

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A TRACT OF LAND CONSISTING OF 64.501 ACRES, SITUATED IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447, THE B. HODGES SURVEY, ABSTRACT NO. 593, THE P. BARNES SURVEY, ABSTRACT NO. 79, THE R. TAYLOR SURVEY, ABSTRACT NO. 1671, THE J. HAYNES SURVEY, ABSTRACT NO. 573 AND THE ANGUS JAMISON SURVEY, TOWN OF PROSPER, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-94 (PD-94) TO PLANNED DEVELOPMENT-94; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

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

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request (Case Z22-0001) from Perry Molubhoy and Shiva Kondru ("Applicants"), to rezone 64.601 acres of land, more or less, in the J. Gonzalez Survey, Abstract No. 447, the B. Hodes Survey, Abstract No. 593, the P. Barnes Survey, Abstract No. 79, the R. Taylor Survey, Abstract No. 1671, the Haynes Survey, Abstract No. 573 and the Angus Jamison Survey, Town of Prosper, Denton County, Texas, from Planned Development-94 to Planned Development-94 (PD-94) and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes; and

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

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, 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

Amendment to the Town's Zoning Ordinance. The Town's Zoning Ordinance, as amended, is hereby amended as follows: The zoning designation of the below described property containing 64.501 acres of land, more or less, in the J. Gonzalez Survey, Abstract No. 447, the

B. Hodes Survey, Abstract No. 593, the P. Barnes Survey, Abstract No. 79, the R. Taylor Survey, Abstract No. 1671, the Haynes Survey, Abstract No. 573 and the Angus Jamison Survey, Town of Prosper, Denton County, Texas, and all streets, roads, and alleyways contiguous and/or adjacent thereto are hereby zoned as Planned Development-94 and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with (1) the Statement of Intent and Purpose, attached hereto as Exhibit B; (2) the Development Standards, attached hereto as Exhibit C; (3) the Site Plan, attached hereto as Exhibit D; (4) the Development Schedule, attached hereto as Exhibit E; (5) the Façade Plans, attached hereto as Exhibit F; and (6) the Landscape Plans, attached hereto as Exhibit G, all of which are incorporated herein for all purposes as if set forth verbatim, subject to the following conditions of approval by the Town Council:

1. Approval of a Development Agreement, which includes but is not limited to, prohibiting certain business establishments.

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

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

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 8

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

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF
THE TOWN OF PROSPER, TEXAS, ON THIS 28th DAY OF JUNE, 2022.**


David F. Bristol, Mayor

ATTEST:

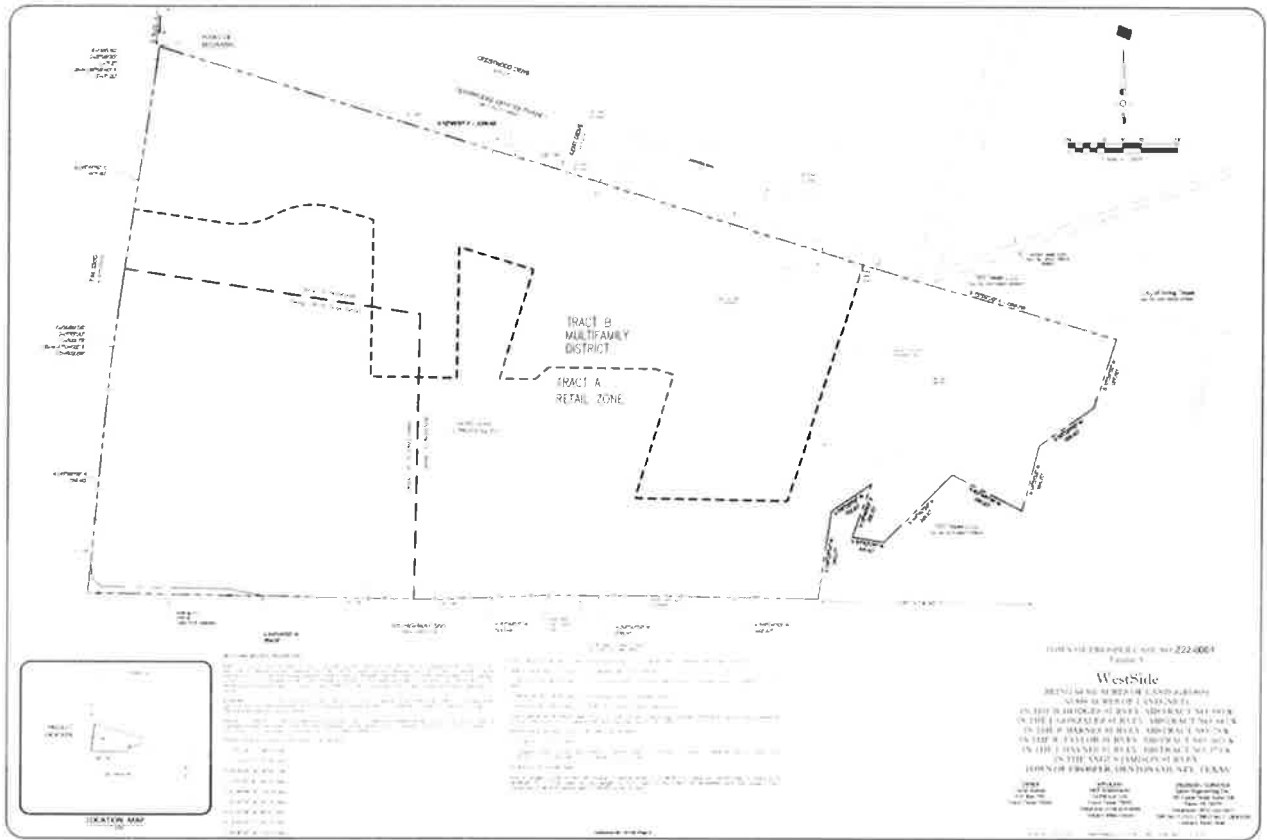

Michelle Lewis-Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney



Exhibit A



Z22-0001

**EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
WESTSIDE**

1. Statement of Intent

A. Overall Intent

The purpose of this project is to create a walkable urban neighborhood using a horizontal mix of uses. Access to shopping, housing, community retail and park land promotes a quality of life that nurtures the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document.

B. Description of Property

The subject property comprises approximately 64 acres of vacant land at the northeast corner of U.S. Highway 380 and F.M. 1385 in Prosper, Texas. It is additionally bounded by the Glenbrooke single family neighborhood to the north and Doe Branch Creek to the east. An existing trail exists along the property's north boundary and currently serves the adjacent single family neighborhood. This trail may extend into the Doe Branch drainage system and be part of the larger Town of Prosper Trails Plan.

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two distinct sub-districts. The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

Given that the subject property resides at the hard corner of two major thoroughfares and will serve as a gateway to the Town of Prosper, a portion of land with a size yet to be determined, will be set aside as a signage easement for a Town gateway sign near the intersection of U.S. 380 and F.M. 1385.

2. Current Zoning and Land Uses

A. Current Zoning

The subject property comprises land that fall under two distinct zoning classifications. At the intersection of U.S. 380 and F.M. 1385 is a small portion of acreage that zoned for Single Family. The remainder of the property is zoned for Agriculture.

B. Future Land Use Plan

The Future Land Use Plan designates the entire subject property as US 380 District, which is defined as having a variety of uses, such as big box development, hotels, banks, gas/convenience and residential that serves as a buffer between the commercial and nearby single family.

Z22-0001
EXHIBIT C
DEVELOPMENT STANDARDS
WESTSIDE

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

Tract A – Retail District

- A1. Except as noted below, the Tract shall develop in accordance with the Retail District as it exists or may be amended.
- A2. Uses. Uses shall be permitted in accordance with the Retail District with the exception of the following:

Permitted Uses

1. Restaurant (with Drive-Through)
 - a. A restaurant with drive-through shall be permitted by right in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance. A maximum of two (2) noncontiguous drive-through restaurants shall be permitted along US 380, and a maximum of two (2) drive-through restaurants shall be permitted along FM 1385, as shown on Exhibit D.
2. Hotel, Extended Stay
 - a. An extended stay hotel shall be permitted by right on the subject property, as shown on Exhibit D, on either Lot 15 or Lot 16, and shall otherwise be permitted in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance.

Prohibited Uses:

1. Athletic Stadium or Field, Public
2. Automobile Parking Lot/Garage
3. Automobile Paid Parking Lot/Garage
4. Recycling Collection Point
5. School District Bus Yard

- A3. Regulations. Regulations shall be permitted in accordance with the Retail District with the exception of the following:
1. Maximum Height
 - a. Commercial Amusement, Indoor: Two (2) stories, no greater than fifty (50) feet at the parapet height, with an additional twenty (20) feet above the parapet for a marquee.
 - b. Hotel, Extended Stay: Five (5) stories, no greater than seventy-five (75) feet.
 - i. Minimum height of four (4) stories.
- A4. Design Guidelines
1. Elevation Review and Approval
 - a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.

- b. Detailed Façade Plans conforming to the Conceptual Elevations shall be submitted for each building at the time of Site Plan, subject to approval by the Planning & Zoning Commission. Façade Plans for the Extended Stay Hotels and the Indoor Commercial Amusement uses shall also be subject to Town Council approval.

2. Architectural Standards

- a. At least eighty percent (80%) of each building's façade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick or stone)
 - i. Commercial Amusement, Indoor may utilize architectural finished concrete as a primary masonry material, and may be used for up to one hundred percent (80%) of a building elevation, as shown on Exhibit F. In addition, a maximum of ten percent (10%) secondary material, and minimum of ten percent (10%) stone, per elevation, shall be required for Commercial Amusement, Indoor.
- b. For retail/restaurant uses, no more than thirty percent (30%) of each façade elevation shall use wood-based high pressure laminate (i.e. Prodema, Trespa, CompactWood), as shown on Exhibit F.
- c. No more than fifteen percent (15%) of each façade elevation may use a combination of accent materials such as cedar or similar quality decorative wood, architectural metal panel, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features. Commercial Amusement, Indoor shall be limited to a maximum ten percent (10%).
- d. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, marquees and roof forms whose area in plan is no greater than fifteen percent (15%) of the ground floor footprint may exceed the height limits by up to ten feet (10').
- e. No single material shall exceed eighty percent (80%) percent of an elevation area. Except for Commercial Amusement, Indoor, a minimum of twenty percent (20%) of the front façade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of ten percent (10%) of all other facades shall be natural or manufactured stone. Commercial Amusement, Indoor shall require a minimum ten percent (10%) stone, per elevation.
 - i. All buildings shall be designed to incorporate a form of architectural articulation every thirty feet (30'), both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:
 - ii. Canopies, awnings, or porticos;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Arches;
 - vi. Display windows, including a minimum sill height of thirty (30) inches;
 - vii. Architectural details (such as tile work and moldings) integrated into the building facade;
 - viii. Articulated ground floor levels or base;
 - ix. Articulated cornice line;
 - x. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - xi. Offsets, reveals or projecting rib used to express architectural or structural bays; or
 - xii. Varied roof heights;
- f. All buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features.

- g. Except for the Commercial Amusement, Indoor, all primary and secondary exterior building materials (exclusive of glass) shall be of natural texture and shall be neutrals, creams, or other similar, non-reflective earth tone colors. Bright, reflective, pure tone primary or secondary colors, such as red, orange, yellow, blue, violet, or green are not permitted.
- h. Corporate identities that conflict with the building design criteria shall be reviewed on a case-by-case basis and approved by the Director of Development Services or his/her designee. The applicant may appeal the decision to the Planning & Zoning Commission and Town Council using the appeal procedure in Chapter 4, Section 1 of the Town's Zoning Ordinance.
- i. Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color. Natural metal finishes (patina) are an acceptable alternative to paint.
- j. All retail/commercial buildings with facades greater than two hundred feet (200') in length shall incorporate wall plane projections or recesses that are at least six feet (6') deep. Projections/recesses must be at least twenty five percent (25%) of the length of the facade. Except for Commercial Amusement, Indoor, no uninterrupted length of facade may exceed one hundred feet (100') in length.

3. Windows and Doors

- a. All ground floor front facades of buildings along streets or public ways with on-street parking or that face directly onto Open Space and contain non-residential uses shall have transparent storefront windows covering no less than thirty percent (30%) of the façade area. Hotels shall have no less than ten percent (10%) of the façade.
- i. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story. Windows shall have a maximum exterior visible reflectivity of thirty percent (30%).

4. Awning, Canopies, Arcades, and Overhangs

- a. Awnings shall not be internally illuminated.
- b. Canopies shall not exceed one hundred linear feet (100') without a break of at least five feet (5').
- c. Awnings and canopies shall not extend beyond ten feet (10') from the main building façade.

A5. Additional Standards

1. Open Space

a. Urban Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one (1) acre of useable land area that will serve as the central park to the commercial development. A minimum of one (1) pedestrian connection shall be required from the Urban Open Space to the Rural Open Space; a minimum of one (1) pedestrian connection shall be required from the Urban Open Space to the Glenbrooke neighborhood via Kent Drive. Gates and/or fencing on any pedestrian or vehicular way accessing Kent Drive shall be prohibited.
- ii. The urban park open space shall be constructed prior to any construction of Phase 1B. The urban park open space shall be constructed at the developer's cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1B. The hike and bike trail system shall be constructed at the developer's cost.

- b. Rural Open Space
 - i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
 - c. Combined Urban Open Space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.
2. Landscape Screening and Buffering
- a. A thirty-foot (30') landscape easement shall be required along roadways when an adjacent building sides or backs the road. The landscape buffer shall consist of a minimum three- foot (3') foot berm.
 - b. A minimum of twenty feet (20') of landscape easement shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. None of the required trees and/or shrubs shall be located within any utility easement.
 - c. A minimum ten-foot (10') landscape buffer is required adjacent to Urban and Rural Open Space.
 - d. Berming shall be required behind the Entertainment/Indoor Commercial Amusement structure located in Phase 2A as reflected on the Phasing Diagram.
3. Lot Frontage
- a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
4. Parking Requirement
- a. Hotel, Extended Stay: One (1) parking space, equivalent to seventy-five percent (75%) of the total number of rooms/keys provided. Parking spaces for Lots 15 and 16 may be shared, provided the minimum requirements per the zoning ordinance and herein are met.

Tract B – Multifamily District

- B1. Except as noted below, the Tract shall develop in accordance with the Multifamily District as it exists or may be amended.
- B2. Multifamily Construction
- 1. For Phase 1B, as shown on Exhibit E2, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building as shown on Lot 8 on Exhibit D and the Extended Stay Hotel on either Lot 15 or Lot 16 on Exhibit D.
 - 2. For Phase 2B, as shown on Exhibit E2, which consists of a maximum of 237 units, construction may not commence until vertical construction has begun on a minimum fifty thousand (50,000) square foot Indoor Commercial Amusement building or similar size retail building.
- B3. Regulations. Regulations shall be permitted in accordance with the Multifamily District with the exception of the following:
- 1. Maximum Number of Units: Four hundred and eighty (480) units.

2. Maximum Height:
 - a. Two (2) stories, no greater than forty feet (40') for buildings within one hundred (100) feet of a single family zoning district.
 - b. Three (3) stories, no greater than fifty feet (50').
 - c. Four (4) stories, no greater than sixty-five feet (65').
3. Size of Yards
 - a. In accordance with Exhibit D.
4. Minimum Dwelling Area
 - a. One (1) bedroom: 650 square feet
 - b. Two (2) bedroom: 925 square feet
 - c. Three (3) bedroom: 1,150 square feet
5. Lot Coverage: Maximum fifty percent (50%)

B4. Design Guidelines

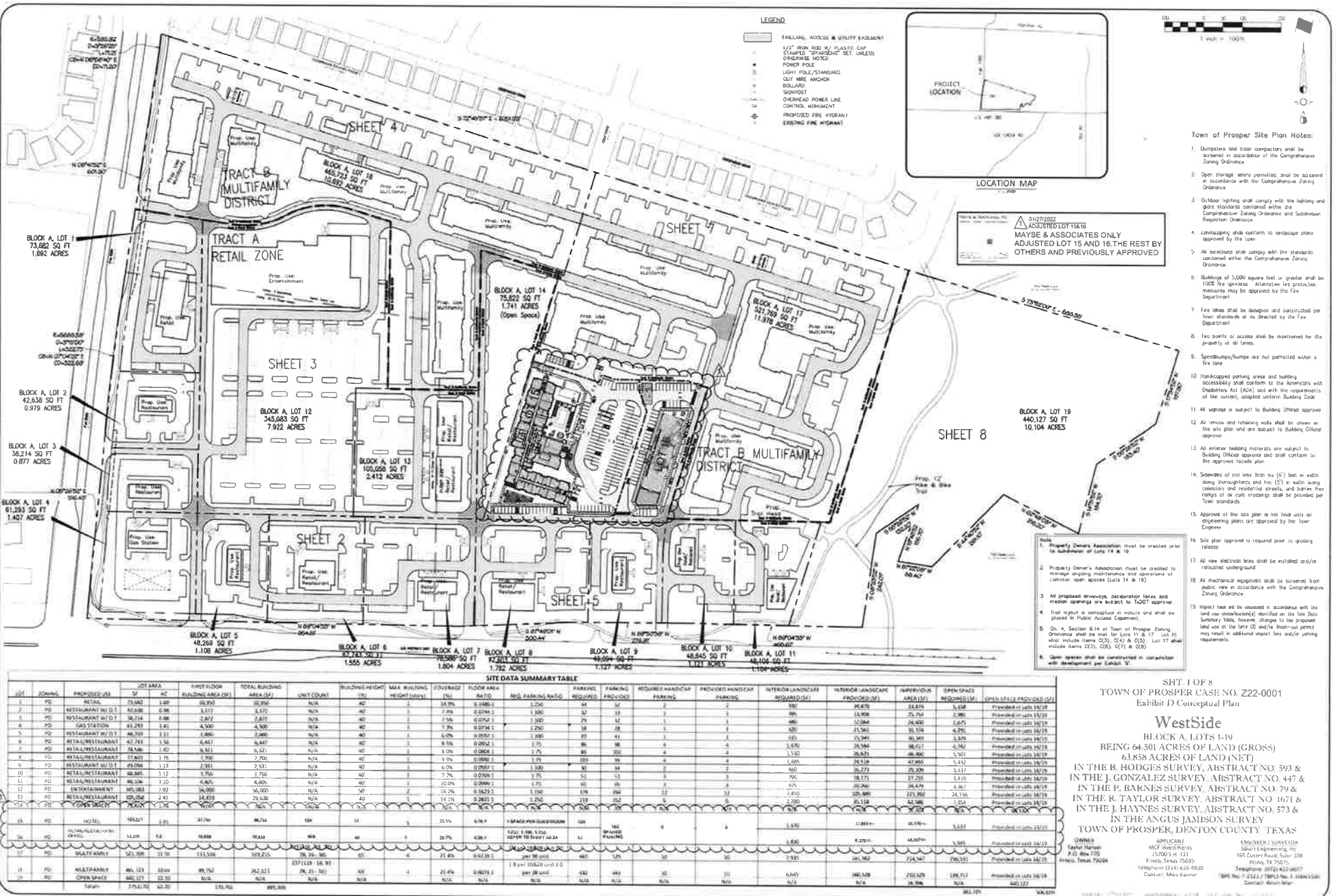
1. Elevation Review and Approval
 - a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
 - b. Detailed Façade Plans conforming to the Conceptual Elevations shall be submitted for each building at the time of Site Plan, subject to approval by the Planning & Zoning Commission.
2. Architectural Standards
 - a. At least eighty percent (80%) of each building's façade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick and stone).
 - b. No more than fifteen percent (15%) of each façade elevation shall use a combination of accent materials such as cedar or similar quality decorative wood, fiber cement siding, resin-impregnated wood panel system, cementitious-fiber clapboard (not sheet) with at least a fifty (50) year warranty, architectural metal panel, split-face concrete block, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - c. Any enclosed one or two-car garage shall be designed and constructed of the same material as the primary building.

B5. Additional Standards

1. Open Space
 - a. Urban Open Space
 - i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one (1) acre of useable land area that will serve as the central park to the commercial development. A minimum of one (1) pedestrian connection shall be required from the Urban Open Space to the Rural Open Space; a minimum of one (1) pedestrian connection shall be required from the Urban Open Space to the Glenbrooke neighborhood via Kent Drive. Gates and/or fencing on any pedestrian or vehicular way accessing Kent Drive shall be prohibited.
 - ii. The urban park open space shall be constructed prior to any construction of Phase 1B. The urban park open space shall be constructed at the developer's cost.

- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1B. The hike and bike trail system shall be constructed at the developer's cost.
 - b. Rural Open Space
 - i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
 - c. Combined Urban Open Space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.
- 2. Landscape Screening and Buffering
 - a. As depicted on the Landscape Plan (Exhibit G), two (2) rows of minimum three inch (3") caliper trees every fifty feet (50') on center, offset, shall be planted along the northern property line.
 - b. A minimum of twenty feet (20') of landscape easement shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. None of the required trees and/or shrubs shall be located within any utility easement, except for the twenty-five foot (25') UTRWD utility easement that currently resides immediately south of the property's north property line.
 - c. A minimum ten-foot (10') landscape buffer is required adjacent to Rural Open Space.
- 3. Lot Frontage
 - a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
- 4. Parking
 - a. Minimum "Off-Street" Parking. For the purpose of this ordinance, off-street parking shall mean any parking not located immediately adjacent to and along public drives (i.e. parallel parking) used for internal circulation throughout the development.
 - i. One (1) and two (2) bedroom units: 1.8 parking spaces per unit.
 - ii. Three (3) bedroom units: 2.0 parking spaces per unit.
 - b. Tandem parking shall count towards the parking provided for each designated tract or phase that the parking resides within.
 - c. Surface parallel parking that is provided along interior drives shall count towards the parking provided for each designated tract or phase that the parking resides within.
- 5. The provisions of Chapter 4, Section 9.14 (Non-Residential and Multifamily Development Adjacent to a Major Creek) shall apply to the proposed development.
- 6. The provisions of Chapter 4, Section 9.16 (Residential Open Space) shall apply to the proposed development.

7. The provision of Chapter 4, Section 9.17 (Multifamily Site Design) shall not apply to the proposed development.



Z22-0001
EXHIBIT E
DEVELOPMENT SCHEDULE
WESTSIDE

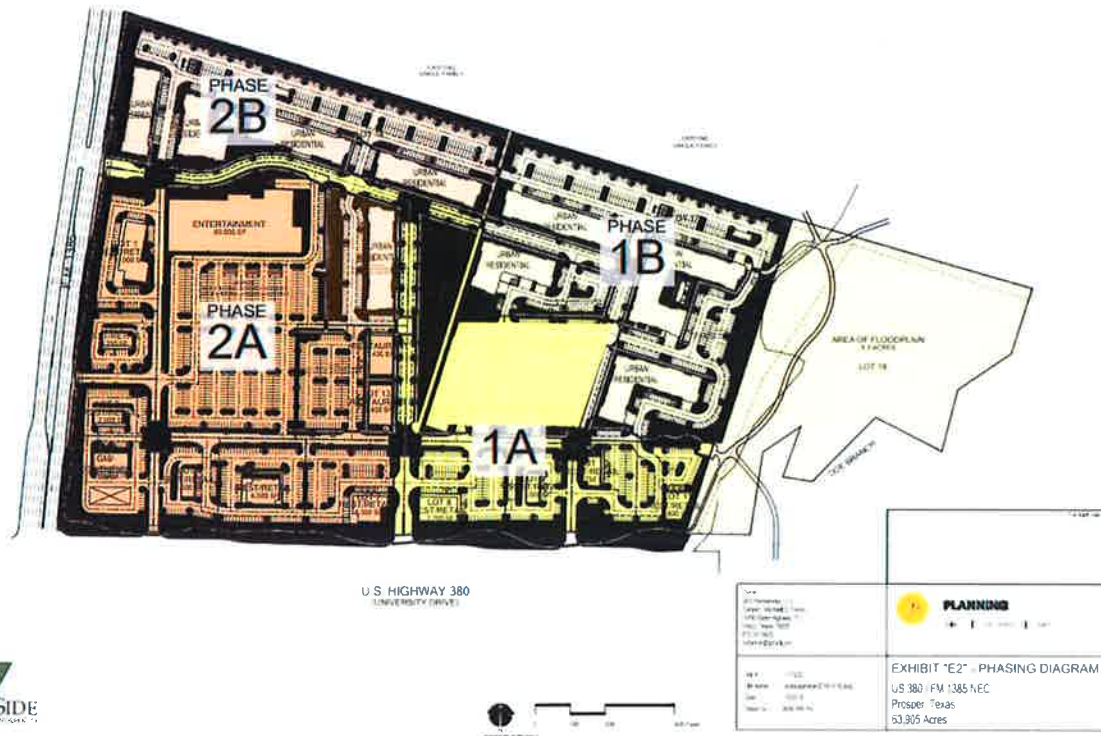
The phasing and development of this project is dependent upon both market conditions and the individual developers' timing. The anticipated schedule for the buildout will likely include a division of developmental increments. Upon commencement of development, the project construction is expected to require between 18 – 60 months. See Exhibit E2 for a graphic depiction.

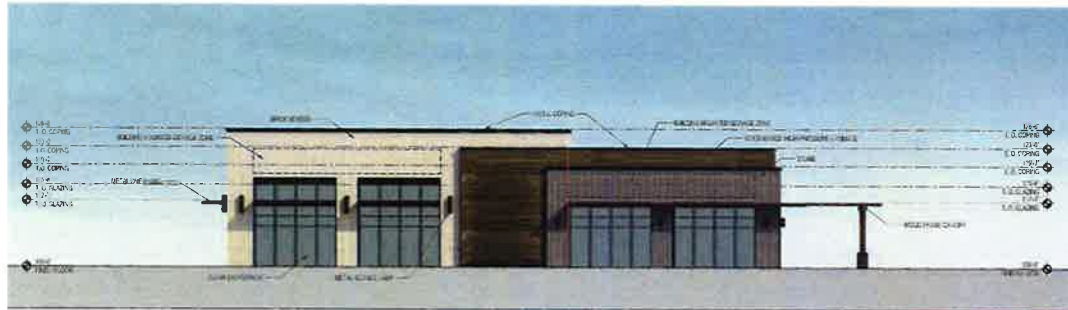
Phase 1A: The central core of the property coupled with the construction of the central park. It would comprise both the physical heart of the project, plus individual pads inside the retail development. Vehicular access to the property will mostly be included in this phase. Depending on the schedule of the multi-family developer, Phase 1B could be developed in conjunction with Phase 1A.

Phase 1B: The initial phase of a two phase multi-family development.

Phase 2A: The second phase of a two phase commercial development, including retail/restaurant and entertainment uses to the west of the central park.

Phase 2B: The second phase of a multi-family development, located to the north of Phase 2A. Phase 2B could be developed in conjunction with Phase 2A.





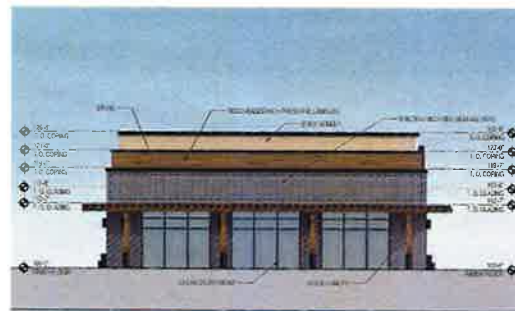
1 EAST ELEVATION
3/32" = 1'-0"



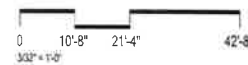
2 WEST ELEVATION
3/32" = 1'-0"



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



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



FACADE MATERIAL ANALYSIS		
01 EAST ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1522	46.9%
WOOD SHED HIGH PRESSURE LUMINATE	580	18.2%
STONE	875	26.9%
GLAZING (NOT INC. USED)	263	8.0%
GLAZING NOT INC. USED		
02 WEST ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1522	47.2%
WOOD SHED HIGH PRESSURE LUMINATE	580	18.2%
STONE	875	26.9%
GLAZING (NOT INC. USED)	263	8.0%
GLAZING NOT INC. USED		
03 NORTH ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1522	13.8%
WOOD SHED HIGH PRESSURE LUMINATE	580	5.2%
STONE	875	7.8%
GLAZING (NOT INC. USED)	263	2.3%
GLAZING NOT INC. USED		
04 SOUTH ELEVATION		
MATERIAL	AREA (SF)	%
BRICK VENEER	1522	16.0%
WOOD SHED HIGH PRESSURE LUMINATE	580	6.1%
STONE	875	9.2%
GLAZING (NOT INC. USED)	263	2.7%
GLAZING NOT INC. USED		

MATERIALS TABLE	
	MAS 1
	MAS 2
	WOOD 1

NOTES	
1. This document is for informational purposes only. All building plans must be reviewed and approved by the City of Fort Worth.	
2. All materials and construction shall be in accordance with the City of Fort Worth Building Code.	
3. All materials and construction shall be in accordance with the City of Fort Worth Building Code.	
4. All materials and construction shall be in accordance with the City of Fort Worth Building Code.	
5. All materials and construction shall be in accordance with the City of Fort Worth Building Code.	

Owner:
GFC Partnership, LLC
Contact: Michael C. Fannin
15700 State Highway 121
Frisco, Texas 75055
972.747.9233
mcfannin@gmail.com

Job # 17173.02
File Name RestaurantRetailElevations_2018-0928.dwg
Date 09/28/18
Drawn by BEM, L.A. PA

PLANNING

2804 Fairmount Street,
Suite 300
Dallas, Texas 75201 |
214.393.1500

3300 West 7th Street,
Suite 110
Fort Worth, Texas 76107 |
817.393.1500

EXHIBIT "F"

US 380 / FM 1385 NEC

Prosper, Texas

63.905 Acres



PERSPECTIVE - EAST VIEW



PERSPECTIVE - HOTEL MAIN ENTRY



PERSPECTIVE - NORTH VIEW

**RESIDENCE INN
BY MARRIOTT**

LOTS 15&16 WESTSIDE
ADDITION, US 380/PM 1385,
PROSPER, TX

Residence INN
by Marriott



ATLANTIC HOTEL
GROUP
NEW YORK, NEW YORK
DALLAS, TEXAS

Revisions:
1. 01/03/2022

Date: 01/03/2022
Job No: 21122
Sheet Title: 222-0001 EXHIBIT F
Sheet No:

A0.5



PERSPECTIVE - SOUTH WEST VIEW









PERSPECTIVE - WEST VIEW (FACING PARK)



PERSPECTIVE - SOUTH EAST VIEW









- 1. ALL MATERIALS END ON INSIDE CORNER UNLESS NOTED OTHERWISE
- 2. STUCCO CONTROL JOINTS & REVEAL PATTERNS SHALL BE RETURNED TO INSIDE CORNERS AT FACES NOT SHOWN. VERIFY WITH ARCHITECT
- 3. REFER TO ELECTRICAL FOR EXTERIOR WALL MOUNTED FIXTURES
- 4. ALL STONE VENEER WALLS TO HAVE CONTROL JOINTS AT ALL INSIDE CORNERS AND AT MINIMUM OF 75 FT
- 5. ALIGN WINDOWS AT HEAD ACROSS BUILDING (TYP.)

EXTERIOR PAINTS LEGEND

-  GRID COLOR
-  HORIZ. COLOR
-  VERT. COLOR
-  H+V COLOR
-  STONE
-  EPS COLOR

ALL	2000-2001
-----	-----------

A3.1 3/27/97

FACADE MATERIAL ANALYSIS	
MATERIAL TABLE	
	BRICK COLOR 1
	BRICK COLOR 2
	BRICK COLOR 3
	STONE
	BRICK APPLIQUE
	BRICK COLOR 1
	BRICK COLOR 2
	BRICK COLOR 3

NORTH ELEVATION	
STONE	100'-0"
BRICK COLOR 1	100'-0"
BRICK COLOR 2	100'-0"
BRICK COLOR 3	100'-0"
STONE	100'-0"
TOTAL	400'-0"

SOUTH ELEVATION	
STONE	100'-0"
BRICK COLOR 1	100'-0"
BRICK COLOR 2	100'-0"
BRICK COLOR 3	100'-0"
STONE	100'-0"
TOTAL	400'-0"

EAST ELEVATION	
STONE	100'-0"
BRICK COLOR 1	100'-0"
BRICK COLOR 2	100'-0"
BRICK COLOR 3	100'-0"
STONE	100'-0"
TOTAL	400'-0"

WEST ELEVATION	
STONE	100'-0"
BRICK COLOR 1	100'-0"
BRICK COLOR 2	100'-0"
BRICK COLOR 3	100'-0"
STONE	100'-0"
TOTAL	400'-0"

EXTERIOR FINISH LEGEND

- BRICK COLOR 1 (B-1)
- BRICK COLOR 2 (B-2)
- BRICK COLOR 3 (B-3)
- STONE (S)
- IMPERIAL CORTEX PANEL (I)
- SPF COLOR 1 (S-1)

MAYN & ASSOCIATES, INC.

Architect • Planning • Construction Management

Scale: 1/8" = 1'-0"

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION

This drawing is a conceptual drawing and is not to be used for construction purposes. It is intended for informational purposes only.

RESIDENCE INN BY MARRIOTT

LOTS 15&16 WESTSIDE
ADDITION, US 280/1M 1365,
PROSPER, TX

Residence INN

ATLANTIC
HOTELS

ATLANTIC HOTEL
GROUP

101 BAYVIEW STREET, SUITE 1000
DALLAS, TEXAS 75201

Revisions:

1. No

01/03/2022

21122

222-0001 EXHIBIT F

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

Sheet No.

2 EAST BUILDING ELEVATION - COLOR

100' - 137' - 10"



1 WEST BUILDING ELEVATION - COLOR

100' - 137' - 10"





- | Influences | |
|------------|--|
| 1 | The General Manager's personal perception of the ethical climate of the organization |
| 2 | Individual characteristics of the employee, such as personality, values, and ethics training |
| 3 | Task assignment, reward, and control systems of the organization |
| 4 | Peer pressure and influence of the employee's family and community |
| 5 | Values of the organization and the society (Kleinman, 1995) |

A 000



GLENN L. ANDERSON & ASSOCIATES, INC.

ARCHITECTS

1000 N. 10TH STREET, SUITE 100

PHOENIX, ARIZONA 85004

TEL: 602.441.1111

FAX: 602.441.1112

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MATERIAL CALCULATION (PHASE 2-BLDG. 1)

TOTAL AREA (EXCLUDING GLAZING) IN SF	1,000	100%
GLAZING IN SF	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%

MATERIAL CALCULATION (3-Story Concept)

TOTAL AREA (EXCLUDING GLAZING) IN SF	1,000	100%
GLAZING IN SF	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%

MATERIAL CALCULATION (4-Story Concept)

TOTAL AREA (EXCLUDING GLAZING) IN SF	1,000	100%
GLAZING IN SF	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%
GLAZING IN SF (PERCENTAGE)	1,000	100%



BUILDING ELEVATION - 2/3-STORY CONCEPT



BUILDING ELEVATION - 3-STORY CONCEPT



BUILDING ELEVATION - 4-STORY CONCEPT

SITE PLAN

NOTES

BUILDING HEIGHTS

NUMBER OF STORIES	2/3
HEIGHT	34' 0" / 32' 0"

ABBREVIATIONS

WALL	WALL
GLAZING	GLAZING
ROOF	ROOF
FOUNDATION	FOUNDATION
LANDSCAPE	LANDSCAPE

FACADE PLANS

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
P-1		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-2		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-3		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-4		VENETIAN TERRAZZO (CLAY TERRAZZO)
P-5		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-6		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-7		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-8		VENETIAN TERRAZZO (CLAY TERRAZZO)
P-9		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-10		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-11		VENETIAN TERRAZZO (CLAY TERRAZZO)	P-12		VENETIAN TERRAZZO (CLAY TERRAZZO)

PROJECT INFO.

Client: [Name]

Address: [Address]

Phone: [Phone]

Fax: [Fax]

Email: [Email]

Website: [Website]



G.L.A. ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.GLA-ARCHITECTS.COM

DATE: 01/15/2019

PROJECT: 1000 WEST 10TH AVENUE, SUITE 1000

REVISION: 01/15/2019

BY: G.L.A. ARCHITECTS

CHECKED BY: G.L.A. ARCHITECTS

APPROVED BY: G.L.A. ARCHITECTS

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

DATE: 01/15/2019

PROJECT: 1000 WEST 10TH AVENUE, SUITE 1000

REVISION: 01/15/2019

BY: G.L.A. ARCHITECTS

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

DATE: 01/15/2019

PROJECT: 1000 WEST 10TH AVENUE, SUITE 1000

REVISION: 01/15/2019

BY: G.L.A. ARCHITECTS

CHECKED BY: G.L.A. ARCHITECTS

APPROVED BY: G.L.A. ARCHITECTS

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

DATE: 01/15/2019












1 REAR/INTERIOR ELEVATION
R-2 SCALE 3/32" = 1'-0"



1 REAR/INTERIOR ELEVATION
R-2 SCALE 3/32" = 1'-0"



FACADE PLANS

NOTES		NOTES	FACADE PLAN NOTES	FACADE PLANS											
1. This Conceptual Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspector's Office.		1. MATERIALS AND FINISHES: THE ARCHITECT HAS PROVIDED A GENERAL DESCRIPTION OF THE MATERIALS AND FINISHES. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE SELECTION OF THE MATERIALS AND FINISHES. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE SELECTION OF THE MATERIALS AND FINISHES.		MATERIAL LEGEND											
2. All mechanical equipment shall be screened from public view in accordance with the zoning ordinance.		2. All mechanical equipment shall be screened from public view in accordance with the zoning ordinance.		TAG		SWATCH	DESCRIPTION	TAG		SWATCH	DESCRIPTION	TAG		SWATCH	DESCRIPTION
3. Where permitted, exposed utility lines and conduits shall be permitted to remain on the building.		3. Where permitted, exposed utility lines and conduits shall be permitted to remain on the building.		B-6			VENDOR: MIRROR CAST COLOR: MIRROR CAST TEXTURE: MIRROR CAST MATERIAL: NATURAL STONE	B-4			VENDOR: MIRROR BRICK COLOR: MIRROR BRICK TEXTURE: MIRROR BRICK MATERIAL: CLAY-FIRED BRICK	A-1			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK
4. All signage areas and locations are subject to approval by the Building Inspector's Department.		4. All signage areas and locations are subject to approval by the Building Inspector's Department.		B-5			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK	B-5			VENDOR: MIRROR BRICK COLOR: MIRROR BRICK TEXTURE: MIRROR BRICK MATERIAL: CLAY-FIRED BRICK	B-2			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK
5. Structures shall have a maximum design wind velocity of 130 mph.		5. Structures shall have a maximum design wind velocity of 130 mph.		B-1			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK	B-1			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK	B-1			VENDOR: SHERATON WALL COLOR: SHERATON WALL TEXTURE: SHERATON WALL MATERIAL: CLAY-FIRED BRICK



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2 FRONT ELEVATION
R-3 SCALE: 3/32\"/>



1 FRONT ELEVATION
R-3 SCALE: 3/32\"/>



NOTES		NOTES	FACADE PLAN NOTES	FACADE PLANS						MATERIAL LEGEND		PROJECT INFO.	
1. This Conceptual Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.		1. REMODELING AND ELEVATIONS ON SHEET(S) 1-2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 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