



Prosper is a place where everyone matters.

AGENDA
Meeting of the Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, August 23, 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.
 - Presentation of the Texas Sustainable Cities Award to the Town of Prosper by Rudy Garza of the Texas Masonry Council. **(JW)**

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 – August 9, 2016

- 5b. Consider and act upon approving the purchase of two LIFEPAK 15 defibrillators for the Fire Department, from Physio-Control, Inc., that will be utilized on two new fire engines, and authorize the Town Manager to execute the quote for same. **(SB)**

- 5c. Consider and act upon adopting the FY 2016-2017 Prosper Economic Development Corporation budget. **(JW)**

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 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)**
8. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65 (PD-65) and a portion of Planned Development-48 (PD-48), on 198.4± acres, located on the southeast and southwest corners of existing and future Prairie Drive and Legacy Drive, to allow for the development of a single family detached, senior living development and to modify lot type requirements. (Z16-0011). **(JW)**
9. Conduct a Public Hearing to consider and discuss the FY 2016-2017 Budget, as proposed. **(HJ)**
10. Conduct a Public Hearing to consider and discuss a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 8.6 percent. **(HJ)**

DEPARTMENT ITEMS:

11. Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0018). **(JW)**
12. Consider and act upon a request for an ornamental metal fence within the required front yard, on 2.4± acres, located at 3181 Brookhollow Court, in Whispering Farms, Phase 2. (MD16-0009). **(JW)**
13. Consider and act upon request for a masonry wall in lieu of open fencing adjacent to open space, located at 1400 Copper Point Drive, in Montclair. (MD16-0010). **(JW)**
14. 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)**

15. **EXECUTIVE SESSION:**

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

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

15b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

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

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

- 17. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
- 18. 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 August 19, 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, August 9, 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 (arrived at 6:10 p.m.)
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
Michael Bulla, CIP Project Manager
Frank Jaromin, Public Works Director
Betty Pamplin, Accounting Manager
January Cook, Purchasing Agent
Doug Kowalski, Chief of Police
Gary McHone, Assistant Police Chief
Ronnie Tucker, Fire Chief

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

Pastor Jim Lugar of Life Journey Church led the invocation. The Pledge of Allegiance and the Pledge to the Texas flag were recited.

3. Announcements of recent and upcoming events.

Councilmember Korbuly read the following announcements:

The second phase of the Fishtrap Road Improvement Project is now complete. Phase one from the Dallas North Tollway to Teel Parkway was completed two weeks ago, and the section from Teel Parkway to Gee Road was recently finished. The traffic signal at Fishtrap and the Dallas North Tollway will be operational prior to the first day of school, and will complete phase three of the project.

Registration is open for several youth and adult Parks & Recreation Programs. Visit www.prosperparksandrec.org for more information, and to register. Several local youth sports leagues are also open for registration.

The annual Back to School Safety Bash will be held at Folsom Elementary on Friday, August 12, from 5:00-8:00 p.m. Members of the Prosper Police and Fire Departments will be on hand with safety information. Other activities include a 911 simulator, snow cones, and safety seat installation.

The Library will host its "Summer Grand Finale" event on Saturday, August 13 from 11:00 a.m.-3:00 p.m. Activities will include crafts, guest story-time readers, snacks, face painting and prizes for the Summer Reading Program.

On August 15, 25, and 28, the Library will host book discussions on this year's "One Book, One Town" selection, "A Man Called Ove." Discussions will continue through the end of the year, and light refreshments will be served. More information is available on the Town website, or by contacting the Library Director, Leslie Scott.

Make plans to attend the 5th Annual Town of Prosper Community Picnic on Saturday, September 10, from 3:00-6:00 p.m. in Frontier Park. Activities will include a rock wall, laser tag, inflatables, music from a local DJ, and refreshments. Bethlehem Place will collect nonperishable food, and Cornerstone will collect new socks as part of their Cornerstone Christmas Drive. Free hot dogs will be served by members of the Town Council. Families are encouraged to bring lawn chairs, blankets, and picnic supplies to this annual community event.

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.)

- 4a. Consider and act upon minutes from the following Town Council meetings. (RB)**
 - Regular Meeting – July 26, 2016**
- 4b. Receive the June 2016 Financial Report. (BP)**
- 4c. Receive the Quarterly Investment Report ending June 30, 2016. (BP)**
- 4d. Consider accepting the submission of the certified collection rate of 100 percent for FY 2016-2017. (BP)**
- 4e. Consider and act upon an ordinance establishing the 2016 certified appraisal roll. (BP)**
- 4f. Consider accepting submission of the 2016 effective tax rate of \$0.442223 per \$100 taxable value and the rollback tax rate of \$0.621838 per \$100 taxable value. (BP)**
- 4g. Consider and act upon an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones. (HW)**
- 4h. Consider and act upon authorizing the Town Manager to execute an Advance Funding Agreement for a Project Using Funds Held in the State Highway 121 Subaccount for the Off-System Improvements between the Texas Department**

of Transportation and the Town of Prosper, Texas, related to the West Prosper Roads project. (HW)

- 4i. **Consider and act upon an ordinance 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)**
- 4j. **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)**

Councilmember Miller made a motion and Councilmember Korbuly seconded the motion to approve all items on the Consent Agenda. The motion was approved by a vote of 6-0.

Councilmember Dugger arrived at 6:10 p.m. and took his place at the Council bench.

5. 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.

Allan Rutter, 4561 Acacia Parkway, Prosper, expressed his appreciation to the Town Council and staff for the recent improvements to Fishtrap Road, and is looking forward to the traffic light installation at Windsong Parkway and US 380.

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:

- 6. **Consider 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)**

The applicants for Items 6 and 7 have requested that the items be tabled to the September 13, Town Council meeting. Due to a scheduled absence, Councilmember Dixon requested the items be tabled to either August 23 or September 27. Development Services Director John Webb will follow up with both applicants.

Councilmember Korbuly made a motion and Councilmember Dixon seconded the motion to table Items 6 and 7 to the August 23, 2016, Town Council meeting. The motion was approved by a vote of 7-0.

- 7. Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65 (PD-65) and a portion of Planned Development-48 (PD-48), on 198.4± acres, located on the southeast and southwest corners of existing and future Prairie Drive and Legacy Drive, to allow for the development of a single family detached, senior living development and to modify lot type requirements. (Z16-0011). (JW)**

Item 7 was tabled to the August 23, 2016, Town Council meeting, as stated in the motion above.

DEPARTMENT ITEMS:

- 8. Submission of the FY 2016-2017 Proposed Budget and Budget Message by the Town Manager. (BP)**

Town Manager Harlan Jefferson presented this item before the Town Council. In accordance with the Town Charter and state law, the FY 2016-2017 Proposed Budget was submitted to the Town Council. A detailed presentation of the Proposed Budget will be provided to the Town Council at the August 23, 2016, Town Council meeting. No further action was taken.

- 9. Consider and act upon a proposed FY 2016-2017 property tax rate. (BP)**

Town Manager Harlan Jefferson presented this item before the Town Council. The Texas Property Tax Code requires the Town Council to adopt a tax rate every year. The Town is required to hold two public hearings and publish a newspaper ad if proposing to consider a tax rate that exceeds the effective rate or rollback rate, whichever is lower. Town staff recommends that the Town Council propose a rate of \$0.52 per \$100 in valuation.

Mayor Pro-Tem Vogelsang made a motion and Councilmember Dugger seconded the motion to place a proposal to adopt a FY 2016-2017 tax rate of fifty-two cents (\$0.52) per one hundred dollars (\$100) of valuation on the September 19, 2016, Town Council Agenda. The record vote was as follows:

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

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

- 10. Consider and act upon scheduling Public Hearings on the FY 2016-2017 Proposed Budget. (BP)**

Town Manager Harlan Jefferson presented this item before the Town Council. The Texas Local Government Code requires the Town to hold a public hearing on the proposed budget

and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. The budget hearings are recommended to be scheduled on the same days as the public hearings on the proposed tax rate. August 23 and September 13 are regular meeting dates of the Town Council. These dates meet the Public Hearing requirements of the Local Government Code.

Councilmember Dugger made a motion and Deputy Mayor Pro-Tem Dixon seconded the motion to schedule Public Hearings on the FY 2016-2017 Proposed Budget for August 23, 2016, at 6:00 p.m., and September 13, 2016, at 6:00 p.m., with each meeting taking place at the Prosper Municipal Chambers at 108 W. Broadway Street, Prosper, TX. The motion was approved by a vote of 7-0.

11. Consider and act upon scheduling Public Hearings for the FY 2016-2017 proposed tax rate. (BP)

Town Manager Harlan Jefferson presented this item before the Town Council. The Texas Property Tax Code requires taxing entities to hold two public hearings and publish newspaper ads before adopting a tax rate that exceeds the effective rate or rollback rate, whichever is lower. Because the Town Council has voted to propose the recommended tax rate of \$0.52 per \$100 of valuation, the Town is required to hold two public hearings and publish notice in the local newspaper.

Councilmember Korbuly made a motion and Councilmember Dugger seconded the motion to set the Public Hearings on the proposal to increase total tax revenues and the proposed tax rate of \$0.52 per \$100 in valuation for August 23, 2016, at 6:00 p.m. and September 13, 2016, at 6:00 p.m., with each meeting taking place at the Prosper Municipal Chambers at 108 W. Broadway Street, Prosper, TX. The motion was approved by a vote of 7-0.

12. Consider and act upon amending ordinance No. 15-58 (FY 2015-2016 Budget). (BP)

Accounting Manager Betty Pamplin presented this item before the Town Council. The purpose of the budget amendment is to appropriate funds for the following projects:

Church Street (First – PISD):

As part of this project, older existing water lines need to be replaced. The current adopted Capital Improvement Plan included the estimate for this work, but a decision package was not presented during the FY 2015-2016 budget process to allocate the necessary funds. With the bid award of the Church Street (First – PISD) project scheduled for the August 9, 2016, Town Council meeting, the reallocation of these funds to the CIP Fund are needed to facilitate the project.

Church /Parvin Wastewater Reconstruction:

As part of the reconstruction of Church Street (First – PISD) and Old Town Drainage – Church & Parvin Drainage Improvement projects, portions of an existing wastewater line needs to be reconstructed. The current adopted Capital Improvement Plan included an estimate for this work in the Church Street (First – PISD) project but a decision package was not presented during the FY 2015-2016 budget process to reallocate the necessary funds.

Downtown Enhancements (Broadway):

Staff was directed to expand the current project scope to include the permanent concrete curb and pavement with underground drainage improvements from McKinley to Coleman. The current scope of the project was for sidewalks, street lighting and landscaping.

Ms. Pamplin explained the budget impact of all three projects, and the funding sources for each one.

After discussion, Councilmember Korbuly made a motion and Councilmember Dugger seconded the motion to approve amending Ordinance No. 15-58 (FY 2015-2016 Budget) to fund increased expenditures and transfers in the Water and Sewer Fund and the CIP Fund. The motion was approved by a vote of 7-0.

- 13. Consider and act upon awarding Bid No. 2016-57-B to GRod Construction, LLC., related to construction services for the Church Street (First – PISD) project; 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 purpose of the project is to replace the existing asphalt pavement on Church Street and sections of Fifth Street with six-inch concrete pavement. The bid also includes supplementary repair work on selected driveways and drainage culverts. An eight-inch water line will be installed along the east side of Church Street, including three new fire hydrants. The project should begin within six weeks of approval, and should take approximately 130 days to complete. Town staff will coordinate with residents, Prosper ISD, the post office, and public safety personnel to provide updates on construction activity and mitigate traffic concerns.

After discussion, Deputy Mayor Pro-Tem Dixon made a motion and Councilmember Korbuly seconded the motion to award Bid No. 2016-57-B to GRod Construction, LLC., related to construction services for the Church Street (First – PISD) project; and authorize the Town Manager to execute a construction agreement for same. The motion was approved by a vote of 7-0.

- 14. Consider and act upon awarding Bid No. 2016-67-B to Mario Sinacola and Sons Excavating, Inc., related to construction services for the Lovers Lane Segment – 42” Lower Pressure Plane Water Line project; and authorizing the Town Manager to execute a construction agreement for same. (MB)**

CIP Project Manager Michael Bulla presented this item before the Town Council. The purpose of the project is to construct 2,500 linear feet of 42-inch water line from the intersection of Lovers Lane and Richland Boulevard to the west side of the intersection of Preston Road and future Lovers Lane, ahead of paving improvements associated with the Gates of Prosper development. This segment of water line is a portion of the ultimate Lower Pressure Plane water line, which will extend from a future pump station near Richland Boulevard and Prosper Commons Boulevard to the intersection of the Dallas North Tollway and future Lovers Lane.

Councilmember Dugger made a motion and Deputy Mayor Pro-Tem Dixon seconded the motion to award Bid No. 2016-67-B to Mario Sinacola and Sons Excavating Inc., related to construction services for the Lovers Lane Segment – 42” Lower Pressure Plane Water Line Project, and authorize the Town Manager to execute a construction agreement for same. The motion was approved by a vote of 7-0.

- 15. Consider and act upon authorizing staff to negotiate an exclusive franchise agreement with Progressive Waste Solutions of TX, Inc., dba WC of Texas, for the collection, hauling, recycling, and disposal of municipal solid waste, construction and demolition waste, and recyclable materials in the Town of Prosper, Texas. (JC)**

Purchasing Agent January Cook presented this item before the Town Council. The current franchise agreement with IESI TX Corporation, a Progressive Waste Solutions Company, will expire on February 1, 2017. The Town requested proposals from qualified service providers, and an evaluation committee has recommended the Town negotiate an exclusive franchise agreement with Progressive Waste Solutions of TX, dba WC of Texas.

The Town Council raised concerns about recent complaints from residents about poor service. Elizabeth Combs, and Henry Lew, representing Progressive Waste, addressed these concerns, stating that the company is working to increase staff levels and provide training to new staff due to the recent acquisition of Progressive Waste by Waste Connections, Inc. The Town Council requested that performance measures and penalties for poor performance be included in the provisions of the new contract, as well as the use of Pressed Natural Gas trucks for residential pickup. Additionally, assistance to elderly and disabled residents should remain in the contract provisions. Town Manager Harlan Jefferson confirmed that tonight's item authorizes staff to begin negotiating the terms of a new contract, which will be brought back to Council for approval at a future meeting.

After discussion, Councilmember Dugger made a motion and Mayor Pro-Tem Vogelsang seconded the motion to authorize staff to negotiate an exclusive franchise agreement with Progressive Waste Solutions of TX, Inc., dba WC of Texas, for the collection, hauling, recycling and disposal of municipal solid waste, construction and demolition waste, and recyclable materials in the Town of Prosper, Texas. The motion was approved by a vote of 7-0.

16. EXECUTIVE SESSION:

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

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

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

The Town Council recessed into Executive Session at 7:05 p.m.

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

The Town Council reconvened the Regular Session at 8:25 p.m. No action was taken as a result of Executive Session.

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

Councilmember Davis requested that the Homestead Exemption be discussed as part of the upcoming FY 2016-2017 Budget presentation.

Town Manager Harlan Jefferson updated the Council on the Town's efforts to identify a site for a Town museum and Veterans' Memorial. The Town has sent a letter to Bill Hays and the Prosper Historical Society offering the use of the old waterworks building on First Street

as the site for a museum. The historic building is located next to Boyer Park, named for former Mayor Ralph Boyer. Mr. Jefferson confirmed, at Mr. Hays' request, that the new Town Hall/Multi-Purpose Facility would not be designed to include space for a museum.

Additionally, the Town has drafted a Memorandum of Understanding (MOU) offering space in a circle on the northwest corner of Frontier Park for a Veterans' Memorial. The Town Council is supportive of the Prosper Historical Society's current design of the memorial, but will retain the right to approve any modifications to the design. The MOU will be null and void if the memorial is not constructed within five years. The Town Council thanked staff for their efforts on these projects.

19. Adjourn.

The meeting was adjourned at 8:28 p.m. on Tuesday, August 9, 2016.

These minutes approved on the 23rd day of August, 2016.

APPROVED:

Ray Smith, Mayor

ATTEST:

Robyn Battle, Town Secretary



FIRE DEPARTMENT

To: Mayor and Town Council

From: Stuart Blasingame, Assistant Fire Chief

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Consider and act upon approving the purchase of two LIFEPAK 15 defibrillators for the Fire Department from Physio-Control, Inc., that will be utilized on two new fire engines, and authorize the Town Manager to execute the quote for same.

Description of Agenda Item:

On October 27, 2015, the Town Council approved the purchase of two fire engines. One fire engine is an approved replacement for the FY 2015-2016 Vehicle Equipment Replacement Program, and the other is an approved addition to the fleet, included in the Capital Improvement Program as Windsong Ranch Fire Station - Apparatus. The LIFEPAK 15 defibrillators are for these two engines, as part of the loose equipment outfitting required for operations.

The Fire Department currently has two LIFEPAK 15 defibrillators in service. In order to standardize equipment on all fire apparatus, the Fire Department is requesting to purchase two additional LIFEPAK 15 defibrillators for the new fire engines.

This purchase falls within the definition of a procurement that is available from only one source (Chapter 252 of the Local Government Code) and is exempt from competitive bidding requirements. Physio-Control, Inc. is the sole-source provider in the Emergency Response Services for the LIFEPAK 15 defibrillators. Additionally, Physio-Control, Inc., has offered the Town a discounted rate through a NASPO cooperative contract.

Budget Impact:

The purchase price of the two fire engines was \$1,178,998.00. On July 12, 2016, the Town Council approved the purchase of two self-contained breathing apparatus for these engines, in the amount of \$98,871.82. The purchase price of the defibrillators is \$83,456.42. The remaining funds will be utilized to outfit the fire engines with additional equipment. The funding summary is as follows:

Account	Budget	Expenditures	Balance After Purchase
Windsong Ranch Fire Station – Apparatus 750-6160-10-00-1308-EQ	\$815,000.00	\$680,663.00	\$134,337.00
Approved Replacement (VERF) 410-6160-30-01	\$800,000.00	\$680,663.00	\$119,337.00
Grand Total	\$1,615,000.00	\$1,361,326.00	\$253,674.00

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the Quote and all related terms, as to form and legality.

Attached Documents:

1. Quote
2. Sole Source Letter

Town Staff Recommendation:

Town staff recommends approval of the purchase of two LIFEPAK 15 defibrillators for the Fire Department, from Physio-Control, Inc., that will be utilized on two new fire engines, and authorizing the Town Manager to execute the quote for same.

Proposed Motion:

I move to approve the purchase of two LIFEPAK 15 defibrillators for the Fire Department, from Physio-Control, Inc., that will be utilized on two new fire engines, and authorize the Town Manager to execute the quote for same.



Physio-Control, Inc
11811 Willows Road NE
P.O. Box 97006
Redmond, WA 98073-9706 U.S.A.
www.physio-control.com
tel 800.442.1142
fax 800.732.0956

To EMS Captain Scott DiLiberto
PROSPER FIRE & RESCUE
1500 E FIRST ST
PROSPER, TX 75078
(972) 347-2424
sdiliberto@prosperfire.com

Quote Number 00049133
Revision # 1
Created Date 8/11/2016
Sales Consultant David B. Atkinson II
FOB Destination
Terms All quotes subject to credit approval and the following terms and conditions
NET Terms NET 30

Contract NASPO #SW300 v2

Expiration Date 8/30/2016

Product	Product Description	Quantity	List Price	Unit Discount	Unit Sales Price	Total Price
11140-000015	AC power cord	2.00	77.70	-12.73	64.97	129.94
11140-000052	LP15 REDI-CHARGE Adapter Tray	2.00	198.50	-32.44	166.06	332.12
11141-000115	REDI-CHARGE Base (power cord not included)	2.00	1,470.00	-244.42	1,225.58	2,451.16
11160-000013	NIBP CUFF BAYONET-REUSEABLE,CHILD	2.00	24.00	-3.60	20.40	40.80
11160-000015	NIBP CUFF BAYONET-REUSEABLE,ADULT	2.00	30.00	-4.50	25.50	51.00
11160-000017	NIBP CUFF BAYONET-REUSEABLE,LARGE ADULT	2.00	33.00	-4.95	28.05	56.10
11171-000049	Rainbow DCI Adt Reusable Sensor, 1/box	2.00	637.00	-95.55	541.45	1,082.90
11171-000050	Rainbow DCIP Pedi Reusable Sensor, 1/box	2.00	704.00	-105.60	598.40	1,196.80
11220-000028	Carry case top pouch for use w/LIFEPAK 12 or LIFEPAK 15	2.00	54.60	-8.19	46.41	92.82
11260-000039	LIFEPAK 15 Carry case back pouch	2.00	79.20	-11.88	67.32	134.64
11577-000002	LIFEPAK 15 Basic carry case w/ right & left pouches. INCLUDED AT NO CHARGE WHEN ORDERED WITH DEVICE: 11577-000001 Shoulder Strap	2.00	309.20	-46.38	262.82	525.64
21300-008148	NIBP HOSE BAYONET-LP15,COILED	2.00	62.00	-9.30	52.70	105.40
21330-001176	LP 15 Lithium-ion Battery 5.7 amp hrs	8.00	453.60	-84.18	369.42	2,955.36
21996-000086	3G Modem (Verizon, customer needs data plan)	2.00	1,164.00	-116.40	1,047.60	2,095.20
50999-000118	Zone2: (26 to 50Mi) or (41 to 81Km)	4.00	79.00	0.00	79.00	316.00
99428-000305	Data plan for 3G Modem (Verizon) - 1 year	2.00	209.00	0.00	209.00	418.00
99577-001957	LIFEPAK 15 V4 Monitor/Defib, Adaptive Biphasic, Manual & AED, Color LCD, 100mm Printer, Noninvasive Pacing, Metronome, Trending, SpO2, NIBP, 12-Lead ECG, EtCO2, Carbon Monoxide, Bluetooth INCLUDED AT NO CHARGE: 2 PAIR QUIK-COMBO ELECTRODES PER UNIT - 11996-000091, TEST LOAD - 21330-001365, IN-SERVICE DVD - 21330-001486, SERVICE MANUAL CD- 26500-003612 (one per order) and SHIP KIT (RC Cable) 41577-000288 INCLUDED. HARD PADDLES, BATTERIES AND CARRYING CASE NOT INCLUDED.	2.00	34,960.00	-4,935.73	30,024.27	60,048.54
LP15-OSCOMP-4-POS	LIFEPAK 15 Service - 4 YEAR. On-site Comprehensive Coverage. Annual Payments.	2.00	6,720.00	-1,008.00	5,712.00	11,424.00

Subtotal USD 83,456.42

Estimated Tax USD 0.00

Estimated Shipping & Handling USD 0.00

Grand Total USD 83,456.42

Pricing Summary Totals

List Price Total USD 97,409.20

Total Contract Discounts Amount USD -13,719.98

Total Discount USD -232.80

Trade In Discounts USD 0.00

GRAND TOTAL FOR THIS QUOTE

USD 83,456.42

PHYSIO-CONTROL, INC. REQUIRES WRITTEN VERIFICATION OF THIS ORDER. A PURCHASE ORDER IS REQUIRED ON ALL ORDERS \$5,000 OR GREATER BEFORE APPLICABLE FREIGHT AND TAXES. THE UNDERSIGNED IS AUTHORIZED TO ACCEPT THIS ORDER IN ACCORDANCE WITH THE TERMS AND PRICES DENOTED HEREIN.

CUSTOMER APPROVAL (AUTHORIZED SIGNATURE)

NAME

TITLE

DATE

Reference Number DA/14364601/98860

General Terms for all Products, Services and Subscriptions.

Physio-Control, Inc. ("Physio") accepts Buyer's order expressly conditioned on Buyer's assent to the terms set forth in this document. Buyer's order and acceptance of any portion of the goods, services or subscriptions shall confirm Buyer's acceptance of these terms. Unless specified otherwise herein, these terms constitute the complete agreement between the parties. Amendments to this document shall be in writing and no prior or subsequent acceptance by Seller of any purchase order, acknowledgment, or other document from Buyer specifying different and/or additional terms shall be effective unless signed by both parties.

Pricing. Prices do not include freight insurance, freight forwarding fees, taxes, duties, import or export permit fees, or any other similar charge of any kind applicable to the goods and services. Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services unless Physio receives a copy of a valid exemption certificate prior to delivery. Discounts may not be combined with other special terms, discounts, and/or promotions.

Payment. Payment for goods and services shall be subject to approval of credit by Physio. Unless otherwise specified by Physio in writing, the entire payment of an invoice is due thirty (30) days after the invoice date for deliveries in the USA, and sight draft or acceptable (confirmed) irrevocable letter of credit is required for sales outside the USA.

Minimum Order Quantity. Physio reserves the right to charge a service fee for any order less than \$200.00.

Patent Indemnity. Physio shall indemnify Buyer and hold it harmless from and against all demands, claims, damages, losses, and expenses, arising out of or resulting, from any action by a third party against Buyer that is based on any claim that the services infringe a United States patent, copyright, or trademark, or violate a trade secret or any other proprietary right of any person or entity. Physio's indemnification obligations hereunder will be subject to (i) receiving prompt written notice of the existence of any claim; (ii) being able to, at its option, control the defense and settlement of such claim (provided that, without obtaining the prior written consent of Buyer, Physio will enter into no settlement involving the admission of wrongdoing); and (iii) receiving full cooperation of Buyer in the defense of any claim.

Limitation of Interest. Through the purchase of Physio products, services, or subscriptions, Buyer does not acquire any interest in any tooling, drawings, design information, computer programming, patents or copyrighted or confidential information related to said products or services, and Buyer expressly agrees not to reverse engineer or decompile such products or related software and information.

Delays. Physio will not be liable for any loss or damage of any kind due to its failure to perform or delays in its performance resulting from an event beyond its reasonable control, including but not limited to, acts of God, labor disputes, the requirements of any governmental authority, war, civil unrest, terrorist acts, delays in manufacture, obtaining any required license or permit, and Physio inability to obtain goods from its usual sources.

Limited Warranty. Physio warrants its products and services in accordance with the terms of the limited warranties located at <http://www.physio-control.com/Documents/>. The remedies provided under such warranties shall be Buyer's sole and exclusive remedies. Physio makes no other warranties, express or implied, including, without limitation, **NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND IN NO EVENT SHALL PHYSIO BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR OTHER DAMAGES.**

Compliance with Confidentiality Laws. Both parties acknowledge their respective obligations to maintain the security and confidentiality of individually identifiable health information and agree to comply with applicable federal and state health information confidentiality laws.

Compliance with Law. The parties agree to comply with any and all laws, rules, regulations, licensing requirements or standards that are now or hereafter promulgated by any local, state, and federal governmental authority/agency or accrediting/administrative body that governs or applies to their respective duties and obligations hereunder.

Regulatory Requirement for Access to Information. In the event 42 USC § 1395x(v)(1)(I) is applicable, Physio shall make available to the Secretary of the United States Department of Health and Human Services, the Comptroller General of the United States General Accounting Office, or any of their duly authorized representatives, a copy of these terms, such books, documents and records as are necessary to certify the nature and extent of the costs of the products and services provided by Physio.

No Debarment. Physio represents and warrants that it and its directors, officers, and employees (i) are not excluded, debarred, or otherwise ineligible to participate in the Federal health care programs as defined in 42 USC § 1320a-7b(f); (ii) have not been convicted of a criminal offense related to the provision of healthcare items or services; and (iii) are not under investigation which may result in Physio being excluded from participation in such programs.

Choice of Law. The rights and obligations of Physio and Buyer related to the purchase and sale of products and services described in this document shall be governed by the laws of the state where Buyer is located. All costs and expenses incurred by the prevailing party related to enforcement of its rights under this document, including reasonable attorney's fees, shall be reimbursed by the other party.

Additional Terms for Purchase and Sale of Products.

In addition to the General Terms above, the following terms apply to all purchases of products from Physio:

Delivery. Unless otherwise specified by Physio in writing, delivery shall be FOB Physio point of shipment and title and risk of loss shall pass to Buyer at that point. Partial deliveries may be made and partial invoices shall be permitted and shall become due in accordance with the payment terms. In the absence of shipping instructions from Buyer, Physio will obtain transportation on Buyer's behalf and for Buyer's account. Delivery dates are approximate. Freight is pre-paid and added to Buyer's invoice. Products are subject to availability.

Inspections and Returns. Within 30 days of receipt of a shipment, Buyer shall notify Physio of any claim for product damage or nonconformity. Physio, at its sole option and discretion, may repair or replace a product to bring it into conformity. Return of any product shall be governed by the Returned Product Policy located at <http://www.physio-control.com/Documents/>. Payment of Physio's invoice is not contingent on immediate correction of nonconformities.

No Resale. Buyer agrees that products purchased hereunder will not be resold to third parties and will not be reshipped to any persons or places prohibited by the laws of the United States of America.

Additional Terms for Purchase and Sale of Service Plans.

In addition to the General Terms above, the following terms apply to all Physio Service Plans.

Service Plans. Physio shall provide services according to the applicable Service Plan purchased by Buyer and described at <http://www.physio-control.com/ServicePrograms.aspx> for the length of the subscription purchased and for the devices specified as covered by the Service Plan ("Covered Equipment").

Pricing. If the number or configuration of Covered Equipment changes during the Service Plan subscription, pricing shall be pro-rated accordingly. For Preventative Maintenance, Inspection Only, Comprehensive, and Repair & Inspect Service Plans, Buyer is responsible to pay for preventative maintenance and inspections that have been performed since the last anniversary of the subscription start date and such services shall not be pro-rated.

Device Inspection Before Acceptance. All devices that are not covered under Physio's Limited Warranty or a current Service Plan must be inspected and repaired (if necessary) to meet specifications at then-current list prices prior to being covered under a Service Plan.

Unavailability of Covered Equipment. If Covered Equipment is not made available at a scheduled service visit, Buyer is responsible to reschedule with the Physio Service Technician, or ship-in the Equipment to a Physio service depot. Physio reserves the right to charge Buyer a surcharge for a return visit. Surcharges will be based on then-current Physio list price of desired services, less 10% for labor and 15% for parts, plus applicable travel costs. The return visit surcharge will be in addition to the subscription price of the Service Plan. To avoid the surcharge, Buyer may ship devices to a Physio service depot. Buyer shall be responsible for round-trip freight for ship-in service.

Unscheduled or Uncovered Services. If Buyer requests services to be performed on Covered Equipment which are not covered by a Service Plan, or are outside of designated Services frequency or hours, Physio-Control will charge Buyer for such services at 10% off Physio-Control's standard rates (including overtime, if appropriate) and applicable travel charges. Repair parts required for such repairs will be made available at 15% off the then-current list price.

Loaners. If Covered Equipment must be removed from service to complete repairs, Physio will provide Buyer with a loaner device, if one is available. Buyer assumes complete responsibility for the loaner and shall return the loaner to Physio in the same condition as received, normal wear and tear exempted, upon the earlier of the return of the removed Covered Equipment or Physio's request.

Cancellation. Buyer may cancel a Service Plan upon sixty (60) days' written notice to Physio. In the event of such cancellation, Buyer shall be responsible for the portion of the designated price which corresponds to the portion of the Service Plan subscription prior to the effective date of termination and the list-price cost of any preventative maintenance, inspections, or repairs rendered after the last anniversary date of the subscription start date.

No Solicitation. During the Service Plan subscription and for one (1) year following its expiration Buyer agrees to not to actively and intentionally solicit anyone who is employed by Physio to provide services such as those described in the Service Plan.



Physio-Control, Inc. | Lifesaving starts here.™

ADDRESS

11811 Willows Road NE
Redmond, WA 98052

PHONE

GENERAL
425 867 4000

TOLL-FREE
800 442 1142

www.physio-control.com

August 2016

Physio-Control, Inc. is the sole-source provider in the Hospital (hospitals and hospital-owned facilities), Emergency Response Services and Emergency Response Training markets for the following products:

- New LIFEPAK® 15 monitor/defibrillators
- New LIFEPAK 20e defibrillator/monitors
- New LIFEPAK 1000 automated external defibrillators
- New LUCAS® 2 Chest Compression System

Physio-Control, Inc. is the sole-source provider in **all** markets for the following products & services:

- RELISM (Refurbished Equipment from the Lifesaving Innovators) devices
- LIFENET® System and related software
- Factory-authorized inspection and repair services which include repair parts, upgrades, inspections and repairs
- PulsePoint Agency Services
- HealthEMS® Software
- HomeSolutions.NET® Software

Physio-Control is also the sole source distributor of the following products for EMS customers in the U.S. and Canadian markets:

- McGRATH® MAC EMS Video Laryngoscope
- McGRATH® MAC Disposable Laryngoscope Blades
- McGRATH® X Blade™

Physio-Control does not authorize any resellers to sell these products or services in the markets listed above. We will not fulfill orders placed by non-authorized businesses seeking to resell our products. If you have questions, please feel free to contact your local Physio-Control sales representative at 800.442.1142.

Sincerely,

PHYSIO-CONTROL, INC.

A handwritten signature in black ink that reads "Allan Criss".

Allan Criss, Vice-President, Americas Sales



PROSPER ECONOMIC DEVELOPMENT CORPORATION

To: Mayor and Town Council

From: Jim Wicker, President of the Prosper EDC Board

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Consider and act upon adopting the FY 2016-2017 Prosper Economic Development Corporation budget.

Description of Agenda Item:

Section 21 of the Development Corporation Act of 1979 (Texas Revised Civil Statutes Article 5190.6), the "Act," provides that the Town shall approve all programs and expenditures of the development corporation and shall annually review any financial statements of the corporation. It further provides that at all times the Town will have access to the books and records of the development corporation. Additionally, Section 23(a)(13) of the Act states that the powers of the corporation shall be subject at all times to the control of the Town's governing body.

Budget Impact:

There is no impact to the Town of Prosper's General Fund as the Prosper Economic Development Corporation (Prosper EDC) is funded wholly by a half-cent of the local sales tax revenue. Since approved by Prosper citizens in 1996, the Prosper EDC has endeavored as its mission to "create jobs and capital investment" with the aim of expanding the local commercial property tax base and sales tax base, thereby lessening the property tax burden on homeowners.

Attached Documents:

1. FY 2016-2017 Prosper Economic Development Corporation budget as approved by the Prosper EDC Board on August 17, 2016

Prosper EDC Board Recommendation:

The Prosper EDC Board recommends that the Town Council review and adopt the FY 2016-2017 Prosper Economic Development Corporation budget.

Proposed Motion:

I move to adopt the FY 2016-2017 Prosper Economic Development Corporation budget.

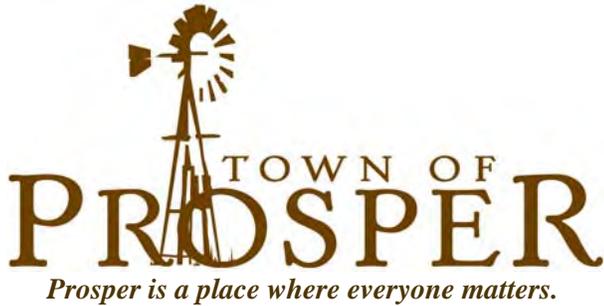
PROSPER ECONOMIC DEVELOPMENT CORPORATION

Item 5c

FY 2016 - 2017 Annual Budget

Approved by the PEDC Board August 17, 2016

					Approved FY 2015-16	Requested FY 2016-2017
REVENUES						
800	4120	65	00	Sales Tax	\$ 1,100,000	\$ 1,400,000
800	4610	65	00	Interest on Investments	\$ 19,000	\$ 21,000.00
800	4910	65	00	Other Revenue	\$ -	
Total Revenues					\$ 1,119,000	\$ 1,421,000
EXPENSES						
Personnel Services - Salary						
800	5110	65	00	Salaries & Wages	\$ 234,700	\$ 240,000
800	5115	65	00	Salaries - Overtime	\$ 500	\$ 500
800	5140	65	00	Salaries - Longevity Pay	\$ 270	\$ 645
800	5141	65	00	Salary Reserve	\$ -	\$ -
800	5142	65	00	Car Allowance	\$ 6,000	\$ 6,000
800	5143	65	00	Cell Phone Allowance	\$ 3,490	\$ 3,300
800	0000	65	00	Temporary Salaries	\$ -	
Total Salary					\$ 244,960	\$ 250,445
Personnel Services - Benefit						
800	5145	65	00	Social Security Expense	\$ 15,495	\$ 15,500
800	5150	65	00	Medicare Expense	\$ 3,625	\$ 3,600
800	5155	65	00	Unemployment (SUTA)	\$ 27	\$ 650
800	5160	65	00	Health Insurance	\$ 22,030	\$ 20,000
800	5165	65	00	Dental Insurance	\$ 1,060	\$ 1,300
800	5170	65	00	Life Insurance	\$ 303	\$ 500
800	5175	65	00	Liability (TML) Worker's Comp	\$ 720	\$ 550
800	5176	65	00	TML Prop. & Liab. Insurance	\$ 900	
800	5180	65	00	TMRS-Expense	\$ 32,490	\$ 31,000
800	5185	65	00	Long Term/Short Term Disability	\$ 550	\$ 500
800	5186	65	00	WELLE-Wellness Prog Reimb-Empl	\$ 3,000	\$ 1,800
Total Benefits					\$ 80,200	\$ 75,400
Operating, Land & Incentive Expenses						
800	5189	65	00	Admin. Fees to Town	\$ 7,500	\$ 15,000.00
800	5190	65	00	Contract Labor	\$ -	\$ -
800	5191	65	00	Hiring Cost	\$ -	\$ -
800	5210	65	00	Office Supplies	\$ 2,800	\$ 2,500.00
800	5212	65	00	Building Supplies	\$ 500	\$ 500.00
800	5220	65	00	Office Equip & Furniture	\$ 1,000	\$ 2,500.00
800	5230	65	00	Dues & Subscriptions	\$ 7,200	\$ 7,200.00
800	5240	65	00	Postage & Freight	\$ 1,000	\$ 1,000.00
800	5265	65	00	Promotional Expense	\$ 38,520	\$ 45,000.00
800	5280	65	00	Printing and Reproduction	\$ 2,000	\$ 2,500.00
800	5305	65	00	Chapter 380 Program Grant	\$ -	\$ -
800	5310	65	00	Rental/Office Lease	\$ 41,000	\$ 47,500.00
800	5330	65	00	Copier Service	\$ 5,500	\$ 5,500.00
800	5340	65	00	Building Repairs	\$ 500	\$ 500.00
800	5410	65	00	Professional Services	\$ 20,000	\$ 70,000.00
800	5412	65	00	Audit Fees	\$ 1,500	\$ 1,750.00
800	5418	65	00	IT Fees	\$ 5,000	\$ -
800	5430	65	00	Legal Fees	\$ 15,000	\$ 15,000.00
800	5480	65	00	Contracted Services	\$ -	\$ -
800	5520	65	00	Telephones-Internet-Data	\$ 4,200	\$ 4,200.00
800	5521	65	00	Cell Phone Expense	\$ -	\$ -
800	5524	65	00	Gas - Office	\$ 400	\$ 400.00
800	5525	65	00	Electricity - Office	\$ 2,100	\$ 2,100.00
800	5526	65	00	Water	\$ 500	\$ 500.00
800	5530	65	00	Travel/Lodging/Meals Expense	\$ 10,000	\$ 15,000.00
800	5531	65	00	Prospect Mtgs/Business Meals	\$ 5,500	\$ 2,000.00
800	5533	65	00	Mileage Expense	\$ 2,500	\$ 1,500.00
800	5536	65	00	Training/Seminars	\$ 5,500	\$ 7,500.00
800	6015	65	00	Project Incentives	\$ 550,000	\$ -
Total Expenses					\$ 729,720	\$ 249,650
Total Operating Costs					\$ 1,054,880	\$ 575,495
Net Income					\$ 64,120	\$ 845,505



PLANNING

To: Mayor and Town Council
From: John Webb, AICP, Director of Development Services
Through: Harlan Jefferson, Town Manager
Re: Town Council Meeting – August 23, 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, June 14, 2016, June 28, 2016, July 12, 2016, and August 9, 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 September 27, 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 September 27, 2016, Town Council meeting.

Proposed Motion:

I move to table this item and continue the Public Hearing to the September 27, 2016, Town Council meeting.



August 14, 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 August 23, 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 September 27, 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 – August 23, 2016

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone a portion of Planned Development-65 (PD-65) and a portion of Planned Development-48 (PD-48), on 198.4± acres, located on the southeast and southwest corners of existing and future Prairie Drive and Legacy Drive, to allow for the development of a single family detached, senior living development and to modify lot type requirements. (Z16-0011).

History:

At the August 9, 2016, meeting, 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 September 27, 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 September 27, 2016, Town Council meeting.

Proposed Motion:

I move to table this item and continue the Public Hearing to the September 27, 2016, Town Council meeting.

PROSPER PARTNERS, LP

10950 Research Road
Frisco, Texas 75033

August 12, 2016

Town of Prosper
Development Services Department
Planning Division
P.O. Box 307
Prosper, Texas 75078

RE: Request to Table Zoning Request – Zoning Case Z16-0011

Planning Division:

As the representative of Zoning Case Z16-0011, I hereby request that this case be tabled by the Town Council to their Septemeber 27th meeting. The purpose of the tabling is to allow additional time to work with staff to develop elevations for inclusion in the PD including those related to alternate building materials / architectural styles.

Sincerely,



L. Clint Richardson
VP Development – Greater Texas Land Resources

On behalf of the owners Prosper Partners, LP



**TOWN MANAGER'S
OFFICE**

To: Mayor and Town Council
From: Harlan Jefferson, Town Manager
Re: Town Council Meeting – August 23, 2016

Agenda Item:

Conduct a Public Hearing to consider and discuss the FY 2016-2017 Budget, as proposed.

Description of Agenda Item:

According to Local Government Code Chapter 102 and the Town Charter, the Town must hold a Public Hearing on the proposed budget.

Attached Documents:

1. FY 2016-2017 Capital Improvement Program

Town Staff Recommendation:

Town staff recommends that the Town Council conduct a public hearing to receive feedback from the community and provide Town staff with direction on any changes to the proposed budget.

Other than the Public Hearing, the Town Council does not need to take action on this item.

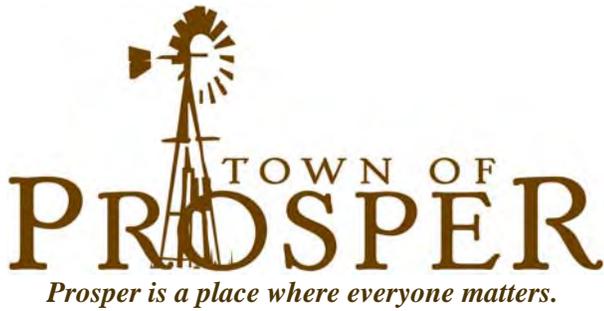
**Summary of Capital Improvement Program - DRAFT 08/19/16
General Fund Projects**

Index	Street Projects	Project Schedule						Total Cost	Other Sources	Funding Sources				Unissued Debt Schedule					Index				
		Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019			2019-2020	2020-2025	Issued Debt Authorized	Unissued Debt Authorized	Unissued Debt Unauthorized	Reimbursement Resolution	2015-2016	2016-2017	2017-2018		2018-2019	2019-2020	2020-2025	
01	1612-ST Church Street (First - PISD)			750,000					750,000	150,000 E	588,816	11,184			11,184							01	
02	Coleman Street (at Prosper HS)					850,000			850,000	425,000 B			425,000									02	
03	1609-ST Custer Road Turn Lanes @ Prosper Trail				100,000				100,000	100,000 A												03	
04	DNT Southbound Braided Ramp							4,000,000	4,000,000	4,000,000 J												04	
05	DNT Southbound Frontage Road				9,500,000				9,500,000	9,500,000 J.X												05	
06	1412-ST Downtown Enhancements (Broadway)		60,000	140,000	1,650,000				1,850,000	1,600,000 D	250,000											06	
07	Eighth Street (Church - PISD Admin)				260,000				260,000			260,000			260,000							07	
08	Field Street (First - Broadway)				250,000				250,000			250,000			250,000							08	
09	1512-ST First Street (DNT - Coleman)		550,000	40,000				7,650,000	8,240,000	590,000 A			7,650,000								7,650,000	09	
10	1611-ST First Street (Townlake - Custer)			670,000					670,000			670,000			670,000							10	
11	1610-ST Fishtrap Road (Artesia - Dallas Parkway)			1,320,254					1,320,254	820,000 D		500,254			500,254							11	
12	1307-ST Frontier Parkway (BNSF Overpass)				3,650,000				3,650,000	3,650,000 A												12	
13	Gates of Prosper Road Improvements, Phase 1		2,000,000						2,000,000	2,000,000 X												13	
14	Gates of Prosper Road Improvements, Phase 2							500,000	500,000	500,000 X												14	
15	Gates of Prosper Road Improvements, Phase 3							15,200,000	15,200,000	15,200,000 X												15	
16	Gates of Prosper Road Improvements, Phase 4							7,500,000	7,500,000	7,500,000 X												16	
17	Main Street (First - Broadway)				581,000				581,000	400,000 E	130,004	50,996			50,996							17	
18	1513-ST Old Town Streets 2015 (Broadway, Fifth, McKinley)				1,044,000				1,044,000		904,000	140,000			140,000							18	
19	Parvin Road (Good Hope - FM 1385)				270,000				270,000			270,000			270,000							19	
20	Pasewark (Preston - Hickory)				400,000				400,000			400,000			400,000							20	
21	1511-ST Prosper Trail (Kroger - Coit)		305,000		3,975,000				4,280,000	4,280,000 A.D			3,975,000								3,975,000	21	
22	1414-ST Prosper Trail (Kroger)			1,090,000					1,090,000	1,090,000 A												22	
23	1415-ST Teel Parkway (DCFWS #10)		2,600,000						2,600,000	2,600,000 A.X												23	
24	1507-ST West Prosper Road Improvements			6,000,000	6,781,000				12,781,000	8,516,000 B.C	4,265,000											24	
25	Parvin Street (Broadway - Eighth)							515,000	515,000			515,000									515,000	25	
26	Sixth Street (Coleman - Church)							430,000	430,000			430,000									430,000	26	
27	Third Street (Church - Lane)							320,000	320,000			320,000									320,000	27	
28	Cook Lane (First - End) & E-W Collector							2,350,000	2,350,000	200,000 A			2,150,000									2,150,000	28
29	Craig Street (Preston - First)							750,000	750,000			750,000										750,000	29
30	Craig Street (First - Broadway)							350,000	350,000			350,000										350,000	30
31	Craig Street (Broadway - Fifth)							200,000	200,000			200,000										200,000	31
32	Fifth Street (Parvin - Craig)							400,000	400,000			400,000										400,000	32
33	Lane Street (First - Third)							210,000	210,000			210,000										210,000	33
34	North Street (Seventh - Eighth)							175,000	175,000			175,000										175,000	34
35	Pecan Street (First - End)							200,000	200,000			200,000										200,000	35
36	Crown Colony (Meadow Run - Bradford)							465,000	465,000			465,000										465,000	36
37	Crown Colony (Bradford - High Point)							500,000	500,000			500,000										500,000	37
38	Ridgewood (Hays - Crown Colony)							560,000	560,000			560,000										560,000	38
39	Waterwood (Ridgewood - End)							150,000	150,000			68,816	81,184									150,000	39
40	Colonial (Ridgewood - End)							150,000	150,000				150,000									150,000	40
41	Shady Oaks Lane (Ridgewood - End)							150,000	150,000				150,000									150,000	41
42	Riverhill (Ridgewood - End)							150,000	150,000				150,000									150,000	42
43	Prosper Trail (Coit - Custer)							7,568,000	7,568,000	540,000 A			7,028,000									7,028,000	43
44	Coit Road (First - Frontier)							10,820,000	10,820,000	770,000 A			10,050,000									10,050,000	44
45	Fifth Street (Coleman - Church)							375,000	375,000				375,000									375,000	45
46	Third Street (Main - Coleman)							250,000	250,000				250,000									250,000	46
47	Plymouth Colony (Bradford - High Point)							400,000	400,000				400,000									400,000	47
48	Plymouth Colony Circle (Plymouth Colony - End)							200,000	200,000				200,000									200,000	48
49	Prestonview (Hays - Betts)							750,000	750,000				750,000									750,000	49
50	Betts Lane (Prestonview - High Point)							250,000	250,000				250,000									250,000	50
51	High Point Drive (Hays - Betts)							725,000	725,000				725,000									725,000	51
52	West Yorkshire Drive (High Point - Bradford)							250,000	250,000				250,000									250,000	52
53	Bradford Drive (West Yorkshire-Plymouth Colony)							600,000	600,000				600,000									600,000	53
54	Chandler Circle (Preston Road-Hays)							700,000	700,000				700,000									700,000	54
	Subtotal	0	5,515,000	10,010,254	28,461,000	850,000		1,265,000	64,498,000	110,599,254	64,431,000	6,137,820	7,696,250	36,309,184	365,000	1,321,438	1,230,996	425,000		5,240,000	35,788,000		

Description Codes - Other Sources	
A	Impact Fees
B	Grant and Interlocal Funds
C	Developer Agreements
D	General Fund
E	Water / Wastewater Fund
F	Stormwater Drainage Fund
G	Park Development Fund
H	TIRZ #1
J	TIRZ #2
K	Escrows
X	Non-Cash Contributions
Z	Other Sources (See Detail)

Summary of Capital Improvement Program - DRAFT 08/19/16
Capital Improvement Program Summary

Capital Improvement Program Summary	Project Schedule									Funding Sources				Reimbursement Resolution	Unissued Debt Schedule						Index
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2018-2019	2019-2025	Total Cost	Other Sources	Issued Debt Authorized	Unissued Debt Authorized	Unissued Debt Unauthorized		2015-2016	2016-2017	2017-2018	2018-2019	2018-2019	2019-2025	
General Fund	545,000	12,711,000	15,684,254	59,188,725	1,831,000	1,500,000	1,925,000	142,188,000	235,572,979	74,246,000	11,800,820	11,996,250	141,504,909	1,615,000	11,597,663	12,792,496	6,068,000	7,500,000	5,240,000	104,853,000	
Enterprise Funds	0	6,962,300	12,241,000	25,857,900	6,628,425	27,336,500	0	29,340,495	108,551,720	23,934,806	1,439,519	0	83,177,395	0	1,435,000	13,468,950	16,746,450	27,336,500	0	24,190,495	
Grand Total Capital Improvement Program	545,000	19,673,300	27,925,254	85,046,625	8,459,425	28,836,500	1,925,000	171,528,495	344,124,699	98,180,806	13,240,339	11,996,250	224,682,304	1,615,000	13,032,663	26,261,446	22,814,450	34,836,500	5,240,000	129,043,495	



**TOWN MANAGER'S
OFFICE**

To: Mayor and Town Council

From: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Conduct a Public Hearing to consider and discuss a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 8.6 percent.

Description of Agenda Item:

According to the Property Tax Code Section 26.05(d), the Town is required to hold two public hearings and publish newspaper ads before adopting a tax rate that exceeds the effective rate or rollback rate, whichever is lower. The second Public Hearing is scheduled for September 13, 2016, at the next regular Town Council meeting to comply with Truth in Taxation parameters.

Attached Documents:

1. Statement for Opening the Public Hearing

Town Staff Recommendation:

Town staff recommends that the Town Council conduct a Public Hearing to receive feedback from the community and provide Town staff with any resulting direction. Other than the Public Hearing, the Town Council does not need to take action on this item.

Please open the Public Hearing with the attached statement.

Please read the statements below prior to opening the Public Hearing:

This is the first of two public hearings to discuss the FY 2016-2017 proposed tax rate. The second Public Hearing will be held on

September 13, 2016, at 6:00 p.m.,

at the Prosper Municipal Chambers

located at 108 W. Broadway, Prosper, Texas.

The Town Council will vote on both the FY 2016-2017 Proposed Budget and the proposed tax rate at a meeting scheduled on September 19, 2016, at 6:00 p.m., located at the Town of Prosper Municipal Chambers at 108 W. Broadway, Prosper TX.

Once the Public Hearing is opened, the public is encouraged to express their views.



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0018).

Background:

Per PD-68, Site Plans and associated Landscape and Façade Plans for pad sites within the Shops at Prosper Trail development shall be approved by the Planning & Zoning Commission and Town Council.

The attached Façade Plan (Attachment 4) was approved by Town Council at the July 26, 2016, meeting, in conjunction with a Specific Use Permit (SUP) request.

Description of Agenda Item:

The Site Plan shows one 5,600-square-foot retail shell building. Access is provided from Preston Road and Prosper Trail. Adequate parking has been provided. The Site Plan conforms to the PD-68 development standards.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Façade Plan

Planning & Zoning Commission Recommendation:

At their August 2, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 7-0, subject to staff recommendations.

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans.

2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

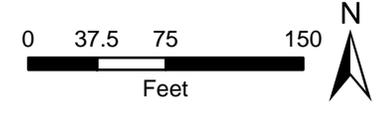
Proposed Motion:

I move to approve a Site Plan for a retail shell building in the Shops at Prosper Trail, on 1.3± acres, located on the east side of Preston Road, 175± feet north of Prosper Trail, subject to Town staff recommendations.

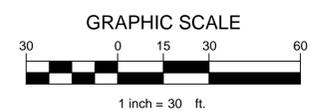
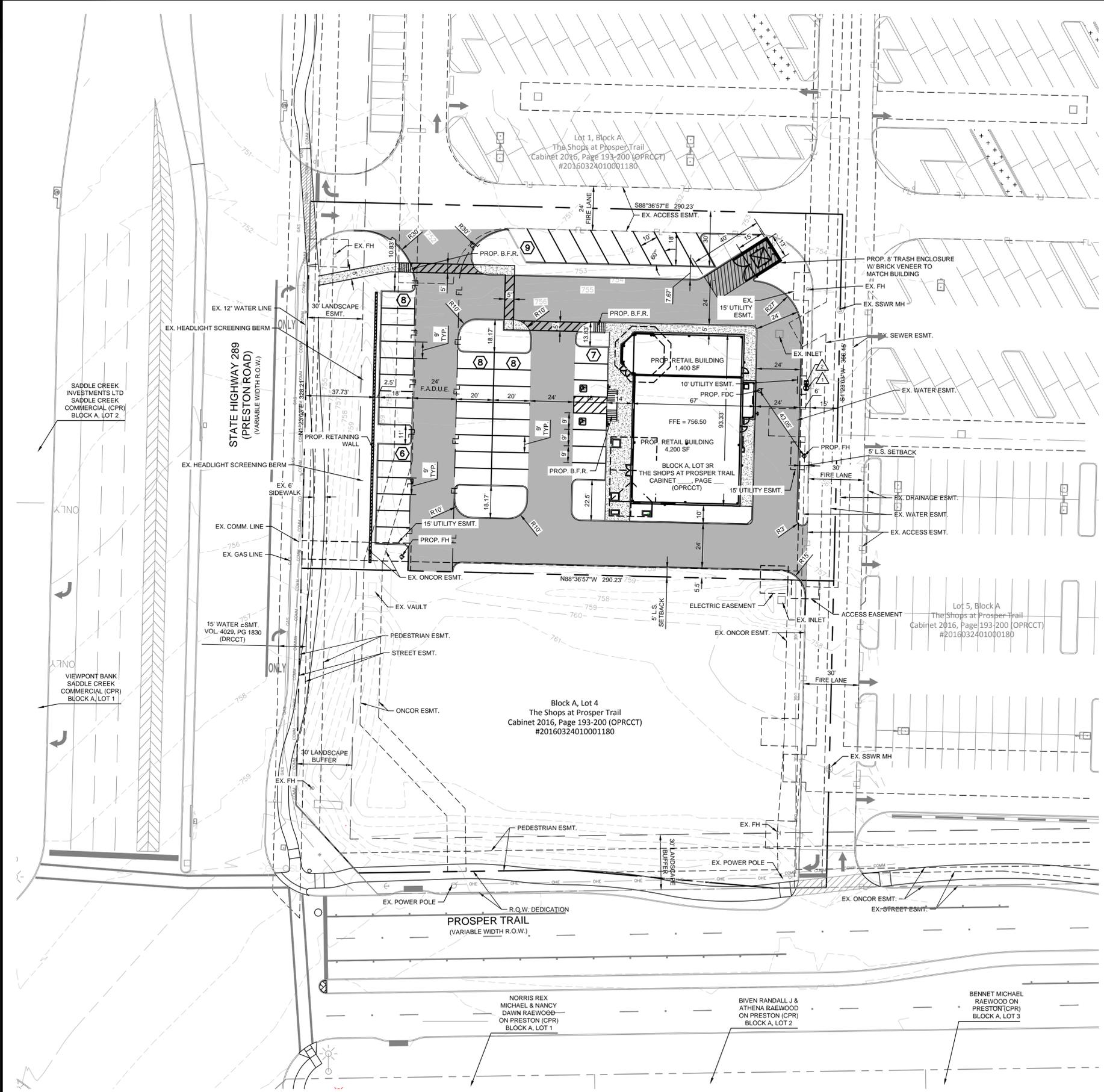
PRESTON RD

D16-0018

PROSPER TRL



PLOTTED BY: JVALDEZ 7/25/2016 10:25 AM
 PLOT DATE: 7/25/2016 10:25 AM
 LOCATION: C:\NEGTITE\SHARED\PROJECTS\2016-006 MQ PROSPER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 7/25/2016 10:05 AM



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. 4808500235J, 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.

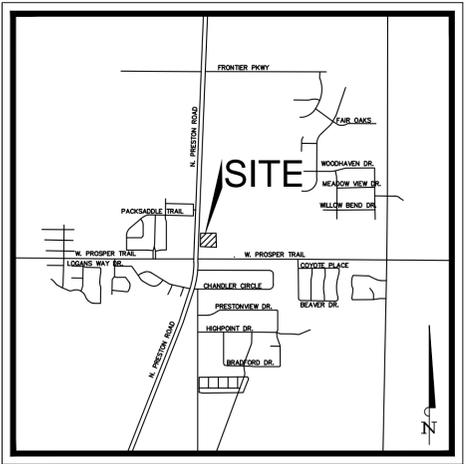
"NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE"

WATER METER SCHEDULE

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

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



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 LINES 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 FAÇADE PLAN.
- 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.
- 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.
- SITE MUST BE DEVELOPED IN ACCORDANCE W/ PD-68

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		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING		OPEN SPACE					
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ FT	PROV.				
3R	PD-68	RETAIL	1.33	57,900	5,600	25' - 5"	40% MAX	9.7%	0.4:1 MAX	0.10	RETAIL (1 PER 250 SQ FT)	23	46	1	2	45,349	78%	690	12,635	4053.00	4,712



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: **MATT MOORE**
P.E. No. 95813 Date: 07/25/2016

THE SHOPS AT PROSPER TRAIL RETAIL BUILDING LOT 3R PROSPER, TEXAS

NO.	DATE	REVISION	BY

CASE #: D16-0018

SHOPS AT PROSPER TRAIL, LOT 3R

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 3R
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

SITE PLAN

 SHEET
SP-1
 DATE: 07/25/2016
 DESIGN: CLC
 DRAWN: JEV
 CHECKED: MAM
 FILE NO. 2016-006



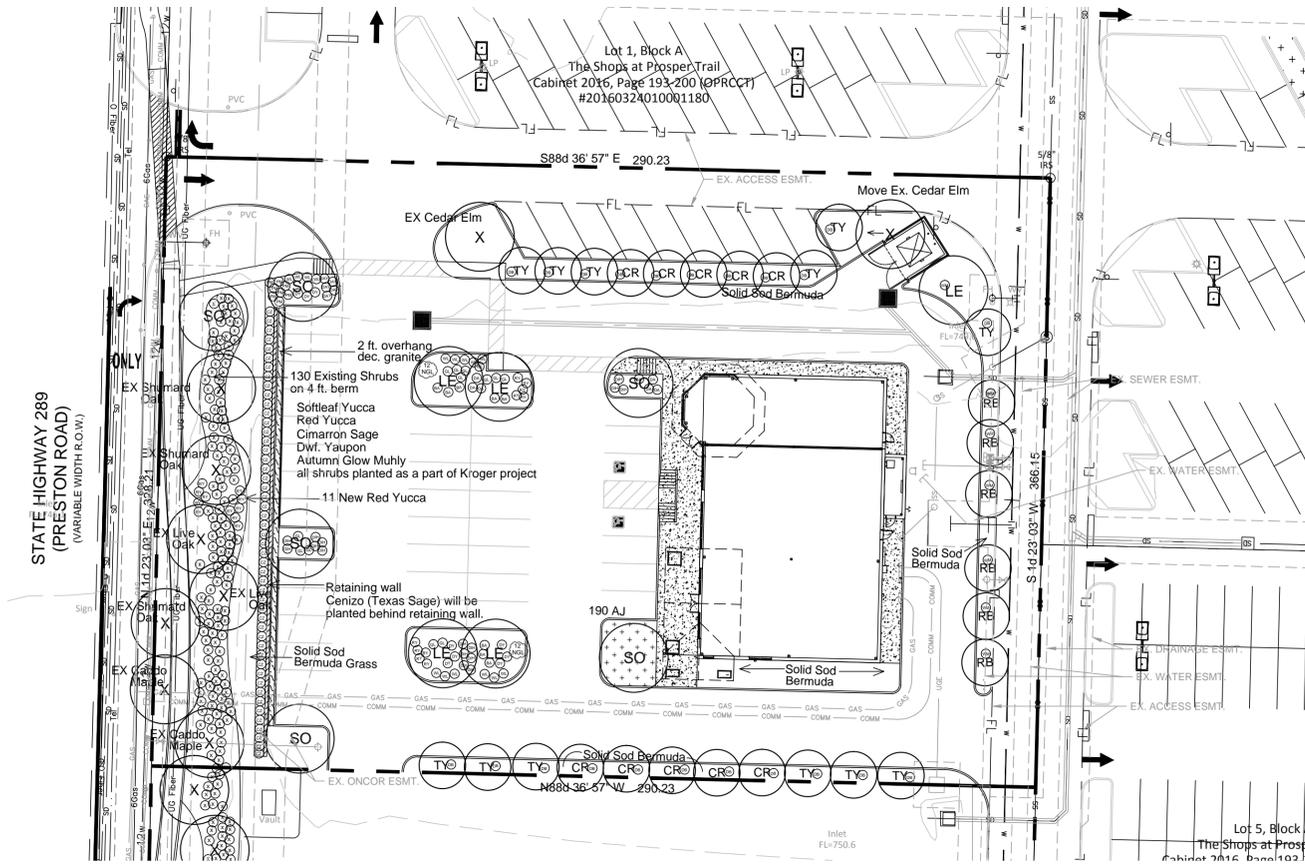
**THE SHOPS AT
 PROSPER TRAIL
 RETAIL BUILDING LOT 3R
 1170 N. PRESTON ROAD PROSPER,
 TEXAS**

**TOWN OF PROSPER
 LANDSCAPE NOTES**

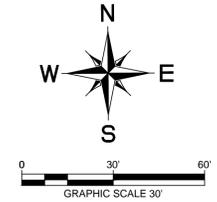
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees shall be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berms, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthen berms shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

**Town of Prosper, Texas
 Landscape Calculations**

		Required	Provided
Perimeter Landscape Area			
1 tree per 30 LF		7 trees	7 trees
22.5 shrubs per 30 LF		150 shrubs	155 shrubs
Preston Road	199.5 LF		
North property line	170 LF	11 small trees +11 shrubs	11 small trees +11 shrubs
East property line	125 LF	9 small trees + 9 shrubs	7 small trees + 1 large + 9 shrubs
South property line	185 LF	12 small trees +12 shrubs	12 small trees +12 shrubs
Interior Landscape Area			
39 spaces			
15 sf area for each parking space		585 SF	891 SF
1 tree per 15 spaces		3 trees	8 trees +2 ex. trees
At least 1 tree within 150' of each parking space.			
Foundation Planting			
Bldg 5.422			
1 tree per 10,000 SF		1 tree	1 tree



Landscape Plan is conceptual in nature. Must meet all required Zoning requirements



TREE LEGEND

- Canopy Trees**
- LE Lacebark Elm
 - SO Shumard Oak
- Ornamental Trees**
- CR Crapemyrtle
 - TY Tree Yaupon
 - RB Redbud

SHRUB LEGEND

- DY Dwarf Yaupon
- DA Dwarf Abelia
- AJ Asian Jasmine
- DAY Daylily
- PM Pink Muhly
- BA Japanese Barberry
- GL Giant Liriope
- RY Red Yucca
- NGL New Gold Lantana
- DH Dwarf Indian Hawthorne
- DB Dwarf Burford Holly
- WM Dwarf Wax Myrtle
- CZ Cenizo (Texas Sage)
- WL Weeping Lovegrass

LANDSCAPE NOTES

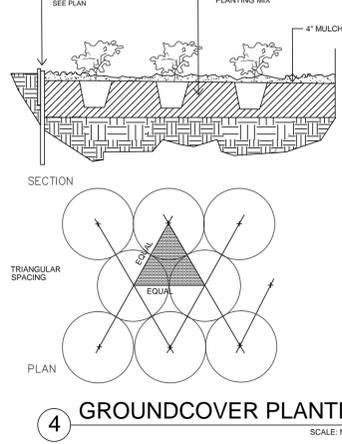
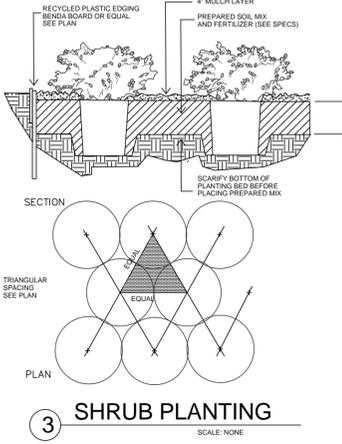
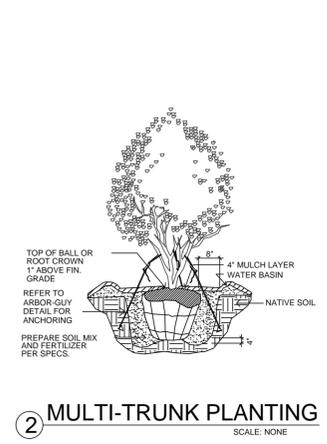
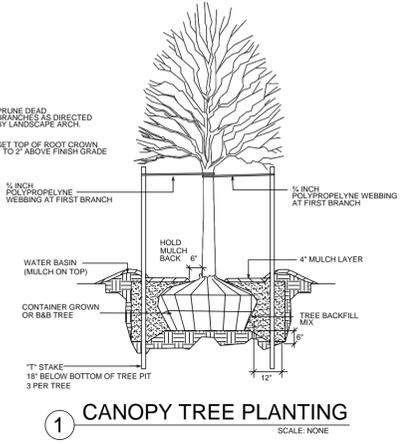
- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod bermuda tif all areas disturbed by construction activities.
- Any existing plant material that is damaged or destroyed shall be replaced with equal size and like-kind plant.

HATCH LEGEND

- Asian Jasmine
- Decomposed Granite

PLANT LIST

CANOPY TREES			
6	SO	Shumard Oak	Quercus shumardii 4" cal. 95 gal. 14' ht. 8' spread
5	LE	Lacebark Elm	Ulmus parvifolia 4" cal. 95 gal. 12' ht. 7' spread
ORNAMENTAL TREES			
6	RB	Redbud	Cercis canadensis 30 gal. 8' ht. multi-trunk female
12	TY	Tree Yaupon	Ilex vomitoria 30 gal. 8' ht. multi-trunk female
10	CR	Crapemyrtle	Lagerstroemia indica 30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS			
11	DY	Dwarf Yaupon	Ilex vomitoria 'Nana' 5 gal. 36" oc
6	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher' 5 gal. 36" oc
190	AJ	Asian Jasmine	Trachelospermum asiaticum 1 gal. 18" oc
5	DAY	Daylily	Hemerocallis 5 gal. 36" oc
8	PM	Pink Muhly	Muhlenbergia capillaris 5 gal. 36" oc
9	BA	Japanese Barberry	Berberis thunbergii 'Atropurpurea' 5 gal. 36" oc
12	GL	Giant Liriope	Liriope gigantea 5 gal. 36" oc
21	RY	Red Yucca	Hesperaloe parviflora 5 gal. 36" oc
24	NGL	New Gold Lantana	Lantana 'New Gold' 1 gal. 36" oc
15	DH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie' 5 gal. 36" oc
22	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana' 5 gal. 36" oc
8	WM	Dwarf Wax Myrtle	Myrica pusilla 5 gal. 36" oc
49	CZ	Cenizo (Texas Sage)	Leucophyllum frutescens 5 gal. 36" oc
16	WL	Weeping Lovegrass	Eragrostis curvula 5 gal. 36" oc



LANDSCAPE PLAN

DESIGN: CLC
 DRAWN: JEV
 CHECKED: MAM
 DATE: 07/25/2016

SHEET
L-1

SCOTTJLWILLER
 7/25/2016 4:39 PM
 C:\USERS\SCOTTJLWILLER\DOCUMENTS\AUTOCAD_LRD\MQPROSPER\MQPROSPER_L1.S.DWG
 7/25/2016 4:35 PM
 LAST SAVED:



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,835 SQ. FT.
OPENING AREA	420 SQ. FT.
NET FACADE AREA	1,215 SQ. FT.

B-1	AREA = 170 SQ. FT.	14 %
CS-1	AREA = 153 SQ. FT.	12 %
S-1	AREA = 227 SQ. FT.	19 %
S-2	AREA = 570 SQ. FT.	47 %
WT-1	AREA = 95 SQ. FT.	8 %



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,057 SQ. FT.
OPENING AREA	136 SQ. FT.
NET FACADE AREA	921 SQ. FT.

B-1	AREA = 315 SQ. FT.	34 %
CS-1	AREA = 76 SQ. FT.	8 %
S-1	AREA = 182 SQ. FT.	20 %
S-2	AREA = 284 SQ. FT.	31 %
WT-1	AREA = 64 SQ. FT.	7 %

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

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



AREA CALCULATIONS & PERCENTAGES

GROSS FACADE AREA	1,430 SQ. FT.
OPENING AREA	139 SQ. FT.
NET FACADE AREA	1,291 SQ. FT.

B-1	AREA = 578 SQ. FT.	45 %
CS-1	AREA = 91 SQ. FT.	7 %
S-1	AREA = 240 SQ. FT.	19 %
S-2	AREA = 274 SQ. FT.	21 %
WT-1	AREA = 108 SQ. FT.	8 %



AREA CALCULATIONS & PERCENTAGES

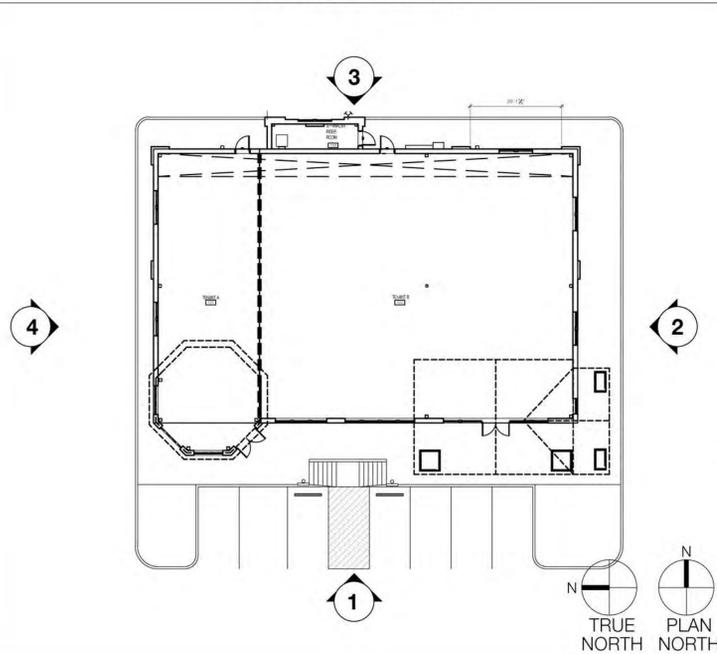
GROSS FACADE AREA	1,131 SQ. FT.
OPENING AREA	148 SQ. FT.
NET FACADE AREA	983 SQ. FT.

B-1	AREA = 324 SQ. FT.	33 %
CS-1	AREA = 68 SQ. FT.	7 %
S-1	AREA = 207 SQ. FT.	21 %
S-2	AREA = 318 SQ. FT.	32 %
WT-1	AREA = 66 SQ. FT.	7 %

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

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.

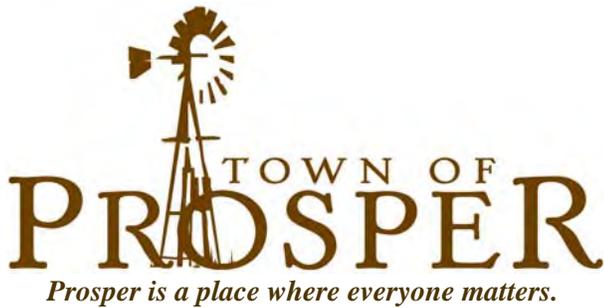
COLOR LEGEND

S-1 MANUFACTURED STONE PALO PINTO COBBLE	SH-1 SHINGLED ROOF (SLOPE 8:12 MAX), GUTTERS & DOWNSPOUTS BERFRIDGE CHARCOAL GREY	B-1 DECORATIVE MASONRY OLDCASLITE - QUICK BRICK AUTUMN, NO FLASH
S-2 MANUFACTURED STONE GRANBURY COBBLE	DOOR & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM	WT-1 WOOD TRIM CHARCOAL GREY
CS-1 CAST STONE - ST. THOMAS TAN NO. 1103		

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
ABS A0172 COLLIN COUNTY SCHOOL LAND #13
SURVEY, TRACT 11, RETAIL BUILDING LOT 3
July 18, 2016





PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Consider and act upon a request for an ornamental metal fence within the required front yard, on 2.4± acres, located at 3181 Brookhollow Court, in Whispering Farms, Phase 2. (MD16-0009).

Description of Agenda Item:

On September 15, 2015, Town Council approved an amendment to Section 3.19.001 Fence Requirements, of the Fence Regulations, providing for the following:

(f) *Fences or Low Walls located in the Required Front Yard of a Residential District:* Fences or low walls located in the required front yard of any residential district or any residential lot shall be subject to the following approval process and meet the following standards:

- (1) The fence or low wall shall require approval of the Town Council. An application for Town Council consideration of a fence or wall in the required front yard shall be submitted on a form supplied by the Department of Development Services.
- (2) Fences shall have a minimum of fifty percent (50%) through vision and shall not exceed eight feet (8') in height.

The Development Services Department has received a request for a five-foot (5') ornamental metal fence around the perimeter of the property located at 3181 Brookhollow Court in the Whispering Farms, Phase 2 subdivision, as shown on the attached plot plan exhibit (Attachment 2). The western property line has an existing five-foot (5') ornamental metal fence.

The proposed fence will have a minimum of fifty percent (50%) through vision and shall not exceed eight feet (8') in height. The applicant has outlined the basis for this request in the attached request letter (Attachment 4).

Attachments:

1. Location Map
2. Plot Plan Exhibit
3. Fence Exhibit
4. Request Letter

Town Staff Recommendation:

Town staff recommends the Town Council consider and act upon a request for a fence or wall in the required front yard, on 2.4± acres, located at 3181 Brookhollow Court, in Whispering Farms, Phase 2.

Proposed Motion:

I move to _____ (approve/deny) the request for a fence or wall in the required front yard, on 2.4± acres, located at 3181 Brookhollow Court, in Whispering Farms, Phase 2.

BROOKGREEN CT

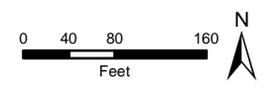
PR 5569

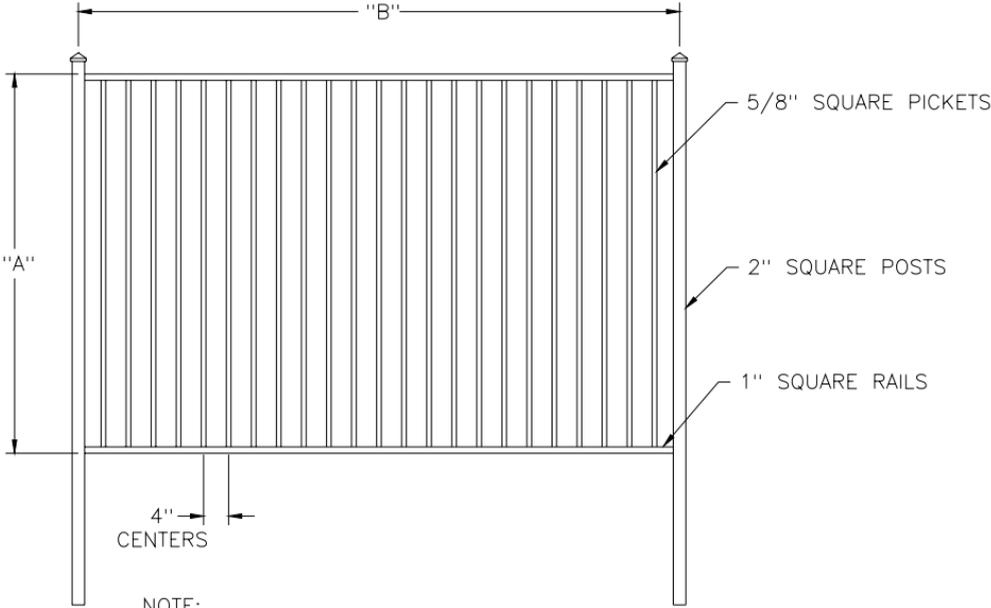
LAKEVIEW DR

WHISPERING WAY

BROOK HOLLOW CT

MD16-0009





NOTE:
FINISH TO BE POWDER COATED SATIN BLACK

"A"	"B"
3'-6"	8'-0"
4'-0"	8'-0"
5'-0"	8'-0"
6'-0"	8'-0"

 TITAN FENCE AND SUPPLY CO.	
PANEL DETAIL - 5/8"	
FLAT TOP ORNAMENTAL	
DWN. BY: CKO	SCALE N.T.S.



301 S. Hwy 377 Crossroads, TX 76227 phone (940)365-9999 fax (940)365-9952 www.titanfence.com

7/14/16

To Whom It May Concern:

Titan Fence (At the request of the owner, of the property at 3181 Brookhollow Court) requests that the Town of Prosper allow a 5' tall flat top ornamental iron fence be installed all around this property. This will include in front of the house out to the front property line with an ornamental automatic entry gate (not to exceed 7' tall). There are homes all around this one that have fences 5' tall or taller and also have the fences installed out to the front property lines w/ auto gate entrances. These existing fences were allowed by the adjacent property owners, HOA's and the Town of Prosper. The owner at 3181 Brookhollow requests the same courtesy. They feel that being allowed to install the fence as requested would better protect the property and allow full use of all of the property.

Thank you so much for your consideration of this request.

A handwritten signature in blue ink, appearing to read "JS", is written above the printed name.

Jeff Sorensen
Titan Fence and Supply Company

RECEIVED

JUL 18 2016

TOWN OF PROSPER
DEVELOPMENT SERVICES



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

Consider and act upon request for a masonry wall in lieu of open fencing adjacent to open space, located at 1400 Copper Point Drive, in Montclair. (MD16-0010).

Description of Agenda Item:

On September 15, 2015, Town Council approved an amendment to Section 3.19.001 Fence Requirements, of the Fence Regulations, allowing for the following:

- (j) *Open fencing requirements.* Fences adjacent to public or private open space, public or private parks, or hike and bike trails shall be ornamental metal, tubular steel or split rail with a minimum 50% through vision.
- (m) *Alternate Materials.* The Town Council may approve alternate materials for fences and low walls. An application for Town Council consideration of an alternate fence or low wall material shall be submitted on a form supplied by the Department of Development Services.

The Development Services Department has received a request for a six-foot (6') masonry wall along the western portion of the northern property line of the property located at 1400 Copper Point Drive (a.k.a. the former Sanders residence), in the Montclair subdivision, as shown on the attached exhibit (Attachment 2). Montclair is a private, gated subdivision.

This request is necessitated due to adjacency to an open space lot that will house a water well that serves to feed the existing lake. The eastern portion of the northern property line will have the same six-foot (6') masonry wall, which is currently permitted by the Fence Regulations, since it is not adjacent to an open space lot.

The applicant has provided a letter outlining the basis for the request, which has been attached for reference (Attachment 3).

Attachments:

1. Location Map
2. Proposed Wall Exhibit
3. Request Letter

Town Staff Recommendation:

Town staff recommends the Town Council consider and act upon a request for a masonry wall in lieu of open fencing adjacent to open space, located at 1400 Copper Point Drive, in Montclair.

Proposed Motion:

I move to _____ (approve/deny) the request for a masonry wall in lieu of open fencing adjacent to open space, located at 1400 Copper Point Drive, in Montclair.



WICHITA DR

FEDERAL RD

DUBLIN RIDGE DR

LAUREL VISTA CT

ASHTON RIDGE DR

BLUE FOREST DR

SHADYBANK CT

PRESTON RD

ST. PETER LN

COPPER PT

MD16-0010

LAKEFRONT DR

WATERTON DR

CLIPSTON DR

CIRCLE J TRL

PACKSADDLE TRL

PARADA PL

PRESTON RD

SHAVANO WAY

ST. CLAIRE CT

VISTA RUN DR

OLYMPIA LN

NEWPARK WAY

RAINIER DR

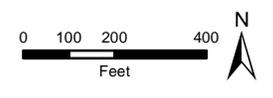
CASTLE DR

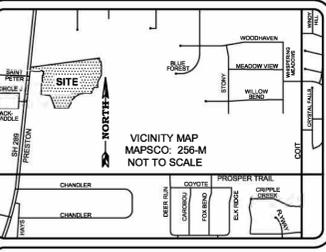
PROSPER TRL

SHASTA LN

DEER TRL

CHANDLER CIR



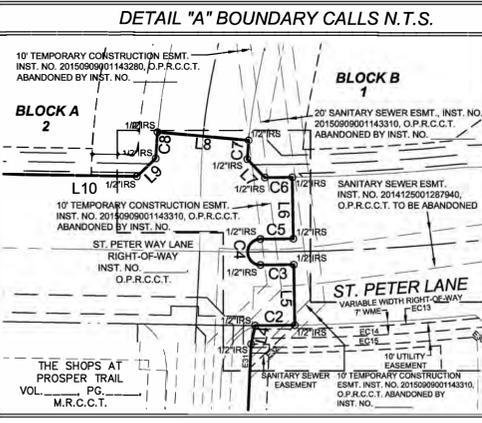
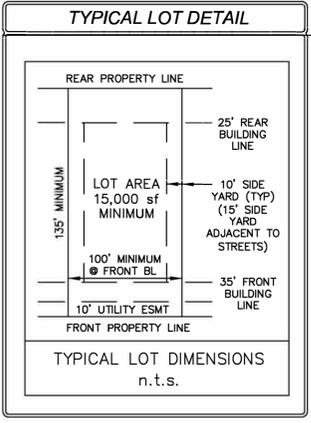
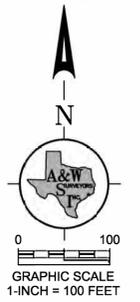


EASEMENT LINE TABLE with columns for LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Lists various easement lines and their dimensions.

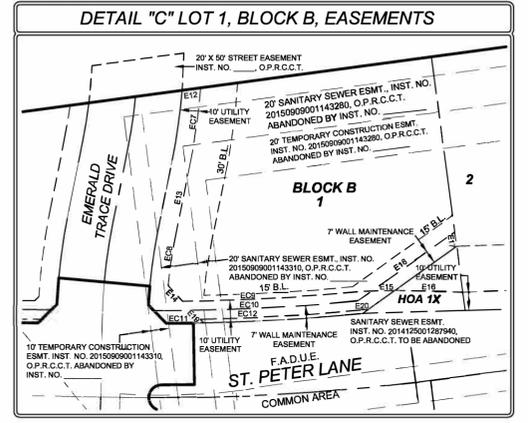
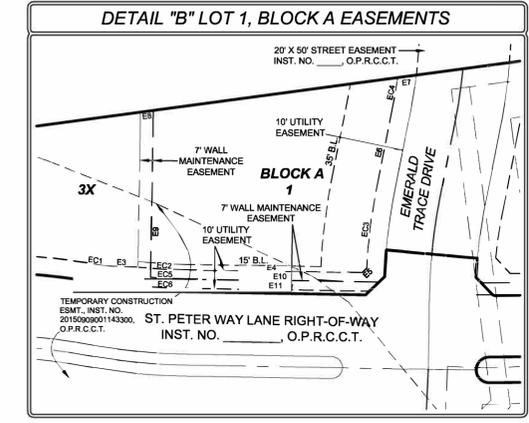
EASEMENT CURVE TABLE with columns for CURVE, DELTA, RADIUS, LENGTH, CH. BEAR., CHORD. Lists curve data for various easements.

BOUNDARY LINE TABLE, LOT LINE TABLE, CENTERLINE TABLE, and LOT TABLE. Provide detailed boundary and lot information.

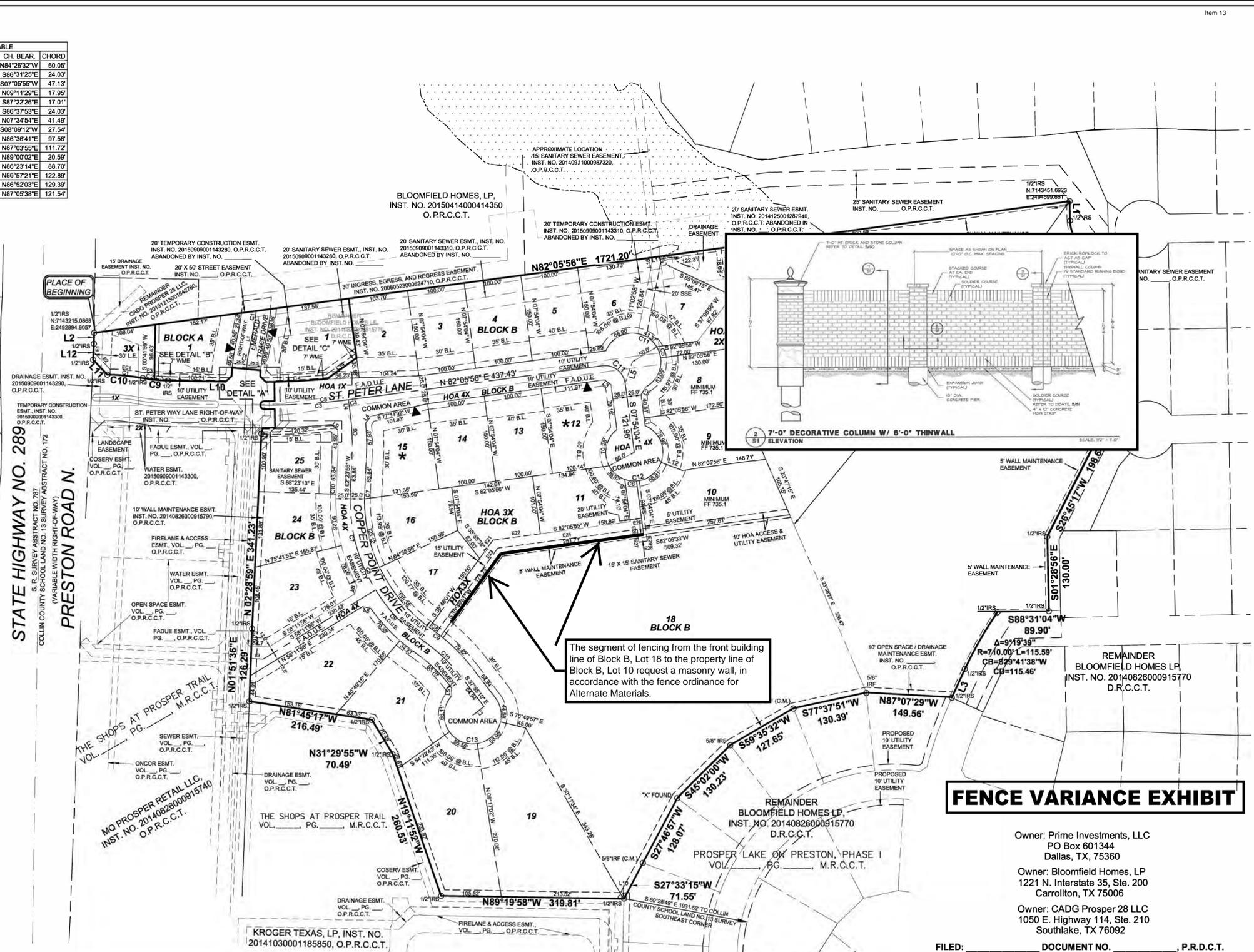
BOUNDARY CURVE TABLE and LOT CURVE TABLE. Provide curve data for boundaries and lots.



- SURVEYOR NOTES: 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310". 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED UPON STATE STATUTE NORTH CENTRAL TEXAS...



LEGEND: O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS DEED RECORDS, COLLIN COUNTY, TEXAS. M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS CONTROLLING MONUMENT.



The segment of fencing from the front building line of Block B, Lot 18 to the property line of Block B, Lot 10 request a masonry wall, in accordance with the fence ordinance for Alternate Materials.

FENCE VARIANCE EXHIBIT

Owner: Prime Investments, LLC PO Box 601344 Dallas, TX, 75360. Owner: Bloomfield Homes, LP 1221 N. Interstate 35, Ste. 200 Carrollton, TX 75006.

A & W SURVEYORS, INC. P.O. BOX 870029, MESQUITE, TX, 75187. PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM



1800 Valley View Lane
Suite 140
Farmers Branch, Texas 75234

August 12, 2016

Mr. John Webb
Town of Prosper
409 E. First Street
Prosper, Texas 75078
972-346-3502

Mr. Webb,

Thank you for allowing to provided further explanation about this request. There is a large water well that is situated in the middle of the "open space" lot. This area must allow for future well trucks to enter and service this well which supplies water to the man-made lake. This area required an "open space" designation and we have provided as much accoutrements for the area as possible to disguise the fact that was solitarily created to accommodate the water well. There really is no purpose for the wrought iron backyard fencing other than the city has requested it under the blanket request of it is open space fencing requirements. With that being said we are providing the fencing on the smaller lots but the large existing multi acre estate lot has significant enough open space on its own and as a multi-million dollar estate, requires the privacy they are asking for with the masonry screening.

Respectfully,

Mardy Brown
469-853-6538

RECEIVED
AUG 15 2016
TOWN OF PROSPER
DEVELOPMENT SERVICES



PLANNING

To: Mayor and Town Council

From: John Webb, AICP, Director of Development Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – August 23, 2016

Agenda Item:

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).

History:

At the July 12, 2016, Town Council meeting, this item was tabled to allow the applicant an opportunity to revise the building elevations to incorporate masonry around the perimeter of the building and an alternative material for the interior courtyards and the clear story element of the building.

Description of Agenda Item:

Since the meeting, the applicant has revised the request by providing masonry around the perimeter of the building, and replacing the originally proposed cementitious fiber board siding within the interior courtyards and the clear story element with cementitious fiber shake siding. Revised building elevations, site plan, material renderings, and request letter have been included for reference. While the material renderings depict the use of cementitious fiber shake siding on the perimeter of the building, the siding is not proposed on the exterior of the building, the renderings are only intended to show the look and feel of the material.

In April 2016, Town staff approved a Façade Plan for the building, proposed to be constructed entirely of a brick and stone exterior meeting the requirements of the Zoning Ordinance. With the adoption of the Façade Exception process, the applicant is proposing the use of cementitious fiber shake siding within the interior courtyard and on the clear story element of the building. The staff approved elevation is included for reference.

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 applicant addressing the aforementioned criteria in support of the request.

Attachments:

1. Location Map
2. Revised Elevations
3. Previously Proposed Elevations
4. Staff Approved Elevations
5. Site Plan Exhibit
6. Material Rendering
7. Criteria Explanation Letter

Planning & Zoning Commission Recommendation:

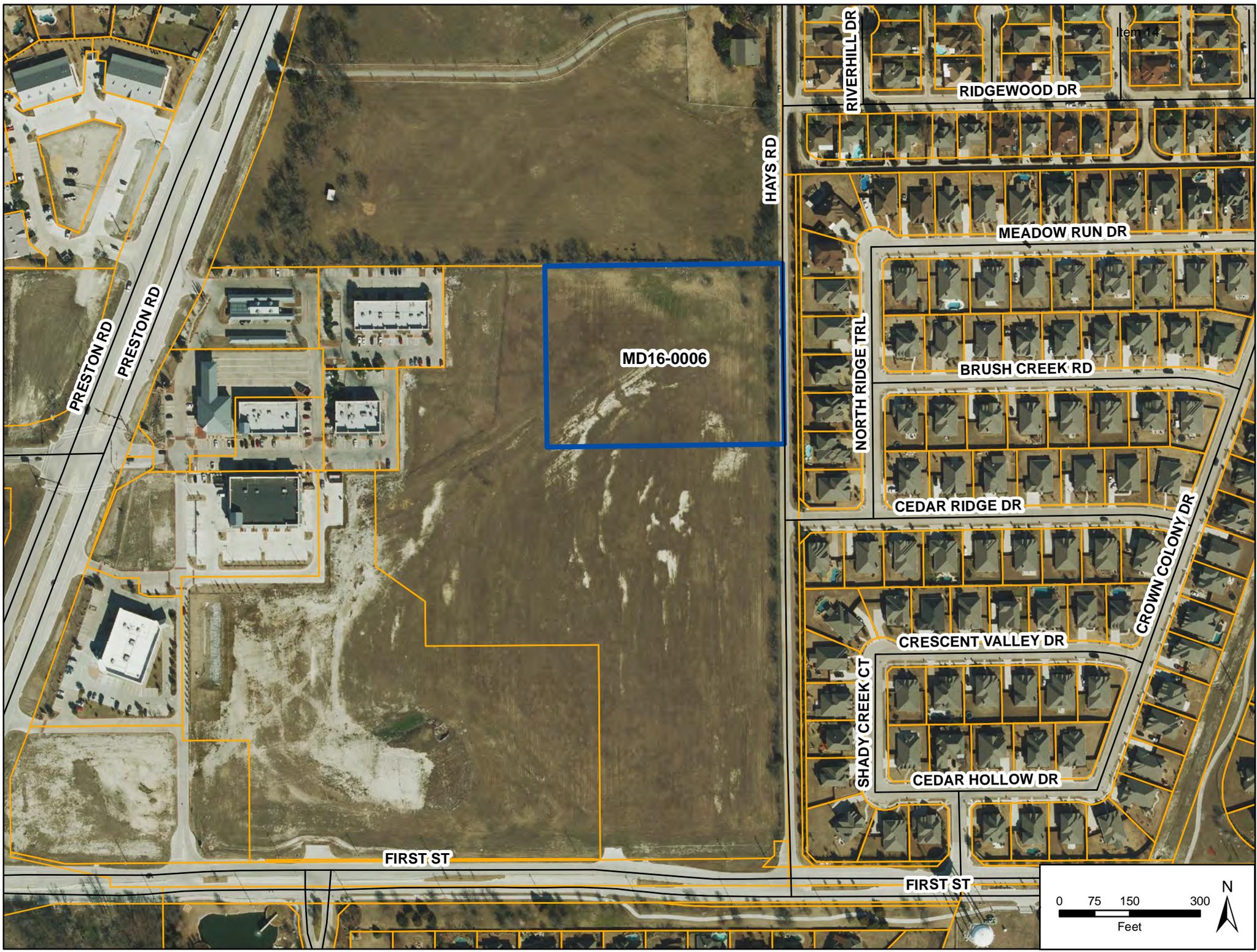
At their June 21, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-1, subject to the use of cementitious fiber board only being permitted within courtyards area and on the centrally located clear story element.

Town Staff Recommendation:

Town staff recommends that the Town Council consider and act upon a request for a façade exception for the Tribute Memory Care Facility.

Proposed Motion:

I move to _____ (approve/deny) 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.



Item 14

MD16-0006

PRESTON RD
PRESTON RD

HAYS RD

RIVERHILL DR

RIDGEWOOD DR

MEADOW RUN DR

BRUSH CREEK RD

CEDAR RIDGE DR

CRESCENT VALLEY DR

CEDAR HOLLOW DR

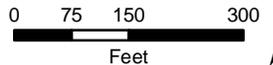
NORTH RIDGE TRL

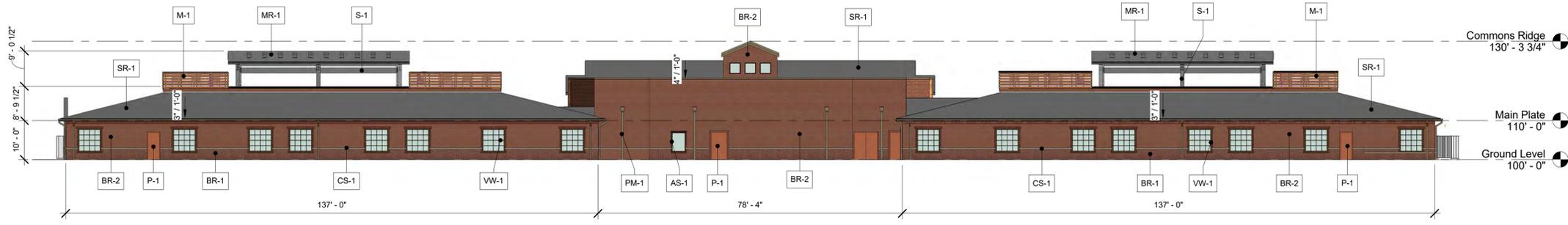
SHADY CREEK CT

CROWN COLONY DR

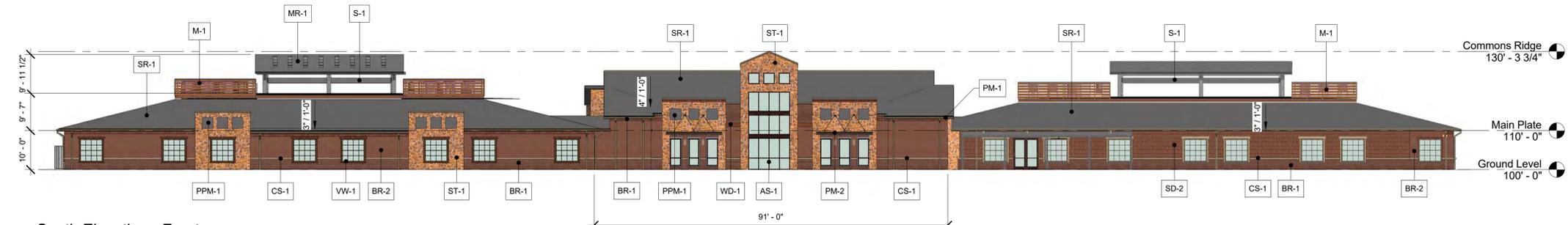
FIRST ST

FIRST ST

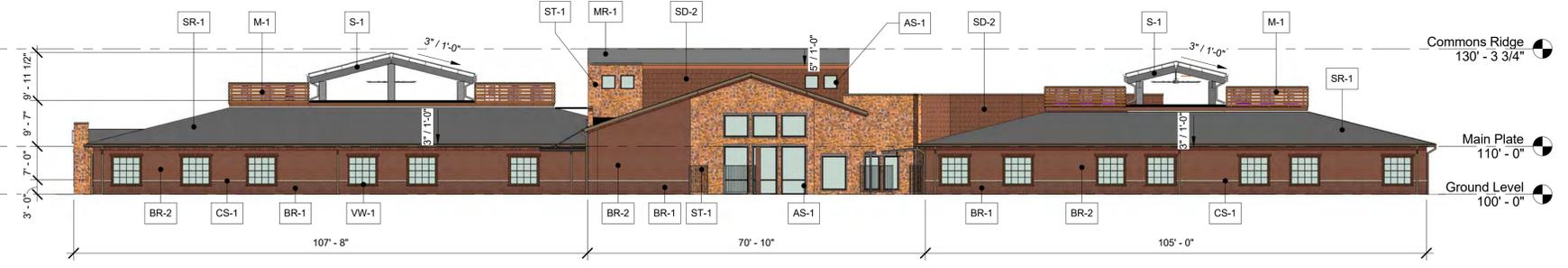




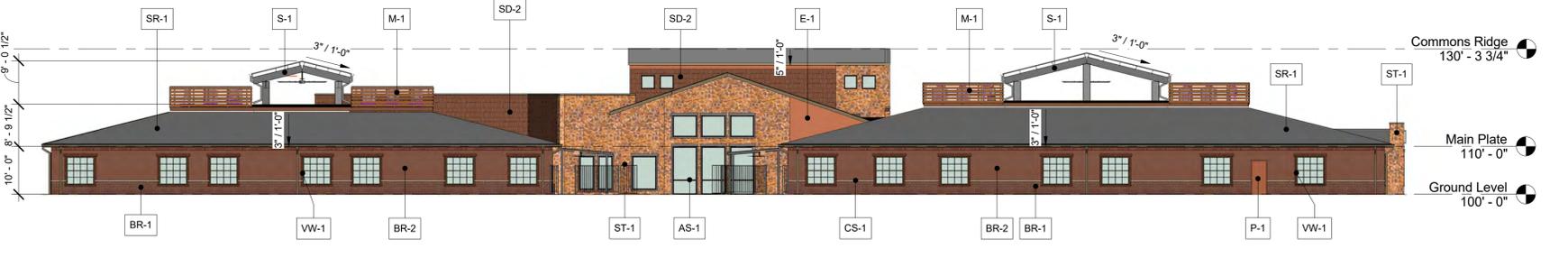
1 North Elevation
1/16" = 1'-0"



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



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



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

Material Schedule - Exterior_City Review			
Mark	Material: Description	Manufacturer	Color/Finish
M-1	Composite	Trex	Color: Saddle
MR-1	Hardi Siding	James Hardie (Hardie Shingle Siding)	Finish: Cedarmill, Paint to match P-2
SD-2	Cement Fiber Siding/Trim	James Hardie	Finish: Cedarmill, Paint to match P-4
SR-1	Cement Fiber Siding/Trim	James Hardie	Finish: Cedarmill, Paint to match P-4
Masonry			
BR-1	Brick - King Size	Acme Brick	Color: Amaretto-20 Finish: Velour
BR-2	Brick - King Size	Acme Brick	Color: Garnet Finish: Velour
CS-1	Exterior - Stone	United Commercial Cast Stone	Color: Tan - Submit for Approval
ST-1	Exterior - Stone	Private Client	Surface stone w/ Natural Mold
Paint			
P-1	Paint	Benjamin Moore	2106-10 Java, To coordinate with BR-1
P-4	Paint	Benjamin Moore	Color: HC-76 Davenport Tan
Prefinished Metal			
PM-1	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Sierra Tan
PM-2	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Dark Bronze
PPM-1	Exterior - Pre-Painted Metal	Western States Metal Roofing	Color: Fresh Roast, 855-4 Corten (Submit for Approval)
Roofing			
MR-1	Exterior - Prefinished Metal Roofing	Berridge Manufacturing Co.	Color: Zinc Grey
SR-1	Composite Shingle	Certaainteed	Color: Shenandoah
Steel			
S-1	Steel Structure		Color: TBD
Storefront			
AS-1	Aluminum Storefront	Kawneer	Color: Classic Bronze, Permafluor UC109850
Windows			
VW-1	Vinyl Window		Color: Brown, Submit for Approval
Wood			
WD-1	Cedar Timber		Species: Cedar

SECONDARY MATERIALS
TREX, PREFINISHED METAL, CEDAR WOOD, EIFS, STEEL STRUCTURE

Elevation Material Calculations		
	SF	% of Material
North		
Total Area	4902	
Glazing Area	665	
Net Area	4237	
BR-1 Area	977	23%
BR-2 Area	2768	65%
SD-2	73	2%
CS-1	43	1%
Secondary Materials	376	9%
South		
Total Area	4761	
Glazing Area	887	
Net Area	3874	
BR-1	806	21%
BR-2	1276	33%
SD-2	571	15%
CS-1	48	1%
ST-1	786	20%
Secondary Materials	387	10%
East		
Total Area	4384	
Glazing Area	754	
Net Area	3630	
BR-1	574	16%
BR-2	1372	38%
SD-2	392	11%
ST-1	958	26%
CS-1	34	1%
Secondary Materials	300	8%
West		
Total Area	4379	
Glazing Area	827	
Net Area	3552	
BR-1	584	16%
BR-2	1455	41%
SD-2	184	6%
CS-1	36	1%
ST-1	938	26%
Secondary Materials	355	10%

STANDARD LANGUAGE AND/OR NOTATIONS

- *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.

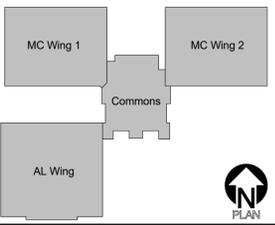
Owner: Elder Living Partners
13642 Omega
Dallas, TX 75244

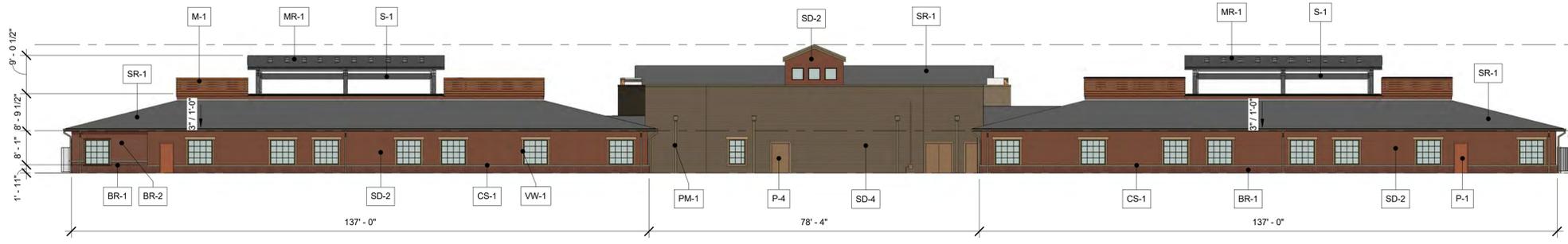
Applicant: Matthew Maly
170 N. Preston Rd., STE. 10
Prosper, TX 75078

Surveyor: Dunaway Associates L.P.
170 N. Preston Rd., STE. 10
Prosper, TX 75078

**LOT 1
BLOCK A
PROSPER TOWN CENTER PHASE IV**

**TOWN of PROSPER
CASE #D16-0019**





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"

Material Schedule - Exterior_City Review			
Mark	Material: Description	Manufacturer	Color/Finish
Composite			
M-1	Composite	Trex	Color: Saddle
Hardi Siding			
SD-2	Cement Fiber Siding/Trim	James Hardi	Finish: Cedamilli, Paint to match P-2
SD-4	Cement Fiber Siding/Trim	James Hardi	Finish: Cedamilli, Paint to match P-4
Masonry			
BR-1	Brick - King Size	Acme Brick	Color: Amaretto-20 Finish: Velour
BR-2	Brick - King Size	Acme Brick	Color: Gamet Finish: Velour
CS-1	Exterior - Stone	United Commercial Cast Stone	Color: Tan - Submit for Approval
ST-1	Exterior - Stone	Private Client	Surface stone w/ Natural Mold
Paint			
P-1	Paint	Benjamin Moore	2106-10 Java, To coordinate with BR-1
P-4	Paint	Benjamin Moore	Color: HC-76 Davenport Tan
Prefinished Metal			
PM-1	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Sierra Tan
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PPM-1	Exterior - Pre-Painted Metal	Western States Metal Roofing	Color: Fresh Roast, 855-4 Corten (Submit for Approval)
Roofing			
MR-1	Exterior - Prefinished Metal Roofing	Berridge Manufacturing Co.	Color: Zinc Grey
SR-1	Composite Shingle	Certaainteed	Color: Shenandoah
Steel			
S-1	Steel Structure		Color: TBD
Storefront			
AS-1	Aluminum Storefront	Kawneer	Color: Classic Bronze, Permafluor UC109850
Windows			
VW-1	Vinyl Window		Color: Brown, Submit for Approval
Wood			
WD-1	Cedar Timber		Species: Cedar

SECONDARY MATERIALS
TREX, PREFINISHED METAL, CEDAR WOOD, STEEL STRUCTURE

Elevation Material Calculations			
		SF	% of Material
North	Total Area	4902	
	Glazing Area	665	
	Net Area	4237	
	BR-1	566	13%
	BR-2	121	3%
	SD-2	1593	38%
	SD-4	1538	36%
South	Cast Stone	43	1%
	Secondary Materials	376	9%
East	Total Area	4761	
	Glazing Area	887	
	Net Area	3874	
	BR-1	837	22%
	BR-2	1251	32%
	SD-2	565	15%
	CS-1	48	1%
	ST-1	786	20%
	Secondary Materials	387	10%
	West	Total Area	4384
Glazing Area		754	
Net Area		3630	
BR-1		557	15%
BR-2		1432	40%
SD-2		214	6%
SD-4		172	5%
CS-1		34	1%
ST-1		922	25%
Secondary Materials		299	8%

STANDARD LANGUAGE AND/OR NOTATIONS

- * 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 "Department"
- * 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.

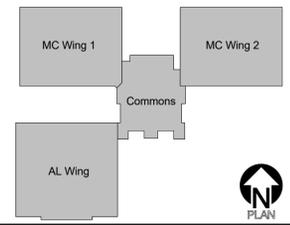
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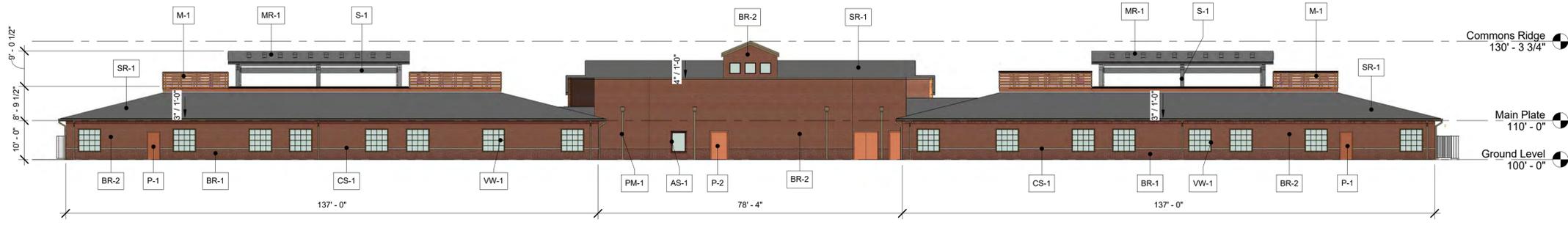
Applicant: Matthew Maly
170 N. Preston Rd., STE. 10
Prosper, TX 75078

Surveyor: Dunaway Associates L.P.
170 N. Preston Rd., STE. 10
Prosper, TX 75078

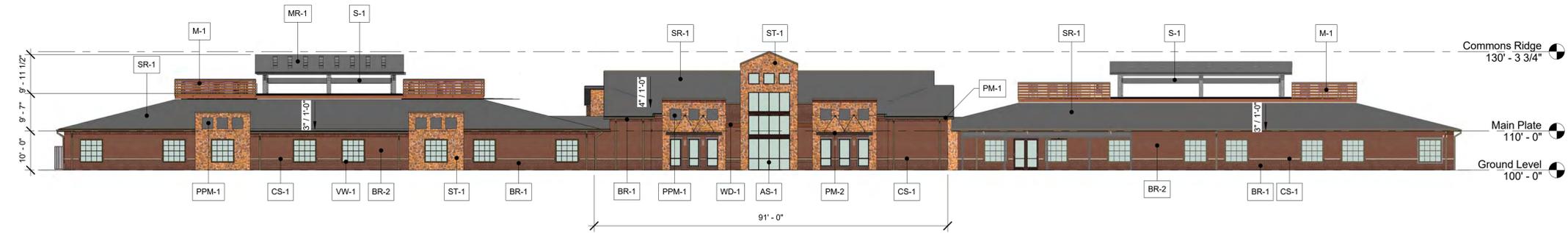
**LOT 1
BLOCK A
PROSPER TOWN CENTER PHASE IV**

**TOWN of PROSPER
CASE #MD16-0006**





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"

Material Schedule - Exterior_City Review			
Mark	Material: Description	Manufacturer	Color/Finish
Composite			
M-1	Composite	Trex	Color: Saddle
EIFS			
E-1	EIFS	Manufacturer	Color: Paint to match P-2
Masonry			
BR-1	Brick - King Size	Acme Brick	Color: Amaretto-20 Finish: Velour
BR-2	Brick - King Size	Acme Brick	Color: Garnet Finish: Velour
CS-1	Exterior - Stone	United Commercial Cast Stone	Color: Tan - Submit for Approval
ST-1	Exterior - Stone	Private Client	Surface stone w/ Natural Mold
Paint			
P-1	Paint	Benjamin Moore	2106-10 Java, To coordinate with BR-1
P-2	Paint	Benjamin Moore	Color: 1197 Pumice Stone, To coordinate with BR-2
P-3	Paint	Benjamin Moore	Color: HC-77 Alexandria Beige, To coordinate with PM-1
Prefinished Metal			
PM-1	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Sierra Tan
PM-2	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Dark Bronze
PPM-1	Exterior - Pre-Painted Metal	Western States Metal Roofing	Color: Fresh Roast, 855-4 Corten (Submit for Approval)
Roofing			
MR-1	Exterior - Prefinished Metal Roofing	Berridge Manufacturing Co.	Color: Zinc Grey
SR-1	Composite Shingle	Certaainteed	Color: Shenandoah
Steel			
S-1	Steel Structure		Color: TBD
Storefront			
AS-1	Aluminum Storefront	Kawneer	Color: Classic Bronze, Permafluor UC109850
Windows			
VW-1	Vinyl Window		Color: Brown, Submit for Approval
Wood			
WD-1	Cedar Timber		Species: Cedar

SECONDARY MATERIALS
 (TREX, PREFINISHED METAL, CEDAR WOOD, EIFS, STEEL STRUCTURE)

Elevation Material Calculations			
		SF	% of Material
North	Total Area	4902	
	Glazing Area	665	
	Net Area	4237	
	BR-1 Area	977	23%
	BR-2 Area	2841	67%
	CS-1	43	1%
	Secondary Materials	376	9%
South	Total Area	4761	
	Glazing Area	887	
	Net Area	3874	
	BR-1	806	21%
	BR-2	1847	48%
	CS-1	48	1%
	ST-1	786	20%
Secondary Materials	387	10%	
East	Total Area	4384	
	Glazing Area	754	
	Net Area	3630	
	BR-1	574	16%
	BR-2	1764	49%
	ST-1	958	26%
	CS-1	34	1%
Secondary Materials	300	8%	
West	Total Area	4379	
	Glazing Area	827	
	Net Area	3552	
	BR-1	584	16%
	BR-2	1639	46%
	CS-1	36	1%
	ST-1	938	26%
Secondary Materials	355	10%	

STANDARD LANGUAGE AND/OR NOTATIONS

- *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.

Owner: Elder Living Partners
 13642 Omega
 Dallas, TX 75244

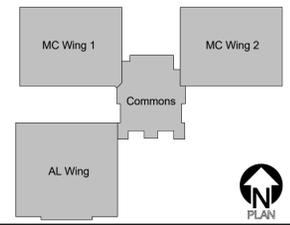
Applicant: Matthew Maly
 170 N. Preston Rd., STE. 10
 Prosper, TX 75078

Surveyor: Dunaway Associates L.P.
 170 N. Preston Rd., STE. 10
 Prosper, TX 75078

**LOT 1
 BLOCK A
 PROSPER TOWN CENTER PHASE IV**

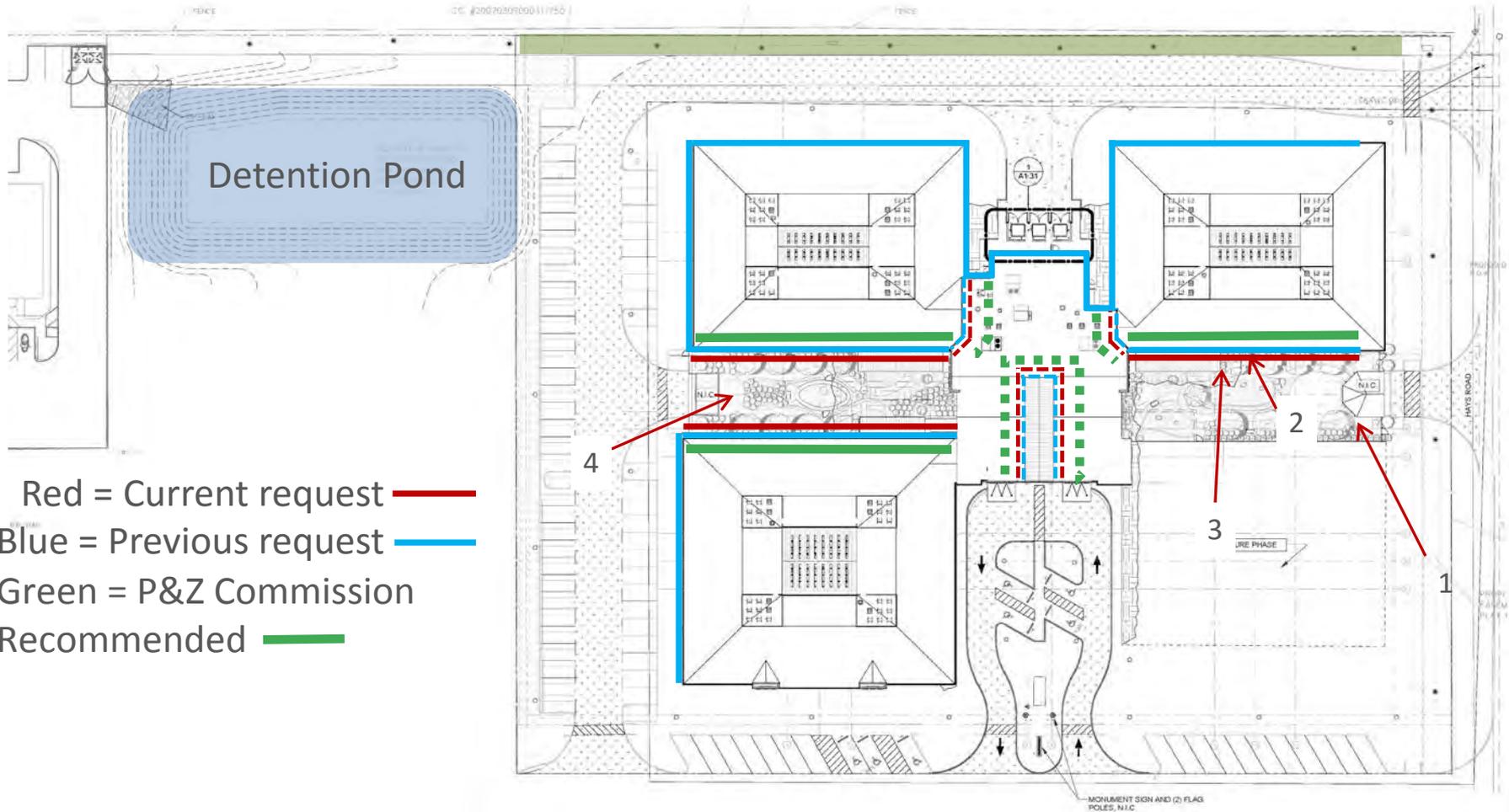
**TOWN of PROSPER
 CASE #D16-0019**

TOWN OF PROSPER
 Staff Approved
 04/13/2016



Site/Floor Plan

Item 14



- Red = Current request
- Blue = Previous request
- Green = P&Z Commission Recommended

View from Southeast

Item 14



[Back to plan](#)

View 1

View inside courtyard

Item 14



[Back to plan](#)

[View 2](#)

View from South

Item 14



[Back to plan](#)

View 3

View from West

Item 14



[Back to plan](#)

View 4



Jonathan Hubbard
Town of Prosper

Re: Tribute Alternate Materials Request

Dear Jonathan;

The applicant proposes to use cement fiber siding material on the courtyard facing walls of the building, and the clerestory roof element, in lieu of masonry. The specific product will be Hardie Shingle siding.

Unique architectural expression

The character of the design is intended to be residential in nature as this will be “home” for our residents. The owner and architects feel that the introduction of a siding material, along with brick and stone, contributes to that design intent by creating visual interest and reducing monotony. Many homes include a variety of materials, including siding.

Includes unique building styles and materials

The cement fiber siding is combined with brick and stone that match the existing developed commercial buildings. The additional material, along with sloped residential roofs, is intended to give the building less of a commercial / institutional look as we feel that is very important for this use.

Is consistent with high quality development

The cement fiber siding is a high quality material. It has all the aesthetic advantages of wood siding, without the maintenance problems of wood. It has been used extensively in major projects, such as Dr Pepper Ballpark in Frisco.

Is or would be visually harmonious with existing or proposed nearby buildings.

Many of the existing homes in the immediate area include siding materials in addition to masonry. The existing buildings at Prosper Town Center are commercial in use and appearance. Tribute Senior Living is located at the far northeast corner of the development. While utilizing the same stone and brick for compatibility with the commercial buildings, the introduction of siding and other residential design features will make a good transition to the adjacent single family homes to the east. Additionally, the north façade of the building is screened by multiple levels of landscaping .

Has obvious merit based upon the quality and durability of the materials.

We feel the merits are obvious based on the use and the reasons stated above. As the siding is a cement based product, there is no concern with the quality or long term durability. The product is UV

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DEVELOPMENT SERVICES

resistant, mold resistant, non-combustible, and will not rot like wood products are prone to do. The product, like masonry, is made to last a lifetime.

Represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives

The design team feels the intent of the zoning is to promote good design and utilize high quality materials. For the reasons noted above we believe incorporating the cement fiber siding does not compromise the intent and in fact results in a better design.

Sincerely,



Gary DeVleer



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