



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

***Town Council Meeting***  
***July 12, 2016***



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

*Agenda Item 1.*

*Call to Order/Roll Call.*



*Town of Prosper*  
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*Agenda Item 2.*

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



*Town of Prosper*  
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*Pledge to the Texas Flag*

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



*Town of Prosper*  
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*Agenda Item 3.*

*Announcements of recent and  
upcoming events.*



# *Town of Prosper*

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## *Agenda Item 4.*

### *Consent Agenda*

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



# *Town of Prosper*

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## *Agenda Item 4a.*

- 4a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – June 28, 2016
  - Special Meetings – June 29, 2016



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*Agenda Items 4b.*

**4b.** Receive the May 2016 Financial Report. **(BP)**



# *Town of Prosper*

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## *Agenda Item 4c.*

- 4c.** Consider and act upon approving the purchase of self-contained breathing apparatus, from Municipal Emergency Services, through the Houston-Galveston Area Council (HGAC) Cooperating Purchasing Program. **(JC)**

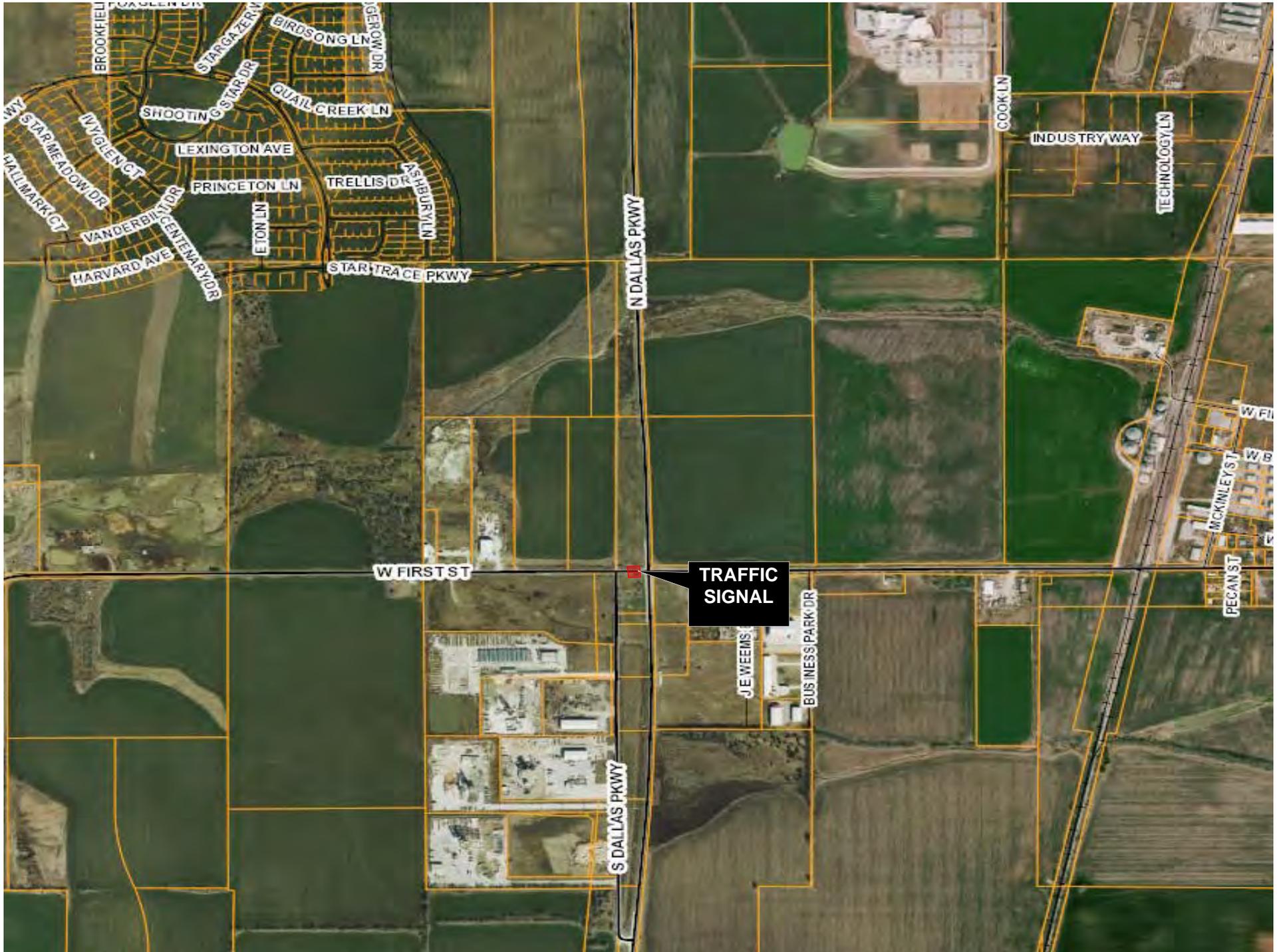


# *Town of Prosper*

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## *Agenda Item 4d.*

- 4d.** Consider and act upon awarding Bid No. 2016-59-B to Durable Specialties, Inc., related to construction services for the First Street and DNT Traffic Signal Project; and authorizing the Town Manager to execute a construction agreement for same. **(MB)**



BROOKFIELD  
STAR TRACE PKWY  
STAR MEADOW DR  
HALLMARK CT

SHOOTING STAR DR  
IVY GLEN CT  
VANDERBILT DR  
HARVARD AVE  
PRINCETON LN  
ETON LN  
STAR TRACE PKWY

BIRDSONG LN  
QUAIL CREEK LN  
LEXINGTON AVE  
TRELLIS DR  
ASHBURY LN

N DALLAS PKWY

W FIRST ST

TRAFFIC SIGNAL

S DALLAS PKWY

JE WEEMS  
BUSINESS PARK DR

COOK LN

INDUSTRY WAY

TECHNOLOGY LN

W FL  
MCKINLEY ST  
W B  
PECAN ST



# *Town of Prosper*

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## *Agenda Item 4e.*

- 4e.** Consider and act upon authorizing the Town Manager to execute Contract Amendment #1 to the Professional Engineering Services Agreement between Graham Associates, Inc., and the Town of Prosper, Texas, related to the Prosper Trail (Kroger – Coit) Project and the First Street (Dallas North Tollway – Coleman) project. **(HW)**

PROSPER TRL

N DALLAS

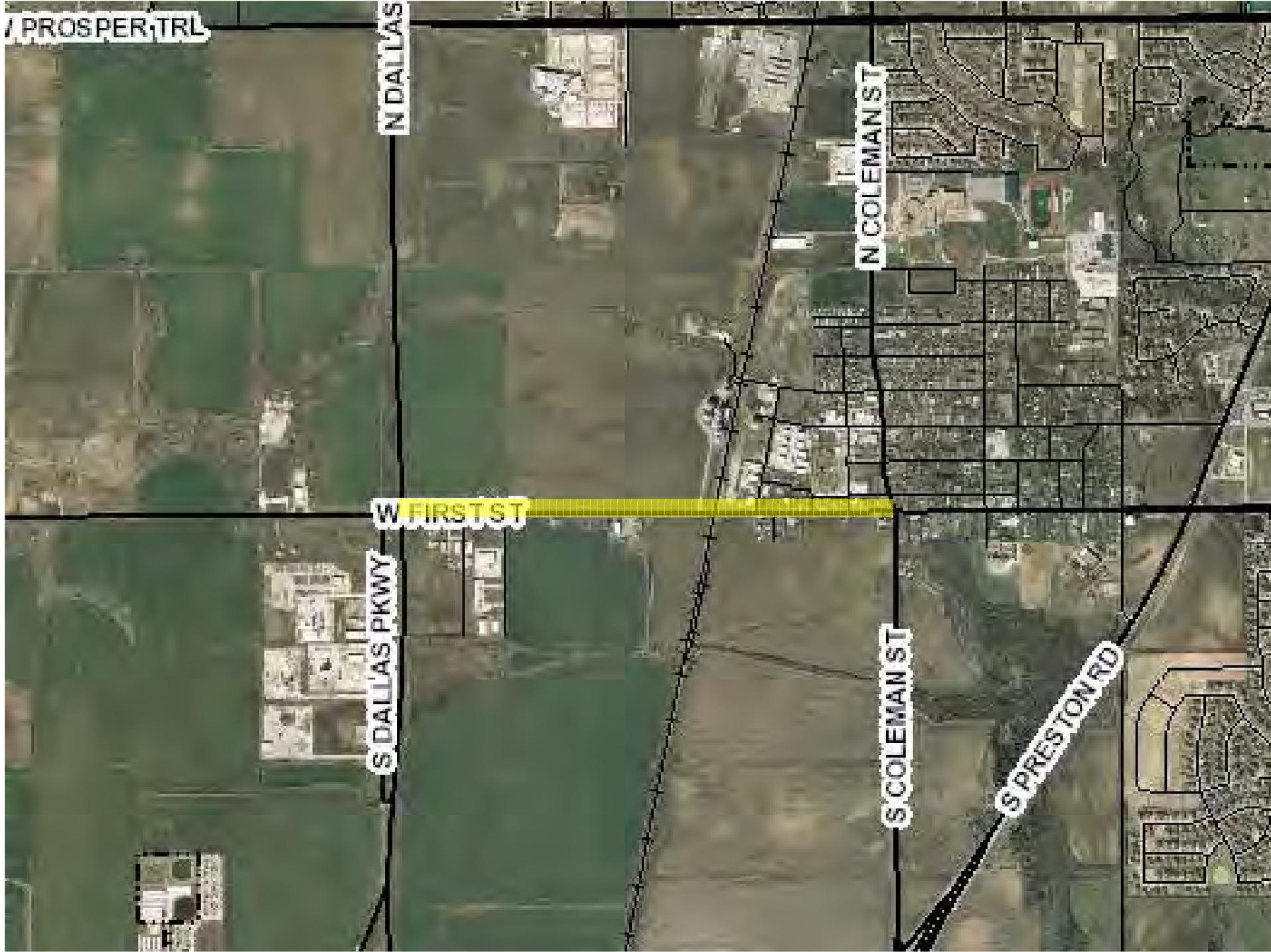
N COLEMAN ST

W FIRST ST

S DALLAS PKWY

S COLEMAN ST

S PRESTON RD





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*Agenda Item 4f.*

- 4f.** Consider and act upon an amendment to the Capital Improvement Plan. **(HW)**



# *Town of Prosper*

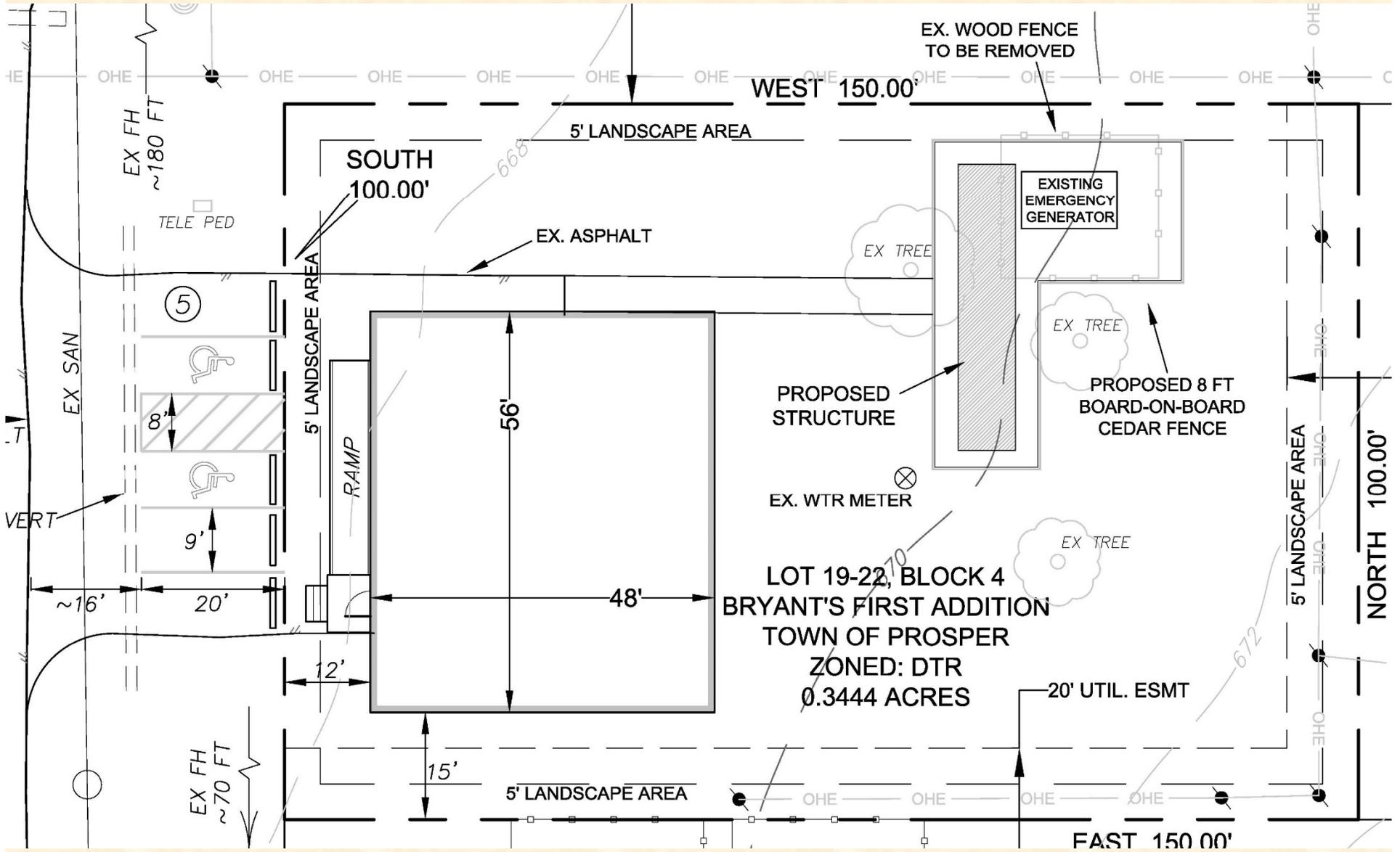
*"a place where everyone matters"*

## *Agenda Item 4g.*

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









# *Town of Prosper*

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## *Agenda Item 5.*

### *Citizen's Comments*

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



# *Town of Prosper*

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## *Agenda Item 6.*

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

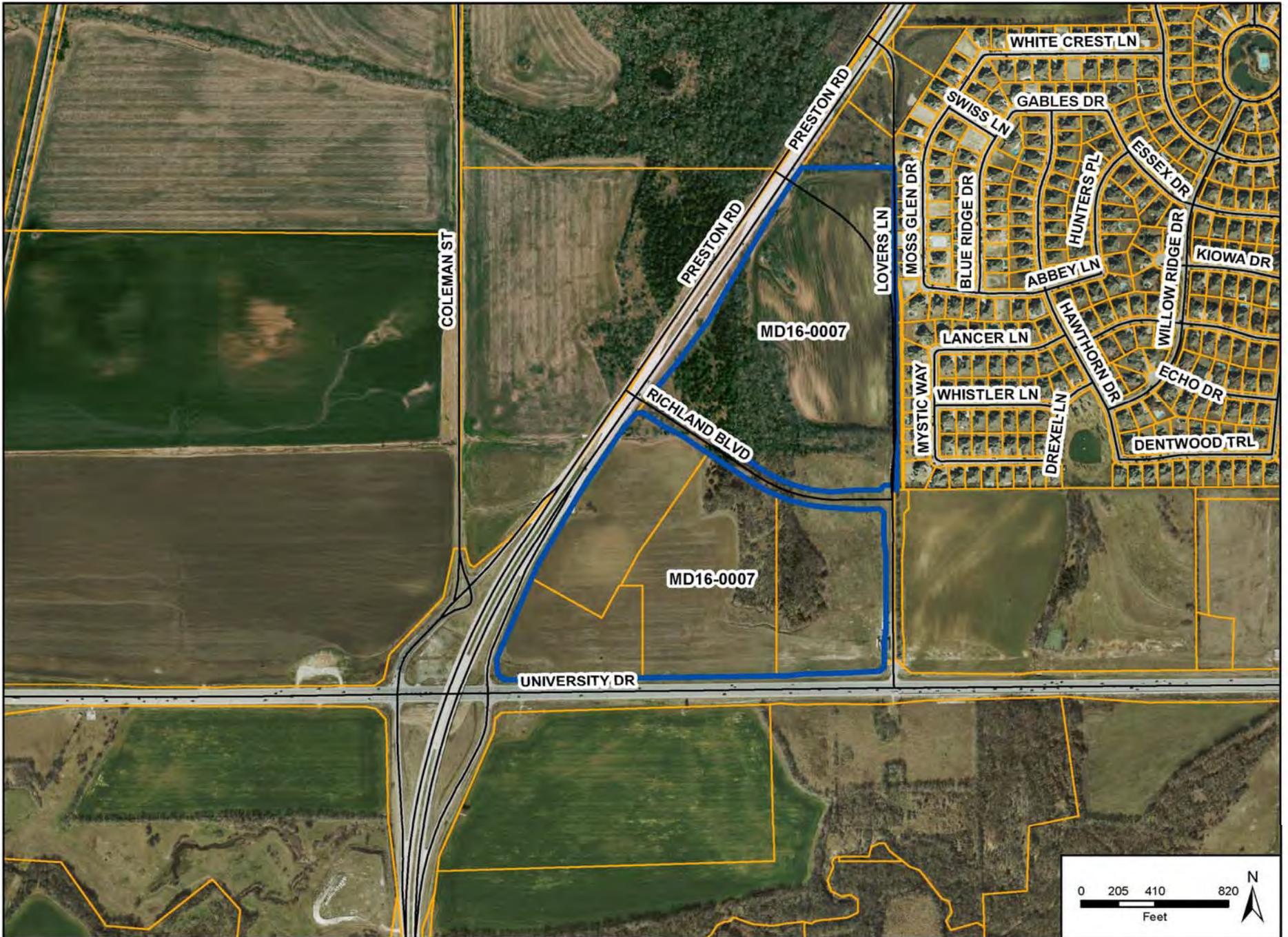


# *Town of Prosper*

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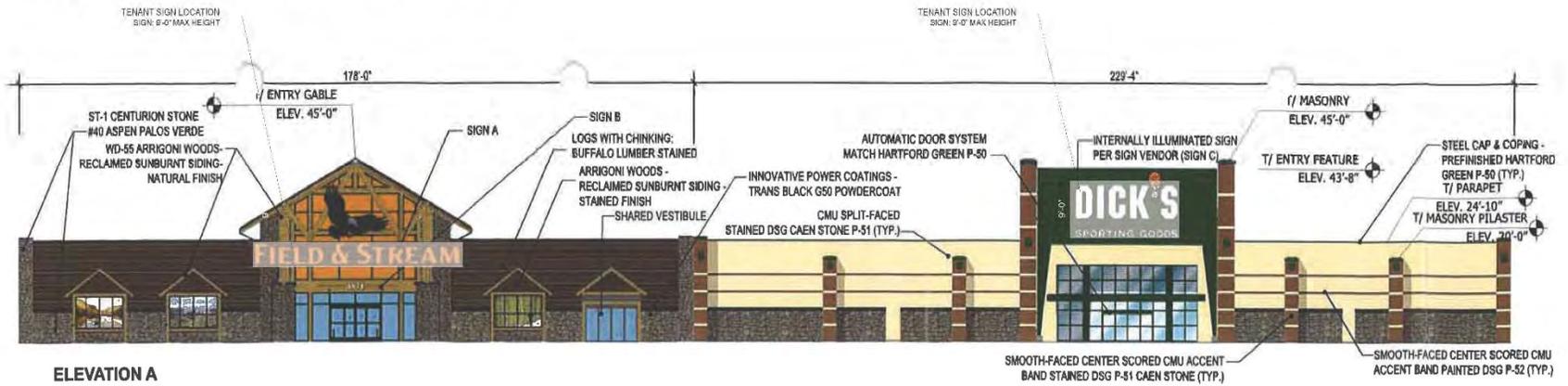
## *Agenda Item 7.*

Conduct a Public Hearing, and consider and act upon an ordinance for a variance to a Special Purpose Sign District for the Gates of Prosper, on 93.0± acres, located on the northeast corner of US 380 and Preston Road. (MD16-0007). (JW)



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

EXHIBIT D-22

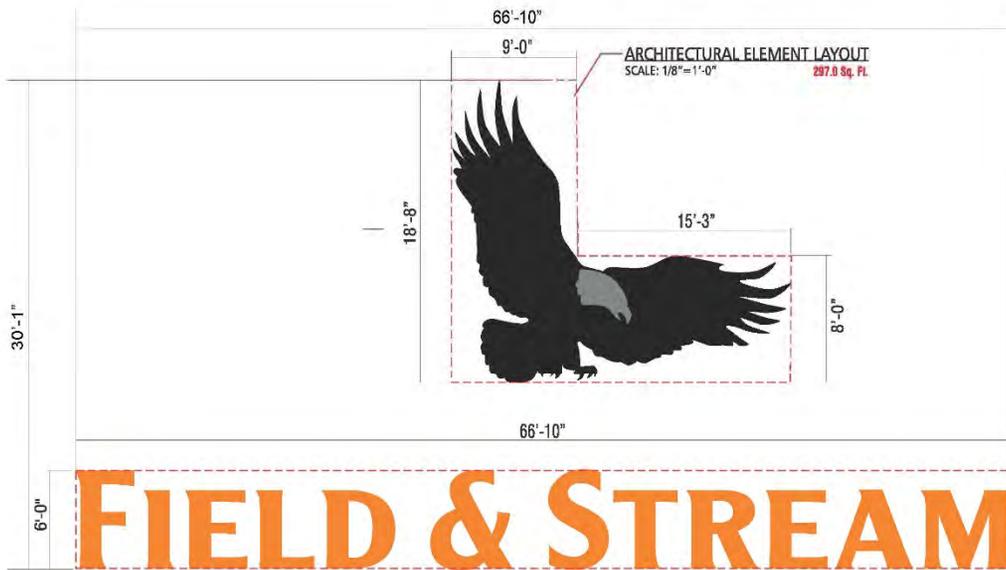


ELEVATION A

WEST CONCEPT ELEVATION

Concept Elevation to identify sign area only.

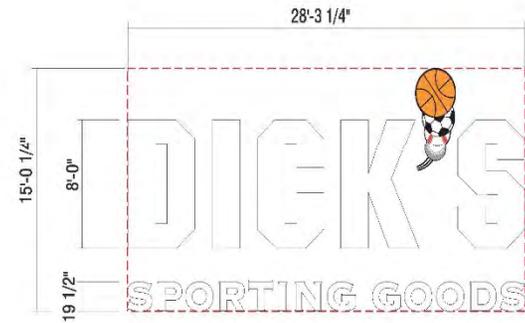




**A** FIELD & STREAM SIGN LAYOUT  
SCALE: 1/8"=1'-0" 400.99 Sq. Ft.

**SIGN A** Deviation from code:  
Requested 30'-1" Letter for Anchor Tenants

**EXHIBIT D-22.1**



**B** DICK'S SPORTING GOODS SIGN LAYOUT  
SCALE: 1/8"=1'-0" 424.7 Sq. Ft.

**SIGN B** Deviation from code:  
Requested 15'-1" Letter for Anchor Tenants



**Front Elevation Exhibit**  
Scale: 1/32" = 1'-0"

TOTAL F & S SQUARE FOOTAGE - 729.4

TOTAL F & S SQUARE FOOTAGE - 424.7



677 Dunksferry Rd. Bensalem, PA  
978 S. Camino Oro Goodyear, AZ  
1ind.com | 215-826-0880

**Front Elevation Exhibit**

Design and construction documents as instruments of service are given in confidence and remain property of ImageOne Industries. The use of design and construction documents for purposes other than the specific project named herein is strictly prohibited without the express written consent of ImageOne Industries.

Client:



Location Name & Address

DSG/F & S  
Prosper, TX

Designer:

MG

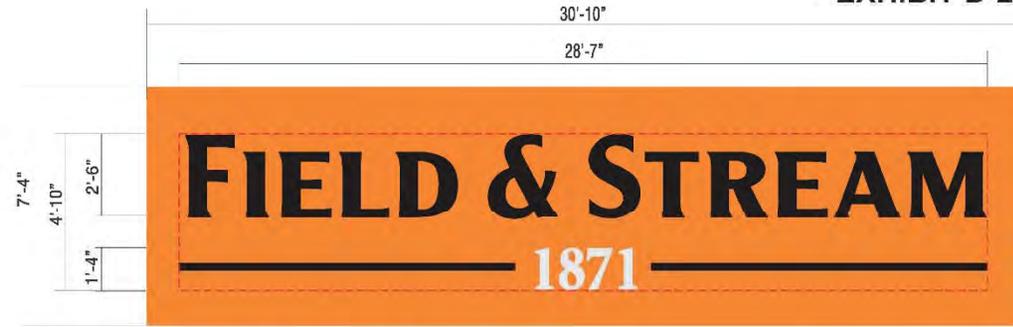
Date

06/13/2016

Revision -



**C** DICK'S SPORTING GOODS SIGN LAYOUT  
SCALE: 3/16"=1'-0"  
162.0 Sq. Ft.



**D** F & S CHANNEL LETTERS ON PAINTED BACKGROUND  
SCALE: 1/4"=1'-0"  
138.14 Sq. Ft. (CHANNEL LETTERS)

**SIGN C** Deviation from code:  
Requested 9'-0" Letter for Anchor Tenants

**SIGN D** Deviation from code:  
Requested 7'-4" Letter for Anchor Tenants



**Rear Elevation Exhibit**  
Scale: 1/32" = 1'-0"

TOTAL DICK'S SIGNAGE SQUARE FOOTAGE - 162.0

TOTAL F & S SIGNAGE SQUARE FOOTAGE - 138.14



# *Town of Prosper*

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## *Agenda Item 8.*

Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2016," including the adoption of an ordinance authorizing the issuance of such bonds and approving all other matters incident thereto. **(HJ)**



# *Town of Prosper*

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## *Agenda Item 9.*

Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2016," including the adoption of an ordinance authorizing the issuance of such certificates of obligation and approving all other matters incident thereto. **(HJ)**



# *Town of Prosper*

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## *Agenda Item 10.*

Consider and act upon a request for a Façade Exception for the Tribute Memory Care Facility in the Prosper Town Center development, located on the west side of Hays Road, 900± feet north of First Street. (MD16-0006).  
**(JW)**



MD16-0006

PRESTON RD  
PRESTON RD

HAYS RD

RIVERHILL DR

RIDGEWOOD DR

MEADOW RUN DR

BRUSH CREEK RD

NORTH RIDGE TRL

CEDAR RIDGE DR

CROWN COLONY DR

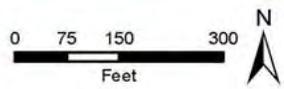
CRESCENT VALLEY DR

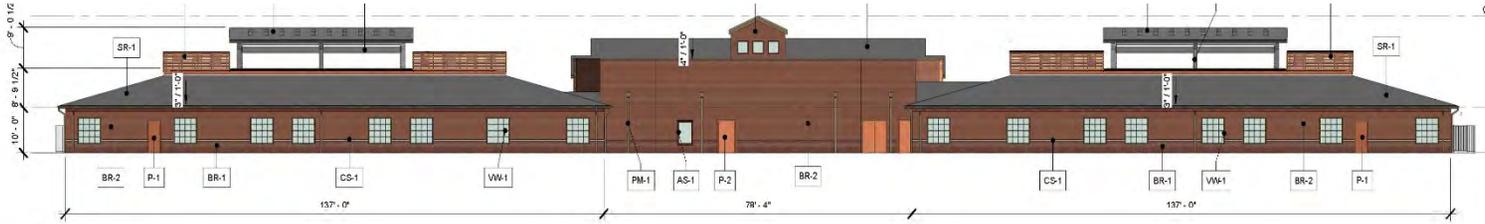
SHADY CREEK CT

CEDAR HOLLOW DR

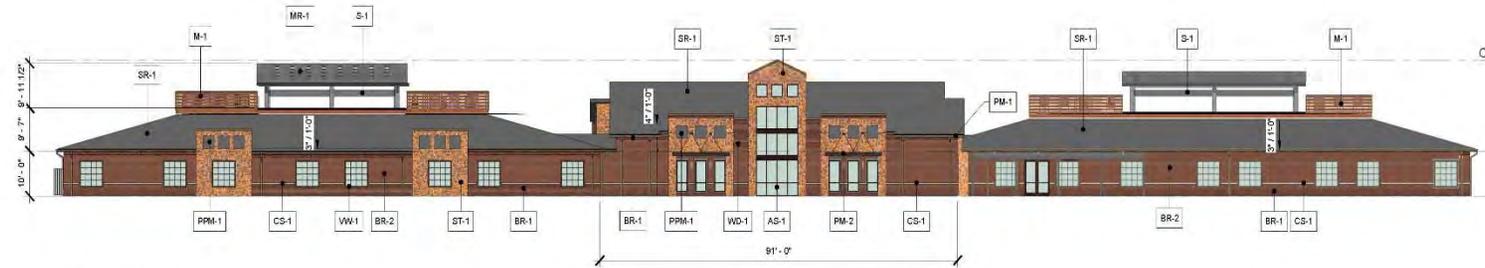
FIRST ST

FIRST ST

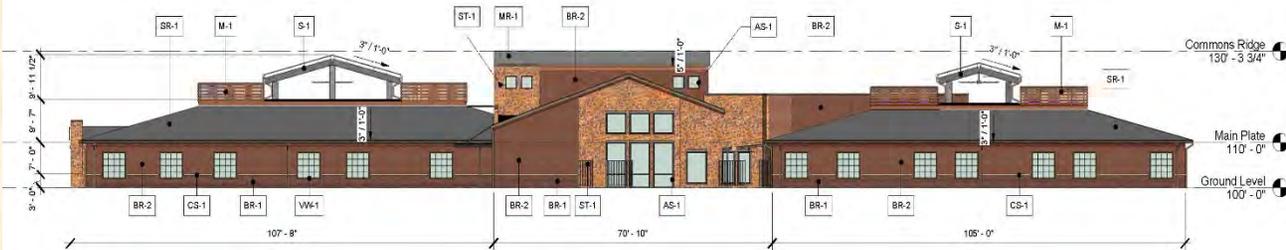




1 North Elevation  
1/16" = 1'-0"



2 South Elevation - Front  
1/16" = 1'-0"

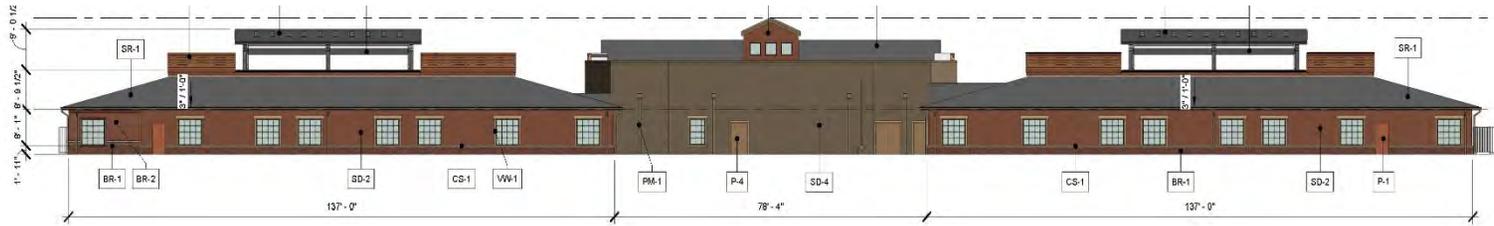


3 East Elevation  
1/16" = 1'-0"

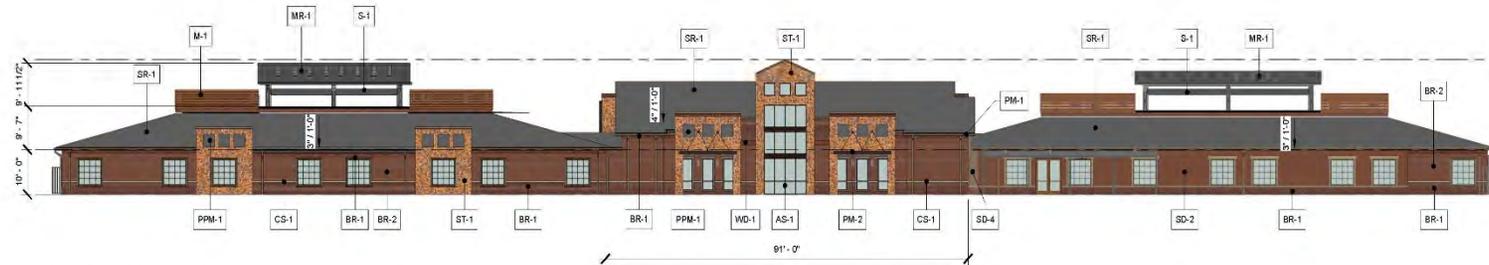


4 West Elevation  
1/16" = 1'-0"

Staff Approved



1 North Elevation  
1/16" = 1'-0"



2 South Elevation - Front  
1/16" = 1'-0"



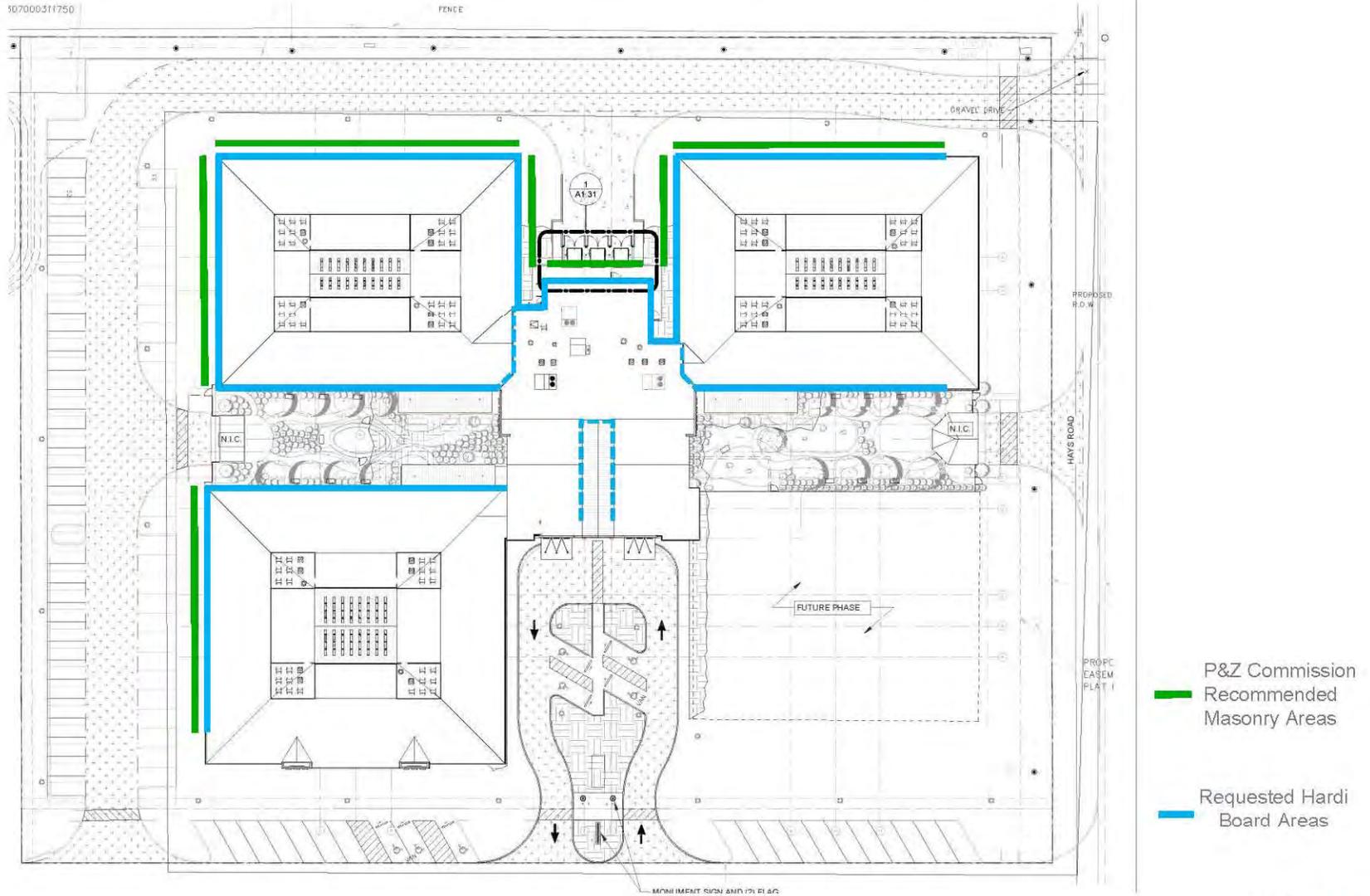
3 East Elevation  
1/16" = 1'-0"



4 West Elevation  
1/16" = 1'-0"

Requested

# Site/Floor Plan









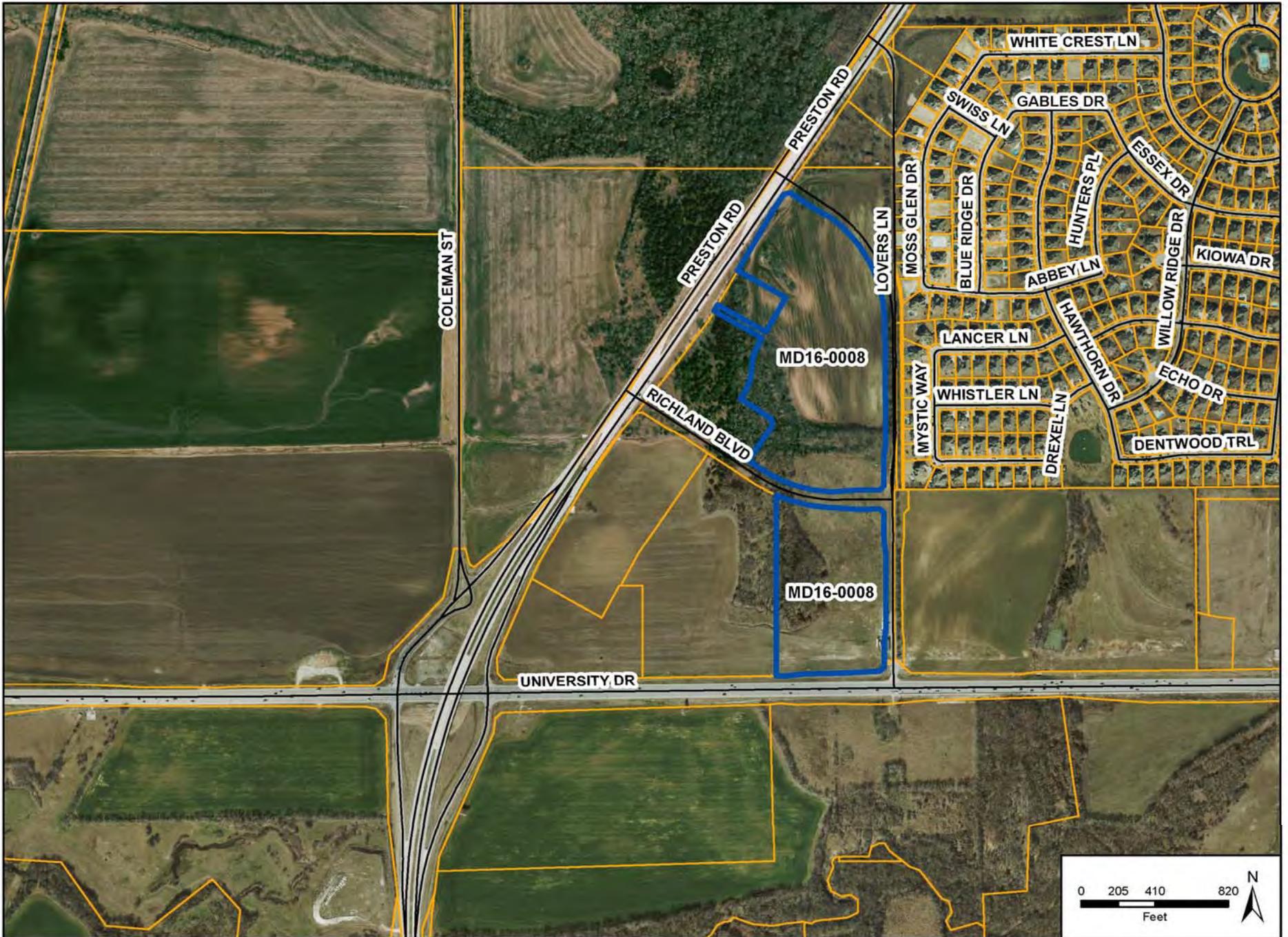


# *Town of Prosper*

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## *Agenda Item 11.*

Consider and act upon a request for a Façade Exception for the Gates of Prosper, Phase 1, Block A, Lot 4, located on the northwest corner of future Lovers Lane and US 380, and Block B, Lot 3, located on the northwest corner of future Richland Boulevard and future Lovers Lane. (MD16-0008). (JW)



COLEMAN ST

PRESTON RD

PRESTON RD

RICHLAND BLVD

UNIVERSITY DR

MD16-0008

MD16-0008

LOVERS LN

MOSS GLEN DR

MYSTIC WAY

BLUE RIDGE DR

LANCER LN

WHISTLER LN

DREXEL LN

WHITE CREST LN

SWISS LN

GABLES DR

HUNTERS PL

ABBEY LN

HAWTHORN DR

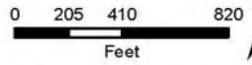
ESSEX DR

WILLOW RIDGE DR

ECHO DR

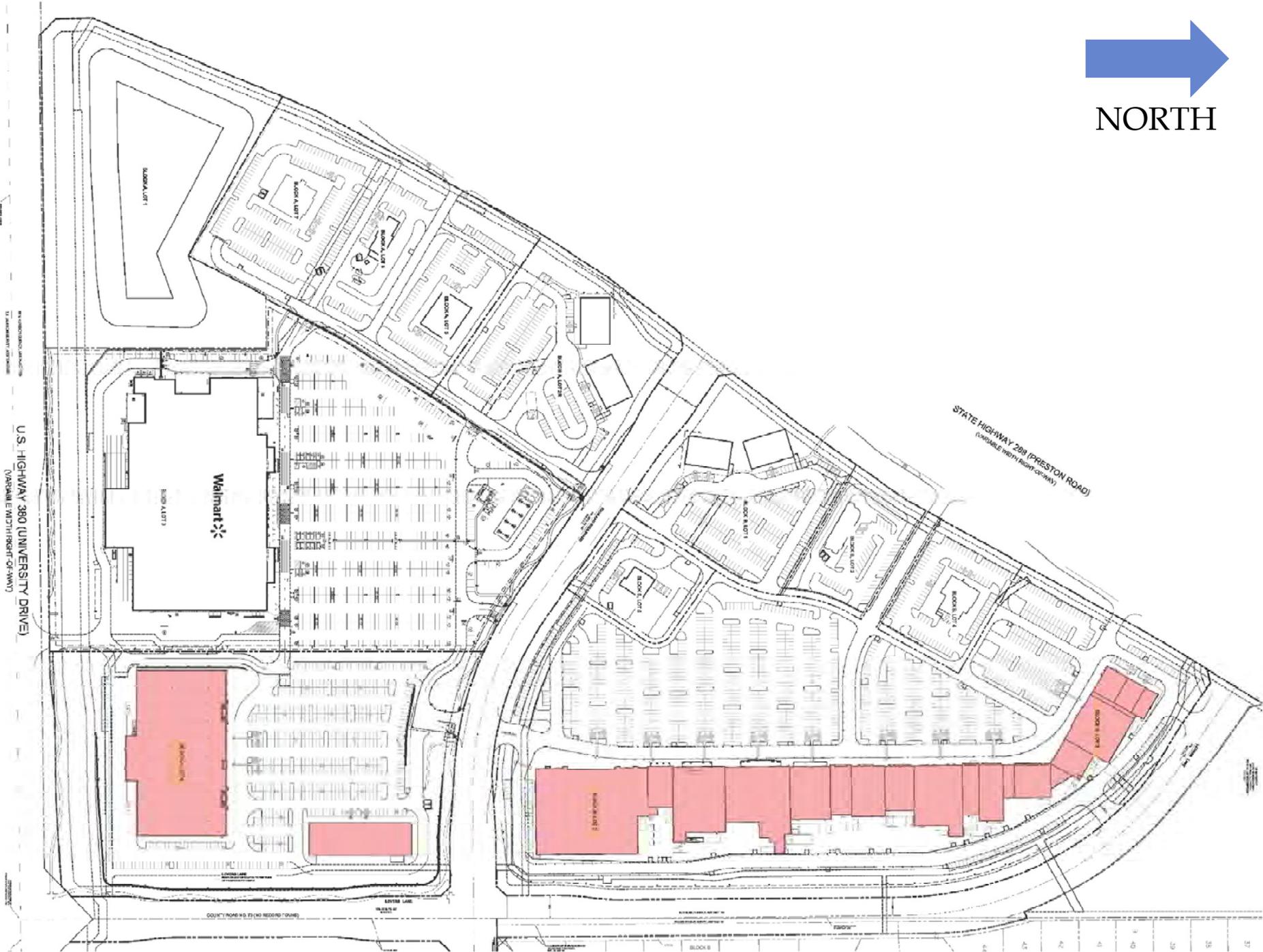
KIOWA DR

DENTWOOD TRL





NORTH



U.S. HIGHWAY 380 (UNIVERSITY DRIVE)  
(PARALLEL WITH RIGHT-OF-WAY)

STATE HIGHWAY 288 (PRESTON ROAD)  
(UNDRAWN WITH RIGHT-OF-WAY)

COUNTY ROAD 10 (NO RECORD TOWN)

ENTER LANE

BLOCK 1

BLOCK 2

BLOCK 3

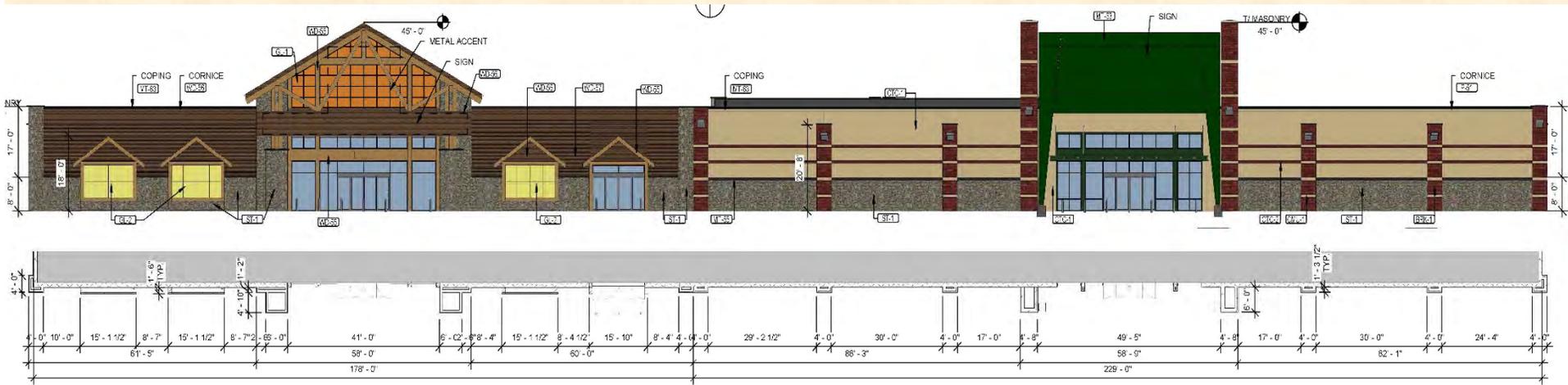
BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8



### 1. NORTH (FRONT) ELEVATION

SCALE: 1/16" = 1'-0"

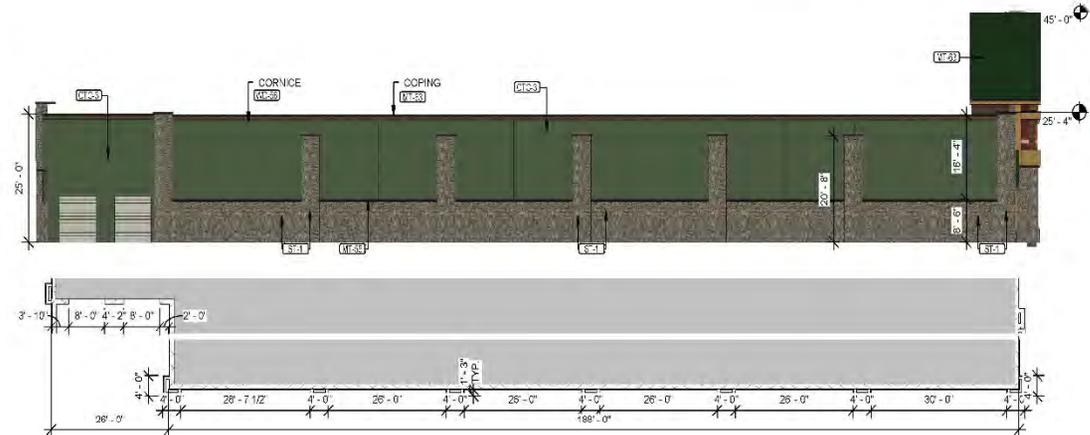
TOTAL ELEVATION AREA = 11,935 sq. ft.  
 WINDOWS AND DOORS AREA = 1,380 sq. ft.  
 NET ELEVATION AREA = 10,555 sq. ft.

#### PRIMARY MATERIALS

ST-1 = 2,215 sq. ft. **21%**  
 CTC-1 = 2,845 sq. ft. **27%**  
 BRK-1 = 945 sq. ft. **9%**

#### SECONDARY MATERIALS

WD-55 = 695 sq. ft. **7%**  
 WD-56 = 765 sq. ft. **7%**  
 WD-57 = 1,080 sq. ft. **10%**  
 GL-1 = 375 sq. ft. **4%**  
 GL-2 = 310 sq. ft. **3%**  
 MT-55 = 125 sq. ft. **1%**  
 MT-63 = 1,200 sq. ft. **11%**



### 2. EAST (SIDE) ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL ELEVATION AREA = 5,225 sq. ft.  
 WINDOWS AND DOORS AREA = 145 sq. ft.  
 NET ELEVATION AREA = 5,080 sq. ft.

#### PRIMARY MATERIALS

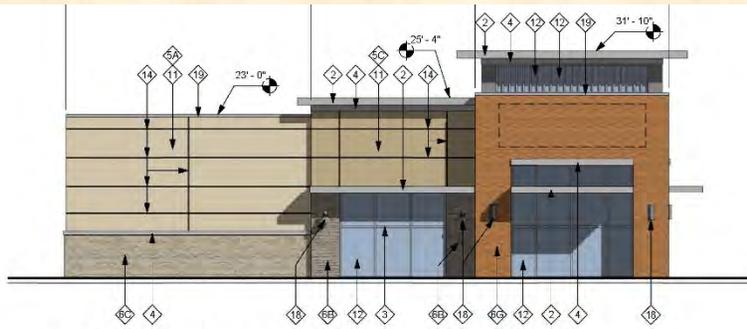
ST-1 = 1,815 sq. ft. **36%**  
 CTC-3 = 2,960 sq. ft. **58%**

#### SECONDARY MATERIALS

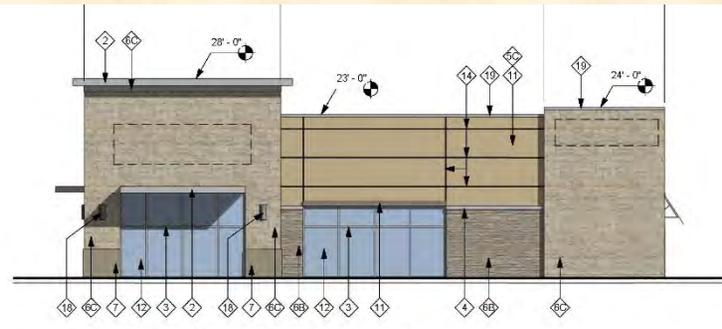
WD-56 = 195 sq. ft. **4%**  
 MT-55 = 110 sq. ft. **2%**

# Block A, Lot 4

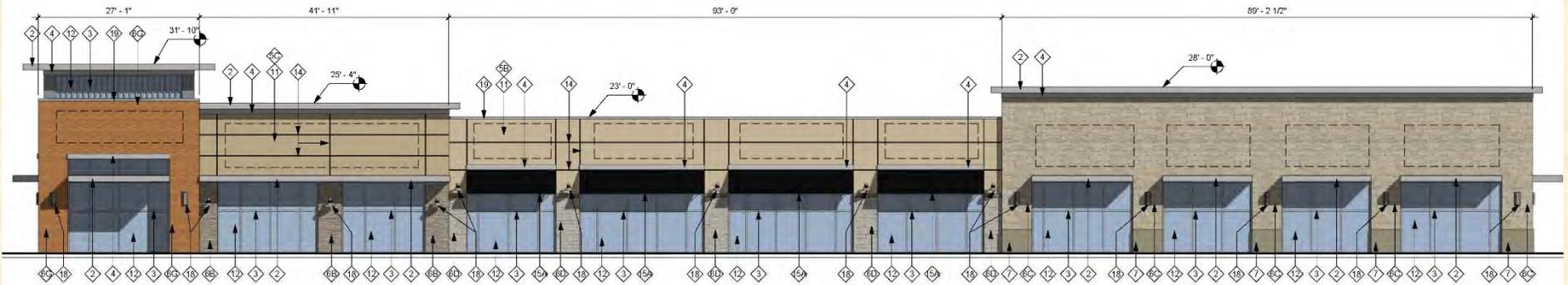




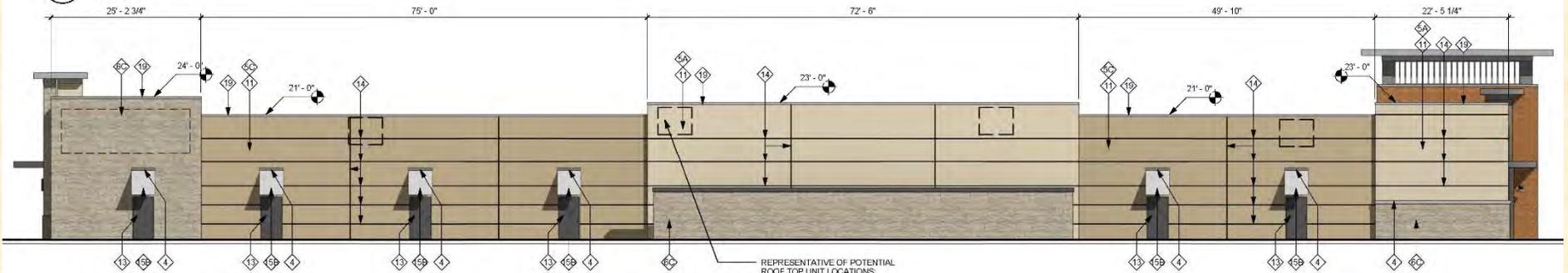
4 NORTH ELEVATION "M"  
3/32" = 1'-0"



3 SOUTH ELEVATION "L"  
3/32" = 1'-0"



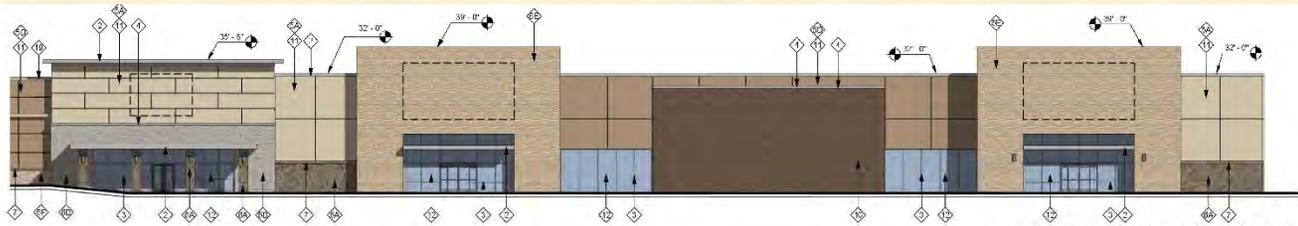
2 WEST ELEVATION "J"  
3/32" = 1'-0"



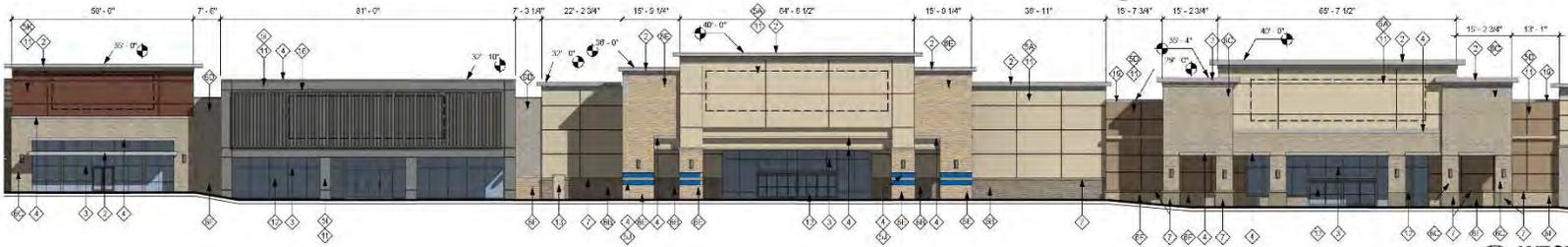
1 EAST ELEVATION "K"  
3/32" = 1'-0"

Block A, Lot 4

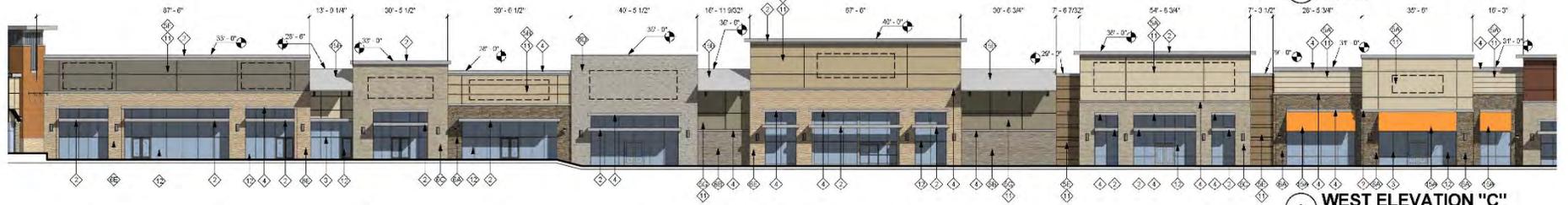




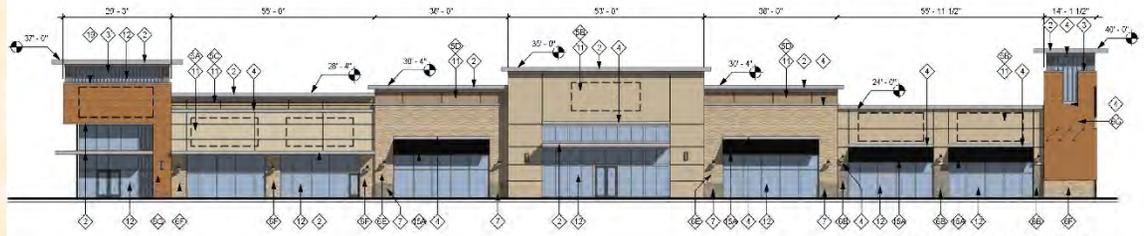
1 WEST ELEVATION "A"  
1/16" = 1'-0"



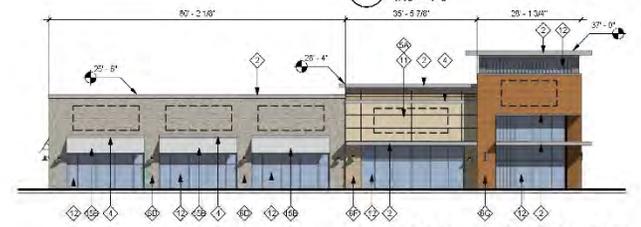
2 WEST ELEVATION "B"  
1/16" = 1'-0"



3 WEST ELEVATION "C"  
1/16" = 1'-0"



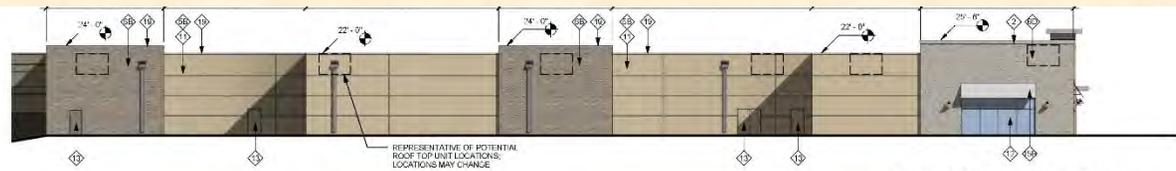
4 WEST ELEVATION "D"  
1/16" = 1'-0"



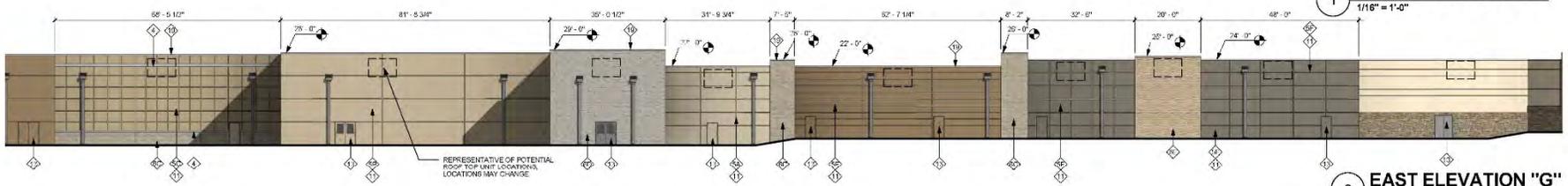
5 NORTH ELEVATION "E"  
1/16" = 1'-0"

Block B, Lot 3

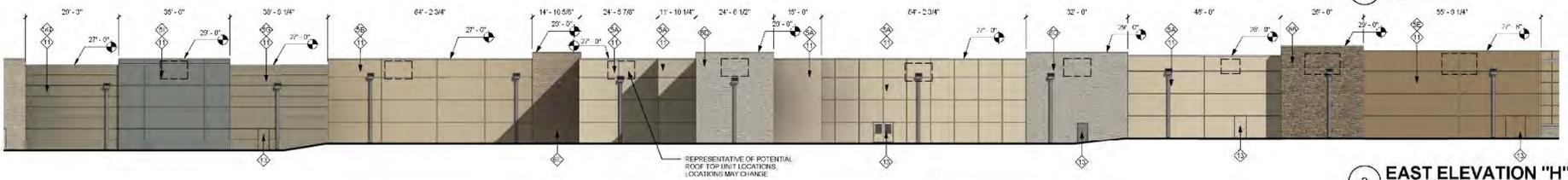




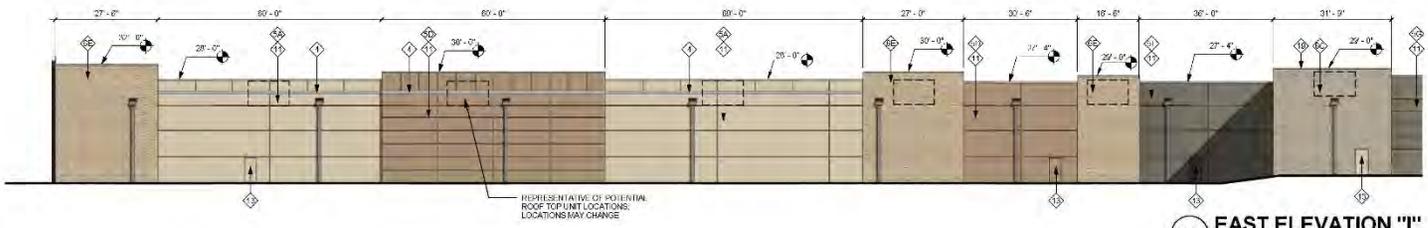
1 EAST ELEVATION "F"  
1/16" = 1'-0"



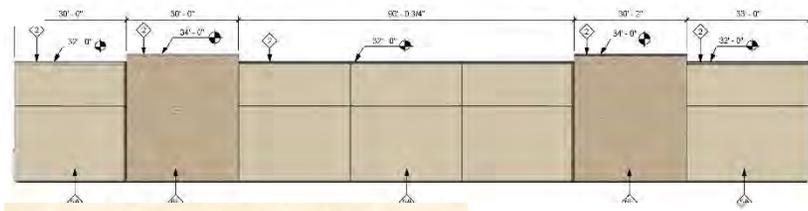
2 EAST ELEVATION "G"  
1/16" = 1'-0"



3 EAST ELEVATION "H"  
1/16" = 1'-0"



4 EAST ELEVATION "I"  
1/16" = 1'-0"



5 SOUTH ELEVATION "J"  
1/16" = 1'-0"

# Block B, Lot 3



# *Town of Prosper*

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## *Agenda Item 12.*

Discuss proposed amendments to the Zoning Ordinance regarding accessory structures and guest houses. (JW)

# *Accessory Structures*

- If greater than 160 sq. ft., subject to same standards as main building, but
  - if in excess of 160 sq. ft. it can be vinyl , fiber board or metal if it has,
    - 3-foot wainscoting;
    - Divided light windows on 2 sides
    - 4:12 roof pitch
    - Cupola
    - One 1” caliper tree every 20 feet
    - 20’ side yard setback

# *Accessory Structures*

- Only limit on the number and size is lot coverage and setbacks – can be larger and taller than main structure



# *Guest Houses*

- Detached, accessory dwelling unit used to house family members or guests
- Minimum ½ acre lot size
- Cannot be sold separately or sub-let
- Meet same setbacks as main structure
  
- The limit on the number and size of guest houses only controlled by lot size and setbacks
- 2 ½ story guest house with one story main house is permitted
- A one-acre lot could accommodate five (5), 6,000 sq. ft., two-story guest houses
- There are over 700 lots, ½ acre or greater, in Prosper



*Town of Prosper*  
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*Accessory Structures &  
Guest Houses*

- Discussion and Direction



*Town of Prosper*  
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## *Agenda Item 13.*

### *Executive Session*

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

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



*Town of Prosper*  
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## *Agenda Item 13.*

### *Executive Session*

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

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



*Town of Prosper*  
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## *Agenda Item 13.*

### *Executive Session*

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

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



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***Agenda Item 14.***

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



*Town of Prosper*  
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*Agenda Item 15.*

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

- Mosquito Abatement Program



*Town of Prosper*  
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*Agenda Item 16.*

Adjourn

# Tribute Senior Living

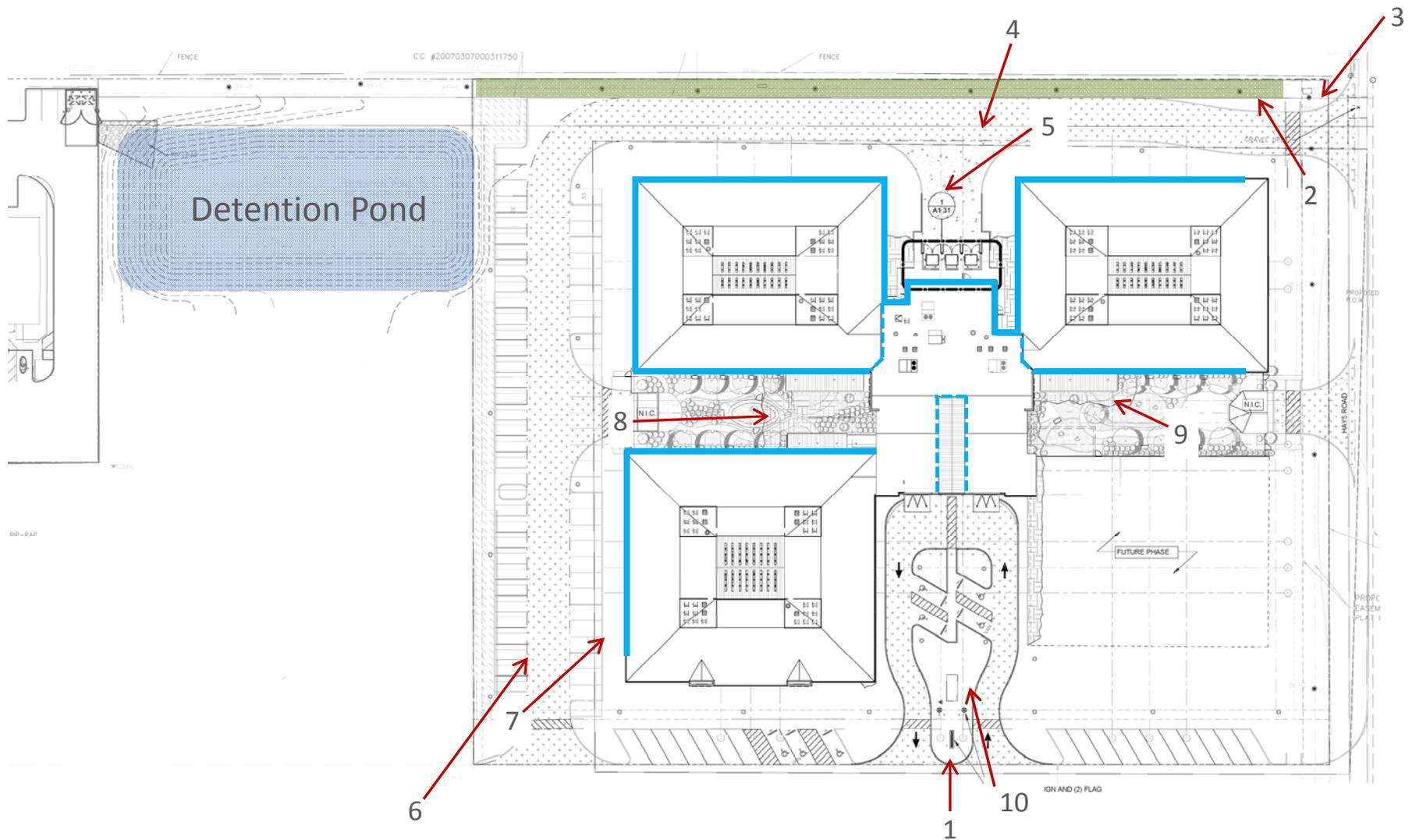
**HODGES** Architecture

Architecture | Planning | Interiors

# Project Location



# Site/Floor Plan



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# Aerial view from South



[Back to plan](#)

View 1

# View to north



[Back to plan](#)

[View 2](#)

# View from north



[Back to plan](#)

View 3

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# View from north



[Back to plan](#)

View 4

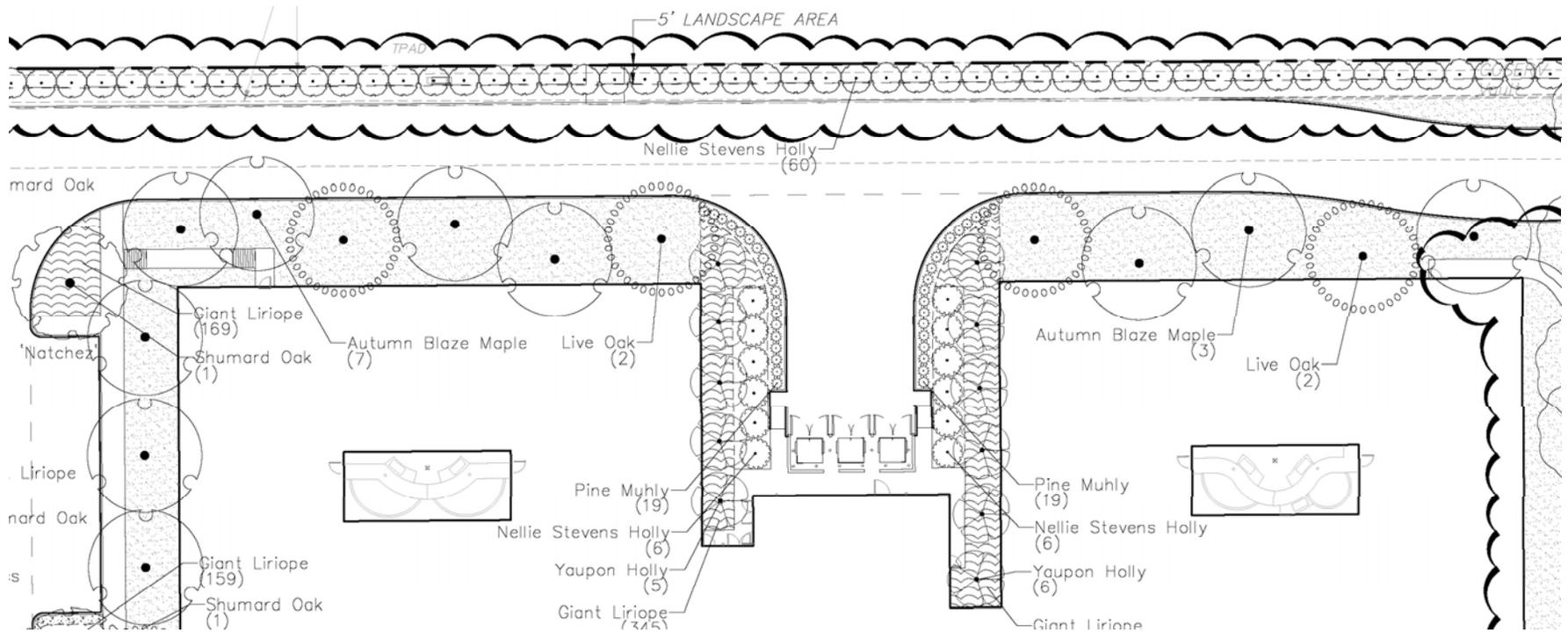
# View into service court



[Back to plan](#)

View 5

# North landscaping



# View from west



Back to plan

View 6

# View from west



[Back to plan](#)

View 7

# View inside courtyard



Back to plan

View 8

# View inside courtyard



[Back to plan](#)

View 9

# Main Entry (South)



[Back to plan](#)

View 10

# East Elevation (Hays Rd.)

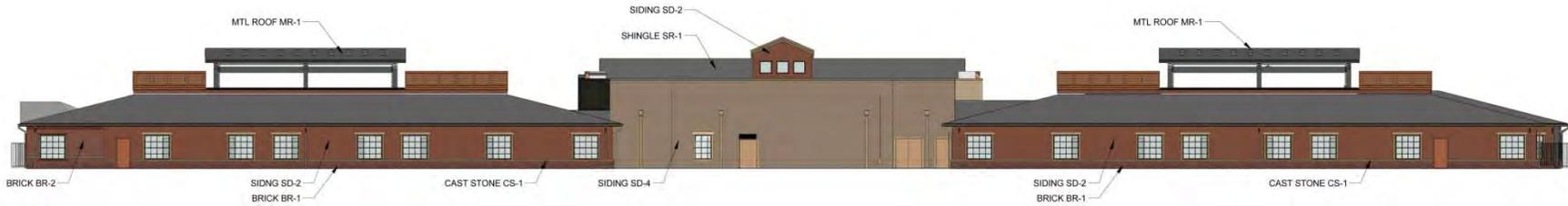


Proposed Materials

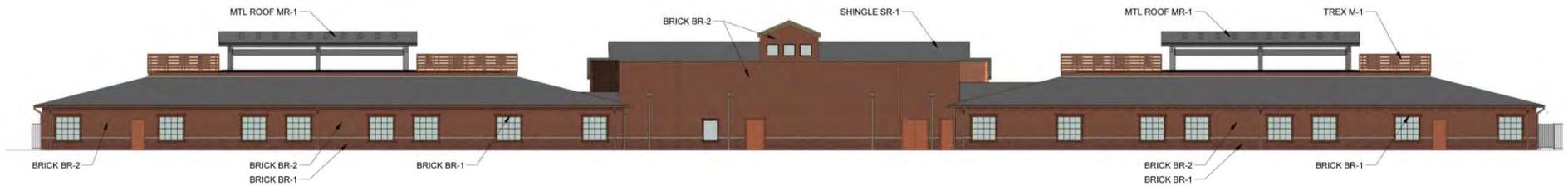


Approved Materials

# North Elevation



Proposed Materials



Approved Materials

# West Elevation



## Proposed Materials



## Approved Materials

# Examples of Material



# Examples of Material



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# Examples of Material



# Examples of Material



# Examples of Material



- Durable
- 30 year warranty
- Hail resistant
- U.V. and mold resistant
- Will NOT absorb moisture
- Non-combustible
- Visually comparable to wood siding

---

# TRIBUTE

SENIOR LIVING

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# Courtyard Close-ups

