



**AGENDA**  
**Special Work Session Meeting of the  
Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 21, 2016, 3:00 p.m.

1. Call to Order / Roll Call.
2. Tour. The Commission will tour sites in Prosper, Prosper E.T.J., Celina, Celina E.T.J., McKinney and Frisco.
3. Return to Municipal Chambers to discuss tour.
4. Adjourn.

**CERTIFICATION**

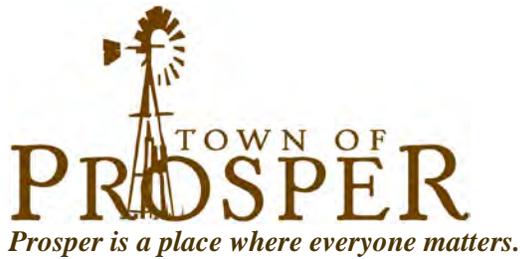
I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 17, 2016, at 5:00 p.m. and remained 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 OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Planning & Zoning Commission 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.



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 21, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

3. **CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

3a. Consider and act upon minutes from the June 7, 2016, Regular Planning & Zoning Commission meeting.

3b. Consider and act upon a Site Plan for an office building (Broadway Station Business Park), on 0.3± acre, located on the south side of Broadway Street, 350 feet west of Church Street (212 E. Broadway Street). This property is zoned Downtown Office (DTO). (D16-0053).

3c. Consider and act upon a Site Plan for a mini-warehouse building (Blue Star Storage), on 3.6± acres, located on the south side of Prosper Trail, 700± feet west of Preston Road. This property is zoned Planned Development-55 (PD-55). (D16-0054).

3d. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the north side of US 380, 500± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0056).

**REGULAR AGENDA**

(If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. 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 Planning & Zoning Commission.)

4. 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).

5. 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).

6. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 2, Zoning Districts, and Chapter 4, Development Requirements of the Zoning Ordinance regarding Downtown Office (DTO) landscaping, screening and off-street parking requirements. (Z16-0012).
7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
8. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

#### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 17, 2016, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

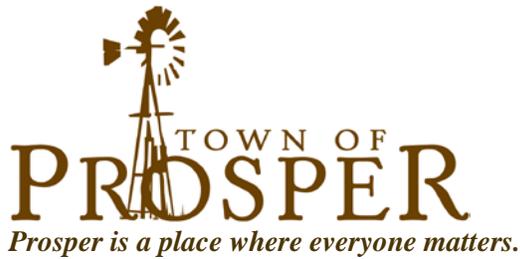
\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission 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 Planning & Zoning Commission.

<p><b>NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:</b> The Prosper Planning &amp; Zoning Commission 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.</p>
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**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 7, 2016, 6:00 p.m.

**1. Call to Order / Roll Call.**

The meeting was called to order at 6:21 p.m.

Commissioners present: Brandon Daniel, Craig Andres, Chad Robertson, and Tripp Davenport  
Commissioner(s) absent: John Alzner Chair and John Hema Vice Chair  
Commissioner Snyder arrived at 6:44 p.m.

Staff present: Hulon Webb, Executive Director of Development and Community Services; Terry Welch, Town Attorney; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

**2. Recitation of Pledge of Allegiance.**

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the May 17, 2016, Regular Planning & Zoning Commission meeting.**

**3b. Consider and act upon a Preliminary Site Plan for a church/private school/child day care development (St. Martin de Porres), on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0002).**

**3c. Consider and act upon a Final Plat for St. Martin de Porres, Block A, Lots 2 and 4, and a Conveyance Plat for St. Martin de Porres, Block A, Lots 1 and 3, on 52.0± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0036).**

**3d. Consider and act upon a Site Plan for a church/private school/child day care development (St. Martin de Porres), on 26.8± acres, located on the west side of Teel Parkway, 800± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15). (D16-0050).**

**3e. Consider and act upon a Final Plat for Primrose Windsong Addition, Block A, Lot 1, on 2.6± acres, located on the east side of Gee Road, 1,950± feet north of US 380. This property is zoned Planned Development-40 (PD-40) and Specific Use Permit-14 (S-14). (D16-0049).**

**3f. Consider and act upon a Site Plan for two retail buildings in the Gates of Prosper, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0051).**

- 3g. **Consider and act upon a Final Plat for Gates of Prosper, Block A, Lot 4, on 13.4± acres, located on the northwest corner of US 380 and future Lovers Lane. This property is zoned Planned Development-67 (PD-67). (D16-0052).**
- 3h. **Consider and act upon a Final Plat for Whispering Gables Addition, Block A, Lot 3, on 1.6± acres, located on the north side of Richland Boulevard, 380± feet west of Coit Road. This property is zoned Office (O) and Specific Use Permit-8 (S-8). (D16-0055).**

Motioned by Andres, seconded by Davenport, to approve the Consent Agenda, subject to staff recommendations. Motion approved 4-0.

#### **REGULAR AGENDA**

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

*Hubbard:* Summarized the request and presented exhibits provided by the applicant. Informed Commissioners of staff concerns regarding the intent of the Planned Development-68 requirement for pitched roof development and the precedent that may be set with the approval of this SUP. Notified Commissioners that no Public Hearing reply forms have been received in opposition to the request.

The Public Hearing was opened by Commissioner Daniel.

*Donald Silverman (Developer):* Provided information regarding the proposed development, the proposed architectural character of the building, and the location of the mechanical units.

There being no other speakers the Public Hearing was closed.

Commission Discussion: Commissioners voiced support for the decision to not have ground mounted mechanical units on the ground. Indicated SUP approval should not set precedent for future similar SUP requests.

Motioned by Robertson, seconded by Davenport, to approve Item 4. Motion approved 4-0.

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

*Hubbard:* Summarized the request and presented exhibits provided by the applicant.

*David Blom (Developer):* Described the proposed building design and materials and indicated compatibility with the first amenity center and the overall development.

Motioned by Snyder, seconded by Andres, to approve Item 5. Motioned approved 5-0.

- 6. **Recess into Closed Session in compliance with Section 551.071, Texas Government Code, for consultation with the Town Attorney relative to legal issues**

**associated with development standards and zoning ordinances, and all matters incident and related thereto.**

Recesses into Closed Session at 6:50 p.m.

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

Reconvened into Regular Session at 7:26 p.m. No action taken.

- 8. Consider and act upon revisions to the minutes of the April 19, 2016, regular Planning and Zoning Commission meeting.**

Motioned by Snyder, seconded by Andres, to approve revised Minutes for the April 19, 2016, Planning & Zoning Commission meeting. Motion approved 4-1. Commissioner Davenport voted in opposition.

- 9. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Glushko:* Provided summary of action taken by Town Council at the May 24, 2016 meeting. Reminded Commissioners of the tour scheduled for June 21, 2016. Indicated that this is Commissioner Davenport's last Planning & Zoning Commission meeting and thanked him for his service.

- 10. Adjourn.**

Motioned by Snyder, seconded by Davenport, to adjourn. Motion approved 5-0 at 7:30 p.m.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Pamela Clark, Planning Technician  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – June 21, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for an office building (Broadway Station Business Park), on 0.3± acre, located on the south side of Broadway Street, 350 feet west of Church Street (212 E. Broadway Street). This property is zoned Downtown Office (DTO). (D16-0053).

**Description of Agenda Item:**

The Site Plan shows a proposed 2,846 square foot, one story, office building. Access is provided from Broadway Street. Adequate parking has been provided. The Site Plan conforms to the DTO development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

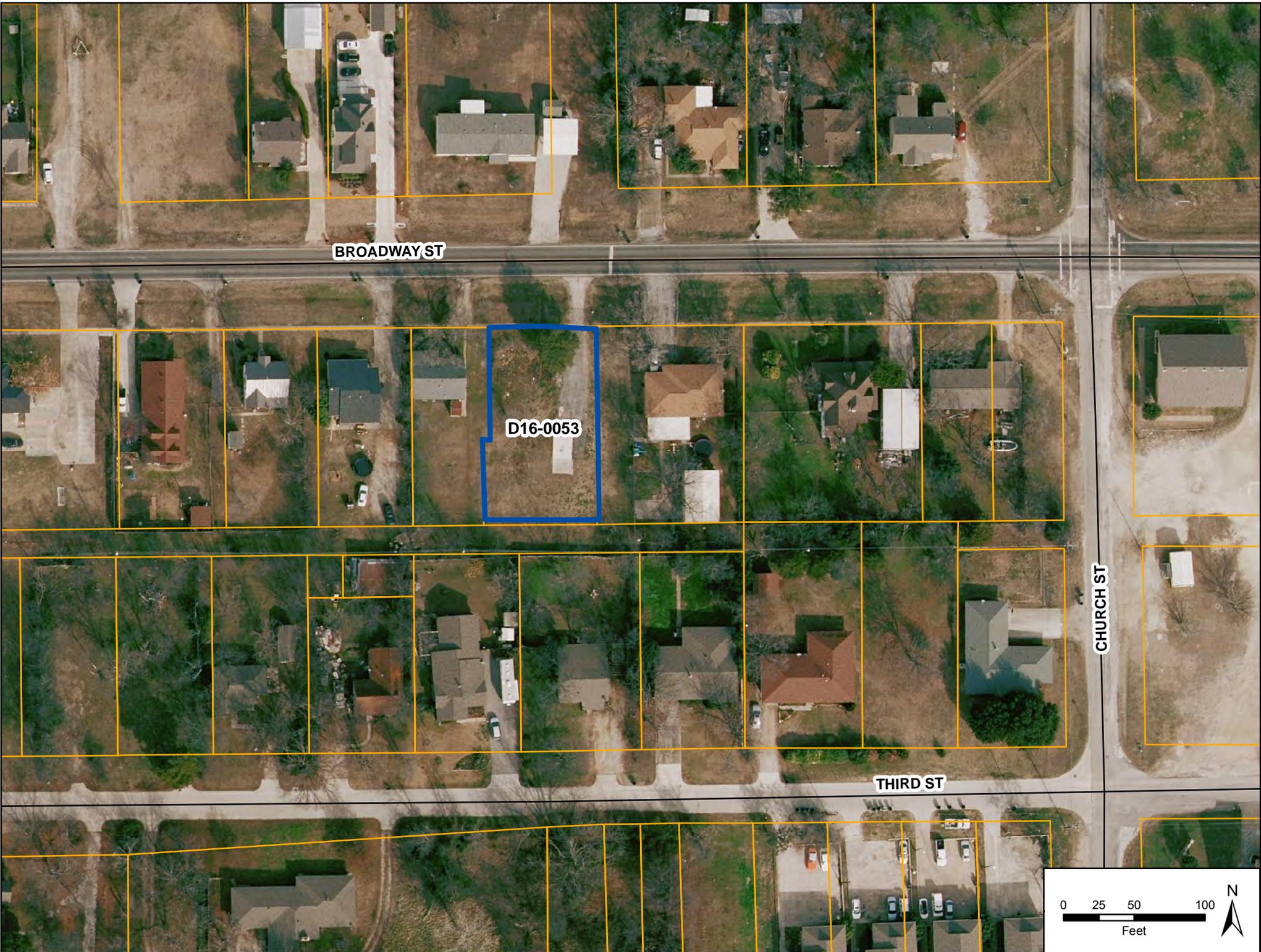
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town staff approval of a maintenance agreement for a private drive located within the Town right-of-way, to be executed prior to issuance of a Certificate of Occupancy.

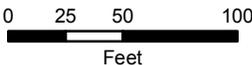


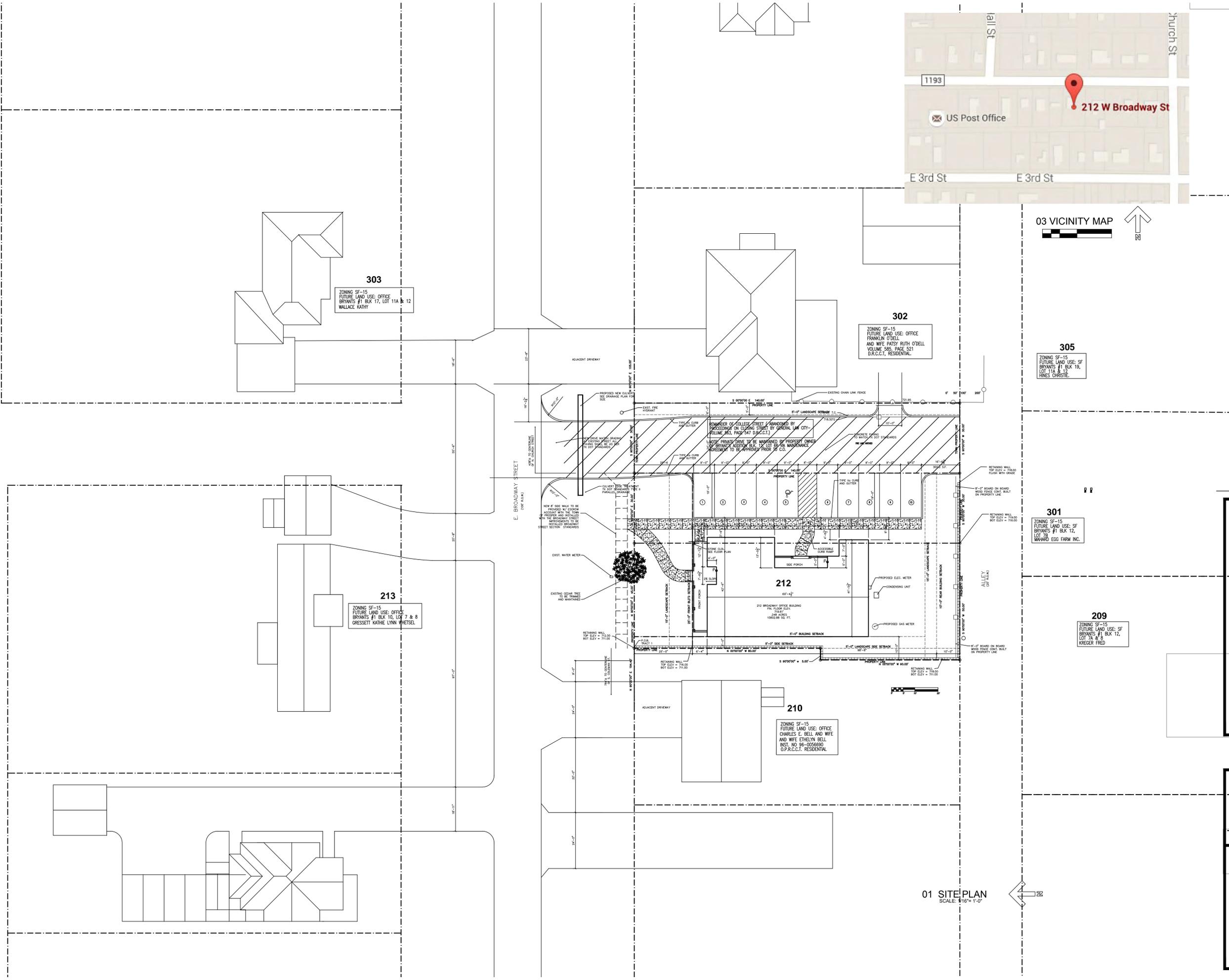
BROADWAY ST

D16-0053

CHURCH ST

THIRD ST





- ### 02 SITE NOTES
- Standard language and/or notations, as follows:  
 Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - 2) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
  - 4) Landscaping shall conform to landscape plans approved by the Town.
  - 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
  - 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
  - 8) Two points of access shall be maintained for the property at all times.
  - 9) Speed bumps/humps are not permitted within a fire lane.
- 53
- 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - 11) All signage is subject to Building Official approval.
  - 12) All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
  - 13) All exterior building materials are subject to Building Official approval and shall conform to the approved façade plan.
  - 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
  - 15) Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Department.
  - 16) Site Plan approval is required prior to grading release.
  - 17) All new electrical lines shall be installed and/or relocated underground.
  - 18) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
  - 19) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - 20) No flood plain exists on the site.
  - 21) Lot to lot drainage not permitted.

SITE DATA SUMMARY:	
DOWNTOWN OFFICE DISTRICT	PROPOSED USE: OFFICE.
LOT AREA: 10,801.89 S.F.	LOT AREA: .248 ACRE.
BUILDING AREA: 2,846 S.F.	LOT COVERAGE FLOOR AREA/LOT AREA
ACTUAL LOT COVERAGE 2,846/10,801.89=26.35%	MAXIMUM LOT COVERAGE ALLOWED 55%M
OPEN PORCH AREA: 360 S.F.	BUILDING AREA: 2,486 S.F.
10 PARKING SPACES PROVIDED	PARKING SPACES REQUIRED 1/350 S.F.
2,486/350=8	ACCESSIBLE PARKING REQUIRED: 1
ACCESSIBLE PARKING PROVIDED: 1	
BUILDING ONE STORY, HEIGHT 22'-3"	OPEN SPACE REQUIRED: 7% = 757 S.F.
OPEN SPACE PROVIDED: 20.7% = 2,240 S.F.	

**OFFICE BUILDING SITE REVIEW**  
**CASE # D16-0053**

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

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

**01 SITE PLAN**  
 SCALE: 1/8" = 1'-0"



## PLANNING

**To: Planning & Zoning Commission**

**From: Alex Glushko, AICP, Senior Planner**

**Through: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – June 21, 2016**

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**Agenda Item:**

Consider and act upon a Site Plan for a mini-warehouse building (Blue Star Storage), on 3.6± acres, located on the south side of Prosper Trail, 700± feet west of Preston Road. This property is zoned Planned Development-55 (PD-55). (D16-0054).

**Description of Agenda Item:**

The Site Plan depicts a one-story 22,750 square foot mini-warehouse building. Access is provided from Prosper Trail. Infrastructure was previously constructed to accommodate this final phase of development within the Blue Star Storage facility. The Site Plan conforms to PD-55 development standards. Prior to the issuance of a Certificate of Occupancy, an Amending Plat is required to be approved by the Planning & Zoning Commission and filed, in order to reduce the size of existing water easements conflicting with the proposed building.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

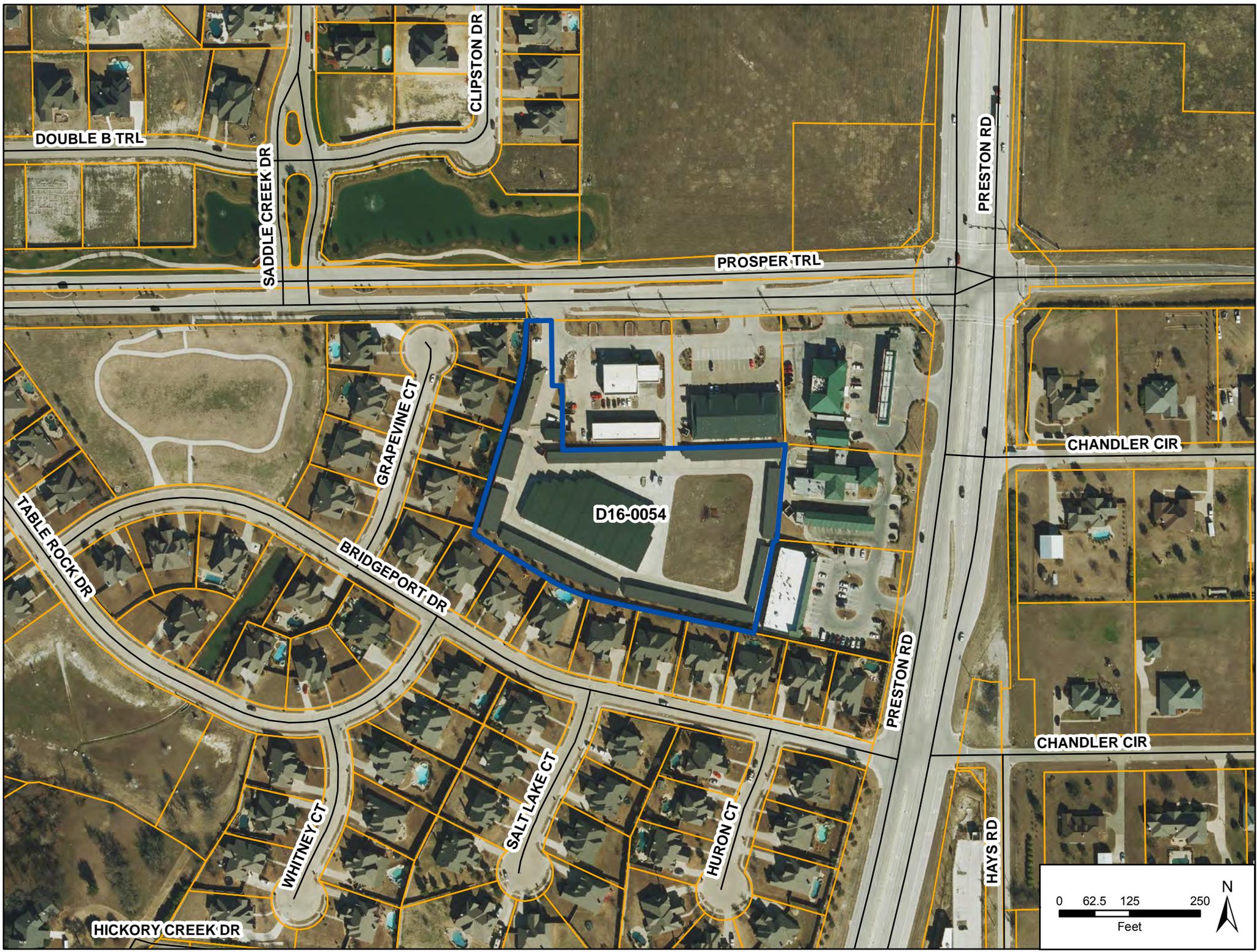
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town staff approval of 36" clearance between the face of the proposed building and surrounding all fire hydrants.
4. Planning & Zoning Commission approval of an Amending Plat, to be filed prior to issuance of a Certificate of Occupancy.



DOUBLE B TRL

SADDLE CREEK DR

CLIPSTON DR

PROSPER TRL

PRESTON RD

CHANDLER CIR

D16-0054

TABLE ROCK DR

GRAPEVINE CT

BRIDGEPORT DR

PRESTON RD

CHANDLER CIR

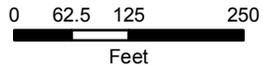
WHITNEY CT

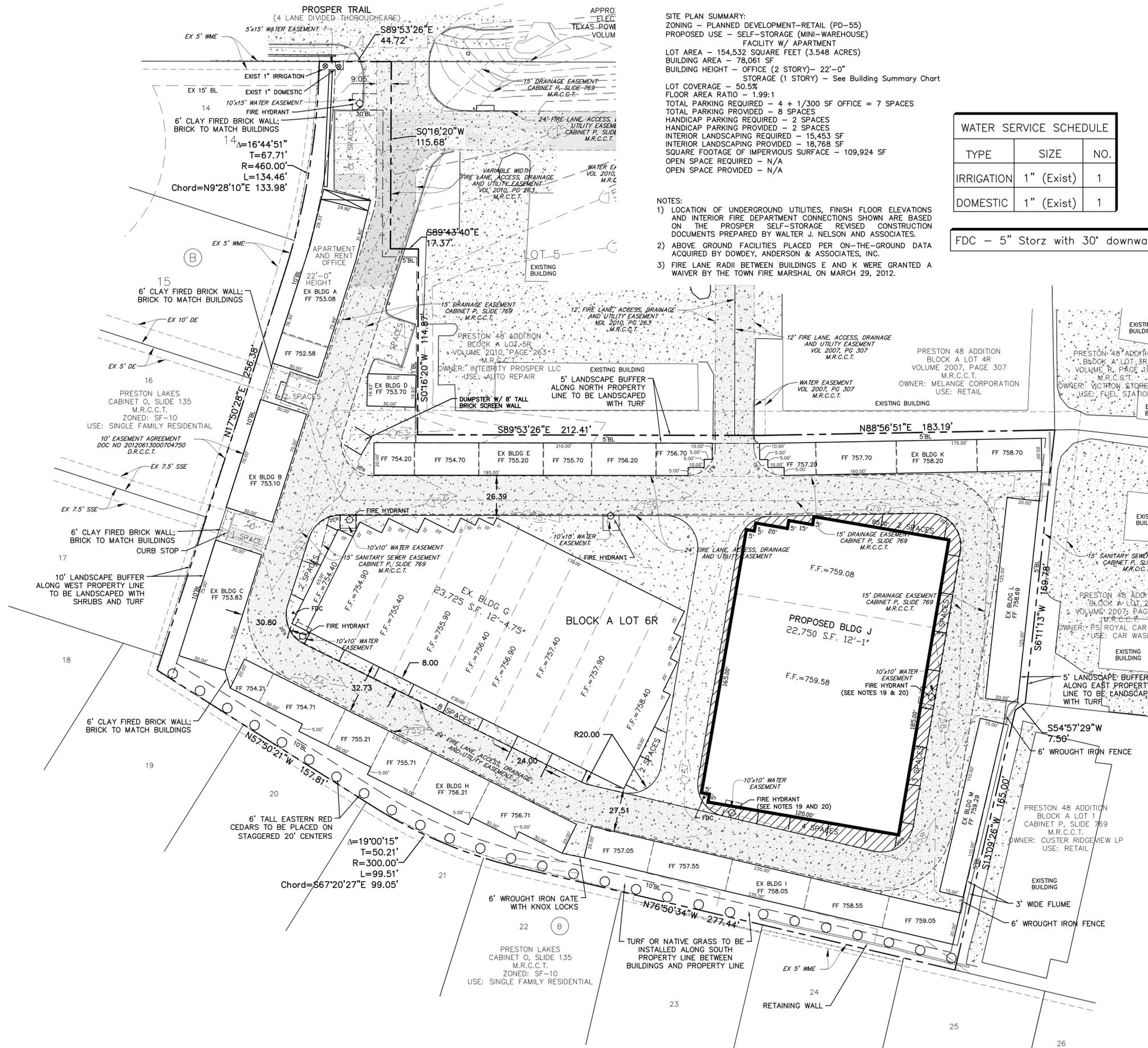
SALT LAKE CT

HURON CT

HAYS RD

HICKORY CREEK DR



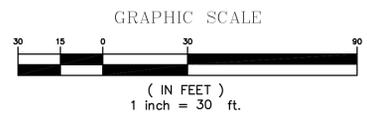
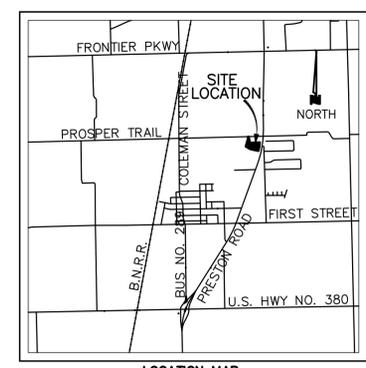


**SITE PLAN SUMMARY:**  
 ZONING - PLANNED DEVELOPMENT-RETAIL (PD-55)  
 PROPOSED USE - SELF-STORAGE (MINI-WAREHOUSE) FACILITY W/ APARTMENT  
 LOT AREA - 154,532 SQUARE FEET (3.548 ACRES)  
 BUILDING AREA - 78,061 SF  
 BUILDING HEIGHT - OFFICE (2 STORY) - 22'-0"  
 STORAGE (1 STORY) - See Building Summary Chart  
 LOT COVERAGE - 50.5%  
 FLOOR AREA RATIO - 1.99:1  
 TOTAL PARKING REQUIRED - 4 + 1/300 SF OFFICE = 7 SPACES  
 TOTAL PARKING PROVIDED - 8 SPACES  
 HANDICAP PARKING REQUIRED - 2 SPACES  
 HANDICAP PARKING PROVIDED - 2 SPACES  
 INTERIOR LANDSCAPING REQUIRED - 15,453 SF  
 INTERIOR LANDSCAPING PROVIDED - 18,768 SF  
 SQUARE FOOTAGE OF IMPERVIOUS SURFACE - 109,924 SF  
 OPEN SPACE REQUIRED - N/A  
 OPEN SPACE PROVIDED - N/A

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

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

FDC - 5" Storz with 30' downward angle



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

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
- 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- 5) ALL ELEVATIONS SHALL COMPLY WITH STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
- 6) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 7) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 8) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- 9) SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- 10) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- 11) ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 12) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 13) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
- 14) SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- 15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
- 16) SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- 17) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- 18) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 19) PRIOR TO ISSUANCE OF C.O., WATER EASEMENTS SHALL BE AMENDED ON PLAT TO BE OUTSIDE OF BUILDING ENVELOPE.
- 20) THERE SHALL BE 36 INCHES OF CLEARANCE BETWEEN FACE OF BUILDING AND SURROUNDING ANY FIRE HYDRANT.

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

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



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

**Through: Alex Glushko, AICP, Senior Planner**

**Re: Planning & Zoning Commission Meeting – June 21, 2016**

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**Agenda Item:**

Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the north side of US 380, 500± feet east of Gee Road. This property is zoned Planned Development-40 (PD-40). (D16-0056).

**History:**

On December 1, 2015, the Planning & Zoning Commission approved a Site Plan for Windsong Ranch Marketplace, Block A, Lots 4, 7 and 8 (D15-0084). The purpose of the revised Site Plan is to accommodate an increase of building area on Lot 4 from 29,332 square feet to 31,345 square feet.

**Description of Agenda Item:**

The Site Plan consists of a 123,494 square foot grocery store, a 178 square foot convenience store with fuel pumps, and a 31,345 square foot retail/restaurant building. Access is provided from US 380 and Gee Road. Adequate parking has been provided. The Site Plan conforms to the PD-40 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

**Attached Documents:**

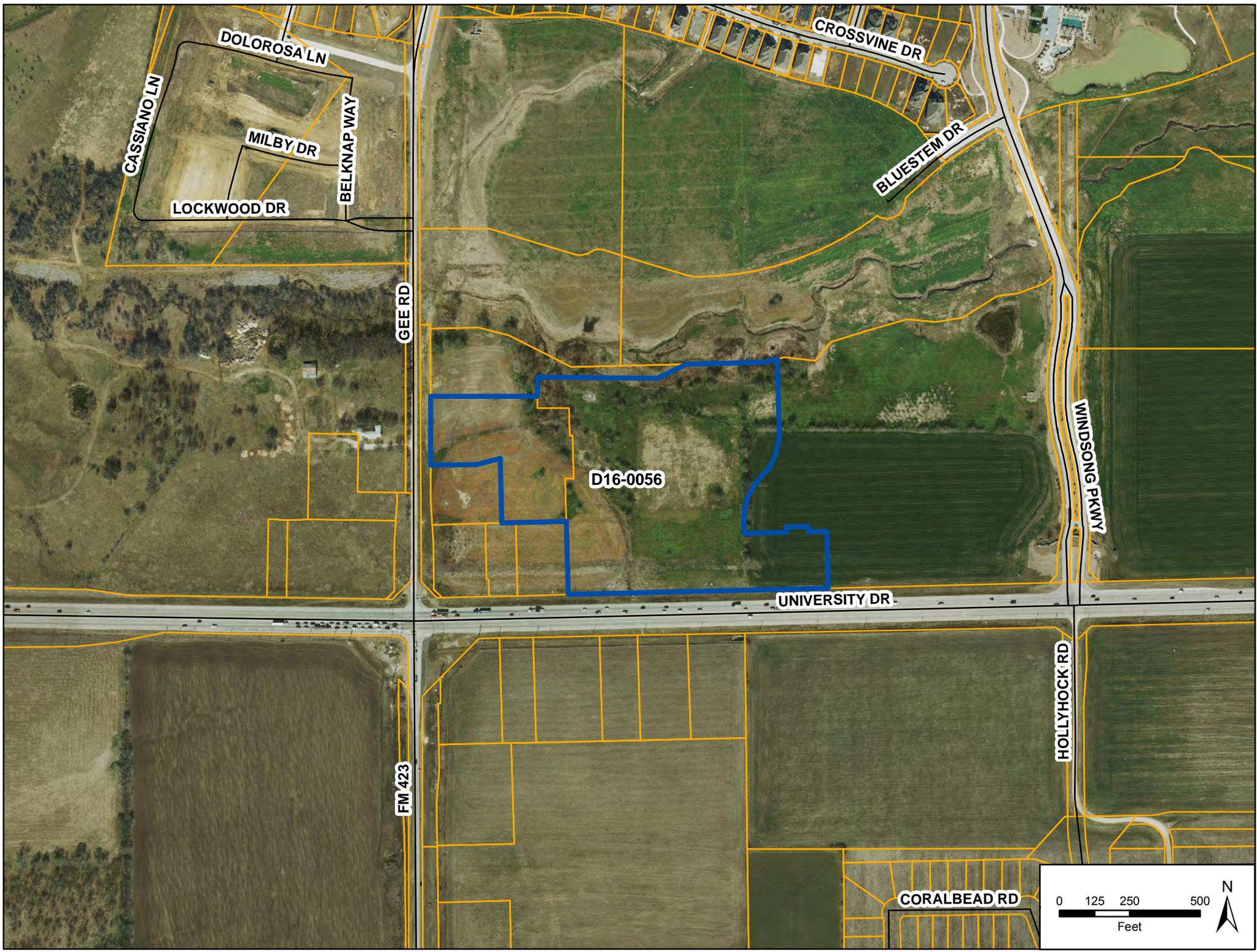
1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Town staff approval of all landscaping located within the Town's 15 foot waterline easement.

4. City of Irving approval of all landscaping located within the 75 foot waterline easement.
5. Withdrawal of the previously approved Site Plan (D15-0084).



CASSIANO LN  
DOLOROSA LN  
MILBY DR  
BELKNAP WAY  
LOCKWOOD DR

CROSSVINE DR  
BLUESTEM DR

GEE RD

D16-0056

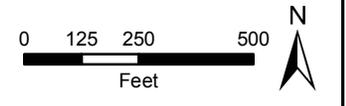
WINDSONG PKWY

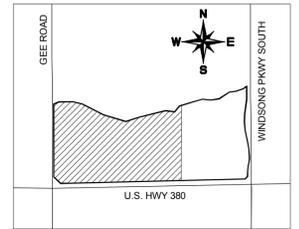
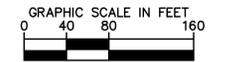
UNIVERSITY DR

FM 423

HOLLYHOCK RD

CORALBEAD RD





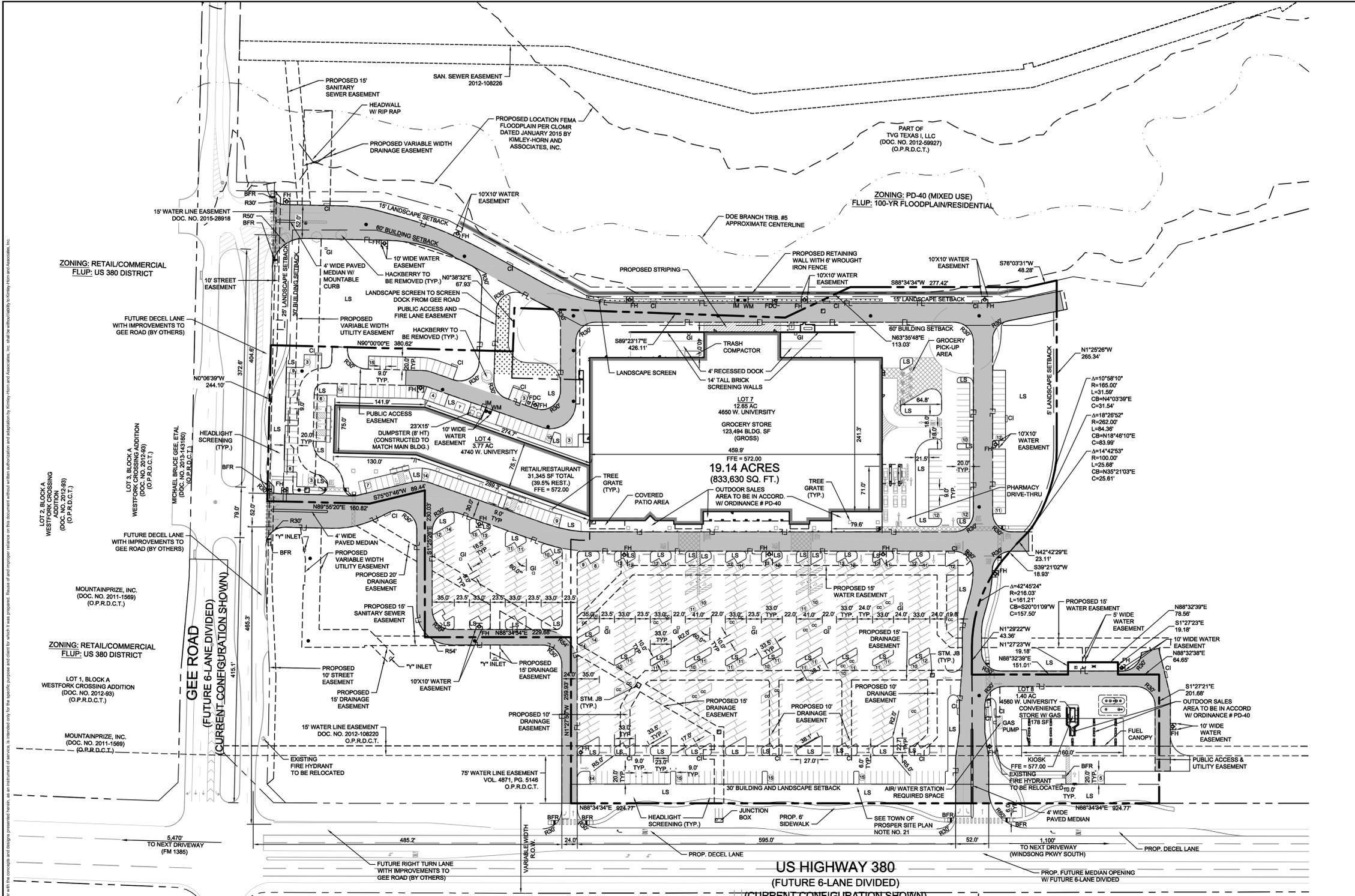
LOCATION MAP  
NTS

LEGEND

- PROPERTY LINE
- FL — FIRE LANE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT
- LANDSCAPE SCREEN
- CI CURB INLET
- GI GRATE INLET
- LS LANDSCAPE AREA
- STORM DRAIN JB/MH
- SANITARY SEWER MH
- FH PROPOSED FIRE HYDRANT
- IM PROPOSED IRRIGATION METER
- WM PROPOSED WATER METER

TOWN OF PROSPER  
SITE PLAN NOTES

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE REQUIREMENTS OF CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIX (6) FEET WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15. APPROVAL OF SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF AND/OR FINISH OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
20. LOTS SHALL HAVE FRONTAGE ON A COMMON ACCESS DRIVE OR A PUBLIC STREET. THE COMMON ACCESS DRIVE SHALL BE A DEDICATED PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT.
21. ON-SITE PARKING LOT LIGHTING SHALL INCLUDE DIMMERS.
22. DEVELOPER SHALL MAINTAIN THREE (3) FOOT BERMS FOR PURPOSES OF SCREENING ALONG GEE ROAD AND WINDSONG RANCH PARKWAY, AND SHALL USE BEST EFFORTS TO INSTALL BERMS ALONG US HIGHWAY 380.
23. ALL RETAINING WALLS ALONG CREEK TO BE STONE.
24. LOADING AREAS LOCATED ADJACENT TO MAJOR CREEKS SHOULD BE SCREENED FROM THE FLOODPLAIN BY A SOLID LIVING SCREEN TO REACH A MIN. OF 14 FT. TALL WITHIN 2 YEARS.



**RUDMAN PARTNERSHIP ETAL** (VOL. 2844, PG. 42) (O.P.R.D.C.T.)  
**ZONING: AGRICULTURAL FLUP: RETAIL (CITY OF FRISCO)**

**GARY BEDFORD DAVIS** (VOL. 779, PG. 988) (O.P.R.D.C.T.)  
**ZONING: RETAIL FLUP: OFFICE (CITY OF FRISCO)**

**NASH ELAND LLC** (INST. NO. 2014-23175) (O.P.R.D.C.T.)  
**ZONING: AGRICULTURAL FLUP: OFFICE (CITY OF FRISCO)**

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC														
4	PD-40	RETAIL/RESTAURANT (39.5%)	164,301	3.77	31,345	40'	19.1%	0.191:1	1:250 (RET.), 1:100 (REST.)	200	201	7	8	3,015	15,636	105,083	11,501	12,237
7	PD-40	GROCERY/RETAIL	551,020	12.65	123,494	40'	22.4%	0.224:1	1:250	494	576	12	12	8,640	23,782	365,158	38,571	38,586
8	PD-40	CONVENIENCE STORE W/FUEL	60,810	1.40	178	40'	0.3%	0.003:1	MIN. 3 SPACES (EMPLOYEE)	3	5	1	1	75	1,718	52,987	4,257	5,927
SUBTOTAL				17.82														
ROW DEDICATION			57,499	1.32														
<b>TOTAL</b>			<b>833,630</b>	<b>19.14</b>	<b>155,017</b>					<b>697</b>	<b>782</b>	<b>20</b>	<b>21</b>	<b>11,730</b>	<b>41,136</b>	<b>523,228</b>	<b>54,329</b>	<b>56,750</b>

\*SINGLE-STORY BUILDING

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
3. MEDIANS ALONG WINDSONG PARKWAY SOUTH ARE PRIVATELY OWNED BY TVG. ANY STREET IMPROVEMENTS ALONG WINDSONG PARKWAY SOUTH ARE TO BE DISCUSSED WITH THE TOWN AND TVG.
4. ALL OUTDOOR SALES AREA SHALL COMPLY WITH ZONING EXHIBIT D (ORDINANCE NO. PD-40).
5. FDCS SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF PROSPER STANDARDS.
6. TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 15' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER).
7. GEE RD. IS SHOWN AS ULTIMATE BUILD OUT BASED ON INFORMATION PROVIDED BY OTHERS.
8. FOUNDATION PLANTINGS WILL CONFORM TO LANDSCAPE PLANS TO BE APPROVED BY THE TOWN.

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.
WM	DOMESTIC	2"	1
WM	DOMESTIC	3"	1
IM	IRRIGATION	2"	2

# Kimley»Horn

**SITE PLAN**  
**WINDSONG RANCH MARKETPLACE**  
**LOTS 4, 7 & 8**  
**CASE # D16-0056**

19.14 AC. SITUATED IN THE  
 J. SALING SURVEY, ABSTRACT NO. 1675  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE : JUNE 14, 2016

Owner/Applicant: NORTHEAST 423/380, LTD 7001 PRESTON ROAD SUITE 410 DALLAS, TX 75205  
 Owner: THE KROGER CO. 1331 E. AIRPORT FRWY IRVING, TX 75062  
 Engineer: KIMLEY-HORN AND ASSOCIATES, INC. SUITE 1000 DALLAS, TX 75251

K:\Projects\2016\16-0056\16-0056.dwg  
 PLOT DATE: 06/14/2016 10:00 AM  
 PLOT BY: J. HORN  
 LAST SAVED: 06/14/2016 10:00 AM  
 C:\Users\jhorn\AppData\Local\Temp\16-0056.dwg  
 DWG NAME: 16-0056 SITE PLAN



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – June 21, 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).

**Request:**

As depicted in the attached elevations, the applicant is requesting the exterior of the structure be constructed of brick, stone and cement fiber siding. The siding is a non-masonry material per the Zoning Ordinance's definition of masonry construction. The Zoning Ordinance requires the exterior of the buildings to be 100% masonry. In April 2016, Town staff approved a Façade Plan for the facility with a brick and stone exterior that met the requirements of the Zoning Ordinance.

The applicant is proposing the masonry materials be reduced from 91% to 17% on the northern elevation, 90% to 75% on the southern elevation, 92% to 81% on the eastern elevation and 89% to 43% on the western elevation. As depicted in the attached approved Site Plan, the applicant is proposing minimal masonry reduction on elevations with the most public exposure, the southern and eastern elevations.

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:**

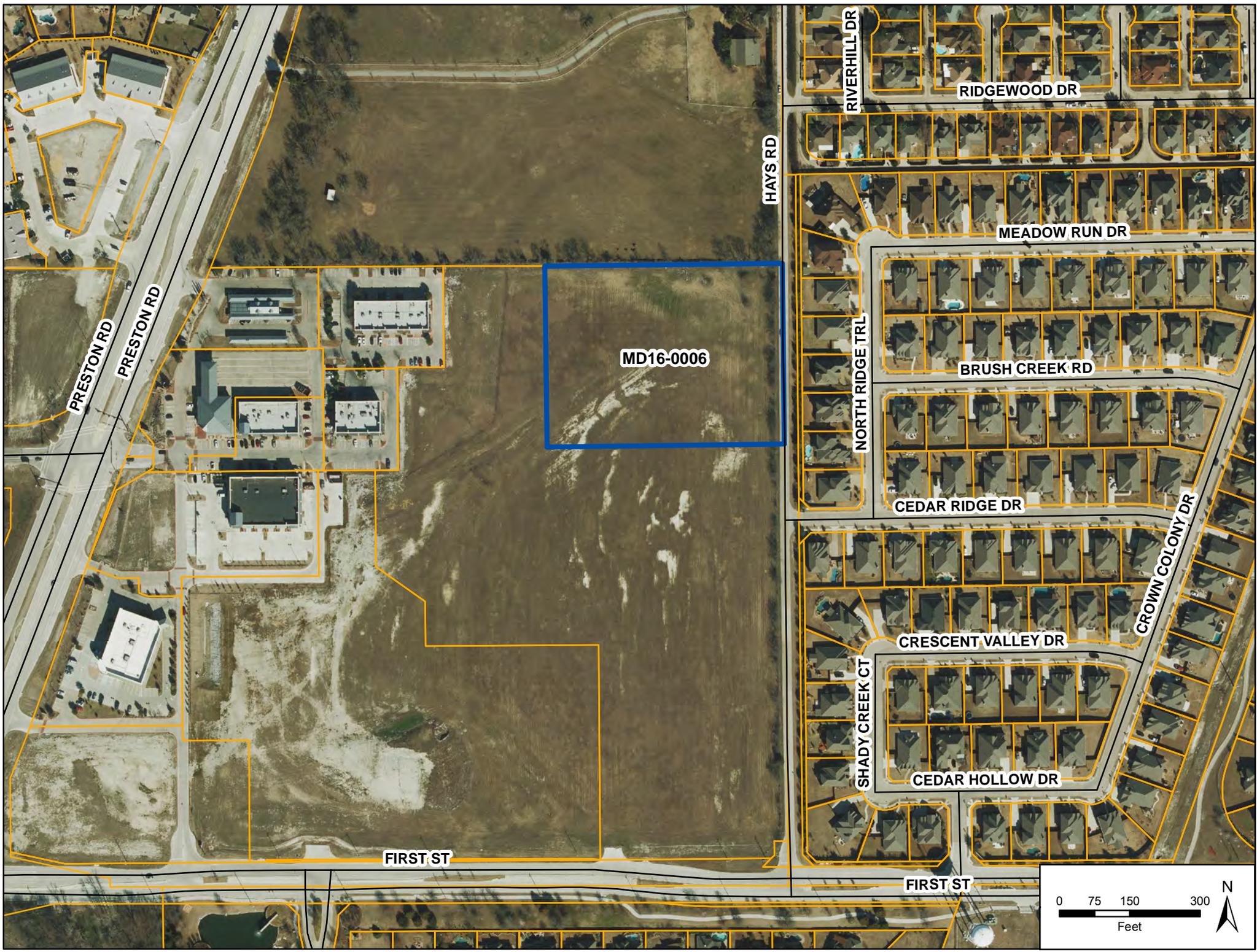
1. Location Map
2. Staff Approved Elevations
3. Proposed Elevations
4. Comparable Elevations
5. Approved Site Plan
6. Applicant's Letter Addressing Exception Criteria

**Town Staff Recommendation:**

Town staff recommends that the Planning & Zoning Commission consider and act upon a request for a façade exception for the Tribute Memory Care Facility.

**Town Council Consideration:**

Upon a recommendation by the Planning & Zoning Commission, this request will be scheduled for the Town Council meeting on July 12, 2016.



PRESTON RD  
PRESTON RD

HAYS RD

MD16-0006

RIVERHILL DR

RIDGEWOOD DR

MEADOW RUN DR

NORTH RIDGE TRL

BRUSH CREEK RD

CEDAR RIDGE DR

CROWN COLONY DR

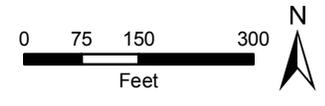
CRESCENT VALLEY DR

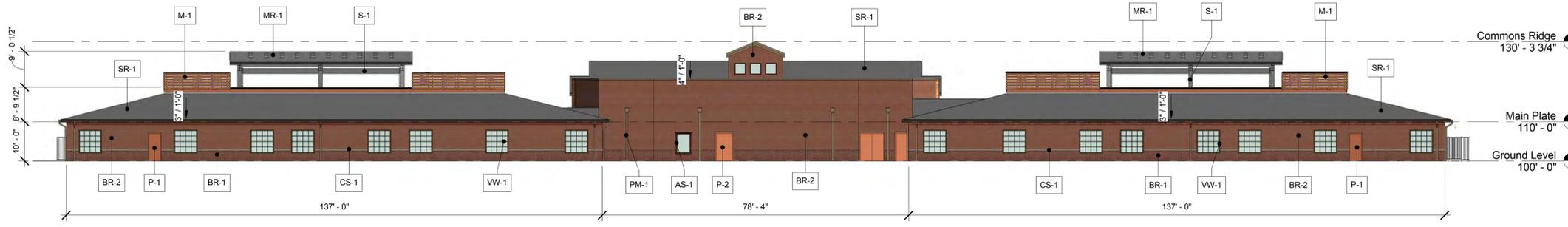
SHADY CREEK CT

CEDAR HOLLOW DR

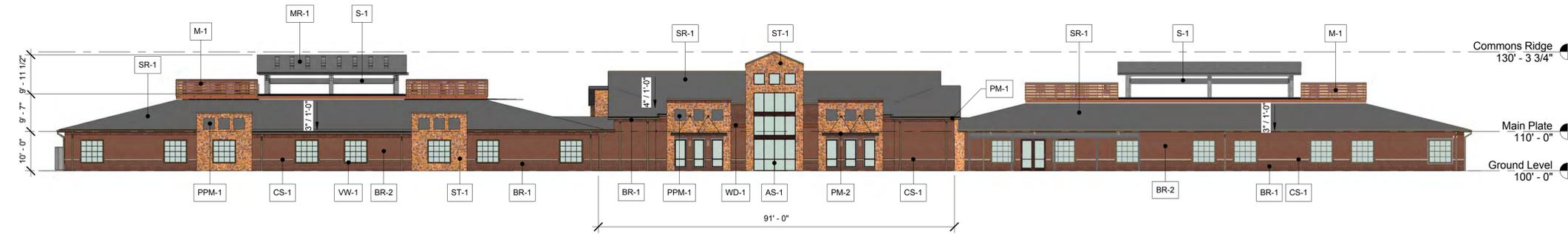
FIRST ST

FIRST ST





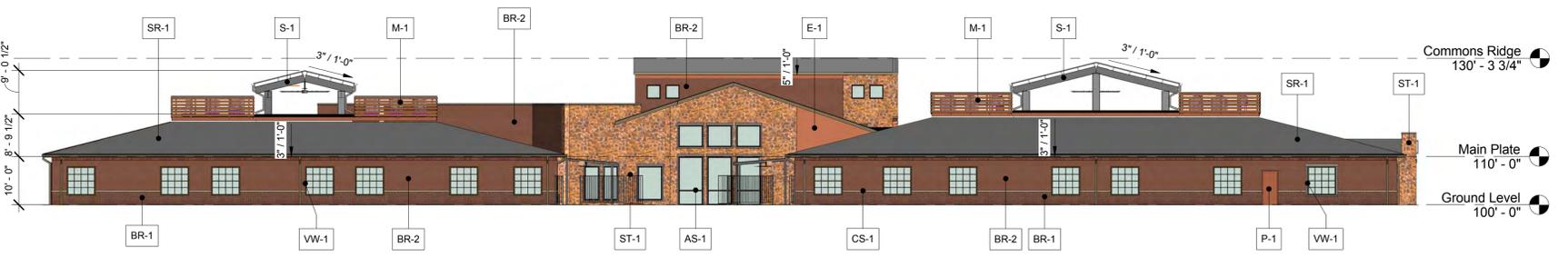
1 North Elevation  
1/16" = 1'-0"



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



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



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

Material Schedule - Exterior_City Review			
Mark	Material: Description	Manufacturer	Color/Finish
M-1	Composite	Trex	Color: Saddle
E-1	EIFS	Manufacturer	Color: Paint to match P-2
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
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
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)
MR-1	Exterior - Prefinished Metal Roofing	Berridge Manufacturing Co.	Color: Zinc Grey
SR-1	Composite Shingle	Certaainteed	Color: Shenandoah
S-1	Steel Structure		Color: TBD
AS-1	Aluminum Storefront	Kawneer	Color: Classic Bronze, Permafluor UC109850
VW-1	Vinyl Window		Color: Brown, Submit for Approval
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	
	<b>Net Area</b>	<b>4237</b>	
	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	
	<b>Net Area</b>	<b>3874</b>	
	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	
	<b>Net Area</b>	<b>3630</b>	
	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	
	<b>Net Area</b>	<b>3552</b>	
	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

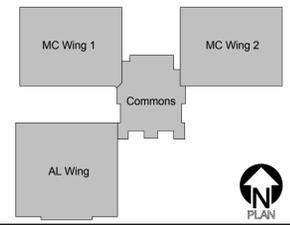
**Applicant:** Matthew Maly  
 170 N. Preston Rd., STE. 10  
 Prosper, TX 75078

**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**

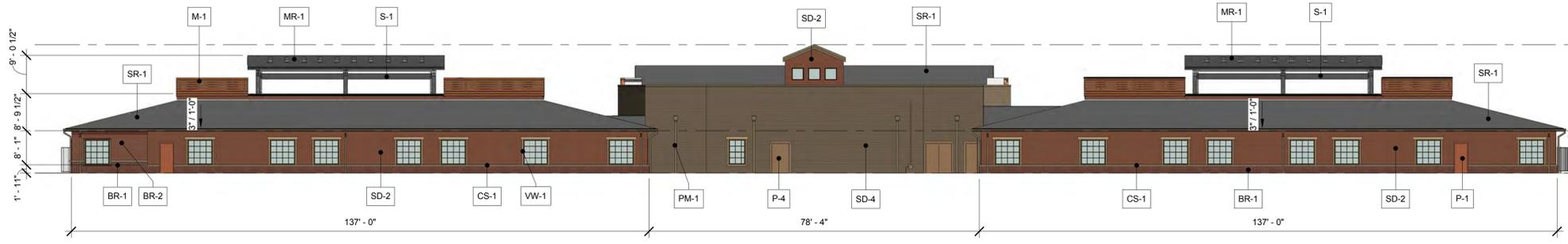
TOWN OF PROSPER  
 Staff Approved  
 04/13/2016



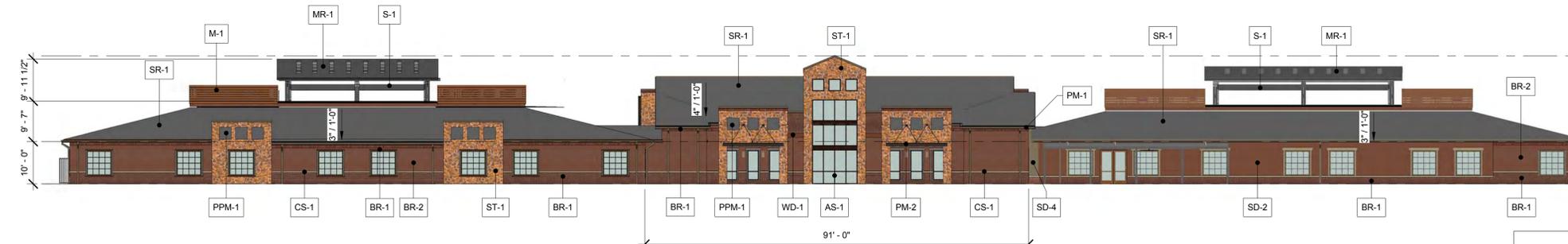
**Facade Plan  
 OPTION 2**

**SPE 2.0**

Scheme/Version:  
 Project Number:  
 Date: 04/13/2016  
 15006-01



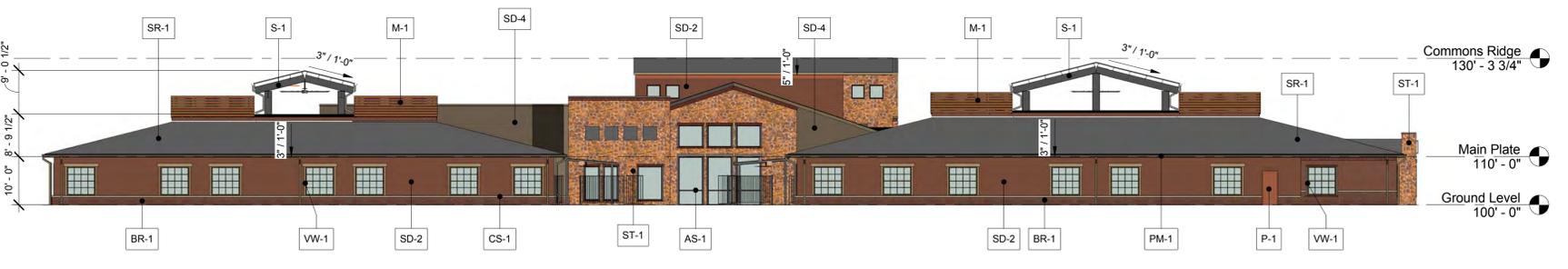
1 North Elevation  
1/16" = 1'-0"



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: 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
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Roofing			
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		SF	% of Material
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	<b>Net Area</b>	<b>4237</b>	
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	BR-2	121	3%
	SD-2	1593	38%
	SD-4	1538	36%
South	Cast Stone	43	1%
	Secondary Materials	376	9%
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	Secondary Materials	387	10%
	West	Total Area	4384
Glazing Area		754	
<b>Net Area</b>		<b>3630</b>	
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**

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- \* Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

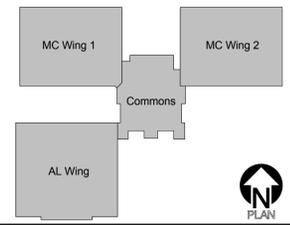
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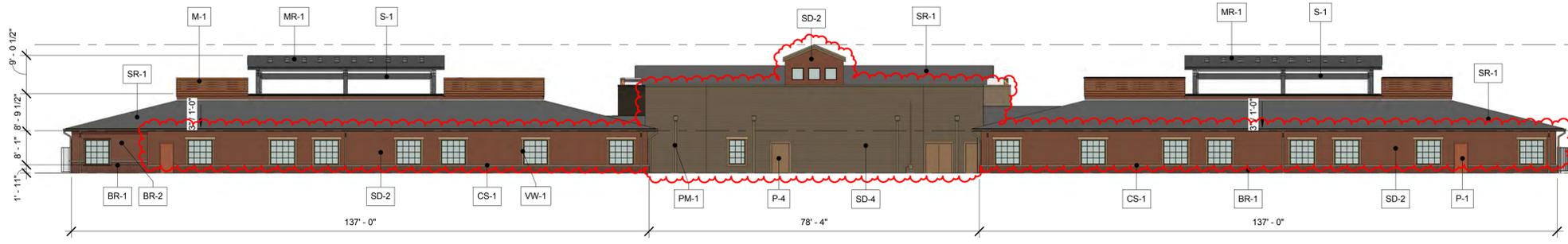
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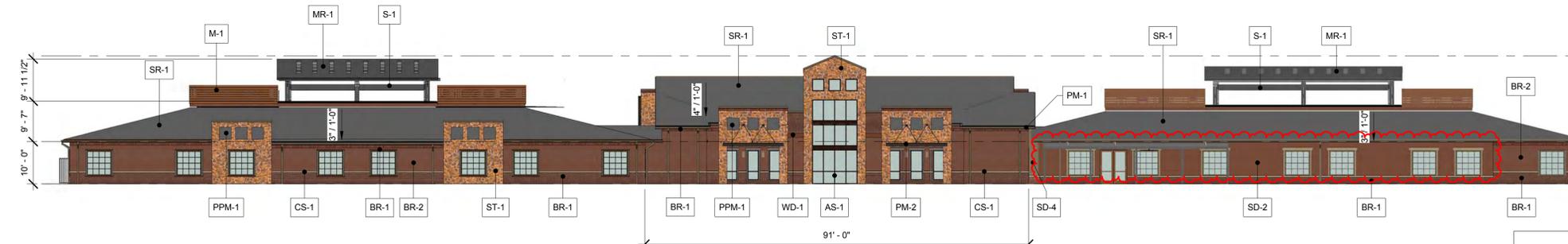
**LOT 1  
BLOCK A  
PROSPER TOWN CENTER PHASE IV**

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

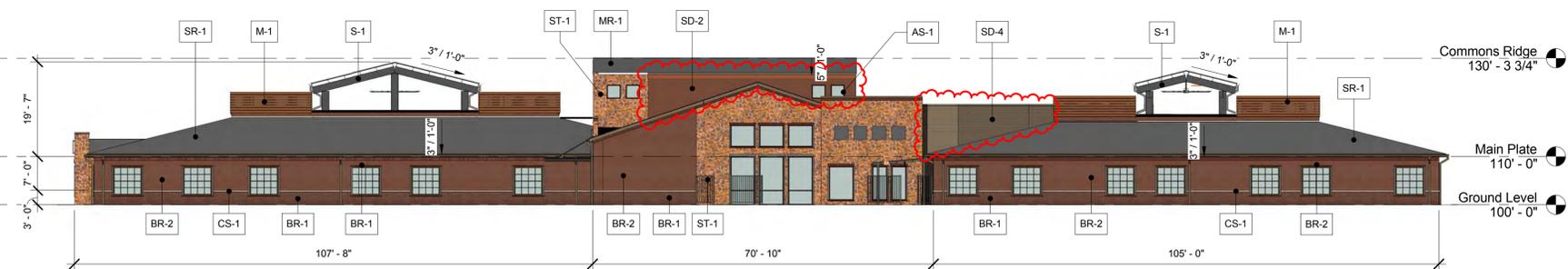




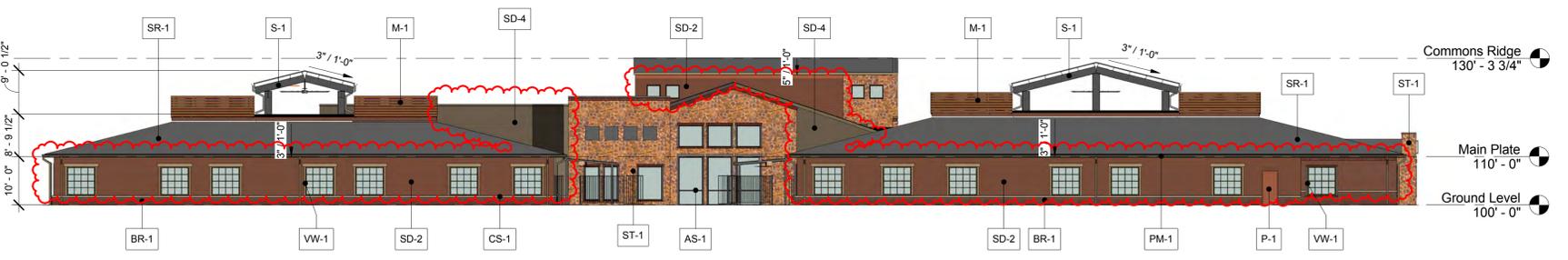
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Prefinished Metal			
PM-1	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Sierra Tan
PM-2	Exterior - Prefinished Metals	Berridge Manufacturing Co.	Color: Dark Bronze
PPM-1	Exterior - Pre-Painted Metal	Western States Metal Roofing	Color: 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, STEEL STRUCTURE  
 DENOTES AREAS OF DEVIATION FROM APPROVED ELEVATIONS

Elevation Material Calculations			
		SF	% of Material
North	Total Area	4902	
	Glazing Area	665	
	<b>Net Area</b>	<b>4237</b>	
	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	
	<b>Net Area</b>	<b>3874</b>	
	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	
<b>Net Area</b>		<b>3630</b>	
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.

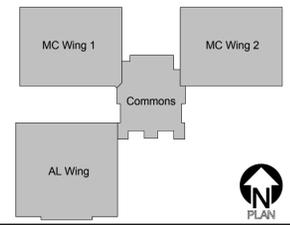
**Owner:** Elder Living Partners  
13642 Omega  
Dallas, TX 75244

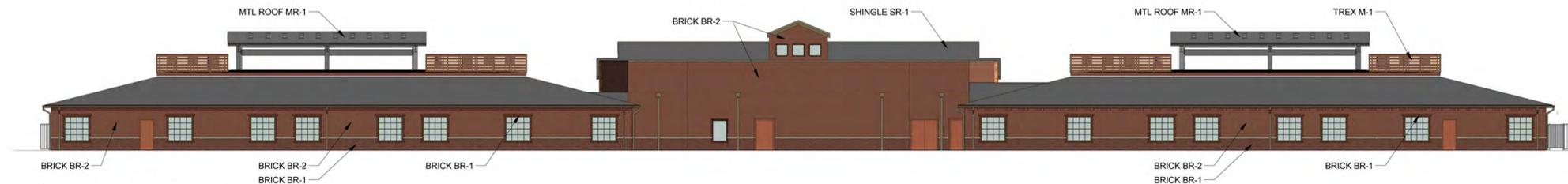
**Applicant:** Matthew Maly  
170 N. Preston Rd., STE. 10  
Prosper, TX 75078

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

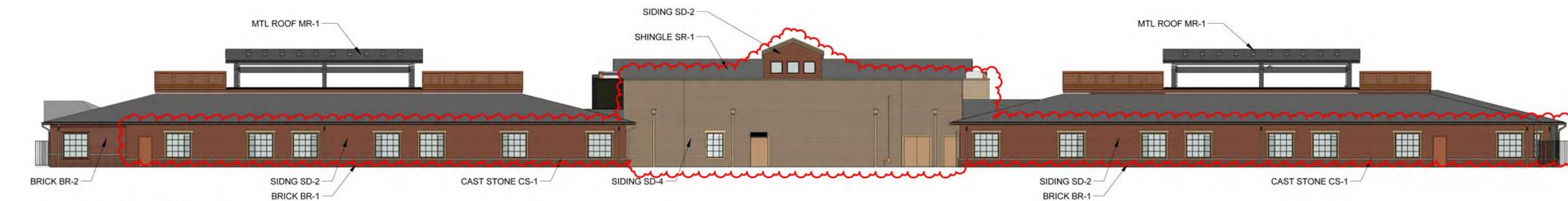
**LOT 1  
BLOCK A  
PROSPER TOWN CENTER PHASE IV**

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





1 North Elevation - Approved  
12" = 1'-0"



2 North Elevation - Requested



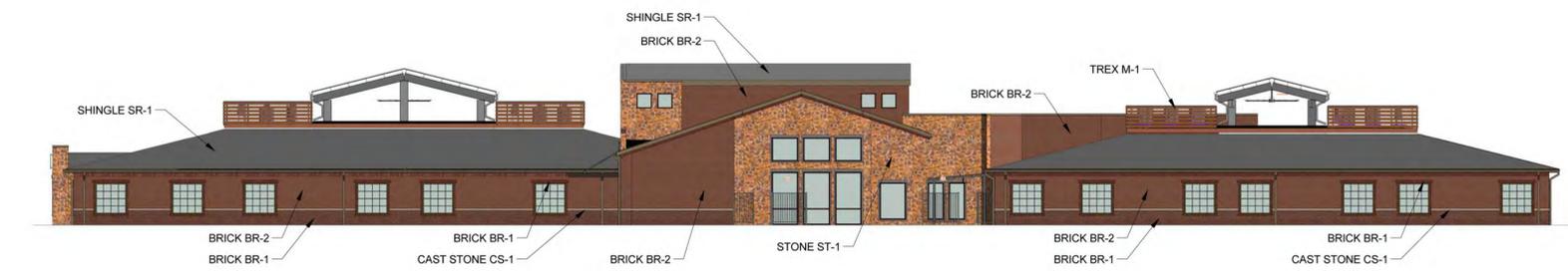
3 North Elevation - Approved  
12" = 1'-0"



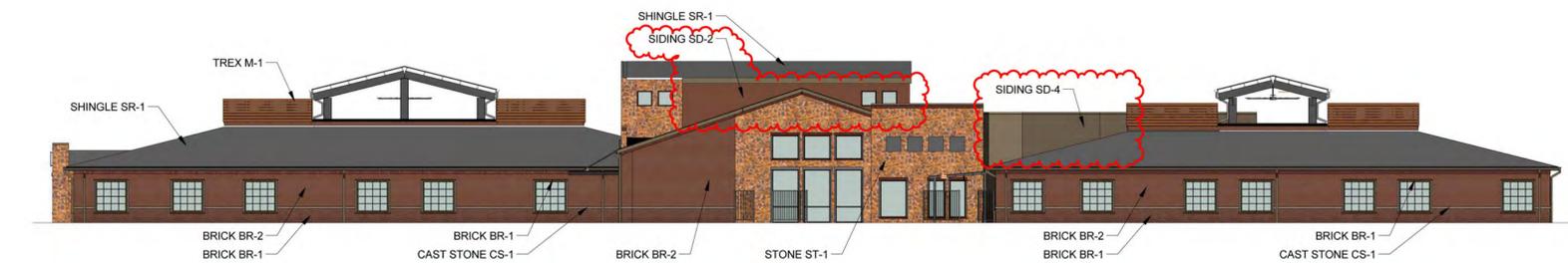
4 North Elevation - Requested  
12" = 1'-0"

 DENOTES AREAS OF DEVIATION FROM APPROVED ELEVATIONS

NOTE: THIS EXHIBIT DOES NOT SHOW DEVIATIONS ON THE SOUTH OR WEST ELEVATIONS.



5 East Elevation - Approved  
12" = 1'-0"



6 East Elevation - Requested  
1/16" = 1'-0"



7 East Elevation - Approved  
12" = 1'-0"



8 East Elevation - Requested  
12" = 1'-0"





Jonathan Hubbard  
Town of Prosper

Re: Tribute Alternate Materials Request

Dear Jonathan;

The applicant proposes to use cement fiber siding material on various portions of the building in lieu of masonry.

**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.

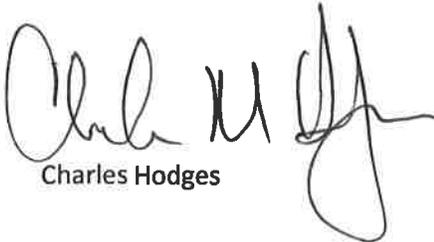
**Has obvious merit based upon the quality and durability of the materials.**

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 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,

A handwritten signature in black ink, appearing to read "Charles Hodges". The signature is fluid and cursive, with the first name "Charles" written in a larger, more prominent script than the last name "Hodges".

Charles Hodges



## PLANNING

**To:** Planning & Zoning Commission

**From:** Alex Glushko, AICP, Senior Planner

**Through:** John Webb, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – June 21, 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).

**Description of Agenda Item:**

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

	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Planned Development-65- Single Family and Planned Development-48- Commercial Corridor	Undeveloped	US 380 District
<b>North</b>	Planned Development-14 Business Park and Planned Development-65- Single Family	Single Family (Parks at Legacy Subdivision) and Undeveloped	Medium Density Residential and Tollway District
<b>East</b>	Planned Development-47- Commercial Corridor	Undeveloped	Tollway District
<b>South</b>	Agricultural, Planned Development-65- Commercial, Planned Development-43 Commercial Corridor, and Specific Use Permit-9	Undeveloped	US 380 District

<b>West</b>	Agricultural and Planned Development-48- Commercial Corridor	Undeveloped	US 380 District
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PD-65 currently provides for three (3) lot types – “Type A,” “Type B,” and Type C.”

- Type A lots require a minimum lot size of 6,600 square feet and a minimum dwelling area of 2,200 square feet.
- Type B lots require a minimum lot size of 7,800 square feet and a minimum dwelling area of 2,500 square feet.
- Type C lots require a minimum lot size of 8,400 square feet and a minimum dwelling area of 2,200 square feet.

It is important to note that the previous zoning on this tract permitted up to 800 multifamily units and 300 townhome units. While the size of the single family lots in the current PD are smaller than traditionally desired in Prosper, the elimination of the multifamily units in exchange for smaller single family lots was seen as a positive land use change.

The purpose of the proposed PD amendment is to allow for an age-restricted, senior living single family detached development with smaller homes in Tract 3R, and to allow for an increase in Type A lots between Tracts 3R and 4R, due to the addition of 7.5 acres of land to Tract 3. (It should be noted that the addition of land to Tract 3, results in the ‘Tract 3R’ term.) Development of the property is proposed in accordance with Exhibit C (development standards), Exhibit D (conceptual layout plan), and Exhibit F (conceptual architectural elevations).

1. Development Standards:

- A. Dwelling Area – The proposed PD allows for a decrease in the dwelling area size of homes only for age-restricted single family detached units. Type A lots would be permitted to accommodate homes with a minimum of 1,600 square feet of dwelling area, as opposed to the required minimum 2,200 square foot homes for non-age restricted units. Type B lots would be permitted to accommodate homes with a minimum of 1,800 square feet, as opposed to 2,500 square feet for non age-restricted units.
- B. Architectural Design – The Proposed PD amendment does not require swing-in driveways and/or side facing garages for age restricted single family detached units, as currently required.

Due to the size of the lots, and to prevent the domination of the front facing garages to the street, staff proposed that a provision be in place to ensure the face of garage doors not extend in front of the main front façade of the home. This standard has been included with the proposed development standards. The applicant has expressed concerns with this provision.

- C. Lot Regulations – The current PD requires Type A lots to be a minimum of 6,600 square feet and Type B lots to be a minimum of 7,800 square feet. Currently, the existing PD allows for 280 Type A lots for Tract 3 (exclusive of the additional 7.5 acres of land) and Tract 4R. With the inclusion of 7.5 acres in Tract 3, the applicant is proposing to allow for an additional 35 total Type A lots between Tracts 3R and 4R to account for the added acreage. In addition, the proposed PD allows for a maximum of 150 Type A lots within Tract 3, and the applicant is proposing to allow an additional 25 Type A lots within Tract 3R due to the added acreage.

2. **Conceptual Layout:** An age-restricted single family detached development would be required to be developed in general conformance to Exhibit D. The Town's Engineering Department has expressed concerns with traffic calming on the proposed conceptual layout. Since the interior street network and block configuration are for illustration purposes at the zoning level, at the time of platting, an age-restricted subdivision is required to meet all Town standards pertaining to traffic calming to promote a safe street design.
3. **Conceptual Elevations:** Age-restricted single family detached units would be required to be developed in general conformance to Exhibit F. The elevations include 8:12 roof pitches.

**Future Land Use Plan** – The Future Land Use Plan recommends US 380 District for the property; the proposed amendment conforms to the Future Land Use Plan.

**Thoroughfare Plan** – The property has direct access to existing Legacy Drive, an ultimate six-lane divided thoroughfare, as well as existing and future Prairie Drive, an ultimate four-lane divided thoroughfare, and future Mahard Parkway, an ultimate four-lane divided thoroughfare. The zoning exhibit complies with the Thoroughfare Plan.

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

**Access** – A portion of the property has access to the property is provided from existing Legacy Drive and Prairie Drive, and a portion of the property has access to future Prairie Drive and future Mahard Parkway. Adequate access is provided to the property.

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

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

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

**Legal Obligations and Review:**

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

**Attached Documents:**

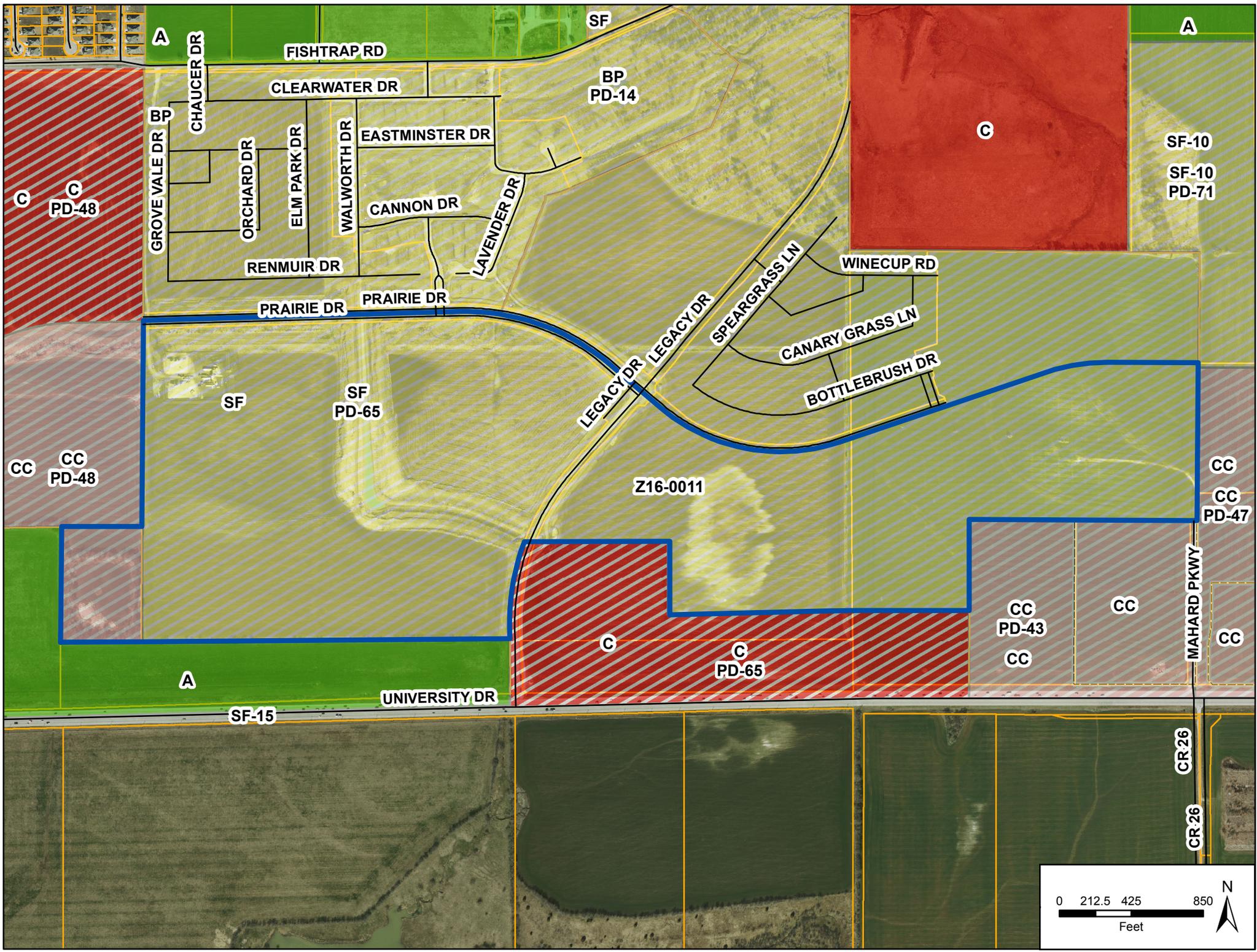
1. Surrounding Zoning Map
2. Proposed Exhibits A, B, C, D, E, and F

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the 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.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council meeting on July 12, 2016.



A

FISHTRAP RD

SF

A

C  
C  
PD-48

BP  
GROVE VALE DR

CHAUCER DR

CLEARWATER DR

BP  
PD-14

ORCHARD DR

ELM PARK DR

WALWORTH DR

EASTMINSTER DR

CANNON DR

LAVENDER DR

RENMUIR DR

PRAIRIE DR

PRAIRIE DR

C

SF-10  
SF-10  
PD-71

SF

SF  
PD-65

LEGACY DR

Z16-0011

LEGACY DR

SPEARGRASS LN

CANARY GRASS LN

BOTTLEBRUSH DR

WINECUP RD

CC

CC  
PD-48

CC

CC  
PD-47

A

C

C  
PD-65

CC  
PD-43  
CC

CC

CC

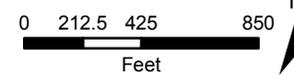
SF-15

UNIVERSITY DR

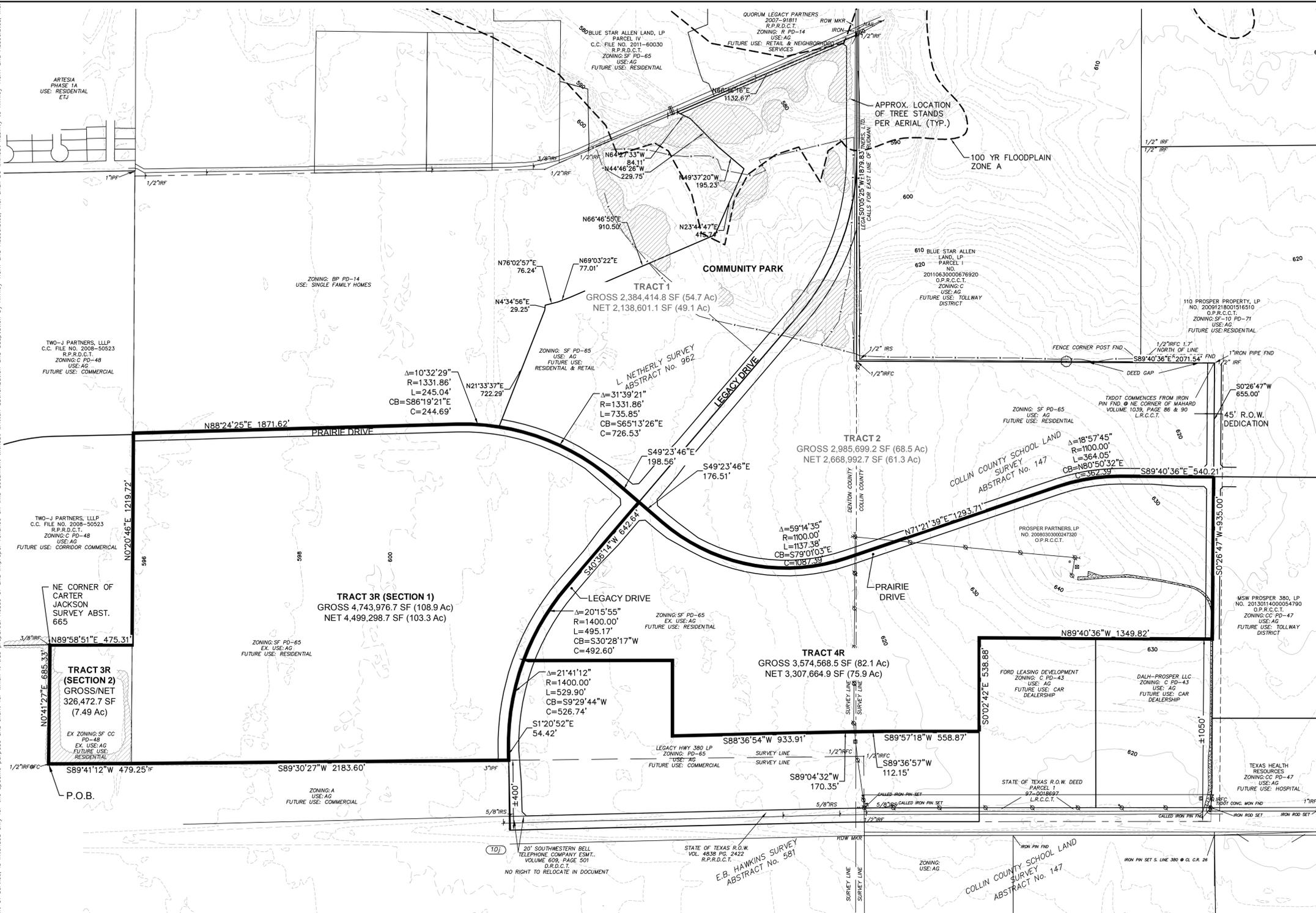
MAHARD PKWY

CR-26

CR-26



Plotted By: Gramados, Alex. Date: June 14, 2016. 02:28:54pm. File Path: K:\V\FRI\Civil\69306706.2\001 Prosper Center, Bob Shinton Enterprises\Drawings\PlanSheets\Zoning Exhibits\20160610 Update.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGAL DESCRIPTION**  
198.399 ACRES

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962, Denton County, Texas, and in the Collin County School Land Survey, Abstract No. 147, Collin County, City of Prosper, Texas, and being a portion of the remainder of a called 356.537 acre tract of land described in a deed to Prosper Partners, LP, as recorded in County Clerk's File No. 2008-2204 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), same being a portion of a called 162.722 acre tract of land described in a deed to Two-J Partners, L.L.P., as recorded in County Clerk's File No. 2008-50523, R.P.R.D.C.T., and a portion of the remainder of a called 121.281 acre tract of land described in a deed to Prosper Partners, LP, as recorded in Instrument No. 200803000247320 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southerly southwest corner of said 162.722 acre tract, common to an interior corner of a called 816 acre tract of land described in a deed to Bert Fields, Jr., as recorded in Volume 523, Page 687 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

**THENCE** North 00°41'27" East, along the westerly line of said 162.722 acre tract and the easterly line of said 816 acre tract, a distance of 685.33 feet to a 5/8 inch iron rod found for the northerly northeast corner of said 816 acre tract, common to an interior corner of said 162.722 acre tract;

**THENCE** North 89°58'51" East, crossing said 162.722 acre tract, a distance of 475.31 feet to a point for corner on the easterly line of said 162.722 acre tract and the westerly line of aforesaid 356.537 acre tract;

**THENCE** North 00°20'46" East, along the easterly line of said 162.722 acre tract and the westerly line of said 356.537 acre tract, a distance of 1219.72 feet to a point for corner;

**THENCE** departing the easterly line of said 162.722 acre tract and the westerly line of said 356.537 acre tract, and crossing said 356.537 acre tract, the following courses:

North 88°24'25" East, a distance of 1871.62 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°11'50", a radius of 1,331.86 feet, a chord bearing and distance of South 70°29'41" East, 958.87 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 980.89 feet to a point for corner at the end of said curve;

South 49°23'46" East, a distance of 375.06 feet to a point at the beginning of a tangent curve to the left having a central angle of 59°14'35", a radius of 1,100.00 feet, a chord bearing and distance of South 79°01'03" East, 1,087.39 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 1137.38 feet to a point for corner;

North 71°21'39" East, passing en route the easterly line of said 356.537 acre tract and the westerly line of said 121.281 acre tract, and continuing along the same course and crossing said 121.281 acre tract, a distance of 1283.71 feet to a point at the beginning of a tangent curve to the right having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of North 80°50'32" East, 362.39 feet;

**THENCE** in a northeasterly direction and continuing across said 121.281 acre tract, with said curve to the right, an arc distance of 364.05 feet to a point for corner at the end of said curve;

**THENCE** South 89°40'36" East, continuing across said 121.281 acre tract, a distance of 540.21 feet to a point for corner on the easterly line of said 121.281 acre tract and the westerly line of a called 55.50 acre tract of land described in a deed to 110 Prosper Property, LP, as recorded in Instrument No. 20091218001516510, O.P.R.C.C.T.;

**THENCE** South 00°26'47" West, along the easterly line of said 121.281 acre tract, the westerly line of said 55.50 acre tract, and the westerly line of a called 30.000 acre tract of land described in a deed to MSW Proper 380, LP, as recorded in Instrument No. 20130114000054790, O.P.R.C.C.T., a distance of 935.00 feet to a point for the northeast corner of a called 30.105 acre tract of land described in a deed to NWC Lovers/380, LLC, as recorded in Instrument No. 2014010800020390, O.P.R.C.C.T.;

**THENCE** North 89°40'36" West, departing the westerly line of said 30.000 acre tract and along the northerly line of said 30.105 acre tract, a distance of 1,349.82 feet to a point for the northwest corner of said 30.105 acre tract;

**THENCE** South 00°02'42" East, along the westerly line of said 30.105 acre tract, a distance of 538.88 feet to a point for the northeast corner of a called 35.554 acre tract of land described in a deed to Legacy Hwy 380, LP, as recorded in Instrument No. 20140404000325110, O.P.R.C.C.T.;

**THENCE** South 89°57'18" West, departing the westerly line of said 30.105 acre tract and along the northerly line of said 35.554 acre tract, a distance of 558.87 feet to a point for corner;

**THENCE** South 89°36'57" West, continuing along the northerly line of said 35.554 acre tract, a distance of 112.15 feet to a point for corner;

**THENCE** South 89°04'32" West, continuing along the northerly line of said 35.554 acre tract, passing en route the westerly line of aforesaid 121.281 acre tract and the easterly line of aforesaid 356.537 acre tract, and continuing along the same course, for a total distance of 170.35 feet to a point for corner;

**THENCE** South 88°36'54" West, continuing along the northerly line of said 35.554 acre tract, a distance of 933.91 feet to a point for an interior corner of said 35.554 acre tract;

**THENCE** North 00°02'42" West, along the easterly line of said 35.554 acre tract, a distance of 434.88 feet to a point for an exterior corner of said 35.554 acre tract;

**THENCE** South 89°57'18" West, along the northerly line of said 35.554 acre tract, passing en route the northwest corner of said 35.554 acre tract, and continuing along the same course and crossing said 356.537 acre tract, for a total distance of 861.37 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 21°41'12", a radius of 1400.00 feet, a chord bearing and distance of South 9°29'44" West, 526.74 feet;

**THENCE** in a southwesterly direction and continuing across said 356.537 acre tract, with said curve to the left, an arc distance of 529.90 feet to a point for corner at the end of said curve;

**THENCE** South 01°20'52" East, continuing across said 356.537 acre tract, a distance of 54.42 feet to a point for corner on the southerly line of said 356.537 acre tract and the northerly line of aforesaid 816 acre tract, from which a 3 inch iron pipe found for the southerly northeast corner of said 816 acre tract bears North 89°30'27" East, 0.45 feet;

**THENCE** South 89°30'27" West, along the southerly line of said 356.537 acre tract and the northerly line of said 816 acre tract, a distance of 2,183.60 feet to a 5/8 inch iron rod found for the southwest corner of said 356.537 acre tract, common to the southeast corner of aforesaid 162.722 acre tract;

**THENCE** South 89°41'12" West, along the southerly line of said 162.722 acre tract and continuing along the northerly line of said 816 acre tract, a distance of 479.25 feet to the **POINT OF BEGINNING** and containing 198.399 acres (8,642,248 square feet) of land, more or less.

This document was prepared under 22 TAC §863.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034  
PHONE: 972-335-3580 FAX: 972-335-3779  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

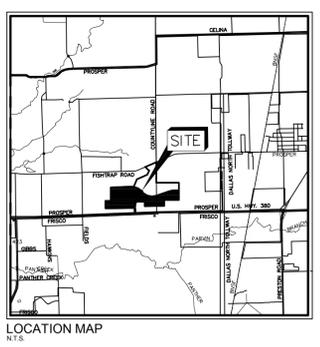
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	JUNE 2016	AS SHOWN			

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
JUNE 2016	AS SHOWN			

**CURRENT PROPERTY OWNER:**  
Prosper Partners, LP  
10950 Research Road  
Frisco, TX 75033  
P 214.387.3993  
F 214.387.3913  
E crichardson@txlandresources.com

**APPLICANT:**  
Greater Land Resources  
Contact: Clint Richardson  
10950 Research Road  
Frisco, TX 75033  
P 214.387.3993  
F 214.387.3913  
E crichardson@txlandresources.com

**SURVEYOR:**  
Michael Marx, R.P.L.S.  
Kimley-Horn and Associates  
5750 Genesis Court  
Frisco, TX 75034  
P 972.335.3580  
F 972.335.3779



**LAND USE TABLE**

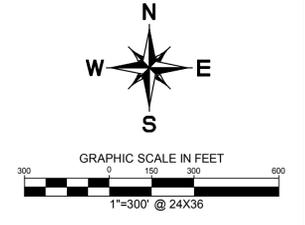
Tract	Use	Area (sq.ft.)	Acreage	Net of ROW (sq.ft.)	Net Acreage
Tract 3R	SF	5,070,241.4	116.4	4,826,041.4	110.8
Tract 4R	SF	3,574,568.5	82.1	3,307,664.9	75.9
<b>Total</b>		<b>8,644,809.9</b>	<b>198.458</b>	<b>8,133,706.3</b>	<b>186.7</b>

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GASLINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**NOTE:**

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



**EXHIBIT "A"**

**Prosper Center**  
198.40 ACRES  
COLLIN COUNTY SCHOOL LAND SUREY  
ABSTRACT No. 581  
L. NETHERLY SURVEY  
ABSTRACT No.962  
TOWN OF PROSPER, TEXAS

AMENDMENT TO PD-65  
Z16-0011  
JUNE 2016

**Prosper Center**  
TOWN OF PROSPER  
DENTON AND COLLIN COUNTY, TEXAS

**01**

**Z16-0011**

**EXHIBIT "B"**

**PROSPER CENTER  
PLANNED DEVELOPMENT DISTRICT**

**STATEMENT OF INTENT AND PURPOSE**

This Planned Development District amendment requests additional development standards to facilitate the development of age-restricted detached single family units focused on senior living within Tract 3R of the development, increasing the land area within Tract 3R, and an allowance of additional Type A lots within Tract 3R and Tract 4R.

The requested age restricted specific regulations will allow for development of a community that provides quality living options for multiple life stages.

**Z16-0011**

**EXHIBIT "C"**

**DEVELOPMENT STANDARDS**

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the property shall be developed in accordance with the regulations of Planned Development-65 (Ordinance No. 14-23), the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20), and the Subdivision Ordinance (Ordinance No. 03-05), as they exist or may be amended.

**Tract 3R – Age-Restricted Single Family Detached Provisions**

- A. Provided Tract 3R develops as an age-restricted single family detached development, the following provisions shall apply. If any portion of Tract 3R does not develop as an age-restricted single family detached development, the regulations set forth in Planned Development-65 (Ordinance No. 14-23) shall apply.
- B. Development Plans
  - 1. Conceptual Layout: Age-restricted single family detached development within Tract 3R shall be in general accordance with the attached conceptual layout, set forth in Exhibit D.
  - 2. Conceptual Elevations: Age-restricted single family detached units within Tract 3R shall be in general conformance to the attached elevations, set forth in Exhibit F.
- C. Regulations
  - 1. Age-Restricted Single Family Detached Area and Building Regulations:
    - a. Type A Lot Regulations:
      - i. Age-restricted single family detached units shall be a minimum of 1,600 square feet.
    - b. Type B Lot Regulations:
      - i. Age-restricted single family detached units shall be a minimum of 1,800 square feet.
    - c. Garage Regulations:
      - i. Age-restricted single family detached units shall not be required to have swing-in driveways and/or side facing garages.
      - ii. The face of the garage doors shall not extend in front of the main front façade of the home.

**Tracts 3R and 4R**

- A. Regulations
  - 1. Type A Lot Regulations:
    - a. A maximum of 315 total Type A units shall be allowed within Tract 3R and Tract 4R. The maximum allowed Type A units within Tract 3R shall be 175 units. The remainder available Type A units, up to a 280 maximum total, shall be allowed within Tract 4R.



**Z16-0011**

**EXHIBIT "E"**

**PROSPER CENTER  
PLANNED DEVELOPMENT DISTRICT**

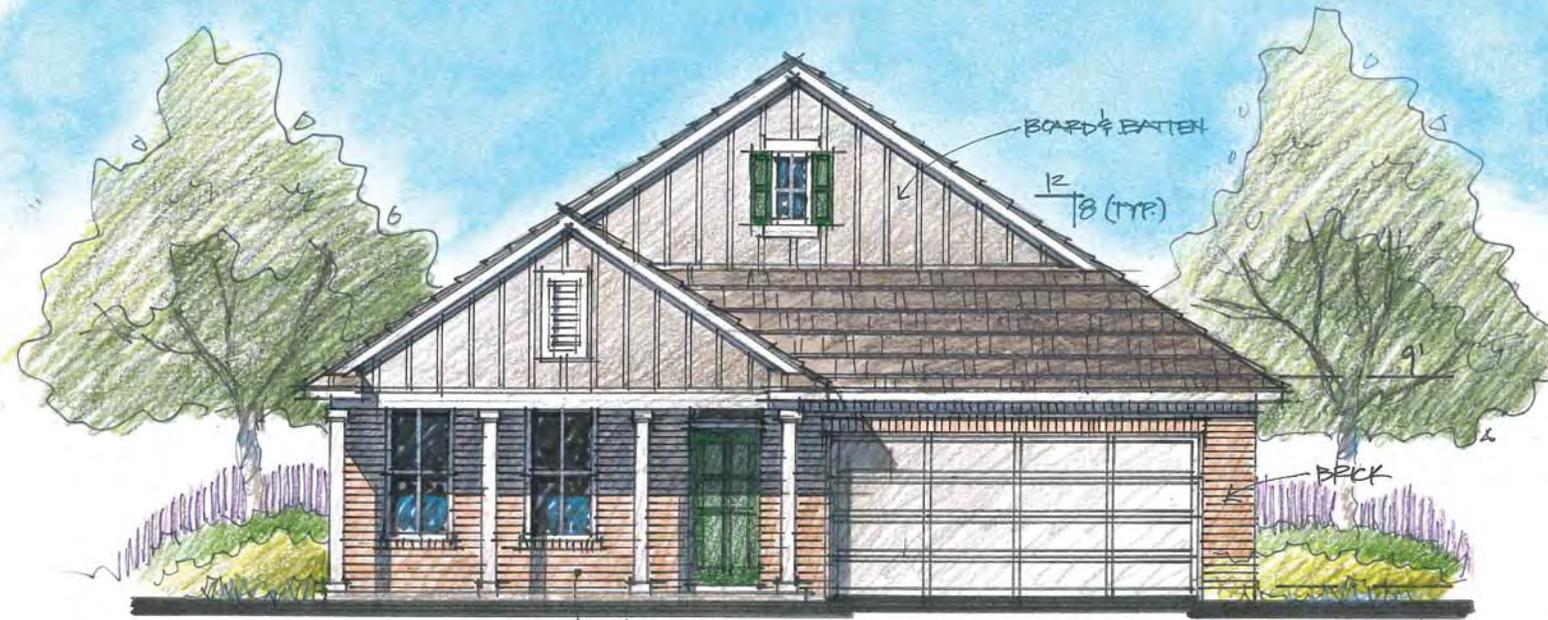
**DEVELOPMENT SCHEDULE**

It is anticipated that the development of the age restricted single family portion of Prosper Center will begin within 1 to 10 years after approval and signing of the zoning ordinance. During this time period, prior to the initial stages of development, it is foreseen that plans and studies will be prepared for development and marketing of the property.

Progress of development improvements will primarily depend on time frames established for construction of thoroughfares, utilities, and market trends/demands for the area.

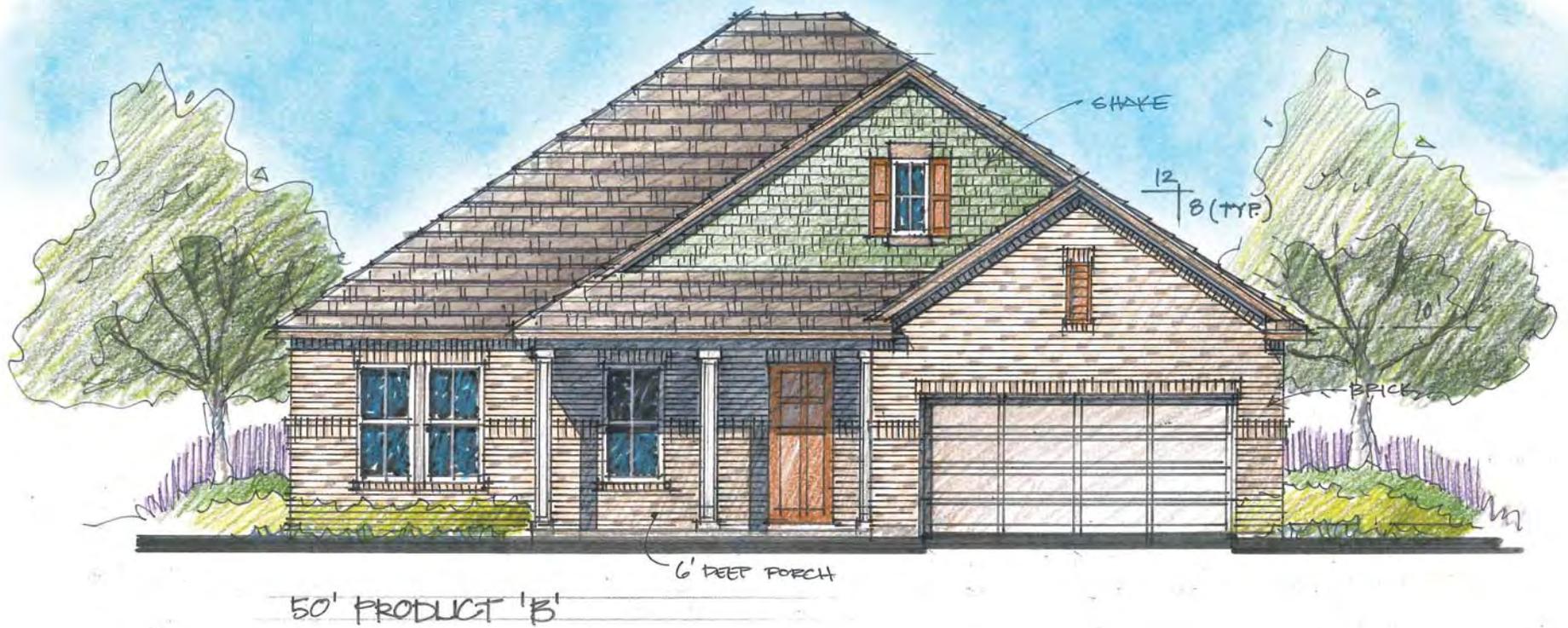


40' PRODUCT 'A'



40' PRODUCT - 13'







## PLANNING

**To: Planning & Zoning Commission**

**From: John Webb, AICP, Director of Development Services**

**Re: Planning & Zoning Commission Meeting – June 21, 2016**

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend Chapter 2, Zoning Districts, and Chapter 4, Development Requirements of the Zoning Ordinance regarding Downtown Office (DTO) landscaping, screening and off-street parking requirements. (Z16-0012).

**Background and Purpose of the Proposed Amendment:**

With additional interest and requests to develop offices in the Old Town area, there is a need to address the impact of the current DTO standards regarding the development of new structures and the conversion of existing homes into offices. Staff has identified standards contained within the landscape, screening and off-street parking requirements which should be amended to facilitate and not hinder development without negatively impacting the goals of the Comprehensive Plan and adjacent residential properties.

**DTO Landscape/Screening Requirements:**

New construction or the conversion of a home to an office in the DTO is subject to the same standards for all non-residential development in the Town. Due to the nature of the smaller, narrower lots in the DTO area, applying standards that are also intended for larger, suburban developments may hinder new development or redevelopment. The current applicable standards include the following:

- 25' landscape setback adjacent to thoroughfares or a 15' landscape setback adjacent to collector streets to include:
  - One, 3" caliper large tree per 30' of roadway frontage (three, 3" caliper ornamental trees may be substituted for a large tree), and
  - Fifteen (15), 5-gallon shrubs per 30' of roadway frontage;
- Screening adjacent to properties designated as residential on the Future Land Use Plan must be a minimum 8' high cedar board-on-board wooden fence in the DTO;
- 6' living screen for parking adjacent to residential;
- When adjacent to a tract that is zoned or designated for residential uses, one, 3" large tree every 30' in a 15' landscape setback;
- When adjacent to a tract zoned or designated for non-residential uses, one small tree and one, 5-gallon shrub every 15' in a 5' landscape setback; and
- When a site contains twenty (20) or more parking spaces, the following are required:
  - 15 sq. ft. of landscaping area per parking space;
  - Landscape islands located at the end of all parking rows;
  - Each island must contain one, 3" large tree or three small trees grouped;
  - No more than 15 continuous parking spaces without a landscape island;

- Landscape island must be a minimum of 160 sq. ft., not less than 9' wide; and
- One, 3" large tree shall be located within 150' of all parking spaces.

As noted in the proposed amendments section below, staff recommends maintaining the majority of the landscaping and screening requirements, but eliminate or reduce certain standards that do not add significant value and/or are more appropriate for the smaller, office lots in the Downtown area.

Off-street Parking Requirements:

One of the requirements of the off-street parking requirements, applicable to all Zoning Districts and including the DTO, is the prohibition of “dead-end” parking aisles. The intent of the provision is to prevent conflicts with vehicles entering and exiting a parking lot. Traditional “greenfield” development is able to meet this requirement by “looping” the drive aisles and providing two points of access as pictured below.



In the DTO, the goal is to facilitate the redevelopment of homes into offices. The physical limitations of these smaller residential lots, which may only be 50 feet in width, make it impossible to meet the “no dead-end drive aisle” requirement. The recent conversion of the home at 209 E. Broadway Street into a real estate office could only be accomplished with the parking as pictured below.



Because the lot has access to a public alley, staff was able to permit the improvement. However, in many areas in the Old Town area which are designated for the DTO uses, there are no alleys. And in some instances, where there are alleys, they could be abandoned in the future if not serving a public need.

Due to the limited amount of parking and trips associated with most of the small lot offices in the DTO, waiving the dead-end parking aisle prohibition would not create conflicts where there are ten (10) or fewer off-street parking spaces.

### **Proposed Amendments to the Zoning Ordinance:**

#### **DTO Landscape/Screening Requirements:**

1. Amend Chapter 4, Section 2 to eliminate the requirement for shrubs in the landscape area adjacent to a roadway in the DTO, but maintain the required screening of parking lots adjacent to the roadway with the use of shrubs or berms.
2. Amend Chapter 4, Section 2 to require one, 3" caliper large tree per 30' of roadway frontage, excluding the width of driveways at the property line. Where the width of the roadway frontage is greater than 80', excluding the width of driveways at the property line, the number of large trees may be planted at a rate of one, 3" large tree per 40' of roadway frontage in the DTO. Since this reduces the number of trees, staff recommends the elimination of the ability to substitute three (3) ornamental trees (such as a Crepe Myrtle) for each large tree to provide for higher quality trees adjacent to the streets in the downtown area.
3. Amend Chapter 4, Section 5 to reduce the minimum height of required board-on-board fencing adjacent to residential areas designated on the Future Land Use Plan from 8' to 6'. Given the low intensity nature of offices, a six-foot fence provides sufficient screening.
4. Amend Chapter 4, Section 2 - regardless of the adjacent use, zoning or Future Land Use designation, reduce the width of the perimeter landscape area from 15' to 5' and require one ornamental tree per 15' in lieu of one large tree every 30' and remove the requirement for

perimeter shrubs. With the narrower lots in the DTO, this accommodates the reasonable use of the property. The five-foot wide perimeter landscape edge is sufficient for ornamental trees.

5. Amend Chapter 4, Section 5 - where parking is adjacent to an existing or zoned residential use, reduce the required six-foot high irrigated living screen to a minimum of 3'. The living screen shall be solid and 3' high at the time of planting. The living screen is not required if there is a required board-on-board fence. The minimum three-foot living screen provides adequate buffering. Where the office is adjacent to properties designated for residential uses on the Future Land Use Plan, the six-foot high board-on-board fence requirement applies regardless if there is parking or not.

*Recommended Amendment to the Off-Street Parking Requirements in the DTO:*

Amend Chapter 4, Section 4 - where ten (10) or fewer off-street parking spaces are provided in the DTO District, a dead-end parking aisle shall be permitted.

**Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notice of the Planning & Zoning Commission Public Hearing was provided in the newspaper as required by the Zoning Ordinance and state law. To date, Town staff has not received any correspondence.

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the requested amendments to the Zoning Ordinance as submitted.

**Town Council Public Hearing:**

Should the Planning & Zoning Commission make a recommendation, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on July 12, 2016.



*Prosper is a place where everyone matters.*

**AGENDA**  
**Meeting of the Prosper Town Council**  
Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, June 14, 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 a check to Reynolds Middle School as the top participating school in the It's Time Texas Community Challenge. **(RB)**
  - Presentation by Library Director Leslie Scott on the Town of Prosper Book Trail. **(RB)**
5. **CONSENT AGENDA: ALL ITEMS APPROVED, 7-0**  

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

  - 5a. Consider and act upon minutes from the following Town Council meetings. **(RB)**
    - Regular Meeting – May 24, 2016
    - Special Called Meeting – May 31, 2016
  - 5b. Receive the April Financial Report. **(BP)**
  - 5c. Consider and act upon a resolution declaring the Town of Prosper as a hybrid entity, designating the Town's health care components, and designating a HIPAA Privacy and Security Officer. **(RB)**
  - 5d. Consider and act upon approval of the Prosper Youth Sports Commission's amended bylaws. **(HW)**
  - 5e. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**
6. **CITIZEN COMMENTS:**

## RESULTS

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) APPROVED, 7-0**
8. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 2.6± acres, located on the east side of Preston Road, 1,750± feet south of Prosper Trail, from Single Family-15 (SF-15) to Retail (R). (Z16-0009). **(JW) APPROVED, 7-0**

### **DEPARTMENT ITEMS:**

9. Consider and act upon appointing a Charter Review Commission. **(RB) APPOINTED:**  
Councilmember Dugger  
Roger Thedford  
JD Sanders  
Bill Beavers  
Tom Aiken  
Teague Griffin  
Robert Griffis  
Mike Goddard  
Charles Cotton  
Cameron Reeves  
Alternate: Councilmember Korbuly
10. Consider and act upon canceling the May 10, 2016 award for the purchase of automated license plate readers from ARC Government Solutions, Inc.; and approving the purchase of automated license plate readers from Trinity Innovative Solutions, LLC; and authorizing the Town Manager to execute an Enterprise Service Agreement and Federal Bureau of Investigation Criminal Justice Information Services Security Addendum with Vigilant Solutions, Inc., for the related software. **(DK) APPROVED, 7-0**
11. Consider and act upon awarding Bid No. 2016-51-B Prosper Road Improvement Project 2016, to SPI Asphalt, LLC, related to construction services for Prosper Trail (Coit Road to Custer Road); and authorizing the Town Manager to execute a construction agreement for same. **(FJ) APPROVED, 7-0**

## RESULTS

12. Consider and act upon a request for a façade exception for Windsong Ranch Townhomes Mail Kiosk, on 1.0± acre, located on the southwest corner of Foxglove Lane and White Clover Lane. (MD16-0004). **(JW) APPROVED, 7-0**
13. **EXECUTIVE SESSION:**

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

  - 13a. *Section 551.087 – To discuss and consider economic development incentives.*
  - 13b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
  - 13c. *Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with TABC permits for special events, and all matters incident and related thereto.*
  - 13d. *Section 551-074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks and Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*
14. Reconvene in Regular Session and take any action necessary as a result of the Closed Session. **APPOINTED BOBBY ATTEBERRY TO PLANNING & ZONING COMMISSION**
15. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
  - Town Hall/Multi-Purpose Facility. **(HW)**
  - Proposed Timeline for Solid Waste/Recycling RFP. **(HJ)**
  - Town Council Subcommittees. **(RB)**
16. Adjourn.