



Town of Prosper
"a place where everyone matters"

Town Council Meeting
June 28, 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"

Pledge 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.

Presentations



Town of Prosper
"a place where everyone matters"

Agenda Item 4.

Presentations

Limited Access Roadways

Susan Fletcher

Commissioner, Collin County



Town of Prosper

"a place where everyone matters"

Agenda Item 5.

Consent Agenda

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



Town of Prosper

"a place where everyone matters"

Agenda Item 5a.

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – June 14, 2016



Town of Prosper

"a place where everyone matters"

Agenda Items 5b.

- 5b.** Consider and act upon authorizing the competitive sealed proposal procurement method for the purchase and installation of artificial field turf for the Town of Prosper Frontier Park – North Field Improvements project. (JC)

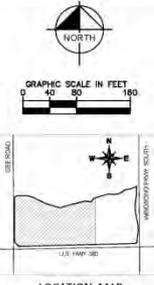


Town of Prosper

"a place where everyone matters"

Agenda Item 5c.

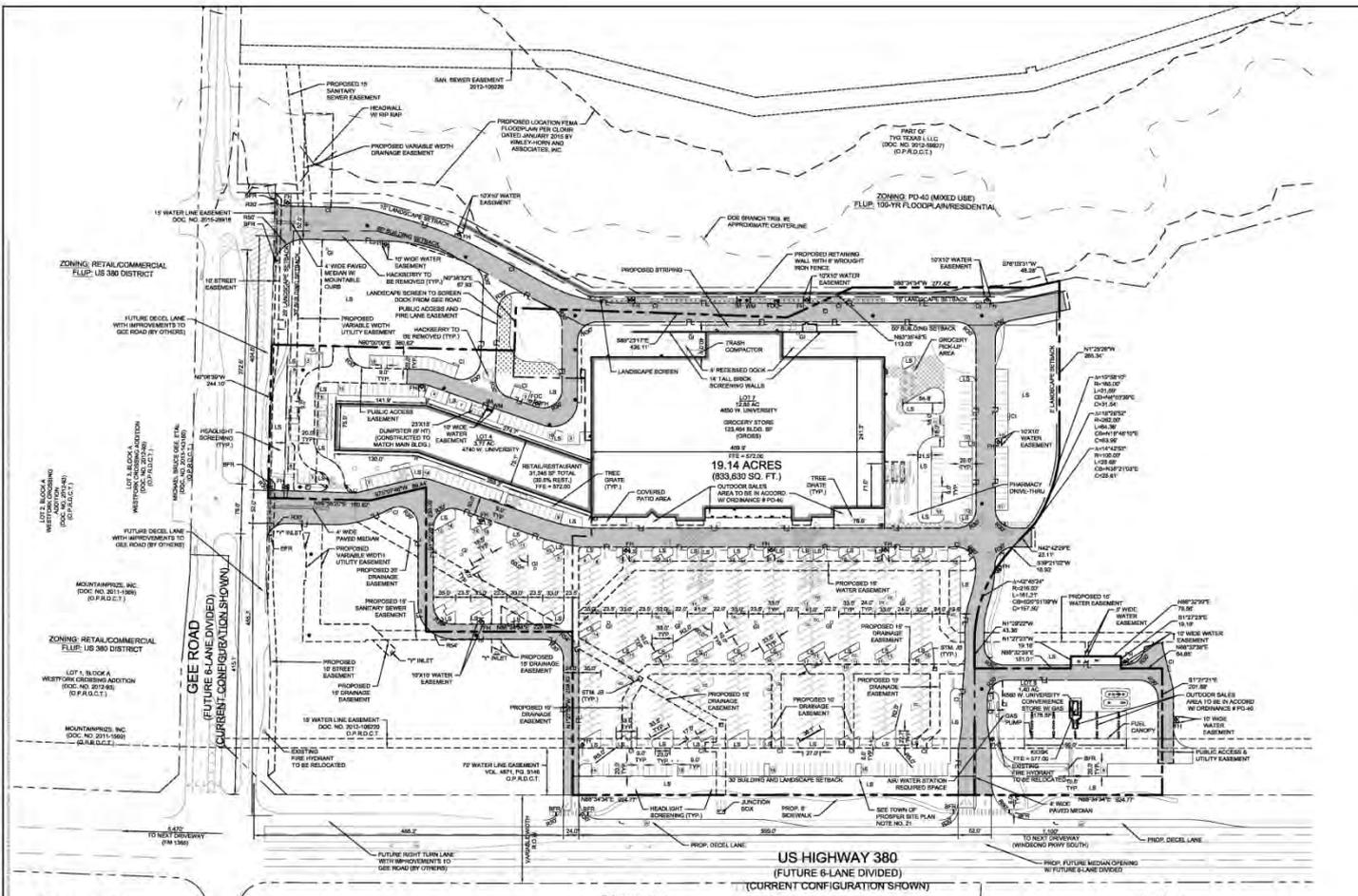
- 5c.** Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**



LEGEND

- PROPERTY LINE
- FIRE LANE
- - - LOT LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- ▨ PUBLIC ACCESS UTILITY AND/OR LANE EASEMENT
- ▨ LANDSCAPE SCREEN
- CURE INLET
- CENTER POINT
- ▭ LANDSCAPE AREA
- STORM DRAIN BURN
- SANITARY REVERSER
- ▭ PROPOSED FIRE HYDRANT
- ▭ PROPOSED GENERATION METER
- ▭ PROPOSED WATER METER

- TOWN OF PROSPER SITE PLAN NOTES**
1. DUMPSTER 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 CLARE STANDARDS.
 4. CONFORMANCE WITH THE ZONING ORDINANCE AND SIGNAGE ORDINANCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 5. LANDSCAPING SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 6. SIGNAGE SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 7. SIGNAGE SHALL BE DESIGNED AND CONSTRUCTED FOR TOWN AT RICHMOND OR AS DIRECTED BY THE FIRE DEPARTMENT.
 8. STREET SIGNAGE SHALL BE PROVIDED TO MAINTAIN FIRE LANE ACCESSIBILITY.
 9. UNDESIGNED PARKING AREAS SHALL BE ACCORDING TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF CURRENTLY ADOPTED BUILDING CODE.
 10. ALL SIGNAGE IS SUBJECT TO BUILDING DEPARTMENT APPROVAL.
 11. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING DEPARTMENT APPROVAL AND SHALL CONFORM TO THE APPLICABLE FIRE PLAN.
 12. SIDEWALKS OF NOT LESS THAN SIX (6) FEET WIDTHS SHALL BE PROVIDED AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 13. ALL SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 14. ALL SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 15. APPROVAL OF SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 17. ALL NEW ELECTRICAL LINES SHALL BE INDIVIDUALLY REGULATED UNDER ORDINANCE.
 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 CLARIFICATION ACT (LUCIA) AND THE TOWN OF PROSPER IMPACT FEE SCHEDULE.
 20. ALL IMPACT FEES SHALL BE PAID PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 21. ALL IMPACT FEES SHALL BE PAID PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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 25. ALL IMPACT FEES SHALL BE PAID PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



US HIGHWAY 380 (FUTURE 6-LANE DIVIDED) (CURRENT CONFIGURATION SHOWN)

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC.														
4	PD-40	RETAIL/RESTAURANT (19,366)	386,800	3.77	31,345	40'	33.1%	0.159:1	1,250 (REST.)	200	200	7	8	3,015	15,838	355,008	11,505	12,237
7	PD-40	CONVENIENCE STORE W/FUEL	50,000	12.65	12,000	40'	24.0%	0.241:1	MAN. 5 SPACES (EMPLOYEE)	484	576	17	17	9,440	71,792	395,400	38,571	38,598
6	PD-40	CONVENIENCE STORE W/FUEL	60,810	1.40	178	40'	0.3%	0.003:1		3	5	1	1	75	1,716	52,987	4,357	5,927
TOTAL			57,490	1.33						697	782	20	21	11,730	41,136	533,228	54,329	56,750

WATER METER SCHEDULE

ID	TYPE	SIZE	REQ
WM	SOMETIMES	2"	1
WM	SOMETIMES	2"	1
WM	IRREGULAR	2"	2

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PRELIMINARY SHALL BE A MINIMUM OF 30 DAYS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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25. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

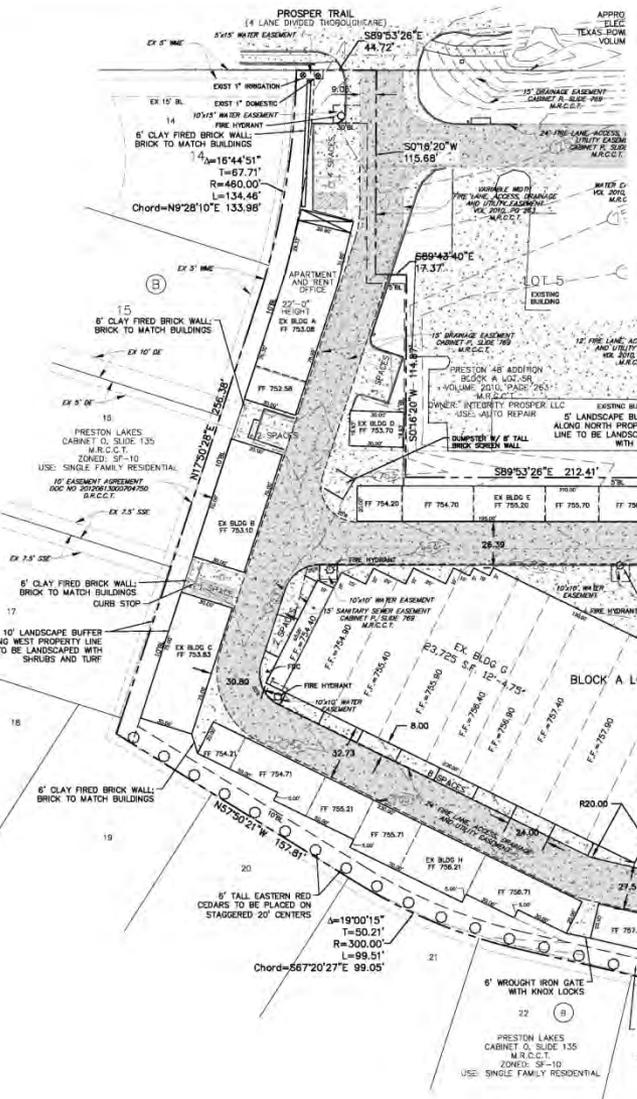
Kimley»Horn

SITE PLAN
WINDSONG RANCH MARKETPLACE
LOTS 4, 7 & 8
CASE # D16-0056
 19.14 AC. SITUATED IN THE
 J. SALING SURVEY, ABSTRACT NO. 1675
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE: JUNE 14, 2016

Owner/Applicant: WINDSONG RANCH MARKETPLACE, LLC
 17000 PROSPER ROAD, SUITE 1000, DALLAS, TX 75248
 TEL: 972-424-8800, CONTACT: ROBERT DONALD

Engineer: KIMLEY-HORN ASSOCIATES, INC.
 17000 PROSPER ROAD, SUITE 1000, DALLAS, TX 75248
 TEL: 972-424-8800, CONTACT: CHRISTINA KIMMEL



SITE PLAN SUMMARY:
 ZONING - PLANNED DEVELOPMENT-METAL (PD-55)
 PROPOSED USE - SELF-STORAGE (MINI-WAREHOUSE)
 FACILITY W/ APARTMENT
 LOT AREA - 154,539 SQUARE FEET (3.548 ACRES)
 BUILDING AREA - 78,061 SF
 BUILDING HEIGHT - OFFICE (2 STORY), 22'-0"
 STORAGE (1 STORY) - See Building Summary Chart
 LOT COVERAGE - 50.92%
 FLOOR AREA RATIO - 1.59:1
 TOTAL PARKING REQUIRED - 4 + 1/300 SF OFFICE = 7 SPACES
 TOTAL PARKING PROVIDED - 8 SPACES
 HANDICAP PARKING REQUIRED - 2 SPACES
 HANDICAP PARKING PROVIDED - 2 SPACES
 INTERIOR LANDSCAPING REQUIRED - 15,453 SF
 INTERIOR LANDSCAPING PROVIDED - 18,768 SF
 SQUARE FOOTAGE OF IMPERVIOUS SURFACE - 109,924 SF
 OPEN SPACE REQUIRED - N/A
 OPEN SPACE PROVIDED - N/A

- NOTES:**
- 1) LOCATION OF UNDERGROUND UTILITIES, FINISH FLOOR ELEVATIONS AND INTERIOR FIRE DEPARTMENT CONNECTIONS SHOWN ARE BASED ON THE PROSPECTOR SELF-STORAGE REVEALED CONSTRUCTION DOCUMENTS PREPARED BY WALTER J. NELSON AND ASSOCIATES.
 - 2) ABOVE GROUND FACILITIES PLACED PER ON-THE-GROUND DATA ACQUIRED BY DOWNEY, ANDERSON & ASSOCIATES, INC.
 - 3) FIRE LANE RADIi BETWEEN BUILDINGS E AND K WERE GRANTED A WAIVER BY THE TOWN FIRE MARSHAL ON MARCH 29, 2012.

WATER SERVICE SCHEDULE		
TYPE	SIZE	NO.
IRRIGATION	1" (Exist)	1
DOMESTIC	1" (Exist)	1

FDC - 5" Storm with 30' downward angle

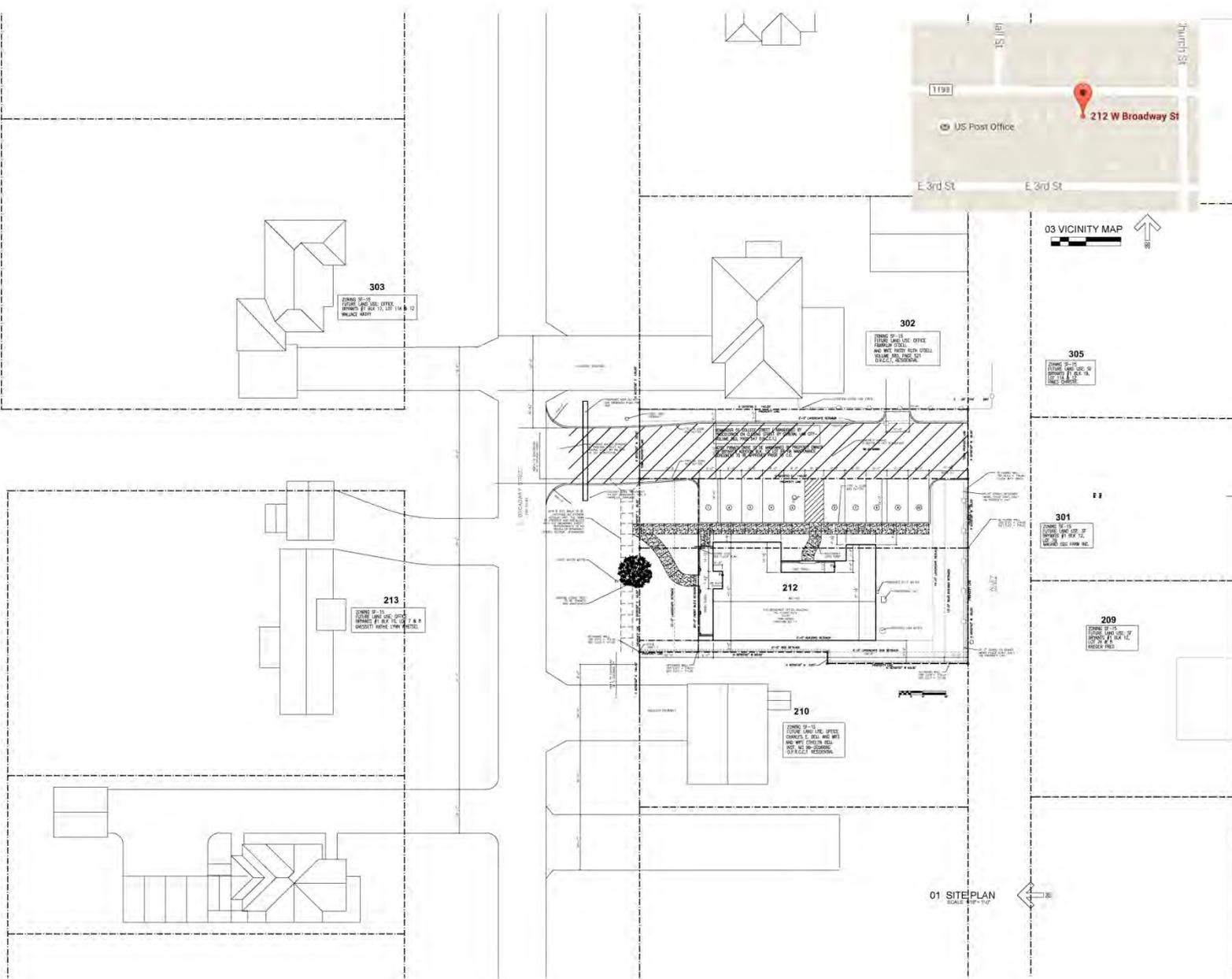


SITE PLAN NOTES:
 ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBSIDIARY REGULATION ORDINANCE.
- 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 5) ALL ELEVATIONS SHALL COMPLY WITH STANDARDS CONTAINED WITHIN THE COMPREHENSIVE 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) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED 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 FACIAGE PLAN.
- 14) SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- 15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
- 16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 19) PRIOR TO ISSUANCE OF C.O., WATER EASEMENTS SHALL BE AMENDED ON PLAN TO BE OUTSIDE OF BUILDING ENVELOPE.
- 20) THERE SHALL BE 36 INCHES OF CLEARANCE BETWEEN FACE OF BUILDING AND SURROUNDING ANY FIRE HYDRANT.

BUILDING SUMMARY		
BUILDING	STORES	AREA (SF)
A	2	4,588
B	1	2,100
C	1	2,250
D	1	600
E	1	4,100
G	1	23,725
H	1	3,700
I	1	4,700
J	1	22,750
K	1	3,400
L	1	2,500
M	1	1,650

D16-0054
2nd REVISED SITE PLAN
PRESTON 48 ADDITION
BLOCK A LOT 6R
 3.548 ACRES
 AN ADDITION TO THE TOWN OF PROSPER
 JOHN R. TUNNEY SURVEY - ABSTRACT NO. 916
 COLLIN COUNTY, TEXAS
 MARCH 2016 SCALE: 1"=30'
 OWNER / APPLICANT
 BLUE STAR LAND, LP
 8000 WARREN PARKWAY, BUILDING 1, SUITE 100
 972-867-1886 FRISCO, TEXAS 75034



02 SITE NOTES

- Standard language and/or notations, as follows:
 Any revision 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 and Subdivision 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 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - 8) Two points of access shall be maintained for the property at all times.
 - 9) Speed bumps/humps are not permitted within a fire lane.
 - 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - 11) All signage is subject to Building Official approval.
 - 12) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
 - 13) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along 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 Engineering Department.
 - 16) Site plan approval is required prior to grading release.
 - 17) All new electrical lines shall be installed and/or relocated underground.
 - 18) All mechanical equipment shall be screened from public view in accordance with the 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 CD and/or knock-out permit may result in additional impact fees and/or parking requirements.
 - 20) No fence (post) exists on the site.
 - 21) Lot 1 to lot drainage not permitted.

SITE DATA SUMMARY:

DOWNTOWN OFFICE DISTRICT
 PROPOSED USE: OFFICE

LOT AREA: 10,801.89 S.F.
 LOT AREA: .248 ACRE
 BUILDING AREA: 2,846 S.F.
 LOT COVERAGE FLOOR AREA/LOT AREA
 ACTUAL LOT COVERAGE 2,846/10,801.89=26.35%
 MAXIMUM LOT COVERAGE ALLOWED 55.92%

OPEN PORCH AREA: 360 S.F.
 BUILDING AREA: 2,486 S.F.
 10 PARKING SPACES PROVIDED
 PARKING SPACES REQUIRED 1/350 S.F.
 2,486/350=8

ACCESSIBLE PARKING REQUIRED: 1'
 ACCESSIBLE PARKING PROVIDED: 1

BUILDING ONE STORY, HEIGHT 22'-3"
 OPEN SPACE REQUIRED: 7% = 757 S.F.
 OPEN SPACE PROVIDED: 20.7% = 2,240 S.F.

OFFICE BUILDING SITE REVIEW
 CASE # D16-0053

212 EAST BROADWAY
 PART OF BRYANT'S # 1 ADDITION,
 BLK. 12, LOT 6R
 .248 ACRE TRACT
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

<p>SIGNATURE INVESTMENTS, INC. 1324 SHELL BEACH DRIVE DALLAS, TX 75068 PHONE: (214) 478-1793 FAX: (214) 407-9100</p>	<p>OWNER Scott Weescoat Bill Smith David Izquierdo 8676 Highpoint Dr. Prosper, Texas 75078</p>
	<p>05/09/16 (489) 223-0098</p>

01 SITE PLAN
 SCALE: 1/4" = 1'-0"



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.

Conduct a Public Hearing and consider and act upon an ordinance amending the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002). [*Companion Case Z16-0004*] (JW)

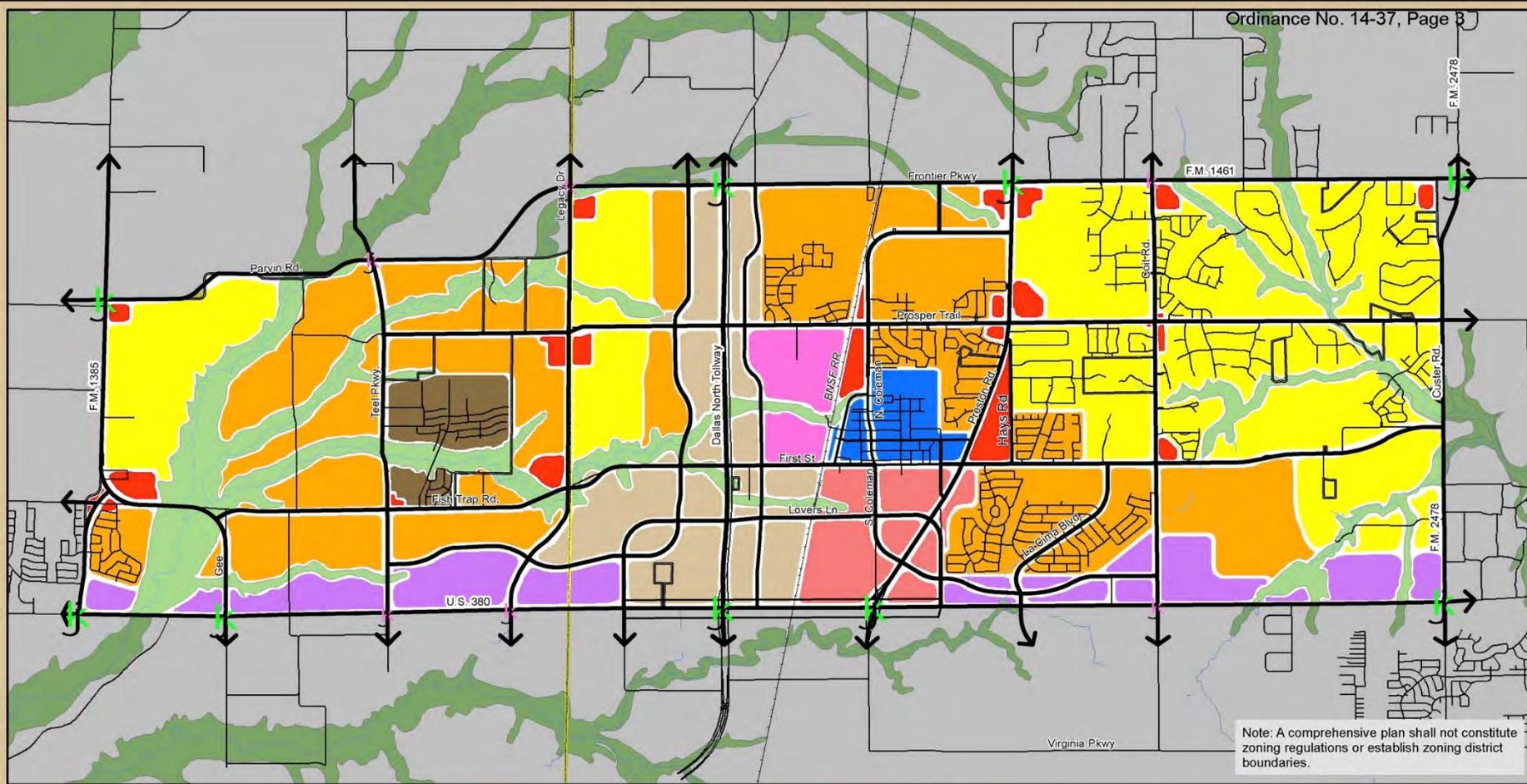


Town of Prosper

"a place where everyone matters"

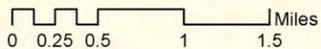
Agenda Item 8.

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). [*Companion Case CA16-0002*] (JW)



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

June 2014



Legend

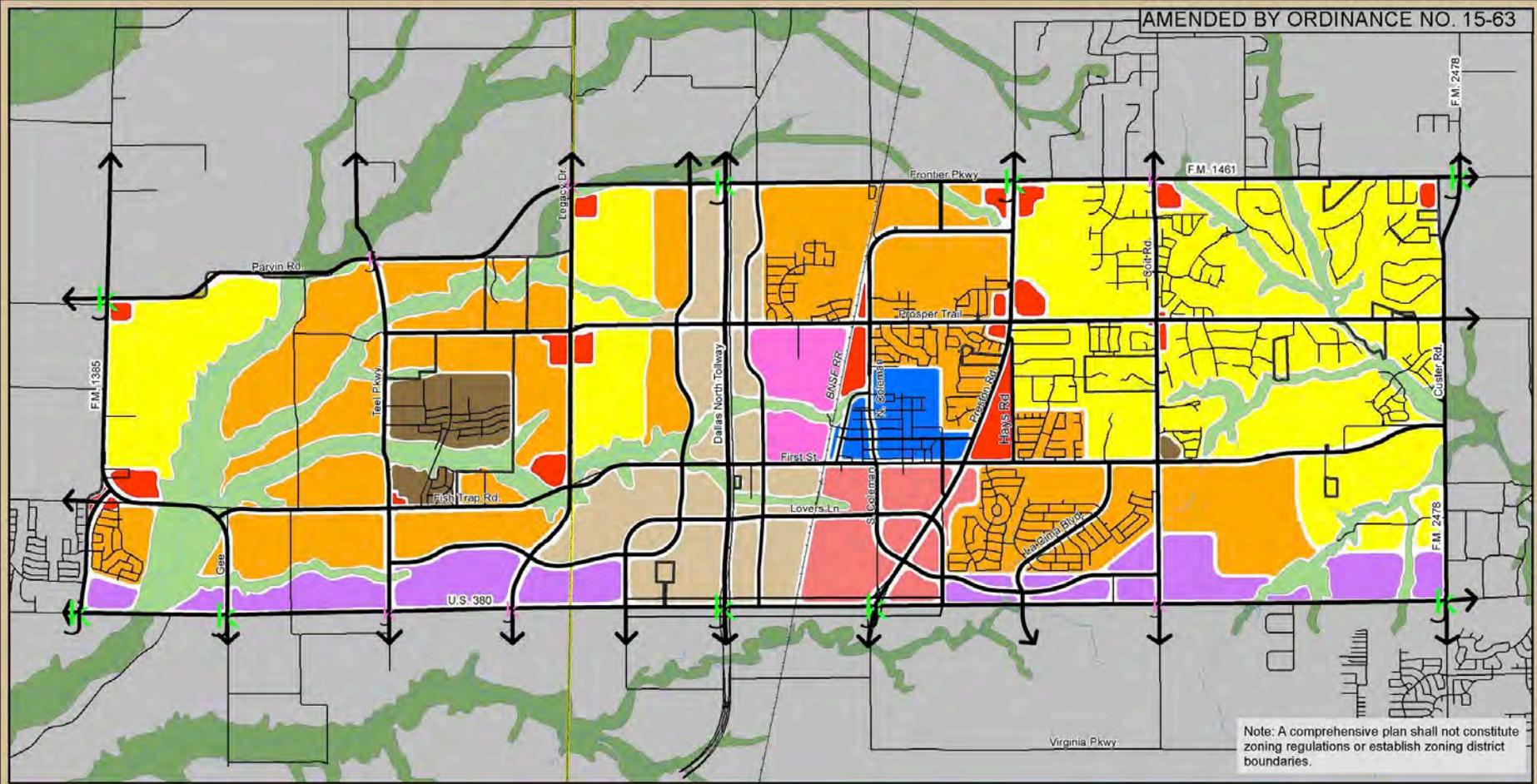
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain
- Major Gateway
- Minor Gateway
- Town of Prosper
- ETJ

**Future
Land Use
Plan**

Current

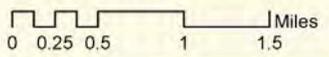


Plate 2



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

OCTOBER 2015



Legend

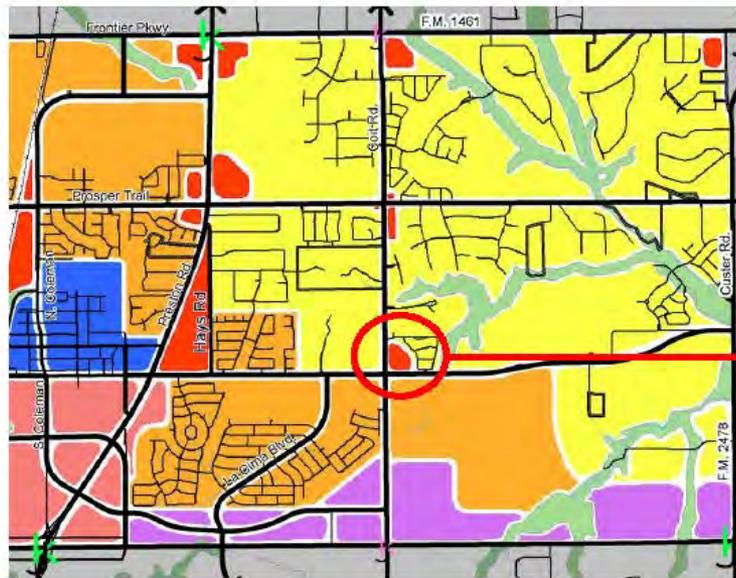
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain
- Major Gateway
- Minor Gateway
- Town of Prosper
- ETJ

Future Land Use Plan

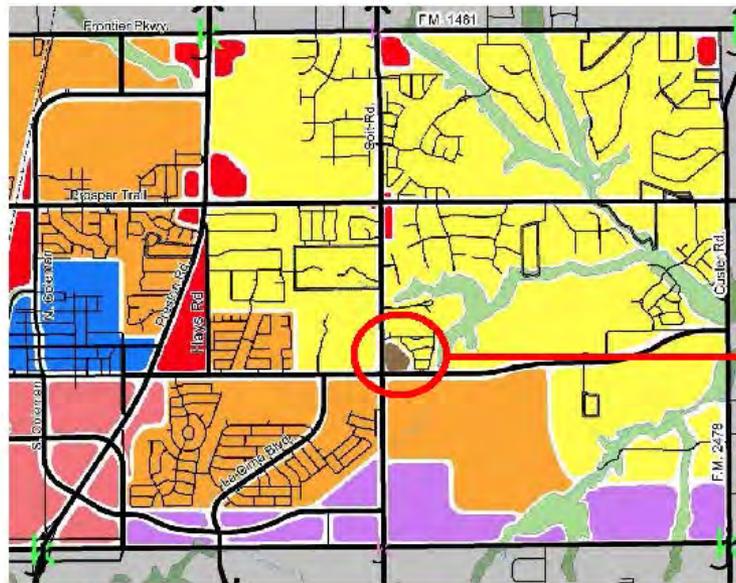
Proposed



Plate 2



**CURRENT FUTURE
LAND USE
CLASSIFICATION -
RETAIL &
NEIGHBORHOOD
SERVICES**



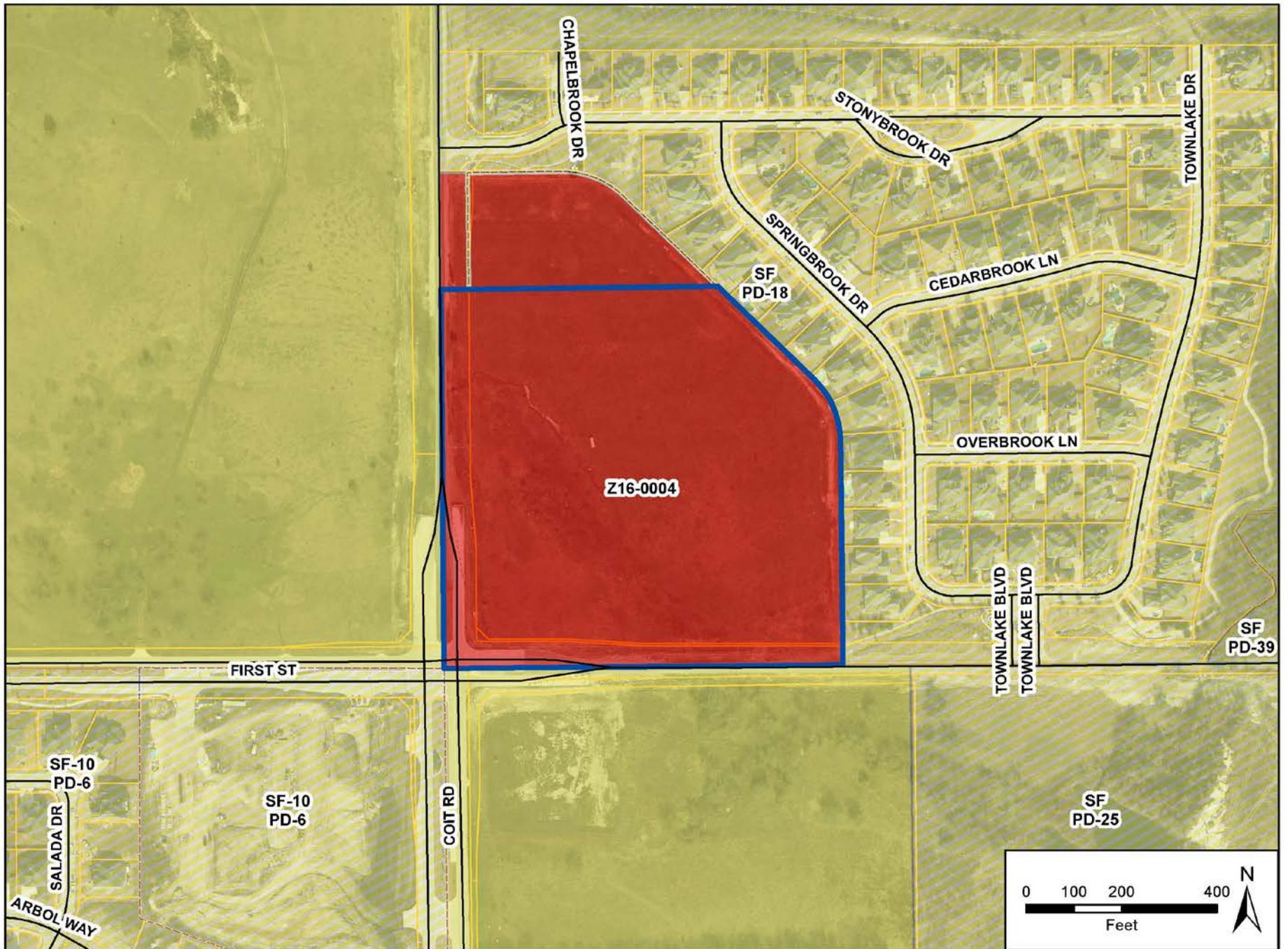
**PROPOSED FUTURE
LAND USE
CLASSIFICATION -
HIGH DENSITY
RESIDENTIAL**

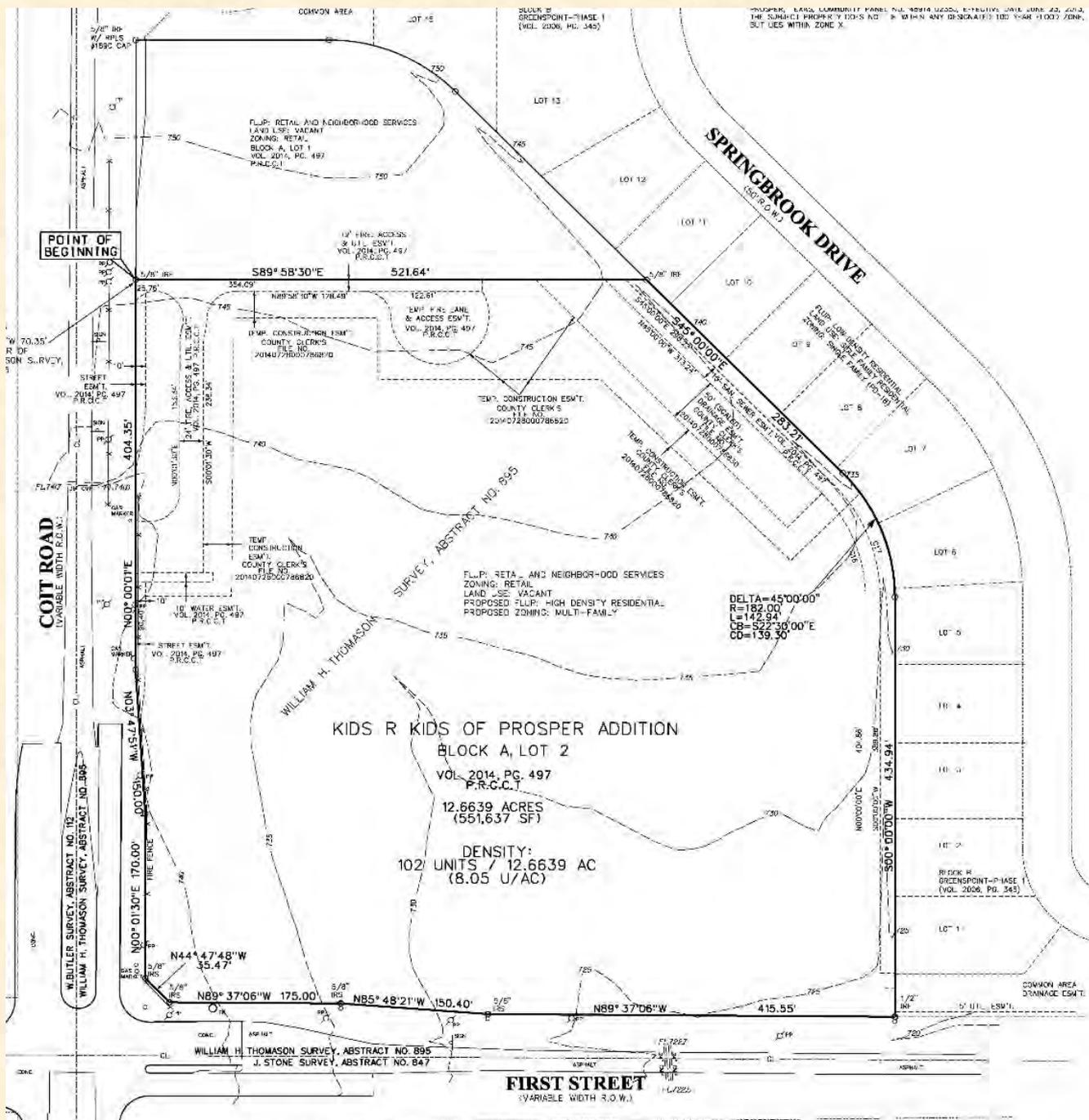
Legend

Low Density Residential	Old Town District	Major Gateway
Medium Density Residential	Town Center	Minor Gateway
High Density Residential	Tollway District	Town of Prosper
Retail & Neighborhood Services	US 380 District	ETJ
Business Park	100 Year Floodplain	

**Future
Land Use
Plan**

Plate 2





POINT OF BEGINNING

COIT ROAD
(VARIABLE WIDTH R.O.W.)

KIDS R KIDS OF PROSPER ADDITION

BLOCK A, LOT 2

VOL. 2014, PG. 497

P.R.C.C.T.

12.6639 ACRES

(551,637 SF)

DENSITY:

102 UNITS / 12.6639 AC

(8.05 U/AC)

DELTA=45°00'00"
R=182.00
L=142.94
CB=522°30'00"E
CD=139.30

FIRST STREET

(VARIABLE WIDTH R.O.W.)

PROSPER, LAND COMMUNITY PANEL NO. 2014 02201, EFFECTIVE DATE APRIL 23, 2014. THE SUBJECT PROPERTY IS IN ZONE R-10 WITH ANY DISCREPANCIES TO THE YEAR 2003 ZONING, BUT LIES WITHIN ZONE X.

COIT ROAD
(VARIABLE WIDTH R.O.W.)

W. BUTLER SURVEY, ABSTRACT NO. 112
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895

SON SURVEY
NO. 885
SURVEY
NO. 847

N44°47'48"W 35.47'

N00°01'30"E 170.00'

N89°37'06"W 175.00'

N85°48'21"W 150.40'

N89°37'06"W 415.55'

S89°58'30"E 521.64'

S45°00'00"E

S00°00'00"W 434.94'

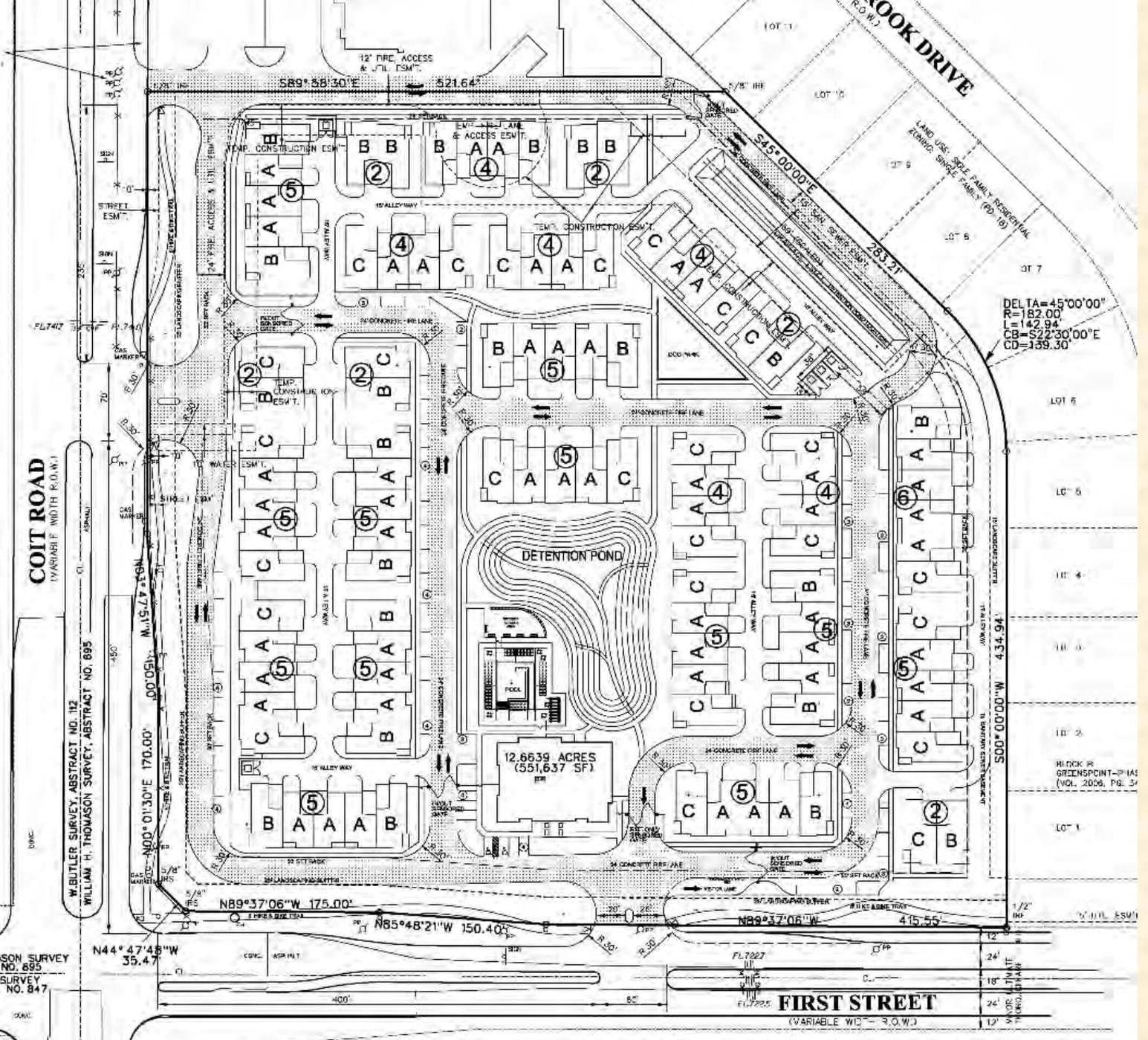
FIRST STREET
(VARIABLE WIDTH R.O.W.)

DELTA=45°00'00"
R=182.00
L=142.94
CB=S22°30'00"E
CD=139.30'

12.6639 ACRES
(551,637 SF)

DETENTION POND

COOK DRIVE

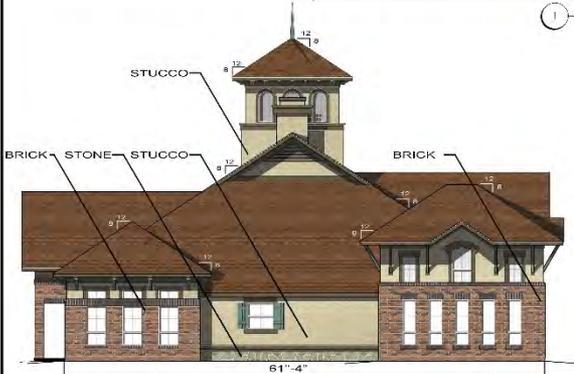


Total Elev. Area	1329 S.F.	100%
Glazing	-369 S.F.	27%
Net Surface Area	960 S.F.	73%
Facade Material	Area	Percent of Net
Brick	516 S.F.	54%
Stone	47 S.F.	5%
Stucco	397 S.F.	41%

TAPERED ROUND DECORATIVE COLUMN

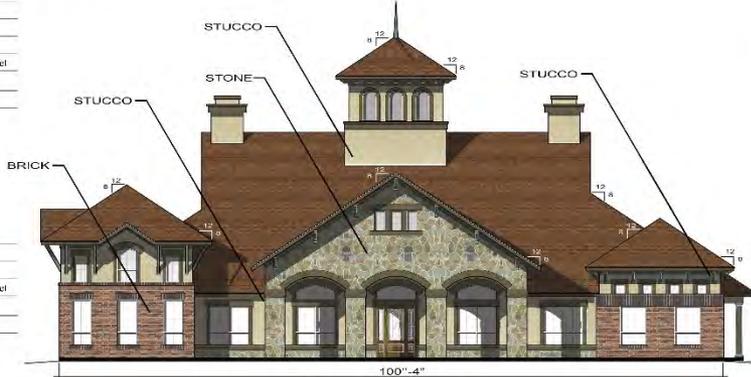


1 CLUBHOUSE-NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 CLUBHOUSE-EAST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	1202 S.F.	100%
Glazing	-183 S.F.	17%
Net Surface Area	1019 S.F.	83%
Facade Material	Area	Percent of Net
Brick	390 S.F.	38%
Stone	37 S.F.	4%
Stucco	592 S.F.	58%



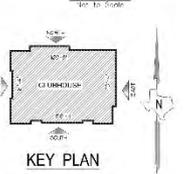
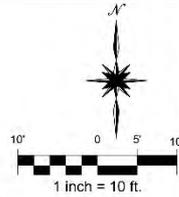
4 CLUBHOUSE-SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	1,733 S.F.	100%
Glazing	-376 S.F.	22%
Net Surface Area	1,357 S.F.	78%
Facade Material	Area	Percent of Net
Brick	432 S.F.	32%
Stone	500 S.F.	37%
Stucco	425 S.F.	31%



3 CLUBHOUSE-EAST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	650 S.F.	100%
Glazing	-194 S.F.	30%
Net Surface Area	456 S.F.	60%
Facade Material	Area	Percent of Net
Brick	162 S.F.	36%
Stone	53 S.F.	12%
Stucco	241 S.F.	52%



GENERAL NOTES:

1. THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. ALL TECHNICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH ZONING ORDINANCE.
3. UNBEMITTLED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING COLOR AND FINISH.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 0%.

716-8004

EXHIBIT "F"

OAK TIMBERS PROSPER SENIOR COMMUNITY

KOS TR KOS OF PROSPER, ADDITION BLOCK A, LOT 2

WILLIAM H. THOMSON SURVEY, ABSTRACT NO. 895 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DEVELOPER
Oak Timbers Prosper, LLC
Prosper, Texas

DESIGNED BY
MORI'S ENGINEERING, INC.
2818 POLLOCK LANE, FORT WORTH, TEXAS 76106
TEL: 817-451-0584
CONTACT: MORI ANNAKAVAN, P.E.
william@morieng.com

MORI'S ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2818 Pollock Lane
Ft. Worth, Texas 76106
TEL: 817-451-0584
moriashavan@yahoo.com
CONTACT: MORI ANNAKAVAN, P.E.

CONSULTANTS:
Arrive Architecture Group
2344 Highway 121
Suite 100
Bedford, TX
817-451-0584
william@arriveag.com

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas

VALUCHAN MITCHELL
(817) 996-9093

SEALS / CONSULTANTS: F-7701

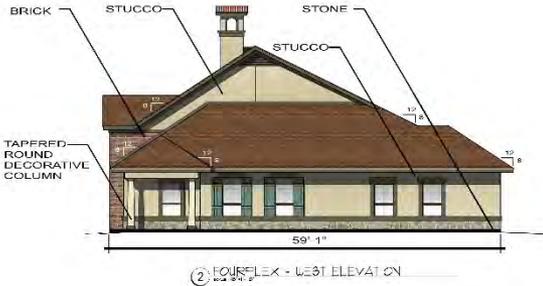
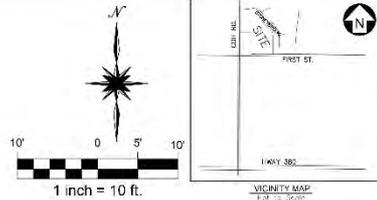
THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI ANNAKAVAN, P.E., NO. 79774 ON MARCH 4, 2016.

PROJECT NUMBER: 1522
ISSUE DATE: March 4, 2016
REVISIONS:

SHEET NAME:
EXHIBIT "F"

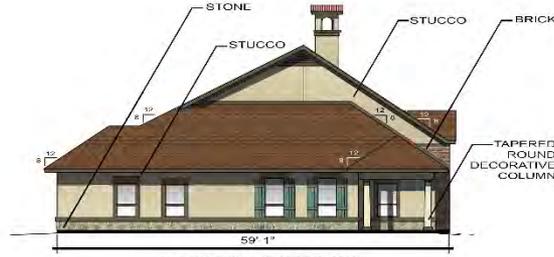
SHEET NUMBER:
F-1

Material	Area	Percent of Net
Total Area	793 S.F.	100%
Stucco	224 S.F.	28%
Brick	48 S.F.	6%
Stone	18 S.F.	2%
Shingles	503 S.F.	64%



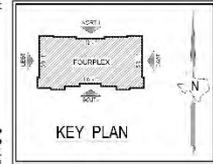
2 FOURPLEX - WEST ELEVATION

Material	Area	Percent of Net
Total Area	675 S.F.	100%
Stucco	224 S.F.	33%
Brick	22 S.F.	3%
Stone	31 S.F.	5%
Shingles	400 S.F.	60%



3 FOURPLEX - EAST ELEVATION

Material	Area	Percent of Net
Total Area	675 S.F.	100%
Stucco	224 S.F.	33%
Brick	44 S.F.	7%
Stone	31 S.F.	5%
Shingles	376 S.F.	55%

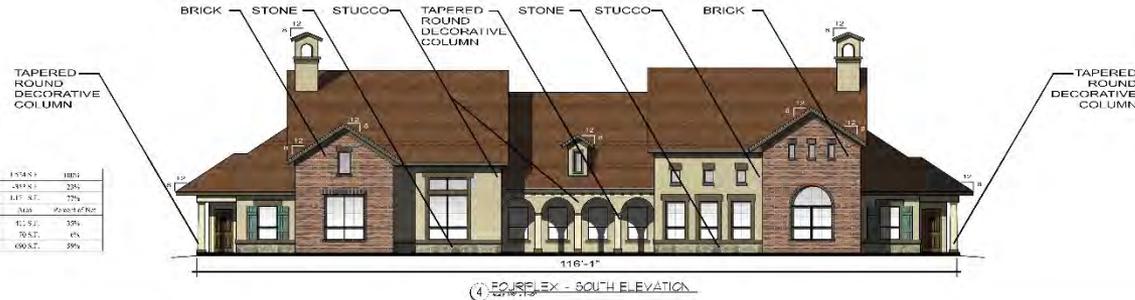


GENERAL NOTES:

- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS MUST BE REVIEWED AND APPROVED FROM THE BUILDING INSPECTOR'S OFFICE.
- ALL FINISHES AND MATERIALS SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH LOCAL ORDINANCE.
- WHEN FERRITE BURIED WIRE BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE BUILDING INSPECTOR.
- GLAZING SHALL HAVE A MINIMUM EXTERIOR VISIBLE REFLECTIVITY OF 6%.

NOTES:

- PATTERN AND COLOR SHALL BE THE SAME, HOWEVER COLOR IS SUBJECT TO CHANGE TO INDUCE ARCHITECTURAL CONSISTENCY WITH REMAINING NEIGHBORING BUILDINGS.



4 FOURPLEX - SOUTH ELEVATION

Material	Area	Percent of Net
Total Area	874 S.F.	100%
Stucco	384 S.F.	44%
Brick	11 S.F.	1%
Stone	70 S.F.	8%
Shingles	409 S.F.	47%

216-0001

EXHIBIT "F"
OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS R KIDS OF PROSPER ADDITION
 BLOCK A, LOT 2
 W. J. M. THOMPSON SURVEY, ABSTRACT NO. 2695
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DATE: 03/24/16
 DRAWN BY: MORI'S ENGINEERING, INC. F-7701
 2816 POKHAKI LANE, PLANO, TEXAS 75093
 TEL: 972-218-2626
 FAX: 972-218-2627
 E-MAIL: MORI@MORIS-ENG.COM
 WWW.MORIS-ENG.COM

MORI'S ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 F-7701
 2816 POKHAKI LANE
 PLANO, TEXAS 75093
 TEL: 972-218-2626
 MORI@MORIS-ENG.COM
 CONTRACT: MORI-AHAYAN-P.E.

CONSULTANTS:
Arrive Architecture Group
 2344 Highway 121
 Suite 100
 Bedford, TX
 817-514-0584
 william@arrivevaag.com

OAK TIMBERS PROSPER SENIOR COMMUNITY
 PROSPER, TEXAS

DESIGNER:
 Oak Timbers - Prosper, LLC
 Prosper, Texas

VAUGHAN MITCHELL
 (817) 990-9088

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI, AHAYAN, P.E. 78174 ON MAR. 4, 2016

PROJECT NUMBER: 1828

ISSUE DATE: March 4, 2016

REVISIONS:

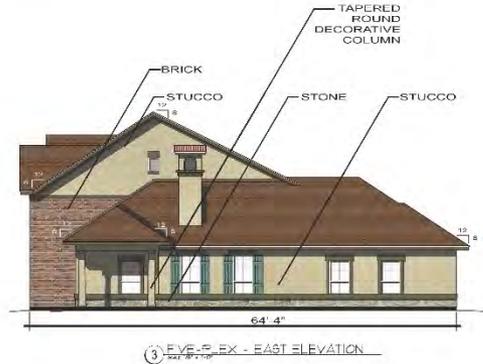
SHEET NAME:

EXHIBIT "F"

SHEET NUMBER:

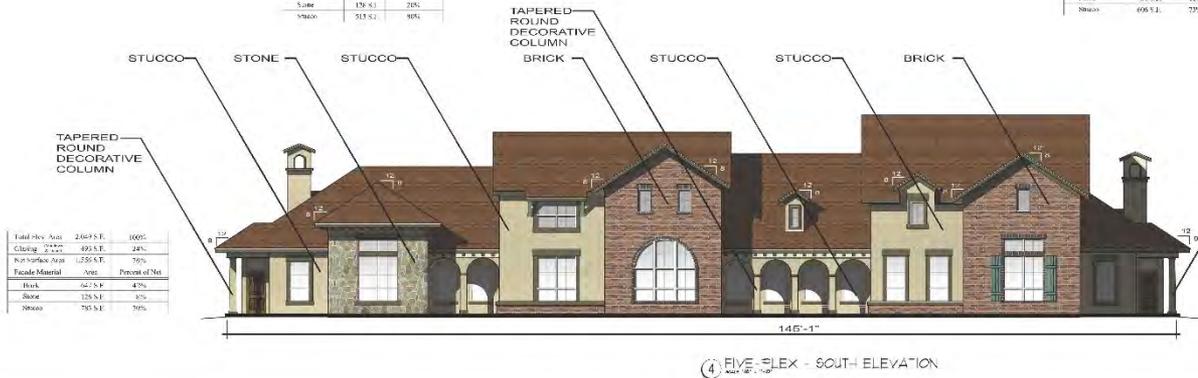
F-2

Total Elev. Area	1795 S.F.	100%
Cladding	1222	68%
Net Surface Area	597 S.F.	48%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	15 S.F.	2%
Stucco	102 S.F.	6%

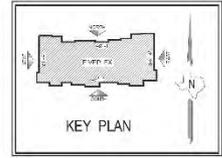
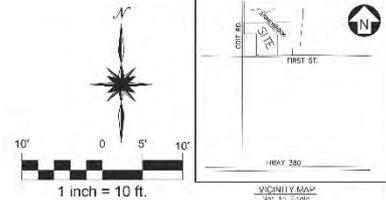


Total Elev. Area	775 S.F.	100%
Cladding	54 S.F.	7%
Net Surface Area	44 S.F.	6%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	17 S.F.	24%
Stucco	51 S.F.	66%

Total Elev. Area	509 S.F.	100%
Cladding	78 S.F.	15%
Net Surface Area	41 S.F.	8%
Facade Material	Area	Percent of Net
Brick	14 S.F.	34%
Stone	29 S.F.	71%
Stucco	69 S.F.	25%



Total Elev. Area	2164 S.F.	100%
Cladding	2122	98%
Net Surface Area	455 S.F.	21%
Facade Material	Area	Percent of Net
Brick	62 S.F.	14%
Stone	125 S.F.	28%
Stucco	75 S.F.	16%



- GENERAL NOTES**
- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING AND FINISH MATERIALS AND APPROVALS MUST BE OBTAINED FROM THE BUILDING INSPECTION DIVISION.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH LOCAL ORDINANCES.
 - UNLESS PERMITTED, EXPOSED UTILITY PIPES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION.
 - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 5%.

- NOTE**
- MATERIAL SHALL REMAIN THE SAME COLOR AND BE SUBJECT TO CHANGE TO PREVENT DISCREPANCIES BETWEEN THE DEVELOPER AND ANY CHANGES SHALL REMAIN NEUTRAL IN COLOR.

7 6-0004

EXHIBIT "F"

OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS & KIDS OF PROSPER ADDITION
3.000 A. 101 ?
BY LIAW H. THOMASON SURVEY, ABSTRACT NO. 895
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Prepared by:
Oak Timbers Prosper, LLC
Prosper, Texas
Contact: VAUGHAN MITCHELL
817-956-0001
Email: vaughan@oaktimbers.com

Prepared by:
MORI'S ENGINEERING, INC. F-7701
2618 Plowack Lane
Frisco, Texas 75035
(972) 251-1000
12501 Arrowhead Dr., Ste. 100
The Woodlands, Texas 77380

MORI'S ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2618 Plowack Lane
Frisco, Texas 75035
TEL: 972-251-1000
mori@moriseng.com
CONTACT: MORI AKHAVAN, P.E.

CONSULTANTS:
Arrive Architecture Group
2344 Highway 121
Suite 100
Bedford, TX
817-614-0584
william@arrivewg.com

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER:
Oak Timbers Prosper, LLC
Prosper, Texas
VAUGHAN MITCHELL
(817) 956-0003

SEALS / CONSULTANTS: F-7701

PROJECT NUMBER:
1622
ISSUE DATE:
March 4, 2016
REVISIONS:

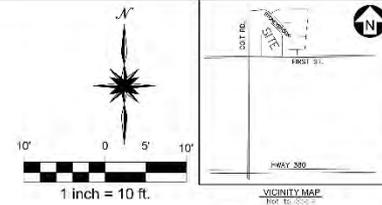
SHEET NAME:
EXHIBIT "F"

SHEET NUMBER:
F-3

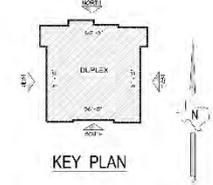
Total Elev. Area	757 S.F.	100%
Glazing (Windows & Doors)	-187 S.F.	25%
Net Surface Area	570 S.F.	75%
Facade Material	Area	Percent of Net
Brick	275 S.F.	48%
Stone	20 S.F.	4%
Stucco	275 S.F.	48%



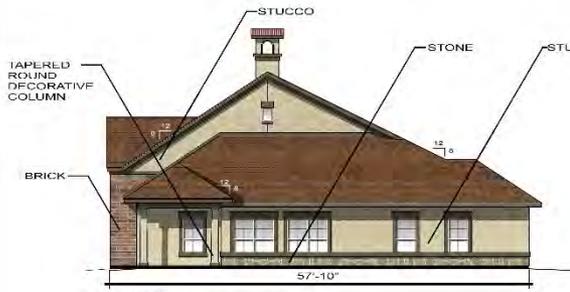
1 DUPLEX - NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 inch = 10 ft.

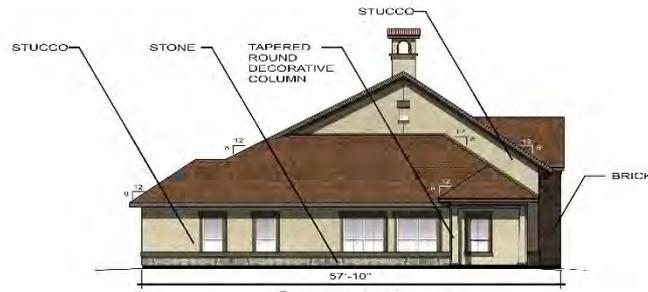


KEY PLAN



2 DUPLEX - WEST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	742 S.F.	100%
Glazing (Windows & Doors)	-109 S.F.	15%
Net Surface Area	633 S.F.	85%
Facade Material	Area	Percent of Net
Brick	54 S.F.	9%
Stone	66 S.F.	10%
Stucco	513 S.F.	81%



3 DUPLEX - EAST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	742 S.F.	100%
Glazing (Windows & Doors)	-109 S.F.	15%
Net Surface Area	633 S.F.	85%
Facade Material	Area	Percent of Net
Brick	54 S.F.	9%
Stone	66 S.F.	10%
Stucco	513 S.F.	81%



4 DUPLEX - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	485 S.F.	100%
Glazing (Windows & Doors)	-112 S.F.	23%
Net Surface Area	373 S.F.	77%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	40 S.F.	11%
Stucco	333 S.F.	89%

GENERAL NOTES

1. THE CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
 2. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED FROM THIS VIEW IN ACCORDANCE WITH APPLICABLE CODES.
 3. UNFINISHED EXPOSED UTILITY ROOF AND CEILING SHALL BE PAINTED TO MATCH EXTERIOR.
 4. ALL FINISHES ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
 5. WINDOWS SHALL HAVE A FINISH BY WHICH VISIBLE MARKING IS 1/4" OR LESS.
- NOTE:
1. MATERIALS WILL REMAIN THE SAME HOWEVER COLOR IS SUBJECT TO CLIENT'S CHOICE OF ARCHITECTURAL FINISH WITHIN THE SAME GROUP. ANY CHANGES WILL REMAIN THE SAME COLOR.

Z 6 0004

EXHIBIT "F"

OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS R KIDS OF PROSPER ADD 104 BLOCK A, LOT 2

WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DESIGN:
Oak Timbers-Prosper, LLC
Prosper, Texas
PROJECT: VAUGHAN MICHELL
(817) 596-0000
E-mail: oem@oaktimbers.net

PREPARED BY:
MORI'S
ENGINEERING, INC. F-7701
2616 POKICK Lane, Plano, Texas 75093
CONTACT: MORI ARIHAWAN, P.E.
TEL: 972-416-2658
mari@morians.com

MORI'S
ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2616 POKICK Lane
Plano, Texas 75093
TEL: 972-416-2658
mari@morians.com
CONTACT: MORI ARIHAWAN, P.E.

CONSULTANTS:
Arrive
Architecture
Group
2344 Highway 121
Suite 100
Bedford, TX
817-514-0684
william@arriveag.com

OAK TIMBERS PROSPER
SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER:
Oak Timbers-Prosper, LLC
Prosper, Texas

VAUGHAN MICHELL
(817) 596-0000

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS CONTROLLED BY MORI ARIHAWAN, P.E. 7974 ON MAR. 4, 2016

PROJECT NUMBER: 1436
ISSUE DATE: March 4, 2016
REVISIONS:

SHEET NAME:
EXHIBIT "F"

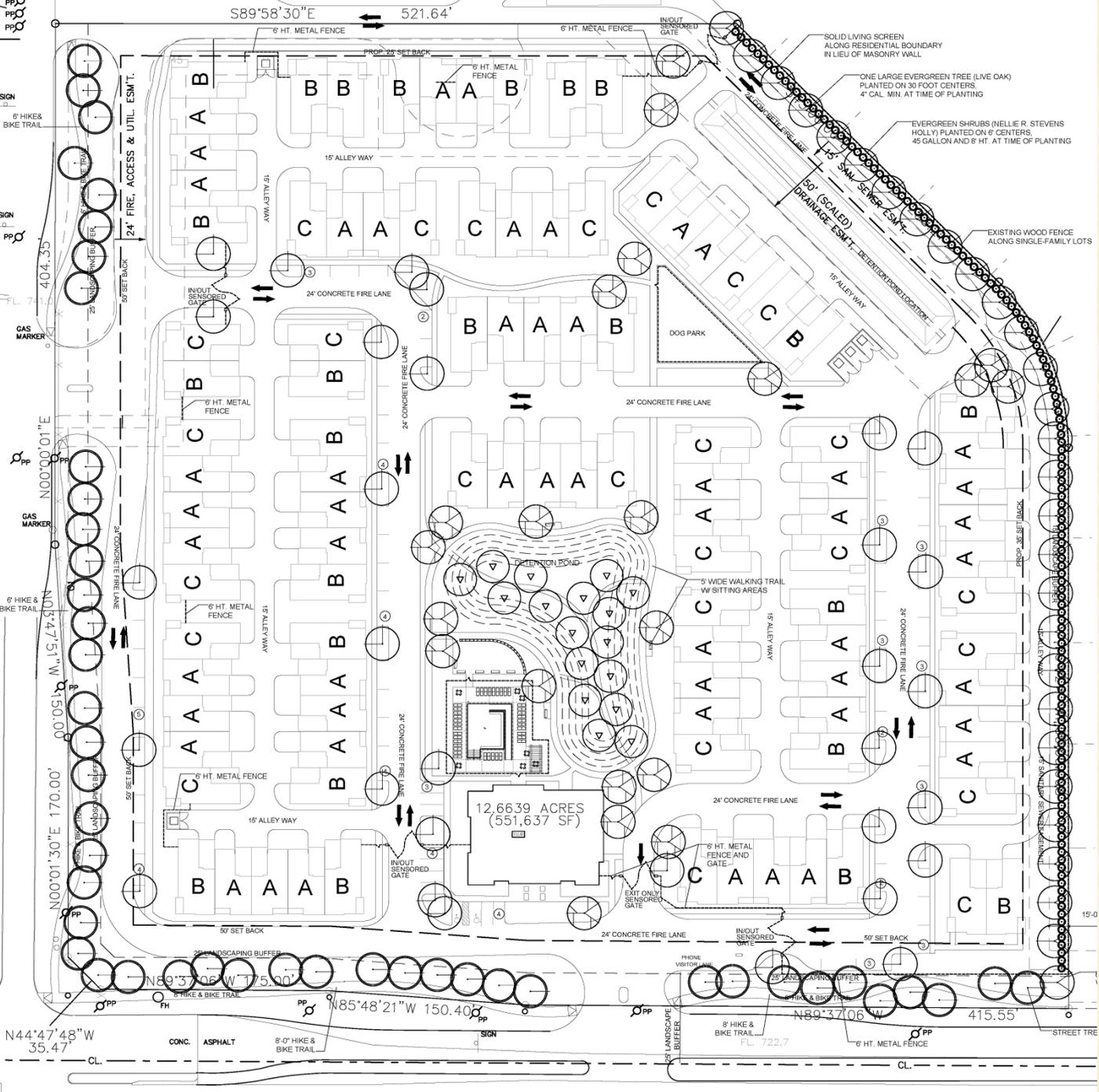
SHEET NUMBER:
F-4

COIT ROAD

(VARIABLE WIDTH R.O.W.)

WBUTLER SURVEY, ABSTRACT NO. 112
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895

N SURVEY
895
RVEY
D. 847





① AMENITIZED DETENTION POND SCALE: 1" = 10'-0"

6' BENCH

5' WALKING PATH

5:1 SLOPE

LARGE TREES

RUNNEL

OUTDOOR AEROBIC AREA

POOL

CLUB

2016-0004

EXHIBIT "G"

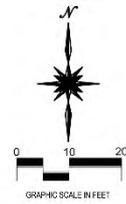
OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS R KIDS OF PROSPER ADDITION
BLOCK A, LOT 2

WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

FOR: Oak Timbers-Prosper, LLC
Prosper, Texas
DW: ARCH: VAUGHAN MITCHELL
(817) 696-8033
E-mail: oml@oaktimbers.net
DATE: MARCH 2016 SCALE: 1" = 40'

ENGINEERED BY: **MORI'S**
ENGINEERING, INC. F-7701
2010 Pickwick Lane Plano, Texas 75093
CON: SAC: MORI AK-10/AVAN 972-816-2828
PROJECT: 2016-0004



MORI'S
ENGINEERING AND LAND SURVEYING
F-7701
2010 Pickwick Lane
Plano, Texas 75093
TEL: 972-816-2828
morikavan@yahoo.com
CONTACT: MORI AK-10/AVAN, P.E.

CONSULTANTS:
mdg
landscape
architects
17850 Central Exp. #300
Dallas, TX 75248
P: 972-660-7474
F: 972-660-7378

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
Oak Timbers-Prosper, LLC
Prosper, Texas

VAUGHAN MITCHELL
(817) 696-8033

REAL / CONSULTANTS:

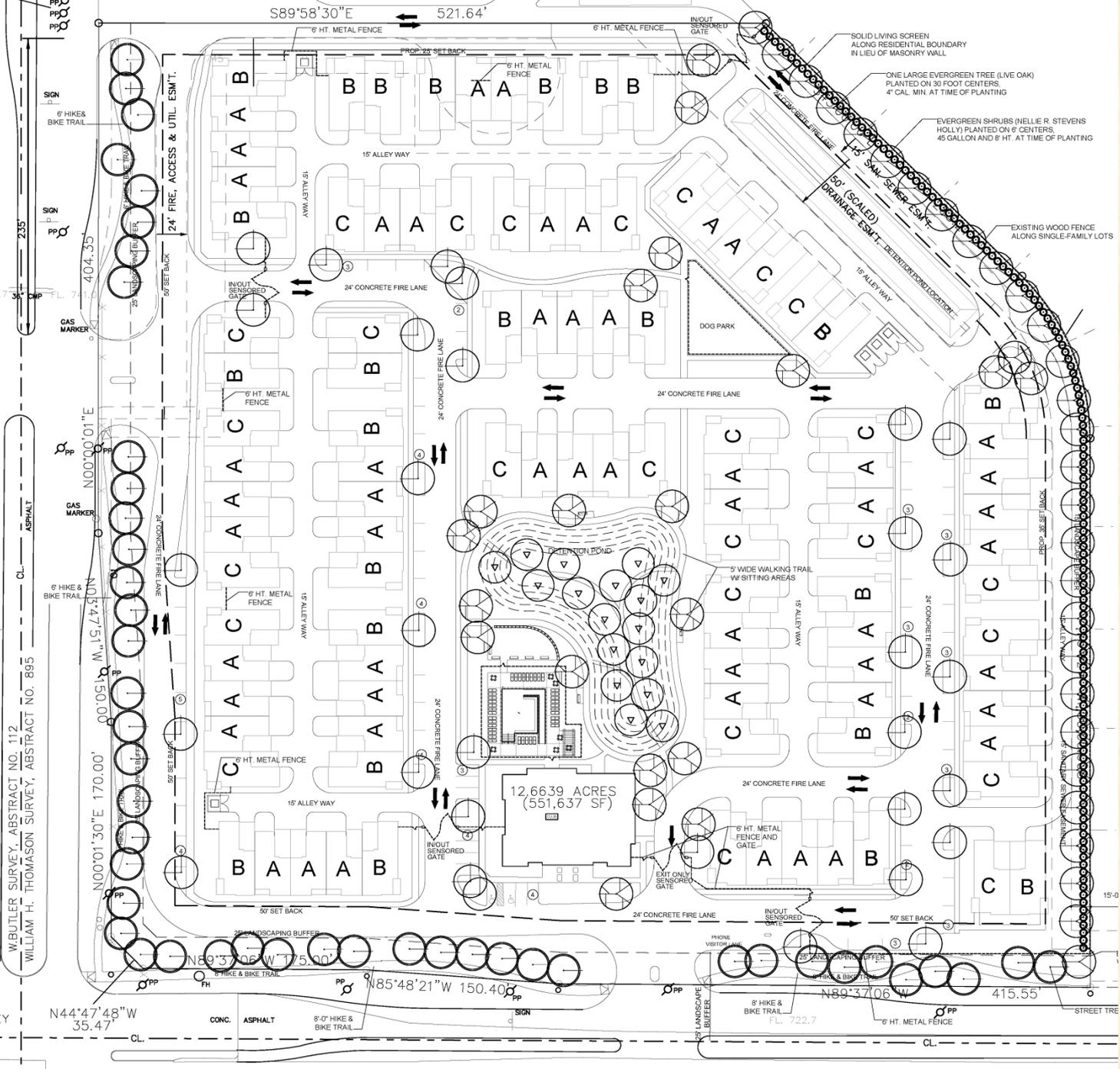
PROJECT NUMBER:
1828
EST. DATE:
March 4, 2016
REVISIONS:
March 23, 2016
April 09, 2016

SHEET NAME:
EXHIBIT "G"

SHEET NUMBER:
G-2

COIT ROAD
(VARIABLE WIDTH R.O.W.)

CONC.
WBUTLER SURVEY, ABSTRACT NO. 112
WILLIAM H. THOMSON SURVEY, ABSTRACT NO. 895
N SURVEY 895
RVEY 847



12.6639 ACRES
(551,637 SF)

S89°58'30"E 521.64'

FL. 741.7

N44°47'48"W 35.47'

N85°48'21"W 150.40'

N89°37'06"W 175.00'

N89°37'06"W 415.55'

FL. 722.5

STREET RISE



Town of Prosper

"a place where everyone matters"

Agenda Item 9.

Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for Windsong Ranch Marketplace, on 46.6± acres, located on the northeast corner of US 380 and Gee Road. (MD16-0002). (JW)

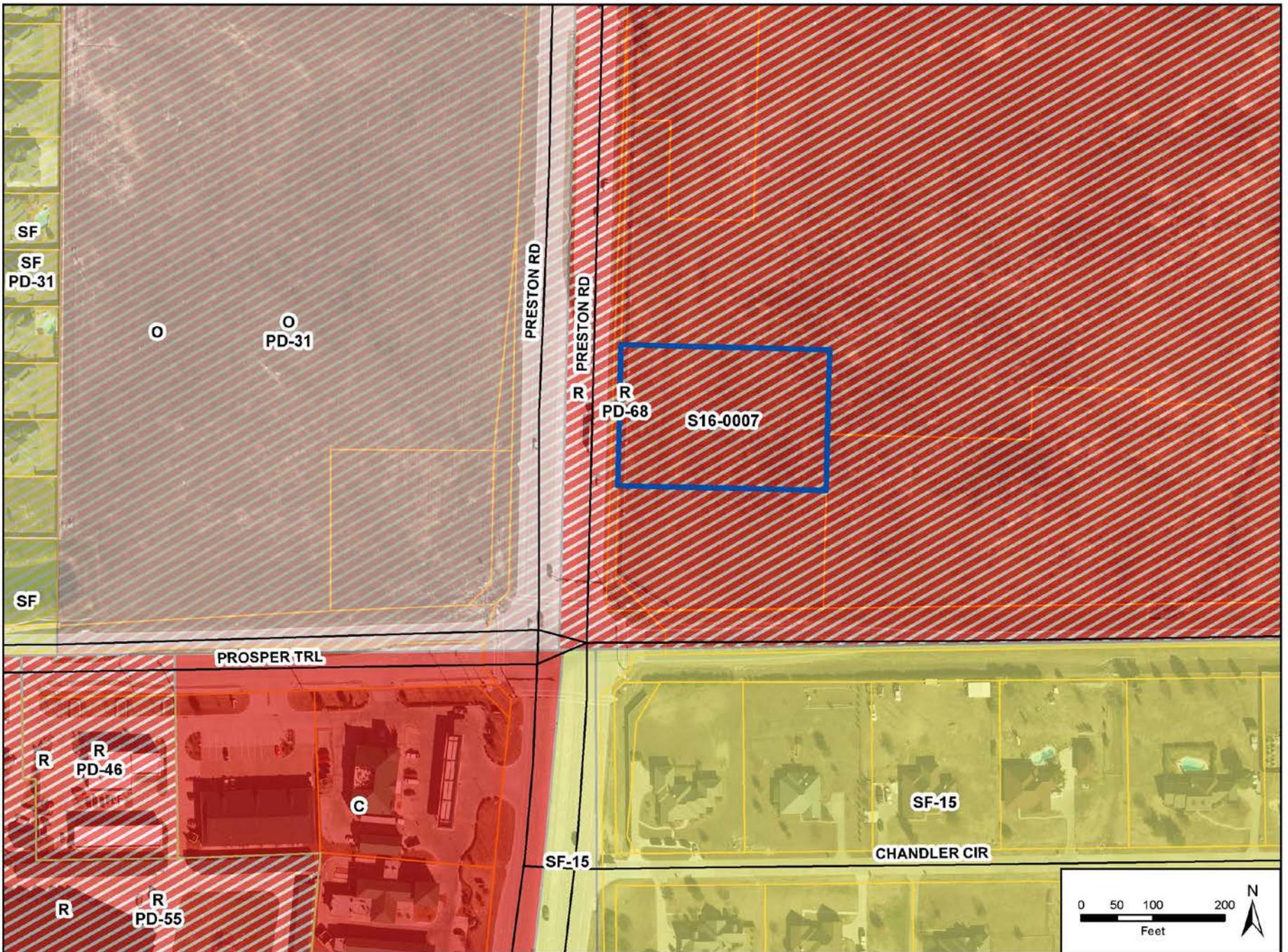


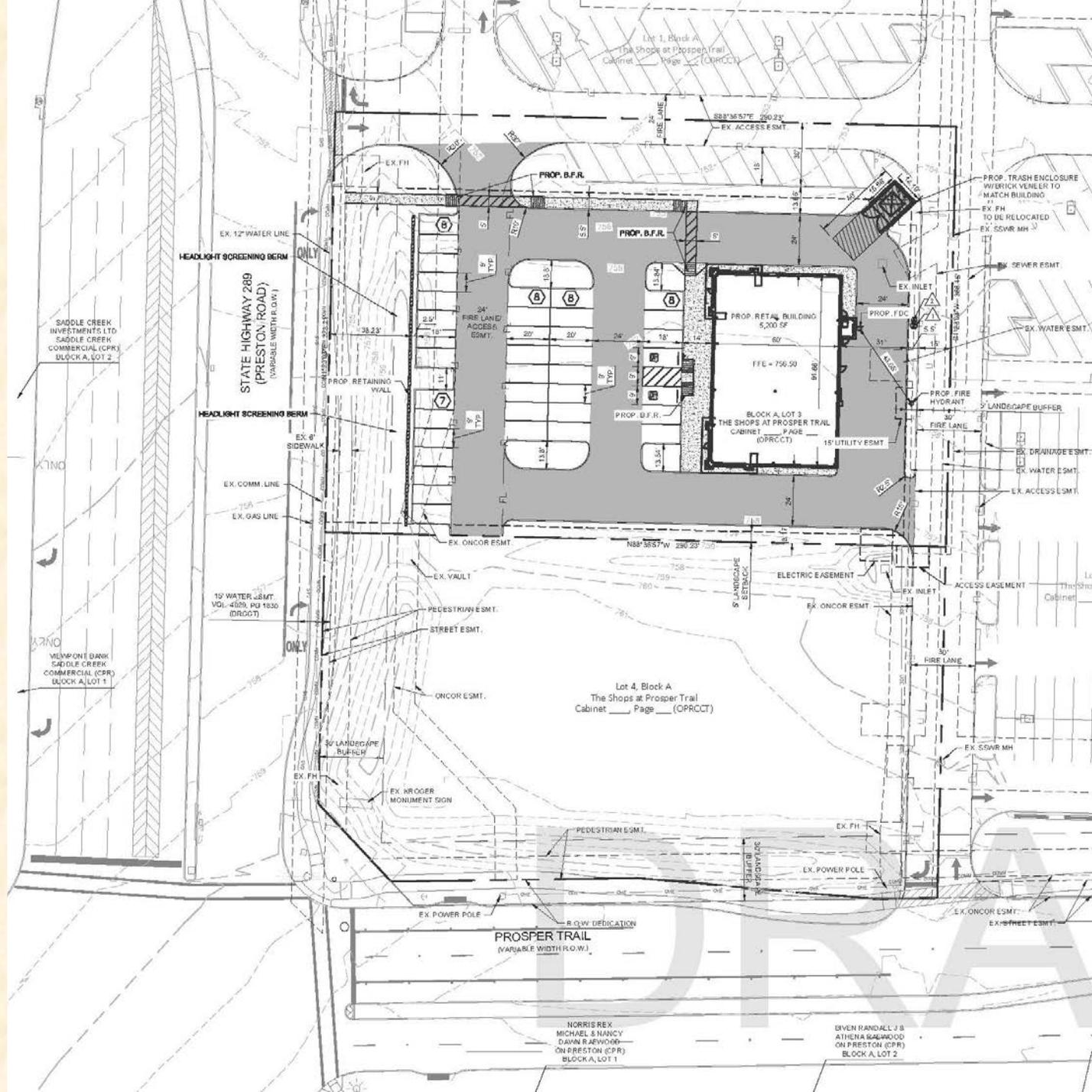
Town of Prosper

"a place where everyone matters"

Agenda Item 10.

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. (S16-0007). (JW)





Lot 1, Block A
The Shops at Prosper Trail
Cabinet Page 22 (OPRCCT)

PROP. TRASH ENCLOSURE
WITH CK VENEER TO
MATCH BUILDING
EX. FH TO BE RELOCATED
EX. 55WR MH

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

Lot 4, Block A
The Shops at Prosper Trail
Cabinet Page (OPRCCT)

PROSPER TRAIL
(VARIABLE WIDTH R.O.W.)

NORRIS REX
MICHAEL & NANCY
DAWN BARNWOOD
ON PRESTON (CPR)
BLOCK A, LOT 1

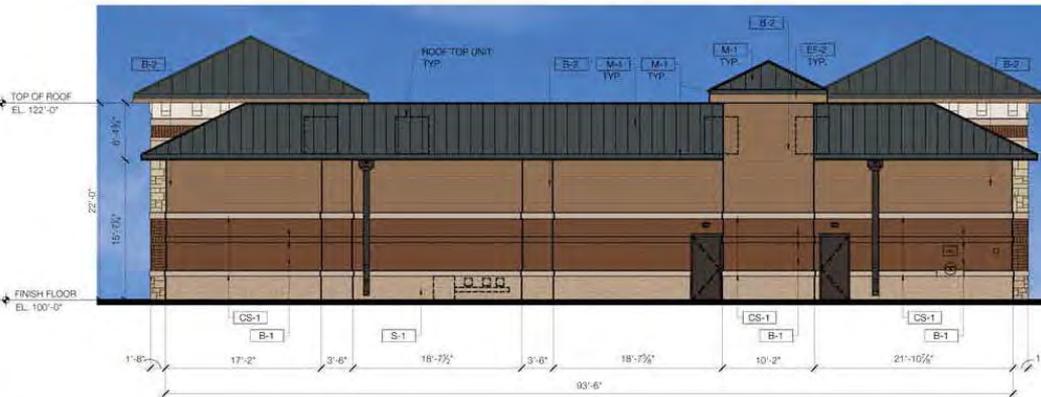
GIVEN RANDALL J &
ATHENA BARNWOOD
ON PRESTON (CPR)
BLOCK A, LOT 2



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"







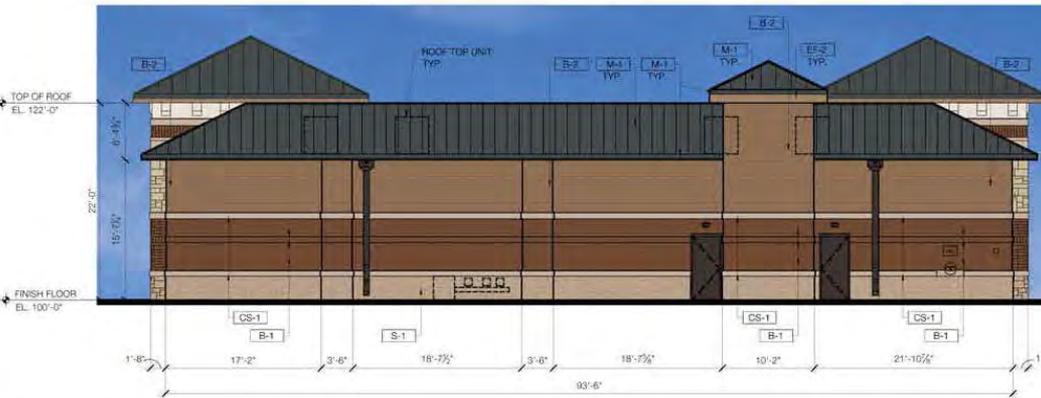




1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

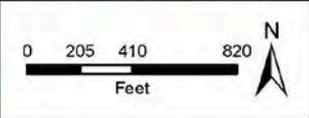
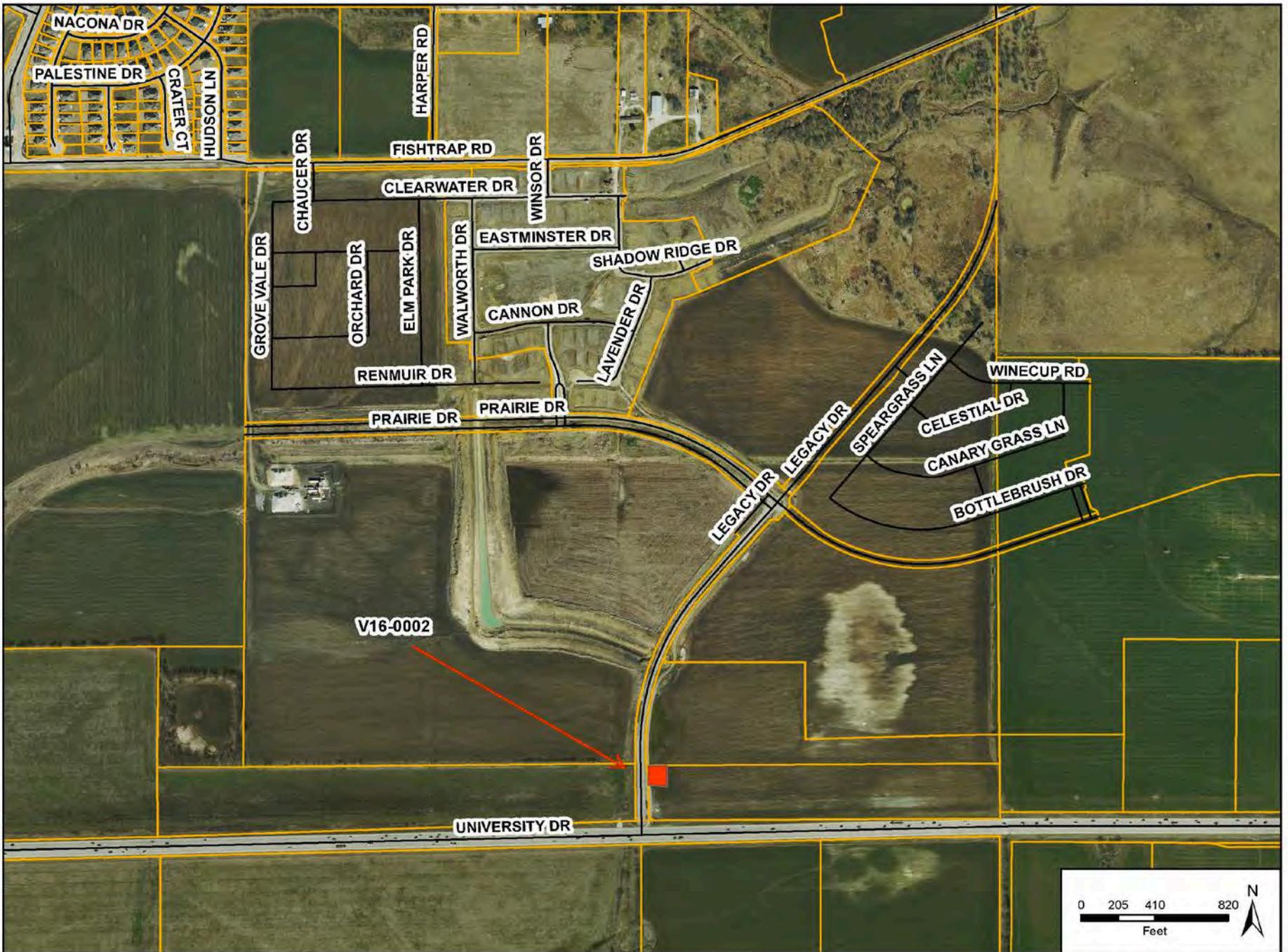


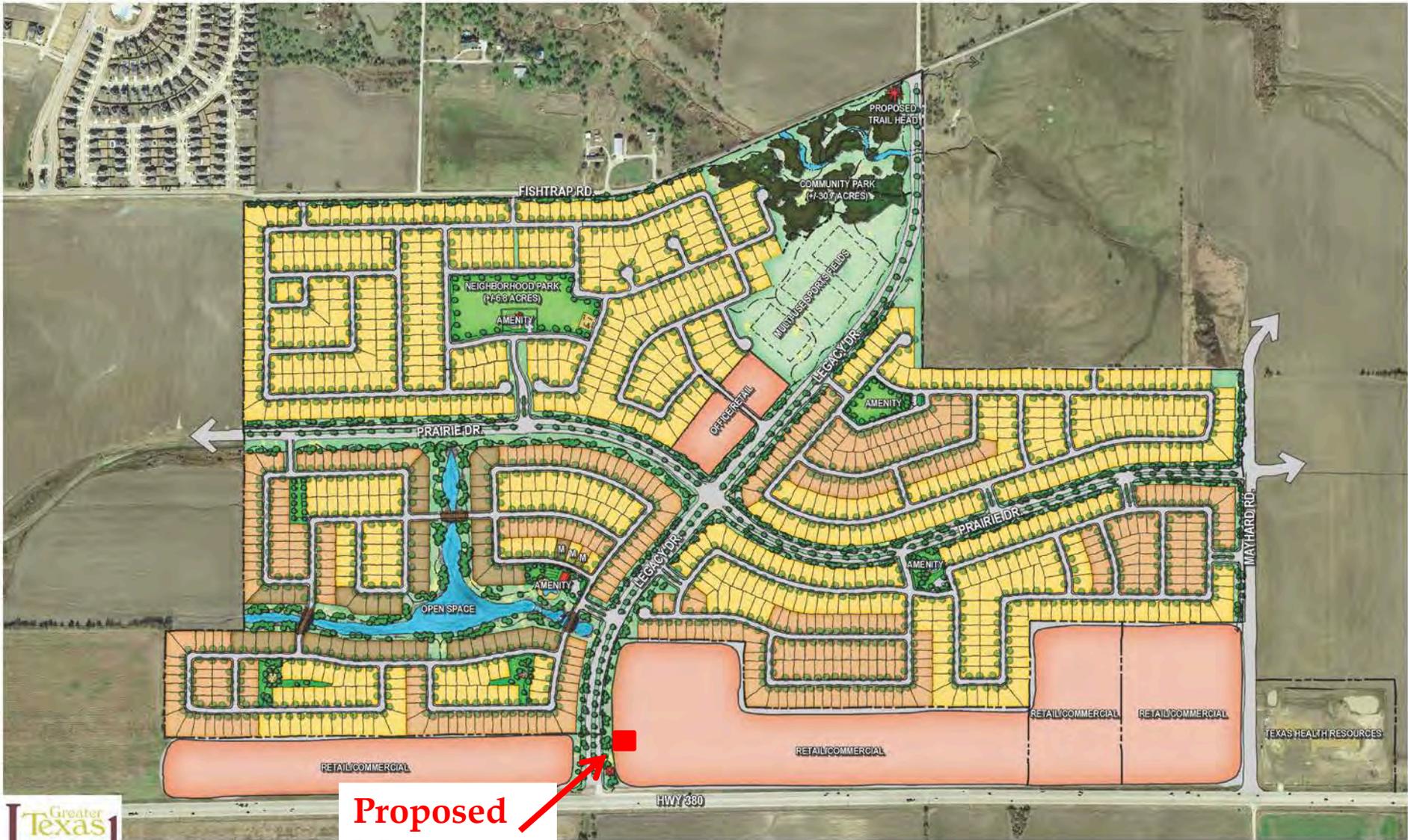
Town of Prosper

"a place where everyone matters"

Agenda Item 11.

Conduct a Public Hearing, and consider and act upon a request for a variance to the Sign Ordinance, Section 1.09(M), regarding Subdivision Monuments, for the Villages at Legacy, located at the northeast corner of US 380 and Legacy Drive. (V16-0002). **(JW)**

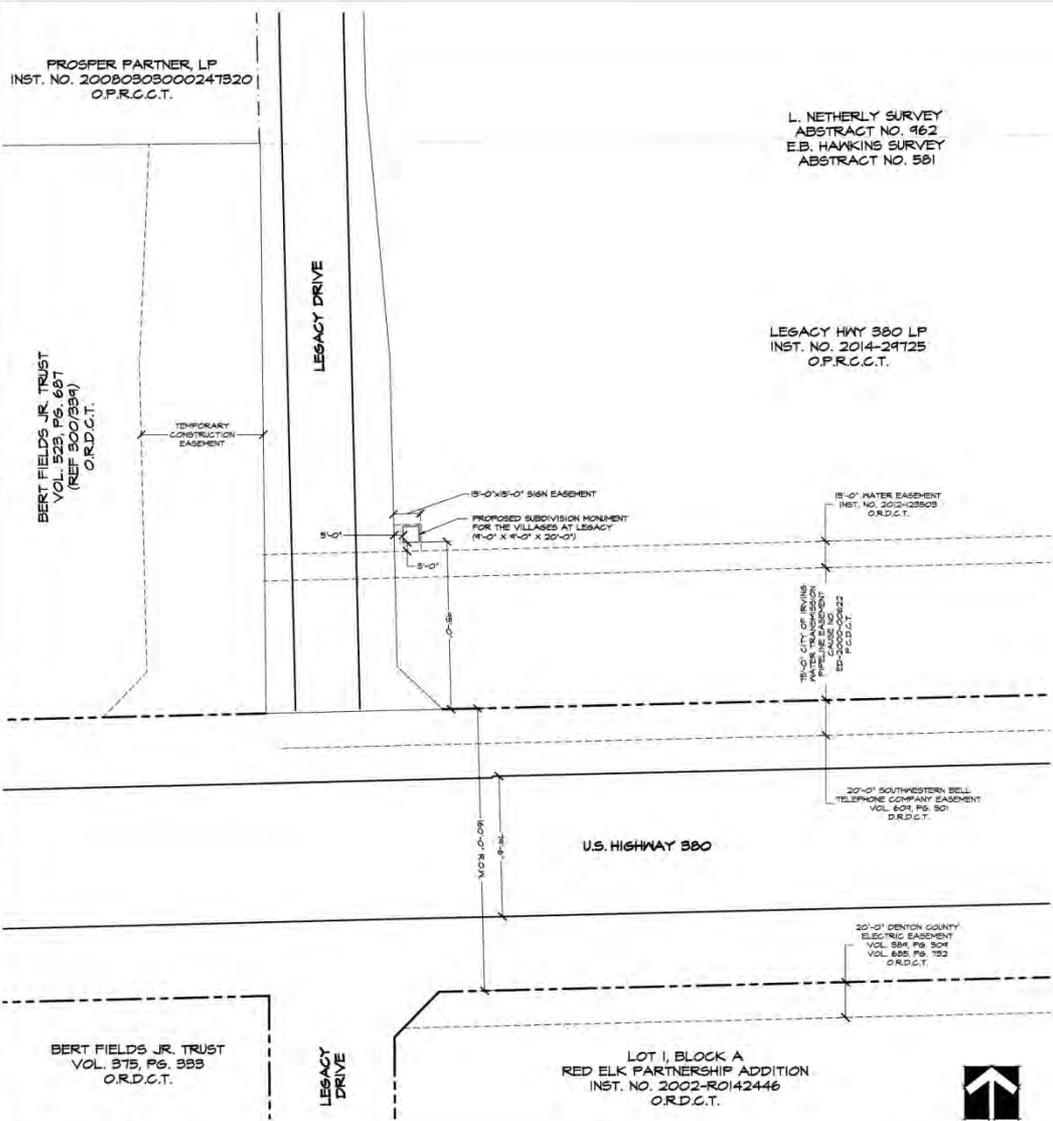




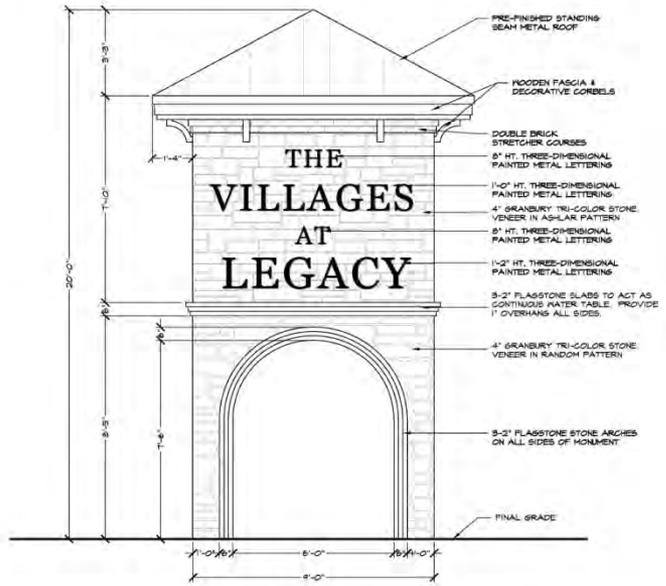
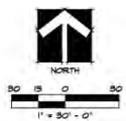
Proposed Monument

Villages at Legacy
Master Plan

Drawing: S:\Projects\110007-The Villages at Legacy\DWG\11007-LEG-01-LEG-01-01.dwg Scale: By: Station & Some Time: 5/27/2016 4:30 PM
 Plotted By: ##### Plot Date: 5/22/2016 1:58 PM



1 SIGNAGE MONUMENT LAYOUT PLAN



2 SIGNAGE MONUMENT ELEVATION



DEVELOPER:
 PROSPER PARTNERS, L.P.
 10950 RESEARCH ROAD
 FRISCO, TEXAS 75034
 PHL (214) 887-3913
 CONTACT: CLINT RICHARDSON

LANDSCAPE ARCHITECT:
 STUDIO 13 DESIGN GROUP, PLLC.
 380 W. MAIN STREET
 LEWISVILLE, TEXAS 75057
 PHL (469) 635-1900
 CONTACT: LEONARD REEVES, ASLA, UI

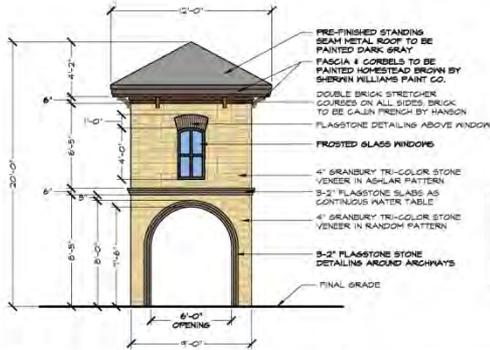
MONUMENT LAYOUT
THE VILLAGES AT LEGACY
 ~SIGNAGE MONUMENT~

BEING A PORTION OF 13.85 ACRES OUT OF THE HAWKINS SURVEY, A-581

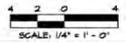
TOWN OF PROSPER
 DENTON COUNTY, TEXAS



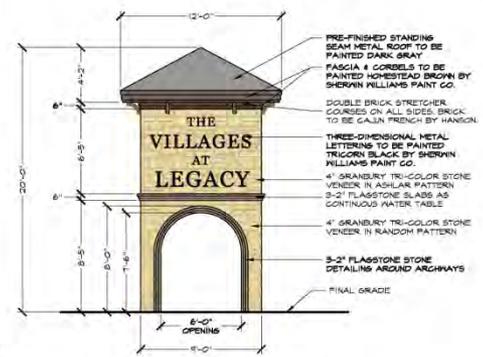
LEONARD REEVES, ASLA, UI
 LEONARD@STUDIO13.COM
 (469) 635-1900
 10111 FIVE HILLS
 Submitted 3/23/2016



NORTH ELEVATION
 NET AREA = 102 SQ FT
 WINDOW AREA = 5.50 SQ FT
 TOTAL SURFACE AREA = 44 SQ FT
 GRANBURY TRI-COLOR STONE VENEER = 12 SQ FT / 17%
 FLAGSTONE ACCENTS = 11 SQ FT / 16%
 BRICK VENEER = 5 SQ FT / 5%



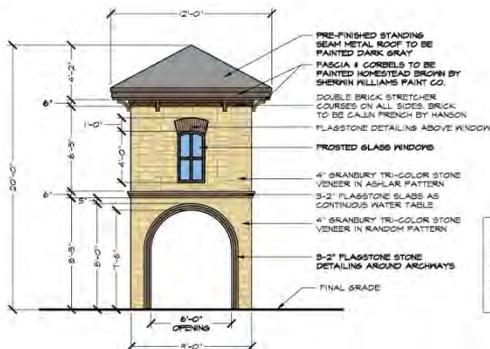
1 SIGNAGE MONUMENT - NORTH ELEVATION
 F1 ELEVATION



WEST ELEVATION
 TOTAL SURFACE AREA = 102 SQ FT
 GRANBURY STONE VENEER = 82 SQ FT / 80%
 FLAGSTONE ACCENTS = 14 SQ FT / 14%
 BRICK VENEER = 6 SQ FT / 6%



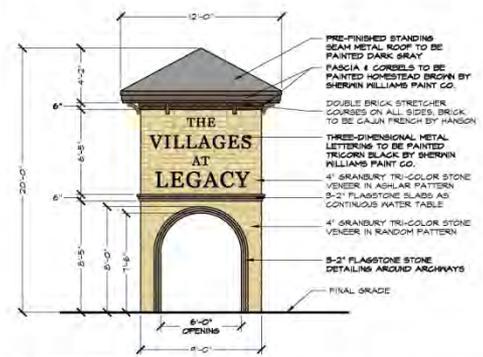
2 SIGNAGE MONUMENT - WEST ELEVATION
 F1 ELEVATION



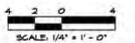
SOUTH ELEVATION
 NET AREA = 102 SQ FT
 WINDOW AREA = 5.50 SQ FT
 TOTAL SURFACE AREA = 44 SQ FT
 GRANBURY STONE VENEER = 12 SQ FT / 17%
 FLAGSTONE ACCENTS = 11 SQ FT / 16%
 BRICK VENEER = 5 SQ FT / 5%



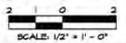
3 SIGNAGE MONUMENT - SOUTH ELEVATION
 F1 ELEVATION



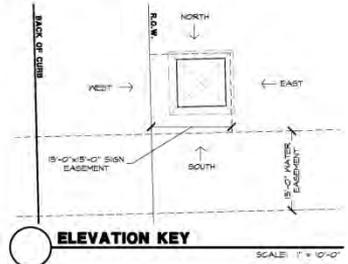
EAST ELEVATION
 TOTAL SURFACE AREA = 102 SQ FT
 GRANBURY STONE VENEER = 82 SQ FT / 80%
 FLAGSTONE ACCENTS = 14 SQ FT / 14%
 BRICK VENEER = 6 SQ FT / 6%



4 SIGNAGE MONUMENT - EAST ELEVATION
 F1 ELEVATION



5 SIGNAGE LETTERING
 F1 ELEVATION



Put in one inch on original drawing. If not one inch on this sheet, adjust scale, as necessary.
 One Inch

FACADE PLAN NOTES:

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DEPARTMENT.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- IF PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

FACADE PLAN
THE VILLAGES AT LEGACY
 ~SIGNAGE MONUMENT~

BING A PORTION OF 13.65 ACRES OUT OF THE HAWKINS SURVEY, A-581
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS



Studio City Design Group, PLLC
 794 W. Anna Street
 Fort Worth, Texas 76102
 817-497-1100
 (Not a Professional)
 Submitted 5/23/2016

DEVELOPER:
 PROSPER PARTNERS, L.P.
 10950 RESEARCH ROAD
 FORT WORTH, TEXAS 76133
 PH: (214) 387-3013
 CONTACT: CLINT RICHARDSON

LANDSCAPE ARCHITECT:
 STUDIO D DESIGN GROUP, PLLC
 385 W. MAIN STREET
 LEWISVILLE, TEXAS 75057
 PH: (469) 535-1900
 CONTACT: LEONARD REEVES, ASLA, LI

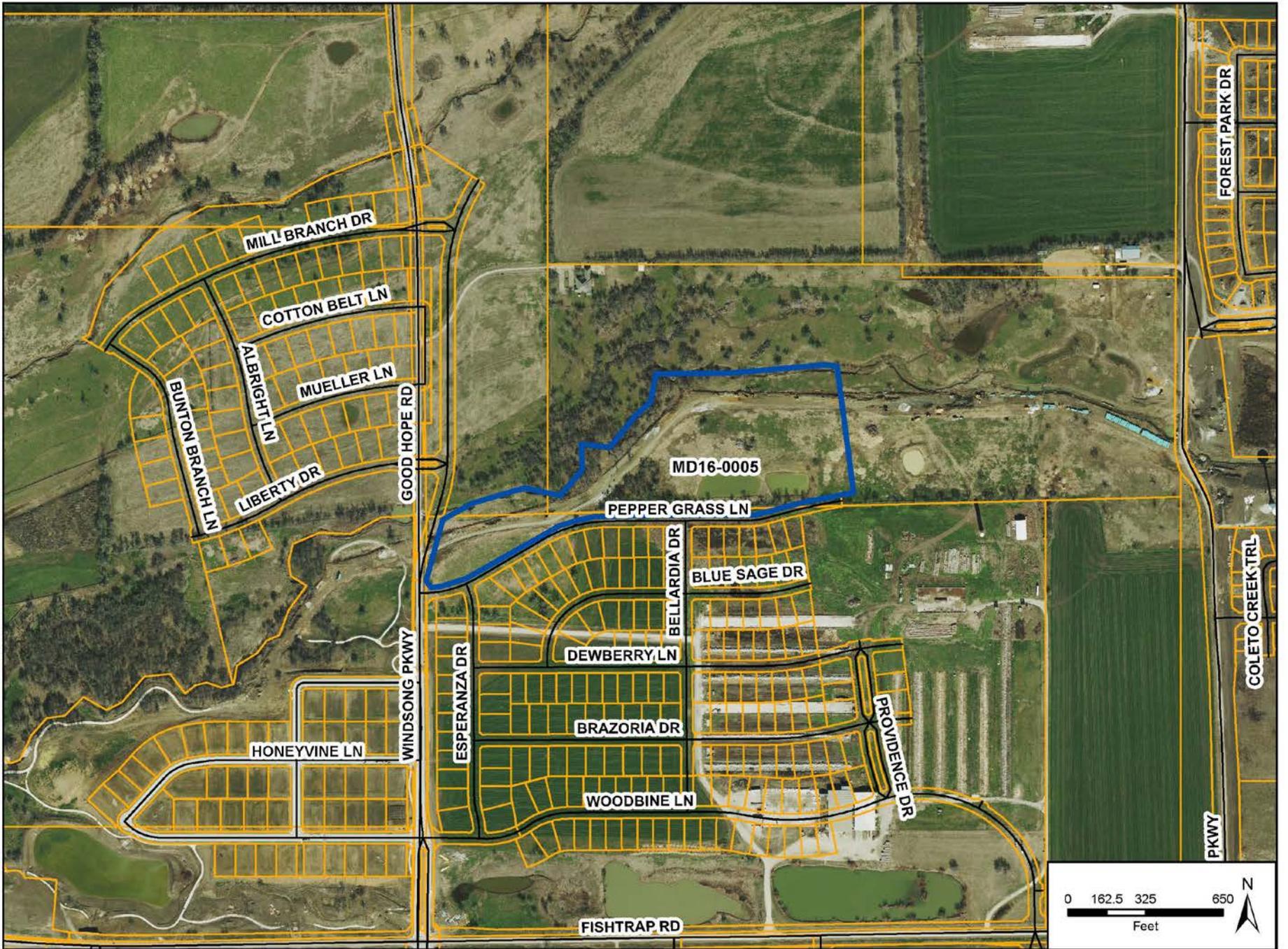


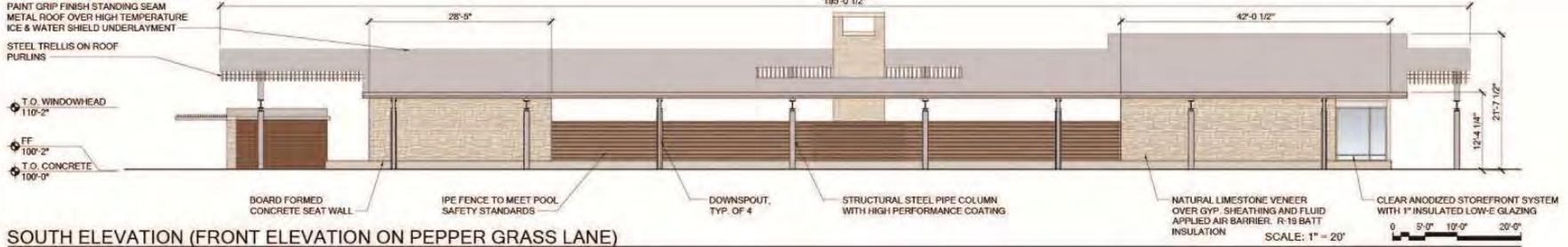
Town of Prosper

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Agenda Item 12.

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

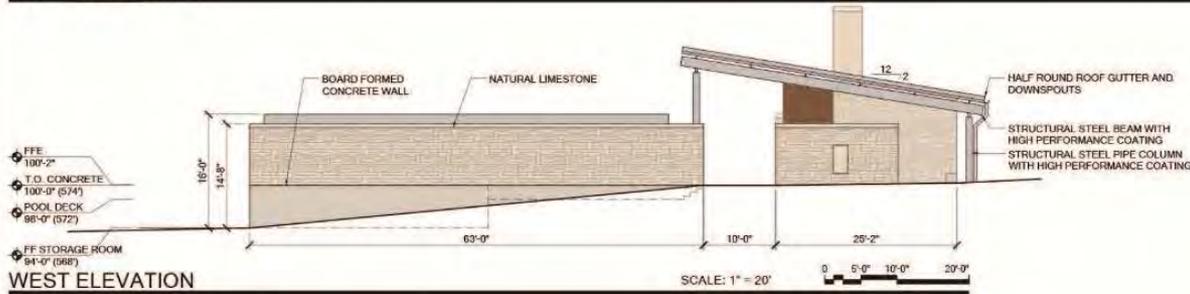




SOUTH ELEVATION (FRONT ELEVATION ON PEPPER GRASS LANE)



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

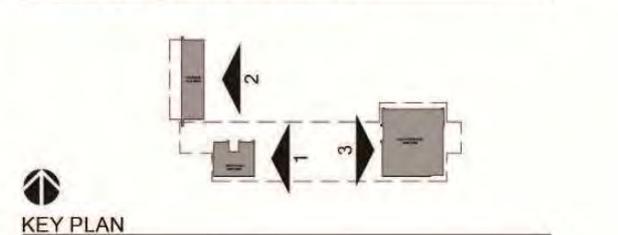


	Multi-Purpose Building							
	South	North	West	East				
Structural Steel Area	228 sf	977 sf	378 sf	756 sf				
Roofing	87 sf	185 sf	100 sf	353 sf				
Net Façade Area	291 sf	284 sf	478 sf	285 sf				
Impervious	855	50.8%	62	32.0%	818	100.0%	287	83.3%
Open	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Water	18	4.4%	131	68.0%	0	0.0%	19	15.5%

	Bedroom Building							
	South	North	West	East				
Structural Steel Area	300 sf	468 sf	352 sf	318 sf				
Roofing	0 sf	0 sf	0 sf	0 sf				
Net Façade Area	300 sf	468 sf	352 sf	318 sf				
Impervious	600	100.0%	127	25.8%	243	60.0%	318	100.0%
Open	0	0.0%	343	73.8%	109	11.0%	0	0.0%
Water	0	0.0%	0	0.0%	0	0.0%	0	0.0%

	Storage Building							
	South	North	West	East				
Structural Steel Area	124 sf	222 sf	146 sf	102 sf				
Roofing	0 sf	0 sf	0 sf	0 sf				
Net Façade Area	124 sf	222 sf	146 sf	102 sf				
Impervious	13	9.8%	21	18.9%	148	100.0%	19	12.3%
Open	109	80.2%	133	89.6%	0	0.0%	458	100.0%
Water	0	0.0%	0	0.0%	0	0.0%	0	0.0%

MATERIAL CALCULATION TABLE



KEY PLAN



DOUGLAS FIR T&G ROOF DECK

STRUCTURAL STEEL WITH HIGH PERFORMANCE COATING

IPE T&G WOOD SIDING

CAST STONE

NATURAL LIMESTONE



IPE T&G WOOD SIDING

NATURAL LIMESTONE

PAINT GRIP FINISH STANDING SEAM METAL ROOF

CLEAR ANODIZED STOREFRONT

NATURAL LIMESTONE



HALF ROUND ROOF GUTTER AND DOWNSPOUTS

DOUGLAS FIR T&G ROOF DECK

STRUCTURAL STEEL



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Agenda Item 13.

Executive Session

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

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



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Agenda Item 13.

Executive Session

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

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



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Agenda Item 13.
Executive Session

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

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



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Agenda Item 14.

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



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Agenda Item 15.

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

- **Backflow Prevention Plan (FJ)**



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Purpose

At the July 28, 2015 Town Council Meeting, Ordinance 15-45 was adopted, requiring a RPZ for backflow protection if a secondary source of water was used.

Staff patterned the Backflow Ordinance after the existing Well Ordinance of 2006, which requires a RPZ to be installed when a well is constructed.



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Status

Total wells in Town	83
Wells with RPZ's	59
Wells without RPZ's	24



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Surrounding Municipalities Cross Control Survey

Requires a RPZ and physical air gap.

City of Celina, City of Irving, and the City of Plano.

Requires a physical air gap.

Town of Little Elm, and the City of McKinney.

Requires a RPZ or physical air gap.

City of Frisco



Town of Prosper

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Alternative Solution

1. Allow the physical air gap.

The TCEQ allows a physical air gap with a periodic CSI Inspection. The home owner will need to be present to meet with the CSI Inspector, and a Public Works staff member will be present to disconnect the meter during the inspection. The CSI Inspection will insure no cross connection exists.



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*Anticipated Cost for CSI
Inspection*

(Per Inspection)

Third Party Inspection	\$100.00
Permit Fee	\$ 75.00
Total	\$ 175.00



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*Anticipated Cost for RPZ
Inspection*

(Per Inspection)

Third Party Inspection	\$100.00
Permit Fee	\$ 25.00
Total	\$ 125.00



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Backflow Assemblies

RPZ Examples





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Backflow Assemblies Cont.

RPZ Examples





Town of Prosper

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Options

1. Continue to enforce existing ordinance of RPZ.
2. Revise existing ordinance to allow existing wells to use an air gap. New to confine with RPZ.
3. Revise Well and Backflow ordinances to allow existing and new wells to use air gap or RPZ.



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Agenda Item 16.

Adjourn

Future Mobility in Collin County

Presented by

Susan Fletcher
Commissioner, Pct. 1
for
Prosper Town Council

June 28, 2016





Collin County Growth

- **High growth rate sustained over last 40 years**
- **6th Largest County in Texas**
- **Population at “build-out” estimated to be 2.1 M - 3.4 M**



Question!

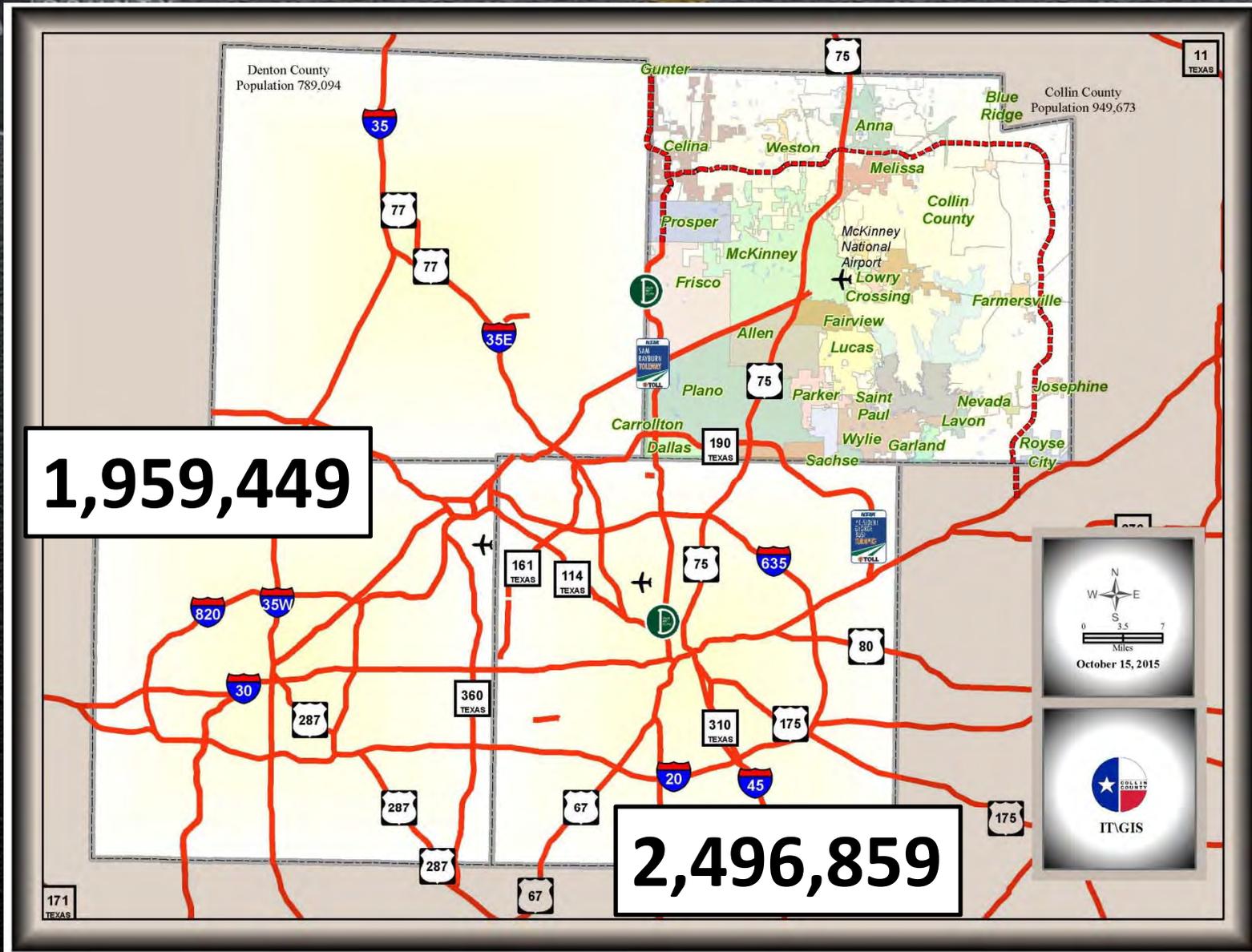
**What should the
transportation system in
Collin County look like for
over 2 million people?**



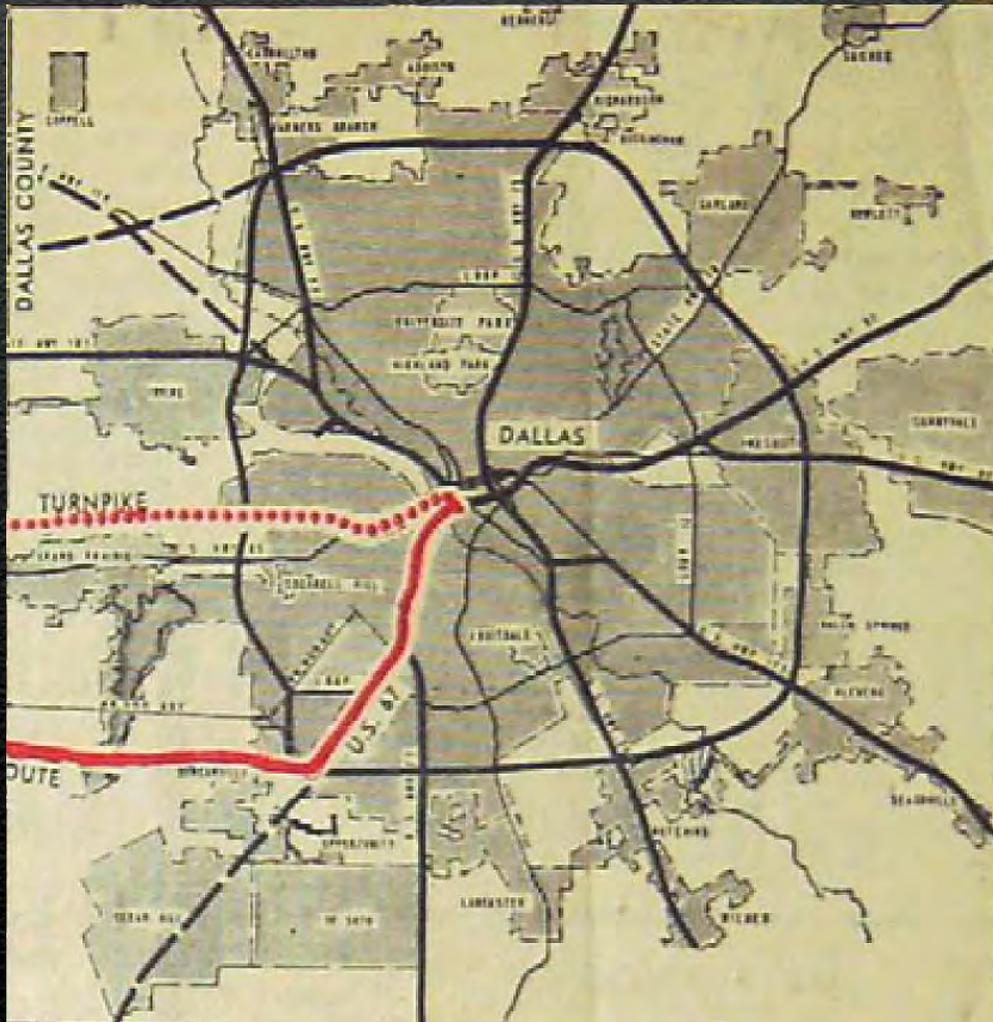
Examples in Other Counties

**What do the systems of
“limited access
roadways” (LARs) look
like in Dallas and Tarrant
Counties?**

LARs Comparison



LARs Network Planning in Dallas Co



*Dallas Morning
News*
July 2, 1957

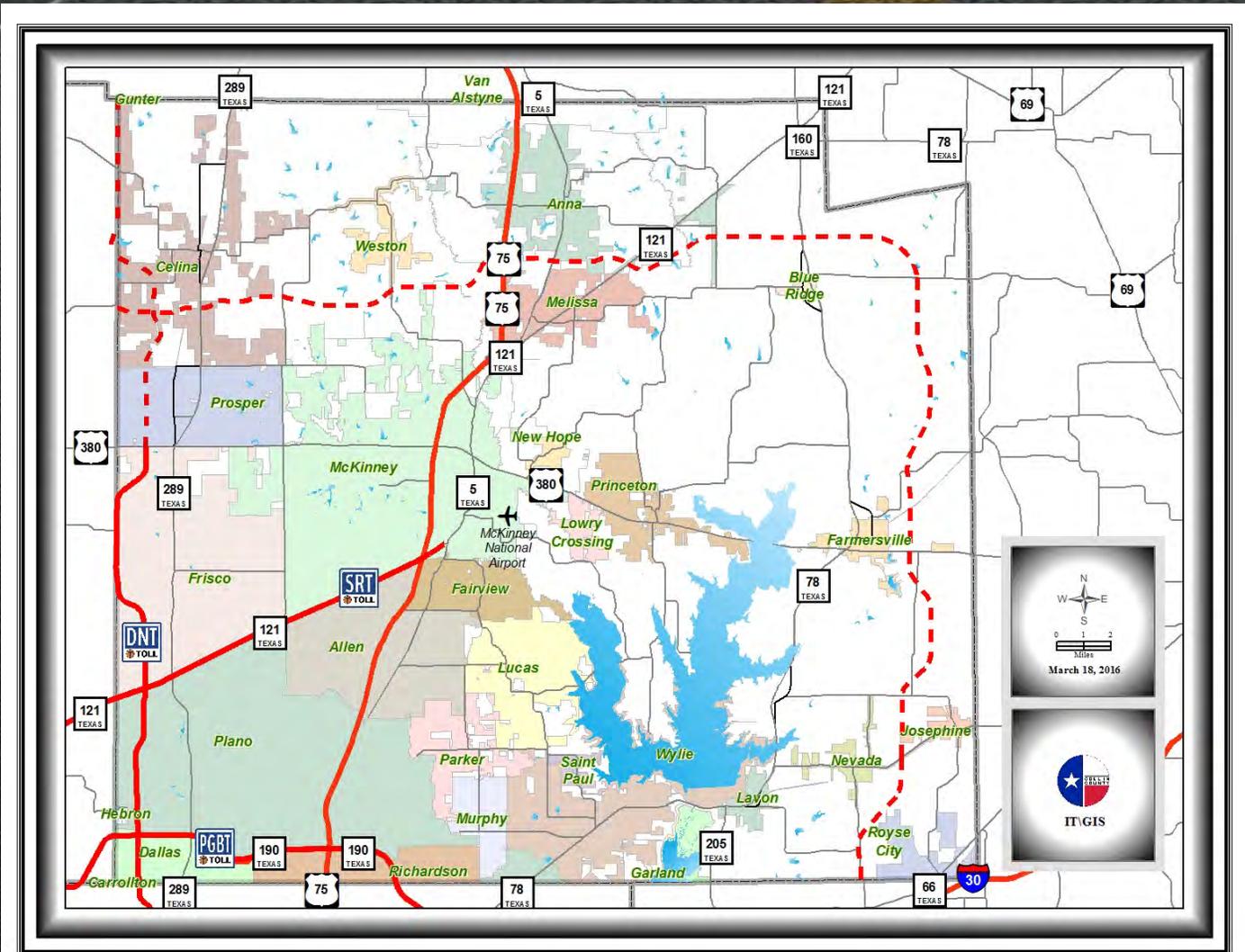
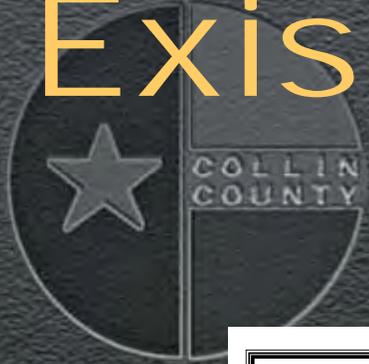
Dallas Co. Population

1950: 614,799

1957: 850,508 est.

1960: 951,527

Existing and Currently-Planned LARs





Traffic: Today and Tomorrow

Examples of 6-lane arterials

	<u>Capacity</u>	<u>Current</u>	<u>Build-out</u>
US 380	45,000	50,000	93,000
SH 78	45,000	22,000	61,000

vehicles per day



Traffic: Today and Tomorrow

Build-out?





SO !

**How do we determine
what the transportation
system should be?**



Strategic Planning

Take strategic steps forward

What are those steps?



Planning Strategically

- Resist the urge to plan for tomorrow or even 2035 or 2040. Think “BUILD- OUT” when planning.
- Analyze traffic demand at build-out



Planning Strategically

- Partner with TxDOT, cities, transit agencies and NCTCOG to develop build-out plan
- It will appear to be an overwhelming task – will require **EVERYONE** to accomplish it



Planning Strategically

- Take a lesson from planning in Dallas County before the 50s
- Identify major roadway “backbone” for the mobility system



Efforts To-Date

- **2014 Update to Mobility Plan included first demographic scenario**
 - **2.1M population**
 - **1.2M employment**



Efforts To-Date

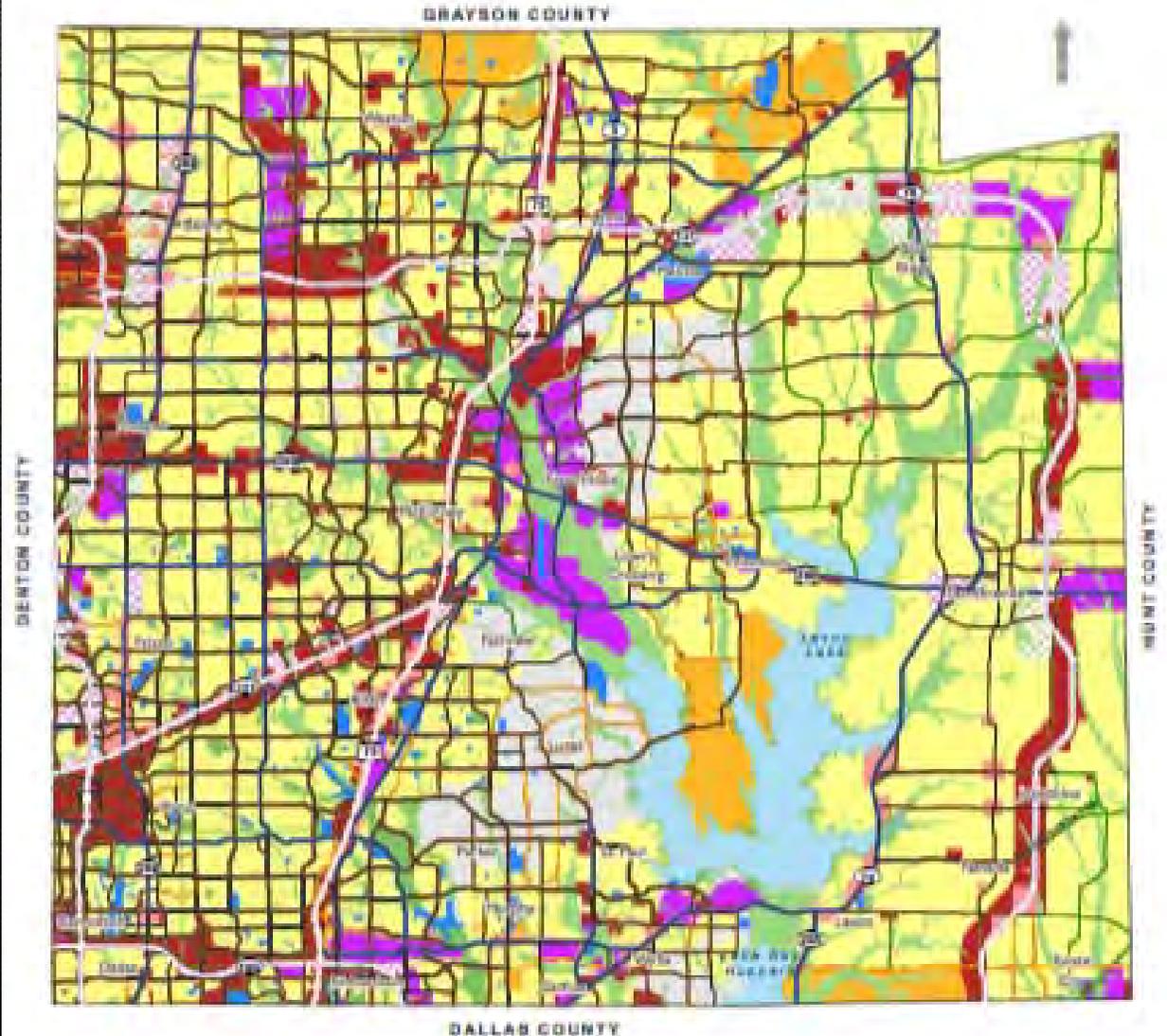
- **Developed second demographic scenario**
 - **Assumed east side will develop same as west side**
 - **Along Outer Loop, included typical development for a LAR**



Efforts To-Date

2nd Scenario Results:

- 3.44M Pop
- 1.6M Empl





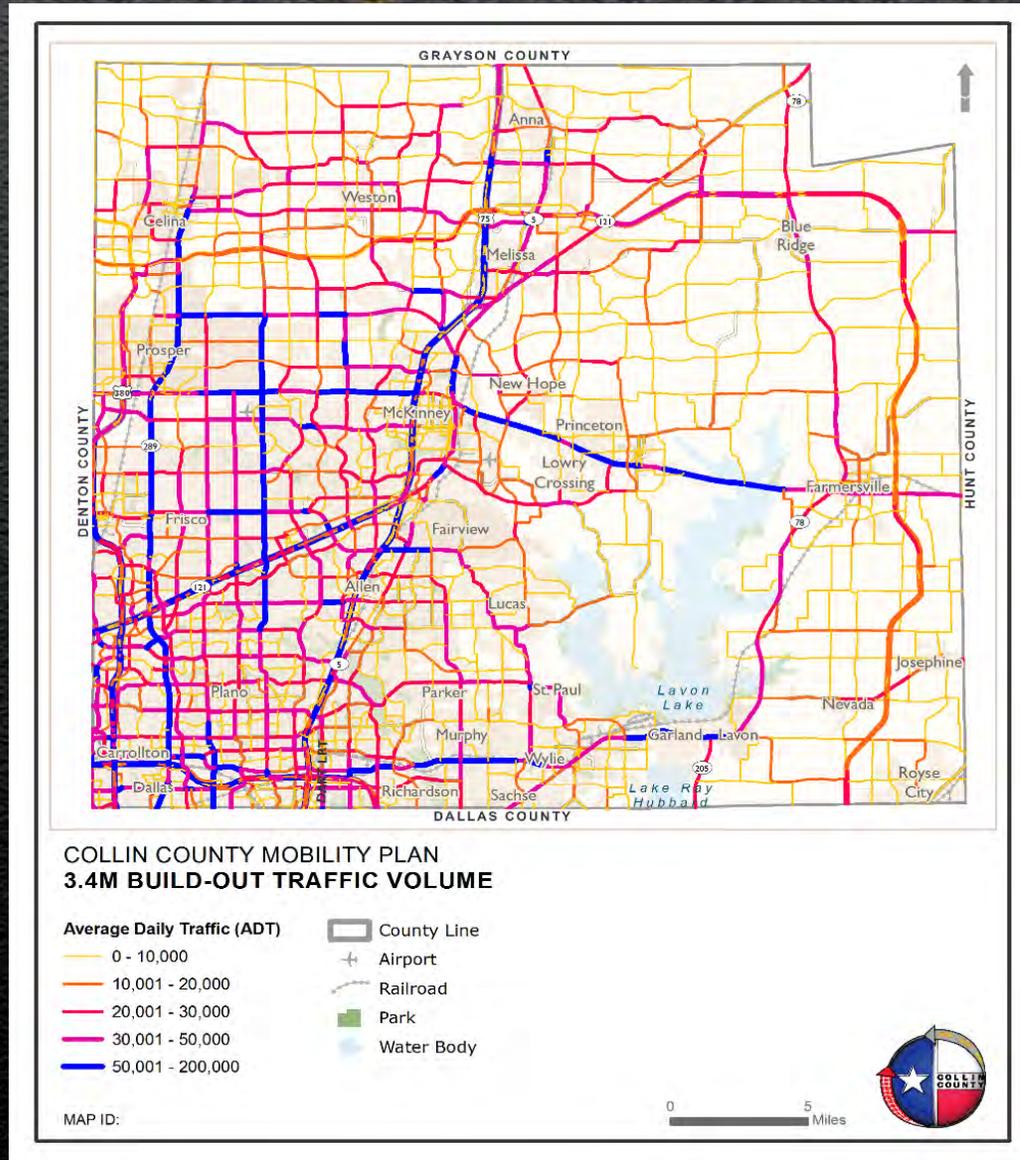
Efforts To-Date

- **Ran build-out travel demand models for both scenarios**



Candidates for LARs

Blue roads -
exceed
capacity of
6-lanes

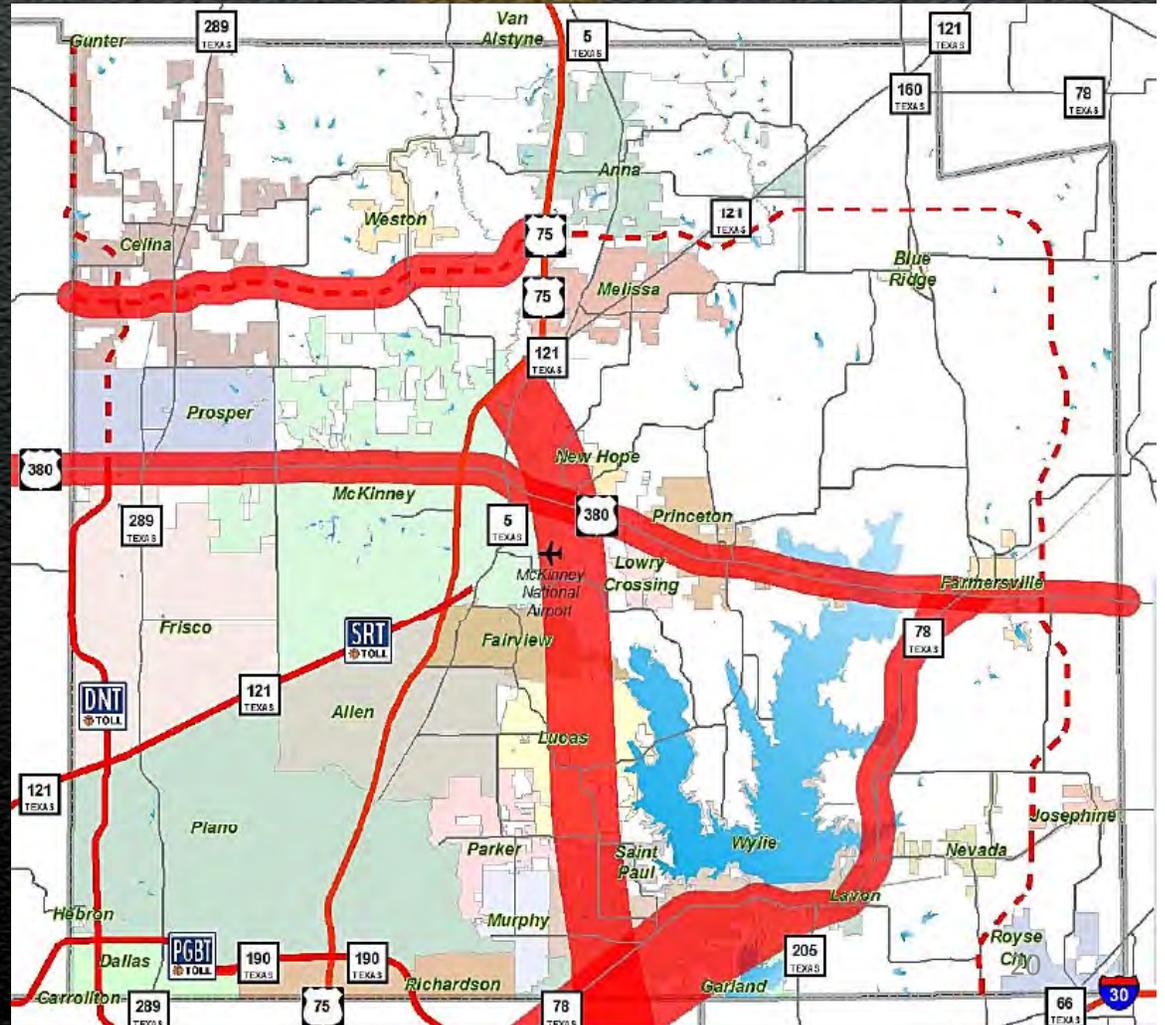




Planning Strategically

LARs

1. US 380
2. SH 78
3. N-S Road betw US 75 & Lake Lavon
4. Outer Loop





Planning Strategically

Long-term
planning and
working
together can
prevent THIS





Planning Strategically

And provide THIS





Planning Strategically

Beyond congestion,
what impact will each of these
conditions have on our economy?





Economic Impact

From the dawn of civilization, transportation has been the defining force in economic progress. The earliest settlements were concentrated along the great navigable waterways of the world, and trails and trade routes determined commerce for millennia. Over time, railroads, highways, and, more recently, airports have been added to the infrastructure complex of the world. As at the beginning, modern economies are defined by accessibility and logistics, and superior transportation offerings are a critical factor in the competitiveness and success of a region.

Dr. M. Ray Perryman, March 21, 2016



Economic Impact

Thoroughfares
generally only
support “local”
retail and
commercial





Economic Impact

But limited access
roadways support larger
regional commercial
like THIS





Economic Impact

or THIS





Economic Impact

or THIS





The Economic Impact

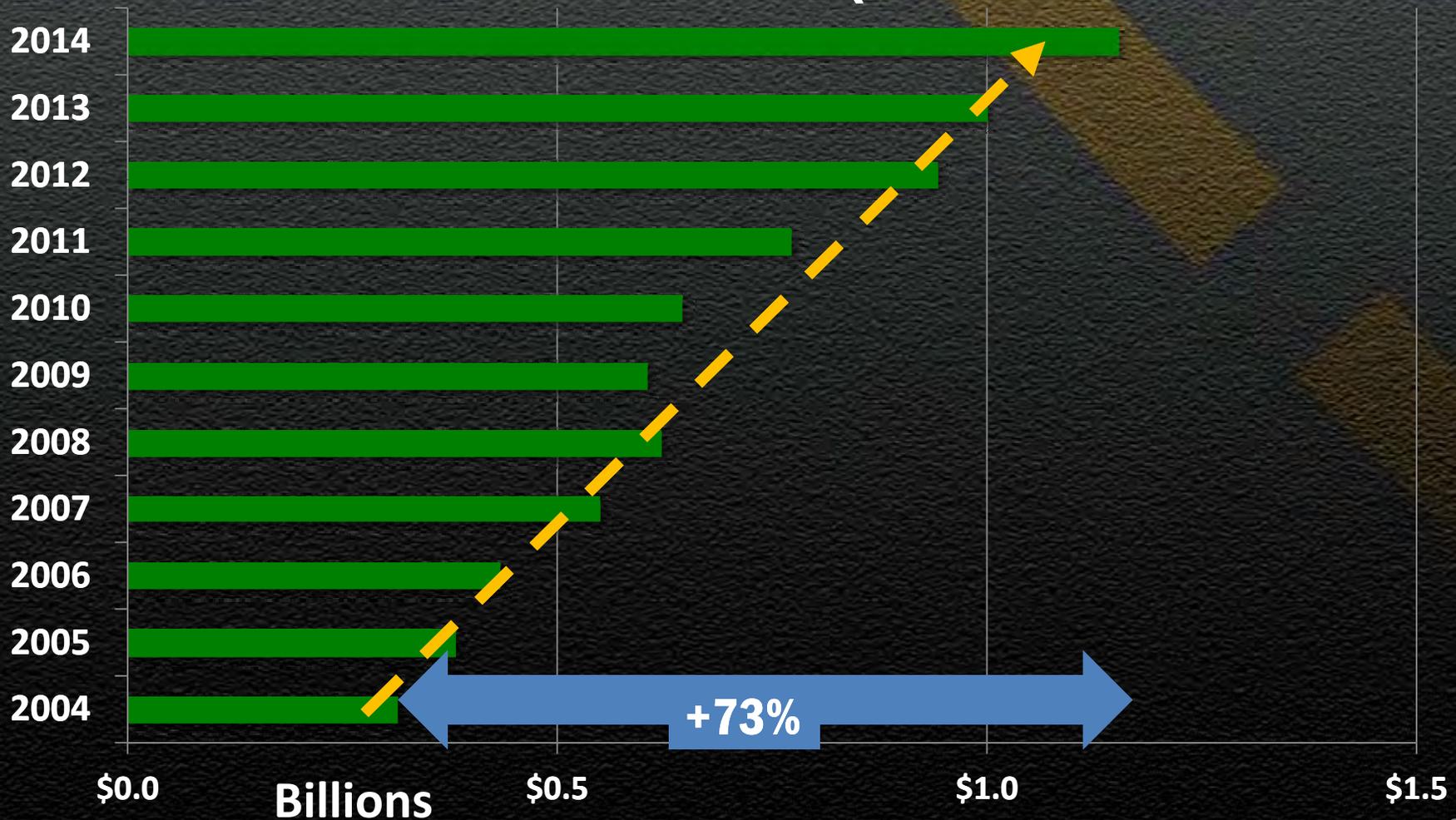
A very important question must be answered now:

Will the “economic engine” that has made Collin County what it is today be maintained – or left to grind to a halt?



Economic Engine

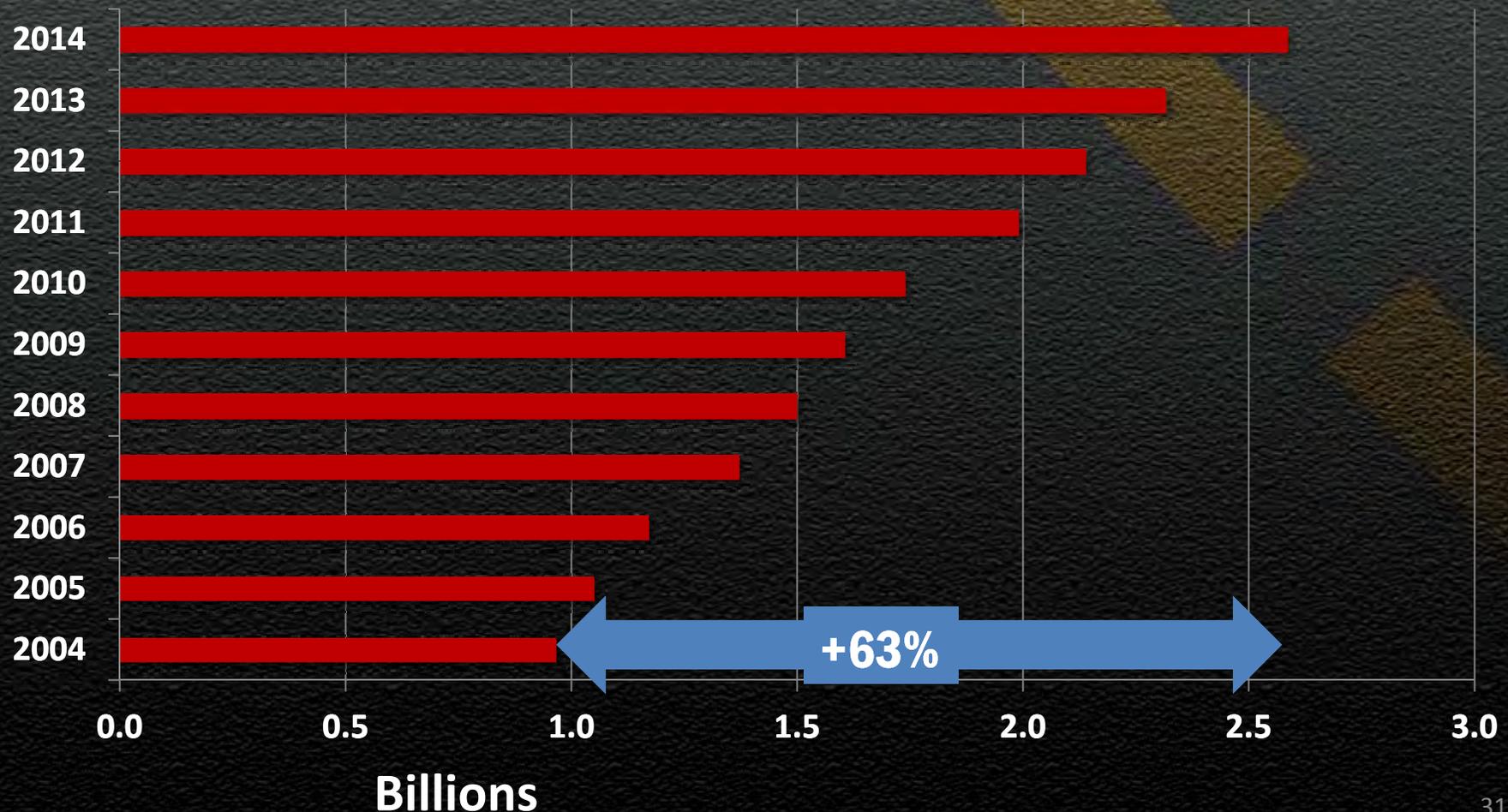
DNT - Taxable Sales (1-Mile Corridor Buffer)





Economic Engine

US 75 - Taxable Sales (1-Mile Corridor Buffer)





Economic Engine

5.5 Miles: PGBT-SRT

2014 Taxable Sales per Mile:

\$209.6 Million

Avg. Yearly Growth per Mile:

\$15.2 Million



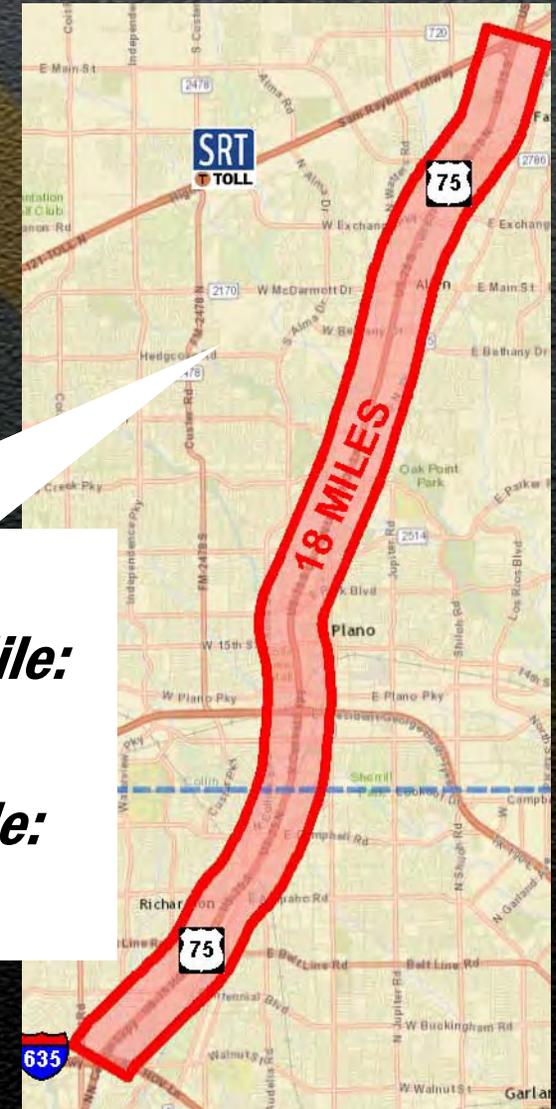
18 Miles: I-635-SRT

2014 Taxable Sales per Mile:

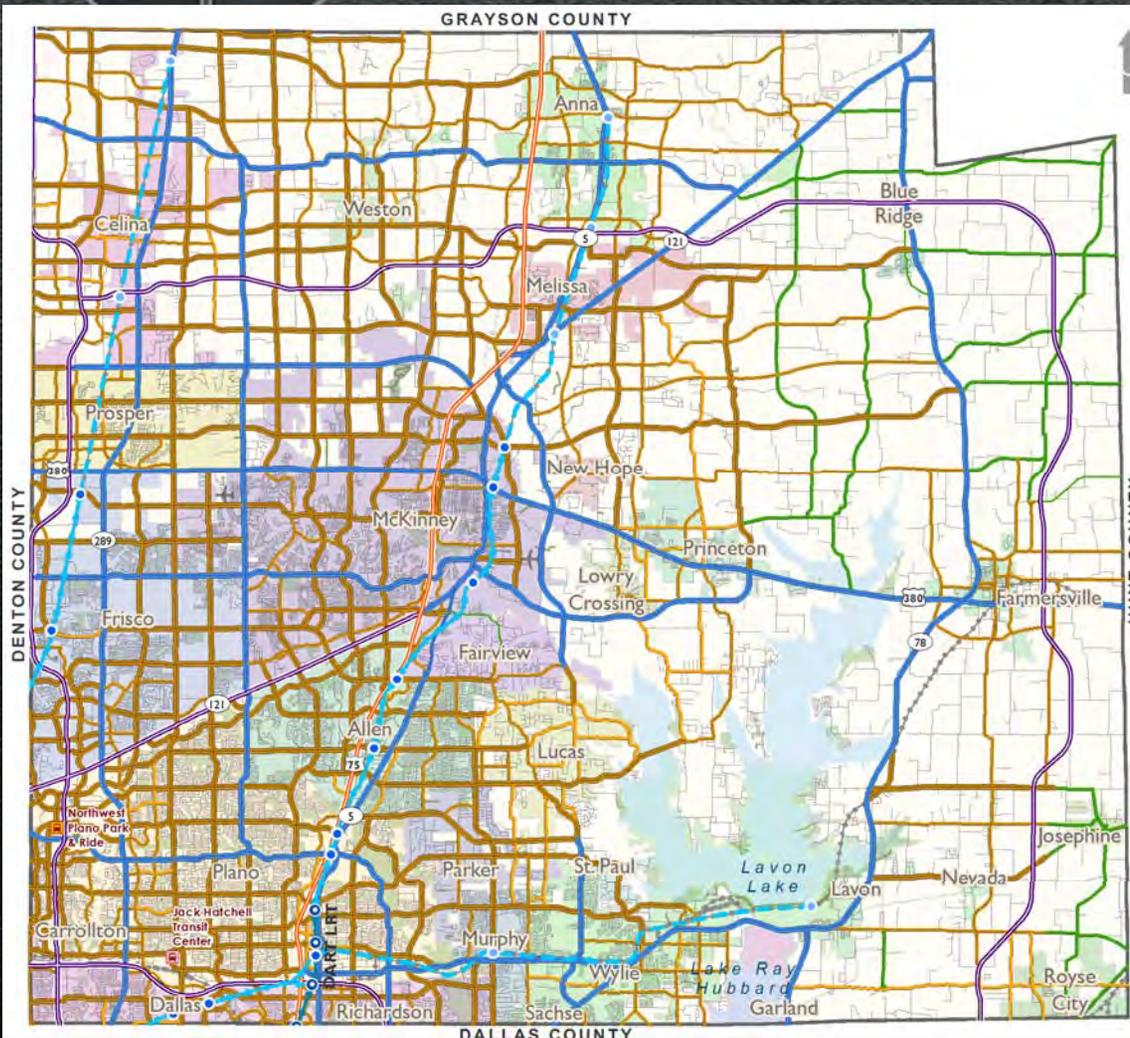
\$143.6 Million

Avg. Yearly Growth per Mile:

\$9 Million



Estimated Funding Needed for LARs and Principal Arterials (blue) to 2040



Outer Loop Rockwall Co to Denton Co 4 main lanes 4 service road lanes	\$2.4 billion
US 75 Re-build H 635 to SRT	\$3 billion
US 75 Widening OL to Co Line	\$190 million
US 78 as a LAR PGBT to FM 6	\$790 million
US 380 as a LAR US 75 to Preston Rd/SH 289	\$535 million
LAR Parallel to US 75 from Laud Howell/FM 543 to PGBT	\$1.1 billion
DNT Extension and Widening	\$1.6 billion
SRT Widening includes Denton Co	\$110 million
PGBT Widening including Dallas and Denton Co	\$78 million
Collin Co Mobility Plan Principal Arterials	\$1.3 billion
TOTAL 2040 NEEDS	\$11.103 billion



Estimated Funding Available to 2040

		MPA	Collin**
Maximize Existing System	Infrastructure Maintenance <ul style="list-style-type: none"> Maintain & Operate Existing Facilities Bridge Replacements 	\$37.4	\$4.0
	Management and Operations <ul style="list-style-type: none"> Improve Efficiency & Remove Trips from System Traffic Signals and Bicycle & Pedestrian Improvements 	\$7.2	\$0.9
	Growth, Development, and Land Use Strategies More Efficient Land Use & Transportation Balance	\$3.6	\$0.5
Strategic Infrastructure Investment	Rail and Bus Induce Switch to Transit	\$27.2	\$2.4
	HOV/Managed Lanes Increase Auto Occupancy	\$43.4	\$8.3
	Freeways/Tollways and Arterials Additional Vehicle Capacity		
Mobility 2040 Expenditures		\$118.9*	\$16.1*

DRAFT

*Actual dollars, in billions. Values may not sum due to independent rounding.

**Estimated values, actual figures will be determined by ongoing project and program implementation.



Collin County Estimated Gap Through 2040

Needs \$11.1B

Available \$ 8.3B

Gap \$ 2.8B

Over 25 years, per year is **\$112M**

For 5 years, that is **\$560M**



Next Steps

- **Develop process for cities, TxDOT, transit agencies and NCTCOG to work together on build-out plan**



Next Steps

- **Cities and County agree where LARS should go in order to maximize larger commercial development as opposed to neighborhood commercial**

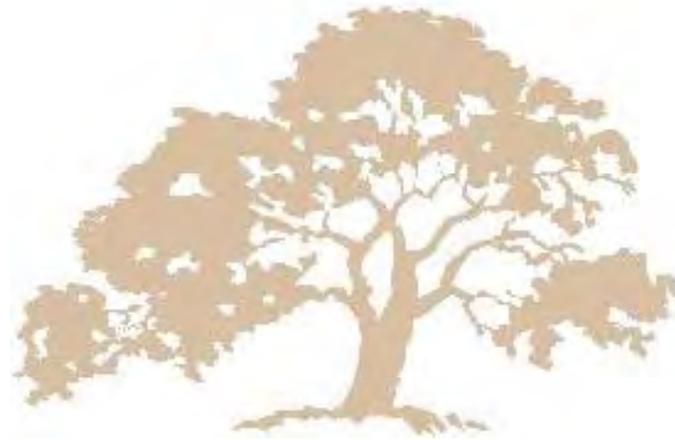


Next Steps

- **Work together to find routes through our fast-growth county now in order to preserve ROW**

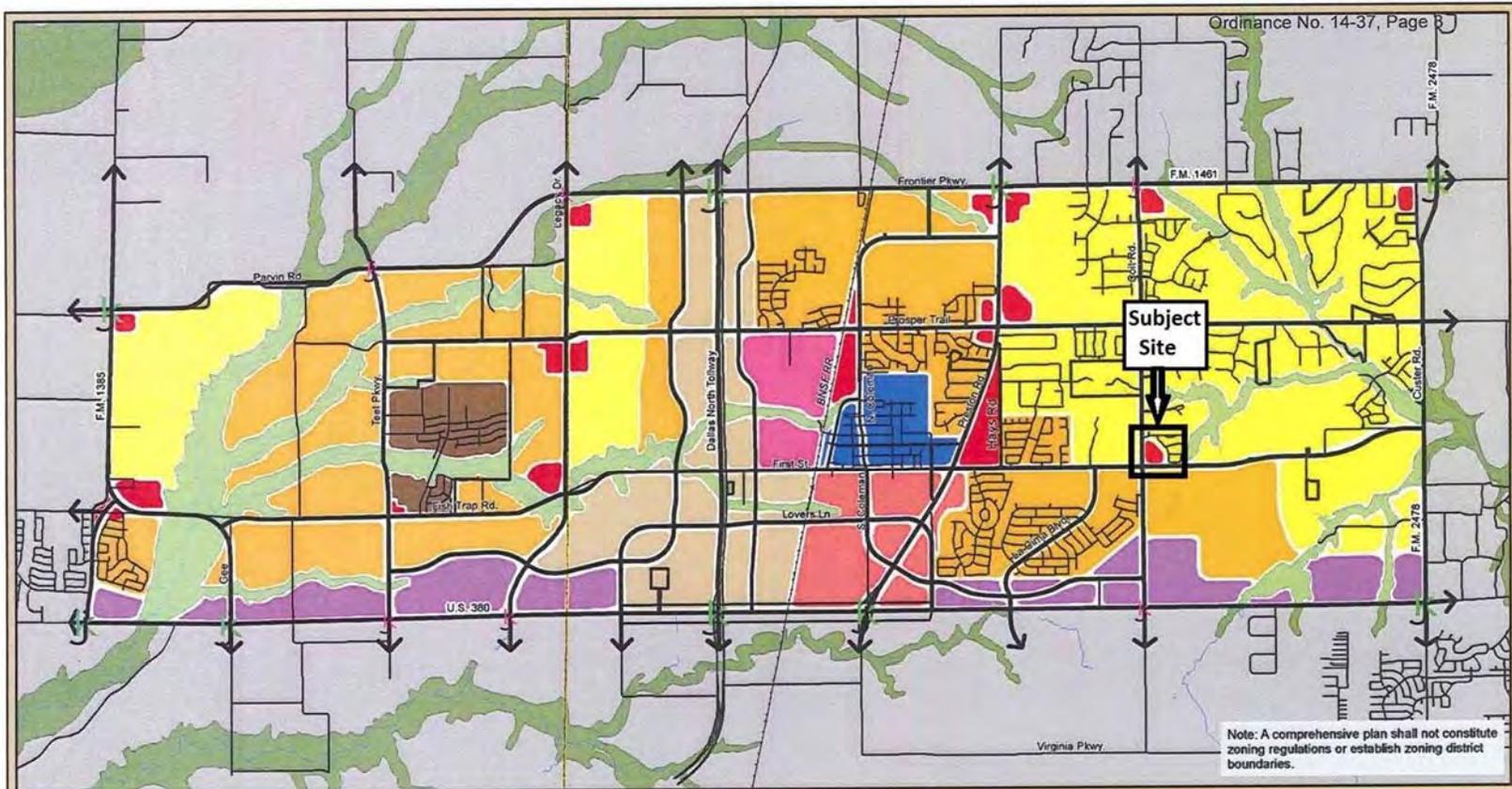


**Thank you for allowing me to
serve as Prosper's voice on the
Commissioners Court.**



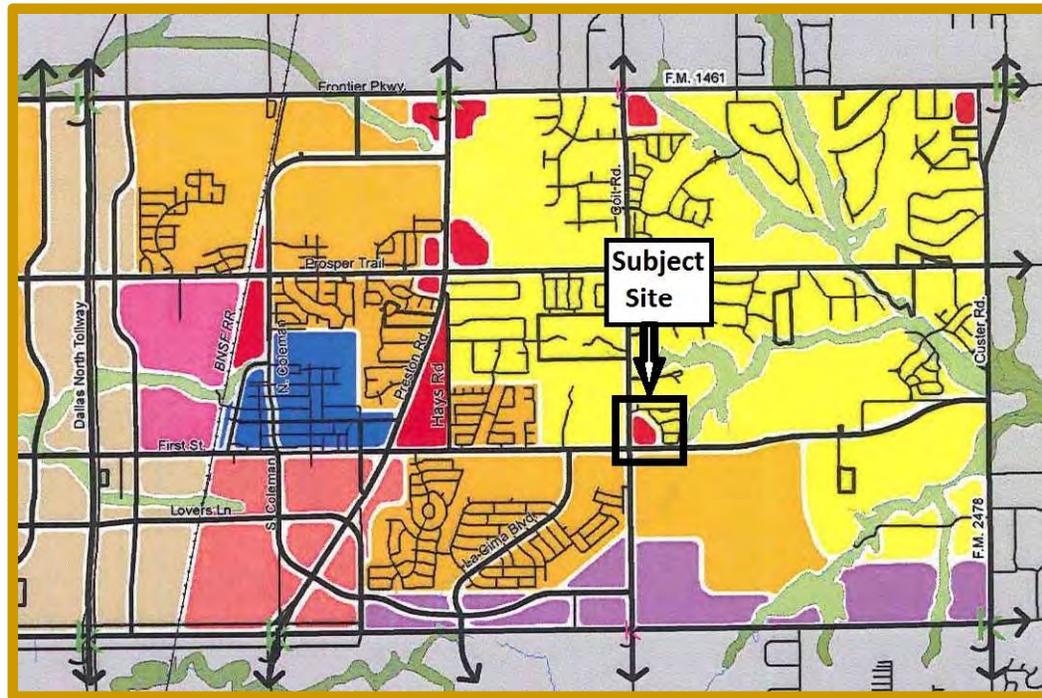
Oak Timbers
Prosper, Texas
Prosper City Council
June 28, 2016

Comprehensive Plan Amendment Future Land Use Map



<p>June 2014</p>  <p>0 0.25 0.5 1 1.5 Miles</p>	<p>Legend</p> <table border="0"> <tr> <td> Low Density Residential</td> <td> Old Town District</td> <td> Major Gateway</td> </tr> <tr> <td> Medium Density Residential</td> <td> Town Center</td> <td> Minor Gateway</td> </tr> <tr> <td> High Density Residential</td> <td> Tollway District</td> <td> Town of Prosper</td> </tr> <tr> <td> Retail & Neighborhood Services</td> <td> US 380 District</td> <td> ETJ</td> </tr> <tr> <td> Business Park</td> <td> 100 Year Floodplain</td> <td></td> </tr> </table>	Low Density Residential	Old Town District	Major Gateway	Medium Density Residential	Town Center	Minor Gateway	High Density Residential	Tollway District	Town of Prosper	Retail & Neighborhood Services	US 380 District	ETJ	Business Park	100 Year Floodplain		<p>Future Land Use Plan</p>  <p>Plate 2</p>
Low Density Residential	Old Town District	Major Gateway															
Medium Density Residential	Town Center	Minor Gateway															
High Density Residential	Tollway District	Town of Prosper															
Retail & Neighborhood Services	US 380 District	ETJ															
Business Park	100 Year Floodplain																

Future Land Use Map



“Existing land uses, development agreements and planned development districts were combined with extensive public input in order to create a Future Land Use Plan. . . . The first consideration was existing land use.”

Prosper Comprehensive Plan, p. 28

Existing Land Use

- Current zoning - 65,000 sq. ft. of retail + 32,000 sq. ft. of office
- Surrounded by SF neighborhoods
 - No opportunity to buffer land use impacts
- Future Land Use Map seems to have respected existing zoning

Comprehensive Plan

“It is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Map for a particular area. . . . If such changes occur, especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper, then these proposals should be approved and the Future Land Use Plan should be amended accordingly.”

Prosper Comprehensive Plan, p.64
(emphasis added)

Comprehensive Plan

- **Will the proposed change enhance the site and the surrounding area?**
 - Yes
 - Significant drainage issues will be addressed with the proposed development
 - Single-story, independent, senior living adds an important demographic component
 - Seniors provide a new volunteer base that could interact well with the adjacent Kids 'R Us, the proposed community park and neighborhood churches.

Comprehensive Plan

- **Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?**
 - Yes
 - Existing, intense retail designation seems to be out of context with the surrounding properties
 - No opportunity to buffer negative secondary effects of over 65,000 sq. ft. of retail + over 32,000 sq. ft. of office from single family neighborhoods
 - Reduces excess of commercial acreage

Comprehensive Plan

- **Will the proposed use impact adjacent residential areas in a negative manner?**
 - No. The proposed use is significantly less intensive than the existing use shown on the Future Land Use Map

Comprehensive Plan

- **Will the proposed use be compatible with and/or enhance adjacent residential uses?**
 - Yes. Proposed single-story residential development is more compatible with existing uses
 - Eliminates commercial deliveries
 - Significant reduction in noise
 - Height of the buildings will be reduced
 - Traffic to and from the site will be greatly reduced

Comprehensive Plan

- **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?**
 - Yes. Appearance, hours of operation and other general aspects of the proposed use are virtually identical to surrounding uses
 - Meeting with 7 residents whose properties abut the site and all preferred the proposed use over the existing use

Comprehensive Plan

- **Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?**
 - Yes.
 - Proposed use brings new age demographic
 - Does not add students to Prosper ISD
 - Fulfills unmet market demand

Comprehensive Plan

- **Would it contribute to the Town's long-term economic stability?**
 - Yes
 - Increases ad valorem property value without placing additional demands on the school district and without significantly increasing traffic
 - Meets unmet market demand in a single-story concept

Comprehensive Plan

Summary

Proposed single-story, independent senior living community meets the goals and objectives of Prosper's Comprehensive Plan

Oak Timbers Prosper
Zoning Case Z016-004



- 1. Clubhouse**
- 2. Swimming Pool**
- 3. Typical Villa Building**
- 4. Typical Roadway**
- 5. Typical Alleyway**
- 6. Central Park**
- 7. Security Gate**
- 8. Screened Trash Enclosure**
- 9. Dog Park**
- 10. Detention**

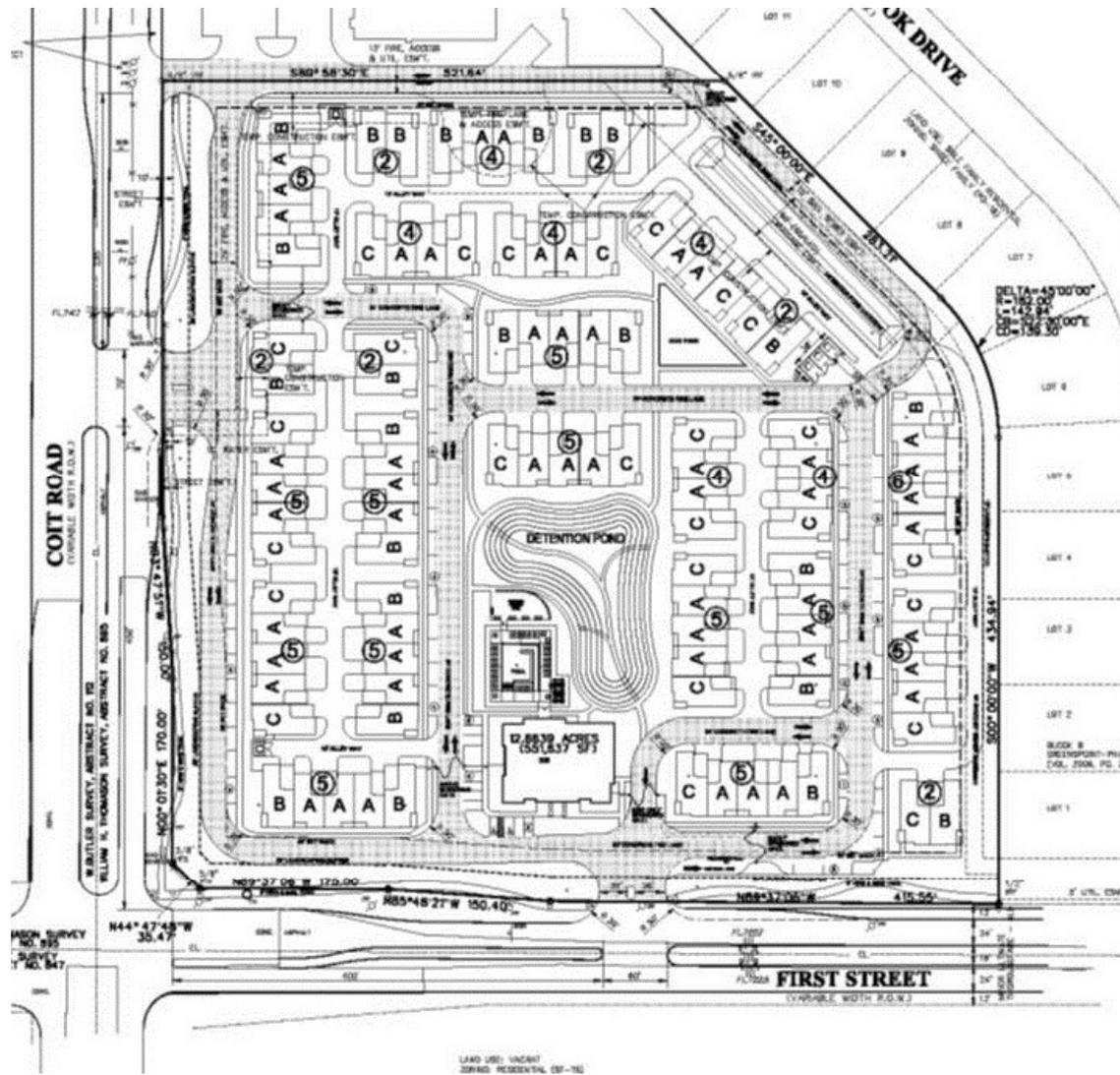
Oak Timbers Concept Plan



Buffer to Residential Neighbors

- Planning & Zoning Commission recommended a living screen between the residences and the proposed development
- Developer has offered to enter into a Fence Maintenance Agreement with the adjacent owners of single family residences to contribute 50% of the cost of maintaining the fences on the rear property lines

Questions?



Site Plan

