



Prosper is a place where everyone matters.

AGENDA
Meeting of the Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, June 28, 2016
6:00 p.m.

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.
4. Presentations.
 - Limited Access Roadway Presentation by Collin County Commissioner Susan Fletcher.

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.)

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

6. **CITIZEN COMMENTS:**

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

REGULAR AGENDA:

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

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

PUBLIC HEARINGS:

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)**
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)**
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)**
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)**
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)**

DEPARTMENT ITEMS:

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)**

13. **EXECUTIVE SESSION:**

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

- 13a. *Section 551.087 – To discuss and consider economic development incentives.*
- 13b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
- 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.*

14. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
15. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
 - Backflow Prevention Plan. **(FJ)**
16. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 24, 2016, by 5:00 p.m., and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Noticed Removed

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

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



Prosper is a place where everyone matters.

MINUTES
Meeting of the Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway Street
Prosper, TX 75078
Tuesday, June 14, 2016

1. Call to Order/Roll Call.

The meeting was called to order at 6:02 p.m.

Council Members Present:

Mayor Ray Smith
Mayor Pro-Tem Curry Vogelsang, Jr.
Deputy Mayor Pro-Tem Jason Dixon
Councilmember Michael Korbuly
Councilmember Kenneth Dugger
Councilmember Meigs Miller
Councilmember Mike Davis

Staff Members Present:

Harlan Jefferson, Town Manager
Robyn Battle, Town Secretary/Public Information Officer
Terrence Welch, Town Attorney
Hulon Webb, Executive Director of Development and Community Services
John Webb, Development Services Director
January Cook, Purchasing Agent
Leslie Scott, Library Director
Julie Shivers, Parks & Recreation Coordinator
Frank Jaromin, Public Works Director
Doug Kowalski, Chief of Police

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

Councilmember Mike Davis led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

3. Announcements of recent and upcoming events.

Councilmember Mike Korbuly read the following announcements:

The Library held its Summer Reading Challenge Kickoff event on Saturday June 11. Approximately 120 people attended, and 250 items were checked out within a two-hour period. The Summer Reading Challenge runs through the end of July. Other summer events include storytime and other children's programs on Tuesdays and Thursdays.

The Parks and Recreation Department and the Library are partnering this year on a brand new program called "Fun Fridays at Frontier." Weekly themed programs will promote a fun and active schedule to keep young people physically and mentally fit and active during the summer months. More information about summer programs is available on the Town's website.

The Prosper Summer Series will continue on Friday, July 1, with the Pride in the Sky Independence Day Celebration at Frontier Park. Come out and enjoy this community-wide event that will include lots of family fun. Bring your blankets and lawn chairs and enjoy the fireworks.

4. **Presentations.**

- **Presentation of a check to Reynolds Middle School as the top participating school in the It's Time Texas Community Challenge. (RB)**

The Town Council presented a check for \$1,500 to Mr. Greg Bradley, Principal of Reynolds Middle School, for school health initiatives.

Mayor Smith postponed the remaining presentation until after Citizen Comments.

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.)

- 5a. **Consider and act upon minutes from the following Town Council meetings. (RB)**
 - **Regular Meeting – May 24, 2016**
 - **Special Called Meeting – May 31, 2016**
- 5b. **Receive the April Financial Report. (BP)**
- 5c. **Consider and act upon Resolution No. 16-41 declaring the Town of Prosper as a hybrid entity, designating the Town's health care components, and designating a HIPAA Privacy and Security Officer. (RB)**
- 5d. **Consider and act upon approval of the Prosper Youth Sports Commission's amended bylaws. (HW)**
- 5e. **Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. (AG)**

Deputy Mayor Pro-Tem Dixon made a motion and Councilmember Miller seconded the motion to approve all items on the Consent Agenda. The motion was approved by a vote of 7-0.

6. **CITIZEN COMMENTS:**

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

John Taylor, 4610 Autumn Sage Drive, Prosper, presented photographs and spoke regarding road conditions surrounding Windsong Ranch and traffic light timing at the intersection of US Hwy 380 and Gee Road.

Mark Franklin, 4501 Desert Willow Drive, Prosper, spoke regarding traffic conditions in Windsong Ranch.

Allen Rutter, 4561 Acacia Parkway, Prosper, spoke regarding traffic conditions in Windsong Ranch.

Luther Sims, 980 S. Coit Road, Prosper, spoke regarding increased crime in apartment complexes in Prosper.

Darla Atchley, 4500 Honeyvine Lane, Prosper, spoke regarding traffic conditions in Windsong Ranch.

Mayor Smith continued with the Presentations following Citizen Comments.

4. Presentations.

- **Presentation by Library Director Leslie Scott on the Town of Prosper Book Trail. (RB)**

Library Director Leslie Scott presented information on the Town of Prosper Book Trail, a collaborative effort between Texas A&M Agri-Life, the Prosper Community Library, and the Town of Prosper Public Works and Parks and Recreation Departments. The Book Trail Reveal Party will be held on Saturday, June 18.

REGULAR AGENDA:

If you wish to address the Council during the regular agenda portion of the meeting, please fill out a “Public Meeting Appearance Card” and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Mayor and Town Council.

PUBLIC HEARINGS:

- 7. 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)**

Development Services Director John Webb presented this item before the Town Council. The applicant requested this item be tabled to allow time to amend the proposed request.

Councilmember Davis made a motion and Mayor Pro-Tem Vogelsang seconded the motion to table Item 7 to the June 28, 2016, Town Council meeting. The motion was approved by a vote of 7-0.

- 8. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 2.6± 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). (Z16-0009). (JW)**

Development Services Director John Webb presented this item before the Town Council. The purpose of the request is to allow for the development of a future retail and/or office development.

Mayor Smith opened the Public Hearing.

David Bond with Spiars Engineering, spoke in favor of the item on behalf of the applicant.

With no one else speaking, Mayor Smith closed the Public Hearing.

Deputy Mayor Pro-Tem Dixon made a motion and Councilmember Dugger seconded the motion to approve Ordinance No. 16-42 rezoning 2.6± 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). The motion was approved by a vote of 7-0.

DEPARTMENT ITEMS:

Mayor Smith postponed Item 9 until after Executive Session

10. **Consider and act upon canceling the May 10, 2016 award for the purchase of automated license plate readers from ARC Government Solutions, Inc.; and approving the purchase of automated license plate readers from Trinity Innovative Solutions, LLC; and authorizing the Town Manager to execute an Enterprise Service Agreement and Federal Bureau of Investigation Criminal Justice Information Services Security Addendum with Vigilant Solutions, Inc., for the related software. (DK)**

Police Chief Doug Kowalski presented this item before the Town Council. Automated license plate readers (LPR) are used by law enforcement agencies across the country to identify persons or vehicles whose license plates are connected to a crime or infraction. Cameras mounted to police vehicles automatically take photos of license plates. The license plate characters in the photo are then translated into letters and numbers, and compared to law enforcement databases of registered vehicles known to be, or suspected of being involved with crimes or infractions. If a license plate that was read matches an entry on a database, the LPR system will alert the officer that a suspect vehicle is in the immediate area of that LPR system. Town Council approved the purchase of the LPRs from ARC Government Solutions, Inc., at the May 10, 2016, Town Council meeting. The vendor was unable to honor the original proposal, so a new vendor has been selected.

After discussion, Mayor Pro-Tem Vogelsang made a motion and Councilmember Korbuly seconded the motion to cancel the May 10, 2016, award for the purchase of automated license plate readers from ARC Government Solutions, Inc.; approve the purchase of automated license plate readers from Trinity Innovative Solutions, LLC; and authorize the Town Manager to execute an Enterprise Service Agreement and Federal Bureau of Investigation Criminal Justice Information Services Security Addendum with Vigilant Solutions, Inc., for the related software. The motion was approved by a vote of 7-0.

11. **Consider and act upon awarding Bid No. 2016-51-B Prosper Road Improvement Project 2016, to SPI Asphalt, LLC, related to construction services for Prosper Trail (Coit Road to Custer Road); and authorizing the Town Manager to execute a construction agreement for same. (FJ)**

Public Works Director Frank Jaromin presented this item before the Town Council. The contractor will reconstruct portions of Prosper Trail between Coit Road and Custer Road by removing multiple existing asphalt failures, compacting the sub grade, and installing five inches of new asphalt prior to installing a single course chip seal and new thermoplastic pavement markings the entire length of the project. During construction, delays are expected during the day due to the moving lane closure. The contract specifies a substantial completion time of 50 calendar days. Staff anticipates the construction will begin before the end of this month and be complete prior to school resuming in the fall.

After discussion, Mayor Pro-Tem Vogelsang made a motion and Councilmember Miller seconded the motion to award Bid No. 2016-51-B to SPI Asphalt, LLC., related to construction services for the Prosper Trail (Coit Road to Custer Road); and authorize the Town Manager to execute a construction agreement for same. The motion was approved by a vote of 7-0.

12. Consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004). (JW)

The developer of the Windsong Ranch Townhome project has submitted a request for a façade exception for the development's mail kiosk. In lieu of individual mailboxes at each townhome unit, the residents will retrieve their mail at the centrally-located kiosk. The applicant is requesting the exterior of the structure be constructed of stainless steel gabion baskets filled with limestone aggregate along with Knotwood aluminum boards. The standards of the Zoning Ordinance require a 100% exterior masonry material; therefore, a façade exception is required. David Blom, representative of Windsong Ranch, further explained the design elements of the proposal.

After discussion, Councilmember Dugger made a motion and Councilmember Korbuly seconded the motion to approve the request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. The motion was approved by a vote of 7-0.

13. EXECUTIVE SESSION:

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

- 13a. Section 551.087 – To discuss and consider economic development incentives.**
- 13b. Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.**
- 13c. Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with TABC permits for special events, and all matters incident and related thereto.**

13d. 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.

The Town Council recessed into Executive Session at 7:30 p.m.

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

The Town Council reconvened the Regular Session at 8:10 p.m.

Councilmember Miller made a motion and Councilmember Dugger seconded the motion to appoint Bobby Atteberry to complete the unexpired term for Place 5 of the Planning & Zoning Commission. The motion was approved by a vote of 7-0.

9. Consider and act upon appointing a Charter Review Commission. (RB)

Councilmember Miller made a motion and Deputy Mayor Pro-Tem Dixon seconded the motion to appoint the following individuals to the Charter Review Commission:

Councilmember Kenneth Dugger
Roger Thedford
J.D. Sanders
Bill Beavers
Tom Aiken
Teague Griffin
Robert Griffis
Mike Goddard
Charles Cotten
Cameron Reeves

Alternate:
Councilmember Mike Korbuly

The motion was approved by a vote of 7-0.

Mayor Smith appointed Councilmember Dugger as Chairman of the Charter Review Commission.

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

• Town Hall/Multi-Purpose Facility. (HW)

Hulon Webb, Executive Director of Development and Community Services, provided an update on the Town Hall/Multi-Purpose Building project. Council requested to review the information provided by the project architect at least one week prior to the next Council presentation on July 12, 2016.

- **Proposed Timeline for Solid Waste/Recycling RFP. (HJ)**

Town Manager Harlan Jefferson provided an update on the request for proposals for Solid Waste/Recycling Services.

- **Town Council Subcommittees. (RB)**

Town Secretary/PIO Robyn Battle reviewed the existing Town Council subcommittees and the Council members that serve on each. The Council requested that this item be discussed again in the spring.

Councilmember Dugger asked Town Manager Harlan Jefferson about future plans for a new Police Station. Mr. Jefferson responded that the topic would be discussed at the June 29 Budget Work Session.

Deputy Mayor Pro-Tem Dixon asked staff to follow up with the Prosper Economic Development Corporation about federal, local, and regional funds that may be available for security projects.

Councilmember Davis asked staff to look into the policy for closing parking at Town parks for special events.

16. Adjourn.

The meeting was adjourned at 8:29 p.m. on Tuesday, June 14, 2016.

These minutes approved on the 28th day of June, 2016.

APPROVED:

Ray Smith, Mayor

ATTEST:

Robyn Battle, Town Secretary



FINANCE

To: Mayor and Town Council

From: January Cook, CPPO, CPPB, Purchasing Agent

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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.

Description of Agenda Item:

On January 12, 2016, the Town Council approved the construction manager-at-risk (CMAR) procurement method for the construction of the Town of Prosper Frontier Park North Field Improvements Project; and on April 26, 2016, the Town Council approved an agreement with Dean Electric, Inc., dba Dean Electric, for CMAR services. The estimated CMAR fees include overseeing the turf installation, but do not include the purchase and installation of the artificial field turf.

In order to select an artificial field turf system based on other considerations besides price, staff recommends utilizing the competitive sealed proposal procurement method for this project. The following criteria will be used to determine the best value for the Town:

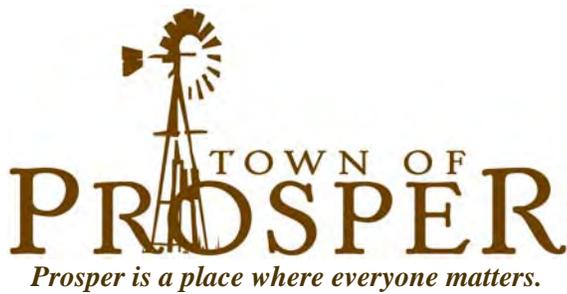
- The extent to which the proposed system exceeds the minimum requirements. (20%)
- The cost of the proposed system. (40%)
- The detailed project plan. (10%)
- The proven track record of the proposed system. (15%)
- The qualifications and experience of the proposed project team. (15%)

Town Staff Recommendation:

Town staff recommends the Town Council approve 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.

Proposed Motion:

I move to approve 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.



PLANNING

To: Mayor and Town Council

From: Alex Glushko, AICP, Senior Planner

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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.

Description of Agenda Item:

Attached are the Preliminary Site Plan and Site Plans acted on by the Planning & Zoning Commission at their June 21, 2016, meeting. Per the Town's Zoning Ordinance, the Town Council has the ability to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Preliminary Site Plan or Site Plan acted on by the Planning & Zoning Commission.

Attached Documents:

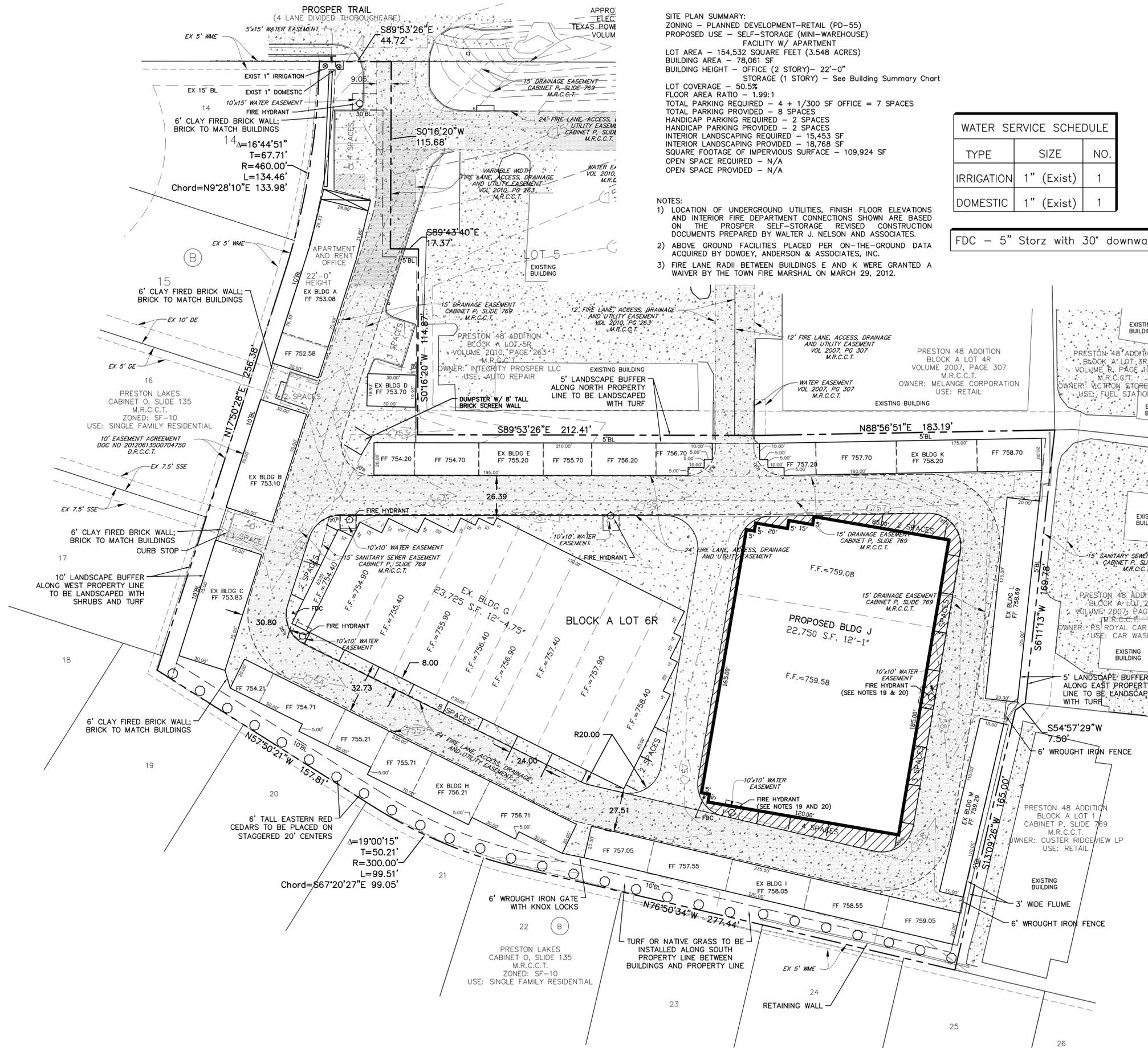
1. Revised Site Plan for Windsong Ranch Marketplace (*western portion of development*)
2. Site Plan for Blue Star Storage
3. Site Plan for Broadway Station

Attachment Summary:

Project Name	Type	Location	Building Size	Existing/ Proposed Uses	Known Tenant(s)
Windsong Ranch Marketplace	Revised Site Plan	Northeast corner of US 380 and Gee Road	155,017 square feet (total)	Big box, retail, restaurant uses	Kroger and unknown retail and restaurant tenants
Blue Star Storage	Site Plan	400± feet south of Prosper Trail, 400± feet west of Preston Road	22,750 square feet	Mini-warehouse	Blue Star Storage
Broadway Station	Site Plan	South side of Broadway Street, 650± feet east of Coleman Street	2,486 square feet	Office	Unknown

Town Staff Recommendation:

Town staff recommends that the Town Council take no action on this item.

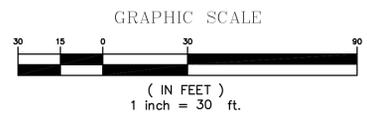
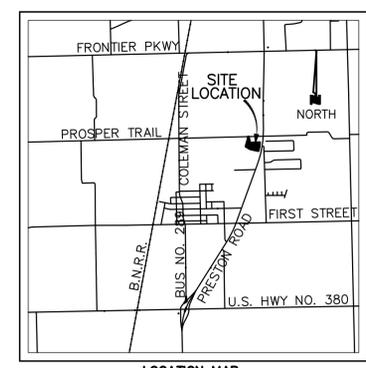


SITE PLAN SUMMARY:
 ZONING - PLANNED DEVELOPMENT-RETAIL (PD-55)
 PROPOSED USE - SELF-STORAGE (MINI-WAREHOUSE)
 FACILITY W/ APARTMENT
 LOT AREA - 154,532 SQUARE FEET (3.548 ACRES)
 BUILDING AREA - 78,061 SF
 BUILDING HEIGHT - OFFICE (2 STORY) - 22'-0"
 STORAGE (1 STORY) - See Building Summary Chart
 LOT COVERAGE - 50.5%
 FLOOR AREA RATIO - 1.99:1
 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 PROSPER SELF-STORAGE REVISED CONSTRUCTION DOCUMENTS PREPARED BY WALTER J. NELSON AND ASSOCIATES.
 - 2) ABOVE GROUND FACILITIES PLACED PER ON-THE-GROUND DATA ACQUIRED BY DOWDEY, 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" Storz with 30' downward angle



LOCATION MAP NOT TO SCALE

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 SUBDIVISION 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 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 A 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 FAÇADE 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 PLAT 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	STORIES	AREA (SF)	HEIGHT
A	2	4,586	22'-0"
B	1	2,100	10'-9"
C	1	2,250	10'-9"
D	1	600	10'-4"
E	1	4,100	10'-4"
G	1	23,725	12'-4.75"
H	1	5,700	10'-9"
I	1	4,700	10'-4"
J	1	22,750	12'-1"
K	1	3,400	10'-4"
L	1	2,500	10'-4"
M	1	1,650	10'-4"

D16-0054
 2nd REVISED SITE PLAN
 PRESTON 48 ADDITION
 BLOCK A LOT 6R
 3.548 ACRES

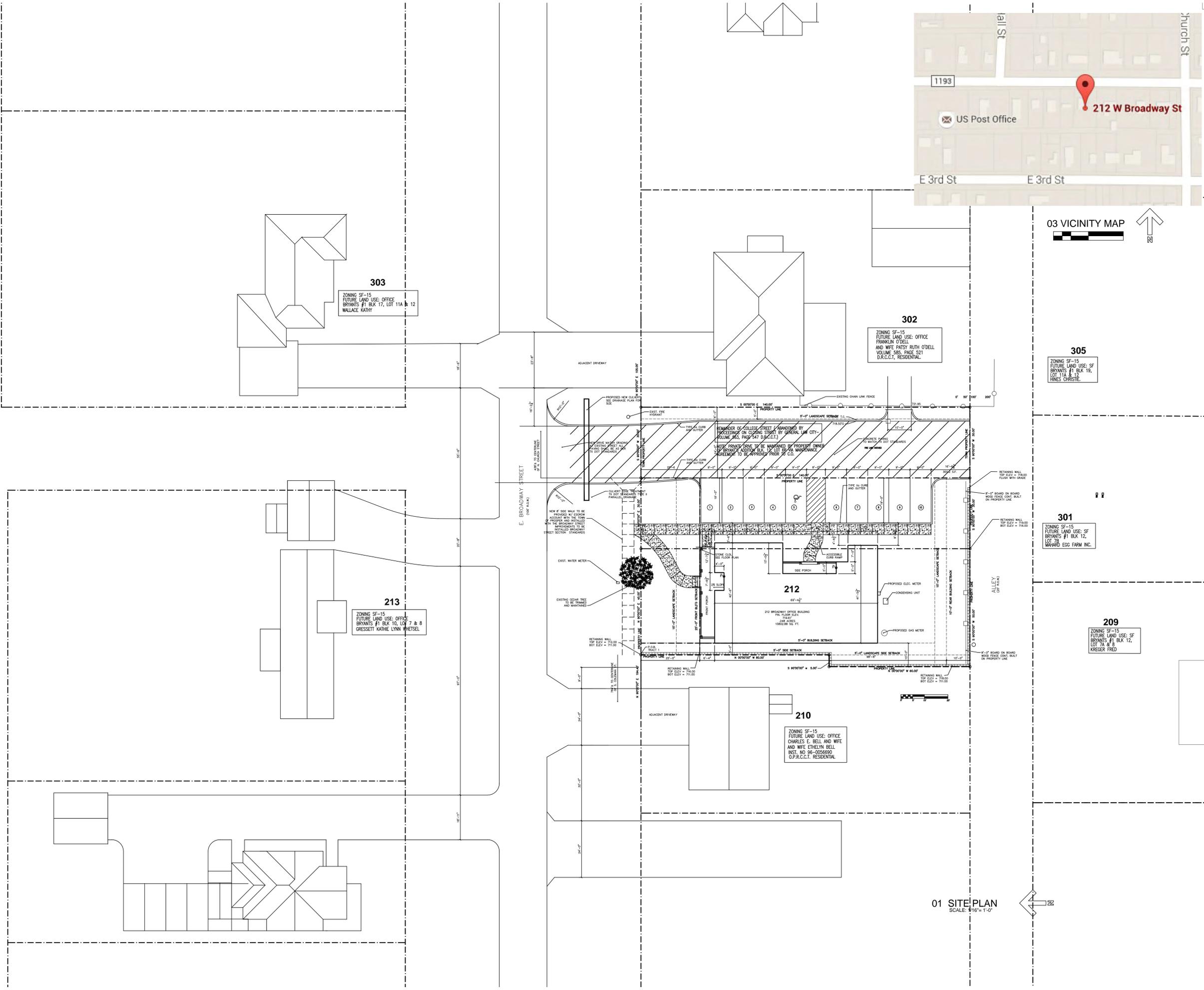
AN ADDITION TO THE TOWN OF PROSPER
 JOHN R. TUNNEY SURVEY ~ ABSTRACT NO. 916
 COLLIN COUNTY, TEXAS

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.
- 53
- 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 CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - 20) No flood plain exists on the site.
 - 21) Lot 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%M
 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

 SIGNATURE INVESTMENTS, INC. 1224 SHELL BEACH DRIVES DALLAS, TX 75068 PHONE: (214) 478-1793 FAX: (214) 407-6100	 REGISTERED ARCHITECT MARIA STANKOVIC STATE OF TEXAS	OWNER Scott Wescoat Bill Smith David Izquierdo 8676 Highpoint Dr. Prosper, Texas 75078
		05/09/16 (469) 223-0096



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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]*

History:

At the May 24, 2016, meeting, the Town Council tabled this item per the applicant's request.

Description of Agenda Item:

Town staff has received a request to rezone 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, Zoning Case Z16-0004.

According to the Comprehensive Plan, Retail & Neighborhood Services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. It notes neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. According to the Plan, High Density Residential is for developments consisting of greater than 2.5 dwelling units per acre and lot sizes less than 10,000 square feet. It notes High Density Residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes. The proposed development resembles a townhome development with single story duplex, four-plex, five-plex, and six-plex alley-served buildings. Further description of the Retail & Neighborhood Services and High Density Residential land use types are in the attached excerpt from page 30 of the Comprehensive Plan.

Rezoning requests which do not conform to the Future Land Use Plan shall be accompanied by a request to amend the Future Land Use Plan. The Comprehensive Plan document anticipates the Town will encounter "development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map."

The document recommends that “development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)” should be reviewed based on the following questions and should be reviewed on their own merit.

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?
- Will the proposed use impact adjacent residential areas in a negative manner?
- Will the proposed use be compatible with and/or enhance adjacent residential uses?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
- Would it contribute to the Town’s long-term economic stability?

The Plan states, “it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project.”

In response, the applicant provided a letter regarding the proposed amendment, which addresses the aforementioned criteria. The applicant met with the adjoining residents of the Greenspoint Subdivision to inform them of this request, and indicated there is general support for the proposed Future Land Use Plan amendment and the age-restricted, private gated, senior living development.

The Plan also recommends that “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 Plan map for a particular area. This may be due to changing markets, demographics and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and 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 map should be amended accordingly.”

The development will consist of 102 units within duplex, four-plex, five-plex, and six-plex buildings, on 12.7 acres, equating to 8.05 dwelling units per acre on a single lot. Because the development consists of multiple buildings on a single lot, it is technically classified as a multifamily development. For comparison purposes, the Multifamily District (MF) allows for a maximum of 15 dwelling units per acre. While this request is classified as a multifamily development, it more closely resembles a townhome development.

As is noted in the Economic Analysis Section of the Comprehensive Plan (attached for reference), the Future Land Use Plan can accommodate over 350 acres of retail acres as projected by the economic analysis; however, in 2012 there was over 750 acres of retail development expected based on the assumptions of the Future Land Use Plan. While an abundance of retail and the associated sales tax can benefit to the Town and citizens, the Plan notes “it is recommended that additional neighborhood service retail zoning beyond what is recommended on the Future Land Use Plan should be avoided,” and that an oversupply of retail may have negative consequences. There is currently an approved Preliminary Site Plan for a retail development of the subject property (Case D15-0010). Staff recommends the Town Council consider this opportunity to “down-zone” existing interior retail zoning, which is supported by the Comprehensive Plan.

Legal Obligations and Review:

The Town Council is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan. Town staff has received four Public Hearing Notice Reply Forms; not in opposition to the request. Town Attorney, Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard ordinance as to form and legality.

Attached Documents:

1. Proposed Ordinance
2. Existing Future Land Use Plan
3. Proposed Future Land Use Plan
4. Existing and proposed Future Land Use Plan exhibit
5. Applicant’s Letter Regarding Proposed Amendment
6. Page 30 of the Comprehensive Plan
7. Economic Analysis from the Comprehensive Plan
8. Public Hearing Notice Reply Forms

Planning & Zoning Commission Recommendation:

At their April 19, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 5-0.

Town Staff Recommendation:

Town staff recommends the Town Council consider and act upon an ordinance amending the Town’s Future Land Use Plan.

Proposed Motion:

I move to _____ (approve / deny) 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.

TOWN OF PROSPER, TEXAS**ORDINANCE NO. 16-__**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE FUTURE LAND USE PLAN MAP OF THE TOWN OF PROSPER'S COMPREHENSIVE PLAN; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the Town Council of the Town of Prosper, Texas ("Town Council"), has investigated and determined that the Future Land Use Plan of the Town of Prosper ("Prosper") Comprehensive Plan, adopted by Ordinance No. 12-21, as amended, should be amended; and

WHEREAS, Prosper has complied with all notices and public hearings as required by law; and

WHEREAS, the Town Council finds that it will be advantageous, beneficial and in the best interests of the citizens of Prosper to amend a portion of the Comprehensive Plan as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Amendment to Prosper's Comprehensive Plan, Ordinance No. 12-21. The Future Land Use Plan Map of the Town of Prosper's Comprehensive Plan, adopted by Ordinance No. 12-21, as amended, is hereby amended to reflect High Density Residential uses on the northeast corner of First Street and Coit Road, as depicted in Exhibit A, attached hereto and incorporated by reference.

SECTION 3

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4

Savings/Repealing Clause. Prosper's Comprehensive Plan, adopted by Ordinance 12-21, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being

commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

Effective Date. This Ordinance shall become effective from and after its adoption.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF JUNE, 2016.

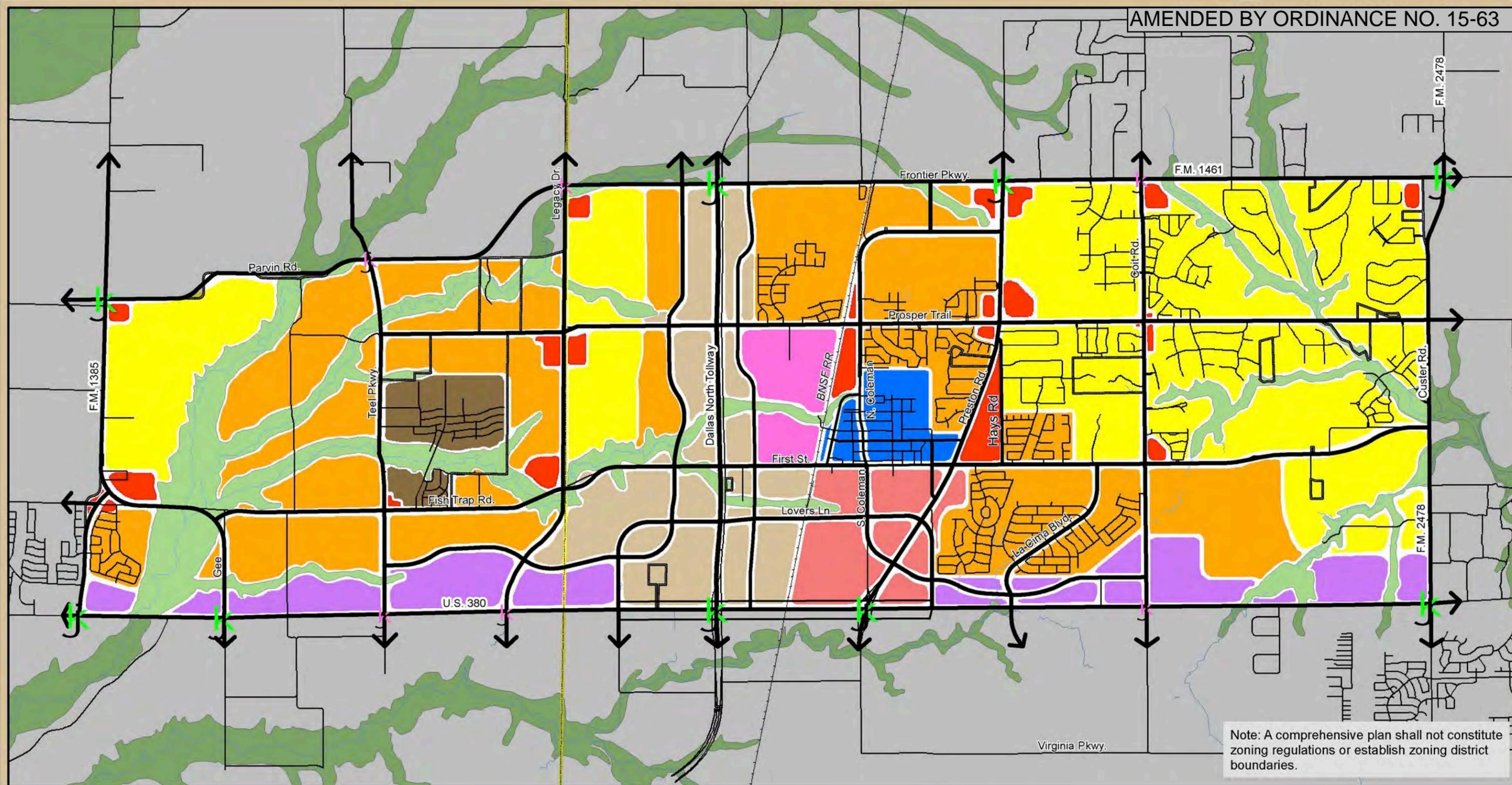
Ray Smith, Mayor

ATTEST:

Robyn Battle, Town Secretary

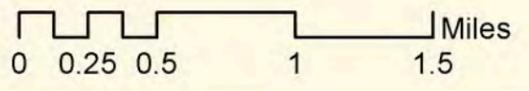
APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



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

OCTOBER 2015

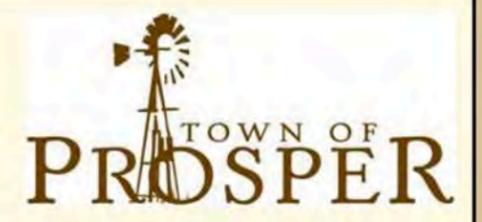


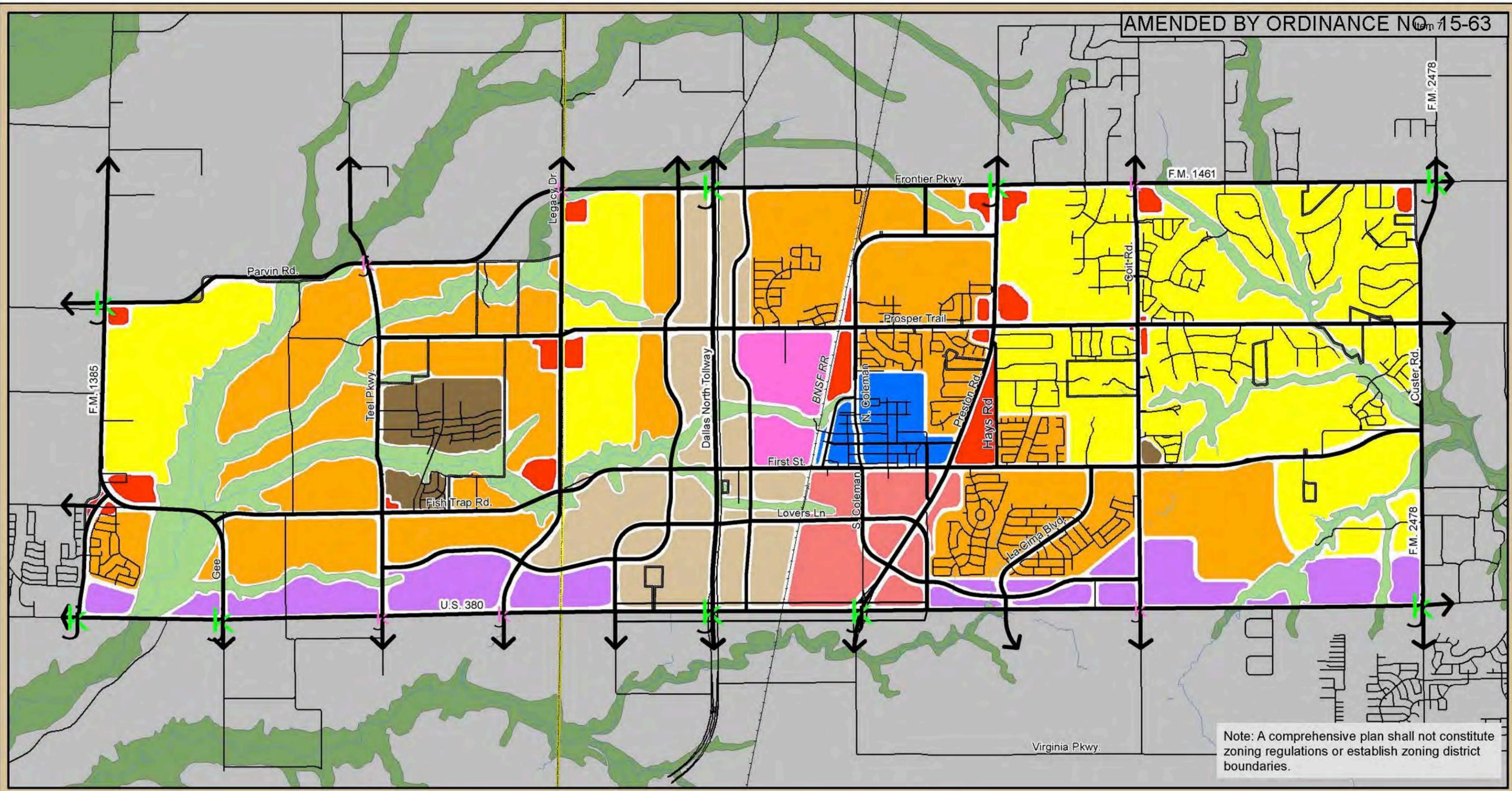
Legend

- 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
- jk Major Gateway
- jk Minor Gateway
- + Town of Prosper
- + ETJ

CURRENT

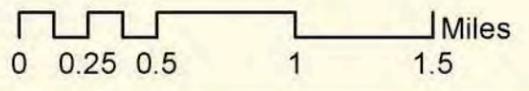
**Future
Land Use
Plan**





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

OCTOBER 2015

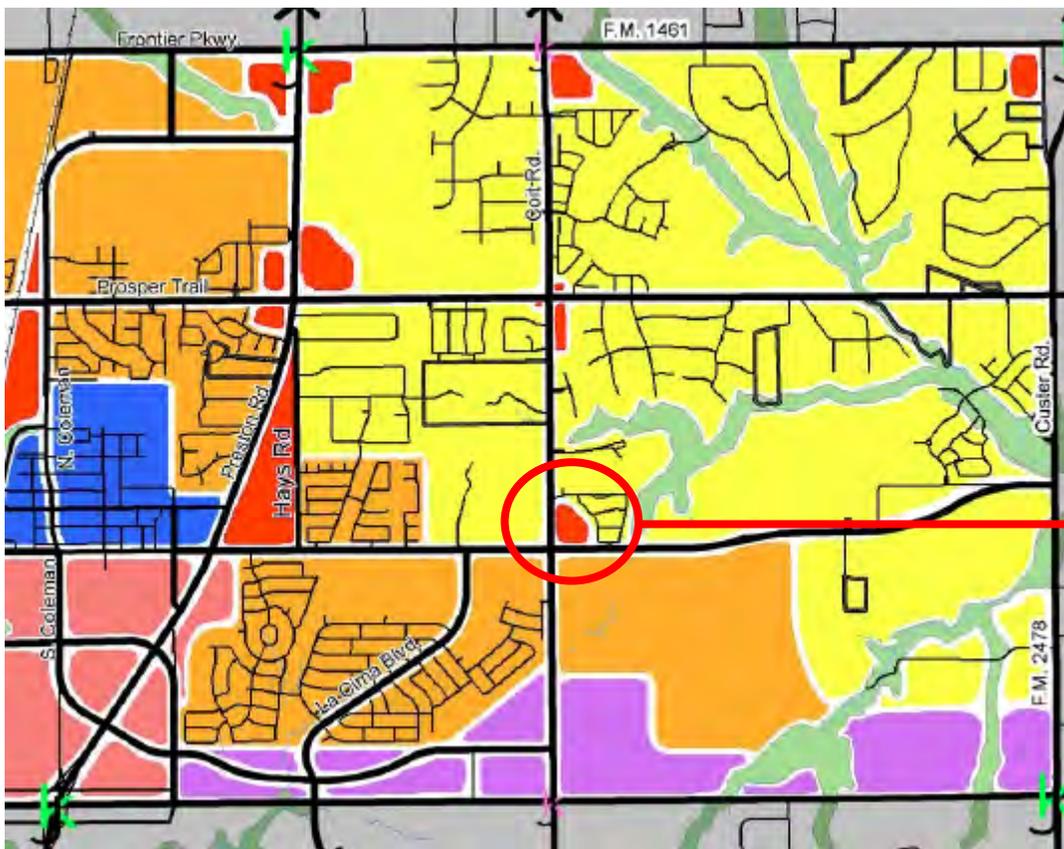


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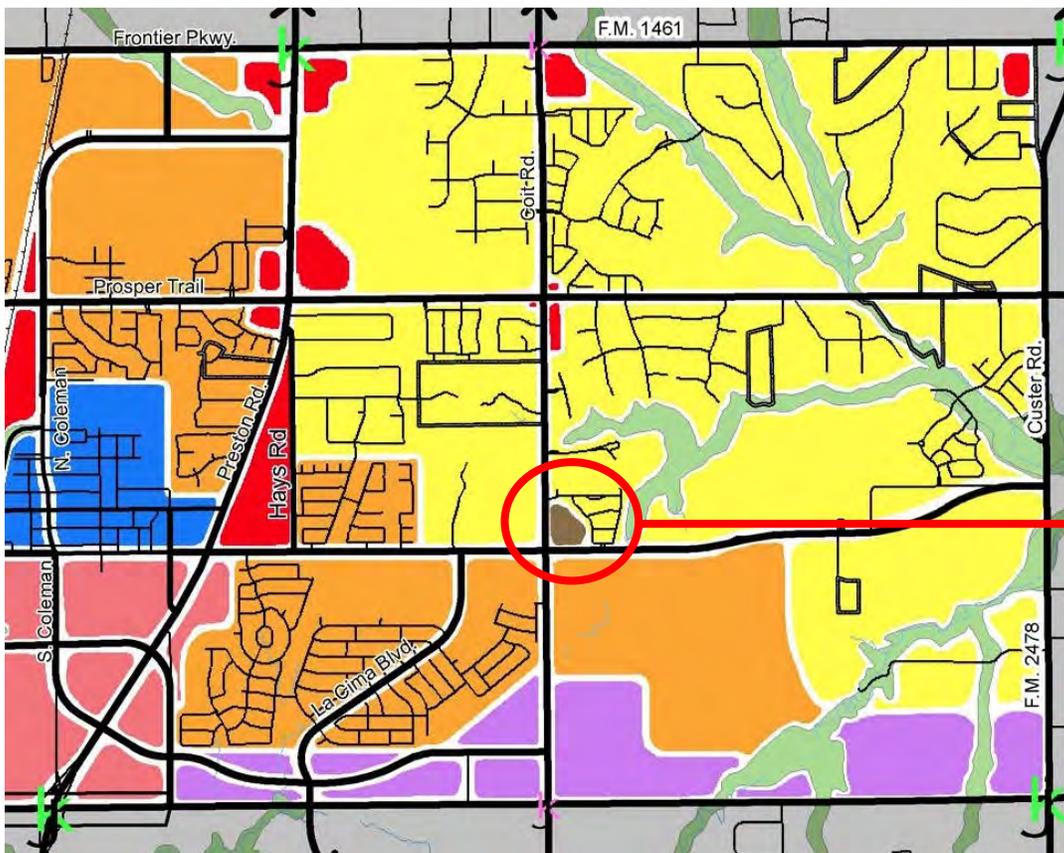
- | | | |
|--------------------------------|---------------------|--|
| Low Density Residential | Old Town District | Major Gateway
Minor Gateway
Town of Prosper
ETJ |
| Medium Density Residential | Town Center | |
| High Density Residential | Tollway District | |
| Retail & Neighborhood Services | US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

PROPOSED
Future Land Use Plan





**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

Amendment to the Comprehensive Plan – Future Land Use Plan

The request to change the zoning on property located at the northeast corner of First Street and Coit Road from Retail to a Planned Development District – Multi-Family necessitates an amendment to the Town of Prosper’s Comprehensive Plan. The current Future Land Use Map indicates that the site is to be developed as Retail & Neighborhood Services and appears to have been based on the existing entitlement on the site.

While the High Density Residential category allows a maximum density of 15 units/acre, the proposed Planned Development Standards limit the density of the proposed use to 8.53 units/acre. The traffic impacts, noise and light impacts on the neighborhoods and the future community park will all be significantly reduced with the proposed use.

- **Will the proposed change enhance the site and the surrounding area?**

Yes. The site is currently vacant with significant drainage issues that will be addressed with the proposed development. Development of a single-story, independent, senior facility provides an opportunity to add an important demographic component to the Prosper community. Seniors that choose an independent living community want to be active and provide a new volunteer base that could interact well with the adjacent Kids ‘R Us, the proposed community park and neighborhood churches.

- **Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?**

Yes.

- From a planning standpoint, the existing, intense retail designation seems to be out of context with the surrounding properties:

- North – Retail & Neighborhood Service and on the lot immediately north, the Kids R Kids proposed development
- East – Low Density Residential - Greenspoint neighborhood
- South – Medium Density Residential - undeveloped
- West – Low Density Residential for the future community park

Given the small parcel size, 12.6 acres, there is little opportunity to buffer the negative secondary effects of the current retail zoning, with an approved Concept Plan that includes over 65,000 square feet of retail and over 32,000 square feet of office, from the single family neighborhoods.

- In addition, from a redundancy of use standpoint, there is a large retail tract to the west of the site at First Street and Preston Road and there is a very large tract south on Coit Road at SH 380 that is planned for the US 380 District and will include retail and commercial uses. Both of these commercial centers are more than adequate to serve the resident’s needs, are more appropriately located and are much less intrusive into the single family neighborhoods.

- **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 Land Use Plan.

- **Will the proposed use be compatible with and/or enhance adjacent residential uses?**

- Yes. The proposed single-story, residential development is more compatible with the existing uses in numerous ways:
 - Commercial delivery traffic adjacent to both the Kids ‘R Us and the Greenspoint neighborhood will be eliminated
 - There will be a significant reduction in the noise generated from the site
 - The height of the buildings adjacent to the Greenspoint neighborhood will be reduced
 - General traffic to and from the site will be greatly reduced
- In a meeting with 7 of the residents whose properties abut the proposed Oak Timbers site, all preferred the proposed use – a single-story, senior living community.

- **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?**

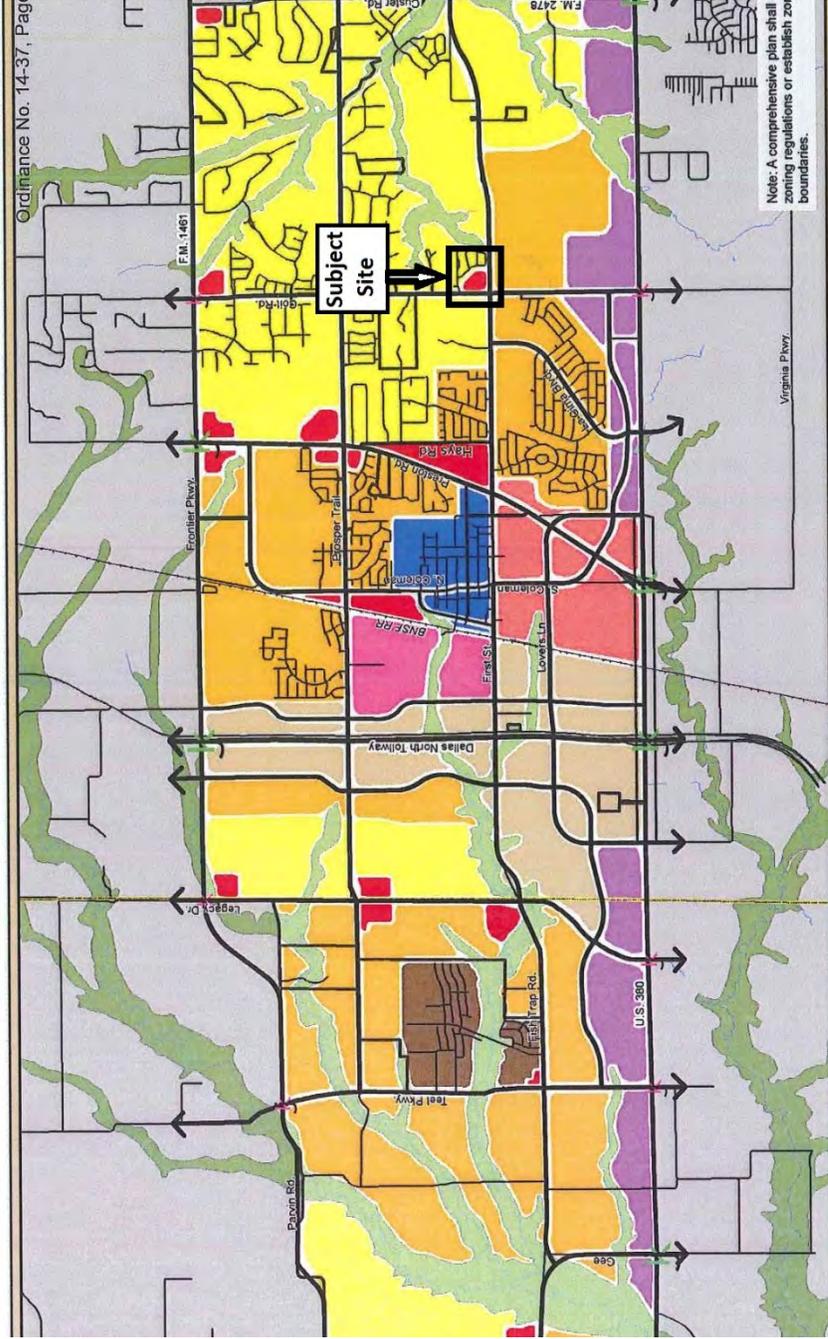
Yes. Unlike the existing, intense retail/commercial use, the appearance, hours of operation and other general aspects of the proposed single-story residential community are virtually identical to the surrounding uses.

- **Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?**

Yes. The proposed use brings a new age demographic to Prosper, one that contributes through volunteerism but does not add students to the school district. It also fulfills an unmet market demand that allows families to stay together – one generation benefitting another.

- **Would it contribute to the Town’s long-term economic stability?**

Yes. The proposed use meets an unmet market demand in Prosper. Other senior facilities have been proposed but none is a single-story cottage concept. As the population ages, this use will be economically viable for many, many years. It increases ad valorem property value without placing additional demands on the school district and without significantly increasing traffic.



Ordinance No. 14-37, Page

Future Land Use Plan

TOWN OF PROSPER

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

14

ESE HOLLS

1 1.5 Miles

COMMUNITY CHARACTER

Residential High Density

High density residential represents the most intense residential land uses permitted in Prosper. High density single family uses will consist of developments greater than 2.5 dwelling units per acre and lot sizes smaller than 10,000 square feet. Within Prosper, the high-density residential district is reflective of the Artesia development, where single family residential lot sizes and dwelling units per acre will be substantially higher than the rest of the community. High density residential may be located within the Dallas North Tollway, Highway 380, town Center and Old Town Districts. In such areas, high density residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes.



Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper’s tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town’s perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.



ECONOMIC ANALYSIS

Economic Analysis

An important factor to consider in the planning process is how land use decisions ultimately impact the future financial state of the community. Therefore, Prosper's Future Land Use Plan not only guides development within the community but it provides the financial framework enabling Prosper to provide high-quality services for its residents. The following section pertains to this very topic and provides estimates on the potential sales tax and ad valorem tax revenue that could be collected by the Town at build-out. In order to provide a detailed analysis, experts at Catalyst Commercial were consulted and provided information on future retail trade potential in Prosper based upon the Future Land Use Plan.

Analysis from Catalyst

An analysis using the projected build-out population of Prosper at 69,303 served as a basis to project a retail purchasing power of \$856,013,933, assuming 23,024 households with a \$37,183 retail trade per household. This would equate to roughly 2,853,379 square feet of retail space.

Figure 8: Retail Demand Forecast

Retail Demand Forecast	2011 City Estimate	Total Build Out Capacity
Population	10,560	69,303
Households	3,504	23,024
2010 Median Disposable Income	\$67,422	\$67,422
2010 Per Capita Income	\$35,716	\$35,716
Total Retail Trade per HH	\$37,183	\$37,183
Household Income	\$107,641	\$107,641
Retail percentage of HH Income	34.54%	34.54%
Forecasted Total Retail Trade Potential	\$130,284,948	\$856,013,933
Est. Retail Sales per Square Foot		\$300
Retail Square Footage Demand*		2,853,379

Sales Tax Analysis

Annual Total	\$17,120,278
<i>Allocation</i>	
General Fund	\$8,560,139
Economic Development	\$4,280,069
Property Tax Reduction	\$4,280,069

*Est. \$300 sales per square foot based upon International Council of Shopping Centers

Acreage

For assumption purposes, we assumed a Floor to Area Ratio (FAR) of 0.18 for retail. Dividing the total square footage of retail by the FAR and further dividing by 43,560 achieves the estimated retail acres that would be needed to accommodate the 2,853,379 square feet of retail space. This number is 364 acres.



ECONOMIC ANALYSIS

In order to determine whether or not the Future Land Use Plan could accommodate the 364 retail acres projected by the economic analysis, a number of additional assumptions were made. These assumptions were derived from staff discussions, existing zoning regulations and future characteristics believed to define each district and include:

1. Approximately 70% of the Neighborhood Services will be retail in nature.
2. Approximately 45% of the Town Center would be retail in nature. The Town Center will likely have a mixture of retail, office, residential and public space. The primary use, however, will likely be oriented around retail.
3. 10% of the Tollway District will be retail. Office uses will constitute the largest majority of land within the Tollway District. Retail areas within the Town Center will likely be at major intersections and on the first floor of vertical mixed-use apartments/lofts.
4. 10% of the Highway 380 district will be retail. Commercial uses and residential uses will constitute a significant portion of the corridor. Retail areas at major intersections, including big-box retailers, will constitute the majority of retail establishments within the corridor.

Given these assumptions, a total of 757 retail acres is expected, based upon the Future Land Use Plan scenario and the above assumptions. Additionally, the presence of visible and attractive corridors in Prosper suggests the Town will be able to attract patrons from outside of the Town itself. Our preliminary analysis indicates that, based on current spending trends experienced today, the Future Land Use Plan contains more than sufficient retail space to meet the future needs of Prosper.

Retail Assumptions	Comp. Plan Total Acres	Retail Acres per Category
Neighborhood Services*	331	231.7
Town Center**	575	258.8
Tollway District***	1,426	142.6
US 380****	1,248	124.8
Total	3,580	757.9
* Assumed 70% retail component		
**Assumed 45% retail component		
***Assumed 10% retail component		
****Assumed 10 % retail component		



ECONOMIC ANALYSIS

Analysis

Based upon an extremely conservative allocation of retail acres, the Future Land Use Plan may accommodate approximately 750 retail acres. This is significantly higher than the 364 retail acres recommended by the economic analysis.

Retail Sales Tax

While 364 acres of retail is recommended by the economic analysis, a number of different factors may affect long-term retail needs in Prosper and include the following:

- A potential build-out population higher than the current estimate of 69,303. The 2004 Comprehensive Plan and recent impact fee reports all estimate a buildout population of over 89,000 residents. Assuming a population of 82,000 residents, Prosper could accommodate approximately 430 acres of retail.
- Prosper will have a regional retail center in the Town Center. This area of the community will have a regional draw and will attract retail patrons from outside of Prosper. Additional retail acreage, therefore, can be accommodated due to the regional nature of such retail.
- Within retail areas, other uses such as churches, public facilities, schools and other non-retail uses may occur.

Due to the above factors, it is believed that the Town could potentially accommodate the 757 retail acres depicted in the chart on page 98. As the Town grows, and as further comprehensive plan studies are completed, this number should be carefully examined and adjusted, if necessary. Based upon the assumptions from page 97, 750 acres of retail would essentially double the initial 364 acre estimates from a 17.1 million total sales tax contribution to approximately **\$34 million** in sales tax revenue (**\$17.1 million to the general fund, \$8.6 million to Economic Development and \$8.6 million to property tax reduction**). This sales tax revenue, when combined with estimated Ad Valorem Tax

revenue, would enable Prosper to be financially secure and provide high level services and/or property tax reductions to its citizens. It is also recommended that additional neighborhood service retail zoning beyond what is recommended on the Future Land Use Plan should be avoided.

The 750 acres recommended by this economic analysis should be sufficient to meet Prosper's retail needs. Additional neighborhood services retail zoning should be avoided. Nodal retail activity should be concentrated at primary intersections, and the "four corner" principle should be avoided to reduce the possibility of an oversupply of retail acreage. Strip center development along major roadways should also be avoided, as the plan recommends.

The consequences of an oversupply of retail may include:

- Vacant, underutilized land;
- Lower rental rates leading to undesirable uses;
- Pressures for additional multifamily to fill vacant parcels; and
- Blighted corridors.



ECONOMIC ANALYSIS

Ad Valorem Tax

An Ad Valorem analysis was conducted. Comparative properties were selected in each of the following Future Land Use Plan categories. Based upon the data collected from the Collin and Denton County Appraisal Districts, an average value per acre was assessed on the comparative properties to derive an estimated value per acre per land use category. The derived value per acre was then multiplied by the total number of acres within each district to calculate the total gross value of the district. Using the current tax rate of .52 cents per \$100 of assessed value, an approximate gross Ad Valorem tax contribution per district was calculated. In order to account for right-of-way, such as public streets, and tax exemptions, such as schools and churches, 30% of the total value was subtracted to derive the estimated value and Ad Valorem amount that could be contributed to the General Fund annually.

It is important to note that this analysis is for estimation purposes only and is based upon assessed values in 2011 dollars. The purpose of this analysis is to determine the approximate Ad Valorem contributions that could be generated based upon the Future Land Use Plan.

Figure 9 : Ad Valorem Estimates

District	Taxable Value	Value per Acre	Tax Revenue (.52)
Dallas North Tollway	\$2,790,756,612	\$1,957,052	\$14,511,934
Highway 380	\$1,321,585,597	\$1,058,963	\$6,872,245
Town Center	\$2,465,780,302	\$4,288,314	\$12,822,057
Business Park	\$247,358,925	\$666,736	\$1,286,266
Neighborhood Services	\$478,977,403	\$1,447,062	\$2,490,682
Old Town	\$140,457,586	\$407,123	\$730,379
High Density	\$564,358,076	\$928,221	\$2,934,661
Medium Density	\$7,015,502,244	\$1,223,919	\$36,480,611
Low Density	\$3,136,282,464	\$567,550	\$16,308,668
Gross Ad Valorem Total Value	\$18,161,059,208	-	\$94,437,507
Total Ad Valorem Value (30% ROW & Exemption)	\$12,712,741,445	-	\$66,106,255



ECONOMIC ANALYSIS

Tax Gap

In order to determine whether or not the sales and Ad Valorem taxes generated by the Future Land Use Plan will be sufficient to cover the overall expenses incurred by the community at build-out, an approximate General Fund budget was calculated based upon the average per capita expenditures at today's spending levels.

The Fiscal Year 2010-11 budget indicates that the Town of Prosper had a General Fund budget of \$7,115,112. When this number is divided by the 2010 population of 9,423, an average per capita expenditure of \$755 per person is derived. This per capita expenditure by Prosper is comparable with other regional communities. Southlake has the highest per capital expenditure among the comparative group primarily due to its high residential property values, high-quality non-residential uses and its regional Town Center drawing patrons from outside the community. This situation enables Southlake to provide higher level services and enhanced aesthetics to its residents. The similarities between the economics and vision between Prosper and Southlake are similar in nature.

Multiplying the per capita expenditure of \$755 per person by the ultimate capacity of 69,303, an ultimate capacity General Fund budget for Prosper of \$52,323,765 is derived.

Discussed in the previous sections, the approximate Ad Valorem contribution to the General Fund at build-out would be approximately \$66.1 million. The approximate sales tax contribution to the general fund based upon the 750 retail acres would be approximately \$17.1 million. Based upon this scenario, total General Fund income from taxes at build-out would be approximately \$83.5 million. This scenario would position Prosper to be in a similar situation to Southlake and Richardson, enabling the Town to provide high quality services for its residents.

	2010 Population	FY 2010-2011 General Fund Budget	Per Capita Expenditure
Southlake	26,575	\$30,410,480	\$1,144
Richardson	99,223	\$94,180,002	\$949
Allen	84,246	\$72,270,464	\$858
Prosper	9,423	\$7,115,112	\$755
Argyle	3,282	\$2,320,366	\$707
Plano	258,841	\$182,758,485	\$706
McKinney	131,117	\$90,788,018	\$692
Frisco	116,989	\$77,945,250	\$666
Celina	6,028	\$3,945,684	\$655
Desoto	49,047	\$29,760,521	\$607
Rowlett	56,199	\$33,793,677	\$601
Little Elm	25,898	\$13,157,771	\$508

It should be noted that additional forms of sales tax, such as Industry Tax and Inventory Tax, are not included and will create additional avenues for income. These numbers are approximate and are derived for estimation purposes only.

Figure 10: Tax Gap Analysis

Total Town Ad Valorem Income at Build-out	\$66,106,255
Total Sales Tax Income at Build-out	\$17,120,278
Total Income from Tax at Build-out	\$83,590,594
Total Expenditures	\$52,323,765
Tax Gap Surplus*	31,266,829

*This is an *estimate* based upon the projected sales tax revenue and possible Ad Valorem revenue. This estimate does not include additional forms of sales tax such as Industry Tax and Inventory Tax.



ECONOMIC ANALYSIS

Economic Analysis Conclusion

Forecasted potential sales tax data indicates that Prosper has the potential to derive a significant monetary amount from sales tax receipts at build-out. This is ultimately dependent upon the community attracting high-quality retail establishments that serve residents of the community and provide regional retail destinations that attract patrons from outside of Prosper. The primary regional destinations will be located within the Town Center and at the intersection of the Dallas North Tollway and Highway 380. Additional retail may be located within the Dallas North Tollway and Highway 380 districts, but will likely be less intense in nature.

Retail/Neighborhood Service areas away from the major districts will likely serve the internal needs of Prosper, providing less intensive services to adjacent residential neighborhoods. Additional retail/neighborhood services zoning outside of the Dallas North Tollway, Town Center and Highway 380 districts should be carefully considered in order to avoid an oversupply of retail zoning. Flexibility within the Dallas North Tollway, Highway 380 and Town Center districts will enable Town staff to make appropriate, market-based land use decisions as development occurs.

An estimate of Ad Valorem taxes at build-out suggests that Prosper will have the potential for a significant Ad Valorem contribution to its General Fund. Prosper's high-quality neighborhoods and its dedication to providing high-quality retail destinations will be a primary factor in determining the ultimate Ad Valorem value of the community. As development

occurs, the community has expressed a desire to attract the highest quality development possible to protect the Town's visual character and maximize the taxable value for both the General Fund and Prosper ISD. Future non-residential land use decisions should consider the long-term potential contributions of that particular development to the community, favoring clustered nodal retail activity centers, Class A office space (office space defined by high-quality furnishings, state-of-the-art facilities and excellent accessibility) and corporate campuses over strip retail and stand-alone retail establishments.

The retail data provided indicates that the Future Land Use Plan created for Prosper provides a significant amount of retail space to meet the future needs of Prosper residents. The Future Land Use Plan also gives Town Staff, Planning & Zoning Commission and Town Council ultimate flexibility to determine where retail areas should be located within the established districts.

While the numbers provided are estimates on the potential sales tax and Ad Valorem income of the community at build-out, it is important to note that these are only estimates. To ensure that Prosper has a financially secure future, the land use and character principles outlined in this Plan should be used as a guide to attract the highest quality development possible. High-quality and long-lasting development is ultimately the key in ensuring that Prosper has a sound financial future. Focusing on attracting and maintaining such development will enable Prosper to meet the essential needs of its future residents.





RECEIVED

MAR 31 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

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

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0002: The Town of Prosper has received a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential. There is a companion zoning change request (Z16-0004) to rezone 12.7± acres from Retail (R) to Planned Development-Multifamily, to allow for an age-restricted, private gated, senior living development.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

Fadi El-Nachar

Name (please print)

130 N. Coit Rd.

Address

Prosper, TX

City, State, and Zip Code

214-535-4243

Phone Number (Optional)

Fadi El-Nachar

Signature

3-27-16

Date

fadinator@sbcglobal.net

E-mail Address



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

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0002: The Town of Prosper has received a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

- Senior Community provides for a stable tax base
 - There will be sufficient retail and other businesses located on 380, Preston and Dallas Tollway, All within close proximity

Robert Goldman
Name (please print)

RP Goldman
Signature

125 Springbrook Dr.
Address

04/05/2016
Date

Prosper, TX 75078
City, State, and Zip Code

rpgold@att.net
E-mail Address

(972) 346-2504
Phone Number (Optional)

RECEIVED

APR 18 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES



**DEVELOPMENT SERVICES
DEPARTMENT**
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502
Fax: 972-347-2842

REPLY FORM

SUBJECT:

Zoning Case Z16-0004: The Town of Prosper has received a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), to allow for an age-restricted, private gated, senior living development.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The purpose of the application is to allow the development of an age-restricted, private gated, senior living development. There is a companion Comprehensive Plan Amendment request (CA16-0002) to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I SUPPORT THE SENIOR LIVING DEVELOPMENT.

JAMES GOWER
Name (please print)

James Gower
Signature

2560 CEDAR BROOK LN
Address

3-31-16
Date

PROSPER, TX 75078
City, State, and Zip Code

mfmoney@att.net
E-mail Address

Phone Number (Optional)



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

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0002: The Town of Prosper has received a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential. There is a companion zoning change request (Z16-0004) to rezone 12.7± acres from Retail (R) to Planned Development-Multifamily, to allow for an age-restricted, private gated, senior living development.

I OPPOSE the request as described in the notice of public hearing. Please provide a reason for opposition.
 I DO NOT OPPOSE the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

SHELLY GOWER
Name (please print)

2560 CEDARBROOK
Address

PROSPER, TX 75078
City, State, and Zip Code

Phone Number (Optional)

Shelly Gower
Signature

4-1-16
Date

shelly.gower@tenethealth.com
E-mail Address

Pamela Clark

From: Michael Goddard <megoddard@prosper-isd.net>
Sent: Friday, April 15, 2016 4:40 PM
To: Pamela Clark
Subject: Re: Oak Timbers - Comprehensive Plan Amendment

Collin County Appraisal has given us some additional data that we needed regarding this project .
Please withdraw our opposition .

Michael Goddard, Ed.D.
Assistant Superintendent
Prosper ISD
(469) 219-2000

On Apr 15, 2016, at 3:38 PM, Pamela Clark <Pamela_Clark@prospertx.gov> wrote:

Dr. Goddard

Thank for returning the Public Hearing Reply form for the Oak Timbers Comprehensive Plan amendment. We just wanted to confirm your opposition in the event the letter was not clear that the request is for an age restricted senior living development. Please let me know if you have any questions, or if you need additional information.

Thank you,

Pamela Clark
Planning Technician
Development Services
P.O. Box 307
409 E. First St.
Prosper, TX 75078
(d) 972-569-1091
(o) 972-346-3502
Pamela_clark@prospertx.gov

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

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0002: The Town of Prosper has received a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential. There is a companion zoning change request (Z16-0004) to rezone 12.7± acres from Retail (R) to Planned Development-Multifamily, to allow for an age-restricted, private gated, senior living development.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

The Zoning Change from Retail to High Density Residential is not beneficial to Prosper ISD.

Mika Gooddard
Name (please print)

605 E. Seventh St.
Address

Prosper, TX 75078
City, State, and Zip Code

469-219-2000
Phone Number (Optional)

Mika Gooddard
Signature

Apr. 14, 2016
Date

mgooddard@prosper-isd.net
E-mail Address



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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]

History:

At the May 24, 2016, meeting, the Town Council tabled this item per the applicant's request.

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Retail and Specific Use Permit-7 (Child Day Care Center)	Undeveloped Land	Retail & Neighborhood Services
North	Retail	Undeveloped Land (Future Child Day Care Center)	Retail & Neighborhood Services
East	Planned Development-18-Single Family	Single Family Residential (Greenspoint)	Low Density Residential
South	Single Family-15	Undeveloped Land	Medium Density Residential
West	Single Family-15	Future Community Park	Low Density Residential

The proposed development consists of 102 cottage/townhome-style units, on 12.7 acres, within either duplex, four-plex, five-plex, or six-plex single story buildings. The development will be private, gated and the homes will be alley served. The residents of the development will be age-restricted to 55 years and older.

Development of the property is proposed in accordance with Exhibit C (development standards), Exhibit D (conceptual development plan), Exhibit F (conceptual architectural elevations), and Exhibit G (conceptual landscape plans), and in accordance with the Multifamily (MF) District. The request is in accordance with the MF district due to the fact that there are multiple buildings on one lot; however, the development will resemble a townhome development. The notable proposed development standards are as follows:

1. Development Regulations – The proposed PD limits residents to 55 years and older; limits the density to 8.05 dwelling units per acre; allows for minimum 1,100 square foot dwelling units; and provides for building and landscape setbacks, as indicated in Exhibit C.
2. Parking – The proposed PD requires one enclosed space per unit, and 0.6 field parking spaces per unit. The Town's Zoning Ordinance does not provide for a parking ratio for senior living developments. As such, the applicant has provided a comparable analysis demonstrating the proposed parking is sufficient. Town staff also conducted a survey of surrounding municipalities to further determine if the proposed parking was in line with their requirements, and it was determined the proposed parking is consistent with other municipal requirements and adequate for a senior living development.
3. Elevations – The proposed PD requires the buildings to be constructed in accordance with Exhibit F, which includes the requirement for a minimum 8:12 roof pitch.
4. Landscaping – The proposed PD requires a solid living screen adjacent to Greenspoint, and requires the central detention pond to be amenitized, as show on Exhibit G-2. Staff has indicated to the applicant that a constant water level detention pond should be considered.

The applicant has indicted that they met with the adjoining residents of the Greenspoint Subdivision to inform them of this request, and that there is general support for the proposed rezoning request. In addition, there is Preliminary Site Plan (Case# D15-0010) for a retail development, which has been approved and is attached for reference. During the Preliminary Site Plan approval process, residents of the Greenspoint Subdivision attended the Planning & Zoning Commission meeting to voice concern regarding the proposed retail development, and requested a masonry wall, as opposed to solid living screening, along their property lines.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services for the property, which typically includes retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. High Density Residential is for developments consisting of greater than 2.5 dwelling units per acre and lot sizes less than 10,000 square feet, and may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes. The companion item is a request to amend the Future Land Use Plan for High Density Residential uses on the property to accommodate an age-restricted, private gated, senior living development.

Thoroughfare Plan – The property is adjacent to First Street, a future 4-lane divided minor thoroughfare, and Coit Road, a future 6-lane divided major thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

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

Access – Primary access to the property will be provided from First Street and Coit Road via a gated entry.

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

Parks – It is not anticipated that this property will be needed for the development of a park.

Environmental Considerations – No 100-year floodplain exists on the property.

Legal Obligations and Review:

Notification was provided to neighboring property owners, Homeowner's Associations, and Prosper ISD as required by state law. Town staff has received three Public Hearing Notice Reply Forms; not in opposition to the request. Town Attorney, Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard ordinance as to form and legality.

Attached Documents:

1. Ordinance
2. Proposed Exhibits A, B, C, D, E, F, and G
3. Surrounding Zoning Map
4. Applicant Provided Parking Analysis
5. Approved Preliminary Site Plan (D15-0010)
6. Public Hearing Notice Reply Forms

Planning & Zoning Commission Recommendation:

At their April 19, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 5-0, subject to incorporation of all Exhibits into an approved ordinance, with appropriate deed restrictions, and requiring larger caliper trees at development.

Since the meeting the applicant has revised Exhibit G to increase the size of the tress within the solid living screen along the Greenspoint Subdivision from 3-caliper inches to 4-caliper inches.

Town Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case for the amendment to the Future Land Use Plan (CA16-0002).

1. If the Town Council recommends approval of the amendment to the Future Land Use Plan, the Council should recommend approval of the zoning request.
2. If the Town Council recommends denial of the amendment to the Future Land Use Plan, the Council should deny the zoning request.

Proposed Motion:

(Motion for approval)

I move to approve 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.

(Motion for Denial)

I move to deny 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.

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 16-__

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING THE TOWN'S ZONING ORDINANCE, BY REZONING A TRACT OF LAND CONSISTING OF 12.6639 ACRES, MORE OR LESS, SITUATED IN THE WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, FROM RETAIL (R) TO PLANNED DEVELOPMENT-MULTIFAMILY (PD-MF); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council"), has investigated and determined that the Town's Zoning Ordinance should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper"), has received a request from Oak Timbers-Prosper, LLC ("Applicant"), to rezone 12.6639 acres of land, more or less, situated in the William H. Thomason Survey, Abstract No. 895, in the Town of Prosper, Collin County, Texas; and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

Amendments to the Town's Zoning Ordinance. The Town's Zoning Ordinance, adopted by Ordinance No. 05-20, is amended as follows: The zoning designation of the below-described property containing 12.6639 acres of land, more or less, situated in the William H. Thomason Survey, Abstract No. 895, in the Town of Prosper, Collin County, Texas (the "Property"), and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Multifamily (PD-MF). The property as a whole and the boundaries for each zoning classification are more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit B; 2) the planned development standards, attached hereto as Exhibit C; 3) the concept plan, attached hereto as Exhibit D; 4) the development schedule, attached hereto as Exhibit E; 5) the conceptual elevations, attached hereto as Exhibits F, and 6) the conceptual landscape plans, attached hereto as Exhibit G, which are incorporated herein for all purposes as if set forth verbatim.

Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Two (2) original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

SECTION 3

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5

Penalty. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7

Savings/Repealing Clause. Prosper’s Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 28TH DAY OF JUNE, 2016.

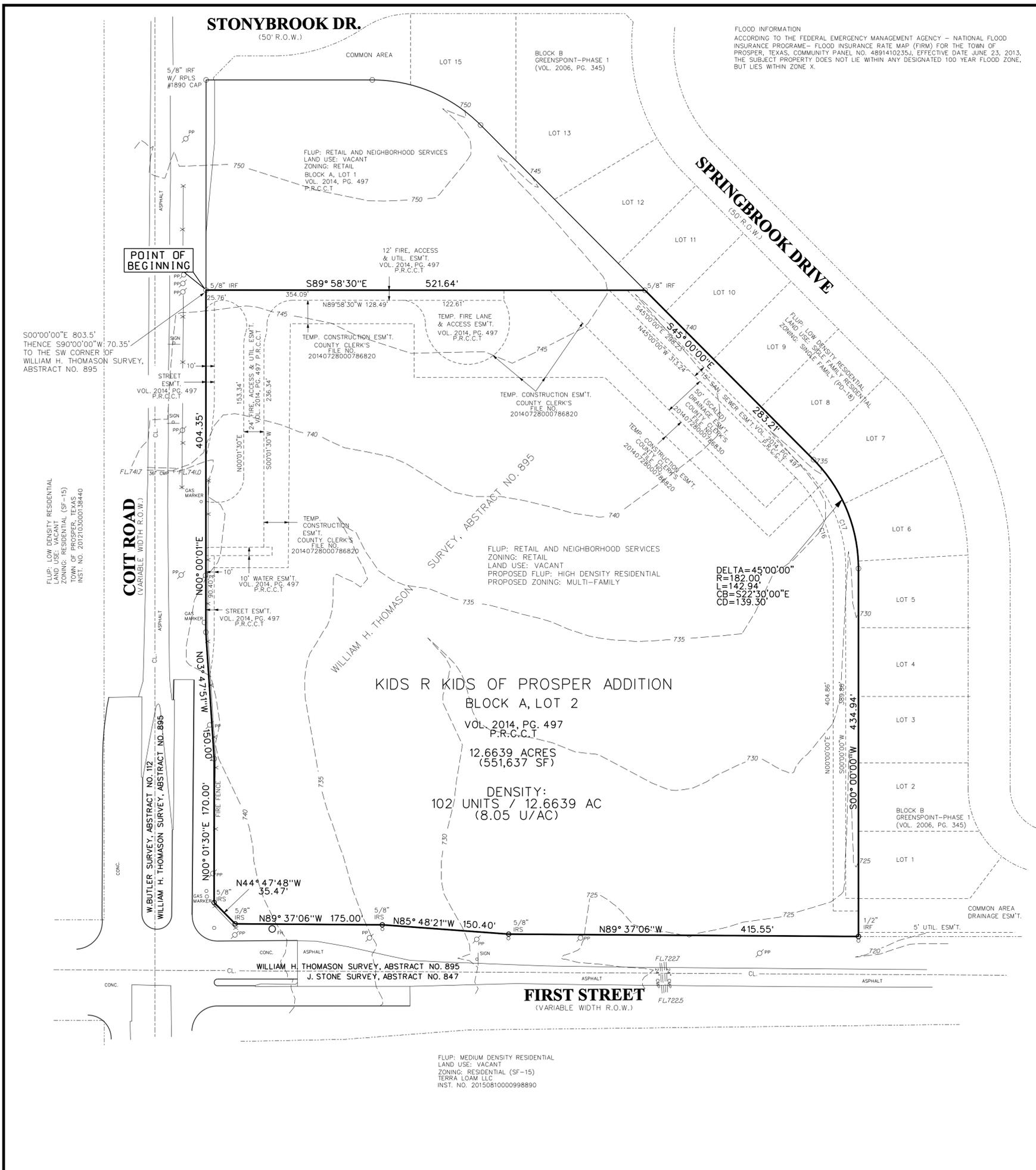
Ray Smith, Mayor

ATTEST:

Robyn Battle, Town Secretary

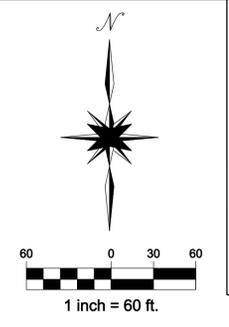
APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



FLOOD INFORMATION
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF PROSPER, TEXAS, COMMUNITY PANEL NO. 4891410235J, EFFECTIVE DATE JUNE 23, 2013, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X.

- LEGEND**
- SIR ○ SET IRON ROD
 - FIR ○ FOUND IRON ROD
 - MH ○ SAN. SEW. MANHOLE
 - CO ○ CLEAN OUT
 - WV ○ WATER VALVE
 - WM ○ WATER METER
 - FH ○ FIRE HYDRANT
 - PP ○ POWER POLE
 - W ○ WATER LINE
 - SS ○ SAN. SEWER LINE
 - T ○ TELEPHONE LINE
 - G ○ GAS LINE
 - LP ○ LIGHT POLE
 - 6" ○ OAK TREE
 - BM ○ BENCH MARK
 - 531.84 ○ TELEPHONE PEDESTAL
 - TEL-PED ○ ASPHALT PAVEMENT
 - GM ○ GAS METER



DESCRIPTION

BEING 12.6639 ACRE TRACT OF LAND IN THE WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895, IN CITY OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING LOT 2, BLOCK A OF KIDS R KIDS, BLOCK A, LOTS 1&2 ADDITION, AN ADDITION TO THE CITY OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 497, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COIT ROAD (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID KIDS R KIDS ADDITION;

THENCE S 89° 58' 30" E, WITH THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 521.64 FEET TO A 5/8" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING IN THE WEST LINE OF GREENSPPOINT-PHASE I ADDITION, AN ADDITION TO THE CITY OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2006, PAGE 345, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON LINES OF SAID LOTS 2 AND SAID WEST LINE GREENSPPOINT-PHASE I ADDITION THE FOLLOWING CALLS:

S 45° 00' 00" E, A DISTANCE OF 283.21 FEET TO A 5/8 INCH IRON ROD FOUND W/ CAP MARKED "RPLS #1890" FOR THE BEGINING OF CURVE TO THE RIGHT WITH A DELTA ANGLE OF 45° 00' 00", RADIUS OF 182.00 FEET, AND A CHORD OF S 22° 30' 00" E, 139.30 FEET;

ALONG THE SAID CURVE TO THE RIGHT A DISTANCE OF 142.94 FEET TO A 5/8 INCH IRON ROD FOUND W/ CAP MARKED "RPLS #1890";

S 00° 00' 00" W, A DISTANCE OF 434.94 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET (VARIABLE RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE MOST SOUTHWESTERLY CORNER OF SAID GREENSPPOINT-PHASE I ADDITION;

THENCE ALONG THE SAID NORTH LINE OF FIRST STREET THE FOLLOWING CALLS:

N 89° 37' 06" W, A DISTANCE OF 415.55 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

N 85° 48' 21" W, A DISTANCE OF 150.40 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

N 89° 37' 06" W, A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A CORNER CLIP AT THE NORTHEAST CORNER OF SAID FIRST STREET AND COIT ROAD CORNER;

THENCE N 44° 47' 48" W, ALONG THE SAID CORNER CLIP A DISTANCE OF 35.47 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE SAID EAST LINE OF COIT ROAD;

THENCE ALONG THE SAID EAST LINE OF COIT ROAD THE FOLLOWING CALLS:

N 00° 01' 30" E A DISTANCE OF 170.00 FEET TO A 5/8 INCH IRON ROD FOUND W/ CAP MARKED "RPLS #1890";

N 03° 47' 51" W A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND W/ CAP MARKED "RPLS #1890";

N 00° 00' 01" E A DISTANCE OF 404.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.6639 ACRES (551,637 SQUARE FEET) OF LAND MORE OR LESS.

ERNEST HEDGCOTH
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2804



NOTE:
 The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

Z16-0004

EXHIBIT "A"

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

OWNER:
Oak Timbers- Prosper, LLC
 Prosper, Texas
 CONTACT: VAUGHAN MITCHELL
 (817) 996-9083
 E-mail: ovm@oaktimbers.net
 DATE: MARCH 2016

PREPARED BY:
MORI'S ENGINEERING, INC. F-7701
 2616 Pickwick Lane Plano, Texas 75093
 CONTACT:
 MORI AKHAVAN 972-816-2626
 moriakhavan@yahoo.com

MORI'S ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 F-7701
 2616 Pickwick Lane
 Plano, Texas 75093
 TEL: 972-816-2626
 moriakhavan@yahoo.com
 CONTACT: MORI AKHAVAN, P.E.

CONSULTANTS:

OAK TIMBERS PROSPER SENIOR COMMUNITY PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
 Prosper, Texas

VAUGHAN MITCHELL
 (817) 996-9083

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AKHAVAN, P.E. NO. 79174 ON MAR. 22, 2016

PROJECT NUMBER: 1522
 ISSUE DATE: March 22, 2016
 REVISIONS:

EXHIBIT "A"

SHEET NUMBER:

EXHIBIT B**STATEMENT OF INTENT AND PURPOSE**

Demand for a single-story, independent senior living is high as this is an unmet market demand in Prosper. Other senior living communities are recently constructed or are under development in north Frisco but none is a single-story, non-fee simple community.

Oak Timbers – Prosper is proposed as a rental community for several reasons:

1. The development team has experience with a condo-type ownership senior community that has failed to be successful because units have been difficult to sell initially and then have become tied up in probate issues when the owner passes away.
2. Seniors are hesitant to commit to buying the unit and face the future need to move into a different level of care facility. The rental community allows seniors flexibility to plan for their future needs without the worry of selling a property.

This PD application is a request to change the zoning on the 12.66 acres of land at the northeast corner of First Street and Coit Road from Retail to multifamily to allow development of an age-restricted, gated, independent senior living community. The development includes 108 one-story, cottage units, each with an attached one-car garage, an exterior front porch and an average floor area of approximately 1,200 square feet. The community is designed to emphasize common open space for the residents and includes a dog park and a 6,000 square foot cultural center with a pool, a great room, media room, lounge and fitness center.

The community will have senior-focused amenities such as:

- Valet Trash Pickup
- Complimentary Scheduled Transportation
- Personalized Fitness Programs
- Group Exercise & Dance Classes
- Cultural, Social and Activity Programs
- Resort Style Pool
- Water Aerobic Classes
- Movie Theatre
- Arts and Crafts Creative Studio
- Business Center with Internet
- Coffee and Conversation
- Weekly Blood Pressure Checks
- Birthday and Newcomer Celebrations
- Beauty and Barber Salon
- Library and Lounge
- Fitness Center
- Bible Study and Readings

EXHIBIT C
PLANNED DEVELOPMENT STANDARDS

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

1. Except as noted below, the Tract shall develop in accordance with the Multi-Family (MF) District, as it exists or may be amended.
2. Development Plans
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
 - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
 - c. Landscape Plan: The tract shall be developed in general accordance with the attached landscape plan, set forth in Exhibit G.
3. Uses. Uses shall be permitted in accordance with the MF District with the exception of the following:
 - a. Occupancy shall be limited to residents 55 years of age and older.
4. Regulations
 - a. Density: Maximum density shall not exceed 8.05 dwelling units per acre, and the maximum number of units shall not exceed 102 units.
 - b. Dwelling Size: Minimum residential dwelling size shall be 1,100 square feet.
 - c. Building Height: One story, and the maximum building height shall not exceed thirty (30) feet at the tallest building element.
 - d. Lot Coverage: Maximum lot coverage shall be 30%.
5. Setbacks
 - a. Building
 - i. Front yard shall be 50 feet
 - ii. Side yard (interior) shall be 25 feet
 - iii. Rear yard shall be 35 feet
 - b. Landscape
 - i. Front yard shall be 25 feet
 - ii. Side yard (interior) shall be 0 feet
 - iii. Rear yard shall be 15 feet
6. Parking. Required parking shall be as follows:

- a. A minimum of one (1) off-street, enclosed space per unit shall be provided.
- b. A minimum of six-tenths (0.6) space, unenclosed space per unit shall be provided.

7. Architecture

- a. Primary and secondary materials shall be permitted as shown on Exhibit F.
- b. Minimum roof pitch shall be 8:12.

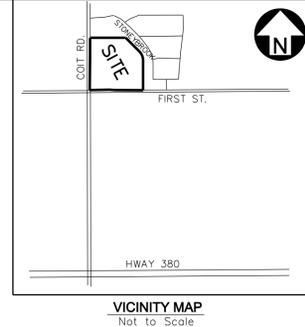
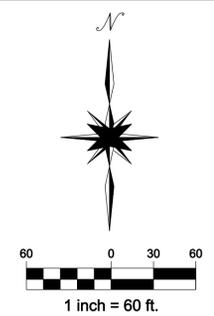
8. Landscaping

- a. A solid living screen in lieu of a masonry wall shall be permitted as provided on Exhibit G. Plant species may be substituted in kind, subject to approval of Town staff.
- b. The central detention pond shall be amenitized as shown on Exhibit G.

STONYBROOK DR.
(50' R.O.W.)

FLOOD INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF PROSPER, TEXAS, COMMUNITY PANEL NO. 4891410235J, EFFECTIVE DATE JUNE 23, 2013, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X.

- LEGEND**
- SIR ○ SET IRON ROD
 - FIR ○ FOUND IRON ROD
 - MH ○ SAN. SEW. MANHOLE
 - CO ○ CLEAN OUT
 - WV t WATER VALVE
 - WM t WATER METER
 - FH ○ FIRE HYDRANT
 - PP ○ POWER POLE
 - W - - - WATER LINE
 - SS - - - SAN. SEWER LINE
 - T - - - TELEPHONE LINE
 - G - - - GAS LINE
 - LP ○ LIGHT POLE
 - 6" ○ OAK TREE
 - BM 531.84 ○ BENCH MARK
 - TEL-PED ○ TELEPHONE PEDESTAL
 - GM □ ASPHALT PAVEMENT
 - GM □ GAS METER



SITE PLAN GENERAL 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 Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the Town.
- 5) All elevations shall conform to 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.

LAND USE: VACANT
ZONING: RESIDENTIAL (SF-15)
TOWN OF PROSPER, TEXAS
INST. NO. 2012103000138440

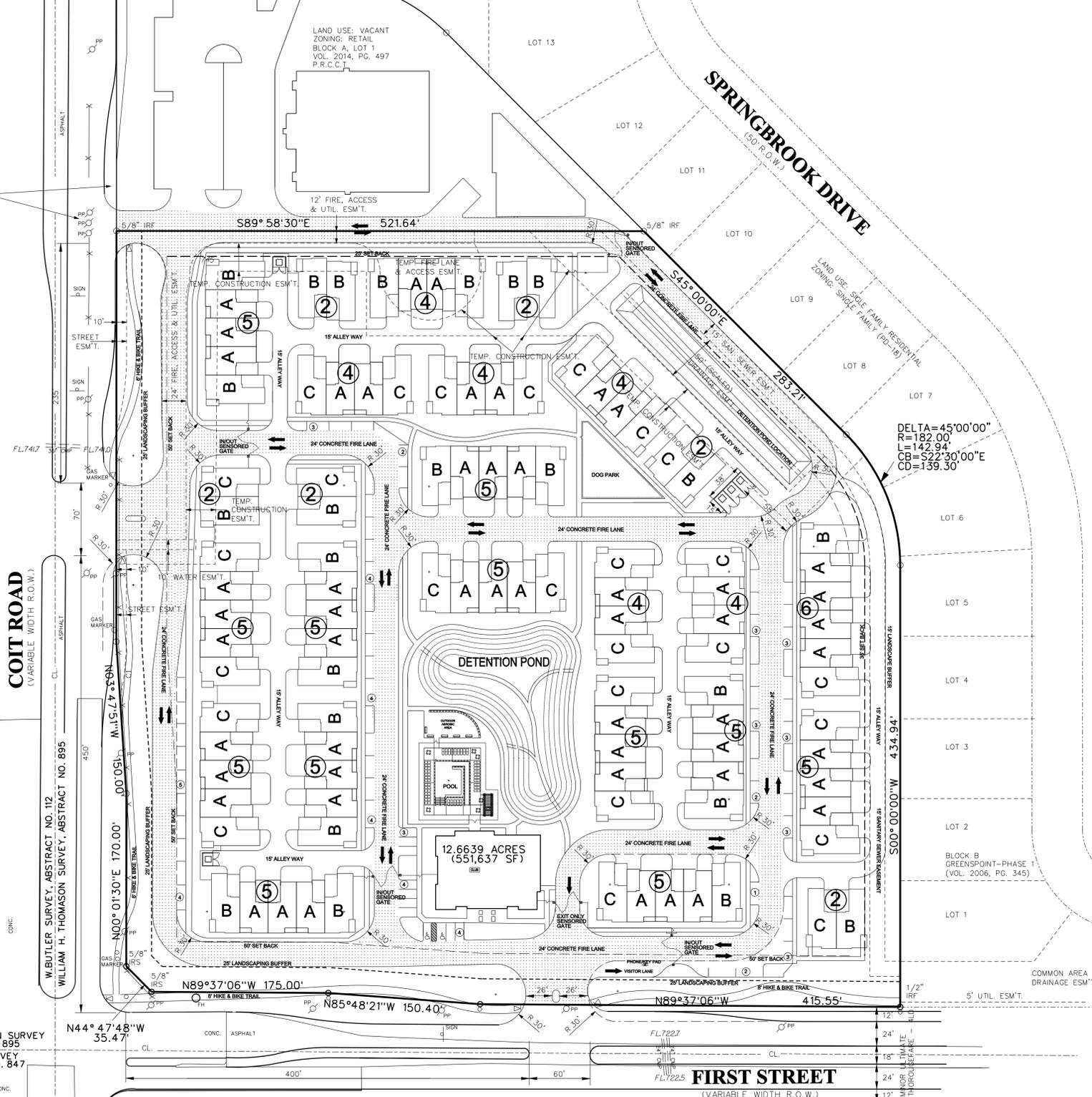
POWER POLE TO BE RELOCATED TO THIS LOCATION UNDER "KIDS R KIDS" PROJECT

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

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

WILLIAM H. THOMASON SURVEY
ABSTRACT NO. 895
J. STONE SURVEY
ABSTRACT NO. 847

LAND USE: VACANT
ZONING: RESIDENTIAL (SF-15)
TERRA LOAM LLC
INST. NO. 20150810000998890



UNITS CHART:

102 COTTAGE UNITS		
A	52	1,100 SF
B	24	1,300 SF
C	26	1,300 SF
		122,200 SF

BUILDING CHART:

2	DUPEX	6	15,600 SF
4	4 PLEX	6	28,800 SF
5	5 PLEX	12	70,800 SF
6	6 PLEX	1	7,000 SF

SITE DATA

EXISTING ZONING	Proposed
PROPOSED ZONING	RETAIL
EXISTING FLUP	MULTI-FAMILY
PROPOSED FLUP	RETAIL AND NEIGHBORHOOD SERVICES
Land Use	VACANT
Land Area (square feet & acres)	551,637 SF (12.6639 ACRES)
BUILDING AREA	
1-CLUBHOUSE AREA	5000 SF
6-DUPEX AREA	17,250 SF
6-4 PLEX AREA	30,450 SF
12-5 PLEX AREA	74,100 SF
1-6 PLEX AREA	7,275 SF
TOTAL BUILDING AREA	134,075 SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	30 feet
Lot Coverage	24.3%
OPEN SPACE CALCULATION	
OPEN SPACE REQUIRED	30.0%
OPEN SPACE PROVIDED (178731SF/551639SF)	32.4%
PARKING	
Parking Garages	102
Parking Spaces	62
Accessible Parking	1 SP
Enclosed Parking Spaces Ratio	1 SP / unit
Field Parking Spaces Ratio	62 SP / 102 unit
Total Parking Spaces Ratio	1.61 / Unit

DENSITY:
102 UNITS / 12.6639 AC
(8.05 U/AC)

Z16-0004
EXHIBIT "D"
**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

OWNER:
Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL
(817) 996-9083
E-mail: ovm@oaktimbers.net
DATE: MARCH 2016

PREPARED BY:
**MORI'S
ENGINEERING, INC.** F-7701
2616 Pickwick Lane Plano, Texas 75093
CONTACT:
MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

**MORI'S
ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
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TEL: 972-816-2626
moriakhavan@yahoo.com
CONTACT: MORI AKHAVAN, P.E.

CONSULTANTS:

**OAK TIMBERS PROSPER
SENIOR COMMUNITY
PROSPER, TEXAS**

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas

VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AKHAVAN, P.E. NO. 79174 ON MAR. 22, 2016

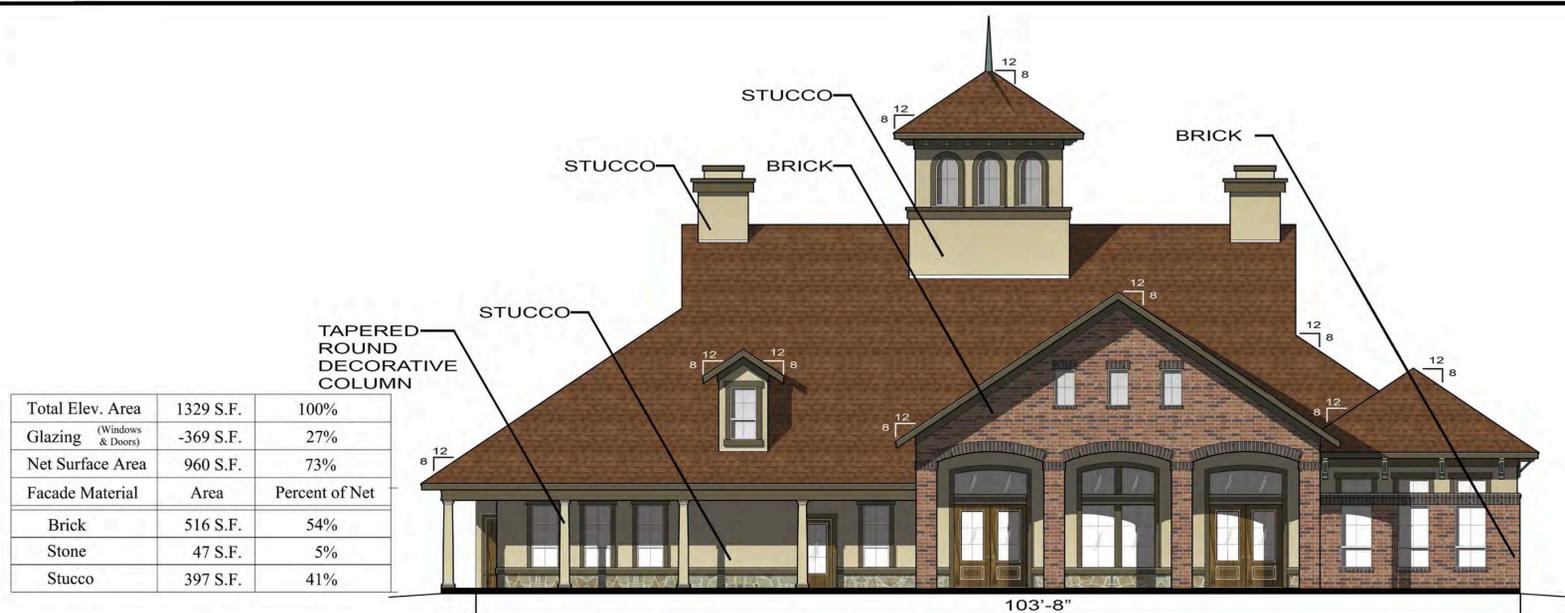
PROJECT NUMBER:
1522
ISSUE DATE:
March 22, 2016
REVISIONS:

EXHIBIT "D"

SHEET NUMBER:

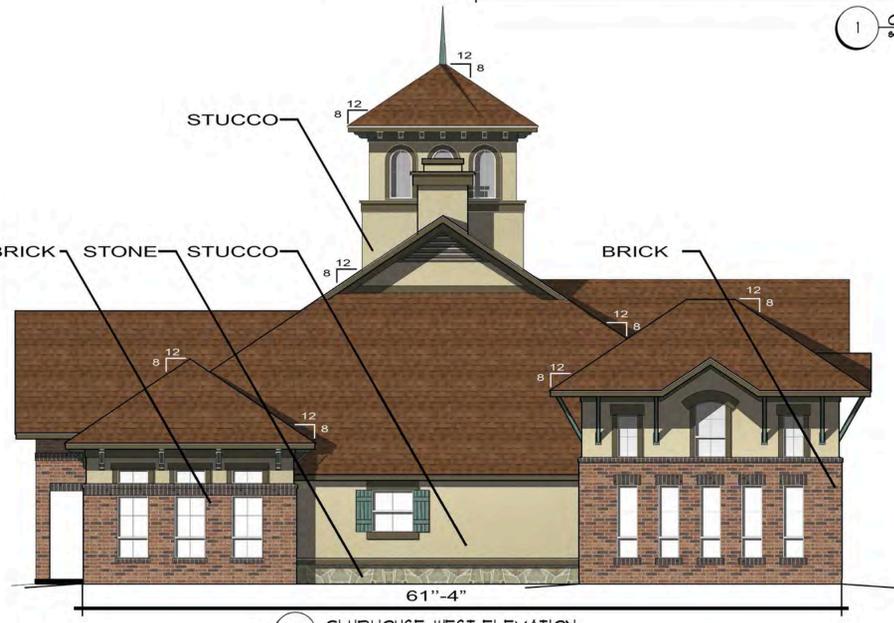
EXHIBIT E**Development Schedule**

The proposed development will be constructed in one continuous phase with construction to commence following site plan approval and the issuance of appropriate construction-related permits. The current estimated construction start date is September 2016 with construction to take approximately 12 months. The developer may request that model units be given a temporary certificate of occupancy prior to completion to facilitate marketing of the project with final certificate of occupancies to be issued for each building as it completed subject to meeting all public safety access requirements.



Total Elev. Area	1329 S.F.	100%
Glazing (Windows & Doors)	-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%

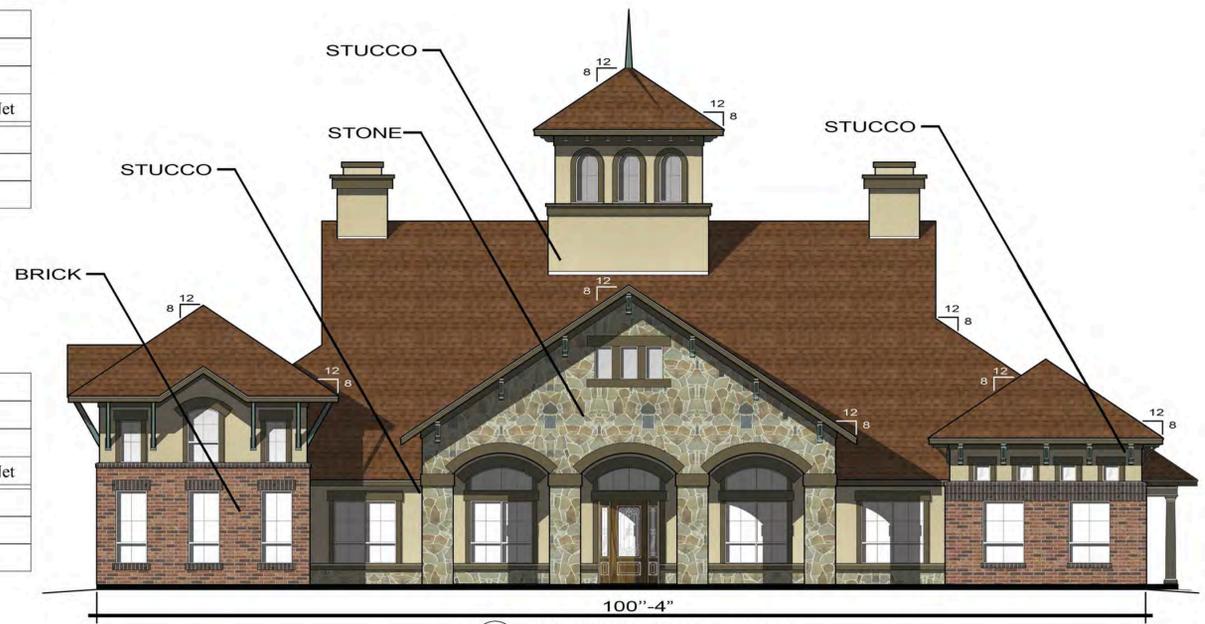
1 CLUBHOUSE-NORTH ELEVATION
SCALE 1/8" = 1'-0"



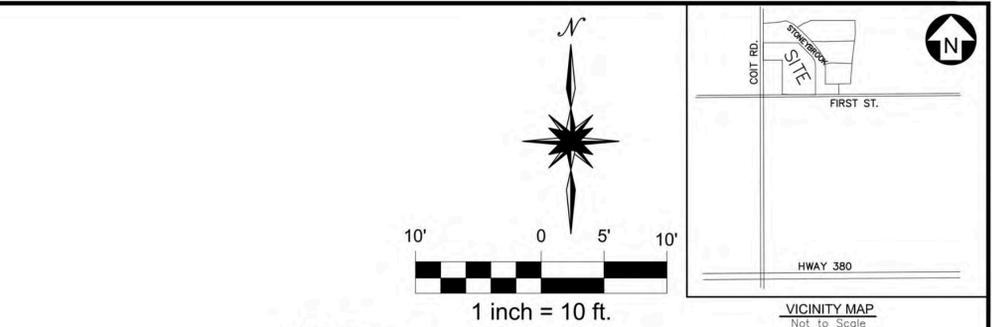
Total Elev. Area	1202 S.F.	100%
Glazing (Windows & Doors)	-183 S.F.	17%
Net Surface Area	1019 S.F.	83%
Facade Material	Area	Percent of Net
Brick	390 S.F.	38%
Stone	37 S.F.	4%
Stucco	592 S.F.	58%

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

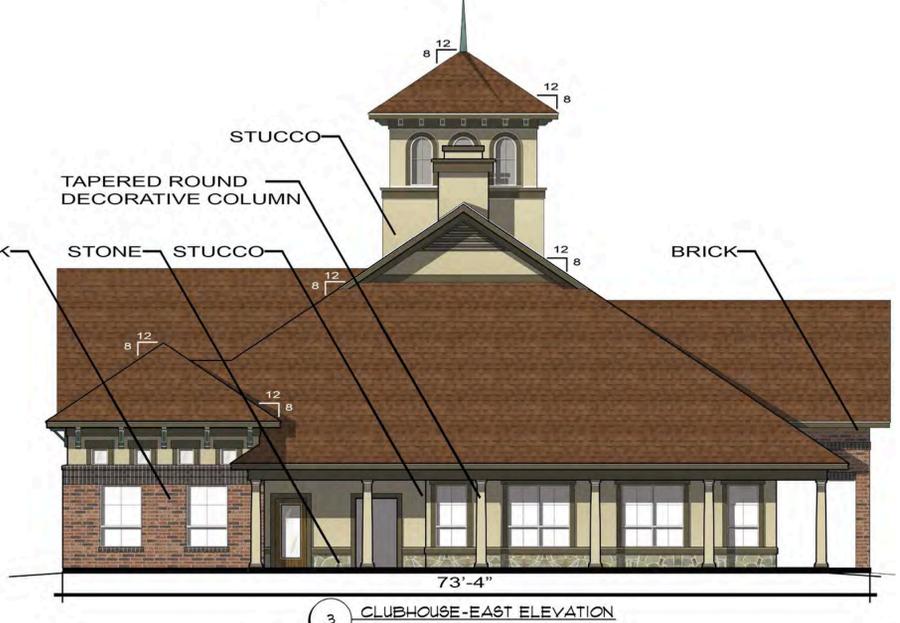
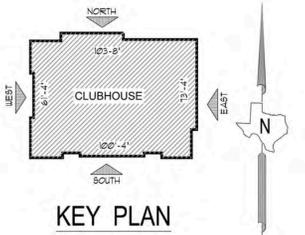
Total Elev. Area	1,733 S.F.	100%
Glazing (Windows & Doors)	-376 S.F.	22%
Net Surface Area	1,357 S.F.	78%
Facade Material	Area	Percent of Net
Brick	432 S.F.	32%
Stone	500 S.F.	37%
Stucco	425 S.F.	31%



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



- GENERAL NOTES:
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 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH ZONING ORDINANCE.
 3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
 4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 10%.



Total Elev. Area	650 S.F.	100%
Glazing (Windows & Doors)	-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%

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

Z16-0004

EXHIBIT "F"
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

OWNER: Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL (817) 996-9083
E-mail: ovm@oaktimbers.net

PREPARED BY: MORI'S ENGINEERING, INC. F-7701
2616 Pickwick Lane, Plano, Texas 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

DATE: MARCH 2016 SCALE: 1"=60'

MORI'S ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2616 Pickwick Lane
Plano, Texas 75093
TEL: 972-816-2626
moriakhavan@yahoo.com
CONTACT: MORI AKHAVAN, P.E.

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

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas
VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AKHAVAN, P.E. NO. 79174 ON MAR. 4, 2016

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

SHEET NAME:
EXHIBIT "F"

SHEET NUMBER:
F-1

MORI'S ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2616 Pickwick Lane
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TEL: 972-816-2626
moriakhavan@yahoo.com
CONTACT: MORI AKHAVAN, P.E.

CONSULTANTS:
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Suite 100
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817-514-0584
william@arriveag.com

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas

VAUGHAN MITCHELL
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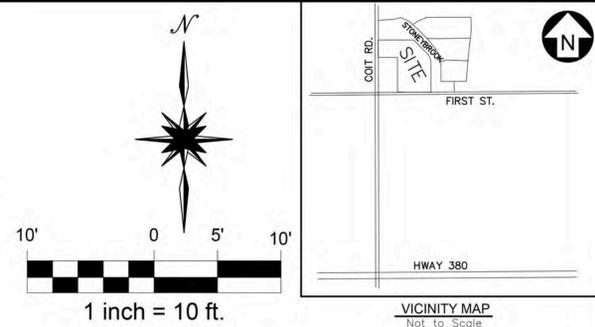
SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AKHAVAN, P.E. NO. 79174 ON MAR. 4, 2016

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

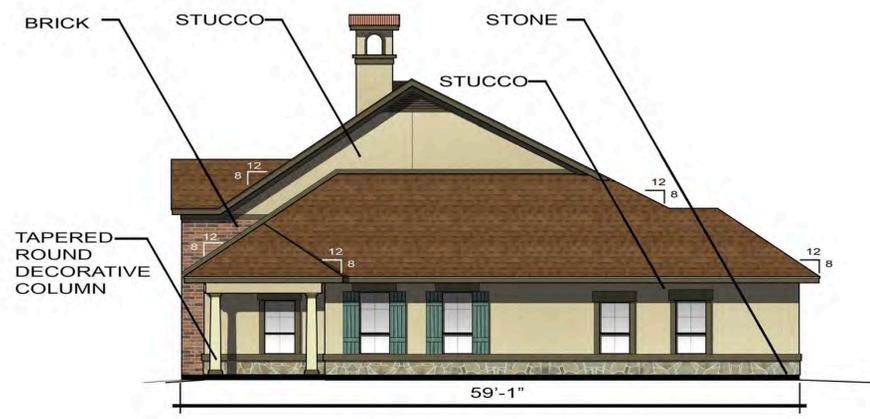
SHEET NAME:
EXHIBIT "F"

SHEET NUMBER:
F-2



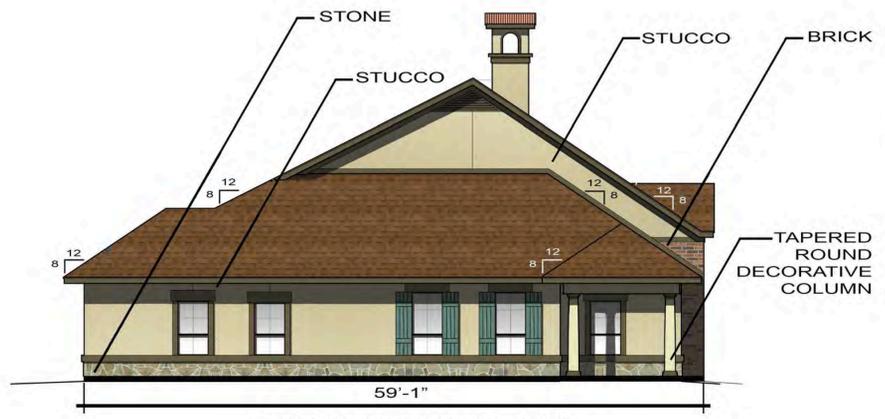
Total Elev. Area	990 S.F.	100%
Glazing (Windows & Doors)	-512 S.F.	51%
Net Surface Area	478 S.F.	49%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	176 S.F.	37%
Stucco	302 S.F.	63%

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



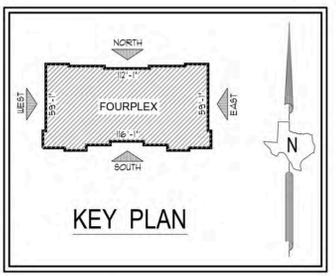
2 FOURPLEX - WEST ELEVATION
SCALE: 1/8" = 1'-0"

Total Elev. Area	697 S.F.	100%
Glazing (Windows & Doors)	-88 S.F.	13%
Net Surface Area	609 S.F.	87%
Facade Material	Area	Percent of Net
Brick	44 S.F.	7%
Stone	81 S.F.	13%
Stucco	484 S.F.	80%

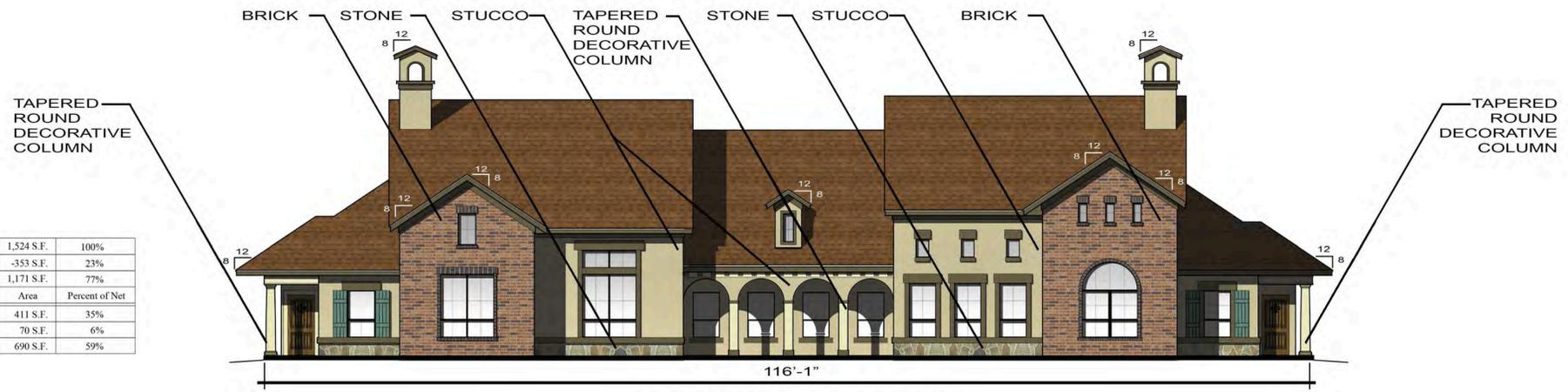


3 FOURPLEX - EAST ELEVATION
SCALE: 1/8" = 1'-0"

Total Elev. Area	697 S.F.	100%
Glazing (Windows & Doors)	-88 S.F.	13%
Net Surface Area	609 S.F.	87%
Facade Material	Area	Percent of Net
Brick	44 S.F.	7%
Stone	81 S.F.	13%
Stucco	484 S.F.	80%



- GENERAL NOTES:
- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES 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 10%.
- NOTE:
- MATERIAL WILL REMAIN THE SAME, HOWEVER COLOR IS SUBJECT TO CHANGE TO PROVIDE ARCHITECTURAL DIVERSITY WITHIN THE DEVELOPMENT. ANY CHANGES WILL REMAIN NEUTRAL IN COLOR.



Total Elev. Area	1,524 S.F.	100%
Glazing (Windows & Doors)	-353 S.F.	23%
Net Surface Area	1,171 S.F.	77%
Facade Material	Area	Percent of Net
Brick	411 S.F.	35%
Stone	70 S.F.	6%
Stucco	690 S.F.	59%

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

Z16-0004

EXHIBIT "F"
OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS R KIDS OF PROSPER ADDITION
BLOCK A, LOT 2
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
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(817) 996-9083
E-mail: ovm@oaktimbers.net
DATE: MARCH 2016 SCALE: 1"=60'

PREPARED BY:
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2616 Pickwick Lane Plano, Texas 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

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OAK TIMBERS PROSPER
SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas
VAUGHAN MITCHELL
(817) 996-9083

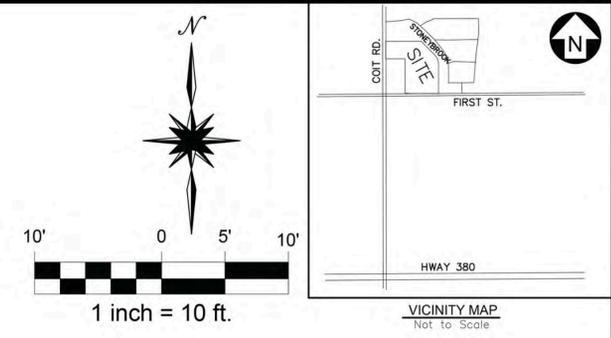
SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS
DRAWING IS AUTHORIZED BY
MORI AKHAVAN, P.E. NO.
79174 ON MAR. 4, 2016

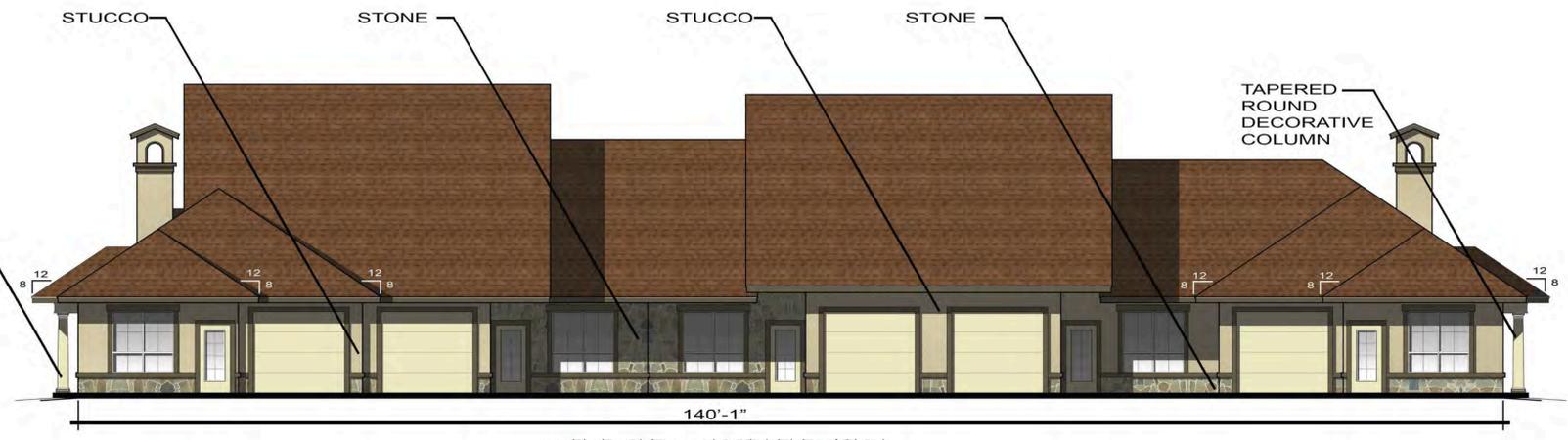
PROJECT NUMBER:
1522
ISSUE DATE:
March 4, 2016
REVISIONS:

SHEET NAME:
EXHIBIT "F"

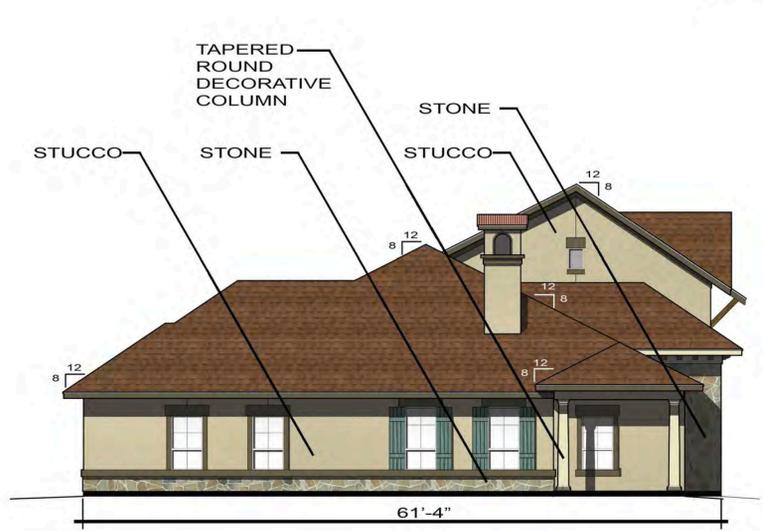
SHEET NUMBER:
F-3



Total Elev. Area	1237 S.F.	100%
Glazing (Windows & Doors)	640 S.F.	52%
Net Surface Area	597 S.F.	48%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	191 S.F.	32%
Stucco	406 S.F.	68%

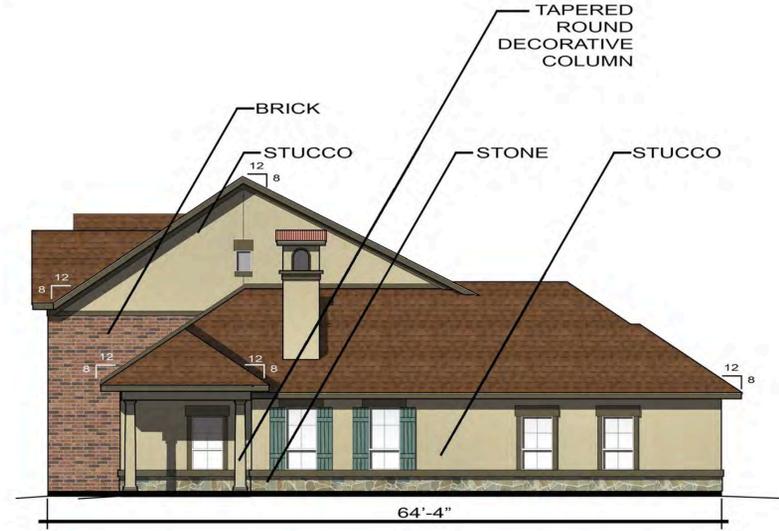


1 FIVE-PLEX - NORTH ELEVATION
SCALE 1/8" = 1'-0"



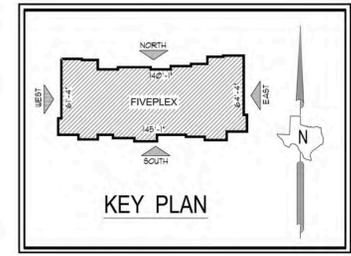
2 FIVE-PLEX - WEST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	725 S.F.	100%
Glazing (Windows & Doors)	-84 S.F.	12%
Net Surface Area	641 S.F.	88%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	128 S.F.	20%
Stucco	513 S.F.	80%



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

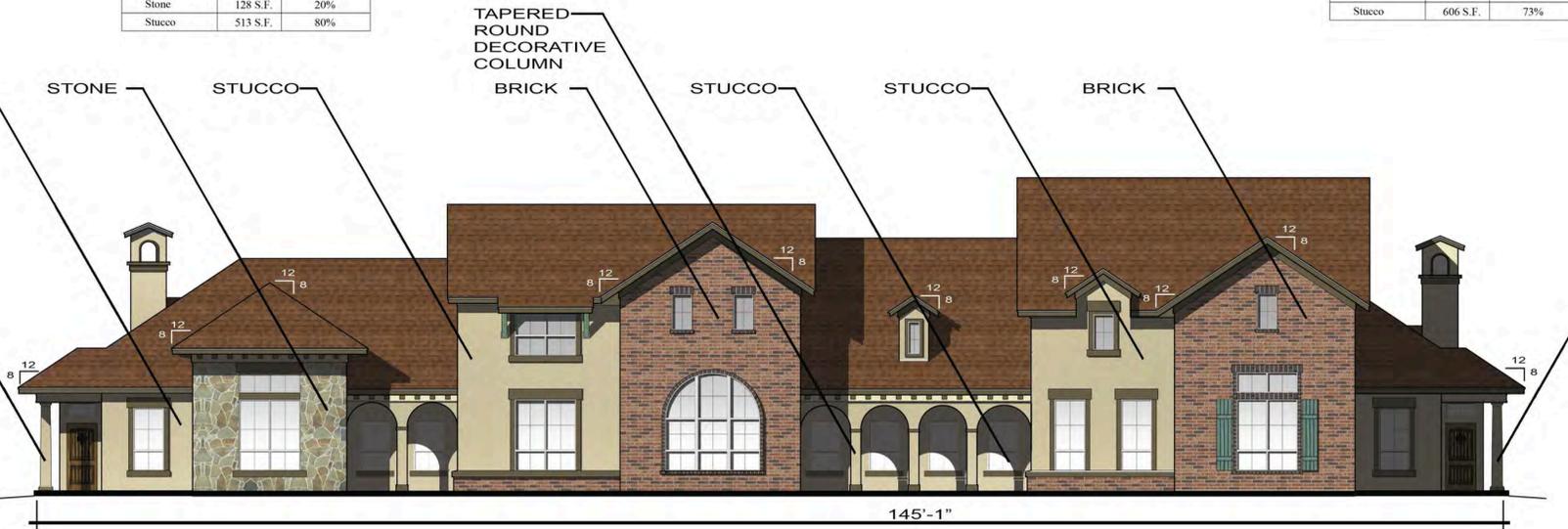
Total Elev. Area	909 S.F.	100%
Glazing (Windows & Doors)	-78 S.F.	9%
Net Surface Area	831 S.F.	91%
Facade Material	Area	Percent of Net
Brick	135 S.F.	16%
Stone	90 S.F.	11%
Stucco	606 S.F.	73%



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NOTE:
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Total Elev. Area	2,049 S.F.	100%
Glazing (Windows & Doors)	-493 S.F.	24%
Net Surface Area	1,556 S.F.	76%
Facade Material	Area	Percent of Net
Brick	647 S.F.	42%
Stone	126 S.F.	8%
Stucco	783 S.F.	50%



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

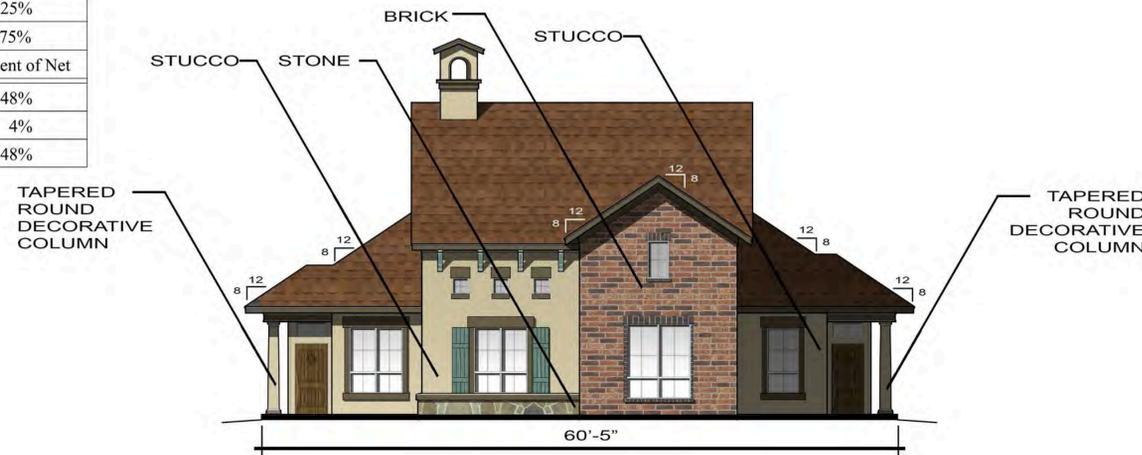
Z16-0004
EXHIBIT "F"
OAK TIMBERS PROSPER SENIOR COMMUNITY
KIDS R KIDS OF PROSPER ADDITION
BLOCK A, LOT 2
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:
Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL
(817) 996-9083
E-mail: ovm@oaktimbers.net
DATE: MARCH 2016

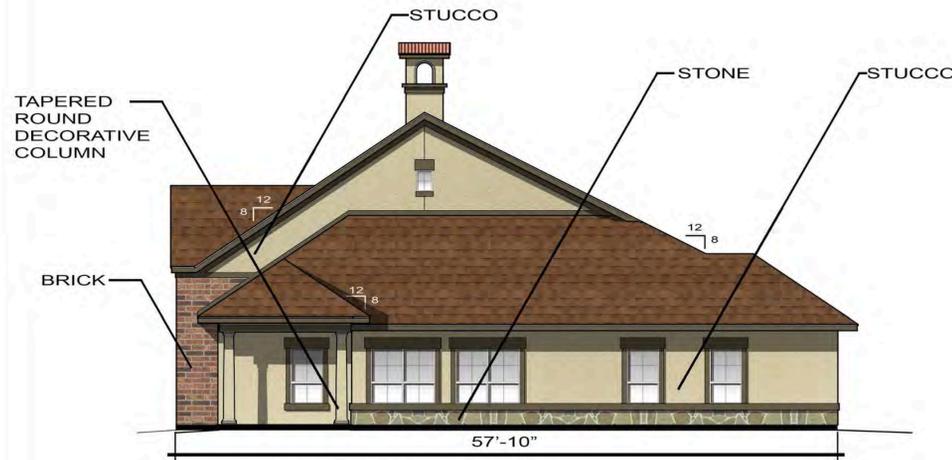
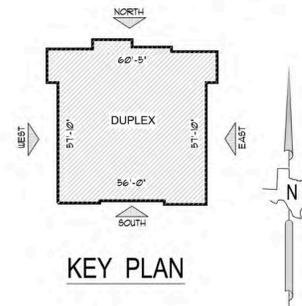
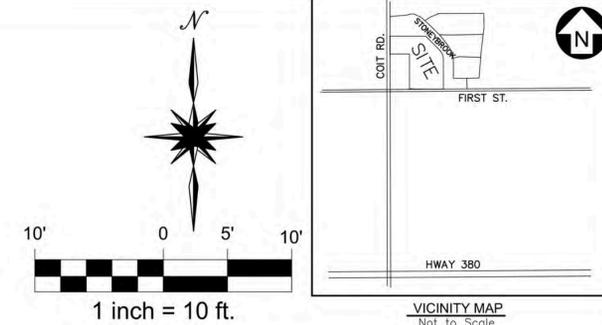
PREPARED BY:
MORI'S
ENGINEERING, INC. F-7701
2616 Pickwick Lane Plano, Texas 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

SCALE: 1"=60'

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%

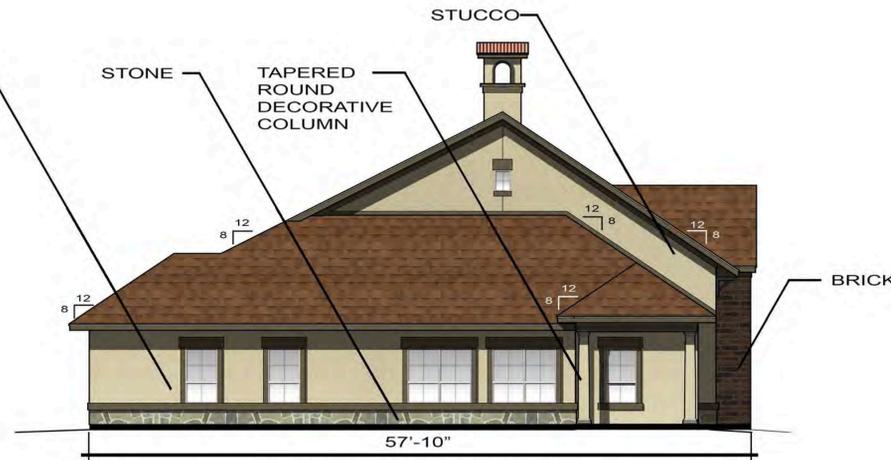


1 DUPLEX - NORTH ELEVATION
SCALE 1/8" = 1'-0"



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%

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NOTE:

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Z16-0004

EXHIBIT "F"

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

OWNER:
Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL
(817) 996-9083
E-mail: ovm@oaktimbers.net

PREPARED BY:
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2616 Pickwick Lane Plano, Texas 75093
CONTACT:
MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

DATE: MARCH 2016 SCALE: 1"=60'

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ENGINEERING, INC.
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OAK TIMBERS PROSPER
SENIOR COMMUNITY

PROSPER, TEXAS

DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas

VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS: F-7701

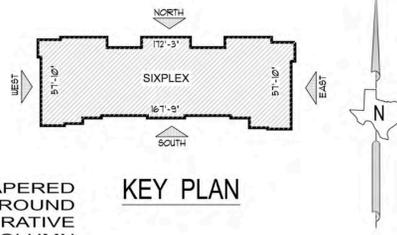
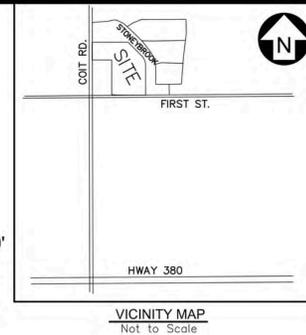
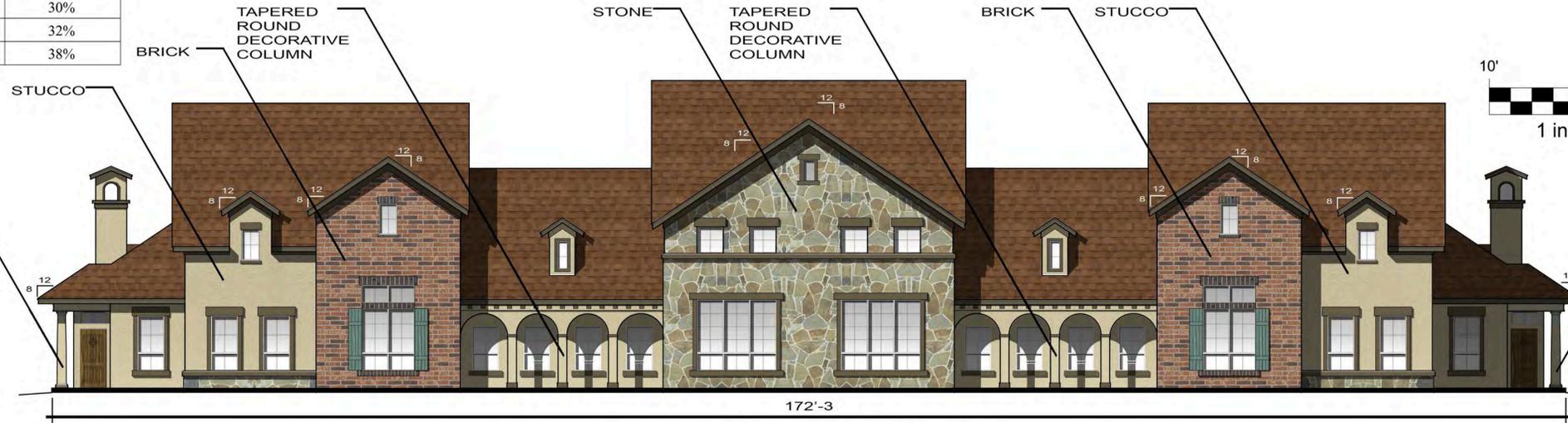
THE SEAL APPEARING ON THIS
DRAWING IS AUTHORIZED BY
MORI AKHAVAN, P.E. NO.
79174 ON MAR. 4, 2016

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

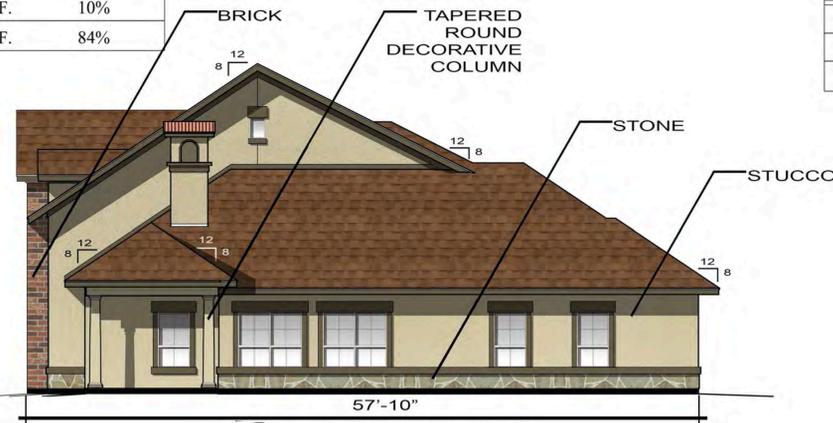
SHEET NAME:
EXHIBIT "F"

SHEET NUMBER:
F-4

Total Elev. Area	2678 S.F.	100%
Glazing (Windows & Doors)	-596 S.F.	22%
Net Surface Area	2082 S.F.	78%
Facade Material	Area	Percent of Net
Brick	638 S.F.	30%
Stone	643 S.F.	32%
Stucco	801 S.F.	38%

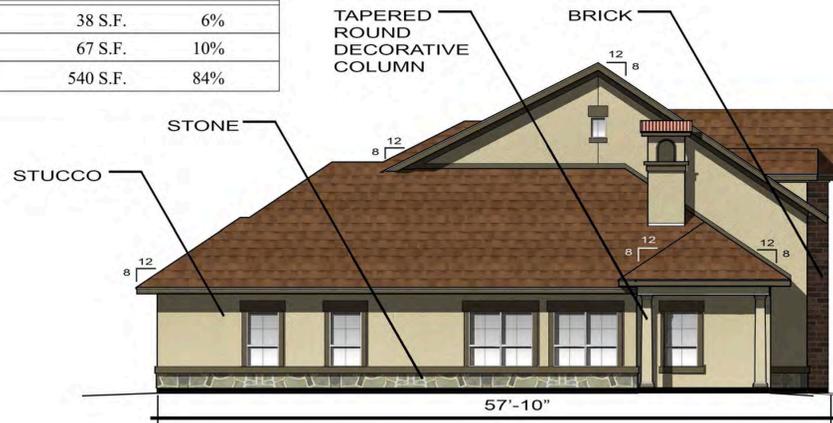


Total Elev. Area	757 S.F.	100%
Glazing (Windows & Doors)	-112 S.F.	15%
Net Surface Area	645 S.F.	85%
Facade Material	Area	Percent of Net
Brick	38 S.F.	6%
Stone	67 S.F.	10%
Stucco	540 S.F.	84%



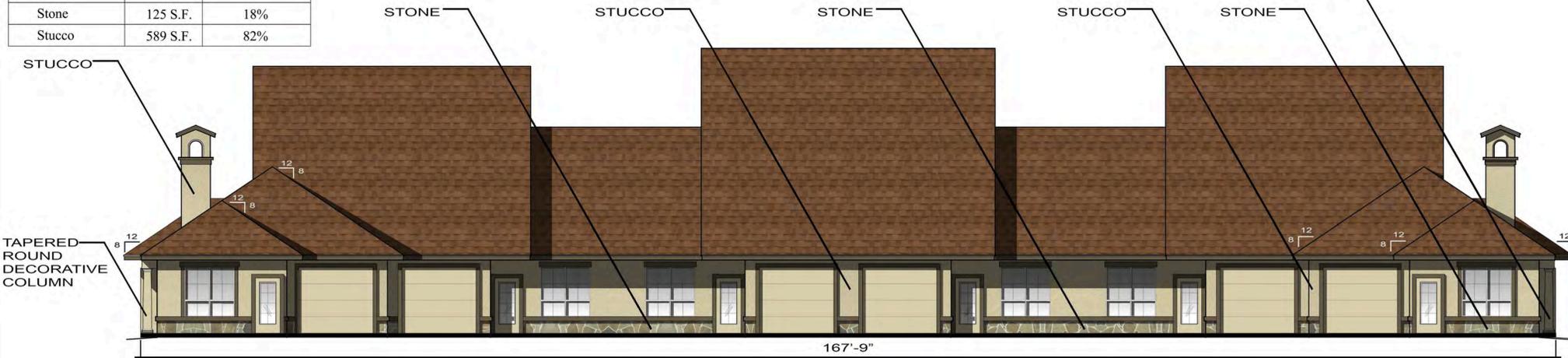
2 6-FLEX - WEST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	757 S.F.	100%
Glazing (Windows & Doors)	-112 S.F.	15%
Net Surface Area	645 S.F.	85%
Facade Material	Area	Percent of Net
Brick	38 S.F.	6%
Stone	67 S.F.	10%
Stucco	540 S.F.	84%



3 6-FLEX - EAST ELEVATION
SCALE 1/8" = 1'-0"

Total Elev. Area	1,482 S.F.	100%
Glazing (Windows & Doors)	-768 S.F.	52%
Net Surface Area	714 S.F.	48%
Facade Material	Area	Percent of Net
Brick	0 S.F.	0%
Stone	125 S.F.	18%
Stucco	589 S.F.	82%



4 6-FLEX - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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Z16-0004

EXHIBIT "F"
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

OWNER:
Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL
(817) 996-9083
E-mail: ovm@oaktimbers.net

PREPARED BY:
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ENGINEERING, INC. F-7701
2616 Pickwick Lane Plano, Texas 75093
CONTACT:
MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

DATE: MARCH 2016 SCALE: 1"=60'

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CONSULTANTS:
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OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

DEVELOPER
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Prosper, Texas

VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS: F-7701

THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AKHAVAN, P.E. NO. 78174 ON MAR. 4, 2016

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

SHEET NAME:
EXHIBIT "F"

SHEET NUMBER:
F-5

MORI'S ENGINEERING, INC.
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mgc
landscape architects
Meeks Design Group, Inc.
1755 N. Collins Blvd., #300
Richardson, TX 75080
P: (972) 690-7474
F: (972) 690-7878

OAK TIMBERS PROSPER SENIOR COMMUNITY
PROSPER, TEXAS

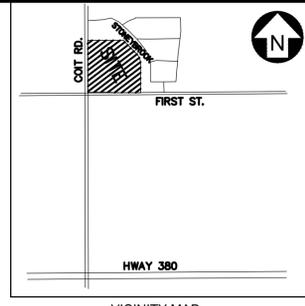
DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas
VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS:

PROJECT NUMBER: 2016-0004
ISSUE DATE: March 4, 2016
REVISIONS: March 23, 2016
April 08, 2016

SHEET NAME: EXHIBIT "G"

SHEET NUMBER: G-1



LEGEND	
	STREET FRONTAGE TREE 4" CAL. MIN.
	INTERIOR PARKING TREE 3" CAL. MIN.
	OPEN SPACE TREE 3" CAL. MIN.
	BUFFER TREE (LIVE OAK) 4" CAL. SHADE TREE
	DETENTION POND TREE 3" CAL. SHADE TREE
	EVERGREEN SHRUB (NELLIE R. STEVENS HOLLY) 45 GALLON, 8' HT. MIN

LANDSCAPE REQUIREMENTS	
PERIMETER REQUIREMENTS:	
STREET FRONTS:	
REQUIRED: A 25' WIDE LANDSCAPE AREA WITH (1) 3" CAL. TREE PLANTED ON 30' CENTERS.	
-FIRST STREET: 698.67 L.F. / 30 = 23.3 TREES	
-COIT ROAD: 660 L.F. / 30 = 22 TREES	
PROVIDED: A 25' WIDE LANDSCAPED AREA WITH	
-FIRST STREET: (23) 3" CAL. TREES	
-COIT ROAD: (23) 3" CAL. TREES	
SINGLE FAMILY BUFFERS:	
REQUIRED: A 15' WIDE LANDSCAPE AREA WITH (1) 4" CAL. TREE PLANTED ON 30' CENTERS, AND A CONTINUOUS ROW OF 6' HT. EVERGREEN SHRUBS	
-EAST PL: 861 L.F. / 30 = 28.7 TREES	
PROVIDED: A 15' WIDE LANDSCAPE AREA WITH	
-EAST PL: (29) 3" CAL. TREES AND A CONTINUOUS ROW OF 6' HT. EVERGREEN SHRUBS	
INTERIOR PARKING REQUIREMENTS:	
REQUIRED: (1) 3" CAL. TREE PER EVERY 10 PARKING SPACES	
71 PARKING SPACES / 10 = 7.1 TREES	
PROVIDED: (74) TREES	
REQUIRED: AT LEAST (1) 3" CAL. TREE WITHIN 50' OF EVERY PARKING SPACE	
PROVIDED: (1) 3" CAL. TREE WITHIN 50' OF EVERY PARKING SPACE	
RESIDENTIAL OPEN SPACE:	
REQUIRED: 30% OF THE AREA BEING DEVELOPED	
551,637 S.F. X 30% = 165,491 S.F.	
PROVIDED: 100,158 S.F. (18%)	
REQUIRED: (1) 3" CAL. TREE FOR EVERY 1,000 S.F. OF REQUIRED OPEN SPACE	
100,158 S.F. / 1,000 = 100 TREES	
PROVIDED: (126) 3" CAL. TREES	

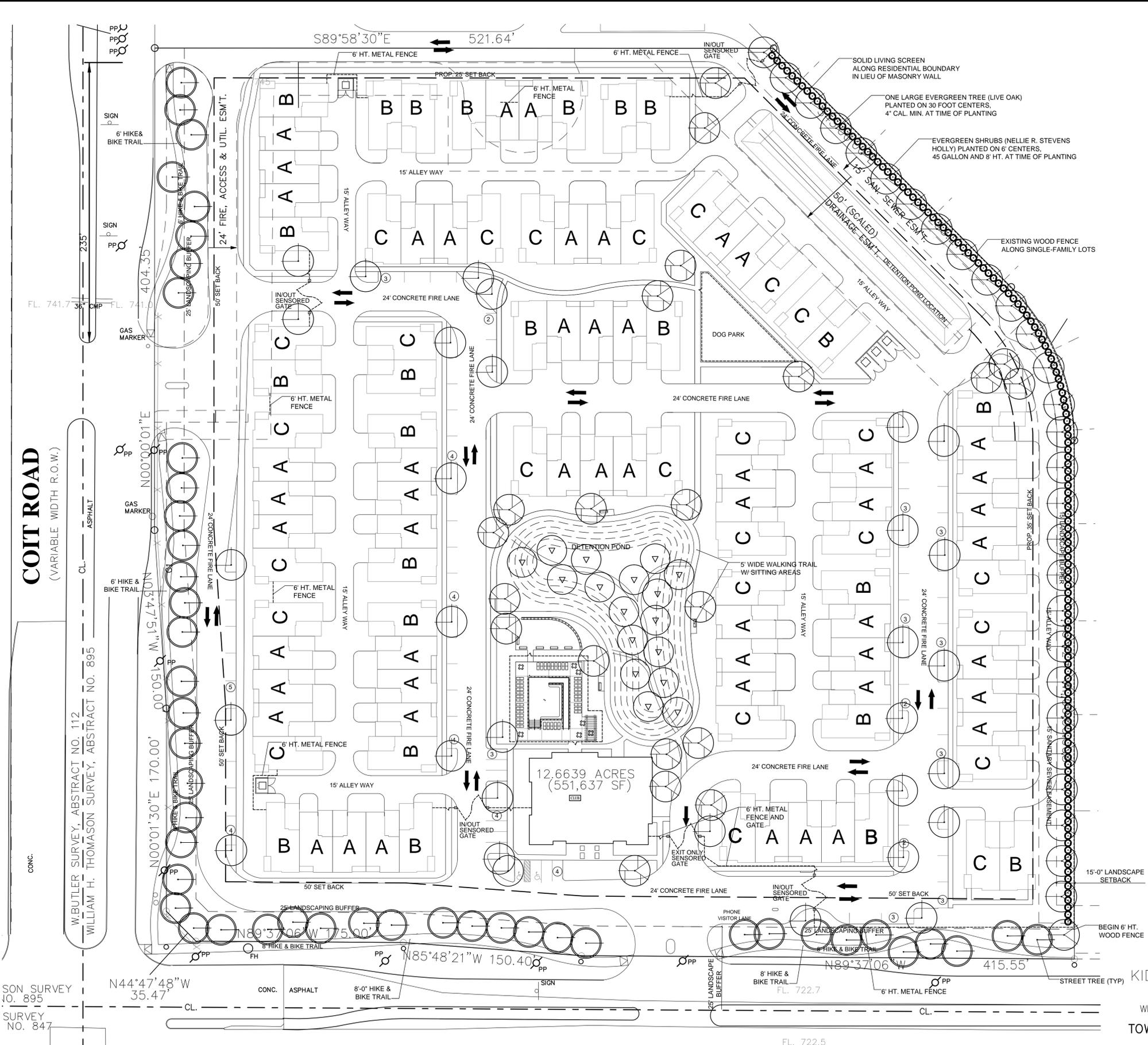
2016-0004
EXHIBIT "G"
OAK TIMBERS PROSPER SENIOR COMMUNITY

KIDS R KIDS OF PROSPER ADDITION
BLOCK A, LOT 2
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TOWN OF PROSPER, COLLIN COUNTY, TEXAS

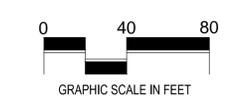
OWNER: Oak Timbers- Prosper, LLC
Prosper, Texas
CONTACT: VAUGHAN MITCHELL
(817) 996-9083
E-mail: vmi@oaktimbers.net
DATE: MARCH 2016

PREPARED BY: **MORI'S ENGINEERING, INC.** F-7701
2616 Pickwick Lane Plano, Texas 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

SCALE: 1"=40'



1 LANDSCAPE SITE PLAN
SCALE: 1"=40'-0"



LANDSCAPE ARCHITECT
MECKS DESIGN GROUP
1755 N. COLLINS BLVD.,
SUITE 300
RICHARDSON, TEXAS 75080
(972) 690-7474
BRANDON BOOHER

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

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

SON SURVEY
NO. 895
SURVEY
NO. 847

N44°47'48"W
35.47'

N89°3'06"W 175.00'

N85°48'21"W 150.40'

FL. 722.5

FL. 722.7

FL. 722.5

FL. 722.5

FL. 722.5

FL. 722.5

FL. 722.5

FL. 722.5

12,6639 ACRES
(551,637 SF)

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**OAK TIMBERS PROSPER
SENIOR COMMUNITY**
PROSPER, TEXAS

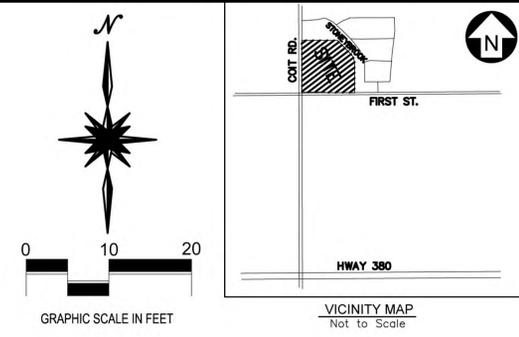
DEVELOPER
Oak Timbers- Prosper, LLC
Prosper, Texas
VAUGHAN MITCHELL
(817) 996-9083

SEALS / CONSULTANTS:

PROJECT NUMBER:
1622
ISSUE DATE:
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REVISIONS:
March 23, 2016
April 08, 2016

SHEET NAME:
EXHIBIT "G"

SHEET NUMBER:
G-2



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

6' BENCH

5' WALKING PATH

5:1 SLOPE

LARGE TREES

RUNNEL

Z016-0004

EXHIBIT "G"

**OAK TIMBERS PROSPER
SENIOR COMMUNITY**

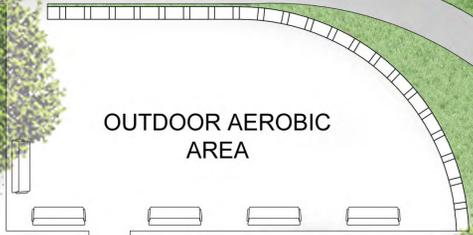
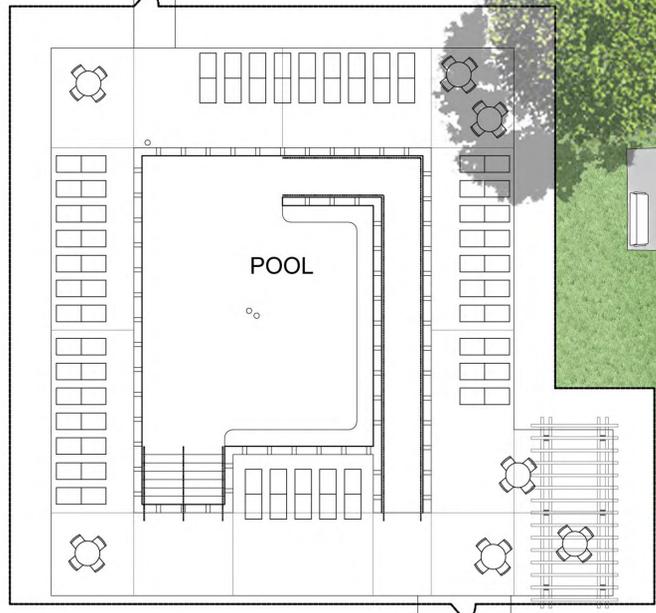
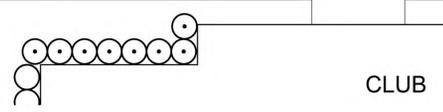
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DATE: MARCH 2016 SCALE: 1"=40'

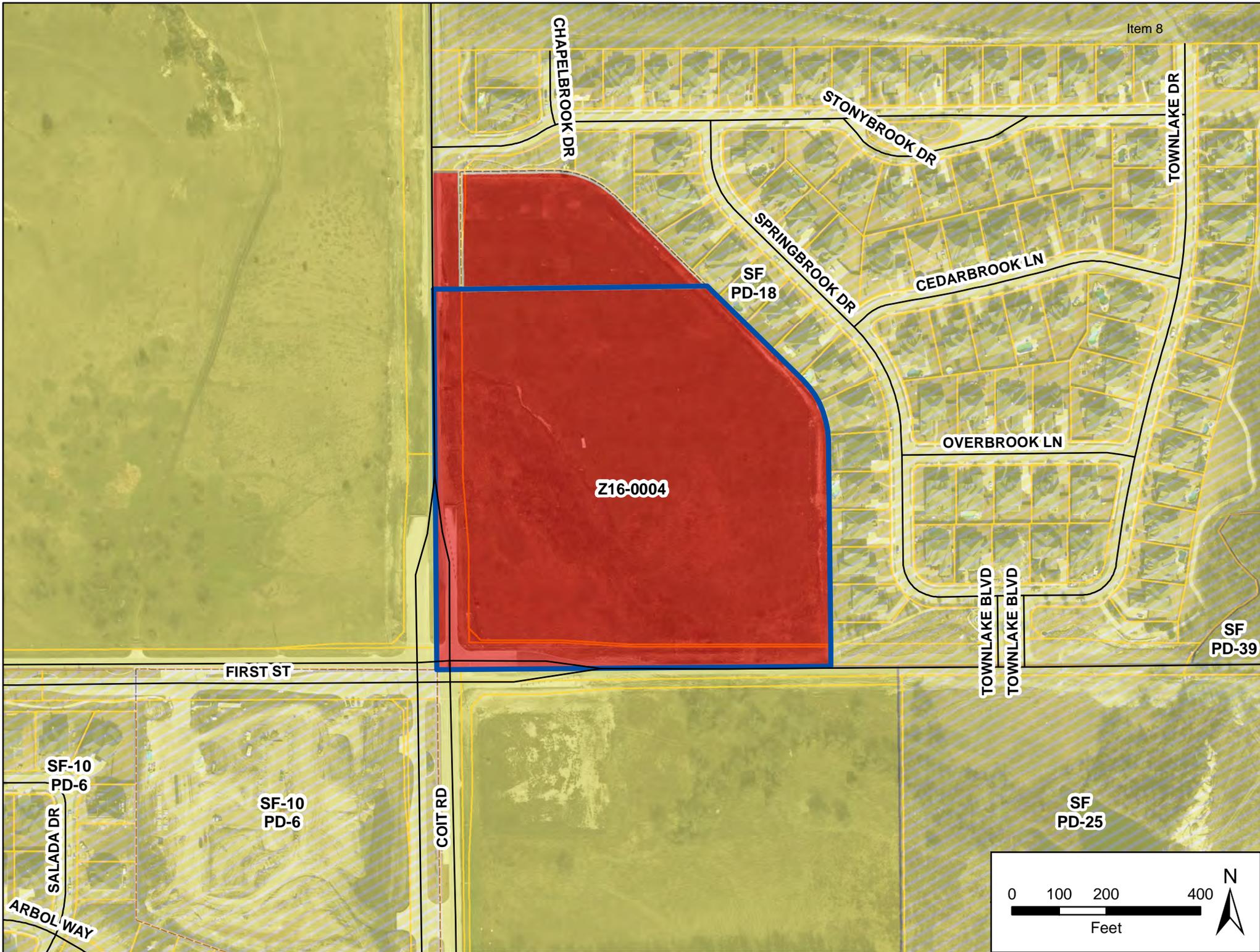


RUNNEL
LARGE TREES

OUTDOOR AEROBIC
AREA

POOL

CLUB



CHAPEL BROOK DR

STONY BROOK DR

TOWNLAKE DR

SPRINGBROOK DR

CEDARBROOK LN

OVERBROOK LN

Z16-0004

SF PD-18

SF PD-39

FIRST ST

TOWNLAKE BLVD

TOWNLAKE BLVD

COIT RD

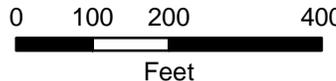
SF PD-25

SF-10 PD-6

SF-10 PD-6

SALADA DR

ARBOL WAY




MORI'S ENGINEERING, INC.
 Engineering • Surveying • Subsurface Utility
 2616 Pickwick Lane
 Plano, Texas 75093
 Ph. 972-816-2626
moriakhavan@yahoo.com

March 28, 2016

Mr. Alex Glushko, AICP
 Senior Planner
 Town of Prosper
 409 E. First Street
 Prosper, Texas 75078

RE:
 Oak Timbers-Prosper
 Northeast corner of Coit Rd. and First Street
 Parking Analysis

Dear Mr. Glushko:

We are providing an analysis of the vehicle parking for the proposed site per your request. This analysis is based on the data from three other similar sites that are operated by Oak Timbers LLC. The following data are from site current condition and interviewing the current operational managers at the sites:

Oak Timbers-Grand Prairie:

- Total Units	80
- Total Parking Provided	160
- Units with no vehicle	18
- Units with married couples	2
- Units with 2 vehicles	2
- Average spaces available at peak use and events	35
- Company Van for residents transportation	Yes

Oak Timbers-White Settlement I:

- Total Units	104
- Total Parking Provided	170
- Units with no vehicle	10
- Units with married couples	7
- Units with 2 vehicles	3
- Average spaces available at peak use and events	30
- Company Van for residents transportation	Yes

Oak Timbers-White Settlement II:

- Total Units	100
- Total Parking Provided	213
- Units with no vehicle	15
- Units with married couples	6
- Units with 2 vehicles	2
- Average spaces available at peak use and events	50
- Company Van for residents transportation	Yes

It should be pointed out that about 95% of the residents are single people and about 15% do not have vehicles and do not drive any more.

The above statistics show that there are significant number of empty parking spaces, even at the peak use and during events.

We are providing 103 parking garages and 60 site parking spaces for the 103 units at the proposed Oak Timbers-Prosper site, and strongly believe that the total 163 parking are more than adequate for the site.

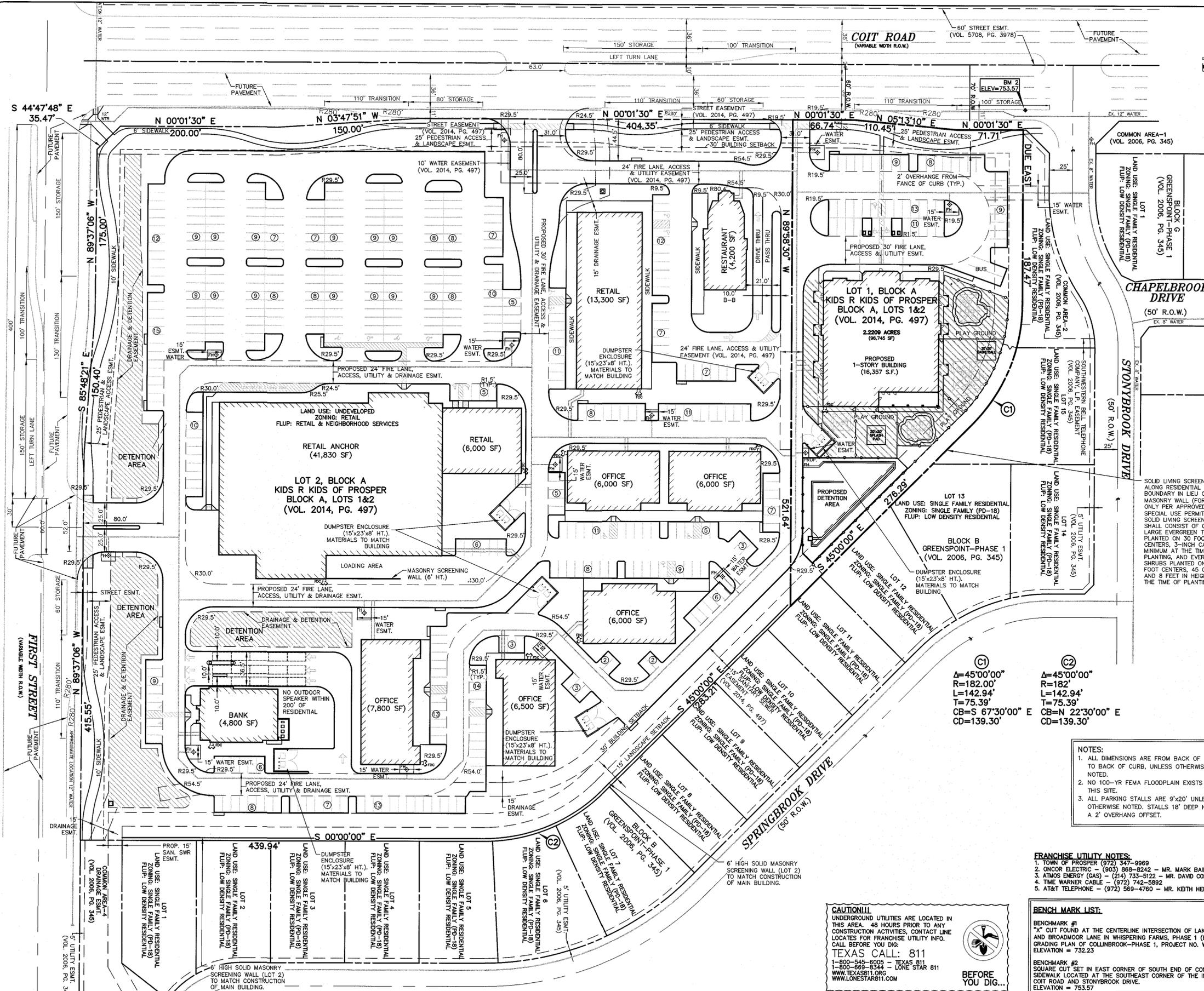
We hope that this information has provided a justification for the number of parking provided for the subject site and satisfies the Town.

Please contact with any question and concerns.

Sincerely,

Mori Akhavan, P.E., SIT

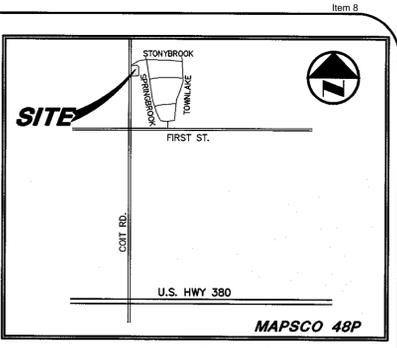
W93AHAM 03/20/2015 5:10PM N:\JCES\1500-1569\1575-14-073-MRK-CIVILS-PROSPER\DWG\1575-14-073-PRM-PRELIMINARY SITE PLAN.DWG © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



LEGEND

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

BOLLARD
ELECTRIC METER
POWER POLE
LIGHT STANDARD
WATER METER
WATER VALVE
IRRIGATION CONTROL VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
CLEAN OUT
MANHOLE
GAS METER
TRAFFIC SIGNAL CONTROL
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TELEPHONE BOX
TV BOX
FLAG POLE
LANDSCAPE AREA
PROPERTY LINE
O.H. POWER LINES
U/G TELEPHONE LINES
U/G WATER LINE
U/G GAS LINE
FENCE
FACE TO FACE OF CURB
CONTROLLING MONUMENT
5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
FIRE LANE
PLAYGROUND



SITE DATA SUMMARY TABLE

ITEM	LOT 1	LOT 2
ZONING	RETAIL/ SUP	RETAIL
PROPOSED USE	DAY CARE	RETAIL, BANK, OFFICE, RESTAURANT & BANK
LOT AREA (SF/ACRES) (GROSS)	98,012/2.2500	555,779/12.7589
LOT AREA (SF/ACRES) (NET)	96,745/2.2210	551,633/12.6638
BUILDING (SF)	98,745	104,030
BUILDING HT (FT/STORIES)	28/1	28/1
LOT COVERAGE (%)	16.7%	18.9%
FLOOR AREA RATIO	0.17:1	0.19:1
LOT AREA (SF)	551,637	551,637
OPEN SPACE AREA REQUIRED (LOT SF + 7%)	38,614	38,614
OPEN SPACE AREA PROVIDED	66,669	66,669
RETAIL PARKING REQUIRED (1 PER 250 SF)	245 SPACES (61,30/250)	245 SPACES (61,30/250)
RESTAURANT PARKING REQUIRED (1 PER 100 SF)	42 SPACES (4,200/100)	42 SPACES (4,200/100)
OFFICE PARKING REQUIRED (1 PER 350 SF)	93 SPACES (32,300/350)	93 SPACES (32,300/350)
BANK PARKING REQUIRED (1 PER 350 SF)	14 SPACES (4,800/350)	14 SPACES (4,800/350)
TOTAL PARKING PROVIDED	394 SPACES	394 SPACES
PARKING PROVIDED	9	9
HANDICAPPED PARKING REQUIRED	502	502
HANDICAPPED PARKING PROVIDED	17	17
IMPERVIOUS AREA (SF)	398,838 SF	398,838 SF

* BASED ON 274 STUDENTS & 20 TEACHERS

SITE DATA SUMMARY TABLE

ITEM	LOT 1	LOT 2
ZONING	RETAIL/ SUP	RETAIL
PROPOSED USE	DAY CARE	RETAIL, BANK, OFFICE, RESTAURANT & BANK
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HANDICAPPED PARKING PROVIDED	17	17
IMPERVIOUS AREA (SF)	398,838 SF	398,838 SF

- PROSPER SITE PLAN NOTES**
- Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
 - Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
 - Landscaping shall conform to landscape plans approved by the town.
 - All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
 - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 - Two points of access shall be maintained for the property at all times.
 - Speed bumps/humps are not permitted within a fire lane.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 - Sidewalks of not less than six (6) feet in width along thoroughfares and five (5) feet in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 - Approval of the site plan in not final until all engineering plans are approved by the Town Engineer.
 - Site plan approval is required prior to grading release.
 - All new electrical lines shall be installed and/or relocated underground.
 - All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
 - No 100-year flood plain exists on the site.
 - All DETENTION PONDS SHALL BE AMENITIZED.

NOTES:

- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- NO 100-YR FEMA FLOODPLAIN EXISTS ON THIS SITE.
- ALL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED. STALLS 18' DEEP HAVE A 2' OVERHANG OFFSET.

FRANCHISE UTILITY NOTES:

- TOWN OF PROSPER (972) 347-9969
- ONCOR ELECTRIC - (905) 868-8242 - MR. MARK BAILEY
- ATMOS ENERGY (940) 733-5122 - MR. DAVID COCKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

BENCH MARK LIST:

BENCHMARK #1
"X" CUT FOUND AT THE CENTERLINE INTERSECTION OF LAKEVIEW COURT AND BROADMOOR LANE IN WHISPERING FARMS, PHASE 1 (BM 2 PER GRADING PLAN OF COLLINBROOK-PHASE 1, PROJECT NO. WL 002), ELEVATION = 732.23

BENCHMARK #2
SQUARE CUT SET IN EAST CORNER OF SOUTH END OF CONCRETE SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF COIT ROAD AND STONYBROOK DRIVE. ELEVATION = 753.57

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:

TEXAS CALL: 811
1-800-545-6005 - TEXAS 811
1-800-868-8344 - LONE STAR 811
WWW.TEXAS11.ORG
WWW.LONESTAR811.COM

BEFORE YOU DIG...

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	MLM	03-03-2015
		PI NUMBER
		1575-14-073

OWNER/APPLICANT
NASHAR GROUP, LLC
6644 JAMESTOWN RD.
FRISCO, TX 75035

PROJECT INFORMATION
KIDS R KIDS
BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION
TOWN OF PROSPER, TEXAS
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
PROPOSED USE: DAY CARE
ZONING: RETAIL/COMMERCIAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 98871 ON 02-02-2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 98871
Date: 02-02-2015

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 GRAY CENTRAL DRIVE SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

PRELIMINARY SITE PLAN
KIDS R KIDS
BLOCK A, LOT 1, KIDS R KIDS OF PROSPER ADDITION
WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
TOWN OF PROSPER, TEXAS

SHEET NO.
PSP

DWG NO: 1575-14-073-PRM-PRELIMINARY SITE PLAN.DWG



RECEIVED

MAR 31 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES

DEPARTMENT

P.O. Box 307

Prosper, TX 75078

Phone: 972-346-3502

Fax: 972-347-2842

REPLY FORM

SUBJECT:

Zoning Case Z16-0004: The Town of Prosper has received a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), to allow for an age-restricted, private gated, senior living development.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The purpose of the application is to allow the development of an age-restricted, private gated, senior living development. There is a companion Comprehensive Plan Amendment request (CA16-0002) to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

Malak Agha
Name (please print)

130 N. Coit Rd.
Address

Prosper, TX
City, State, and Zip Code

214-532-1072
Phone Number (Optional)

Malak Agha
Signature

3-27-16
Date

malakagha@ymail.com
E-mail Address



**DEVELOPMENT SERVICES
DEPARTMENT**
P.O. Box 307
Prosper, TX 75078
Phone: 972-346-3502
Fax: 972-347-2842

REPLY FORM

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I SUPPORT THE SENIOR LIVING DEVELOPMENT.

JAMES GOWER
Name (please print)

James Gower
Signature

2560 CEDAR BROOK LN
Address

3-31-16
Date

PROSPER, TX 75078
City, State, and Zip Code

mfmoney@att.net
E-mail Address

Phone Number (Optional)



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

REPLY FORM

SUBJECT:

Comprehensive Plan Amendment CA16-0002: The Town of Prosper has received a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential.

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of First Street and Coit Road.

DESCRIPTION OF THE REQUEST:

The Future Land Use Plan is used as a guide to assist with the zoning and development of the Town. The purpose of the request is to amend a section of Future Land Use Plan from Retail & Neighborhood Services to High Density Residential. There is a companion zoning change request (Z16-0004) to rezone 12.7± acres from Retail (R) to Planned Development-Multifamily, to allow for an age-restricted, private gated, senior living development.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): _____

SHELLY GOWER
Name (please print)

2560 CEDARBROOK
Address

PROSPER, TX 75078
City, State, and Zip Code

Phone Number (Optional)

Shelly Gower
Signature

4-1-16
Date

shelly.gower@tenethealth.com
E-mail Address



PLANNING

To: Mayor and Town Council
From: John Webb, AICP, Director of Development Services
Through: Harlan Jefferson, Town Manager
Re: Town Council Meeting – June 28, 2016

Agenda Item:

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).

History:

At the May 10, 2016, and June 14, 2016, meetings, the Town Council tabled this item per the applicant's request.

Description of Agenda Item:

The applicant has requested this item be tabled and the Public Hearing continued to the July 12, 2016, Town Council meeting, as outlined in the attached letter.

Attachments:

1. Tabling Request Letter

Town Staff Recommendation:

Town staff recommends this item be tabled and the Public Hearing continued to the July 12, 2016, Town Council meeting.

Proposed Motion:

I move to table this item and continue the Public Hearing to the July 12, 2016, Town Council meeting.



June 16, 2016

Alex Glushko
Town of Prosper
409 E. First Street
Prosper, Texas 75078

RE: Windsong Ranch Marketplace – Sign Package

Dear Alex

Please accept this letter a request table the above item from the City Council Agenda on June 28, 2016. After feedback from the Executive Development Team we will resubmit a sign package that has been discussed with Terra Verde and has some of the comments incorporated from the EDT.

We would like to postpone until the July 12, 2016 meeting.

Thanks

D. Parks

Dorothy Parks

Cc: Tommy Reynolds



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-68-Retail	Undeveloped	Retail & Neighborhood Services
North	Planned Development-68-Retail	Retail (Shops at Prosper Trail – Kroger)	Retail & Neighborhood Services
East	Planned Development-68-Retail	Retail (Shops at Prosper Trail – Kroger and Retail Shell Building)	Retail & Neighborhood Services
South	Planned Development-68-Retail	Undeveloped	Retail & Neighborhood Services
West	Planned Development-31-Office	Undeveloped	Retail & Neighborhood Services

Requested Zoning – The purpose of this request is to allow for a retail building with a flat roof, parapet wall and cornice. Planned Development-68 (PD-68) states all pad sites shall have a pitched roof with a minimum 6 in 12 inch slope; however, a flat roof with a parapet wall and cornice may be permitted subject to Town Council approval of a SUP for same.

During the deliberation and approval process of the PD to accommodate the Shops at Prosper Trail, the desire was to ensure the multiple pad site buildings project a quality image along Preston Road. In lieu of the traditional, flat-roofed, rectangular, small box buildings, which have

limited architectural appeal; the goal was to create a more residential-type image for the smaller commercial buildings, as shown in the pictures below. The slope roof requirement is intended to meet this goal.



La Madeleine Country French Café in Allen

The applicant indicated the flat roof is necessary to accommodate mechanical equipment, as opposed to providing a screening wall for ground mounted equipment. In conjunction with the SUP request, the applicant is proposing two associated exhibits, as follows:

1. Exhibit A (Boundary Survey)
2. Exhibit B (Façade Plan) – The exhibit shows a retail building constructed of brick and stone with a flat roof, parapet wall and cornice. The flat roof provides 6 in 12 inch pitched roof elements and encompasses the perimeter of the building façade.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request. These criteria, as well as staff's responses for each, are below:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
The proposed retail building is a compatible use with the existing and proposed retail uses of the Shops at Prosper Trail; however, this request does not focus on the proposed use but the building's design, specifically the roof. The applicant has indicated the building's design meets the intent of PD-68; however, in the opinion of staff, the proposed roof design does not meet the intent of the PD and shall be classified as a flat roof with a parapet wall and cornice.

2. *Are the activities requested by the applicant normally associated with the requested use?*
The activities requested, as shown on the attached exhibits, are normally associated with the requested use.
3. *Is the nature of the use reasonable?*
As previously noted, the intent of the PD was to permit pad sites along Preston Road that resemble residential structures. The proposed design will set a precedent for the remaining pad sites that is not consistent with the intent of the PD.
4. *Has any impact on the surrounding area been mitigated?*
With the exception of setting an architectural precedent, the proposed roof design does not appear to require mitigation measures.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed request is in conformance with the Future Land Use Plan.

Conformance to the Thoroughfare Plan – The property has access to Preston Road, an existing six-lane divided major thoroughfare, and Prosper Trail, a future four-lane divided minor thoroughfare. The SUP exhibits comply with the Thoroughfare Plan.

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

Access – Access to the property will be provided from Preston Road and Prosper Trail.

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – Per the PD, the subject property is not needed for a park.

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by state law. Town staff has not received any Public Hearing Notice Reply forms.

Attached Documents:

1. Zoning map of surrounding area
2. Proposed SUP Exhibits A and B
3. Shops at Prosper Trail, Lot 3 Draft Site Plan

Planning & Zoning Commission Recommendation:

At their June 7, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 4-0.

Town Staff Recommendation:

Town staff recommends the Town Council 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.

Proposed Motion:

I move to _____ (approve/deny) 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.

SF
SF
PD-31

O
O
PD-31

PRESTON RD

R
PRESTON RD

R
PD-68
S16-0007

SF

PROSPER TRL

R
R
PD-46

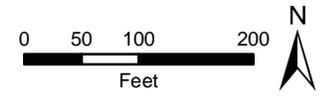
C

SF-15

SF-15

CHANDLER CIR

R
R
PD-55





AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,828 SQ. FT.
OPENING AREA	720 SQ. FT.
NET FACADE AREA	1,108 SQ. FT.

B-1	AREA = 119 SQ. FT.	11 %
B-2	AREA = 407 SQ. FT.	37 %
CS-1	AREA = 163 SQ. FT.	15 %
S-1	AREA = 38 SQ. FT.	3 %
S-2	AREA = 276 SQ. FT.	25 %
EF-1	AREA = 77 SQ. FT.	7 %
EF-2	AREA = 26 SQ. FT.	2 %

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



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,293 SQ. FT.
OPENING AREA	168 SQ. FT.
NET FACADE AREA	1,125 SQ. FT.

B-1	AREA = 311 SQ. FT.	28 %
B-2	AREA = 348 SQ. FT.	31 %
CS-1	AREA = 128 SQ. FT.	11 %
S-1	AREA = 134 SQ. FT.	12 %
S-2	AREA = 139 SQ. FT.	13 %
EF-1	AREA = 39 SQ. FT.	3 %
EF-2	AREA = 26 SQ. FT.	2 %

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



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,668 SQ. FT.
OPENING AREA	49 SQ. FT.
NET FACADE AREA	1,619 SQ. FT.

B-1	AREA = 532 SQ. FT.	33 %
B-2	AREA = 611 SQ. FT.	38 %
CS-1	AREA = 145 SQ. FT.	9 %
S-1	AREA = 240 SQ. FT.	15 %
S-2	AREA = 22 SQ. FT.	1 %
EF-1	AREA = 31 SQ. FT.	2 %
EF-2	AREA = 38 SQ. FT.	2 %

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



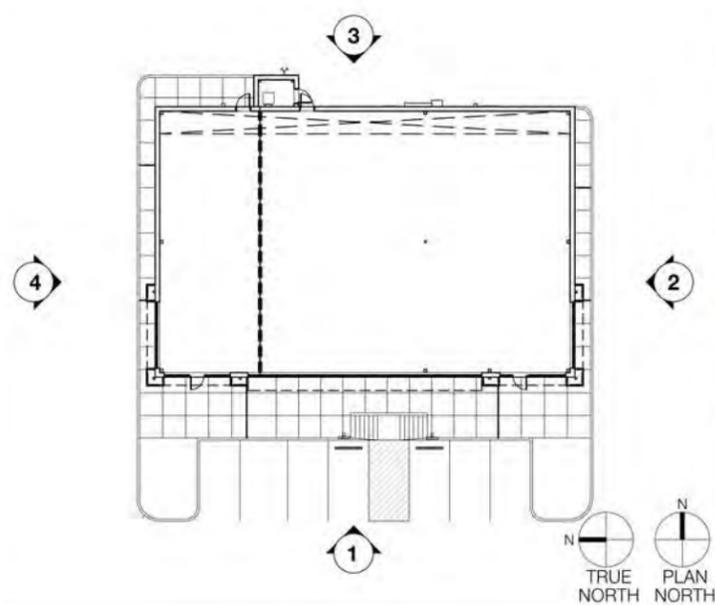
AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,293 SQ. FT.
OPENING AREA	144 SQ. FT.
NET FACADE AREA	1,149 SQ. FT.

B-1	AREA = 324 SQ. FT.	28 %
B-2	AREA = 348 SQ. FT.	31 %
CS-1	AREA = 130 SQ. FT.	11 %
S-1	AREA = 143 SQ. FT.	12 %
S-2	AREA = 139 SQ. FT.	13 %
EF-1	AREA = 39 SQ. FT.	3 %
EF-2	AREA = 26 SQ. FT.	2 %

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

BUILDING OUTLINE



GENERAL NOTES

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

COLOR LEGEND

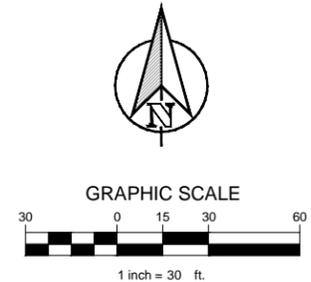
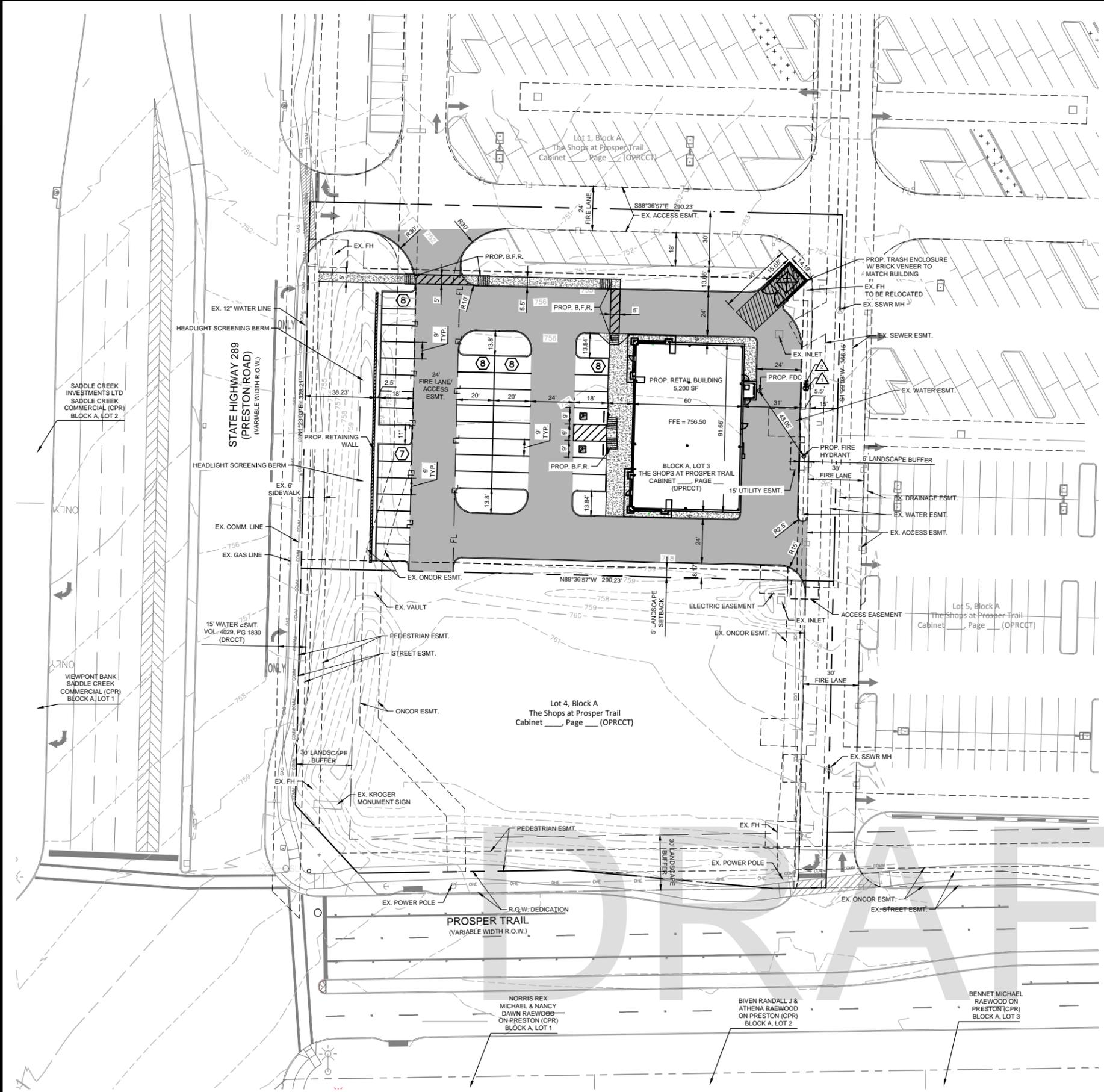
B-1 DECORATIVE CONCRETE MASONRY OLDCASTLE - QUICK BRICK TIMBERLAND WITH RED FLASH	S-1 MANUFACTURED STONE PALO PINTO COBBLE	EF-1 EIFS SYSTEM 456 OYSTER SHELL w/ SANDPEBBLE FINE FINISH	M-1 STANDING SEAM METAL ROOF (SLOPE 6:12 MAX), AWNING, GUTTERS & DOWNSPOUTS BERRIDGE CHARCOAL GREY
B-2 DECORATIVE MASONRY OLDCASTLE - QUICK BRICK AUTUMN, NO FLASH	S-2 MANUFACTURED STONE GRANBURY COBBLE	EF-2 EIFS SYSTEM 381 MONASTERY BROWN w/ SANDPEBBLE FINE FINISH	
	CS-1 CAST STONE - ST. THOMAS TAN NO. 1103	DOOR & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM	

OWNER: MQ PROSPER RETAIL 14801 Quorum Dr Ste 160 Dallas, TX 75254 214-980-8806
 APPLICANT: SBLM ARCHITECTS 16910 Dallas Parkway Dallas, TX 75248 469-554-7770
 SURVEYOR: WINKELMAN & ASSOCIATES 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230 972-490-7090

THE SHOPS AT PROSPER TRAIL
EXHIBIT B
 ABS A0172 COLLIN COUNTY SCHOOL LAND #13
 SURVEY, TRACT 11, RETAIL BUILDING LOT 3
 May 23, 2016
 CASE #: S16-0007



PLOTTED BY: JVALDEZ
 PLOT DATE: 4/6/2016 2:40 PM
 LOCATION: C:\EGNITE\SHARED\PROJECTS\2016-006 MQ PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 4/6/2016 2:33 PM



LEGEND

---	EX. STORM LINE
- - -	EX. SEWER LINE
- - -	EX. WATER LINE
+	EX. FIRE HYDRANT
+	PROPOSED FIRE HYDRANT
- - -	PROPOSED SEWER LINE
- - -	PROPOSED WATER LINE
- - -	PROPOSED STORM DRAIN
- - -	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- - -	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- - -	PROPOSED PRIVATE SIDEWALK
- - -	PROPOSED DUMPSTER AREA CONCRETE PAVEMENT

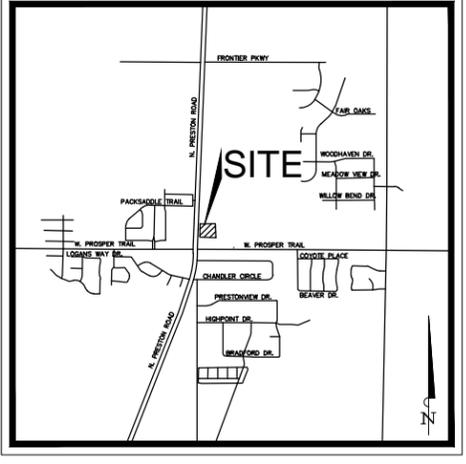
FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.
1	DOM.	2"	1
2	IRR.	1 1/2"	1



VICINITY MAP
N.T.S.

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 GO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK:

- 'X' CUT IN CONCRETE SOUTHWEST CORNER OF PRESTON ROAD AND PROSPER TRAIL +/- 105 FEET WEST OF CENTERLINE OF PRESTON ROAD +/- 80 FEET SOUTH OF CENTERLINE OF PROSPER TRAIL. POSTED ELEVATION: 760.63
- SQUARE CUT ON THE TOP, MIDDLE OF A CONCRETE WALL, NORTH SIDE OF PROSPER TRAIL, +/- 713.5 FEET

CASE #: D16-0018

SHOPS AT PROSPER TRAIL, LOT 3

SITE PLAN

OWNER:
MQ DEVELOPMENT PARTNERS
14801 QUORUM DRIVE
DALLAS, TEXAS 75254
PH: 214-980-8806
CONTACT NAME: ROLLAND UPHOFF

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: MATT MOORE

SURVEYOR:
AJ BEDFORD GROUP, INC.
301 N. ALAMO RD.
ROCKWALL, TX 75087
PH: 972.722.0225
CONTACT NAME: BILL ELAM

LEGAL DESCRIPTION:
THE SHOPS AT PROSPER TRAIL
BLOCK A, LOT 3
1.329 ACRES (57,900 SQ. FT.)

CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: COLLIN COUNTY SCHOOL LAND NO. 13 ABSTRACT NO. 172

DESIGN: CLC
DRAWN: JEV
CHECKED: MAM
DATE: 04/06/2016

SHEET
SP-1

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.		PROV.	REQ. (7% SITE AREA), SQ FT	PROV.			
3	PD-68	RETAIL	1.33	57,900	5,200	25' - 5"	40% MAX	9.0%	0.4:1 MAX	0.09	RETAIL (1 PER 250 SQ FT)	22	51	1	2	45,349	78%	585	12,551	4053.00	4,629

Item 10

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: **MATT MOORE**
P.E. No. 95813, Date 04/06/2016

**THE SHOPS AT PROSPER TRAIL
RETAIL BUILDING LOT 3
1170 N. PRESTON ROAD
PROSPER, TEXAS**

NO.	DATE	REVISION	BY

SITE PLAN



DEVELOPMENT SERVICES

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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).

Description of Agenda Item:

The applicant is seeking a variance for an off-premises subdivision monument for the Villages of Legacy development. Per the Sign Ordinance, “subdivision monuments” are physical improvements such as signs, walls, or structures, constructed to draw attention to or enhance a subdivision or its surrounding area. The Villages of Legacy consists of the existing Parks at Legacy subdivision, and multiple future subdivisions within Planned Development-65, as shown on the Villages of Legacy subdivision exhibit.

The existing subdivision within the Villages of Legacy (Parks at Legacy) is approximately 2,000 feet north of US 380. The subdivision monument is proposed to be located off-premises adjacent to US 380 to allow for improved visibility to the existing subdivision, as well as to serve as the primary entrance for the overall development consisting of the multiple subdivisions. The proposed subdivision monument is similar to the existing structure located at the northwest corner of US 380 and La Cima Boulevard for the various phases of the Lakes of La Cima subdivision.

As shown on the site plan exhibit, the subdivision monument is proposed to be located 95 feet north of the US 380 right-of-way due to restrictions with multiple existing utility easements. An access and maintenance easement for the subdivision monument has been granted for the subdivision monument by the current property owner. The subdivision monument is proposed to be 20 feet in height and constructed primarily of stone, as shown on the elevation exhibit.

The Sign Ordinance contains five criteria to be considered in determining the validity of a sign variance request. The applicant has provided a response letter addressing these criteria.

1. *The literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant;*

2. *The proposed sign shall not adversely impact and will be wholly compatible with the use and permitted development of the adjacent property (visibility, size, etc.);*
3. *The proposed sign shall be of a unique design or configuration;*
4. *The special exception is needed due to a hardship caused by restricted area, shape, topography, or physical features that are unique to the property or structure on which the proposed sign would be erected, and such hardship is not self imposed; and*
5. *The special exception will substantially improve the public convenience and welfare and does not violate the intent of this Ordinance.*

Staff's interpretation of this request is that it is in harmony with the intent of the Sign Ordinance for subdivision monuments, is consistent with other subdivision monuments in the Town, and that the criteria for variance approval has been satisfied.

Legal Obligations and Review:

Notification was provided to surrounding property owners as required by the Sign Ordinance. Town staff has not received any public hearing notice reply forms.

Attached Documents:

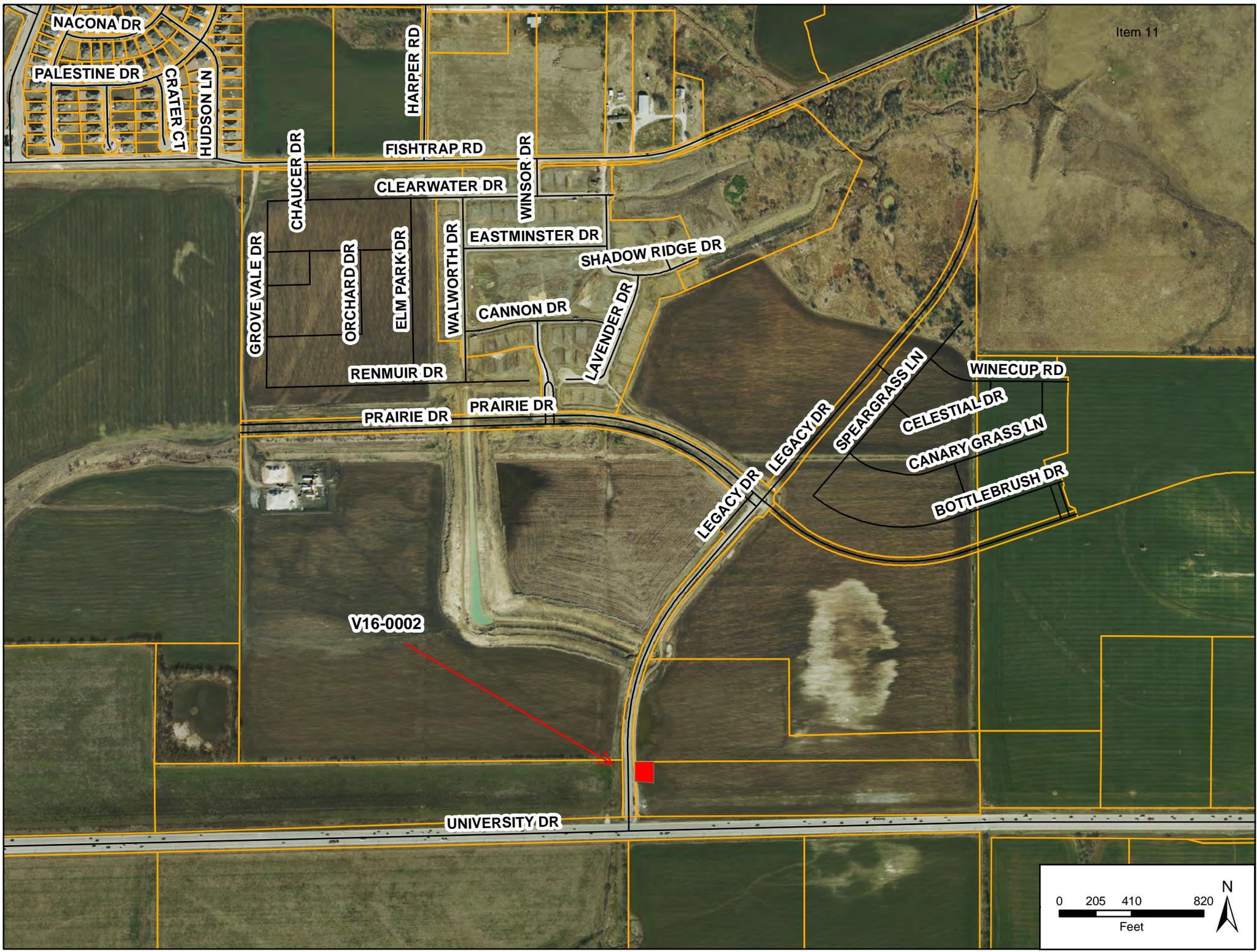
1. Location Map
2. Villages at Legacy Exhibit
3. Subdivision Monument Site Plan
4. Subdivision Monument Elevations
5. Variance Response Letter

Town Staff Recommendation:

Town staff recommends the Town Council approve the 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.

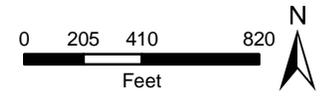
Proposed Motion:

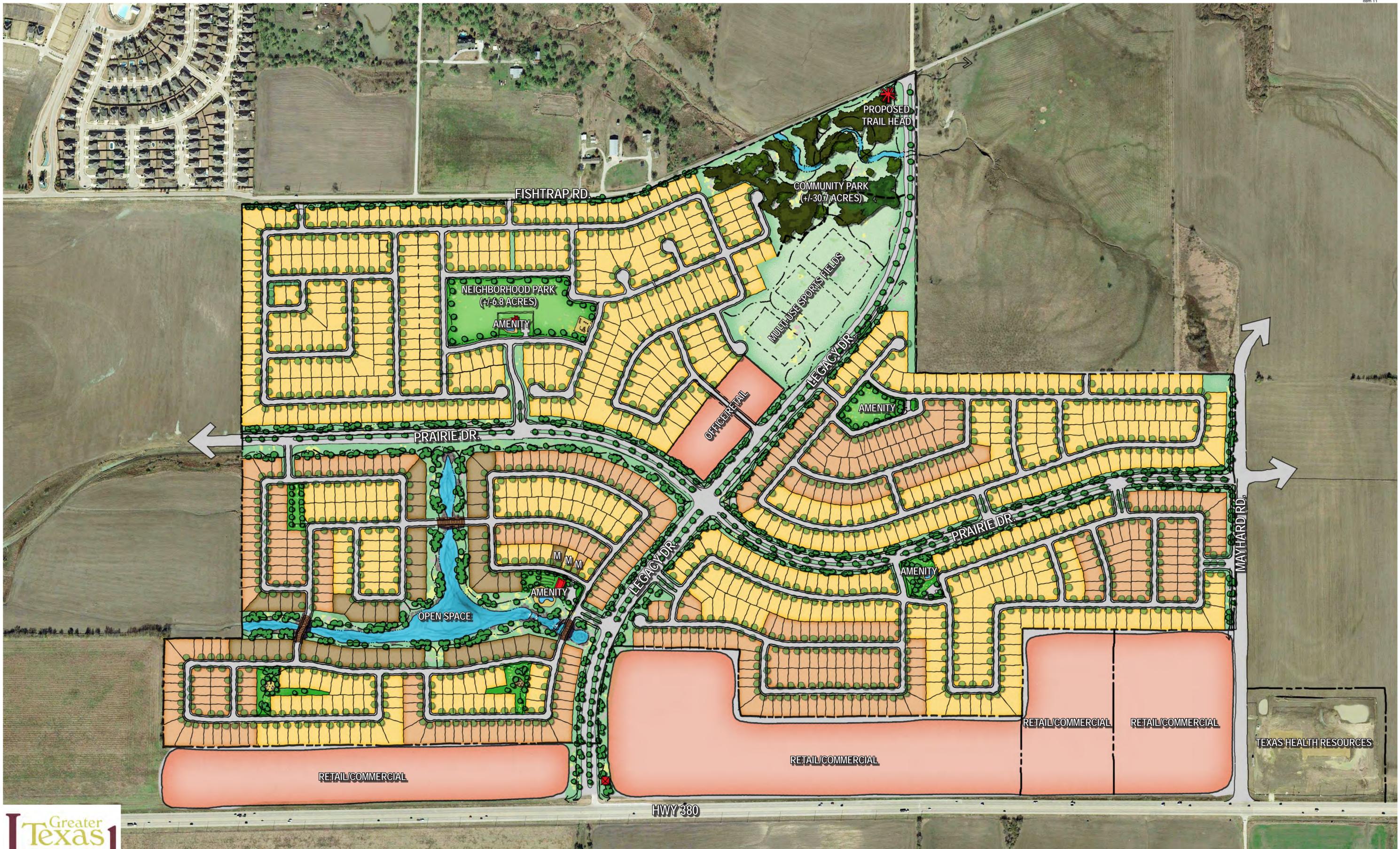
I move to approve the request for a variance to the Sign Ordinance, Section 1.09(M), regarding Subdivision Monuments, for the Villages at Legacy, located at the northeast corner of US 380 and Legacy Drive.



V16-0002

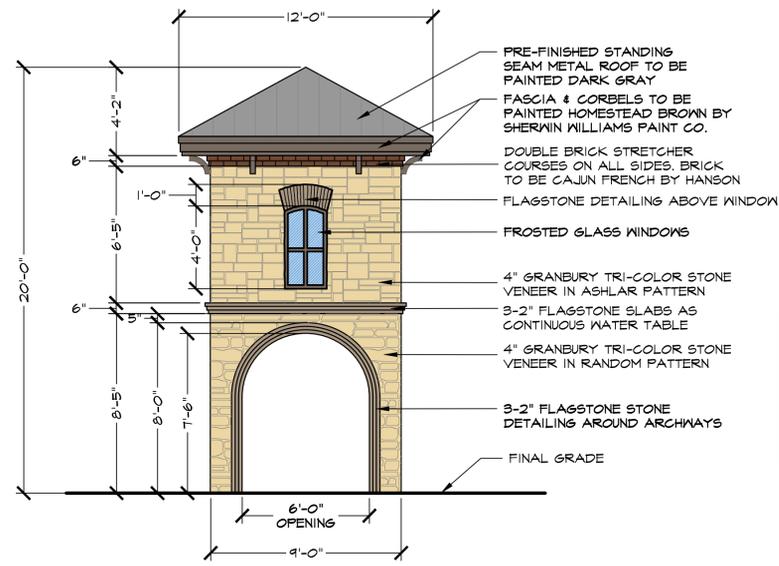
UNIVERSITY DR



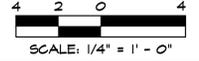


Villages at Legacy

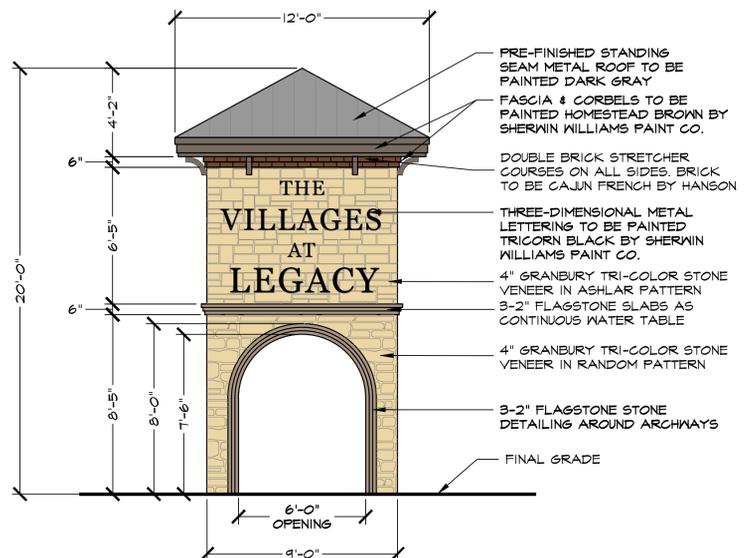
Master Plan



NORTH ELEVATION
 NET AREA = 102 SQ FT
 WINDOW AREA = 8 SQ FT
 TOTAL SURFACE AREA = 94 SQ FT
 GRANBURY STONE VENEER = 72 SQ FT / 77%
 FLAGSTONE ACCENTS = 17 SQ FT / 18%
 BRICK VENEER = 5 SQ FT / 5%

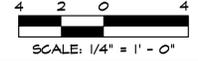


1 SIGNAGE MONUMENT - NORTH ELEVATION
F1 ELEVATION

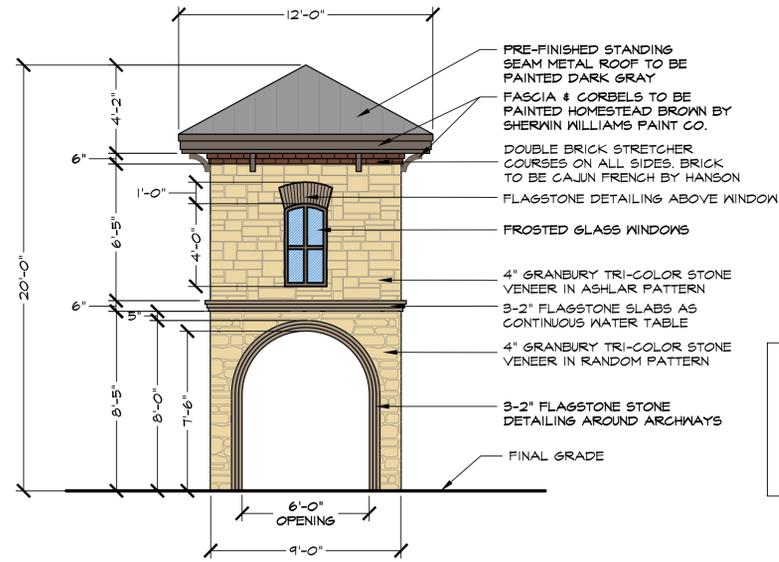


WEST ELEVATION
 TOTAL SURFACE AREA = 102 SQ FT
 GRANBURY STONE VENEER = 82 SQ FT / 80%
 FLAGSTONE ACCENTS = 14 SQ FT / 14%
 BRICK VENEER = 6 SQ FT / 6%

**APPROXIMATELY 22 SQUARE FEET OF LETTERING ON WEST ELEVATION



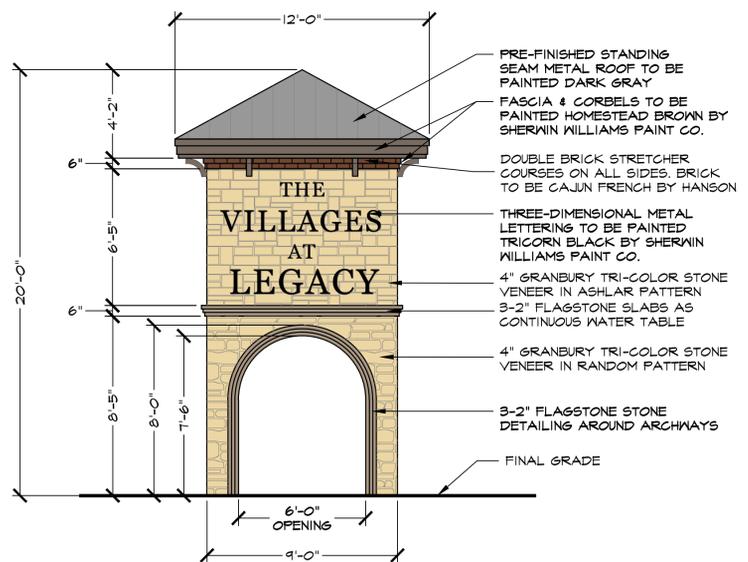
2 SIGNAGE MONUMENT - WEST ELEVATION
F1 ELEVATION



SOUTH ELEVATION
 NET AREA = 102 SQ FT
 WINDOW AREA = 8 SQ FT
 TOTAL SURFACE AREA = 94 SQ FT
 GRANBURY STONE VENEER = 72 SQ FT / 77%
 FLAGSTONE ACCENTS = 17 SQ FT / 18%
 BRICK VENEER = 5 SQ FT / 5%



3 SIGNAGE MONUMENT - SOUTH ELEVATION
F1 ELEVATION

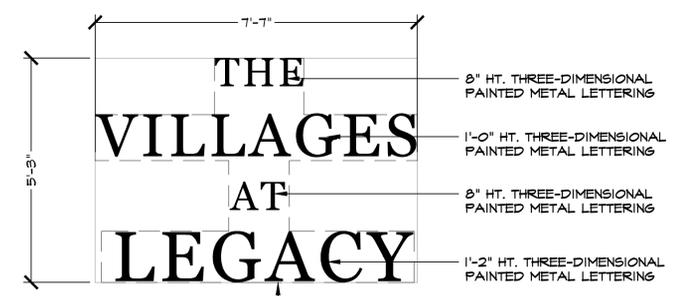


EAST ELEVATION
 TOTAL SURFACE AREA = 102 SQ FT
 GRANBURY STONE VENEER = 82 SQ FT / 80%
 FLAGSTONE ACCENTS = 14 SQ FT / 14%
 BRICK VENEER = 6 SQ FT / 6%

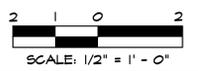
**APPROXIMATELY 22 SQUARE FEET OF LETTERING ON EAST ELEVATION



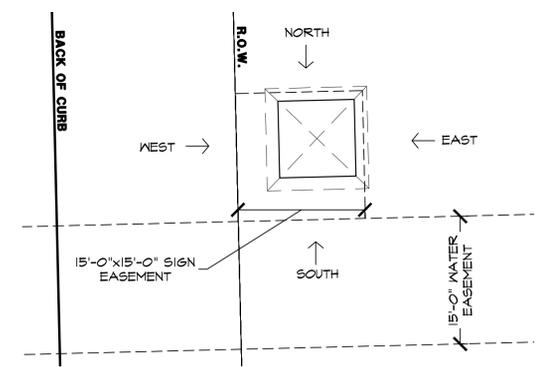
4 SIGNAGE MONUMENT - EAST ELEVATION
F1 ELEVATION



APPROX. 22 SQUARE FEET OF SIGNAGE AREA



5 SIGNAGE LETTERING
F1 ELEVATION



ELEVATION KEY

SCALE: 1" = 10'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



FACADE PLAN NOTES:

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

FACADE PLAN
THE VILLAGES AT LEGACY
 ~SIGNAGE MONUMENT~

BEING A PORTION OF 13.65 ACRES OUT OF THE HAWKINS SURVEY, A-581

TOWN OF PROSPER
 DENTON COUNTY, TEXAS

DEVELOPER:
 PROSPER PARTNERS, L.P.
 10950 RESEARCH ROAD
 FRISCO, TEXAS 75033
 PH. (214) 387-3913
 CONTACT: CLINT RICHARDSON



Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900

TBAE Firm #BR643
 Submittal 5/23/2016

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



May 23, 2016

Town of Prosper
 Planning Department
 409 E. First St.
 Prosper, TX 75078

LANDSCAPE ARCHITECTURE

SITE PLANNING

TREE MITIGATION

Re: Sign Regulations Variance Criteria Responses
 The Villages at Legacy – Subdivision Monument

We believe that the variance request for a subdivision monument to be placed near the intersection of US 380 and Legacy Drive meets all five of the five criteria listed for consideration in Section 1.17 of the Sign Ordinance. Those criteria along with a response to each are provided below.

Criterion #1: The literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant.

The initial phases of development of the Parks at Legacy single family development are located approximately 2,250 feet north of US Highway 380. Placement of standard sign panels at the community entrances and installation of flags near Legacy have not provided the needed wayfinding for travelers driving along US 380 at highway speeds. This subdivision monument will act as a marker to draw potential residents' to the development.

Criterion #2: The proposed sign shall not adversely impact and will be wholly compatible with the use and permitted development of the adjacent property (visibility, size, etc.)

The location and size of the subdivision tower have been coordinated with the owner of the commercial property. The tower shall be constructed within an easement and maintained by the HOA. The proposed location will not negatively impact the commercial property development plans due to its location within the landscape buffer required along Legacy. The naming on the tower will be "the Villages at Legacy" which encompasses not only "the Parks at Legacy" development underway but also the upcoming "the Hills at Legacy" development in the northeast portion of the property, the planned active adult "the Lakes at Legacy" development in the southwest portion of the property, and also provides a master planned intention for the commercial areas.

Criterion #3: The proposed sign shall be of a unique design or configuration.

Materials used for the tower will match the stone, brick, letter finish, etc. that are used on the existing signage panel and amenity center building for the Parks at Legacy development and that will also be used throughout the remainder of the single family development. The design of the subdivision monument itself utilizes a stone archway on all sides of the monument that could allow the future

sidewalk along Legacy Drive to be routed through the walkway of the tower acting as a gateway into the community.

Criterion #4: The special exception is needed due to a hardship caused by restricted area, shape, topography, or physical features that are unique to the property or structure on which the proposed sign would be erected, and such hardship is not self-imposed.

The subdivision monument is needed to be constructed outside off of our property within the future commercial property located along US 380. The land along US 380 warrants commercial zoning with the residential zoning further north.

However, due to the type of road and speeds along US 380, there is a need for the subdivision monument to identify the residential development. This request would is similar to other installations along US 380 serving residential developments offset from the road.

Criterion #5: The special exception will substantially improve the public convenience and welfare and does not violate the intent of this Ordinance.

We believe the proposed location, design, and materials of the subdivision tower will provide a sense of location and allow for ease of wayfinding for residents and their guests. The tower will be able to be seen from a distance and allow for proper maneuvering along US 380 to access Legacy Drive.



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – June 28, 2016

Agenda Item:

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).

Request:

The developer of Windsong Ranch submitted a request for a façade exception for the development's Phase 4A Amenity Center.

As depicted in the attached elevations, the applicant is requesting the exterior of the structure be constructed of natural limestone and Ipe, which is a Brazilian hardwood. The Zoning Ordinance requires a 100% exterior masonry material. In 2013, the Town Council approved an amendment to Planned Development-40 (PD-40) to allow the use of Ipe as a primary material on the Windsong Ranch, Phase 1A amenity center. Approval of the proposed façade exception would allow the two amenity centers in Windsong Ranch to have consistent façade materials.

In considering an exception to the required masonry requirements, the Planning & Zoning Commission and Town Council may consider whether a proposed alternate material:

- (a) is a unique architectural expression;
- (b) includes unique building styles and materials;
- (c) is consistent with high quality development;
- (d) is or would be visually harmoniousness with existing or proposed nearby buildings;
- (e) has obvious merit based upon the quality and durability of the materials; and
- (f) represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.

Please reference the attached letter from the application addressing the aforementioned criteria in support of the request. The attachments also include a letter of support from David Blom, Director of Development for Terra Verde and developer of Windsong Ranch.

Attachments:

1. Location Map
2. Amenity Center Elevations
3. Applicant's Letter Addressing Exception Criteria
4. Letter of Support from David Blom, Terra Verde

Planning & Zoning Commission Recommendation:

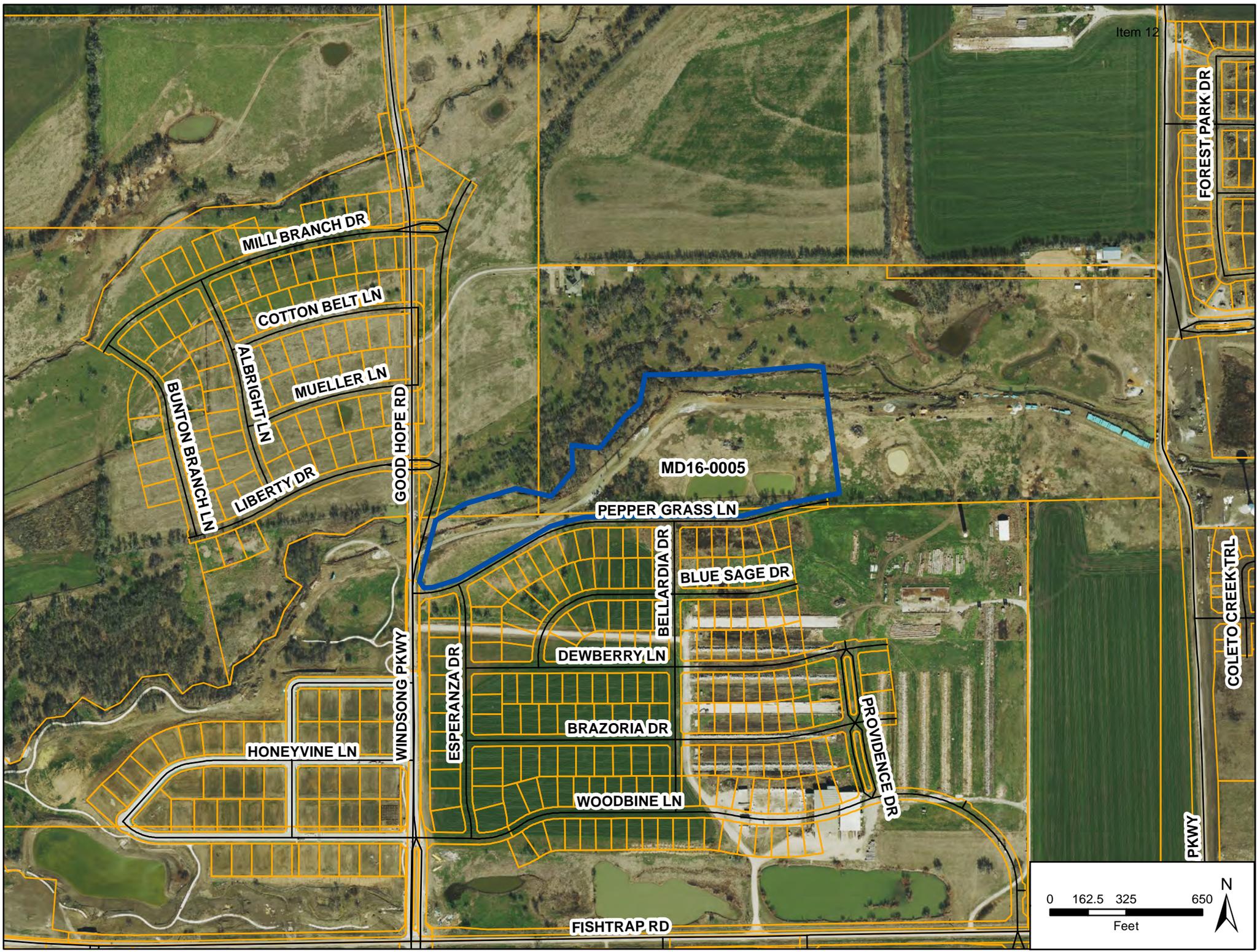
At their June 7, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 5-0.

Town Staff Recommendation:

Town staff recommends the Town Council approve 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.

Proposed Motion:

I move to approve 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.



MILL BRANCH DR

COTTON BELT LN

BUNTON BRANCH LN

ALBRIGHT LN

MUELLER LN

LIBERTY DR

GOOD HOPE RD

MD16-0005

PEPPER GRASS LN

BLUE SAGE DR

DEWBERRY LN

BELLARDIA DR

BRAZORIA DR

PROVIDENCE DR

WOODBINE LN

HONEYVINE LN

WINDSONG PKWY

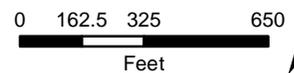
ESPERANZA DR

FOREST PARK DR

COLETO CREEK TRL

PKWY

FISHTRAP RD



PROJECT INFORMATION

OWNER
TERRA VERDE GROUP, LLC
710 EAST CAMPBELL ROAD, SUITE 515
RICHARDSON, TEXAS 75081
TEL: 972.238.7410
CONTACT: DAVID BLOM
EMAIL: dbloom@tvglc.com

APPLICANT
SPIARS ENGINEERING INC
765 CUSTER RD, SUITE 100
PLANO, TEXAS 75075
TEL: 972.422.0077
CONTACT: KEVIN WEIR
EMAIL: kevin@spiarsengineering.com

SURVEYOR
SPIARS ENGINEERING INC
765 CUSTER RD, SUITE 100
PLANO, TEXAS 75075
TEL: 972.422.0077
CONTACT: KEVIN WEIR
EMAIL: kevin@spiarsengineering.com

ARCHITECTS



**WINDSONG RANCH
PHASE 4a
PROSPER, TEXAS**

GENERAL NOTES

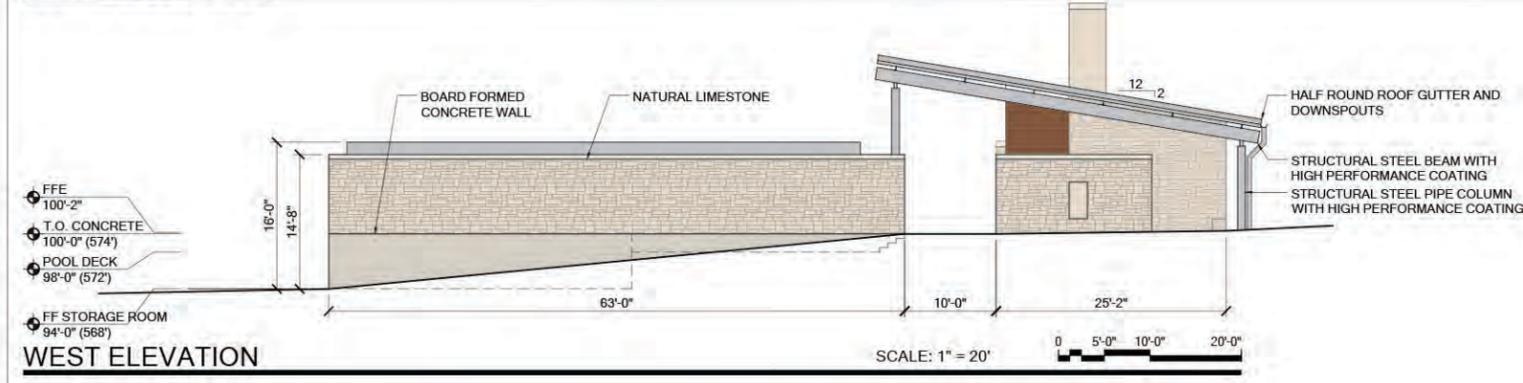
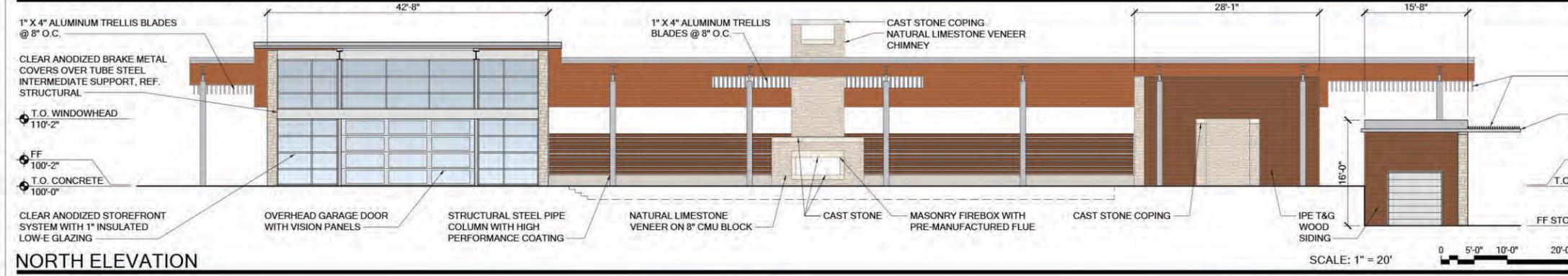
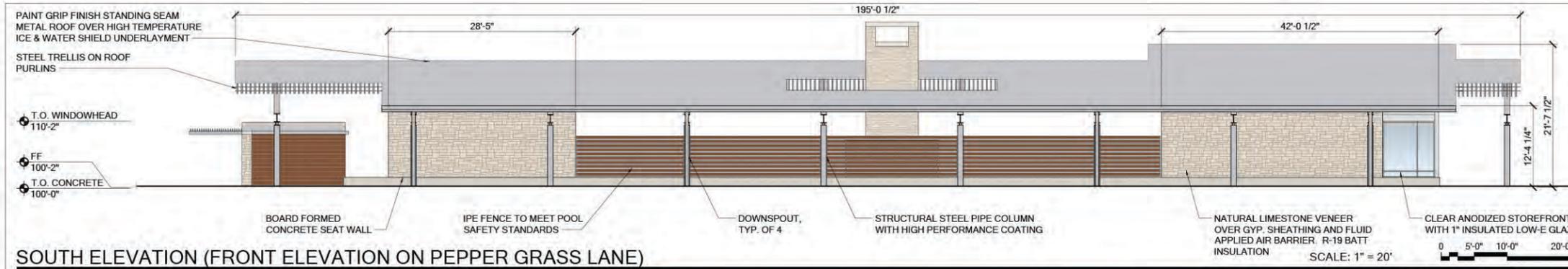
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WINDSONG RANCH PHASE 4a

LOT 2,
BLOCK X

05-09-2016

Project No. 16018.00
Sheet Title FACADE PLAN

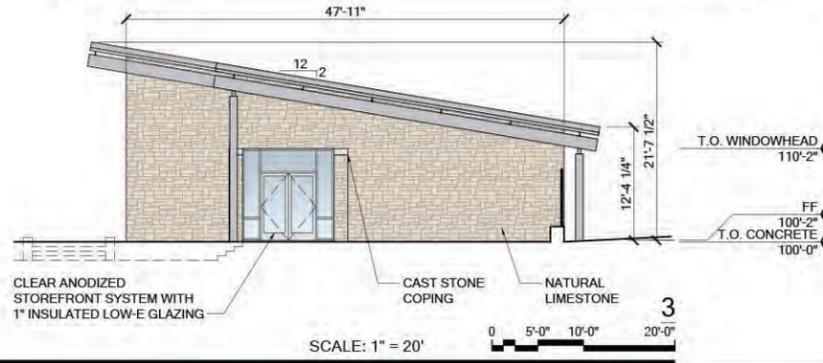
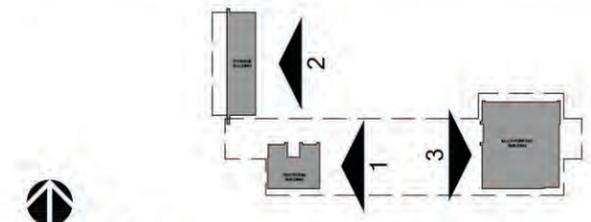


	Multi-Purpose Building			
	South	North	West	East
Gross Façade Area	439 sf	877 sf	774 sf	756 sf
Glazing	87 sf	683 sf	180 sf	551 sf
Net Façade Area	371 sf	394 sf	634 sf	205 sf
Limestone	355 95.6%	62 32.0%	674 100.0%	167 81.3%
Ipe	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Metal	16 4.4%	132 68.0%	0 0.0%	38 18.5%

	Restroom Building			
	South	North	West	East
Gross Façade Area	300 sf	466 sf	352 sf	358 sf
Glazing	0 sf	0 sf	0 sf	0 sf
Net Façade Area	300 sf	466 sf	352 sf	358 sf
Limestone	300 100.0%	123 26.4%	243 69.0%	358 100.0%
Ipe	0 0.0%	343 73.6%	109 31.0%	0 0.0%
Metal	0 0.0%	0 0.0%	0 0.0%	0 0.0%

	Storage Building			
	South	North	West	East
Gross Façade Area	133 sf	222 sf	546 sf	509 sf
Glazing	0 sf	68 sf	0 sf	24 sf
Net Façade Area	133 sf	154 sf	546 sf	485 sf
Limestone	13 9.8%	21 13.6%	546 100.0%	59 12.2%
Ipe	120 90.2%	133 86.4%	0 0.0%	426 87.8%
Metal	0 0.0%	0 0.0%	0 0.0%	0 0.0%

MATERIAL CALCULATION TABLE





**ARCHITECTS
INTERIORS
LANDSCAPE
PLANNING**

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2808 Fairmount Street, Suite 300
Dallas, Texas | 75201
214.303.1500

Ft. Worth
3300 West 7th Street, Suite 110
Fort Worth, TX | 76107
817.303.1500

Item 12

May 23, 2016

Jonathan Hubbard, Planner
Development Services, Town of Prosper
407 East 1st Street
Prosper, Texas 75078

Dear Mr. Hubbard:

We are pleased to submit for the Town of Prosper's consideration the following alternate façade materials request for the Windsong Ranch Phase 4A Amenities Center. Following on the success of the Phase 1A Amenities Center at 1001 Windsong Parkway South, this second building shares its design inspiration and materials palette with the first, and adapts them to a waterfront site with slightly different programmatic needs. As such, we are requesting to be allowed to once again use Ipe wood as an exterior finish material, which is not listed as an approved material in the "Non-residential Uses, Exterior Façade Building Materials" requirements of PD-40.

We offer the following as reasons for making this request:

- *A unique architectural expression.* Inspired by native, rural Texas architecture, the amenities buildings at Windsong Ranch are intended to sit lightly on their sites, provide expansive areas of glass, and large areas of outdoor covered spaces. The consistent use of natural stone and woods supports TVG's mandate that Windsong Ranch be environmentally sensitive and visually links all amenity structures throughout the development into a harmonious whole.
- *Unique building styles and materials.* Ipe wood is the most commonly used species of a group of natural tropical woods known for their strength, durability, and low maintenance. It has also been chosen for use here because of the aesthetic benefits that a natural wood material lends to small-scale buildings.
- *Is consistent with high quality development.* The use of the material on the Phase 1A Amenities Center was done so at a cost premium over limestone, and current market conditions suggest a similar cost premium will be paid at this time.
- *Is visually harmonious with existing or proposed nearby buildings.* The proposed Phase 4A Amenities Center will use the same design elements and material palette as the Phase 1A building to insure that all amenity features and structures within the development are consistent and cohesive.
- *Has obvious merit based upon the quality and durability of the materials.* Ipe possesses a material density that is higher than brick, concrete, or cementitious board, and has a Class A fire spread rating without chemical treatment. Regular staining and sealing are not required to maintain these properties, although some owners elect to do so for aesthetic purposes only.
- *Represents an exterior building material that is in keeping with the intent of this chapter to balance the above mentioned objectives.* The clear objective of the PD is to allow durable, quality exterior materials to be used, and to prohibit those materials which either require extensive maintenance or present an undesirable image. Ipe has proven to be a high quality and aesthetically pleasing exterior building material.

We believe that the design of the new facility, the quality standards to which it will be built, and the unique, rich interior and exterior material palettes that are proposed are in keeping with the intent of the development standards of PD-40 and the Town of Prosper. We respectfully request permission to proceed with the use of Ipe wood on the new Amenities Center.

Best Regards,

GFF Architects, Inc.

A handwritten signature in blue ink, appearing to read 'C.A. Andersen', with a long horizontal flourish extending to the right.

Chris A. Andersen
Associate Principal

Cc Mr. David Blom, TVG
File

From: [David Blom](#)
To: [Jonathan Hubbard](#)
Subject: Re: Windsong - Phase 4A Amenity Center - Letter of Support
Date: Thursday, June 02, 2016 9:22:58 AM

Hi Jonathan-

I believe the case for the alternative materials to be used in the second amenity center (located in Phase 4A) is going to P&Z next Tuesday evening. Although I know you have thoroughly reviewed the submittals from TBG on our behalf, I wanted to provide some comments in support of our case and that explain our approach:

- The architectural theme and materials used in the existing amenity center (for which we received Town approval for the use of Ipe) have been carried through the community, including influence on the fire station architecture and the design of Windsong Elementary (angled roof, stone/wood/metal combinations).
- The quality of the materials we have used has been for aesthetic purposes as well as long-term durability - the use of Ipe wood and the standing metal seem roof are just two examples.
- We believe it is important to keep the theme and quality we have established for the community. The proposed plan uses Ipe and stone to provide a structure that is consistent with our first amenity center, and feels like it should be part of a park and belongs outdoors.
- As can be seen on our first amenity center that is now two years old, the building materials are holding up very well.

I plan to attend the P&Z meeting next Tuesday evening. Please let me know if you need any further information.

Thanks
David

David Blom

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