



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, February 3, 2015 6:00 p.m.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.

**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 January 20, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon an Amending Plat for The Village at Prosper Trail, Phase II, Block E, Lots 15-18, on 1.2± acres, located 1,000± feet north of Prosper Trail, 500± feet west of Coleman Road. The property is zoned Planned Development-12 (PD-12). The purpose of the Amending Plat is to amend the minimum finished floor elevations (FFE) of Block E, Lots 15-18. (D15-0002).

**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. Conduct a Public Hearing, and consider and act upon a request to amend Specific Use Permit-4 (SUP-4), to allow for Office/Showroom uses, on 5.4± acres, located on the east side of Prosper Commons Boulevard, 300± feet south of Richland Boulevard. (S15-0001).
5. Discuss outcomes of Town Council Strategic Planning Work Session.
6. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. 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 January 30, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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

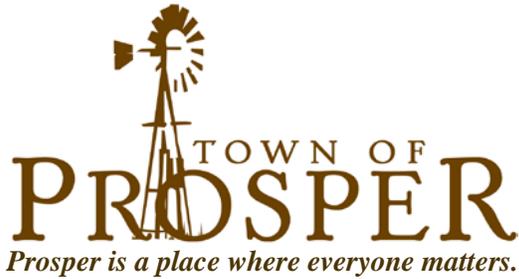
\_\_\_\_\_  
Date Noticed Removed

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**

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.

**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.



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 20, 2015 6:00 p.m.

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

The meeting was called to order at 6:00 p.m.

Commissioners present: Chair Mike McClung, Vice Chair Craig Moody, Secretary Chris Keith, Brian Barnes, John Hema and John Alzner,  
Commissioner(s) absent: David Snyder

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Pamela Clark, Planning Technician.

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

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the January 6, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a final plat for Prosper Plaza, Block A, Lots 3R and 8, on 2.2± acres, located on the north side of US 380, 700± feet west of Custer Road. This property is zoned Commercial (C). (D14-0083).**
- 3c. Consider and act upon a site plan for Frontier Estates Amenity Center, Block X, Lot 6, on 1.2± acres, located 400± feet east of Preston Road, 1500± feet south of Frontier Parkway. This property is zoned Planned Development-15 (PD-15). (D14-0086).**

Motioned by Keith, seconded by Barnes, to approve the consent agenda subject to staff recommendations. Motion approved 6-0.

**REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 0.6± acre, located on the northwest corner of First Street and Church Street, from Single Family-15 (SF-15) to Downtown Office (DTO). (Z14-0018).**

*Clark:* Summarized the request and provided information on the surrounding area. Presented information provided on exhibits submitted by the applicant. Stated the request conforms to the Future Land Use Plan for Downtown Core Standards. Informed Commissioners that Town staff has received one public hearing reply form not in opposition to the zoning change. Recommended that the Planning & Zoning Commission approve the request.

Commission and staff discussed the relationship between the Future Land Use Plan, the Old Town Core inset map and the development standards of the Downtown zoning districts.

Public Hearing was opened by Chair McClung.

There being speakers, the Public Hearing was closed by Chair McClung.

Commission Discussion

Motioned by Moody, seconded by Hema, to approve. Motion approved 6-0.

**5. Discuss differences between the Future Land Use Plan and the Zoning map.**

*Webb:* Presented a comparison of current zoning to the Future Land Use Plan. Provided examples of areas where zoning does not align with the Future Land Use Plan. Stated that the zoning and the plan are in plan are in general conformance.

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

No items were discussed.

**7. Adjourn.**

Motioned by Moody, seconded by Keith, to adjourn. Motion approved 6-0 at 6:17 p.m.

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**Pamela Clark, Planning Technician**

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**Chris Keith, Secretary**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – February 3, 2015

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**Agenda Item:**

Consider and act upon an Amending Plat for The Village at Prosper Trail, Phase II, Block E, Lots 15-18, on 1.2± acres, located 1,000± feet north of Prosper Trail, 500± feet west of Coleman Road. The property is zoned Planned Development-12 (PD-12). The purpose of the Amending Plat is to amend the minimum finished floor elevations (FFE) of Block E, Lots 15-18. (D15-0002).

**Description of Agenda Item:**

The Amending Plat shows 4 single family residential lots. The purpose of the Amending Plat is to amend the minimum finished floor elevations (FFE) of Block E, Lots 15-18. The Amending Plat conforms to the Planned Development-12 (PD-12) development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Amending Plat.

**Legal Obligations and Review:**

The Amending Plat meets minimum development requirements.

**Attached Documents:**

1. The Amending Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Amending Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements on the Amending Plat.

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS HSM PROSPER TRAIL, LTD. and RH of Texas Limited Partnership are the owners of that certain tract being all of Lots 15 through 18 of Block E of *The Village at Prosper Trail, Phase II* an addition situated in the Town of Prosper, Collin County, Texas, according to the plat recorded under Instrument Number 20140227010000650 of the Official Public Records of Collin County, Texas as evidenced by the deed to said HSM PROSPER TRAIL, LTD. recorded under Instrument Number 20061229001828400 of the Official Public Records of Collin County, Texas and the deed to said RH of Texas Limited Partnership recorded under Instrument Number 20141002001077230 of the Official Public Records of Collin County, Texas; the subject tract, is more particularly described by metes and bounds as follows:

**Beginning** at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of Lot 18, Block E of *The Village at Prosper Trail, Phase II* as recorded under Instrument Number 20140227010000650 of the Official Public Records of Collin County, Texas;

THENCE SOUTH 11 degrees 24 minutes 06 seconds WEST, with the east line of said Lot 18 and the east line of Lots 17, 16, & 15 of said Block E of *The Village at Prosper Trail, Phase II*, a distance of 312.58 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of said Lot 15;

THENCE SOUTH 89 degrees 10 minutes 39 seconds WEST, with the south line of Lot 15, a distance of 115.86 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of Lot 15;

THENCE NORTH 21 degrees 31 minutes 58 seconds WEST, with the west line of Lot 15, a distance of 149.88 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of Lot 15;

THENCE with the east right of way of Berkshire Court as shown on the plat of *The Village at Prosper Trail, Phase II*, the following calls:

- NORTH 83 degrees 37 minutes 44 seconds EAST, a distance of 3.13 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve concave to the northwest having a radius of 50.00 feet;
- In a northeasterly direction, along the arc of the said curve, an arc length of 63.03 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
- NORTH 11 degrees 24 minutes 06 seconds EAST, a distance of 39.52 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of curve concave to the southwest having a radius of 50.00 feet;
- In a northwesterly direction, along the arc of the said curve, an arc length of 80.66 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a salient corner of said Lot 18;

THENCE NORTH 00 degrees 00 minutes 00 seconds EAST, with the west line of Lot 18, a distance of 28.33 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of Lot 18;

THENCE NORTH 89 degrees 26 minutes 07 seconds EAST, with the north line of Lot 18, a distance of 219.49 feet returning to the Place of Beginning and enclosing 1.181 acres.

**SURVEYOR'S STATEMENT:**

KNOWN ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, a Registered Professional Land Surveyor of the State of Texas, do hereby state to the best of my knowledge and belief, that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the plating rules and regulations of the Plan Commission of the Town of Prosper, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

~RELEASED FOR REVIEW TO THE TOWN OF PROSPER ON January 21, 2015.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754

Date: January 21, 2015

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2015.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_, Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Name \_\_\_\_\_ Signature \_\_\_\_\_, Planning & Zoning Commission Chair

Name \_\_\_\_\_ Signature \_\_\_\_\_, Town Secretary

Name \_\_\_\_\_ Signature \_\_\_\_\_, Engineering Department

Name \_\_\_\_\_ Signature \_\_\_\_\_, Planning Department

**OWNER'S CERTIFICATE (PUBLIC STREETS)**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HSM Prosper Trail, LTD. and RH of Texas Limited Partnership, acting herein by and through their duly authorized officer, do hereby certify and adopt this plat designating the herein above described property as **THE VILLAGE AT PROSPER TRAIL, PHASE II, LOTS 15-18, BLOCK E** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. HSM Prosper Trail, LTD. and RH of Texas Limited Partnership do herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, or shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use of particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

This plat approved and subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, HSM PROSPER TRAIL, LTD., acting through its duly authorized agent, \_\_\_\_\_, does hereby certify that it is the legal owner of the above described tract of land and hereby adopts this plat designating the herein above described real property as **THE VILLAGE AT PROSPER TRAIL, PHASE II, LOTS 15-18, BLOCK E**, an addition in the Town of Prosper, Collin County, Texas and hereby convey to the public for public use; the streets, alleys, rights-of-way, and any other public areas shown on this plat.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
HSM PROSPER TRAIL, LTD.'s authorized agent Date: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2015.

Name \_\_\_\_\_ Signature \_\_\_\_\_, Notary Public in and for the State of Texas

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, RH of Texas Limited Partnership, acting through its duly authorized agent, \_\_\_\_\_, does hereby certify that it is the legal owner of the above described tract of land and hereby adopts this plat designating the herein above described real property as **THE VILLAGE AT PROSPER TRAIL, PHASE II, LOTS 15-18, BLOCK E**, an addition in the Town of Prosper, Collin County, Texas and hereby convey to the public for public use; the streets, alleys, rights-of-way, and any other public areas shown on this plat.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
RH of Texas Limited Partnership's authorized agent Date: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2015.

Name \_\_\_\_\_ Signature \_\_\_\_\_, Notary Public in and for the State of Texas

**MINIMUM FINISHED FLOOR ELEVATIONS  
(LOTS ALONG THE CHANNEL)**

Block E  
Lot 15: 653.0'  
Lot 16: 654.3'  
Lot 17: 653.3'  
Lot 18: 655.1'

**ELEVATION BENCHMARK**

TBM 1 - Square cut on top of 1.5X1.5 concrete train signal pole base, on west side of Business State Highway No. 289. 12 feet± east of east line of B.N.S.F. tracks 150 feet± north of convergence of two railroad tracks into one track. 2380 feet± north of County Road No. 4 - Elevation = 656.40'

**GENERAL NOTES:**

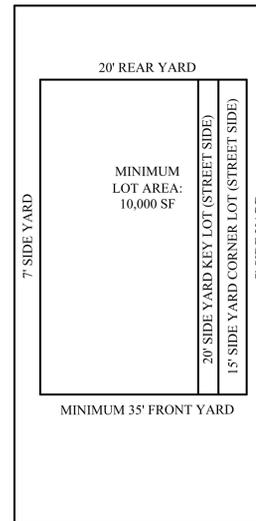
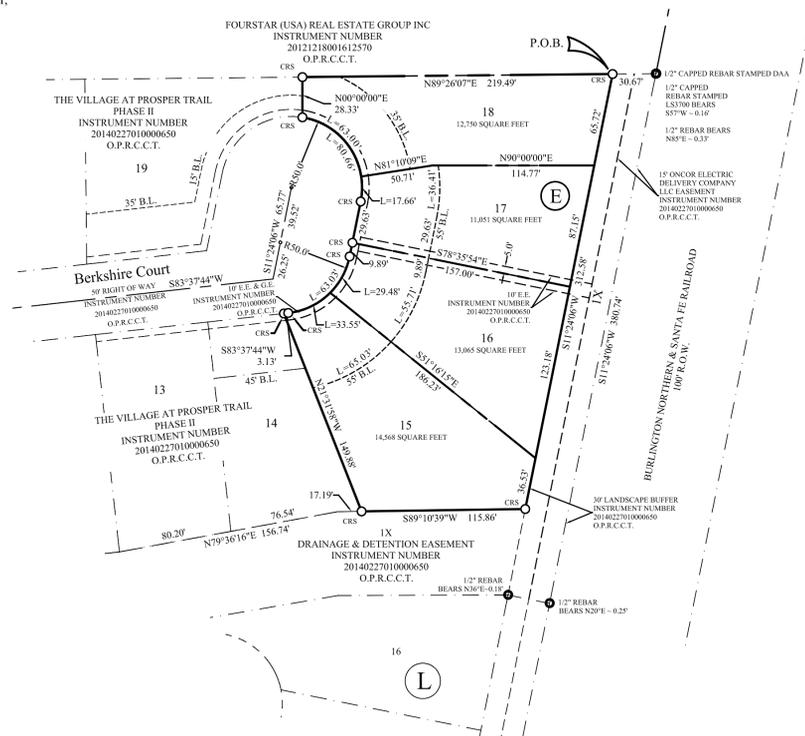
- Monuments to be set in accordance with construction schedule.
- All 4 lots will be developed to PD-12 standards.
- Block E, Lot 1X to be owned and maintained by the HOA.
- Intentionally left blank.
- The subject property lies within zone x - areas determined to be outside the 500-year flood plane, as shown on the national flood insurance program's, flood insurance rate map (firm) for Collin county and incorporated areas, community-panel number 48085C0120 and 48085C0235; revised date of June 2, 2009 as published by the federal emergency management agency (FEMA)
- The basis of bearings for this amended plat is the north line of Lot 18, Block E. N89°26'07"E
- Boundary monuments are found, unless marked "CRS".
- All of Lot 29X, Block F and Lot 1X, Block E is a Drainage & Detention Easement.
- The purpose of this amending plat is to amend the minimum finished floor elevations of Lots 15-18, Block E.
- The northeast corner of Lot 18, Block E, is approximately 1320 feet north and 430 west of a reentrant corner in the east line of School Land Survey, No. 12, Abstract No. 147

LOTS 15, 16, & 17 ARE OWNED BY:  
HSM PROSPER TRAIL, LTD.  
14001 DALLAS PKWY  
11TH FLOOR  
DALLAS, TEXAS 75240  
(972) 419-4000

INST. NO. 20061229001828400  
O.P.R.C.C.T.

LOT 18 IS OWNED BY:  
RH OF TEXAS LIMITED PARTNERSHIP  
6652 PINECREST DRIVE  
SUITE 300  
PLANO, TEXAS 75024  
(972) 844-2000

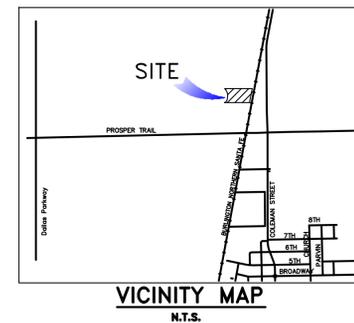
INST. NO. 20141002001077230  
O.P.R.C.C.T.



TYPICAL INTERNAL LOT SETBACKS  
NOT TO SCALE

**SYMBOL & LINE LEGEND:**  
--- Property Line  
- - - Easement Line  
- - - - Building Line

**LEGEND:**  
O.P.R.C.C.T. Official Public Records of Collin County, Texas  
CRS Set 1/2 inch capped rebar stamped "JPH Land Surveying"  
E.E. Electric Easement  
B.L. Building Line  
G.E. Gas Easement



VICINITY MAP  
N.T.S.

**AMENDING PLAT**  
**The Village at Prosper Trail, Phase II**  
**BLOCK E, LOTS 15-18**  
1.181 ACRES  
±51,434 SQUARE FEET  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
SCHOOL LAND SURVEY, NO. 12, ABSTRACT NO. 147  
COLLIN COUNTY, TEXAS  
4 FAMILY RESIDENTIAL LOTS

OWNER:	OWNER:	SURVEYOR:	ENGINEER:
HSM PROSPER TRAIL, LTD. 14001 DALLAS PKWY 11TH FLOOR DALLAS, TEXAS 75240 (972) 419-4000	RH OF TEXAS LIMITED PARTNERSHIP 6652 PINECREST DRIVE SUITE 300 PLANO, TEXAS 75024 (972) 844-2000	JPH LAND SURVEYING INC. 807 BLUEBONNET DRIVE SUITE C KELLER, TEXAS 76248 (817) 431-4971	ADAMS ENGINEERING 910 SOUTH KIMBALL AVE SOUTHLAKE, TEXAS 76092 (817) 328-3200

TBPLS Firm  
#100195-00  
807 Bluebonnet Drive, Suite C  
Keller, Texas 76248  
Tel (817)431-4971  
www.jphlandsurveying.com

North  
0 60 120  
Scale: 1" = 60'

JPH Job No. 2011.009.032  
© 2014 JPH Land Surveying, Inc. - All Rights Reserved



## PLANNING

**To:** Planning & Zoning Commission

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

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

**Re:** Planning & Zoning Commission Meeting – February 3, 2015

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend Specific Use Permit-4 (SUP-4), to allow for Office/Showroom uses, on 5.4± acres, located on the east side of Prosper Commons Boulevard, 300± feet south of Richland Boulevard. (S15-0001).

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Commercial with a Specific Use Permit for Mini-Warehouse	Mini-Warehouse (Advantage Storage)	US 380 District
<b>North</b>	Commercial	Undeveloped Land	US 380 District
<b>East</b>	Planned Development-2-Corridor District	Undeveloped Land	US 380 District
<b>South</b>	Commercial	Commercial (Mesa's Mexican Grill, 380 Family Dentistry, Subway, State Farm, Total Care Animal Hospital, Papa John's Pizza, Discount Tire)	US 380 District
<b>West</b>	Planned Development-2-Corridor District	Undeveloped Land	US 380 District

**Requested Zoning** – S15-0001 is a request to amend Specific Use Permit-4 (SUP-4), to allow for Office/Showroom uses, on 5.4± acres, located on the east side of Prosper Commons Boulevard, 300± feet south of Richland Boulevard.

In 2008, the Town Council approved Specific Use Permit-4 (S-4) to allow for Mini-Warehouse uses on the subject property. In conjunction with approval of the SUP, provisions for landscaping to screen the Mini-Warehouse use were incorporated as part of Exhibit C, and provisions for an architecture style that would facilitate the incorporation of Office/Showroom uses were included as part of Exhibit D.

While the building was designed to facilitate the incorporation of Office/Showroom uses, the Office/Showroom use is not currently a permitted use in accordance with the current SUP. The proposed SUP request is to amend the current SUP to allow for Office/Showroom use in the existing building, as was anticipated with the approval of the original SUP.

There is currently a 62,564 square foot building on the subject property with adequate parking provided to accommodate Office/Showroom uses for up to 5,130 square feet in the existing building. The proposed SUP exhibit (Exhibit E), identifies the location and maximum building area where Office/Showroom uses would be permitted in the existing mini-warehouse building.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District uses for the property. The Future Land Use Plan recommends the US 380 District contain a variety of different uses, with the more intense uses being located along US 380 and residential uses to the north being buffered by less intense uses, such as office. This request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has access to US 380, an existing 6-lane divided thoroughfare, and Richland Boulevard, an existing 4-lane divided thoroughfare, via Prosper Commons Boulevard. The SUP exhibit complies with the Thoroughfare Plan.

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

Access – Access to the property is provided from Prosper Commons Boulevard. Adequate access is provided to the property.

Schools – This property is located within the Prosper Independent School District (PISD). 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 – There is no 100-year floodplain on the property.

**Legal Obligations and Review:**

Zoning is discretionary. Therefore, the Town Council is not obligated to approve the SUP request. Notification was provided to neighboring property owners as required by state law. Town staff has received one public hearing notice reply form; in opposition to the request.

**Attached Documents:**

1. Proposed SUP Exhibit E
2. Existing SUP-4
3. Zoning map of the surrounding area
4. Public hearing notice reply form

**Town Staff Recommendation:**

Town staff recommends the Planning & Zoning Commission approve the request to amend Specific Use Permit-4 (SUP-4), to allow for Office/Showroom uses, on 5.4± acres, located on the east side of Prosper Commons Boulevard, 300± feet south of Richland Boulevard.

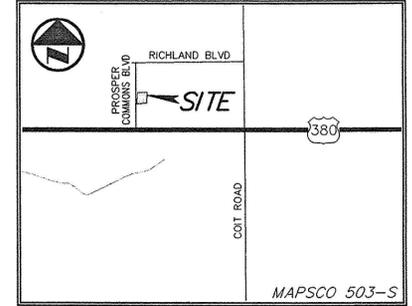
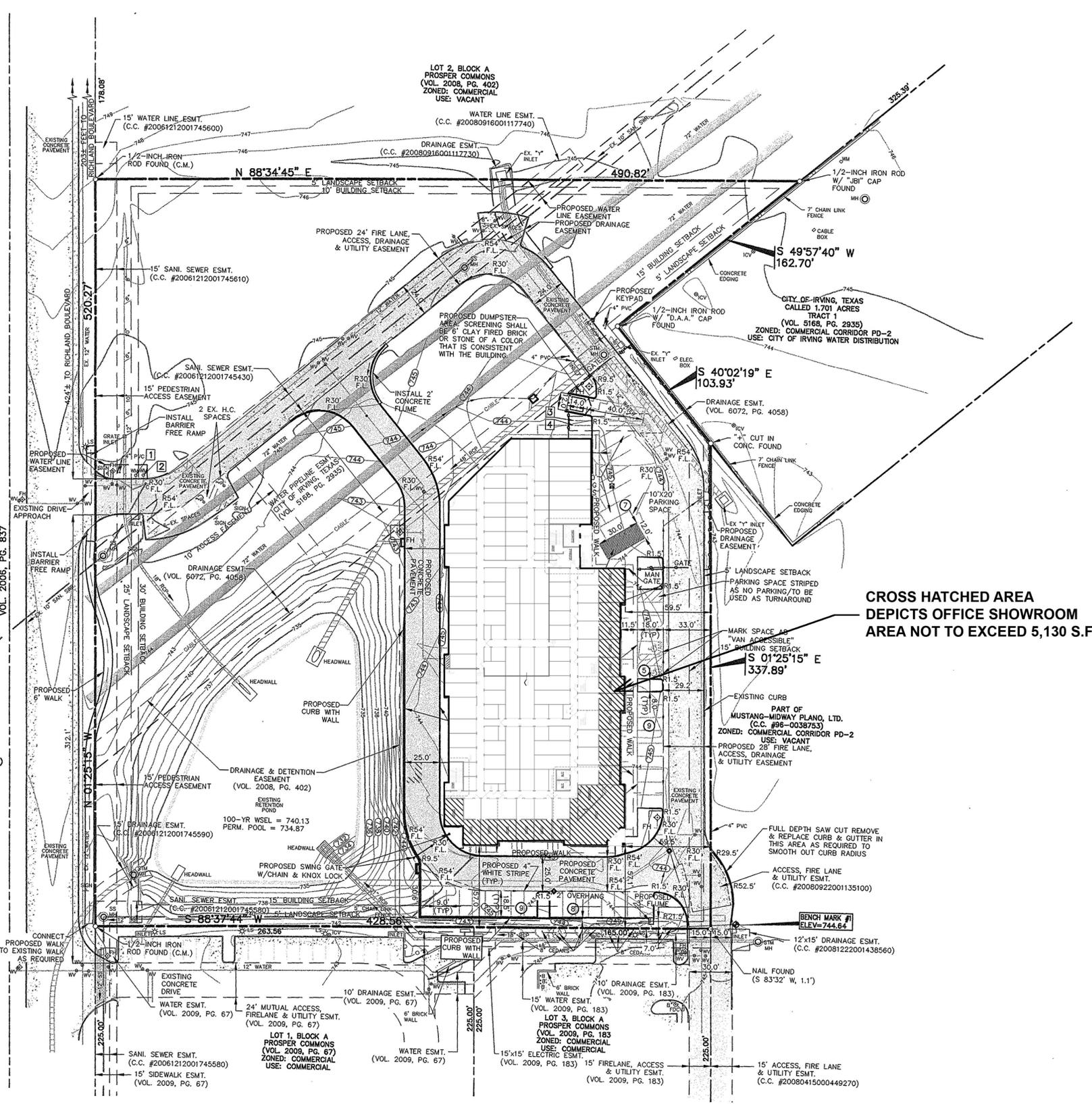
**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a public hearing for this item would be scheduled for the Town Council at their Regular meeting on February 24, 2015.

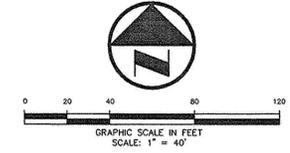
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 ROLLINS 1308-13-033-SITE PLAN.DWG  
 P:\085\1308-13-033 - ADVANTAGE-PROSPER\DWG\1308-13-033-SITE PLAN.DWG  
 © Pogue Engineering & Development Company, Inc. All rights reserved. The engineering design, text, and engineering drawings for this project and/or overall project are the legal property of Pogue Engineering & Development Company, Inc. Their use for reproduction, construction, or distribution is prohibited unless authorized in writing by Pogue Engineering & Development Company, Inc.

**PROSPER COMMONS BOULEVARD**  
 (60' RIGHT-OF-WAY)  
 (VOL. 2006, PG. 857)

HUNTER 380  
 PROSPER, LP  
 (C.C. NO.  
 20070322000389640)



VICINITY MAP  
NOT TO SCALE



**SITE DATA SUMMARY TABLE**

ITEM	LOT 4
ZONING	COMMERCIAL
PROPOSED USE	SELF STORAGE FACILITY / OFFICE SHOWROOM
LOT AREA (SF/ACRES)	220,281/5.0570
BUILDING (SF)	57,434 STORAGE/5,130 OFFICE
BUILDING HEIGHT (FT)	35 FT MAX
LOT COVERAGE (%)	14.1%
FLOOR AREA RATIO	.284:1
PARKING REQUIRED	STORAGE: 4 SPACES OFFICE: 18 SPACES TOTAL PARKING REQUIRED: 22 SPACES
HANDICAPPED PARKING REQUIRED	2 SPACES
PARKING PROVIDED	38
HANDICAPPED PARKING PROVIDED	2
LOADING ZONE REQUIRED (12'X30')	1
LOADING ZONE PROVIDED (12'X30')	1
INTERIOR LANDSCAPING REQUIRED (SF)	825
INTERIOR LANDSCAPING PROVIDED (SF)	2,158
IMPERVIOUS AREA (SF/%)	110,895/50.34%
7% OPEN SPACE REQUIRED (SF)	15,420
OPEN SPACE PROVIDED (SF)	89,223

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE DEPARTMENT CONNECTION
FOC	FIRE HYDRANT
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
---	PROPOSED AMERICANS WITH DISABILITIES ACT ROUTE
F.L.	FIRE LANE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

**PAVEMENT LEGEND**

[Pattern]	STANDARD PAVEMENT
[Pattern]	FIRE LANE PAVEMENT
[Pattern]	DUMPSTER PAD AND APRON

- PROSPER SITE PLAN NOTES**
- Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance and Subdivision Regulation Ordinance.
  - Landscaping shall conform to landscape plans approved by the town.
  - All elevations shall comply with the standards contained within the Comprehensive Zoning Ordinance.
  - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
  - Approval of the site plan in not final until all engineering plans are approved by the Town Engineer.
  - Site plan approval is required prior to grading release.
  - All new electrical lines shall be installed and/or relocated underground.
  - All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	DRAWN	DATE	PI NUMBER
RND	WTW	10-22-2013	1338-13-033

**OWNER**  
 PROSPER BANK  
 805 1ST ST E  
 PROSPER, TEXAS 75078  
 (469) 952-5500

**DEVELOPER**  
 ADVANTAGE SELF STORAGE  
 2600 ELDORADO PARKWAY, SUITE 110  
 MCKINNEY, TEXAS 75070  
 MR. RICK JONES  
 (972) 547-0236 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE  
 OF INTERIM REVIEW UNDER THE AUTHORITY OF RYETT  
 DOLLINS, P.E. 10/21/2013 ON 10-22-2013. IT IS  
 NOT TO BE USED FOR CONSTRUCTION, PERMITTING OR  
 PERMIT PURPOSES.

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY  
 NOT TO BE USED FOR  
 CONSTRUCTION OR  
 BIDDING PURPOSES.  
 Engineer: RYETT DOLLINS, P.E.  
 P.E. No.: 102738  
 Date: 10-22-2013

**POGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 1512 BRAY CENTRAL DRIVE (214) 544-8880 PHONE  
 SUITE 100 (214) 544-8882 FAX  
 MCKINNEY, TEXAS 75069 www.PogueEngineering.com  
 TX BOARD PROF. ENGINEERS, CERT. #F-000461; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

**EXHIBIT "E"**  
 ADVANTAGE STORAGE PROSPER  
 LOT 4, BLOCK A, PROSPER COMMONS ADDITION  
 H. JAMISON SURVEY, ABSTRACT NO. 480  
 TOWN OF PROSPER, TEXAS

SHEET  
 NO.  
 SP

**AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; GRANTING A SPECIFIC USE PERMIT (SUP) FOR MINI-WAREHOUSE/PUBLIC STORAGE, LOCATED ON A TRACT OF LAND CONSISTING OF 5.415 ACRES, MORE OR LESS, SITUATED IN THE H. JAMISON SURVEY, ABSTRACT 480, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Mooreland Fund III 380 Comm Office, L.P. ("Applicant") for a Specific Use Permit (SUP) to allow for mini-warehouse/public storage on a tract of land zoned Commercial (C), consisting of 5.415 acres of land, more or less, situated in the H. Jamison Survey, Abstract 480, in the Town of Prosper, Collin County, Texas, and being particularly being described in Exhibit "A", attached hereto and incorporated herein for all purposes; and

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

WHEREAS, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, public hearings have been held and all other requirements of notice and completion of such procedures have been fulfilled; and

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

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Specific Use Permit Granted. Zoning Ordinance No. 05-20 is amended as follows: Applicant is granted a Specific Use Permit (SUP) to allow the operation of a mini-warehouse/public storage on a tract of land zoned Commercial (C), consisting of 5.415 acres of land, more or less, situated in the H. Jamison Survey, Abstract 480, in the Town of Prosper, Collin County, Texas, and being

particularly being described in Exhibit “A”, attached hereto and incorporated herein for all purposes as if set forth verbatim.

The property shall develop in compliance with the conditions expressly stated in the site plan, attached hereto as Exhibit “B”, the conditions expressly stated in the landscape exhibit, attached hereto as Exhibit “C”, and the conditions expressly stated in the conceptual façade plan, attached hereto as Exhibit “D”, which is incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Specific Use Permit (SUP) shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

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

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this District shall be sent to all owners of properties within the District as well as all properties within two hundred feet (200’) of the District to be amended.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper’s Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day’s violation under this Ordinance shall constitute a separate offense.

The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

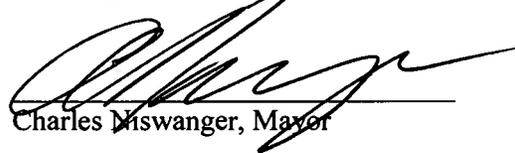
SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

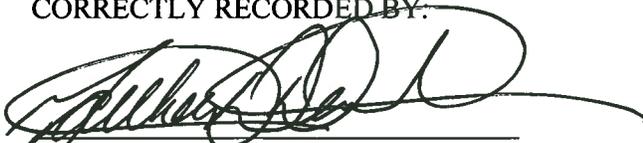
SECTION 8: Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 25<sup>th</sup> DAY OF MARCH, 2008.

APPROVED AS TO FORM:

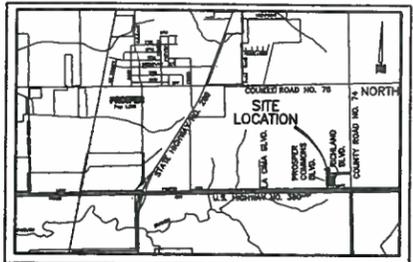
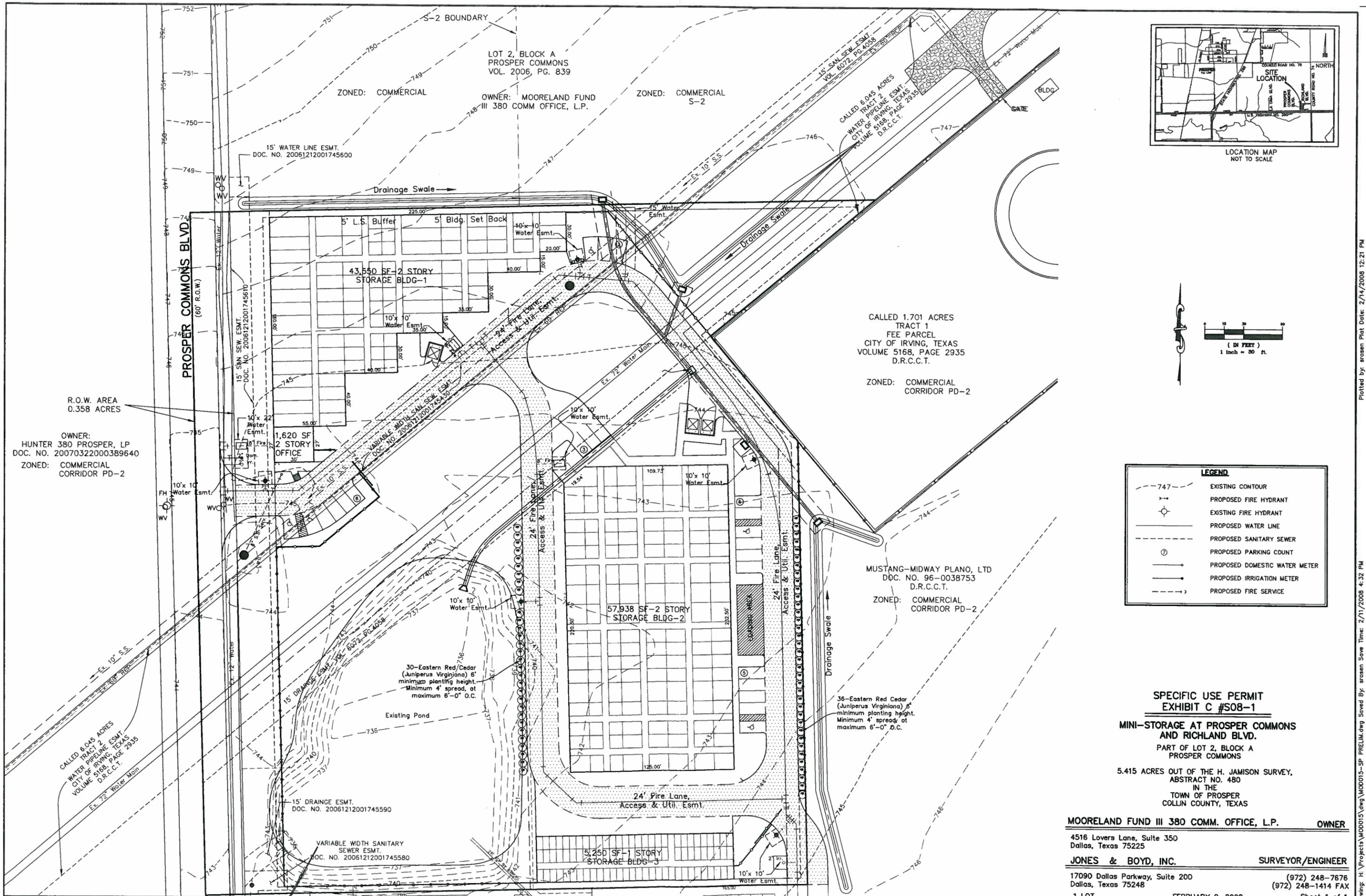
  
Charles Niswanger, Mayor

ATTESTED TO AND  
CORRECTLY RECORDED BY:

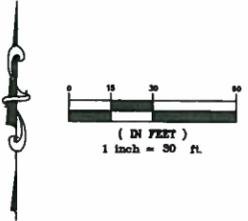


Matthew Denton, TRMC  
Town Secretary

DATE OF PUBLICATION: W APRIL 3, 2008, Dallas Morning News – Collin County  
Addition



LOCATION MAP  
NOT TO SCALE



LEGEND	
	EXISTING CONTOUR
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED PARKING COUNT
	PROPOSED DOMESTIC WATER METER
	PROPOSED IRRIGATION METER
	PROPOSED FIRE SERVICE

**SPECIFIC USE PERMIT  
EXHIBIT C #S08-1**  
**MINI-STORAGE AT PROSPER COMMONS  
AND RICHLAND BLVD.**  
PART OF LOT 2, BLOCK A  
PROSPER COMMONS

5.415 ACRES OUT OF THE H. JAMISON SURVEY,  
ABSTRACT NO. 480  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

**MOORELAND FUND III 380 COMM. OFFICE, L.P. OWNER**

4516 Lovers Lane, Suite 350  
Dallas, Texas 75225

**JONES & BOYD, INC. SURVEYOR/ENGINEER**

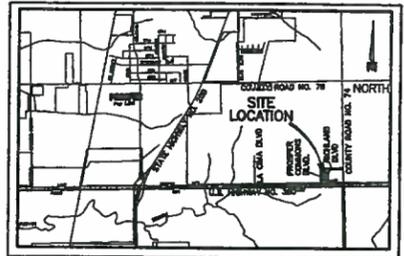
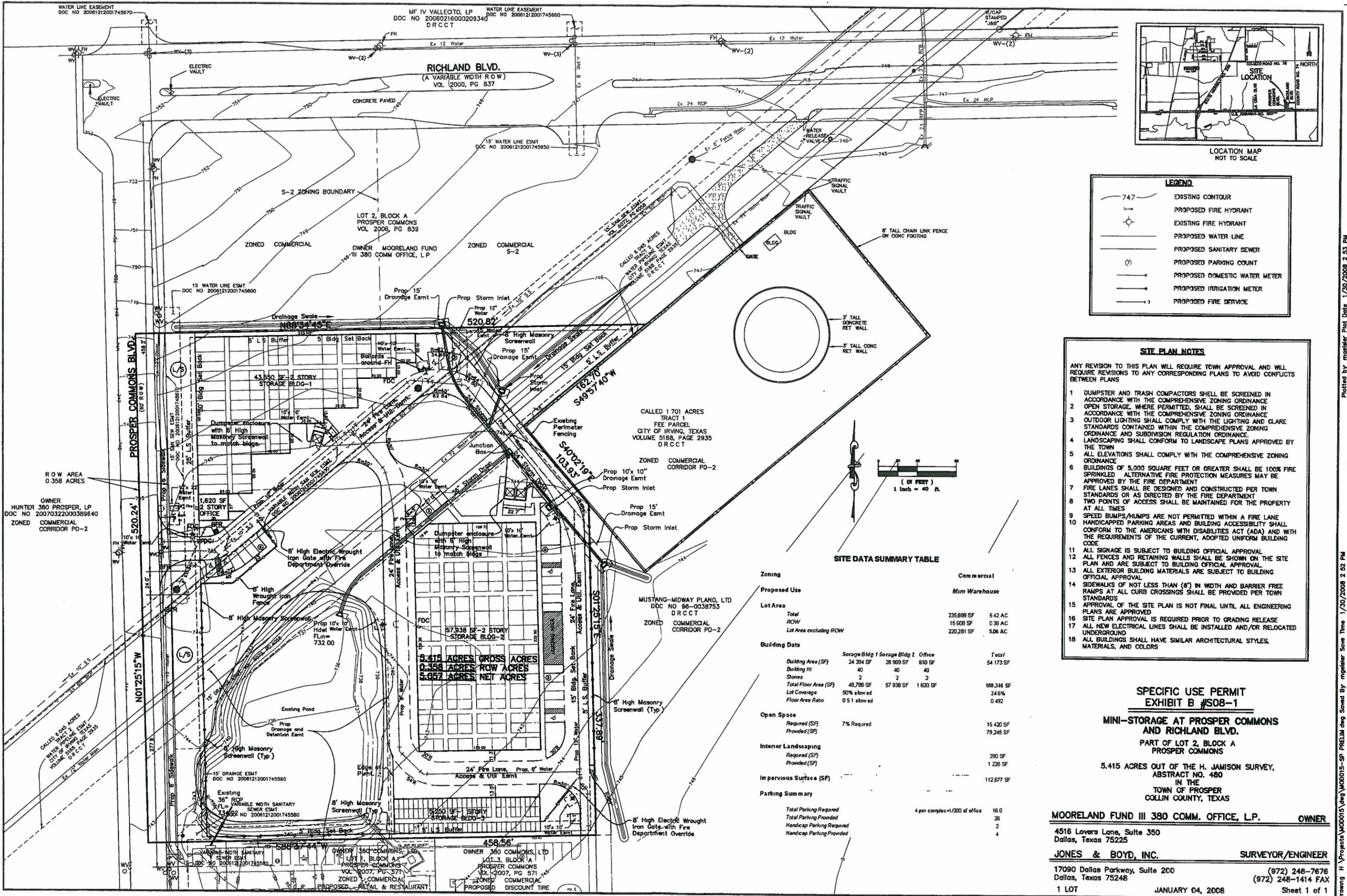
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248

(972) 248-7676  
(972) 248-1414 FAX

1 LOT FEBRUARY 8, 2008

Sheet 1 of 1

Plotted by: arosen Plot Date: 2/14/2008 12:21 PM  
Drawing: H:\Projects\MCD0015\dwg\MCD0015-SP PRELIM.dwg Saved By: arosen Save Time: 2/11/2008 4:32 PM



**LEGEND**

- - - - - EXISTING CONTOUR
- - - - - PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED PARKING COUNT
- PROPOSED DOMESTIC WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED FIRE SERVICE

- 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
- DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN
  - ALL ELEVATIONS SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM 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
  - SIDEWALKS OF NOT LESS THAN (6") IN WIDTH 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
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND
  - ALL BUILDINGS SHALL HAVE SIMILAR ARCHITECTURAL STYLES, MATERIALS, AND COLORS

**SITE DATA SUMMARY TABLE**

Zoning	Commercial			
Proposed Use	Mini Warehouse			
<b>Lot Area</b>				
Total	235,889 SF	5.42 AC		
ROW	15,608 SF	0.36 AC		
Lot Area excluding ROW	220,281 SF	5.06 AC		
<b>Building Data</b>				
Storage Bldg 1	Storage Bldg 2	Office		
Building Area (SF)	24,394 SF	28,969 SF	810 SF	Total
Building Ht	40	40	40	54,173 SF
Stones	2	2	2	
Total Floor Area (SF)	48,788 SF	57,938 SF	1,620 SF	108,346 SF
Lot Coverage	50% allowed			24.6%
Floor Area Ratio	0.51 allowed			0.492
<b>Open Space</b>				
Required (SF)	7% Required			15,420 SF
Provided (SF)				79,245 SF
<b>Interior Landscaping</b>				
Required (SF)				390 SF
Provided (SF)				1,228 SF
<b>Impervious Surface (SF)</b>				112,677 SF
<b>Parking Summary</b>				
Total Parking Required	4 per complex + 1/200 of office			160
Total Parking Provided				26
Handicap Parking Required				2
Handicap Parking Provided				4

**SPECIFIC USE PERMIT EXHIBIT B #S08-1**

**MINI-STORAGE AT PROSPER COMMONS AND RICHLAND BLVD.**

PART OF LOT 2, BLOCK A PROSPER COMMONS

5.415 ACRES OUT OF THE H. JAMISON SURVEY, ABSTRACT NO. 480 IN THE TOWN OF PROSPER COLLIN COUNTY, TEXAS

**MOORELAND FUND III 380 COMM. OFFICE, L.P. OWNER**

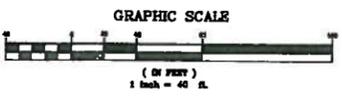
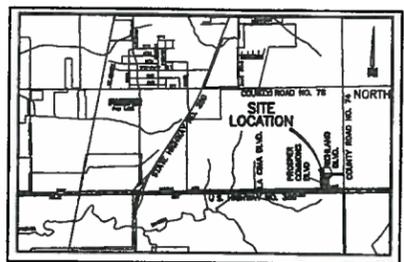
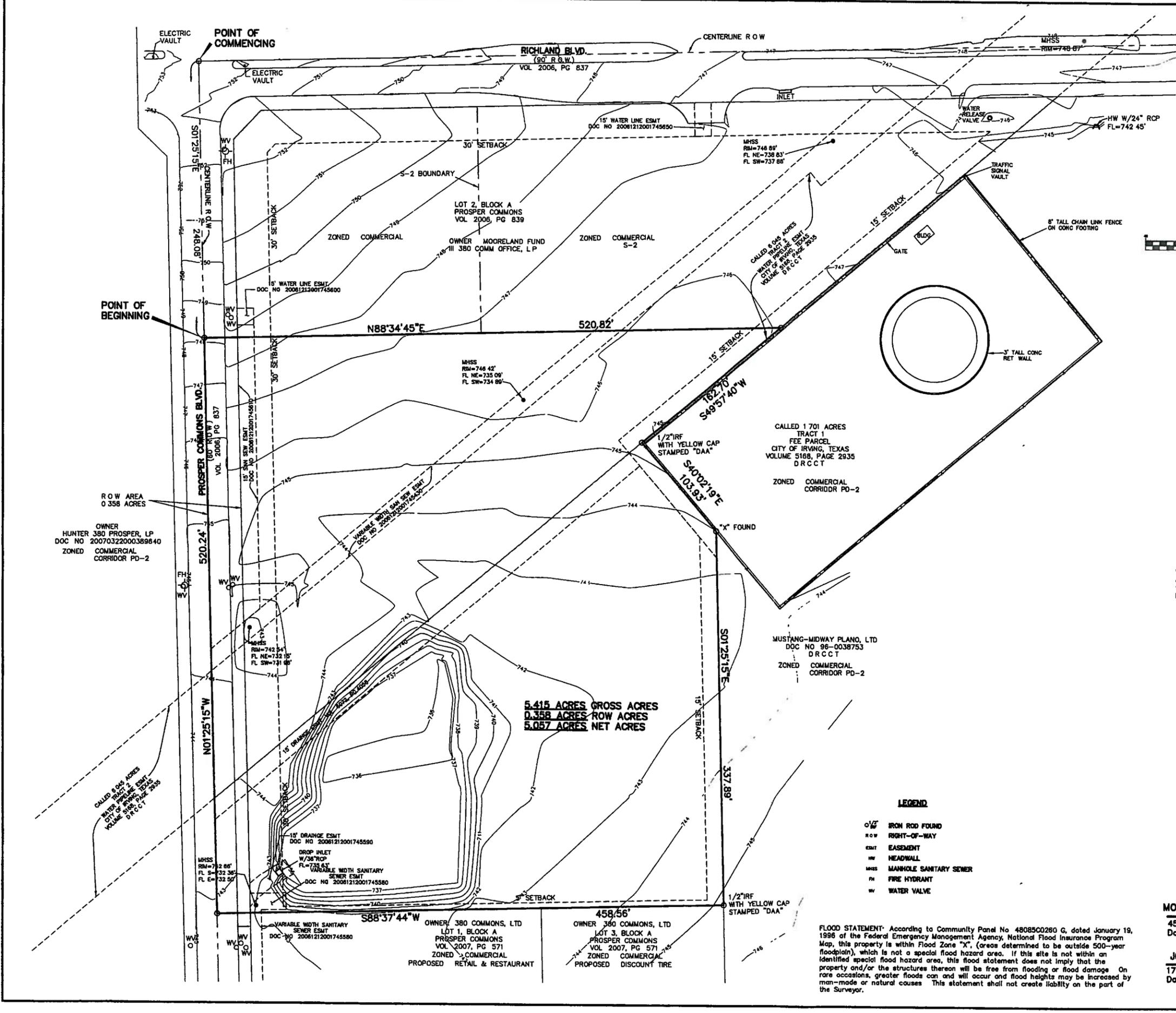
4516 Lovers Lane, Suite 350  
Dallas, Texas 75225

**JONES & BOYD, INC. SURVEYOR/ENGINEER**

17090 Dallas Parkway, Suite 200 (972) 248-7676  
Dallas, Texas 75248 (972) 248-1414 FAX

1 LOT JANUARY 04, 2008 Sheet 1 of 1

Plotted by mgelsler Plot Date 1/30/2008 2:53 PM



**LEGAL DESCRIPTION**

BEING a tract of in the Town of Prosper, Collin County, Texas, a part of the H. JAMISON SURVEY, ABSTRACT No. 480, and being a part of Lot 2, Block A, Prosper Commons, an addition to the Town of Prosper as recorded in Volume 2006, Page 837, Collin County Plat Records, and also being a part of Prosper Commons Boulevard (a 80 foot right-of-way), as recorded in Volume 2006, Page 837, Collin County Plat Records, and being further described as follows:

COMMENCING at the centerline intersection of Richland Boulevard (a 90 foot right-of-way), as recorded in Volume 2006, Page 837, Collin County Plat Records, and Prosper Commons Boulevard;

THENCE South 01 degrees 25 minutes 15 seconds East, 248.08 feet along the centerline of Prosper Commons Boulevard to the POINT OF BEGINNING of this tract of land;

THENCE North 88 degrees 34 minutes 45 seconds East, 520.82 feet to a point for corner in the east line of said Lot 2,

THENCE along the east line of said Lot 2 as follows:  
 South 49 degrees 57 minutes 40 seconds West, 162.70 feet to a one-half inch iron rod with yellow cap stamped "DAA" found for corner;  
 South 40 degrees 02 minutes 19 seconds East, 103.93 feet to an "X" in concrete found for corner;  
 South 01 degrees 25 minutes 15 seconds East, 337.89 feet to a one-half inch iron rod with yellow cap stamped "DAA" found at the southeast corner of said Lot 2;

THENCE South 88 degrees 37 minutes 44 seconds West, 458.56 feet along the south line of said Lot 2 to a point for corner in the centerline of Prosper Commons Boulevard,

THENCE North 01 degrees 25 minutes 15 seconds West, 520.24 feet along the centerline of Prosper Commons Boulevard to the POINT OF BEGINNING and containing 235,889 square feet or 5.415 acres of land.

"This document was prepared under 22 TAC 863.23, 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."



Dan B. Ramsey, R.P.L.S. No. 4172

**SUP#S08-1**  
**EXHIBIT A**  
**PART OF LOT 2, BLOCK A**  
**PROSPER COMMONS**

5.415 ACRES OUT OF THE H. JAMISON SURVEY, ABSTRACT NO. 480 IN THE TOWN OF PROSPER COLLIN COUNTY, TEXAS

**MOORELAND FUND III 380 COMM OFFICE, L.P. OWNER**  
 4516 Lovers Lane, Suite 350 (214)599-0852  
 Dallas, Texas 75225

**JONES & BOYD, INC. PLANNER/SURVEYOR/ENGINEER**  
 17090 Dallas Parkway, Suite 200 (972)248-7676  
 Dallas, Texas 75248

- LEGEND**
- 1/2" IRON ROD FOUND
  - R.O.W. RIGHT-OF-WAY
  - EASEMENT
  - HW HEADWALL
  - M.H.S. MANHOLE SANITARY SEWER
  - FH FIRE HYDRANT
  - W.V. WATER VALVE

**FLOOD STATEMENT:** According to Community Panel No. 48085C0260 G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Plotted by: mgstalar Plot Date 1/30/2008 2:59 PM

## Exhibit D: Architectural Style of the Two Story Buildings

Intent of this Exhibit is to illustrate the brick, stone and cast stone details to be woven into the second floor of the building and parapet. Building to follow Articulation guidelines specified for Commercial Zoning. Second floor to include false windows as shown. First floor to remain as ground-level unit access doors with panels set up to facilitate a future potential conversion to Office use. Awnings will not be installed during useage phase of mini-storage. This building style also facilitates the potential use of Office / Showroom on the first floor as well.



SF-10  
PD-6

MF  
PD-2

○  
S-8

RICHLAND BLVD

○  
C

○  
S-2

○  
S-2/S-4

S15-0001

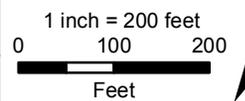
○  
S-4

COR  
PD-2

COR  
PD-2

PROSPER COMMONS BLVD

E UNIVERSITY DR





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

**REPLY FORM**

**SUBJECT:**

The Town of Prosper has received a request for an amendment to Specific Use Permit-4 (SUP-4), on 5.4± acres.

**LOCATION OF SUBJECT PROPERTY:**

The property is located 300± feet south of Richland Boulevard, on the east side of Prosper Commons Boulevard.

**DESCRIPTION OF THE REQUEST:**

A Specific Use Permit is an opportunity to approve, conditionally approve, or deny identified specific uses that may be permitted in specified zoning districts. These uses generally have, among other things, unusual nuisance characteristics or are of a public or semi-public character and are often essential or desirable for the general convenience and welfare of the community. The purpose of the amendment is to allow for office/showroom uses within a portion of the mini-warehouse building.

- I **OPPOSE** the request as described in the notice of public hearing.  
 I **DO NOT OPPOSE** the request as described in the notice of public hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Card Shugart  
Name (please print)

5120 Meadowside Lane  
Address

Plano TX 75093  
City, State, and Zip Code

Card Shugart  
Signature

1/24/15  
Date

Card Shugart tx, rr.com  
E-mail Address



## PLANNING

**To: Planning & Zoning Commission**

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

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

**Re: Planning & Zoning Commission Meeting – February 3, 2015**

The chart below summarizes the Town Council's actions from their January 27, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Consider and act upon an ordinance rezoning 56.5± acres, located on the west side of Teel Parkway, 300± feet south of Fishtrap Road, amending Planned Development-40 (PD-40), Exhibit C, Section 3., c., c. (Townhouse Uses), and d. (Residential Development Standards).	Approved 6-0.	Ordinance Adopted 7-0.
Possibly direct Town staff to schedule topic(s) for discussion at a future meeting: <ul style="list-style-type: none"> <li>• Zoning Improvement Process.</li> </ul>	N/A	Indicated support with the following Zoning Improvement Process measures: <ul style="list-style-type: none"> <li>• Placing an ordinance for adoption, in conjunction with the Town Council public hearing, for non-controversial cases, and</li> <li>• When a zoning request is not in conformance with the Future Land Use Plan, there shall be an accompanying application and staff report for a Future Land Use Plan amendment.</li> </ul>