AN ORDINANCE AMENDING PROSPER’S ZONING ORDINANCE NO. 05-20, ORDINANCE NO. 00-03, ORDINANCE NO. 04-52, ORDINANCE NO. 05-35, AND ORDINANCE NO. 06-116; REZONING A TRACT OF LAND CONSISTING OF 902.565 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, J.M. DURRET SURVEY, ABSTRACT NO. 350, AND NEATHERLY SURVEY, ABSTRACT NO. 962, IN THE TOWN OF PROSPER, COLLIN COUNTY AND DENTON COUNTY, TEXAS, HEREOFORE ZONED PLANNED DEVELOPMENT-3 (PD-3), PLANNED DEVELOPMENT-14 (PD-14), PLANNED DEVELOPMENT-23 (PD-23), PLANNED DEVELOPMENT-34 (PD-34), SINGLE FAMILY-10 (SF-10), SINGLE FAMILY-12.5 (SF-12.5), OFFICE (O), AND COMMERCIAL CORRIDOR (CC) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY/OFFICE/RETAIL (PD-SF/O/R); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the “Town Council”) has investigated and determined that Zoning Ordinance No. 05-20, Ordinance No. 00-03, Ordinance No. 04-52, Ordinance No. 05-35, and Ordinance No. 06-116 should be amended; and

WHEREAS, the Town of Prosper, Texas (“Prosper”) has received a request from Blue Star Land, LP (“Applicant”) to rezone 902.565 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, J.M. Durret Survey, Abstract No. 350, and Neatherly Survey, Abstract No. 962 in the Town of Prosper, Collin County and Denton County, Texas; 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:

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

Amendments to Zoning Ordinance No. 05-20, Ordinance No. 00-03, Ordinance No. 04-52, Ordinance No. 05-35, and Ordinance No. 06-116. Zoning Ordinance No. 05-20, Ordinance No. 00-03, Ordinance No. 04-52, Ordinance No. 05-35, and Ordinance No. 06-116 is amended as follows: The zoning designation of the property containing 902.565 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, J.M. Durrett Survey, Abstract No. 350, and Neatherly Survey, Abstract No. 962 in the Town of Prosper, Collin County and Denton County, Texas (the “Property”) and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Single Family /Office/Retail (PD-SF/O/R). The Property as a whole and for this zoning classification is 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 planned development standards, attached hereto as Exhibit “C”; 3) the concept plan, attached hereto as Exhibit “D”; 4) the development schedule, attached hereto as Exhibit “E”; 5) and the conceptual single family elevations, attached hereto as Exhibit “F”, which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

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

a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.

b. One (1) copy shall be filed with the Building 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.

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

SECTION 3

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

SECTION 4

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

**SECTION 5**

**Penalty.** Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars ($2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 6**

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

**SECTION 7**

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

**SECTION 8**

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

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 27TH DAY OF MAY, 2014.**

Ray Smith, Mayor

ATTEST:

Robyn Battle, Town Secretary
APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney
Submittal Documents in Support of

A Planned Development District
in the
Town of Prosper, Texas

May 13, 2014
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LEGAL DESCRIPTION
RESIDENTIAL TRACT 1
243.026 ACRES

BEING a tract of land situated in the J.M. DURRET SURVEY, ABSTRACT NO. 350 and NEATHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas and being part of that tract of land described as Tract 9A in Deed to Blue Star Allen Land, Lp., as recorded in Document No. 2011-60030, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Tract 9A;

THENCE North 89 degrees 19 minutes 58 seconds East, a distance of 994.44 feet to a point for corner;

THENCE South 00 degrees 38 minutes 22 seconds East, a distance of 349.78 feet to a point for corner;

THENCE South 89 degrees 16 minutes 12 seconds East, a distance of 311.68 feet to a point for corner;

THENCE South 00 degrees 43 minutes 48 seconds West, a distance of 924.87 feet to a point for corner;

THENCE South 89 degrees 16 minutes 12 seconds East, a distance of 802.44 feet to a point for corner;

THENCE South 00 degrees 34 minutes 12 seconds West, a distance of 1,076.90 feet to a point for corner;

THENCE South 00 degrees 12 minutes 39 seconds West, a distance of 2,202.93 feet to a point for corner;

THENCE North 89 degrees 54 minutes 30 seconds West, a distance of 359.02 feet to a point for corner;

THENCE South 00 degrees 05 minutes 37 seconds West, a distance of 540.00 feet to a point for corner;

THENCE North 89 degrees 54 minutes 26 seconds West, a distance of 499.99 feet to a point for corner;

THENCE South 00 degrees 05 minutes 30 seconds West, a distance of 625.00 feet to a point for corner;

THENCE South 68 degrees 30 minutes 36 seconds West, a distance of 121.88 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 11 degrees 25 minutes 23 seconds, a radius of 635.02 feet and chord bearing and distance South 15 degrees 47 minutes 56 seconds East, 126.39 feet;

THENCE Southerly, with said curve to the right, an arc distance of 126.60 feet to a point for corner at the beginning of a compound curve to the left having a central angle 13 degrees 23 minutes 29 seconds, a radius 553.16 feet and chord bearing and distance of South 16 degrees 46 minutes 59 seconds, 128.99 feet;

THENCE Southerly, with said curve to the left, an arc distance of 129.29 feet to a point for corner;

THENCE South 23 degrees 28 minutes 43 minutes East, a distance of 40.00 feet to a point for corner;

THENCE South 68 degrees 26 minutes 07 minutes East, a distance of 35.35 feet to a point for corner;

THENCE South 23 degrees 14 minutes 18 seconds East, a distance of 79.37 feet to a point for corner;
THENCE South 66 degrees 46 minutes 23 seconds West, a distance of 788.37 feet to a point for corner;
THENCE North 01 degrees 14 minutes 00 degrees West, a distance of 351.49 feet to a point for corner;
THENCE North 74 degrees 40 minutes 56 minutes West, a distance of 166.86 feet to a point for corner;
THENCE North 00 degrees 37 minutes 14 seconds East, a distance of 350.62 feet to a point for corner;
THENCE South 89 degrees 30 minutes 49 seconds West, a distance of 241.09 feet to a point for corner;
THENCE South 89 degrees 31 minutes 22 seconds West, a distance of 145.69 feet to a point for corner;
THENCE North 00 degrees 03 minutes 13 seconds West, a distance of 423.47 feet to a point for corner;
THENCE North 00 degrees 12 minutes 50 seconds East, a distance 841.86 feet to a point for corner;
THENCE North 00 degrees 12 minutes 53 seconds East, a distance of 2,910.97 feet to a point for corner;
THENCE North 00 degrees 06 minutes 57 seconds East, a distance of 1,524.74 feet to the POINT OF
BEGINNING and containing 243.026 acres of land, more or less.
LEGAL DESCRIPTION
RESIDENTIAL TRACT 2
514.72 ACRES

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of that tract of land described as Tract 174, Block 3 in Deed to Blue Star Allen Land, L.P., as recorded in Document No. 20111230001411880, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Tract 174;

THENCE North 89 degrees 27 minutes 16 seconds East, a distance of 1,454.92 feet to a point for corner;

THENCE South 89 degrees 59 minutes 01 seconds East, a distance of 1,978.89 feet to a point for corner;

THENCE South, a distance of 935.21 feet to a point for corner at the beginning of a curve to the left having a central angle of 34 degrees 31 minutes 09 seconds, a radius of 1,000.00 feet and a chord bearing and distance of South 17 degrees 15 minutes 34 seconds East, 593.40 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 602.47 feet to a point for corner;

THENCE South 34 degrees 31 minutes 09 seconds East, a distance of 170.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 33 degrees 31 minutes 54 seconds, a radius of 1,000.00 feet and a chord bearing and distance of South 17 degrees 05 minutes 11 seconds, 576.92 feet;

THENCE Southerly, with said curve to the right, an arc distance of 585.24 feet to a point for corner;

THENCE South 00 degrees 59 minutes 14 seconds East, a distance of 415.22 feet to a point for corner at the beginning of a curve to the right having a central angle of 16 degrees 40 minutes 40 seconds, a radius of 2,000.00 feet and a chord bearing and distance of South 07 degrees 21 minutes 06 seconds West, 580.11;

THENCE Southwesterly, with said curve to the right, an arc distance of 582.16 feet to a point for corner;

THENCE South 15 degrees 41 minutes 26 seconds West, a distance of 511.29 feet to a point for corner at the beginning of a curve to the left having a central angle of 15 degrees 37 minutes 47 seconds, a radius of 1,746.29 feet and a chord bearing and distance of South 07 degrees 53 minutes 32 seconds West, 474.89 feet;

THENCE Southerly, with said curve to the left, an arc distance of 476.37 feet to a point for corner;

THENCE South 00 degrees 04 minutes 39 seconds West, a distance of 1,084.19 feet to a point for corner;

THENCE South 89 degrees 39 minutes 51 seconds West, a distance of 1,330.71 feet to a point for corner;

THENCE South 89 degrees 26 minutes 12 seconds West, a distance of 1,285.03 feet to a point for corner;

THENCE North 00 degrees 14 minutes 25 seconds West, a distance of 933.72 feet to a point for corner;

THENCE South 89 degrees 39 minutes 18 seconds West, a distance of 497.95 feet to a point for corner;
THENCE South 00 degrees 20 minutes 21 seconds East, a distance of 938.33 feet to a point for corner;

THENCE North 89 degrees 12 minutes 05 seconds West, a distance of 1,393.41 feet to a point for corner;

THENCE North 00 degrees 12 minutes 39 seconds East, a distance of 2,634.70 feet to a point for corner;

THENCE North 00 degrees 34 minutes 12 seconds East, a distance of 1,582.81 feet to a point for corner;

THENCE North 89 degrees 51 minutes 58 seconds East, a distance of 872.65 feet to a point for corner;

THENCE North 00 degrees 09 minutes 53 seconds West, a distance of 1,004.62 feet to the POINT OF BEGINNING and containing 514.72 acres of land, more or less.
LEGAL DESCRIPTION
RETAIL TRACT 1
112.579 ACRES

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of that tract of land described as Tract 171, Block 3 in Deed to 183 Land Corporation, Inc., as recorded in Document No. 97-0005168, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Tract 171;

THENCE North 88 degrees 59 minutes 07 seconds East, a distance of 1,452.08 feet to a point for corner;

THENCE South 00 degrees 58 minutes 06 seconds East, a distance of 3,927.39 feet to a point for corner;

THENCE South 89 degrees 27 minutes 51 seconds West, a distance of 1,324.86 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 01 minutes 34 seconds, a radius of 1,746. 29 feet and a chord bearing and distance of North 11 degrees 41 minutes 39 seconds East, 244.42 feet;

THENCE Northerly, with said curve to the right, an arc distance of 244.62 feet to a point for corner;

THENCE North 15 degrees 41 minutes 26 seconds East, a distance of 511.29 feet to a point for corner at the beginning of a curve to the left having a central angle of 16 degrees 40 minutes 40 seconds, a radius of 2,000.00 feet and a chord bearing and distance of North 07 degrees 21 minutes 06 seconds East, 580.11 feet;

THENCE Northerly, with said curve to the left, an arc distance of 582.16 feet to a point for corner;

THENCE North 00 degrees 59 minutes 14 seconds West, a distance of 415.22 feet to a point for corner at the beginning of a curve to the left having a central angle of 33 degrees 31 minutes 54 seconds, a radius of 1,000.00 feet and a chord bearing and distance of North 17 degrees 45 minutes 11 seconds West, 576.92 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 585.24 feet to a point for corner;

THENCE North 34 degrees 31 minutes 09 seconds West, a distance of 170.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 34 degrees 31 minutes 09 seconds, a radius of 1,000.00 feet and a chord bearing and distance of North 17 degrees 15 minutes 34 seconds West, 593.40 feet;

THENCE Northerly, with said curve to the right, an arc distance of 602.47 feet to a point for corner;

THENCE North, a distance of 935.21 feet to the POINT OF BEGINNING and containing 112.579 acres of land, more or less.
LEGAL DESCRIPTION
RETAIL TRACT 2
32.24 ACRES

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of that tract of land described as Tract 170, Block 3, in Deed to 183 Land Corporations, Inc., as recorded in Document No. 97-0005168, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Tract 170;

THENCE North 00 degrees 58 minutes 06 seconds West, a distance of 2,600.37 feet to a point for corner;

THENCE North 88 degrees 34 minutes 27 seconds East, a distance of 566.31 feet to a point for corner;

THENCE South 00 degrees 13 minutes 28 seconds West, a distance of 2,610.01 feet to a point for corner;

THENCE South 89 degrees 32 minutes 28 seconds West, a distance of 511.99 feet to the POINT OF BEGINNING and containing 32.24 acres of land, more or less.
EXHIBIT “B”
Statement of Intent and Purpose for StarTrail, Town of Prosper, Texas

The purpose of this PD is to allow for the creation of a unique, high-quality, primarily residential master-planned community that meets the demands of the current real estate market conditions while maintaining the character of the Town of Prosper. The Villages of Star Trail will utilize a variety of lot sizes to offer multiple lifestyle opportunities arranged around an amenity program consisting of both active and passive open spaces catering to all ages. Existing floodplain areas will be enhanced to create an active greenbelt with a trail system for hikers and bikers that links to the development as well as the Town of Prosper’s master trail system. The residential lots will be carefully arranged so that the more intense uses are located towards the perimeter of the development serving as a buffer from the thoroughfares, commercial uses, and existing higher density developments adjacent to the planned community. Commercial, Retail and Office uses will be located along the major thoroughfares to provide future employment and retail opportunities for the community. The roadway system within Star Trail is designed to provide easy access to the network of thoroughfares in and around the community as well as the Dallas North Tollway.
EXHIBIT “C”
Development Standards for StarTrail, Town of Prosper, Texas

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 currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply.

I. Amenity Program

A. General. As a master planned community, Star Trail will have a programmed and qualitatively controlled system of amenities throughout. These amenities combine to create an overall sense of place that would be difficult to achieve when considered as independent elements within smaller developments. The community amenities that are addressed within these Development Standards are:

- Primary Community Entries
- Secondary Community Entries
- Neighborhood Entries
- Thoroughfare Landscape Buffers
- Community Amenity Center
- Floodplain / Greenway Parks
- Neighborhood Parks
- Pocket Parks
- Hike and Bike Trails

B. Primary Community Entries

1. Major points of entry into StarTrail (including at least one entry along Prosper Trail, one along Legacy Drive and one off the DNT service road) will be defined with a combination of monument signage, landscape and lighting to create a sense of arrival commensurate in scale and character with a 800+ acre master planned community (see representative examples below). These entries will include:

- Community name / logo incorporated into monument signage element, to be constructed of masonry or similar material;
- Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees;
- Enhanced lighting on the monument / signage and the unique aspects of the landscape;
- Water will be considered as an accent feature if land and topography permit, and if compatible with the overall physical design theme for the community.
2. Primary entries will be developed to incorporate both sides of the entry roadway when both are contained within Star Trail, and will also include enhancements to the median in the immediate area (where / if applicable). Landscape easements will be provided to ensure adequate space to provide for visibility triangle(s) and adequate development of entry design.

C. Secondary Entries

1. **Secondary Community Entries** will be similar to primary community entries in their use of compatible building and landscape materials, but will be smaller in scale and land area. They will occur at the outside edges of Star Trail, at the entries for either arterials or collectors into the community. It is anticipated that a minimum of three secondary entries will be provided for the community, primarily along Legacy Drive (see representative examples below). Secondary community entries will include the following elements, scaled slightly smaller than the primary entries:

   - Community name / logo incorporated into monument signage element, to be constructed of masonry or similar material;
   - Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees;
   - Enhanced lighting on the monument / signage and the unique aspects of the landscape;
   - Center median to allow for more landscape density and also provide alternative location for neighborhood identification and way-finding graphics;
   - Landscape easements where required to accommodate enhanced landscape and monument construction.

2. **Neighborhood Village Entries.** Internal to Star Trail and along both arterials and collectors, points of intersection will be enhanced to denote entries into individual ‘villages’ or neighborhoods. These entries will resemble primary and secondary entries in their use of materials and landscape, but will also
incorporate village or neighborhood names and will contribute to a unique, community-wide system of visual “way finding.”

D. **Thoroughfare Landscape Buffers (Arterial and Collector Roads)** Thoroughfares will provide a continuity of design from primary and secondary points of community entry throughout the entirety of Star Trail. These thoroughfares and the adjacent landscape buffers will be designed and constructed to meet the standards outlined in the Town of Prosper Subdivision Ordinance.

E. **Community Amenity Program**

1. **Villages of StarTrail Community Centers**

A minimum of one Community Amenity Center shall be developed within the Villages of Star Trail, on the property east of Legacy Drive, providing a range of more active, family oriented activities in a ‘resort’ style environment (see representative examples below). This facility will be private, designated for the use of property owners and their guests. Maintenance of the Center will be provided by a Homeowner’s Association (HOA). This facility will be centrally located along the main neighborhood road with linkage to the community’s trail system. This primary Community Amenity Center will be completed along with the initial phase of residential development east of Legacy Drive and provide the “centerpiece” recreational amenity for the entire community.

One additional Neighborhood Amenity Center will be constructed when the villages west of Legacy Drive are developed.

The intended Community Amenity Program shall include elements from the following list:

- Active adult and children’s pools;
- Paved and turf chaise areas;
- Community building, with interior and exterior spaces programmed for resident and HOA uses, including possible inclusion of a kitchen, community room, meeting room(s), fitness room, and storage area(s);
- Restrooms (in the community building and possibly additionally at the pool area(s));
- Covered picnic pavilion with grilling equipment;
- Convenience parking (quantity to be determined based upon code compliance);
- Children’s playground facility(s);
- Sport court(s);
- Trailhead linkages to the floodplain / greenway parks.
2. **Open Space and Trails**

Star Trail shall include a minimum of 70 acres of open, flood plain corridors through the property. These areas will be enhanced with landscaping and could potentially include additional water features, such as ponds and fountains that contribute to the overall storm drainage system and provide enhanced value to the community. All of these corridors shall be interconnected with a series of paths and trails, with an overall hike / bike trail system throughout. Following are the key components of this system of open space through the community:

- Master hike / bike trail – minimum 8’ in width – concrete or other material approved by the Town – linking all neighborhoods, schools and amenities;
- Secondary paths and trails – minimum 6’ in width – concrete or ‘soft’ surface (decomposed granite, crushed fines) is permitted for HOA maintained trails– providing secondary linkages and ‘spur' connections to the hike / bike trail system;
- Native preservation areas in locations of most desirable existing vegetation;
- Trailhead locations at community amenity sites.
- Ponds and water features in open areas where impacts to existing vegetation will not be an issue and storm drainage requirements can be enhanced.
3. Public Community Park and Neighborhood Parks

The Villages of Star Trail will include a minimum of 53.4 acres to be dedicated for public use as a community park and neighborhood parks.

a. One approximately 30.9 acre site shall be dedicated to the Town for a Community Park. This park will allow for the construction of lighted sports fields at the discretion and expense of the Town of Prosper Parks Department. This site shall be in the location as indicated on Exhibit D, east of Legacy, south of the creek, on the north side of Fishtrap Road.

b. Three additional neighborhood parks, approximately 7.5 acres each, shall be dedicated to the Town of Prosper as a complementary component of the Star Trail amenities program, including consideration of alternative uses, and the use of compatible materials (hardscape, landscape and, if included, lighting). These parks are to be integrated within the open space system as well as the neighborhoods that they serve. One neighborhood park will be located west of Legacy and two will be located east of Legacy.

Neighborhood parks may include features and elements from the following list of amenities:

- Open play fields (non-lit);
- Sport courts;
- Covered pavilion or shade structure;
- Children’s playgrounds;

4. Private Open Space

Additional components of the StarTrail amenities program are “small, private open spaces” throughout the development. These areas will be HOA maintained and allow for:
• The provision of valuable open space in adjacency to homes;
• The insurance of one-quarter mile resident walks to a component of the open space system;
• The creation of additional passive and moderately active recreational opportunities, including:
  ✓ open play areas;
  ✓ neighborhood playgrounds;
  ✓ small neighborhood gathering spaces.

II. Single-Family Residential Tracts

A. General Description: This property may develop, under the standards for SF-10 as contained in the Town’s Zoning Ordinance as it exists or may be amended, as front entry lot product subject to the specific provisions contained herein below. There will be no alley-served lots within the property.

B. Density: The maximum number of single family detached dwelling units for this PD is 1,870. This equates to an overall gross density of 2.47 units per acre.

C. Lot Types: The single family detached lots developed within the Properties shall be in accordance with the following Lot Types:

  Type A Lots: Minimum 6875 square foot lots
  Type B Lots: Minimum 8125 square foot lots
  Type C Lots: Minimum 10260 square foot lots
  Type D Lots: Minimum 11610 square foot lots

D. Area and building regulations:

  1. Type A Lots: The area and building standards for Type A Lots are as follows and as set forth in Table 1:

     (a) Minimum Lot Size. The minimum lot size for Type A Lots shall be six thousand eight hundred seventy-five (6875) square feet. A typical lot will be 55’ x 125’, but may vary as long as the requirements in Table 1 are accommodated.

     (b) Minimum Lot Width. The minimum lot width for Type A Lots shall be fifty-five (55) feet, as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may have a minimum width of forty-five (45) feet at the front setback provided all other requirements of this section are met.

     (c) Minimum Yard Setbacks.

        (1) Minimum Frontyard Setback: The minimum frontyard setback for Type A Lots shall be twenty-five (25) feet.

        (2) Minimum Sideyard Setback: The minimum sideyard setback for Type A Lots shall be seven (7) feet.
(3) For corner lots, the minimum sideyard setback shall be fifteen (15) feet.

(4) Minimum Rearyard Setback: The minimum rearyard setback shall be twenty-five (25) feet.

(5) Permitted Encroachment: Architectural features and porches may encroach into required front and rear yards up to five (5) feet. Swing-in garages may encroach into required front yards up to ten (10) feet. Front facing garages are permitted to extend to the front façade of the main structure, but may not encroach into the required front yard.

(d) Minimum Floor Space. Each one story dwelling constructed on a Type A Lot shall contain a minimum of one thousand, eight hundred (1800) square feet of floor space; two story dwellings shall be a minimum of two thousand (2000) square feet. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.

(e) Height. The maximum height for structures on Type A Lots shall be forty (40) feet.

(f) Driveways. Driveways fronting on a street on Type A Lots shall be constructed of any of the following materials: colored concrete, brick pavers, stone, interlocking pavers, stamped concrete, salt finish concrete, concrete with stone or brick border OR any other treatment as approved by the Director of Development Services. No broom finish concrete driveways will be allowed.

(g) Exterior Surfaces. The exterior facades of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred (100) percent masonry. Cementitious fiber board is considered masonry, but may only constitute thirty (30) percent of the area for stories other than the first story. However, cementitious fiber board may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story. Cementitious fiber board may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official. No cementitious fiber board or any other siding material will be allowed on any front elevation nor on any side/rear elevation which is visible from an adjacent community street, common area, open space, park or perimeter.

(h) Windows. All window framing shall be bronzed, cream, sand or white anodized aluminum, vinyl or wood.
(i) **Garages.**

(1) Homes shall have a minimum of two (2) car garages but no more than three (3). No carports shall be permitted.

(2) Homes with three (3) garages shall not have more than two (2) garage doors facing the street.

(3) All garage doors shall incorporate three (3) of the following details:
   
   (a) Single garage doors separated by column (in place of one double garage door)

   (b) Cedar clad garage doors

   (c) Cedar trim garage doors

   (d) Carriage style doors with ornamental hardware

(j) **Plate Height.** Each structure on a Type A Lot shall have a minimum principal plate height of 9’ on the first floor.

(k) **Fencing.** Fences, walls and/or hedges on Type A Lots shall be constructed to meet the following guidelines.

   (1) All Type A Lots backing or siding to Open Space or park land shall have a decorative metal fence, minimum 4 foot in height, abutting said Open Space or park land.

   (2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot OC. A common fence stain color as well as fence detail shall be established for the community by the developer.

   (3) Corner lots adjacent to a street require 18” masonry columns be placed at 21 feet OC.

   (4) No fencing shall extend beyond a point ten feet (10’) behind the front wall plane of the structure into the front yard.

(l) **Landscaping.**

   (1) Corner lots adjacent to a street require additional trees be planted in the side yard @ 30 feet OC.

   (2) The front, side and rear yard must be fully sodded with grass and irrigated by an ET irrigation system.
(m) **Accessory Structures.** Accessory structures used as a garage, a garage apartment, or guest house, will not be allowed.

2. **Type B Lots:** The area and building standards for Type B Lots are as follows and as set forth in Table 1:

   (a) **Minimum Lot Size.** The minimum lot size for Type B Lots shall be eight thousand one hundred twenty five (8125) square feet. A typical lot will be 65’ x 125’, but may vary as long as the requirements in Table 1 are accommodated.

   (b) **Minimum Lot Width.** The minimum lot width for Type B Lots shall be sixty-five (65) feet as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may have a minimum width of fifty-five (55) feet at the front setback provided all other requirements of this section are met.

   (c) **Minimum Yard Setbacks.**

      1. **Minimum Frontyard Setback:** The minimum frontyard setback for Type B Lots shall be twenty-five (25) feet.

      2. **Minimum Sideyard Setback:** The minimum sideyard setback for Type B Lots shall be seven (7) feet. For corner lots, the minimum sideyard setback shall be fifteen (15) feet.

      3. **Minimum Rearyard Setback:** The minimum rearyard setback shall be twenty-five (25) feet.

      4. **Permitted Encroachment.** Architectural features and porches may encroach into required front and rear yards up to five (5) feet. Swing-in garages may encroach into required front yards up to ten (10) feet. Front facing garages are permitted to extend to the front façade of the main structure, but may not encroach into the required front yard.

   (d) **Minimum Floor Space.** Each single story dwelling constructed on a Type B Lot shall contain a minimum of two thousand three hundred (2300) square feet of floor space; two story dwellings shall contain a minimum of two thousand six hundred fifty (2650) square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.

   (e) **Height.** The maximum height for structures on Type B Lots shall be forty (40) feet.

   (f) **Driveways.** Driveways fronting on a street on Type B Lots shall be constructed of any of the following materials: colored concrete, brick pavers, stone, interlocking pavers, stamped concrete, salt finish
concrete, concrete with stone or brick border OR any other treatment as approved by the Director of Development Services

No broom finish concrete driveways will be allowed.

(g) **Exterior Surfaces.** The exterior facades of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred (100) percent masonry. Cementitious fiber board is considered masonry, but may only constitute thirty (30) percent of the area for stories other than the first story. However, cementitious fiber board may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story. Cementitious fiber board may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official.

No cementitious fiber board or any other siding material will be allowed on any front elevation nor on any side/rear elevation which is visible from an adjacent community street, common area, open space, park or perimeter.

(h) **Windows.** All window framing shall be bronzed, cream, sand or white anodized aluminum, vinyl or wood.

(i) **Garages.**

(1) Homes shall have a minimum of two (2) car garages but no more than three (3). No carports shall be permitted.

(2) Homes with three (3) car garages shall not have more than two (2) garage doors facing the street.

(3) All garage doors shall incorporate three (3) of the following details:

   (a) Single garage doors separated by a column (in place of one double garage door)

   (b) Cedar clad garage doors

   (c) Cedar trim garage doors

   (d) Carriage style doors with ornamental hardware.

(j) **Plate Height.** Each structure on a Type B Lot shall have a minimum principal plate height of 9’ on the first floor.

(k) **Fencing.** Fences, walls and/or hedges on Type B lots shall be constructed to meet the following guidelines.
(1) All Type B Lots backing or siding to Open Space or park land shall have a decorative metal fence, minimum 4 foot in height, abutting said open space or park land.

(2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot OC. A common fence stain color as well as fence detail shall be established for the community by the developer.

(3) Corner lots adjacent to a street require 18” masonry columns be placed at 21 feet OC.

(4) No fencing shall extend beyond a point ten feet (10’) behind the front wall plane of the structure into the front yard.

(l) **Landscaping.**

(1) Corner lots adjacent to a street require additional trees be planted in the side yard @ 30 feet OC.

(2) The front, side and rear yard must be fully sodded with grass and irrigated by an ET irrigation system.

(m) **Accessory Structures.** Accessory structures used as a garage, a garage apartment, a storage building or guest house, will not be allowed.

3. **Type C Lots:** The area and building standards for Type C Lots are as follows and as set forth in Table 1:

(a) **Minimum Lot Size.** The minimum lot size for Type C Lots shall be ten thousand two hundred sixty (10260) square feet. A typical lot will be 76’ x 135’, but may vary as long as the requirements of Tables 1 and 2 are accommodated.

(b) **Minimum Lot Width.** The minimum lot width for Type C Lots shall be seventy-six (76) feet, as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may a minimum width of sixty-six (66) feet at the front setback provided all other requirements of this section are met.

(c) **Minimum Yard Setbacks.**

(1) **Minimum Frontyard Setback:** The minimum frontyard setback for Type C Lots shall be thirty (30) feet.

(2) **Minimum Sideyard Setback:** The minimum sideyard setback for Type C Lots shall be eight (8) feet. For corner lots, the minimum sideyard setback shall be fifteen (15) feet.
(3) **Minimum Rearyard Setback:** The minimum rearyard setback shall be twenty-five (25) feet.

(4) **Permitted Encroachment.** Architectural features and porches may encroach into required front and rear yards up to five (5) feet. Swing-in garages may encroach into required front yards up to ten (10) feet. Front facing garages are permitted to extend to the front façade of the main structure, but may not encroach into the required front yard.

(d) **Minimum Floor Space.** Each single story dwelling constructed on a Type C Lot shall contain a minimum of two thousand five hundred (2500) square feet of floor space; each two story dwelling shall contain a minimum of three thousand (3000) square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.

(e) **Height.** The maximum height for structures on Type C Lots shall be forty (40) feet.

(f) **Driveways.** Driveways fronting on a street on Type C Lots shall be constructed of any of the following materials: colored concrete, brick pavers, stone, interlocking pavers, stamped concrete, salt finish concrete, concrete with stone or brick border OR any other treatment as approved by the Director of Development Services. No broom finish concrete driveways will be allowed.

(g) **Exterior Surfaces.** The exterior facades of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred (100) percent masonry. Cementitious fiber board is considered masonry, but may only constitute twenty (20) percent of the area for stories other than the first story. However, cementitious fiber board may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story. Cementitious fiber board may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official. No cementitious fiber board or any other siding material will be allowed on any front elevation nor on any side/rear elevation which is visible from an adjacent community street, common area, open space, park or perimeter.

(h) **Windows.** All window framing shall be bronzed, cream, sand or white anodized aluminum, vinyl or wood.

(i) **Roofing.** The main roof pitch of any structure shall have a minimum slope of 10” in 12”.
(j) **Garages.**

(1) Homes shall have a minimum of two (2) car garages but no more than four (4). No carports shall be permitted.

(2) Homes with three (3) or four (4) garages shall not have more than two (2) garage doors facing the street.

(3) All garage doors shall incorporate three (3) of the following details:

(a) Single garage doors separated by a column (in place of one double garage door)

(b) Cedar clad garage doors

(c) Cedar trim garage doors

(d) Carriage style doors with ornamental hardware.

(k) **Plate Height.** Each structure on a Type C Lot shall have a minimum principal plate height of 9’ on the first floor.

(l) **Fencing.** Fences, walls and/or hedges on Type C Lots shall be constructed to meet the following guidelines.

(1) All Type C Lots backing or siding to Open Space or park land shall have a decorative metal fence, minimum 4 foot in height, abutting said open space or park land.

(2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot OC. A common fence stain color as well as fence detail shall be established for the community by the developer.

(3) Corner lots adjacent to a street require 18” masonry columns be placed at 21 feet OC.

(4) No fencing shall extend beyond a point fifteen feet (15’) behind the front wall plane of the structure into the front yard.

(m) **Landscaping.**

(1) Corner lots adjacent to a street require additional trees be planted in the side yard @ 30 feet OC.

(2) The front, side and rear yard must be fully sided with grass and irrigated by an ET irrigation system.

(n) **Accessory Structures.** Accessory structures used as a garage, a garage apartment, storage or a guest house will not be allowed.
4. **Type D Lots**: The area and building standards for Type D Lots are as follows and as set forth in Table 1:

   (a) **Minimum Lot Size.** The minimum lot size for Type D Lots shall be eleven thousand six hundred ten (11610) square feet. A typical lot will be 86’ x 135’, but may vary as long as the requirements in Table 1 are accommodated.

   (b) **Minimum Lot Width.** The minimum lot width for Type D Lots shall be eighty-six (86) feet, as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may have a minimum width of seventy-six (76) feet at the front setback provided all other requirements of this section are met.

   (c) **Minimum Yard Setbacks.**

      (1) **Minimum Frontyard Setback:** The minimum frontyard setback for Type D Lots shall be thirty (30) feet.

      (2) **Minimum Sideyard Setback:** The minimum sideyard setback for Type D Lots shall be eight (8) feet. For corner lots, the minimum sideyard setback shall be fifteen (15) feet.

      (3) **Minimum Rearyard Setback:** The minimum rearyard setback shall be twenty-five (25) feet.

      (4) **Permitted Encroachment.** Architectural features and porches may encroach into required front and rear yards up to five (5) feet. Swing-in garages may encroach into required front yards up to ten (10) feet. Front facing garages are permitted to extend to the front façade of the main structure, but may not encroach into the required front yard.

   (d) **Minimum Floor Space.** Each single story dwelling constructed on a Type D Lot shall contain a minimum of three thousand (3000) square feet of floor space; each two story dwelling constructed on a Type D Lot shall contain a minimum of three thousand five hundred (3500) square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.

   (e) **Height.** The maximum height for structures on Type D Lots shall be forty (40) feet.

   (f) **Driveways.** Driveways fronting on a street on Type D Lots shall be constructed of any of the following materials: colored concrete, brick pavers, stone, interlocking pavers, stamped concrete, salt finish concrete, concrete with stone or brick border OR any other treatment as approved by the Director of Development Services.

No broom finish concrete driveways will be allowed.
(g) **Exterior Surfaces.** The exterior facades of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred (100) percent masonry. Cementitious fiber board is considered masonry, but may only constitute twenty (20) percent of the area for stories other than the first story. However, cementitious fiber board may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story. Cementitious fiber board may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official.

No cementitious fiber board or any other siding material will be allowed on any front elevation nor on any side/rear elevation which is visible from an adjacent community street, common area, open space, park or perimeter.

(h) **Windows.** All window framing shall be bronzed, cream, sand or white anodized aluminum, vinyl or wood.

(i) **Roofing.** The main roof pitch of any structure shall have a minimum slope of 10” in 12”.

(j) **Garages.**

(1) Homes shall have a minimum of two (2) car garages but no more than four (4). No carports shall be permitted.

(2) Homes with three (3) or four (4) garages shall not have more than two (2) garage doors facing the street.

(3) All garage doors shall incorporate three (3) of the following details:

   (a) Single garage doors separated by a column (in place of one double garage door)

   (b) Cedar clad garage doors

   (c) Cedar trim garage doors

   (d) Carriage style doors with ornamental hardware.

(k) **Plate Height.** Each structure on a Type D Lot shall have a minimum principal plate height of 10’ on the first floor.

(l) **Fencing.** Fences, walls and/or hedges on Type D lots shall be constructed to meet the following guidelines.
(1) All Type D Lots backing or siding to Open Space or park land shall have a decorative metal fence, minimum 4 foot in height, abutting said open space.

(2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot OC. A common fence stain color as well as fence detail shall be established for the community by the developer.

(3) Corner lots adjacent to a street require 18” masonry columns be placed at 21 feet OC.

(4) No fencing shall extend beyond a point fifteen feet (15’) behind the front wall plane of the structure into the front yard.

(m) **Landscaping.**

(1) Corner lots adjacent to a street require additional trees be planted in the side yard @ 30 feet OC.

(2) The front, side and rear yard must be fully sodded with grass and irrigated by an ET irrigation system.

(n) **Accessory Structures.** Accessory structures used as a garage, a garage apartment, storage or guest house will not be allowed.
1870 Single Family Homes*

**TABLE 1**

<table>
<thead>
<tr>
<th></th>
<th>Lot Type A</th>
<th>Lot Type B</th>
<th>Lot Type C</th>
<th>Lot Type D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. permitted lot sizes</td>
<td>6875 sq. ft.</td>
<td>8125 sq. ft.</td>
<td>10260 sq. ft.</td>
<td>11610 sq. ft.</td>
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<td>Min. permitted number of lots</td>
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<td>No minimum.</td>
<td>231</td>
<td>143</td>
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<tr>
<td>Max. permitted number of lots</td>
<td>709**</td>
<td>784**</td>
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<td>No maximum.</td>
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<td>Min. Front Yard</td>
<td>25 ft.</td>
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<td>30 ft.</td>
<td>30 ft.</td>
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<td>Min. Side Yard</td>
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<td>Corner Lot</td>
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<td>Min. Rear Yard</td>
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<tr>
<td>Max. building Height</td>
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<td>Max. Lot Coverage</td>
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<tr>
<td>Min. Lot Width</td>
<td>55 ft.</td>
<td>65 ft.</td>
<td>76 ft.</td>
<td>86 ft.</td>
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<tr>
<td>Min. Lot Depth</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>110 ft.</td>
<td>125 ft.</td>
</tr>
<tr>
<td>Min. Dwelling Area</td>
<td>1800 sq. ft. single story</td>
<td>2300 sq. ft. single story</td>
<td>2500 sq. ft. single story</td>
<td>3000 sq. ft. single story</td>
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<tr>
<td></td>
<td>2000 sq. ft. two story</td>
<td>2650 sq. ft. two story</td>
<td>3000 sq. ft. two story</td>
<td>3500 sq. ft. two story</td>
</tr>
</tbody>
</table>

*The maximum total number of lots allowed per this ordinance is 1870; west of Legacy, the maximum number of lots allowed per this ordinance is 750; east of Legacy, the maximum number of lots allowed per this ordinance is 1120.

**Any unused “number of lots” from the Type A category may be added to the Type B category so as to increase the number of Type B lots with no increase in the overall PD density of 1870 lots.
III. **Retail Tracts**

A. **General Description**: The areas identified as Retail Tracts will provide the ability to encourage and to accommodate the development of office and retail service centers located along growth corridors within the North Dallas Tollway extension. The property within these areas may develop under the standards for Retail and Office districts as contained within the Town of Prosper Zoning Ordinance as it exists or may be amended, subject to the specific provisions contained herein below.

B. **Permitted Uses**: In addition to those permitted uses as allowed per the Retail and Office districts of the Town of Prosper Zoning Ordinance, the following uses shall be permitted in the retail areas indicated on Exhibit “D”:
   1. Hotels
   2. Auto Sales/Leasing and Service

C. **Max. FAR**: Max. FAR for buildings taller than two (2) stories shall be 1.5:1.

D. **Building Heights**: The permitted height of all buildings within the retail areas of the Planned Development District shall be as follows:
   a. The allowed height for Hotels, Office buildings and Hospitals located within the retail tracts shall be eight (8) stories, not greater than one hundred (100) feet. All other uses shall be limited to two (2) stories, not greater than forty (40) feet.
   b. Non-residential buildings located within one hundred fifty feet (150’) of a single-family zoned area shall be limited to a maximum height of two (2) stories.
   c. Non-residential buildings, which exceed two (2) stories in height, shall be required to have additional setbacks from single-family zoned areas. These additional setbacks will require one foot (1’) of setback, beyond the aforementioned one hundred fifty feet (150’), for each additional foot of building height above two (2) stories.

E. **Lot Area**: The minimum area of any lot shall be ten thousand (10,000) square feet.

F. **Lot Width**: The minimum width of any lot shall be one hundred feet (100’).

G. **Lot Depth**: The minimum depth of any lot shall be one hundred (100’).

H. **Lot Coverage**: In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings. Parking structures and surface parking facilities shall be excluded from the coverage computations.
Exhibit E

Development Schedule

Barring any unforeseen changes in the current market or economic conditions it is currently anticipated that the development of StarTrail will begin immediately upon approval and adoption of this zoning ordinance. The initial phase of residential development would be completed within approximately twelve months following ordinance adoption. The following phases of construction will be largely dependent upon market demand however, it is currently anticipated that additional residential phases will be completed at approximate twelve month intervals. Under this scenario the residential portion of this development could be completed within twelve to fifteen years following approval of the zoning ordinance.

The commercial portion of the project will also be dependent upon market conditions as well as additional development throughout the area including the construction of the Dallas North Tollway. It is expected that some initial commercial projects will be completed within the next ten years however, full build-out of the commercial sites may not occur for 15 years or more.

There are numerous factors that may have additional impacts upon the development schedule that are beyond the control of the developer. Among these are housing and commercial market conditions, economic and financial conditions, construction materials and labor availability, acts of nature and other similar conditions.
Exhibit F -

CONCEPTUAL SINGLE FAMILY ELEVATIONS - The elevations on the following pages are artist’s concepts, the following elevations shall be representative of the architectural style, color and material selections for the SF dwellings in StarTrail.

• 55 Ft. Lot Product -
- 65 Ft. Lot Product -
76 Ft. Lot Product -
• 86 Ft. Lot Product -
• 86 Ft. Lot Product (cont’d.) -