

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 2024-76

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A TRACT OF LAND CONSISTING OF 5.7 ACRES, MORE OR LESS, SITUATED IN THE GEORGE HORN SURVEY, ABSTRACT 412, TRACT 2, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, FROM AGRICULTURAL (AG) TO PLANNED DEVELOPMENT-130 (PD-130), 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 ZONE-24-0017) from Bill Oelfke ("Applicant"), to rezone 5.7 acres of land, more or less, George Horn Survey, Abstract 412, Tract 2, in the Town of Prosper, Collin County, Texas, and being more particularly 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 for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning 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, THAT:

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 is amended as follows: The zoning designation of the below described property containing 5.7 acres of land, more or less, in the George Horn Survey, Abstract 412, Tract 2, Town of Prosper, Collin County, Texas, and all streets, roads, and alleyways contiguous and/or adjacent thereto are hereby zoned as Planned Development-130 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 Development Standards, attached

hereto as Exhibit C; (2) the Conceptual Plan, attached hereto as Exhibit D; (3) the Elevations, attached hereto as Exhibit F; (4) the Landscape Plan, attached hereto as Exhibit G; (5) the Floor Plan, attached hereto as Exhibit H; (6) the Traffic Management Plan, attached hereto as Exhibit I, all of which are incorporated herein for all purposes as if set forth verbatim, subject to the following condition of approval by the Town Council:

1. Approval of a Development Agreement, including, but not limited to, architectural building materials.

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 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 THE 10TH DAY OF DECEMBER, 2024.


David F. Bristol, Mayor

ATTEST:


Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, Town Attorney



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.

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David F. Bristol, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney



survey of all of Tract One, Tract Two and Tract Three and part of Tract Four described in a deed from Ida D.(Mrs. J. E.) Rhea, et al to Jerry Standerfer, dated September 29, 1972, recorded in volume 839, page 237; a survey of part of the 6.680 acre tract described in a deed from Folsom Investments, Inc. to Jerry Standerfer, dated March 28, 1985, recorded in volume 2100, page 59; a survey of part of the 0.745 acre tract described in a deed from Louise Dowell and Caroline Dowell, dated April 14, 1981, recorded in volume 1381, page 759, all deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin found at the southwest corner of said 6.680 acre tract and the east-southeast corner of Collin Green Addition recorded in volume G, page 245 of the Collin County plat records;

THENCE North 02°14'37" West, with the east line of said Collin Green Addition, 508.44 feet to a ½-inch iron pin set at the southwest corner of Lot 1, Block A of the Prosper Self Storage Addition recorded in volume 2010, page 108 of the Collin County plat records;

THENCE North 89°36'24" East, with the south line of said Lot 1, Block A, 488.82 feet to a ½-inch iron pin set in the west right-of-way line of Farm Road 2478(Custer Road);

THENCE South 01°24'19" East, with the west right-of-way line of said Farm Road 2478(Custer Road), 508.26 feet to a ½-inch iron pin found in the south line of said Tract Two;

THENCE South 89°42'57" West, with the south line of said Tract Two, 195.87 feet to a ½-inch iron pin found at the southwest corner of said Tract Two and the south-southeast corner of said 6.680 acre tract;

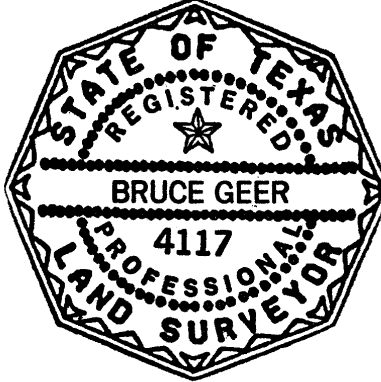
THENCE South 89°32'00" West, with the south line of said 6.680 acre tract, 285.51 feet to the PLACE OF BEGINNING and containing 5.657 acres.

The above described tract was surveyed on the ground and under my supervision.

Office work completed on June 21, 2014

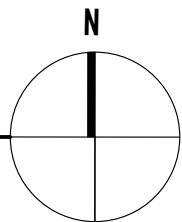
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax

Bruce Geer



01 METES & BOUNDS

SCALE: 1" = 20'-0"



ACCORDING TO FEMA MAP NO. 48085C0140J, DATED 6-2-2009 THIS 5.657 ACRE TRACT OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN.

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
c: 214.418.0455
e: JP@RogersHealy.com
w: RogersHealy.com
a: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

C	D	C
CONSULT	DESIGN	CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410 5848 Fairview Pkwy Fairview, Texas 75069 Building Quality since 1997		
CONTRACTOR:		Bill Oelfke

09.09.2024
gregoryHAGMANN
ARCHITECT
COPYRIGHT 2023
404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
ggharchitect@yahoo.com



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

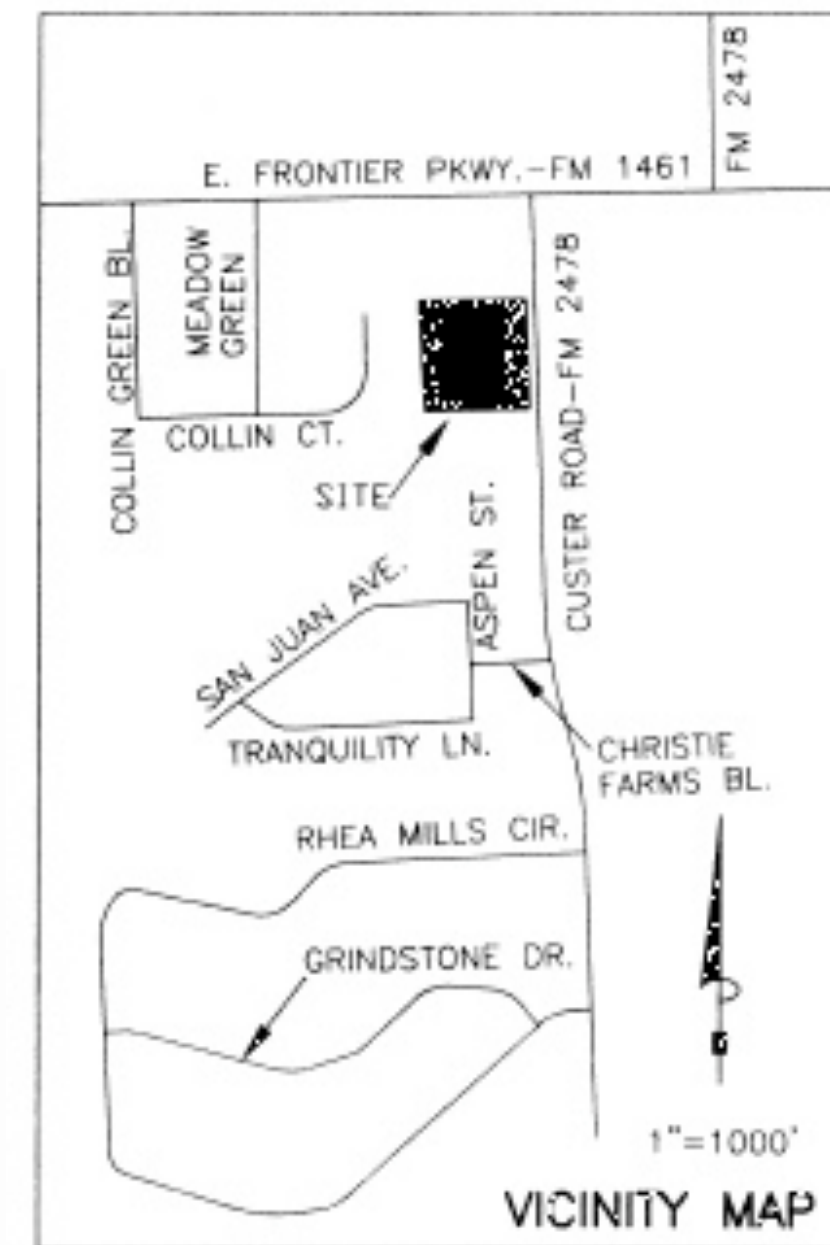
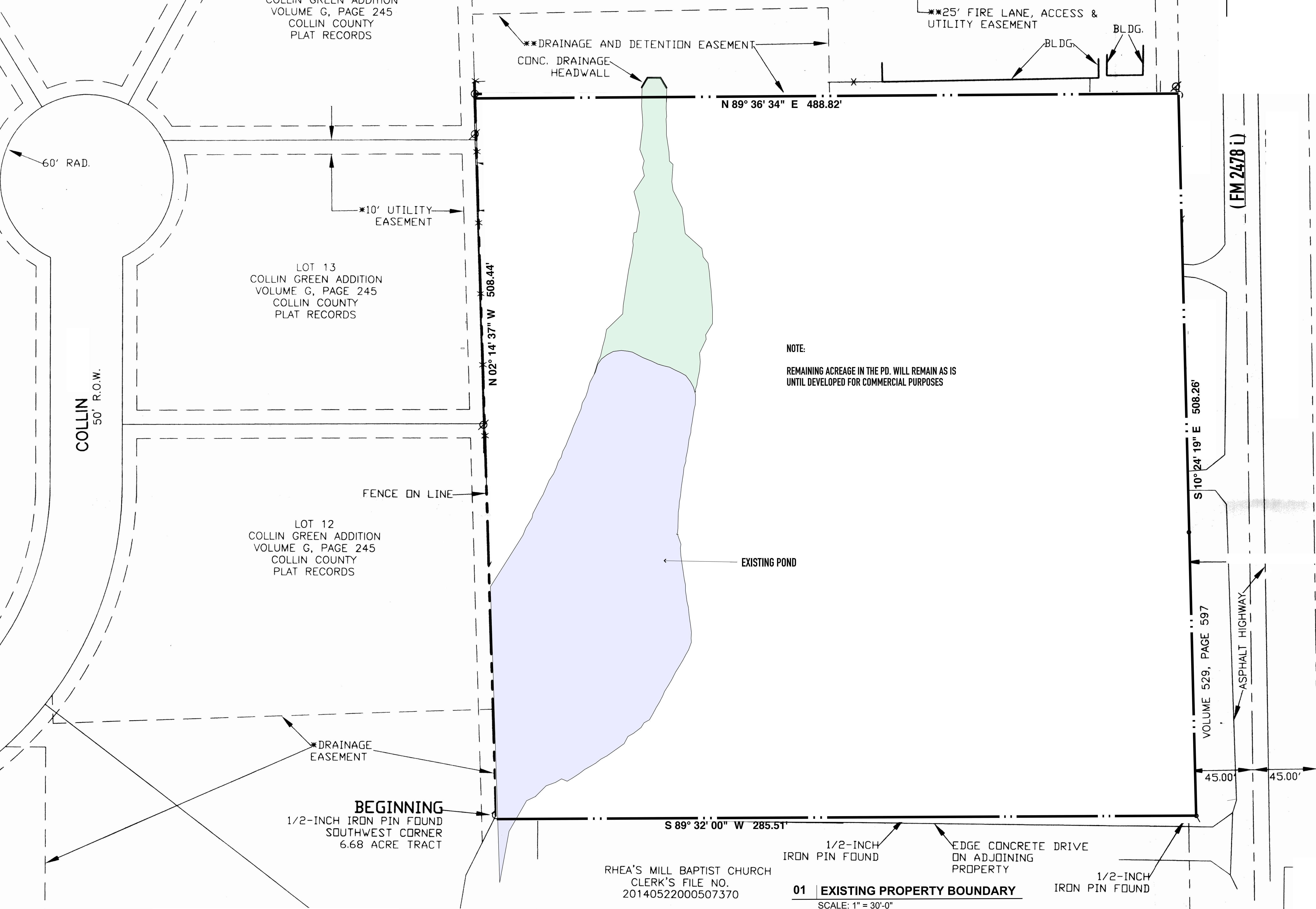
ZONE-24-0017
"EXHIBIT A-1"
WRITTEN METES
& BOUNDS

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ISSUE: _____
P & Z
SEP. 16, 2024

PROJECT
NO: 2406SH.01

PD EX A-1



03 GREATER VICINITY MAP

SCALE: NTS

COORDINATES
United States TX, Collin Co.
-96.733413, 33.260031
<https://www.bing.com/maps/?cp=33.259855%7E-96.733284&lvl=20.4>

-96.73, 33.25 from epsg.io

02 COORDINATES

SCALE: NTS

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
E: JP@RogersHealy.com
W: RogersHealy.com
A: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

C D C
CONSULT DESIGN CONSTRUCTION
C: 972.880.0870 | O/F: 972.649.0410
5848 Fairview Pkwy | Fairview, Texas | 75069
Building Quality since 1997
CONTRACTOR: Bill Oelfke

ARCHITECT
gregoryHAGMANN
COPYRIGHT 2023
404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
ggharchitect@yahoo.com



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017 "EXHIBIT A-2" BOUNDARY

ISSUE: PD FOR P & Z
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT NO: 2406SH.01

PD EX A-2

THE SCHOOL HOUSE

- Current acreage: 5.657 Acres
- Proposed acreage: 2.2 Acres
- Remainging 3.427 acreage will remain as is until developed for commercial purposes.
- Location of the property: 5799 N Custer Rd, Prosper, TX 75071
- Proposed Use: Boutique Private School for Pre-K Students called “The School House”.

- The private school will rest on 2 beautiful, private, gently sloping acres with towering trees. This acreage will provide the perfect setting for a small boutique Private School experience for the children.
- The property will meet today’s standards for a first-class, commercial grade construction modern Private School facility. The goal is for this to be one of the premier Private Schools for Pre-K aged children in all of North Texas
- This special property rests on a beautiful lot on the outskirts of Prosper (2.0 Acres) and currently borders a church and a storage facility. We have met with the church staff and they have enthusiastically expressed their support for the project. We believe both facilities will be a tremendous blessing to one another as they share a similar passion – to bless families and their young children with the highest degree of love and care coupled with a first-class, quality education.
- New owners are asking for the Town of Prosper to allow a re-zoning that would include the use of a Private School. This lot is currently zoned AG and the Town’s plans for the future use of this site is commercial development – which fits well within the scope of what we are hoping to accomplish.

- The School House would infuse a significant amount of cash / capital into the redevelopment and beautification of the area (approx. \$1,000,000).
- The property would be a classic, all white, old-fashioned modern school house and would be a tremendous blessing to the community. This Private School would serve as a launching pad for Pre-K children in Prosper as they prepare for the dual language program currently being offered in Prosper ISD.

- The School House would provide dual language and educational resources for the families of Prosper, TX by providing one of the most unique curricular experiences a Private School has ever offered in the Town of Prosper.
- Curriculum would include Language Arts (Dual Language – Spanish and English) and Math. Other activities would include Library (Reading Corners), Bible, Farm and Gardening, Music and Fine Arts.
- Grounds would include a barn for small farm animals per Town Code for the children to care for, a small greenhouse for the children to produce their own fruit and vegetables, and a high-quality playground for the children. There would also be a cozy outdoor gathering space for parents to relax complete with Adirondack chairs, overhead string lights and more.
- The School House LLC name has already registered with the Secretary of State and has been approved and granted a Certificate of Formation Limited Liability Company designation. EIN# is 87-4143365.

01 | STATEMENT OF INTENT

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
e: JP@RogersHealy.com
w: RogersHealy.com
a: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

CONSULT DESIGN CONSTRUCTION
C: 972.880.0870 | O/F: 972.649.0410
5848 Fairview Pkwy | Fairview, Texas | 75069
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THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

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ZONE-24-0017
"EXHIBIT B"

STATEMENT OF INTENT

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ISSUE: _____
P & Z _____
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT
NO: 2406SH.01

PD EX B

ZONE-24-0017

Exhibit "C"

Development Standards

This tract shall develop under the regulation of the Retail (R) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted uses within this Planned Development District are as follows:

- Child Care Center, Licensed
- Farm/Ranch/Stable/Garden or Orchard
- Feed Store
- House of Worship
- Nursery, Minor
- Pet Day Care C
- Private or Parochial School (Tract 2 Only)
- Professional Office (No Medical)

2.0 Setbacks

2.1 The setback requirements within this Planned Development District are as follows:

- Tracts 1-2 (Northern & Southern Tracts):
 - Front Setback – 30'
 - Side Setback – 15'
 - Adjacent to Residential Development (One-Story) – 30'
 - Adjacent to Residential Development (Two-Story) – 60'
 - Rear Setback – 15'
 - Adjacent to Residential Development (One-Story) – 30'
 - Adjacent to Residential Development (Two-Story) – 60'

3.0 Landscaping

3.1 The landscaping requirements within this Planned Development District are as follows:

- Tract 1 (Northern Tract):

- Northern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
- Eastern Boundary – 15' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
- Southern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
- Western Boundary – 20' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
- Tract 2 (Southern Tract):
 - Northern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
 - Eastern Boundary – 15' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
 - Southern Boundary – 15' Landscape Buffer
 - Double row of evergreen trees, 6-foot minimum, with offsetting centers.
 - Western Boundary – 20' Landscape Buffer
 - Existing tree line may suffice for the required living screen.

4.0 Screening

4.1 The screening requirements within this Planned Development District are as follows:

- Tract 1 (Northern Tract):
 - Northern Boundary – None
 - Eastern Boundary – None

- Southern Boundary – None
- Western Boundary – 6' Masonry Wall
- Tract 2 (Southern Tract):
 - Northern Boundary – None
 - Eastern Boundary – None
 - Southern Boundary – Living Screen
 - Western Boundary – Living Screen (Existing Tree Line May Suffice)

5.0 Architectural Standards

5.1 The architectural standards within this Planned Development District are as follows:

- Tract 1 (Northern Tract):
 - Buildings shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, and marble.
 - Other materials to be approved by the Director of Development Services.
- Tract 2 (Southern Tract):
 - Buildings shall consist of hardi board siding with batten and trim as shown in Exhibit F.

6.0 Drainage

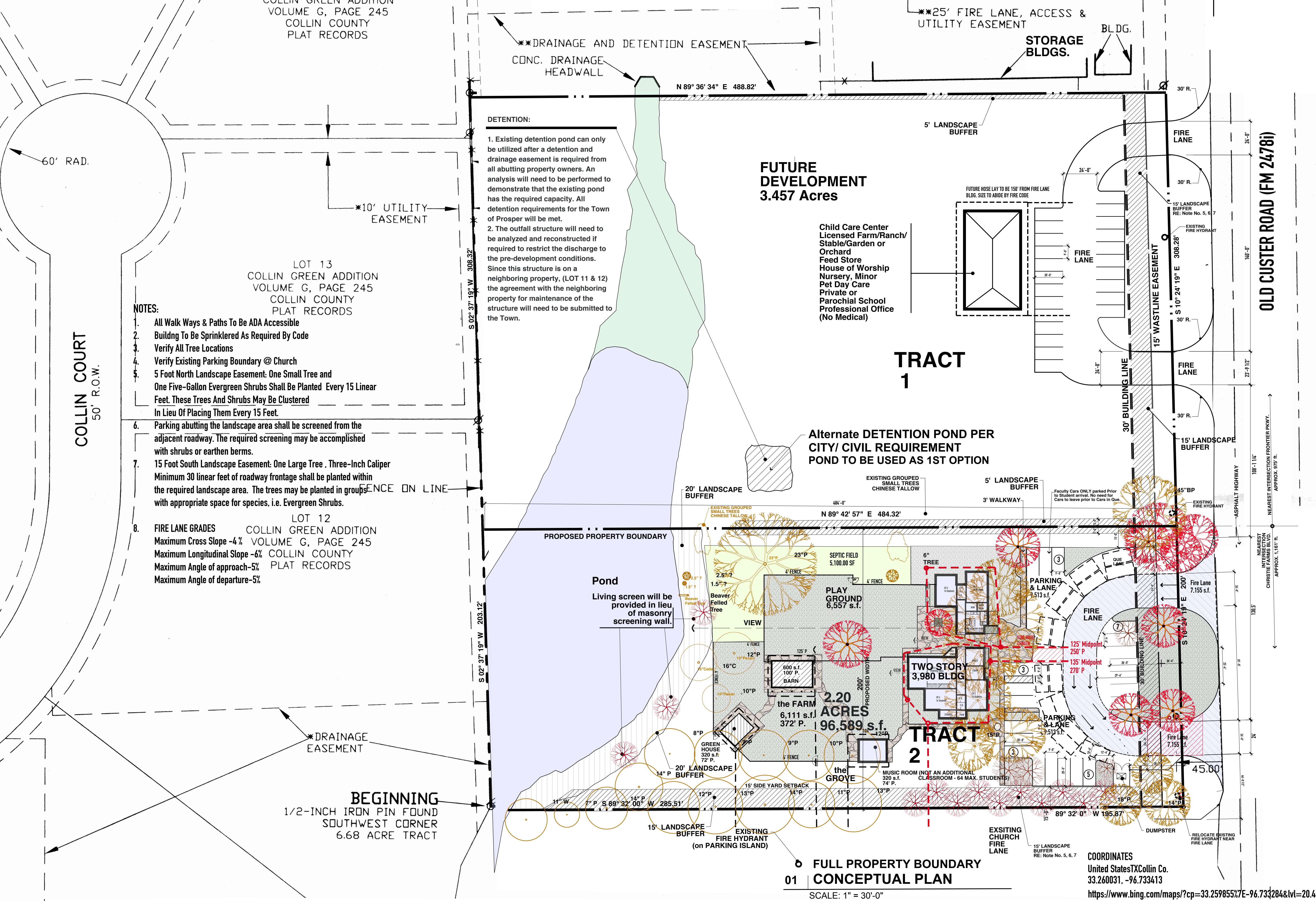
6.1 The drainage standards within this Planned Development District are as follows:

- If drainage and detention easements cannot be acquired from adjacent property owners of the existing pond, retention shall be located on the northern tract to serve both tracts.

7.0 Traffic Management

7.1 The traffic standards within this Planned Development District are as follows:

- Traffic shall follow the Traffic Management Plan and failure to comply will result in penalties to be determined by the Director of Development Services.



NOTES:

1. Project will utilize On-Site Sewage Facility (OSSF)
2. Existing detention pond can only be utilized after a detention and drainage easement is acquired from all abutting property owners. An analysis will need to be performed to demonstrate that the existing pond has the required capacity. All detention requirements for the Town of Prosper will be met.
3. Project will utilize On-Site Sewage Facility (OSSF)
4. Code Modification FIRE-24-0319 applies ONLY to the southern lot. Future development shown on the northern lot shall comply fully with the Town Fire Code. Revise the notes in accordance with the conditions in FIRE-24-0319 and note applicability of the approval.

SITE DATA

Existing Zoning: Agricultural

Current Use: Agricultural

PROPOSED USE: Private School

FLU: Retail

Zoning Change Needed: PD - RETAIL DISTRICT

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic

Outdoor Play Space = 65 sf. child = 4,160 s.f.min.
65 sf x 64 = 4,160 s.f. min.
6,557 s.f. Provided

SITE AREA TABULATION	
96,589 s.f.	EXISTING SITE AREA
27,508.29 s.f.	IMPERVIOUS AREA
69,029.87 s.f.	PERVIOUS AREA
6,761.23 s.f.	7% OPEN SPACE REQ'D
29,501.0 s.f.	OPEN SPACE
96,589 s.f.	EXISTING LANDSCAPE AREA
26,976.0 s.f.	PROPOSED LANDSCAPE AREA

AREA & PARKING TABULATION	
3,655 s.f.	L1 MAIN BLDG.
425 s.f.	L2 LIBRARY
3,980 s.f.	TOTAL BLDG. AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
334 s.f.	CLASSROOM
5,234 s.f.	TOTAL BUILDING AREAS
4,909 s.f.	PLAYGROUND AREA
Max Bldg. Ht.	40'

PARKING CALCULATIONS:		
	#	RATIO 1:10
Students:	64	6.4
Teachers:	4	4
Staff:	3	3
		13.4 Spaces Req'd.
		21 Provided
Handicap	1:25	2 Provided
ALL PARKING SPACES 9' x 20'		

ISSUE: PD FOR P & Z

SEP. 30, 2024

REV. OCT. 21, 2024

PROJECT NO: 2406SH.01

PD EX D-1

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
E: JP@RogersHealy.com
W: RogersHealy.com
A: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

CONTRACTOR: Bill Oelfke

ARCHITECT: gregoryHAGMANN
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ggharchitect@yahoo.com

THE SCHOOL HOUSE
NEW PRESCHOOL AGES 4-5
5799 OLD CUSTER RD. PROSPER, TX. 75078

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NEW PRESCHOOL AGES 4-5
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PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017
"EXHIBIT D-1"
CONCEPT PLAN

LOT 13
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 12
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 11
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

P PECAN TREE
BP BRADFORD PEAR TREE
W WILLOW TREE
WB HACKBERRY TREE
CE CEDAR ELM TREE
C CEDAR TREE
CM CRAPE MYRTLE



NOTES

- All Walk Ways & Paths To Be ADA Accessible
- Buildng To Be Sprinklered As Required By Code
- Verify All Tree Locations
- Verify Existing Parking Boundary @ Church
- 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
- Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
- 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
- FIRE LANE GRADES
Maximum Cross Slope -4%
Maximum Longitudinal Slope -6%
Maximum Angle of approach-5%
Maximum Angle of departure-5%

NOTES:

- Project will utilize On-Site Sewage Facility (OSSF)
- A Traffic Impact Analysis (TIA) will have to be performed prior to P&Z for this project.
- The analysis will demonstrate but is not limited to pickup and drop-off and that this project will not cause any stacking or queuing in the ROW or fire lane.
- Existing detention pond can only be utilized after a detention and drainage easement is acquired from all abutting property owners. An analysis will need to be preformed to demonstrate that the existing pond has the required capacity. All detention requirements for the Town of Prosper will be met.
- Project will utilize On-Site Sewage Facility (OSSF)

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29,501.0 s.f.	OPEN SPACE
69,031.62 s.f.	EXISTING LANDSCAPE AREA
26,976.0 s.f.	PROPOSED LANDSCAPE AREA
17,997.76 s.f.	PARKING AREA & CONC. LANES

AREA & PARKING TABULATION

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425 s.f.	L2 LIBRARY
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Staff:	3	3
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		21 Provided
Handicap	1:25	2 Provided
ALL PARKING SPACES	9' x 20'	

ISSUE:

P & Z

SEP. 30, 2024

REV. OCT. 17, 2024

PROJECT
NO: 2406SH.01

PD EX D-2

N 02° 14' 37" W 308.22'

N 01° 42' 21" W 200.22'

N 89° 42' 57" W 481.31'

S 00° 52' 07" E 308.26'

OLD CUSTER ROAD (FM 2478i)

01 CONCEPTUAL PLAN - ALT

SCALE: 1" = 20'-0"

EXISTING FIRE HYDRANT
(on PARKING ISLAND)

RHEA'S MILL BAPTIST CHURCH
CLERK'S FILE NO.
20140522000507370

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
e: JP@RogersHealy.com
w: RogersHealy.com
a: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

CONSULT DESIGN CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410
5848 Fairview Pkwy | Fairview, Texas | 75069
Building Quality since 1997
CONTRACTOR: Bill Oelfke

gregory HAGMANN ARCHITECT
ARCHITECT
404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
ggharchitect@yahoo.com



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017

"EXHIBIT D-2"

CONCEPTUAL PLAN

Following approval for Town Council:

Preliminary Site Plan & Conveyance Plat	Site Plan, Final Plat, Facade Plan, and Civil Engineering	PERMIT REVIEW	CONSTRUCTION	CERTIFICATE OF OCCUPANCY
1 MONTH	1 MONTH	1 MONTH	6 MONTHS	1-2 WEEKS

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09.09 2024
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Richardson, Texas 75080
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THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

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ZONE-24-0017
"EXHIBIT E"
DEVELOPMENT SCHEDULE

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ISSUE: _____
P & Z _____
SEP. 16, 2024

PROJECT
NO: 2406SH.01



PERSPECTIVE ENTRY WEST VIEW - FROM PARKING

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine



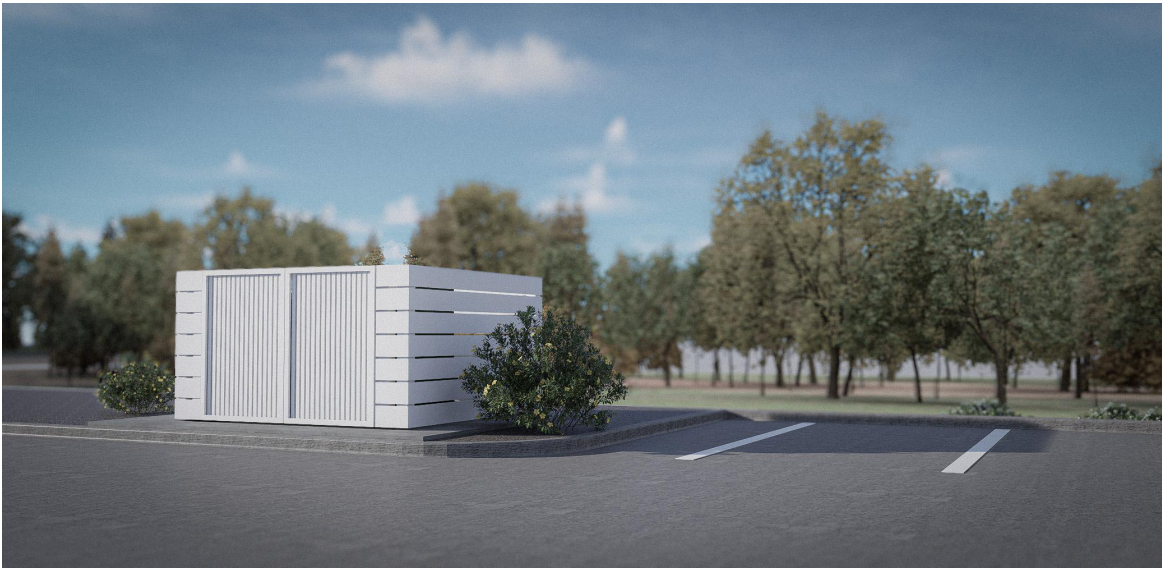
PERSPECTIVE SOUTH WEST VIEW - FROM STREET APPROACH

MATERIALS

- All Elevations - 100% Hardi Board w/ Battsens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking Grey
- Steel Shutters - Painted
- Concrete Road & Parking



PERSPECTIVE NORTH VIEW - FROM SCHOOL



PERSPECTIVE DUMPSTER ENCLOSURE



PERSPECTIVE EAST VIEW - FROM BARN

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THE SCHOOL HOUSE
NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

ZONE-24-0017
"EXHIBIT F"
ELEVATIONS

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ISSUE: _____
P & Z
SEP. 16, 2024

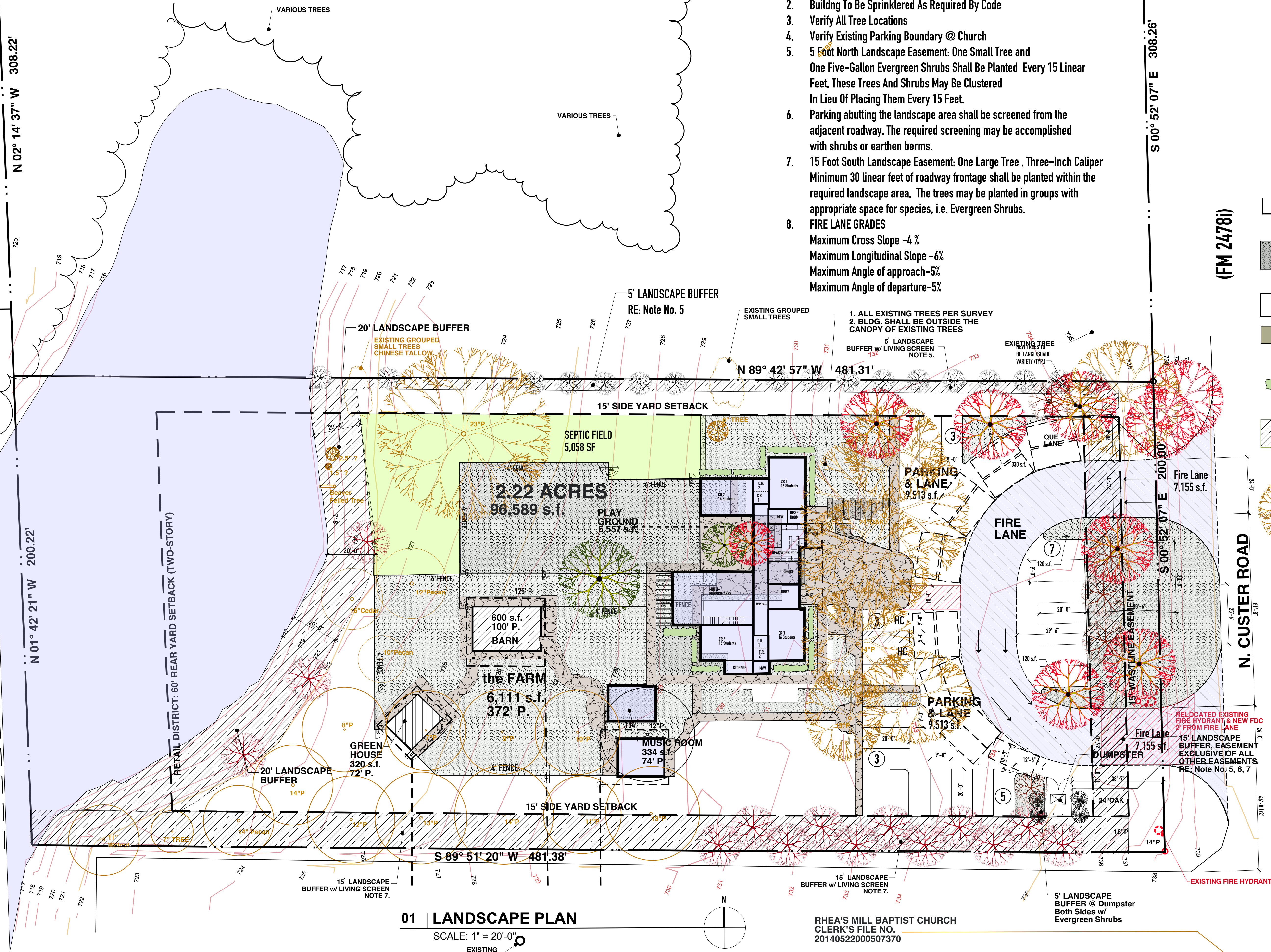
PROJECT
NO: 2406SH.01

PD EX F

LOT 13
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 12
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 11
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS



- NOTES
1. All Walk Ways & Paths To Be ADA Accessible
 2. Building To Be Sprinklered As Required By Code
 3. Verify All Tree Locations
 4. Verify Existing Parking Boundary @ Church
 5. 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
 6. Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
 7. 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
 8. FIRE LANE GRADES
Maximum Cross Slope -4%
Maximum Longitudinal Slope -6%
Maximum Angle of approach-5%
Maximum Angle of departure-5%

- LANDSCAPE LEGEND
- NEW LANDSCAPE AREA St. Augustine Grass
 - EXISTING LANDSCAPE - Existing Ground Cove
 - 1. GROUND COVER - Asian Jasmine
 - 2. BUSHES - Wintergreen Boxwood Shrubs
 - 3. LANDSCAPE BUFFER EASEMENT - See NOTE
 - 4. EXISTING TREES To Remain
None To Be Removed, Except Those That May Impede The Road Way. Any Removed Tree Shall Be Replaced Per Code)
 - 5. NEW TREE - Three-Inch Caliper Min.
 - 6. Small ornamental Trees/Shrubs

SITE AREA TABULATION

96,538.16 s.f.	EXISTING SITE AREA
27,508.29 s.f.	IMPERVIOUS AREA
69,029.87 s.f.	PERVIOUS AREA
10,880 s.f.	POND AREA
6,757.67 s.f.	7% OPEN SPACE REQ'D
29,501.0 s.f.	OPEN SPACE
96,538.16 s.f.	EXISTING LANDSCAPE AREA
26,976.0 s.f.	PROPOSED LANDSCAPE AREA
17,997.76 s.f.	PARKING AREA & CONC. ROADS

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

RHEA'S MILL BAPTIST CHURCH
CLERK'S FILE NO.
20140522000507370

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gregory HAGMANN
ARCHITECT
09.09.2024
404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
ggharchitect@yahoo.com



THE SCHOOL HOUSE
NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

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PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017
"EXHIBIT G-1"
LANDSCAPE PLAN

ISSUE:
P & Z
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT
NO: 2406SH.01

PD EX G-1

United StatesTXCollin Co.
33.260031, -96.733413
<https://www.bing.com/maps/?cp=33.259855%7E-96.733284&lvl=20.4>

P	PECAN TREE
BP	BRADFORD PEAR TREE
W	WILLOW TREE
HB	HACKBERRY TREE
CE	CEDAR ELM TREE
C	CEDAR TREE
CM	GRAPE MYRTLE




EXISTING TREES TO REMAIN

**EXSITING TREE - GROVE
TO REMAIN**

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
E: JP@RogersHealy.com
W: RogersHealy.com
A: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

A graphic illustrating the construction process. It features three white squares on a dark background, each containing a letter: 'C' for CONSULT, 'D' for DESIGN, and 'C' for CONSTRUCTION. Below each letter is its corresponding word in white capital letters. The word 'CONSTRUCTION' is significantly larger and bolder than the others, indicating the current stage of the project.



07.18, 2024

gregoryHAGMANN
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404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
gbarchitect@aYahoo.com
gbarchitect@aYahoo.com



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

01 | EXISTING PROPERTY
SCALE: 1" = 30'-0"

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

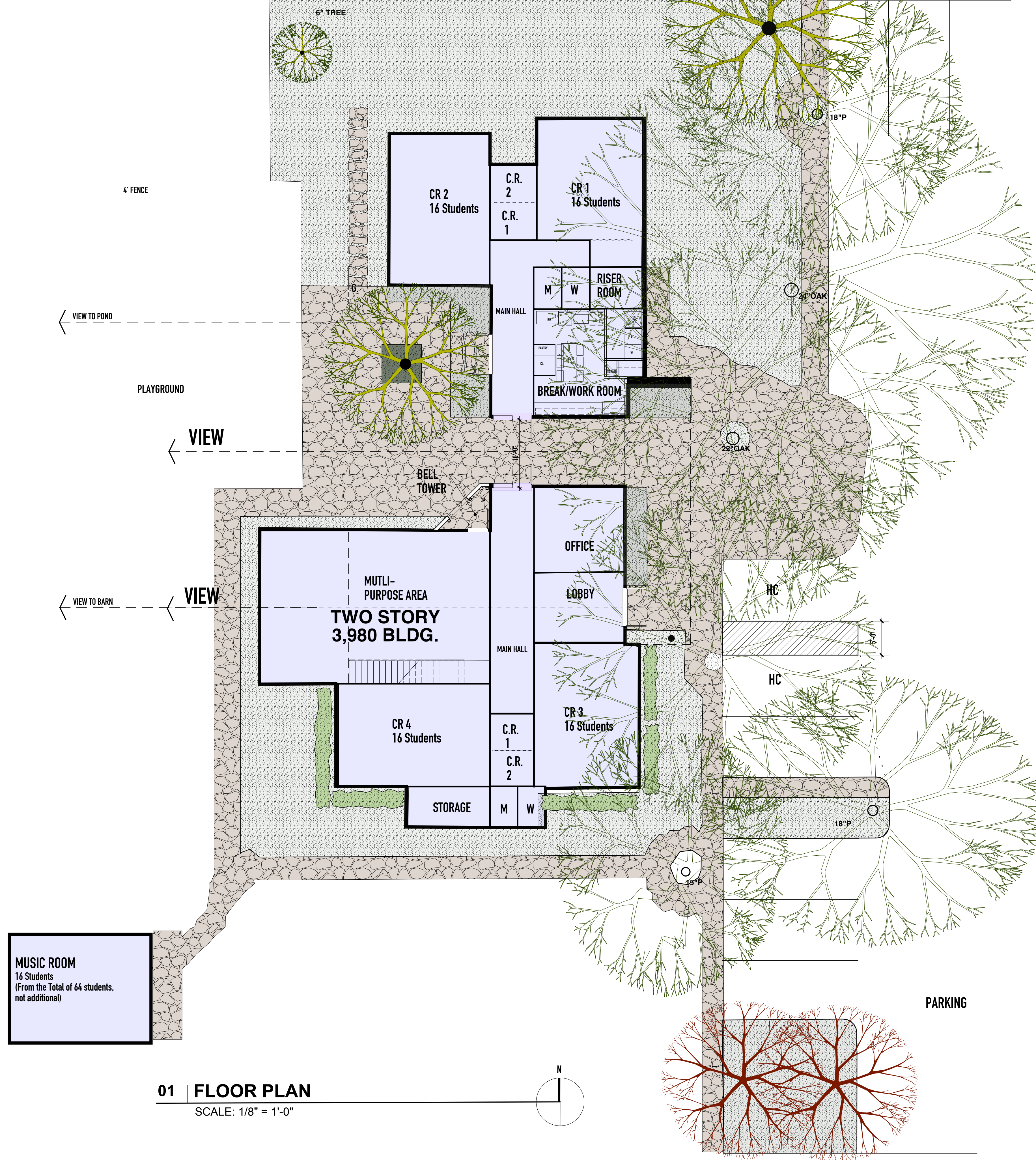
PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017

"EXHIBIT G-2"
EXISTING PROPERTY

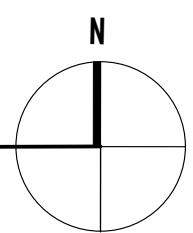
ISSUE: PD FOR
P & Z
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT
NO: 2406SH.01

PD EX G-2



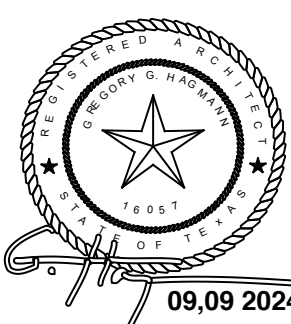
01 | FLOOR PLAN

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



ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
e: JP@RogersHealy.com
w: RogersHealy.com
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C	D	C
CONSULT	DESIGN	CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410 5848 Fairview Pkwy Fairview, Texas 75069 Building Quality since 1997		
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ARCHITECT
gregoryHAGMANN
ARCHITECT
404 Provincetown Ln.
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THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

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PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ZONE-24-0017
"EXHIBIT H"
FLOOR PLAN

ISSUE:
P & Z
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT
NO: 2406SH.01

PD EX H

Traffic Management Plan for The School House in Prosper, Texas

THURSDAY, OCTOBER 17, 2024

Prepared By

PROMET  ENGINEERS
TRANSPORTATION ENGINEERING & PLANNING

REVISED



10/17/2024

PROMET ENGINEERS
214 205 8683
9550 Forest Lane, Suite 342, Dallas, TX 75243
somesh@prometengineers.com
www.prometengineers.com

I. INTRODUCTION

The services of **Promet Engineers, LLC** (Promet) were retained by **CDC Group** to prepare a School Traffic Management Plan (TMP) for The School House (the “School”) as required by the Town of Prosper. The School House is a proposed campus located at 5799 Old Custer Road in Prosper, Texas. The proposed enrollment is summarized in the following table:

Table 1. Enrollment Summary

CLASSROOM	AGE (YEARS)	ENROLLMENT	START/END TIMES
		Proposed	
CR 1	4	16	8:30 AM/2:30 PM
CR 2	4	16	8:30 AM/2:30 PM
CR 3	5	16	8:30 AM/2:30 PM
CR 4	5	16	8:30 AM/2:30 PM
TOTAL		64	

Data provided by the school.

The official school timings are as follows:

Table 2. Official School Timings

TIME	ACTIVITY
7:30 AM – 7:45 AM	Staff Arrival
8:10 AM – 8:15 AM	CR 1 Kids Drop-Off
8:15 AM – 8:20 AM	CR 2 Kids Drop-Off
8:20 AM – 8:25 AM	CR 3 Kids Drop-Off
8:25 AM – 8:30 AM	CR 4 Kids Drop-Off
8:30 AM	School Begins
2:30 PM	School Ends
2:30 PM – 2:35 PM	CR 1 Kids Pick-Up (Some kids may be staying for the after-school care program)
2:35 PM – 2:40 PM	CR 2 Kids Pick-Up (Some kids may be staying for the after-school care program)
2:40 PM – 2:45 PM	CR 3 Kids Pick-Up (Some kids may be staying for the after-school care program)

2:45 PM – 2:50 PM	CR 4 Kids Pick-Up (Some kids may be staying for the after-school care program)
5:30 PM	After-School Care Kids Pick-Up

For a conservative approach, the study assumed that all the students would leave the school by 2:50 PM. This may not occur on a usual basis, but there could be a situation where the after-school program is unavailable on certain days, like during the holiday season. The traffic management plan proposes that drop-off and pick-up activities occur staggered, with each classroom having a separate drop-off and pick-up period, as shown in **Table 2**.

The school will have 10 staff members, including four teachers, one teacher for each classroom, four assistant teacher staff, and two directors.

This TMP was prepared by a registered engineer at Promet Engineers who is experienced in traffic engineering. Promet is a licensed engineering firm in Dallas, Texas, providing professional engineering services.

Field observations were performed at two private schools. The following are the names of the schools and the times at which traffic observations were made:

Table 3. School Observations

SCHOOL NAME	AGE GROUPS	ADDRESS	DATE	HOURS OBSERVED
Spanish Schoolhouse	6 weeks-6 years	1239 Alma Drive, Allen, TX 75013	Tuesday, September 17, 2024	1:30 PM – 3:30 PM
			Wednesday, September 18, 2024	7:30 AM – 9:15 AM
			Thursday, September 19, 2024	6:45 AM – 9:00 AM

As the project is a proposed construction project built by 2025, no on-site observations are applicable for the site. Therefore, the observations performed at the abovementioned schools and two other private schools in Dallas – Compass School of Texas – Northwest Highway & Spanish World School – Grand Avenue by Lambeth Engineering & Associates, PLLC provide a general idea of the queue length per student. The following are the dates and times at which observations were made:

Table 4. School Observations From 2021 and 2023

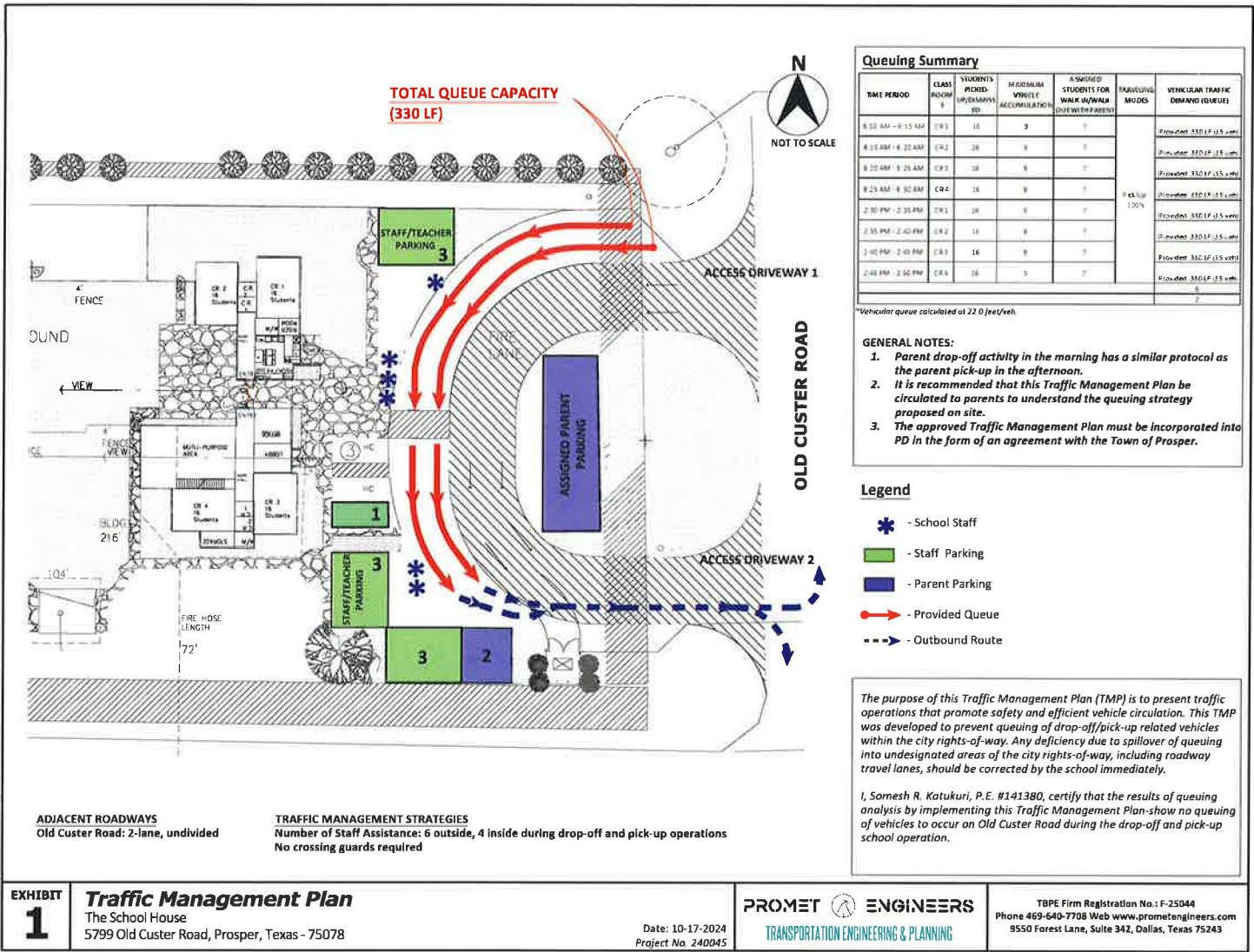
SCHOOL NAME	GRADES	ADDRESS	DATE	TIME AT WHICH THE LONGEST QUEUE WAS OBSERVED
The Compass School of Texas	Pre-K	5414 W Northwest Highway, Dallas, TX 75220	Tuesday, May 09, 2023	11.47 AM
	K		Tuesday, May 09, 2023	3.01 PM

Spanish World School	1 st – 2 nd	7159 E Grand Avenue, Dallas, TX 75223	Monday, February 08, 2021	3:00 PM
	3 rd – 5 th		Monday, February 08, 2021	3:23 PM

II. TMP EXHIBIT

Next page

Note: Architect Gregory Hagmann prepared the base site plan.



III. SCHOOL DESCRIPTION

Location: 5799 Old Custer Road, Prosper, Texas – 75078

Adjacent Roadways:

- **Old Custer Road**
 - Approximately 22 feet in width, two lanes, two-way operation, undivided.
 - There are no sidewalks in either direction.
 - Posted Speed Limit: 55 mph. No school zone speed limit.

Adjacent Intersections:

- **Frontier Parkway at Old Custer Road**
 - Stop-Controlled on Old Custer Road
 - No Marked Crosswalks or Barrier-Free Ramps
- **N Custer Road at Old Custer Road**
 - Stop-controlled on Old Custer Road
 - No Marked Crosswalks
 - Barrier-Free Ramps on Custer Road in the northwest and southwest corners.

Access Points:

- It is proposed that the school have two access points on Old Custer Road. Access Driveway 1 will operate as an inbound driveway only. Inbound at this driveway will be allowed from northbound and southbound directions on Old Custer Road. Access Driveway 2 will operate as an outbound driveway only. Outbound at this driveway will be allowed to northbound and southbound directions on Old Custer Road. The two access driveways are connected internally in a C-shape driveway with four lanes – two designated for parent queuing and the other two designated fire lanes. The queue lane is 10 feet wide, and the fire lanes are 24 feet wide (12 feet each lane).

IV. QUEUING SUMMARY TABLE FOR SIMILAR SCHOOLS

The following is the description of the pick-up and drop-off operations observed during the visits at the similar schools mentioned above:

- 1.) Spanish Schoolhouse: Pick-up and drop-off at this school occur in queue, as shown in **Figure 1** below. The staff assists with loading/unloading the kids. It was also observed that some parents park their cars, walk their kids to school during drop-off, and bring their kids to their vehicles during pick-up. These operations are like those of the proposed school. However, this school's age

group is between 6 weeks and 6 years, unlike the proposed school, which serves 4 and 5-year-olds. As mentioned in the National Center for Education Statistics, the school has 135 students (120 students in Pre-Kindergarten and 15 in kindergarten). **Appendix A** provides the enrollment information from the National Center for Education Statistics website. The student enrollment is higher than that of students at the proposed school.

Figure 1. Spanish Schoolhouse



The following table provides the observed longest queues at similar schools mentioned above:

Table 5. Queuing Summary for Similar Schools

SCHOOL	OBSERVED TIME PERIOD	GRADES /AGES	START/ END TIMES*	STUDENTS PICKED-UP/DISMISSED	MAXIMUM VEHICLE ACCUMULATION
Spanish Schoolhouse	7:00 AM	Pre-K, K (6 weeks-6 years)	7:00 AM – 6:00 PM	NA (observed>50)	5
	2:00 PM				18
The Compass School of Texas	11:47 AM	Pre-K	7:50 AM – 4:30 PM	45	12
	3:01 PM	K		13	6
Spanish World School	3:00 PM	1 st – 2 nd	8:00 AM – 5:00 PM	33	5
	3:23 PM	3 rd – 5 th		29	6

V. QUEUING PROJECTIONS FOR THE SCHOOL HOUSE

Based on the observations and queuing data for similar schools, as shown in **Table 5**, the highest queuing occurred at The Compass School of Texas, with six vehicles in the queue when 13 students were dismissed. Therefore, the number of vehicles in the queue per student is 0.46 (13 students for six vehicles). However, based on the Town's review of the observations, a conservative estimate of 85% (0.85) has been used in the study. As each classroom will have its drop-off and pick-up period, each drop-off and pick-up period will have 16 students (considering no students in the after-school program). Out of the 16 students in each group, 7 students will be assigned to walk in/walk out to the school's front door. These 7 parents will park in the 7 available parking spaces in front of the door as shown in **Exhibit 1**. Therefore, with the recommended factor, the estimated longest queue will be 8.1 vehicles, 9 when rounded off.

The following table provides the queue projections for the proposed school:

Table 6. Queue Projections for The School House

SCHOOL	TIME PERIOD	CLASSROOMS	STUDENTS PICKED-UP/DISMISSED	ASSIGNED STUDENTS FOR WALK-IN/WALK-OUT WITH PARENT	MAXIMUM VEHICLE ACCUMULATION
The School House	8:10 AM – 8:15 AM	CR 1	16	7	9
	8:15 AM – 8:20 AM	CR 2	16	7	9
	8:20 AM – 8:25 AM	CR 3	16	7	9
	8:25 AM – 8:30 AM	CR 4	16	7	9
	2:30 PM – 2:35 PM	CR 1	16	7	9
	2:35 PM – 2:40 PM	CR 2	16	7	9
	2:40 PM – 2:45 PM	CR 3	16	7	9
	2:45 PM – 2:50 PM	CR 4	16	7	9
	5:30 PM	After-School Care Kids	None (Assumed)	None (Assumed)	0

The projected longest queue for the proposed school is 9 vehicles. The estimation is based on a conservative ratio provided by the Town of Prosper. The school offers two queue lanes for parents to drop off and pick up their kids with staff and teacher assistance. The site plan shows 21 parking spaces with two accessible spaces. Teachers and staff will occupy at least ten parking spaces. Assuming 10 parking spaces are designated for school staff (four teachers, four assistant teachers, and two directors), as shown in the TMP Exhibit 1, the parents will have nine parking spaces available, not including two accessible parking spaces. The 7 assigned parents who walk in/walk out their children during the drop-off/pick-up periods to and from the school front door will utilize these parking spaces.

VI. CIRCULATION

1. Parent northbound and southbound traffic on Old Custer Road enters the inner queue lane through Access Driveway 1. Approximately seven vehicles can queue in the available queuing space. The parent traffic will enter the outer queue lane when the inner queue lane is wholly occupied. Approximately seven vehicles can queue in the outer queue lane.
2. Traffic exits the queueing area and continues in the internal travel lane to exit the site through Access Driveway 2 after the vehicle has loaded/unloaded the students entering/exiting the car.
3. Staff parking is provided on-site, as shown in **Exhibit 1**.
4. Staff and teachers assist with the drop-off and pick-up operations. On a typical day, four teachers, four assistant teachers, and two directors are available. During drop-off, the 6 staff members assist in picking up the students and guide them to a multi-purpose room managed by four staff members. The 6 staff members outside guide traffic, open car doors, take kids by hand, and safely walk the children to the multi-purpose room inside the school. Once all the students are gathered in the multi-purpose room, each teacher will take the 16 students assigned per classroom to their respective classrooms. During pick-up, the teachers/staff gather the students in the multi-purpose room after school ends. Four staff members manage the multi-purpose room with students. The remaining 6 staff members assist with the afternoon parent pick-up operations outside. The parents start queueing in the queue lanes. They carry some form of identification or a school pass visible to the staff/teachers so that the kids are brought from the multi-purpose room efficiently based on the identification. This method ensures that each student is released to the correct person, making the process safe and efficient. Once a student is unloaded/loaded, the parent vehicle moves out of the queue lane to enter the fire lane and exit the site through Access Driveway 2. Additionally, during each drop-off/pick-up period for each classroom, 7 assigned parents walk in/walk out their children to and from the front door by parking in the seven available parking spaces in front of the school, as shown in **Exhibit 1**.

VII. CONCLUSION

The proposed school will be located at 5799 Old Custer Road, Prosper, Texas. It will serve children between the ages of 4 and 5. The total student enrollment will be 64, with 16 students in each classroom. The school will have 10 staff members, including four teachers, one teacher for each classroom, four assistant teacher staff, and two directors. Based on queue calculations, it was determined that the longest queue for the proposed school is 9 vehicles. The site can accommodate at least 14 vehicles as a double queue, as shown in **Exhibit 1**. Additionally, each drop-off/pick-up period will have 7 assigned parents who walk-in/walk-out their children to the front door by parking in the seven available parking spaces in front of the school. The queue will be contained in the site without spillback to the public street – Old Custer Road. Therefore, no mitigation plan is necessary.

END OF MEMO

APPENDIX A

NCES Enrollment Data

IES NCES National Center for Education Statistics

MENU

Search

Go

Search for Private Schools

PSS Private School Universe Survey

Search Information

[Search Results](#) [Modify Search](#) [About the Data](#) [Help](#)

School Name:
SPANISH SCHOOLHOUSE

NCES School ID:
A0771854

Physical Address:
653 Pkwy Blvd
Coppell, TX 75019-6003

County:
Dallas
[schools in county](#)

Phone:
(972) 462-1100

School Characteristics

Grade Span: (Grades PK - KG)

PK KG

Total Students: 130

Non-Prekindergarten

Total Students: 16
Classroom Teachers (FTE): 4.0
Student/Teacher Ratio: 4.0

Student Body: Coed
Level: Elementary
Type: Special Program Emphasis
Days in Year: 181
Hours in Day: 5
Library: Yes
Affiliation: Nonsectarian
Associations: School does not belong to ANY associations or organizations
Locale/Code: Large suburb / 21

Enrollment Characteristics

Enrollment by Grade:

	PK	KG
Students	114	16

Enrollment by Race/Ethnicity:

	American Indian/ Alaska Native	Asian	Black	Hispanic	White	Native Hawaiian/ Pacific Islander	Two or More Races
Students	0	0	0	12	4	0	0

NOTE: The inclusion or exclusion of a school in this locator does NOT constitute an endorsement of the school and should NOT be used in any way to infer the accreditation status of the school.

Source: PSS Private School Universe Survey data for the 2021-2022 school year

Note: "N/A" means the data are not available or not applicable.

LOT 13
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 12
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

LOT 11
COLLIN GREEN ADDITION
VOLUME G, PAGE 245
COLLIN COUNTY
PLATT RECORDS

N 02° 14' 37" W 308.22'

N 01° 42' 21" W 200.22'

S 00° 52' 07" E 308.26'

NOTES

1. All Walk Ways & Paths To Be ADA Accessible
2. Building To Be Sprinklered As Required By Code
3. Verify All Tree Locations
4. Verify Existing Parking Boundary @ Church
5. 5 Foot North Landscape Easement: One Small Tree and One Five-Gallon Evergreen Shrubs Shall Be Planted Every 15 Linear Feet. These Trees And Shrubs May Be Clustered In Lieu Of Placing Them Every 15 Feet.
6. Parking abutting the landscape area shall be screened from the adjacent roadway. The required screening may be accomplished with shrubs or earthen berms.
7. 15 Foot South Landscape Easement: One Large Tree , Three-Inch Caliper Minimum 30 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate space for species, i.e. Evergreen Shrubs.
8. FIRE LANE GRADES
Maximum Cross Slope -4 %
Maximum Longitudinal Slope -6%
Maximum Angle of approach-5%
Maximum Angle of departure-5%

BLDG. STRUCTURE: METAL
ROOF: STANDING SEAM
WALLS: HARDI SIDING on 6" Metal Studs

5' LANDSCAPE
BUFFER w/ LIVING SCREEN
NOTE 5.

NEW TREES TO
BE LARGE/SHADE
VARIETY (TYP.)

EXISTING
FIRE HYDRANT
On ADJACENT PROPERTY

NO PARKING WITHIN
10 FEET OF FIRE
HYDRANT

NOTE:

Min. 140 ft. curb to curb to be considered two separate points of access.
Town Fire Code 503.1.4
NOTE: Fire lane arrangement shown is acceptable given the site constraints pending variance submission, and demonstration of intent and additional fire protection provided.

HOSE LAY VARIANCE

FIRE Variance is required for the hose lay to exceed 150 ft. Approval required PRIOR TO Site Plan approval. Town Fire Code requires additional measures to meet the intent not depicted on this Zoning exhibit.

1. Split the Building into 2 halves to Provide Hose access prohibited by the Building as One Whole.
- This is achieved by 10' breezeway.
2. Additional measures are to create a 10' area in the QUE LANE to have the Fire Dept. Service Vehicles unobstructed access to the Building.
3. The hose Layout to the South and on the Church Fire lane provides an additional Perimeter of 288', less than the required 300'.

TWO POINTS OF ACCESS VARIANCE

FIRE Variance is required for the two points of access to be less than 140 ft. curb to curb. Approval required PRIOR TO Site Plan approval. Town Fire Code requires additional measures to meet the intent not depicted on this Zoning exhibit. ADDITIONAL INTENT shall be Fire Lane Access from the Adjacent Church Property thus reducing Hose Length.

Also, the addition of a Fire Sprinkler System for the Main Building that is under 4,000 s.f.

ISSUE:

P & Z

SEP. 30, 2024

REV. OCT. 12, 2024

PROJECT

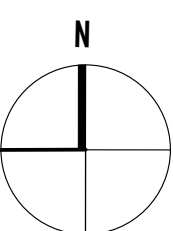
NO: 2406SH.01

V-1

01 VARIANCE PLAN

SCALE: 1" = 20'-0"

EXISTING
FIRE HYDRANT
(on PARKING ISLAND)



RHEA'S MILL BAPTIST CHURCH
CLERK'S FILE NO.
20140522000507370



THE SCHOOL HOUSE

NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

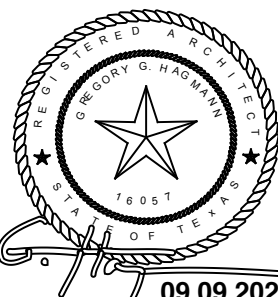
ZONE-24-0017
"EXHIBIT V-1"
VARIANCE

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ROGERS HEALY
AND ASSOCIATES REAL ESTATE
C: 214.418.0455
e: JP@RogersHealy.com
w: RogersHealy.com
a: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

C	D	C
CONSULT	DESIGN	CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410 5848 Fairview Pkwy Fairview, Texas 75069 Building Quality since 1997		

CONTRACTOR: Bill Oelfke



gregoryHAGMANN
ARCHITECT
404 Provincetown Ln.
Richardson, Texas 75080
214.926.7575
ggharchitect@yahoo.com