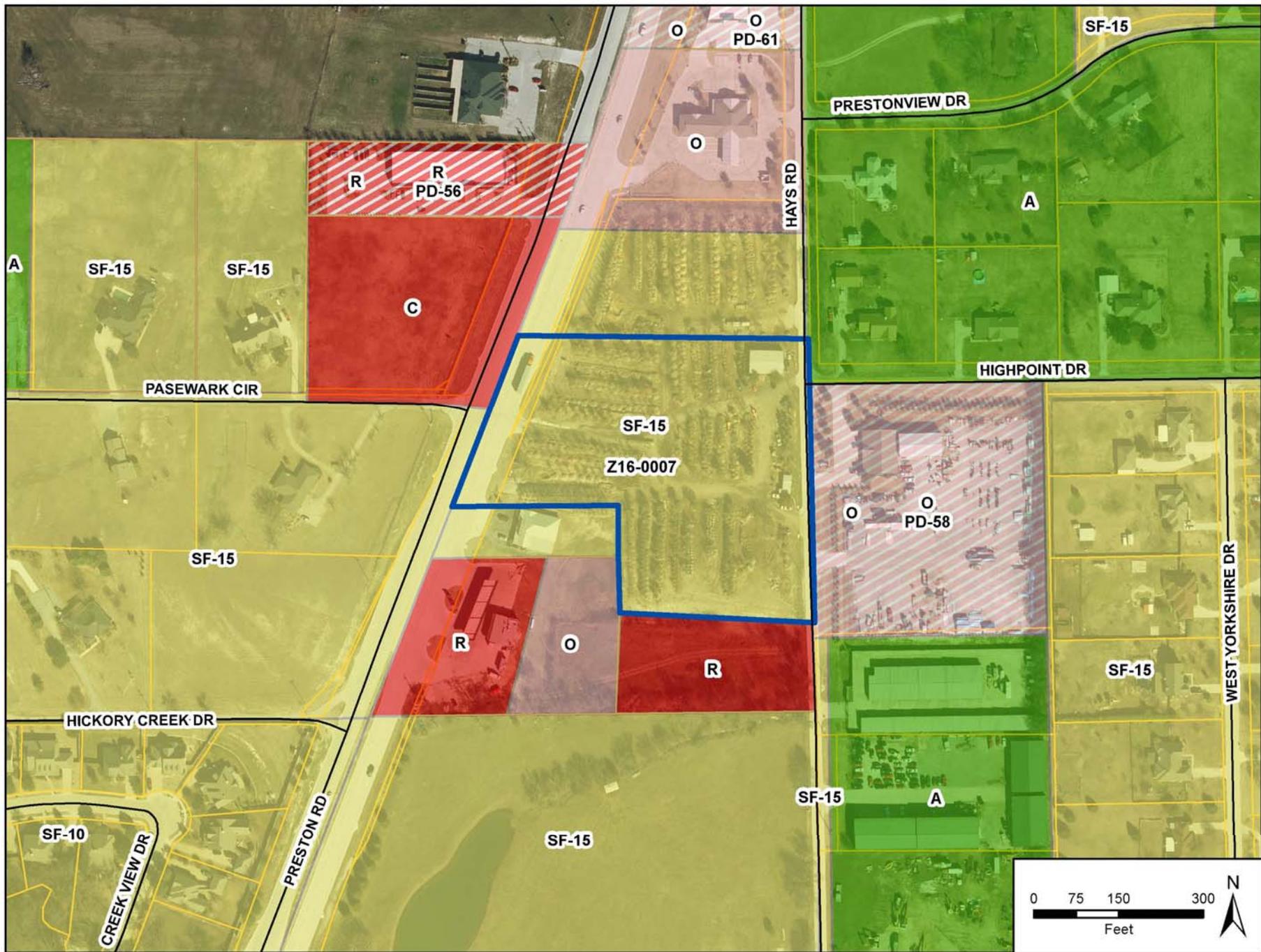


# *Town of Prosper*

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## *Agenda Item 5e.*

- 5e.** Consider and act upon an ordinance rezoning 5.5± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0007). (JW)



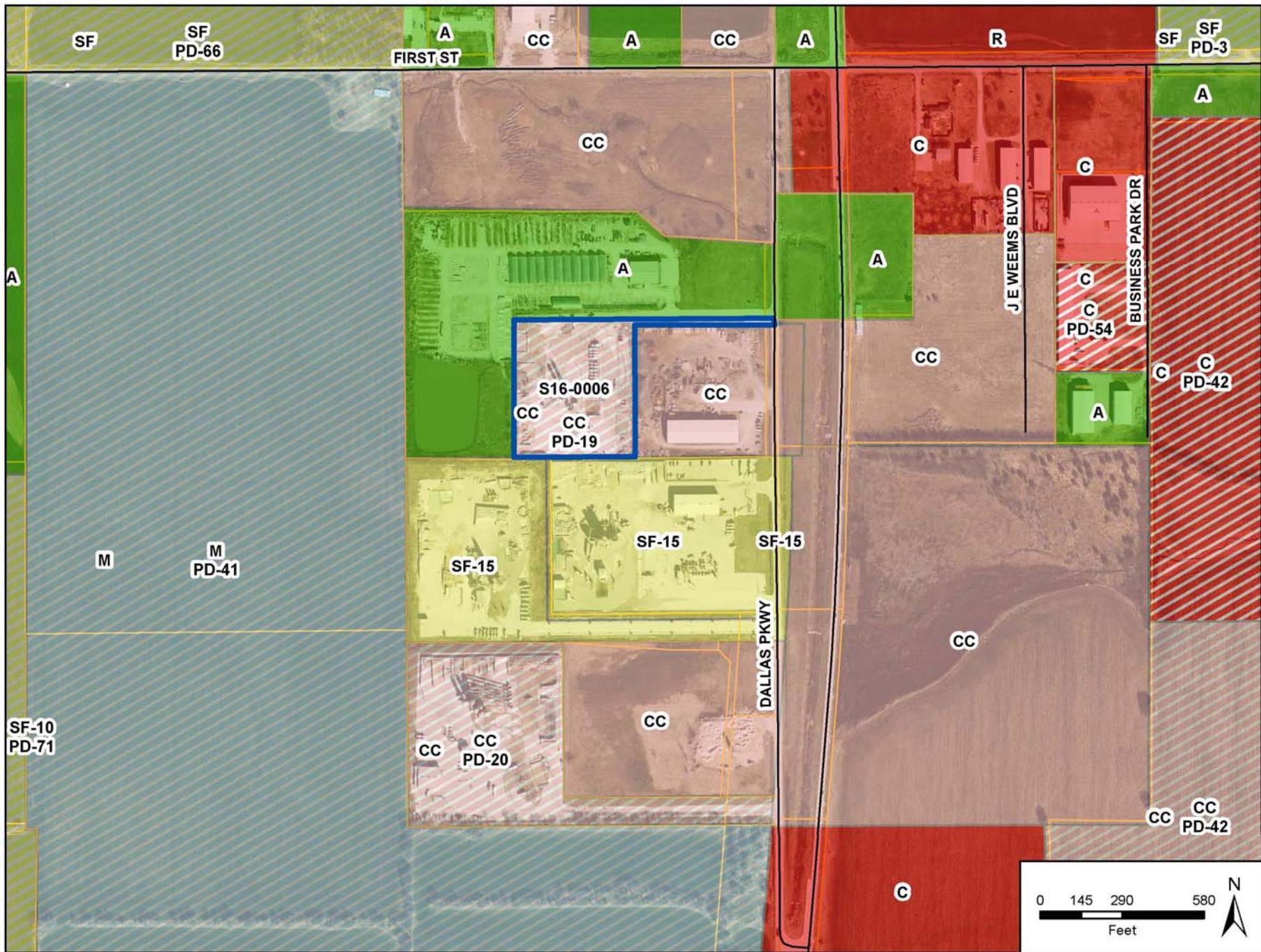


# *Town of Prosper*

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## *Agenda Item 5f.*

- 5f.** Consider and act upon an ordinance for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, 900± feet south of First Street. The property is zoned Planned Development-19-Commercial Corridor and Specific Use Permit-6 (PD-19-CC and S-6). (S16-0006). (JW)



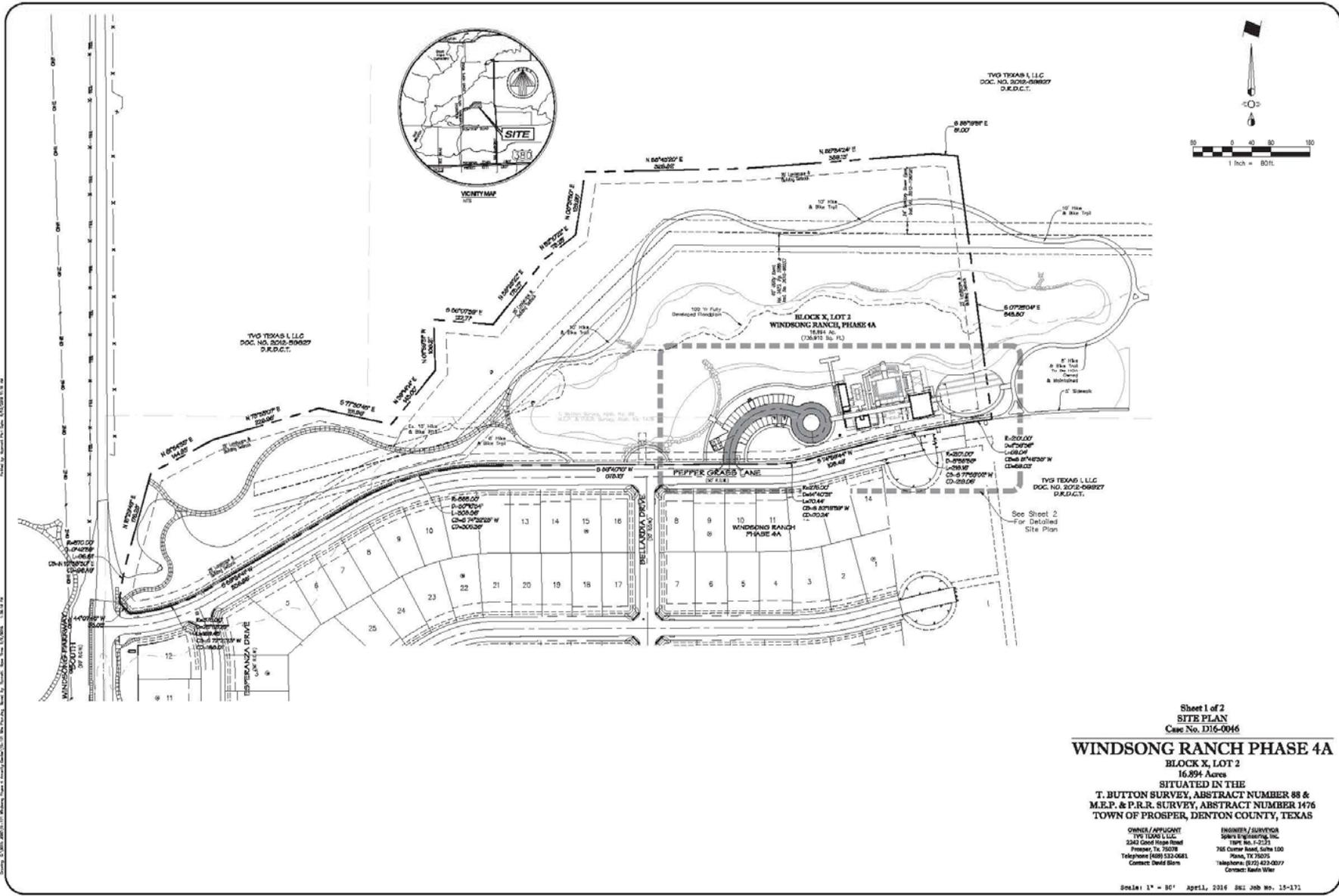


# *Town of Prosper*

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## *Agenda Item 5g.*

- 5g.** 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)**



TYG TEXAS L.L.C.  
DOC. NO. 2015-08827  
D.K.D.C.T.

TYG TEXAS L.L.C.  
DOC. NO. 2015-08827  
D.K.D.C.T.

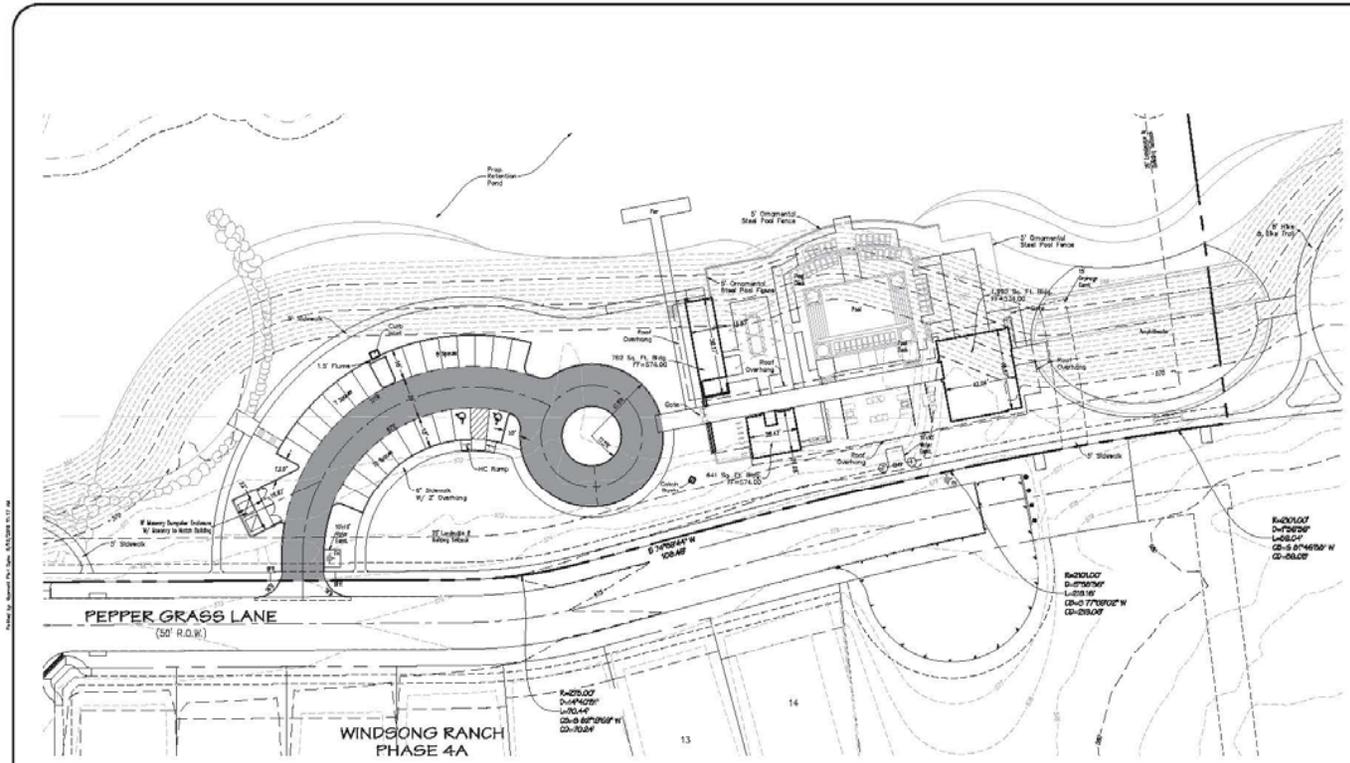
TYG TEXAS L.L.C.  
DOC. NO. 2015-08827  
D.K.D.C.T.

Sheet 1 of 2  
SITE PLAN  
Case No. D16-0046

**WINDSONG RANCH PHASE 4A**  
BLOCK X, LOT 2  
16.894 Acres  
SITUATED IN THE  
T. BUTTON SURVEY, ABSTRACT NUMBER 88 &  
M.E.P. & P.R.R. SURVEY, ABSTRACT NUMBER 1476  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT TYG TEXAS L.L.C. 2342 Cedar House Road Prosper, Tx 75078 Telephone (817) 513-0681 Contact: David Blom	ENGINEER / SURVEYOR Spera Engineering, Inc. 1895 Hwy. 7-211 768 Center Road, Suite 100 Pleasa, TX 75075 Telephone: (817) 473-0877 Contact: Keith Wiley
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Scale: 1" = 80' April, 2016 S&E Job No. 15-171



- Town of Prosper Site Plan Notes:**
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 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 Zoning Ordinance.
  6. Buildings of 3,000 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. Speedbumps/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 uniform Building Code.
  11. All signage is subject to Building Official approval.
  12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
  13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  14. Sidewalks of not less than six (6) feet in width along thoroughfares and five (5) in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
  15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
  16. Site plan approval is required prior to grading releases.
  17. All new electrical lines shall be installed and/or retained underground.
  18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
  19. Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or final-out permit may result in additional impact fees and/or parking requirements.
  20. Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
  21. On-site parking lot lighting shall include dimmers.
  22. All retaining walls along creek to be stone.

- General Notes:**
1. Dimensions are face to face of curb unless otherwise noted.
  2. Fire lanes shall be a minimum of 24' in width with a 16' minimum inside turning radius.
  3. Easements along Windsong Parkway south are primarily owned by TWD. Any street improvements along Windsong Parkway south are to be discussed with the Town and TWD.
  4. Fire Department Connections shall be provided in accordance with Town of Prosper Standards.

SITE DATA		BLOCK X, LOT 2	
Zoning	SF PD-10		
Proposed Use	Residential Amenity Center		
Lot Area	16,894 Ac./735,910 S.F.		
Building Area (Overlapped)	3,385 Sq. Ft.		
Building Area (Under Roof)	6,369 Sq. Ft.		
Building Heights	1 Story, 22' Max.		
Lot Coverage	0.45%		
Floor Area Ratio	0.0046:1		
Parking Required	10 Sp. + 1/300 Sq. Ft. Over 2000 Sq. Ft.=19 Sp.		
Total Parking Provided	25 Spaces (incl. 2 HC)		
Total Impervious Surface	83,527 Sq. Ft.		
Required Open Space (7%)	91,014 Sq. Ft.		
Provided Open Space	848,113 Sq. Ft.		
Required Landscape Area	15 Sq. Ft. Per Pkg Sp.=375 Sq. Ft.		
Provided Landscape Area	791 Sq. Ft.		

Water Meter & Sewer Schedule					
ID	Type	Size	No.	Sewer	Remarks
1	Domestic	2"	1	8"	Proposed
2	Irrigation	2"	1	N/A	Proposed



**Sheet 2 of 2**  
**SITE PLAN**  
**Case No. D16-0046**  
**WINDSONG RANCH PHASE 4A**  
**BLOCK X, LOT 2**  
**16,894 Acres**  
**SITUATED IN THE**  
**T. BUTTON SURVEY, ABSTRACT NUMBER 88 &**  
**M.E.P. & P.R.R. SURVEY, ABSTRACT NUMBER 1476**  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**  
  
**OWNER / APPLICANT:**  
 TWD TEXAS, LLC  
 2424 Good Hope Road  
 Prosper, TX 75078  
 Telephone (940) 552-0061  
 Contact: David Brown

**DESIGNER / SURVEYOR:**  
 Spens Engineering, Inc.  
 TSPS No. P-2333  
 765 Quaker Road, Suite 300  
 Plano, TX 75075  
 Telephone: (972) 422-8077  
 Contact: Keith Weber





# *Town of Prosper*

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## *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 an ordinance amending the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002) (JW)



# *Town of Prosper*

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## *Agenda Item 8.*

Conduct a Public Hearing, and consider and act upon an ordinance rezoning 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). (JW)

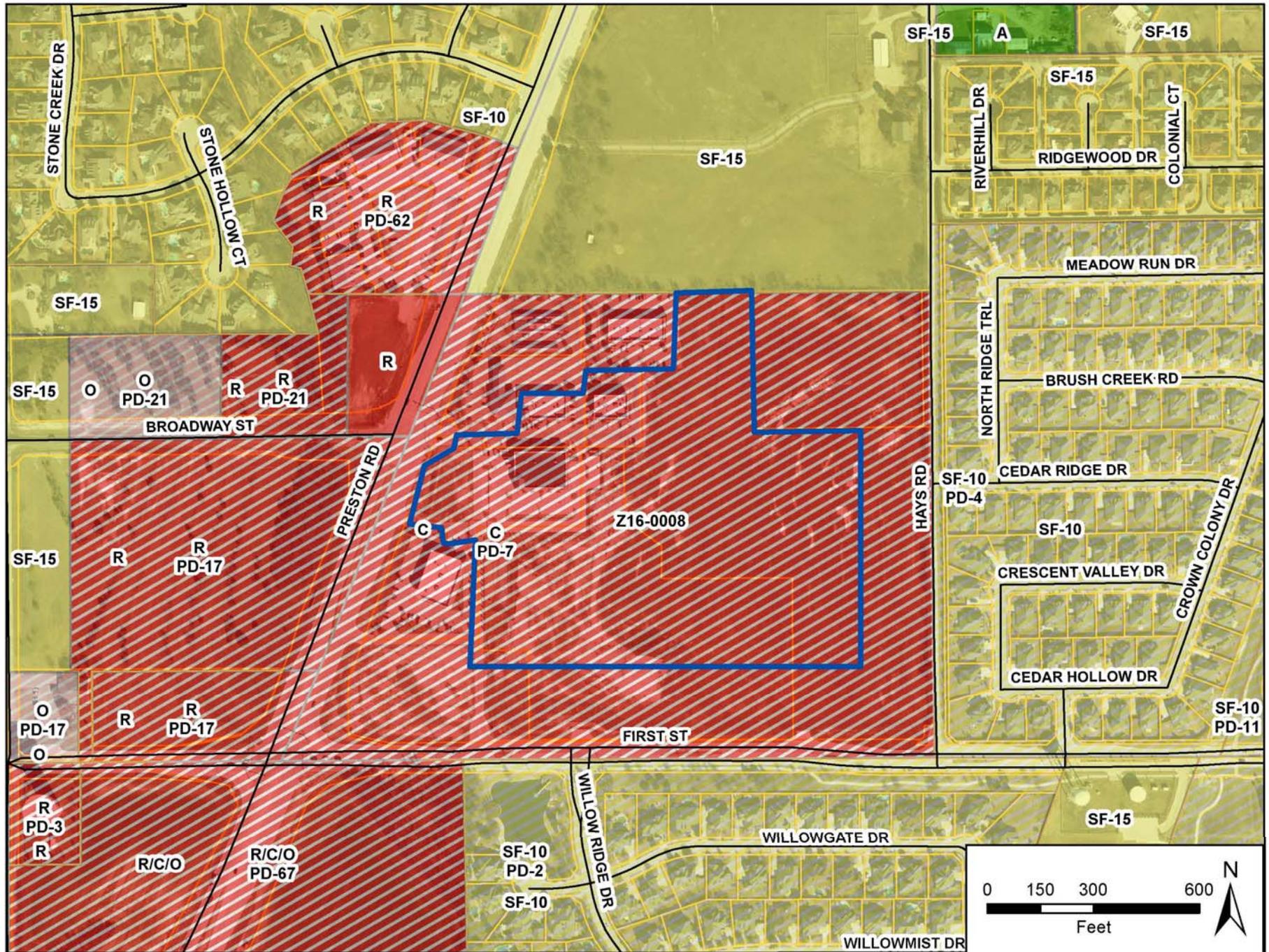


# *Town of Prosper*

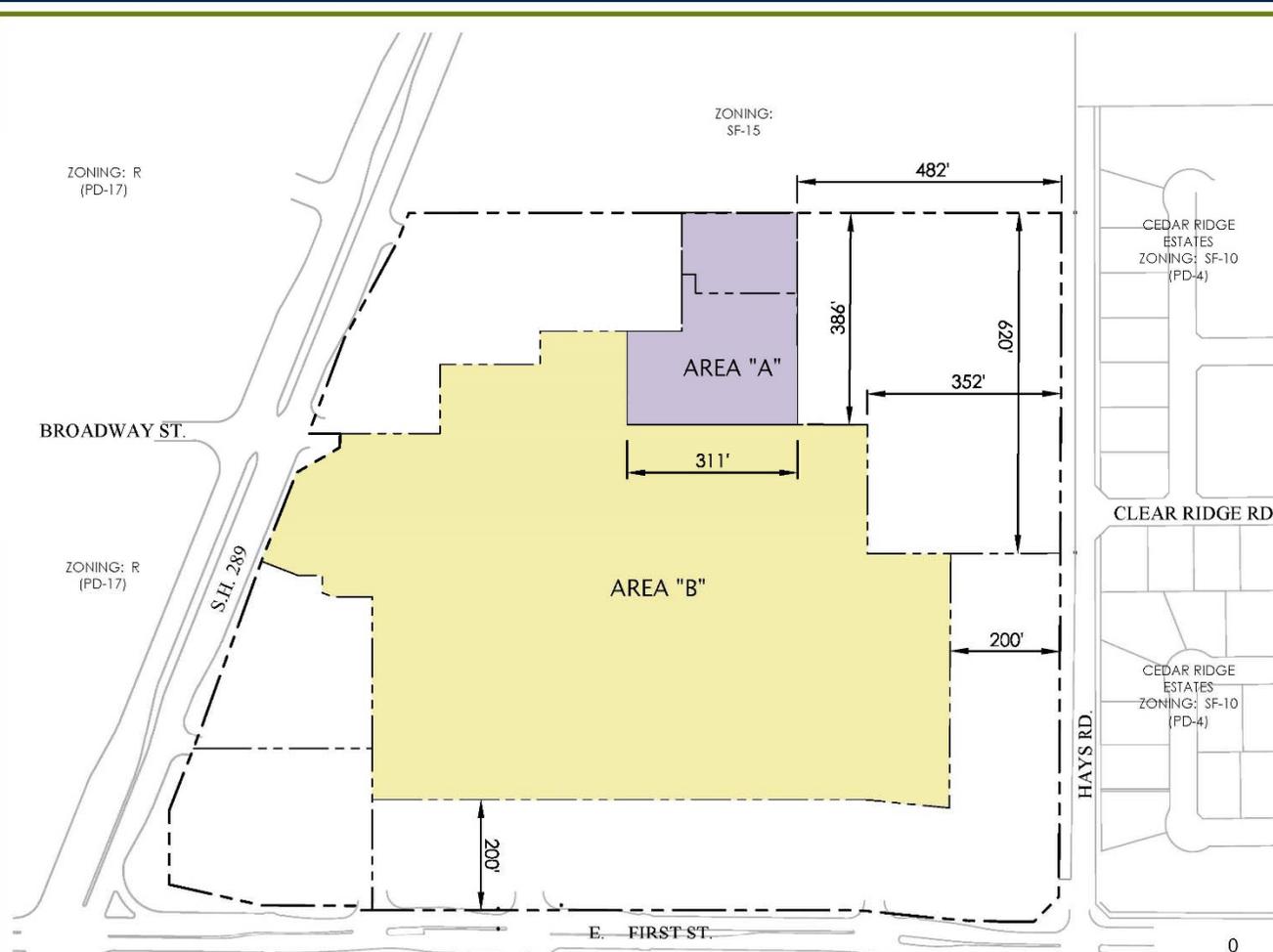
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## *Agenda Item 9.*

Conduct a Public Hearing, and consider and act upon an ordinance amending a portion of Planned Development-7 (PD-7), located on the north side of First Street between Preston Road and Hays Road, to establish a specific area to allow buildings to be in excess of two (2) stories and to permit lots to have frontage on access easements in lieu of fronting on a public street. (Z16-0008). (JW)



PLOTTED BY: LeBlanc, Chance ON: Thursday, April 28, 2016 AT: 5:28 PM FILEPATH: G:\Productions\00\2300\2361\001\Civil\Drawings\Exhibits\Zoning Exhibit\Zoning Exhibit.dwg



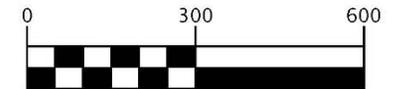
**SITE SUMMARY**

 AREA "A":  
Maximum of 3 stories  
not to exceed 50 feet.  
(2.3 Acres)

 AREA "B":  
\* Lot Frontage Exception.

NOTE:  
Acreages are approximate  
and subject to change.

\* Lots in Areas A & B that do not  
have frontage on a public  
street shall front on a "Fire  
Lane, Access, Drainage and  
Utility Easement".



SCALE: 1"= 300 ft.

**EXHIBIT D  
FOR  
PROSPER TOWN CENTER**

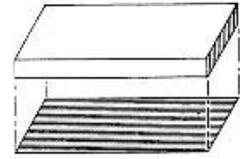
DA. B002361.001      APRIL 28, 2016



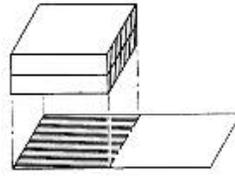
170 N. Preston Road • Suite 10 • Prosper, Texas 75078  
Tel: 469.481.6747  
(TX REG. F-1114)



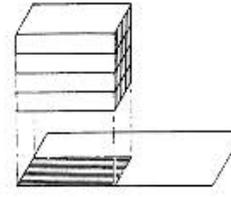
Figure 1



100% LOT COVERED

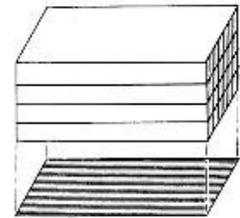


50% LOT COVERED

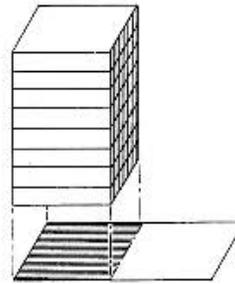


25% LOT COVERED

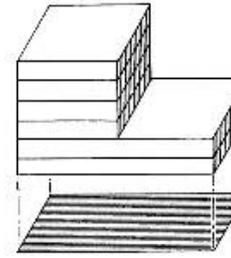
F.A.R. 1:1



100% LOT COVERED

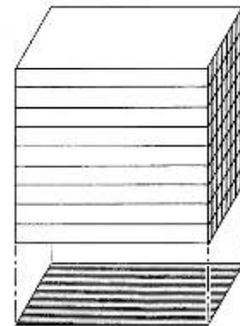


50% LOT COVERED

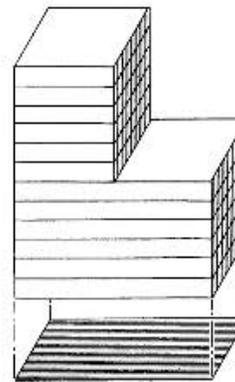


100% LOT COVERED  
(COMBINATION)

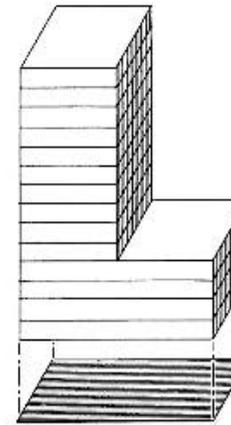
F.A.R. 4:1



100% LOT COVERED



100% LOT COVERED (COMBINATIONS)



F.A.R. 9:1



# *Town of Prosper*

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## *Agenda Item 10.*

Consider and take action on a resolution directing the Town Secretary to publish notice of intent to issue Combination Tax and Surplus Revenue Certificates of Obligation for the purpose of funding costs of multi-purpose municipal facilities, parks, and storm drainage utility projects in the Town.



# *Town of Prosper*

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## *Agenda Item 11.*

Consider and act upon an ordinance approving and adopting the negotiated rate settlement resolving the 2016 "RRM - Rate Review Mechanism" filing for ATMOS Energy Corporation, Mid-Tex Division, and implementing the rate change.



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## *Agenda Item 12.*

Discussion on the Downtown Office  
(DTO) Standards. (JW)

# **DTO Issues**

- **Smaller Lots**
- **Landscape/Screening**
- **Off-Street Parking**
- **Architectural Standards**
- **Sign Code**

# DTO Landscape Requirements

- 25' landscape setback adjacent to thoroughfares or a 15' landscape setback adjacent to collector streets to include:
  - One, 3" caliper large tree per 30' of roadway frontage (three, 3" caliper ornamental trees may be substituted for a large tree), and
  - Fifteen (15), 5-gallon shrubs per 30' of roadway frontage;
- Screening adjacent to properties designated as residential on the Future Land Use Plan must be a minimum 8' high cedar board-on-board wooden fence in the DTO;
- 6' living screen for parking adjacent to residential;
- When adjacent to a tract that is zoned or designated for residential uses, one, 3" large tree every 30' in a 15' landscape setback;

## **DTO Landscape Requirements con't.**

- When adjacent to a tract zoned or designated for non-residential uses, one small tree and one, 5-gallon shrub every 15' in a 5' landscape setback; and
- When a site contains twenty (20) or more parking spaces, the following are required:
  - 15 sq. ft. of landscaping area per parking space;
  - Landscape islands located at the end of all parking rows;
  - Each island must contain one, 3" large tree or three small trees grouped;
  - No more than 15 continuous parking spaces without a landscape island;
  - Landscape island must be a minimum of 160 sq. ft., not less than 9' wide; and
  - One, 3" large tree shall be located within 150' of all parking spaces.

# Proposed DTO Landscape Amendments

- No longer require shrubs in the landscape setback adjacent to a roadway, but shrubs are required to screen the edge of a parking lot adjacent to a roadway.
- In lieu of requiring one, 3" caliper large tree per 30' of roadway frontage; require one, 3" caliper large tree per 30' of roadway frontage, excluding the width of driveways at the property line.
- Where the width of the roadway frontage is greater than 80', excluding the width of driveways at the property line, the number of large trees may be planted at a rate of one, 3" large tree per 40' of roadway frontage.
- The substitution of ornamental trees for large trees is not permitted.

# Proposed DTO Landscape Amendments

- Reduce minimum height of required board-on-board fencing adjacent to residential areas designated on the Future Land Use Plan from 8' to 6'.
- Regardless of the adjacent use, zoning or Future Land Use designation, the perimeter landscape area shall be a minimum of 5' in width and consist of one ornamental tree per 15' (no shrub requirement)
- Where parking is adjacent to an existing or zoned residential use, the required minimum 6' high irrigated living screen shall be reduced to a minimum height of 3' high but shall be solid at time of planting. This requirement will be waived if there is a required board-on-board fence.

# DTO Off-Street Parking

- What is Required – No Dead-in Parking Aisles



# DTO Off-Street Parking

- What is needed



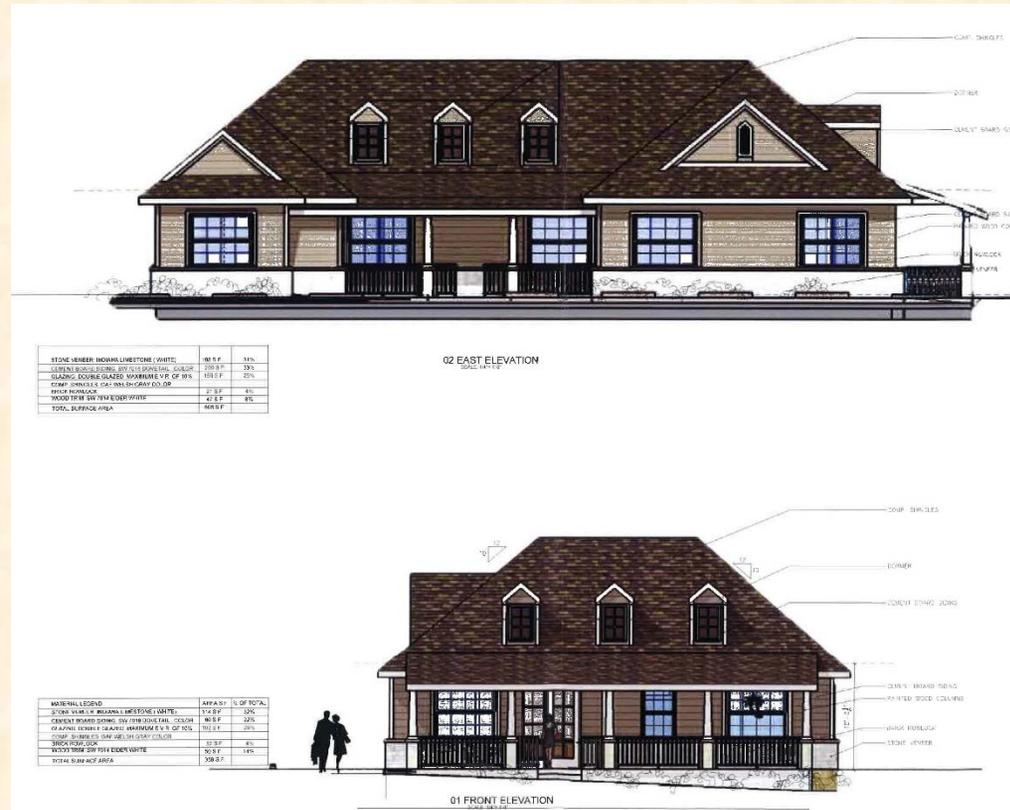
- Where ten (10) or fewer off-street parking spaces are provided, a dead-end parking aisle may be permitted.

# DTO Architectural Requirements



# DTO Architectural Requirements

Replace current images with realistic new construction requirements that meet intent of the District

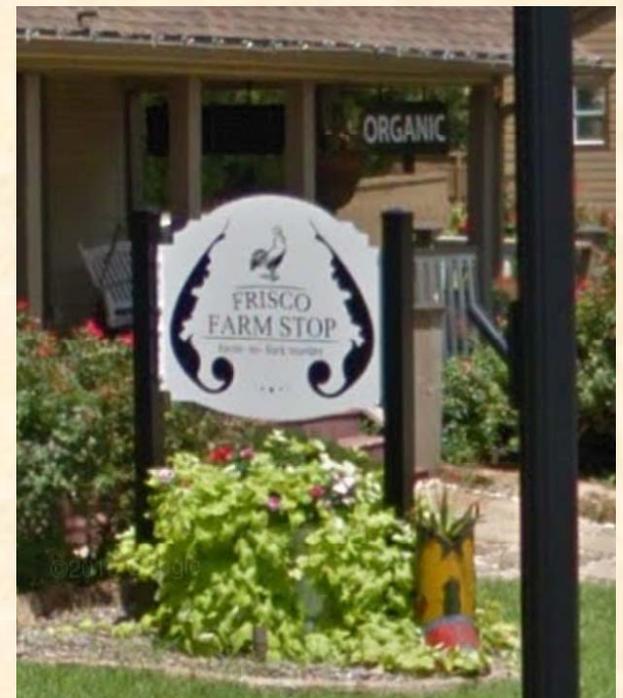


# DTO Sign Requirements

Required:



Proposed:



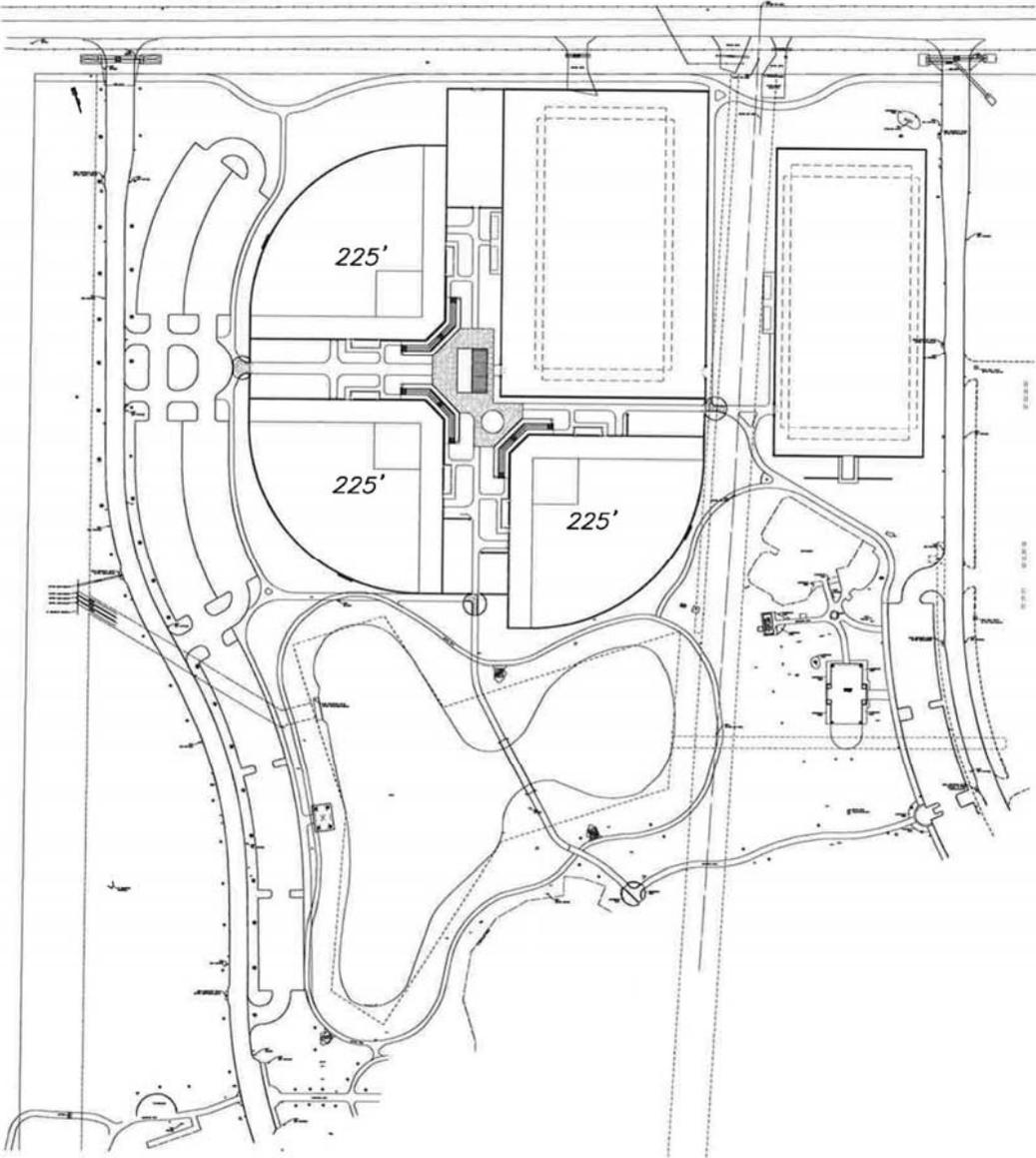


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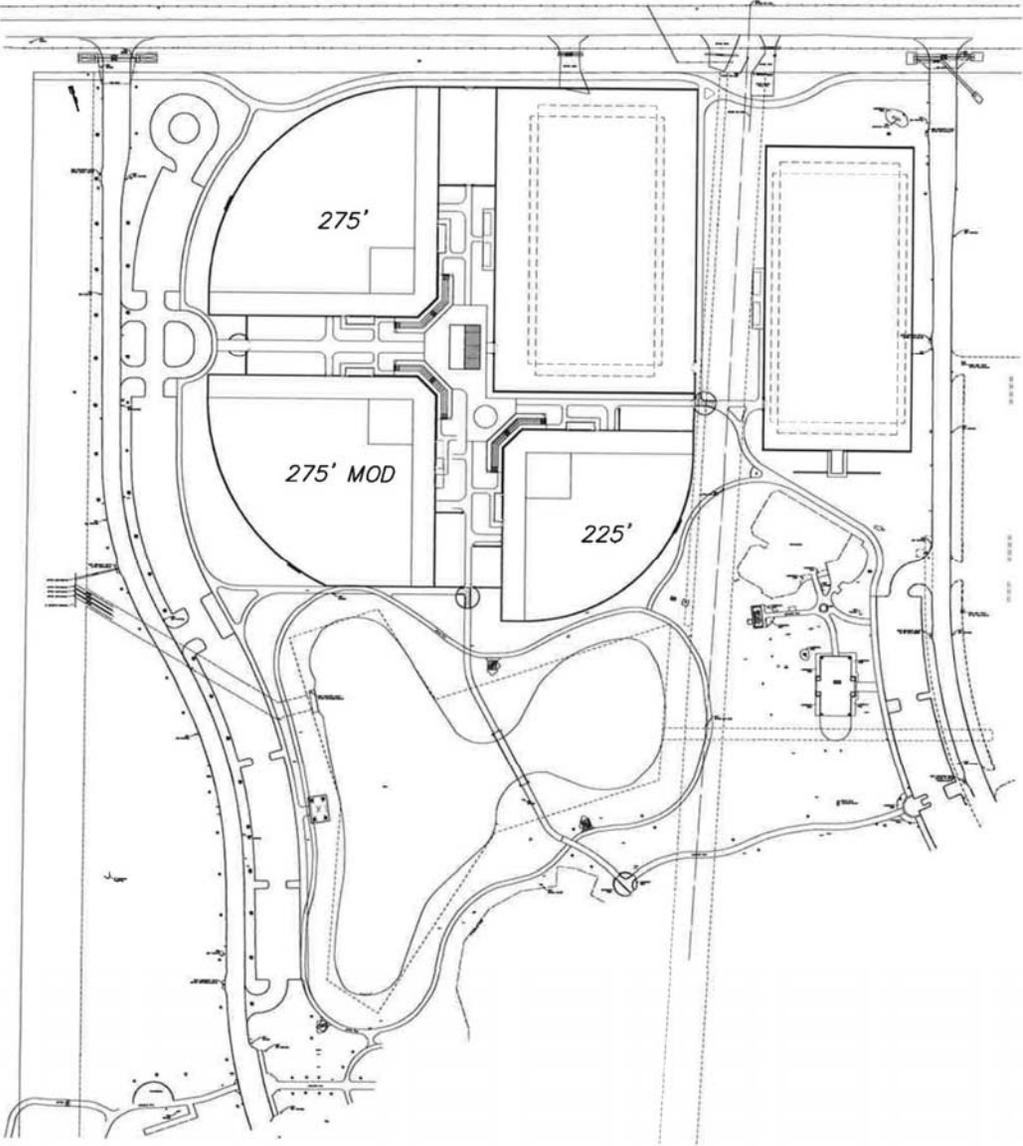
## *Agenda Item 13.*

Discussion on the Frontier Park North  
Field Improvements Project. (HW)

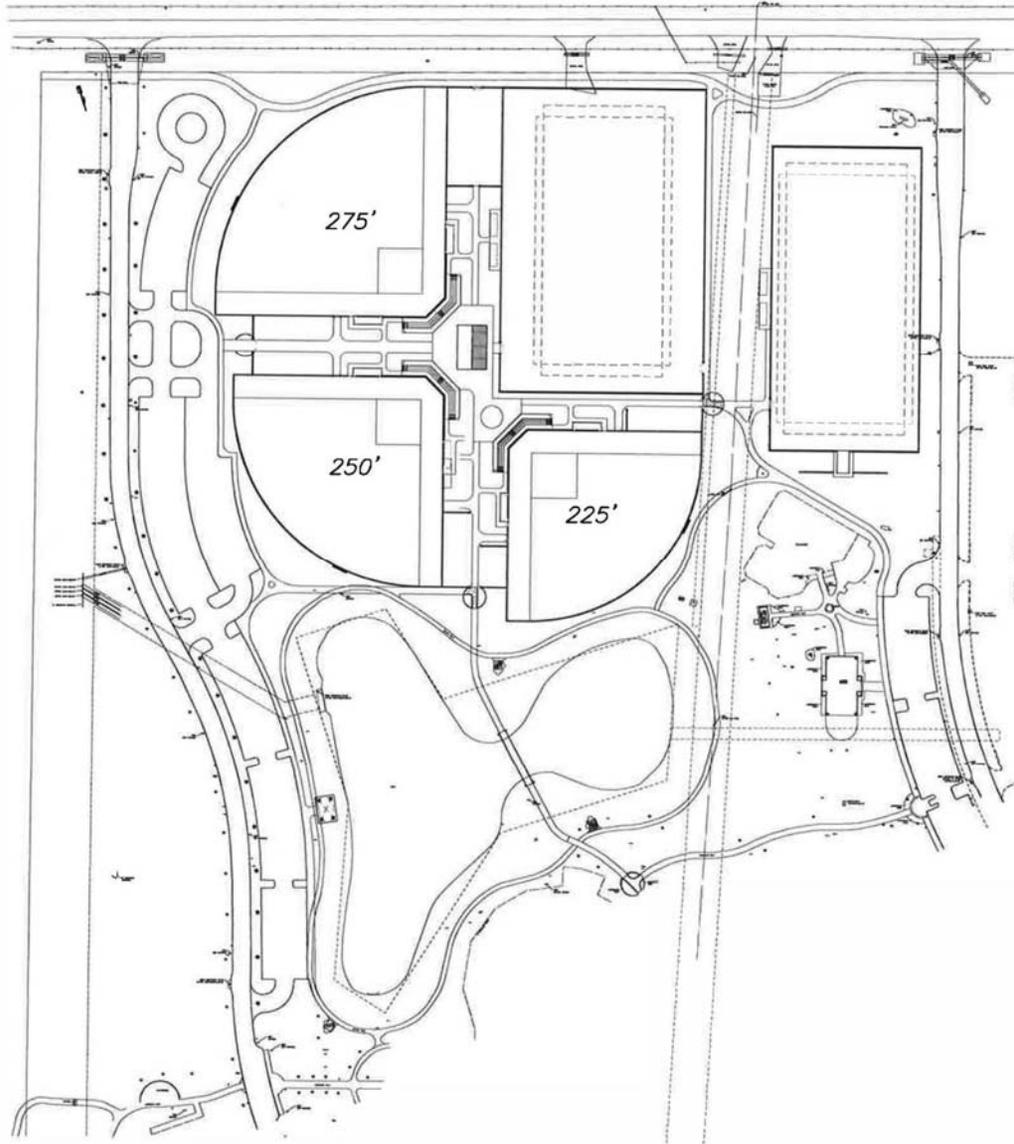
Current approved layout of northwest and southwest youth ballfields



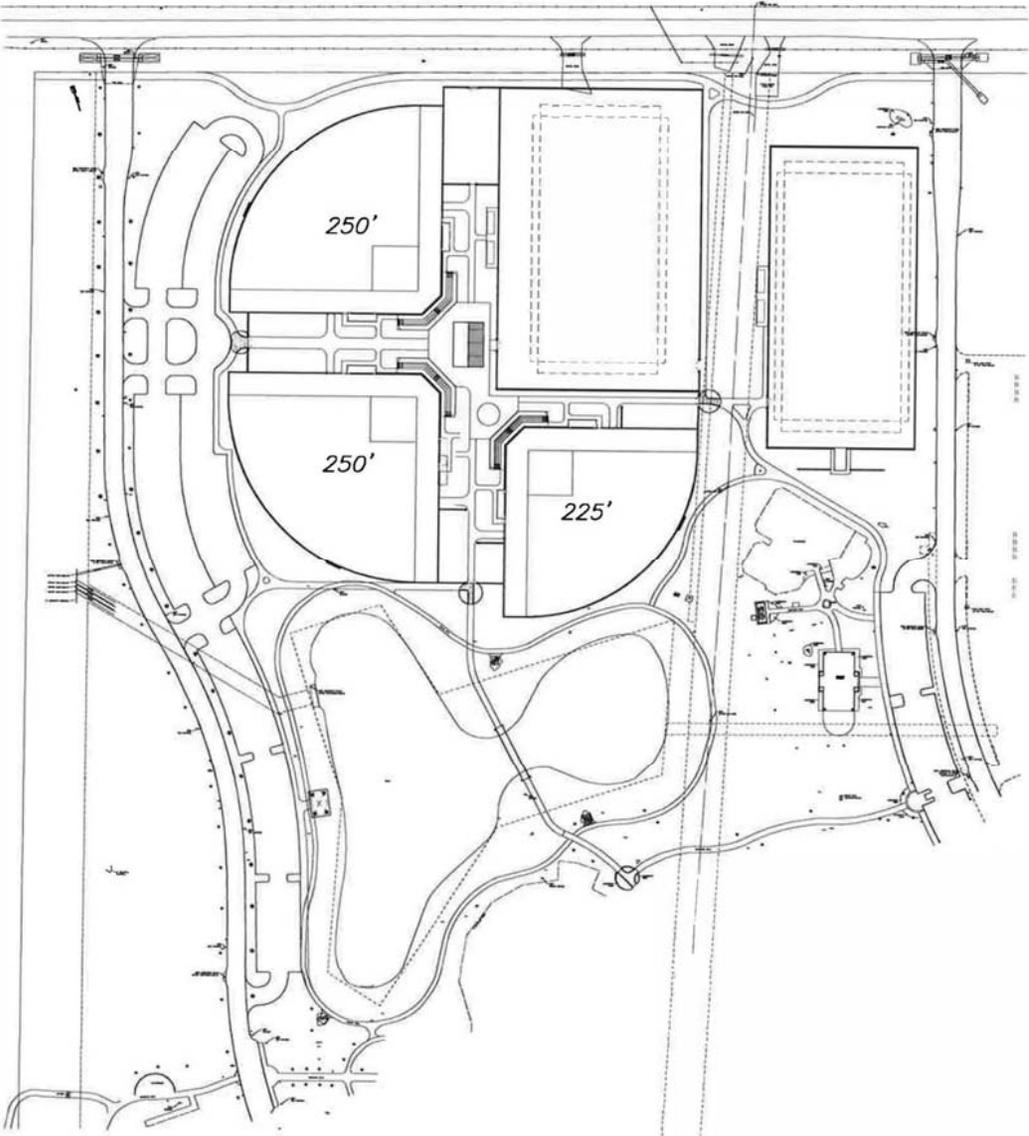
Option A: Extend northwest and southwest youth ballfields to 275'



Option B: Extend northwest youth ballfield to 275'; southwest to 250'



Option C: Extend northwest and southwest youth ballfields to 250'



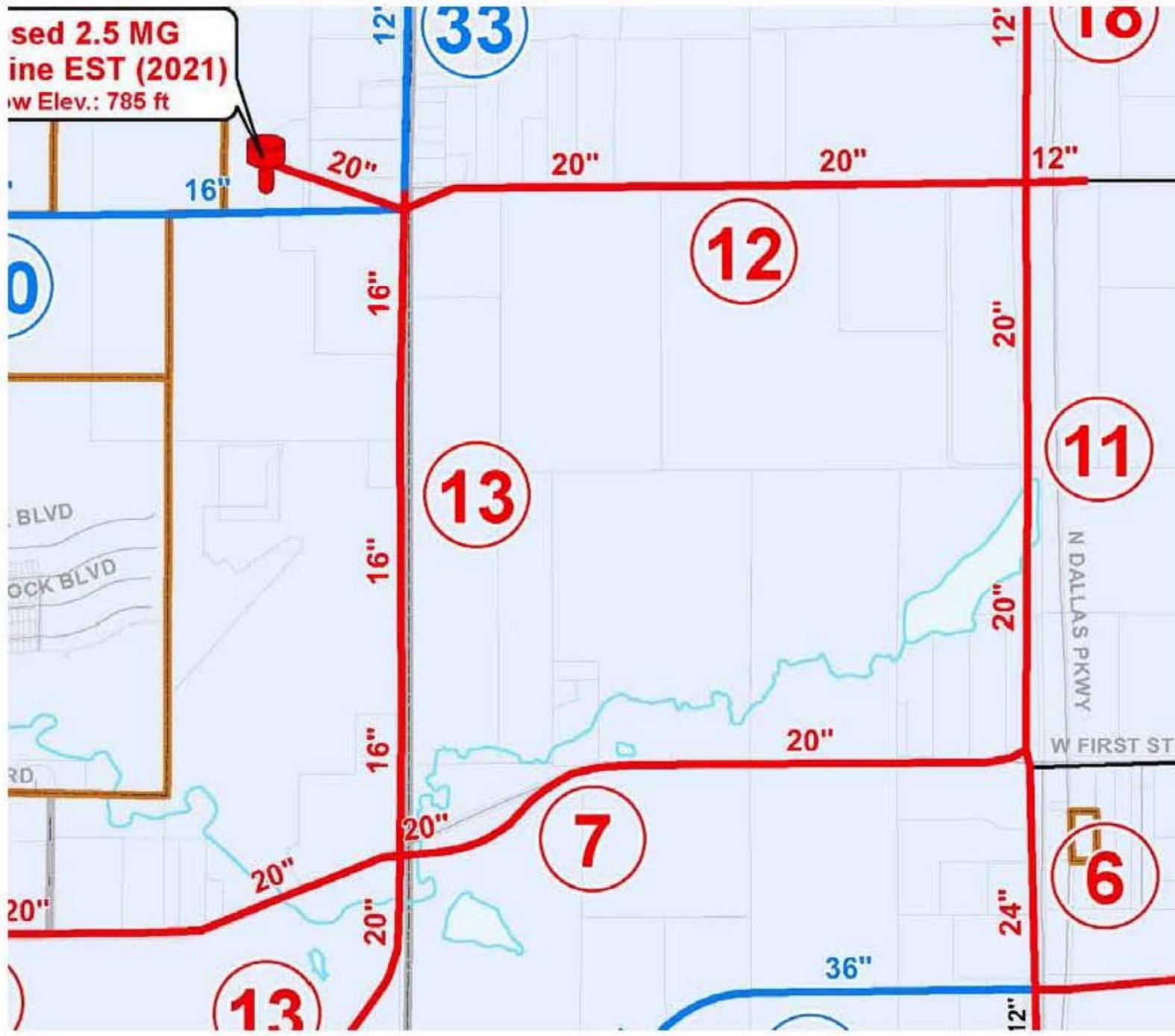


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*Agenda Item 14.*

Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Blue Star Development Company and the Town of Prosper, Texas, related to the extension of water lines to serve the Star Trail development. **(HW)**

sed 2.5 MG  
ine EST (2021)  
w Elev.: 785 ft





# *Town of Prosper*

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## *Agenda Item 15.*

### *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:*

- 15a. Section 551.087 - To discuss and consider economic development incentives.*
- 15b. 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*

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## *Agenda Item 15.(cont'd)*

### *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:*

- 15c. Section 551.071 – Consultation with Town Attorney regarding legal issues associated with existing zoning classifications and districts, and all matters incident and related thereto.*



# *Town of Prosper*

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## *Agenda Item 15.(cont'd)*

### *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:*

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



# *Town of Prosper*

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## *Agenda Item 15.(cont'd)*

### *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:*

*15e. Section 551.074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*



# *Town of Prosper*

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## *Agenda Item 16.*

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 17.*

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

- Prosper Youth Sports Commission (PYSC) amended bylaws. (HW)



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*Agenda Item 18.*

Adjourn