



Prosper is a place where everyone matters.

AGENDA
Prosper Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 07, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:

<https://prospertx.new.swagit.com/views/378/>

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the Town Council meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session of the Town Council. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

- 1. Call to Order / Roll Call.**
- 2. Pledge of Allegiance and Pledge to the Texas Flag.**

3. CONSENT AGENDA:

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

- [3a.](#) Consider and act upon the minutes from the January 17, 2023, Planning & Zoning Commission meeting.

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- 4. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94, for the Westside Development, on 63.7± acres, located northside of University Drive and east of FM 1385. (Z22-0020).
- [5.](#) Conduct a Public Hearing, and consider and act upon a request to rezone 34.7± acres from Commercial Corridor District (CC) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)
- [6.](#) Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, February 3, 2023, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

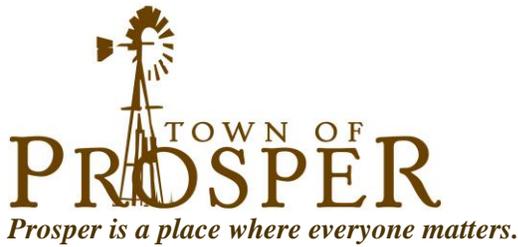
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Michael Pettis, Doug Charles, Sekou Harris, Damon Jackson

Staff Present: David Soto, Planning Manager;

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

3a. Consider and act upon the minutes from the January 3, 2023, Planning & Zoning Commission Regular meeting.

Motioned by Jackson, seconded by Pettis, to approve the Consent Agenda, Motion approved 6-0.

CITIZEN COMMENTS

REGULAR AGENDA

4. Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 63.7± acres, located northside of University Drive and east of FM1385. (Z22-0020)(Request to be tabled)

Commissioner VanWolfe arrived at 6:05pm.

Motion by Charles, seconded by Haris to table Item 4 to the February 7th P&Z Meeting. Motion approved 7-0.

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

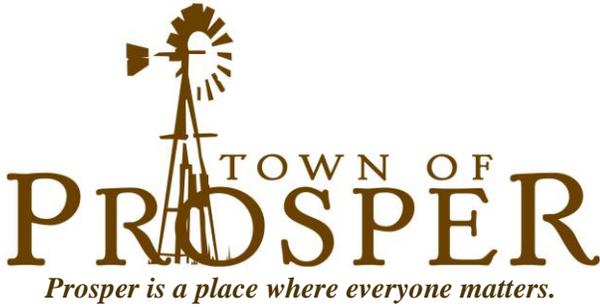
David Soto (Staff): Presented Town Council results on previous items.

6. Adjourn.

Motioned by Jackson, seconded by VanWolfe to adjourn. Motion approved 7-0 at 6:14 p.m.

Doug Braches, Planning Technician

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: David Soto, Planning Manager
Re: Planning & Zoning Commission Meeting – February 7, 2023

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 63.7± acres., located northside of University Drive and east of FM 1385. (Z22-0020).

History:

In 2018, Planned Development-94 was approved for the Westside development, which was intended to be a mixed-use development including various uses, including, but not limited to multifamily, indoor commercial amusement, limited-service hotel, restaurant, retail, convenience store with gas pumps, and open space.

In early 2022, Planned Development-94 was amended to the update the PD with regards to an extended stay hotel. The updates included the type of hotel, layout elevation and parking accommodations.

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-94	Undeveloped	US 380 District
North	Agricultural and Planned Development-40-Single Family	Glenbrook Subdivision and Undeveloped	Medium Density Residential
East	Planned Development-40-Single Family	Undeveloped (floodplain)	US 380 District
South	Town of Little Elm	Holt Cat Equipment Sales	Town of Little Elm

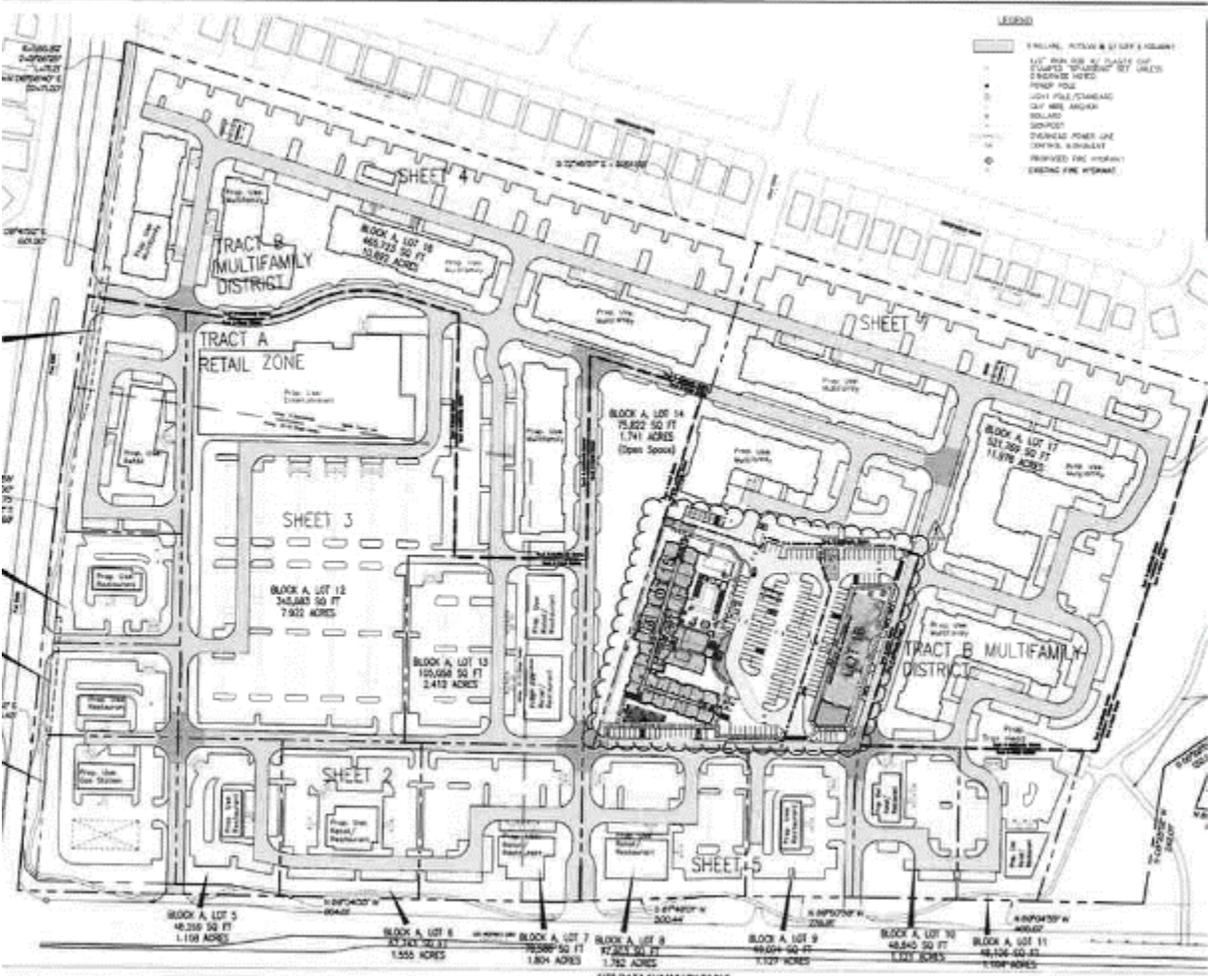
West	Denton County	Undeveloped, Savannah Subdivision, and Valero Gas Station	Denton County
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Requested Zoning – The applicant is requesting to amend the PD to allow a big box retail use. The total sqft consist of 160,508sqft. Rather than applying for an SUP, the applicant has made amendments to the current PD.

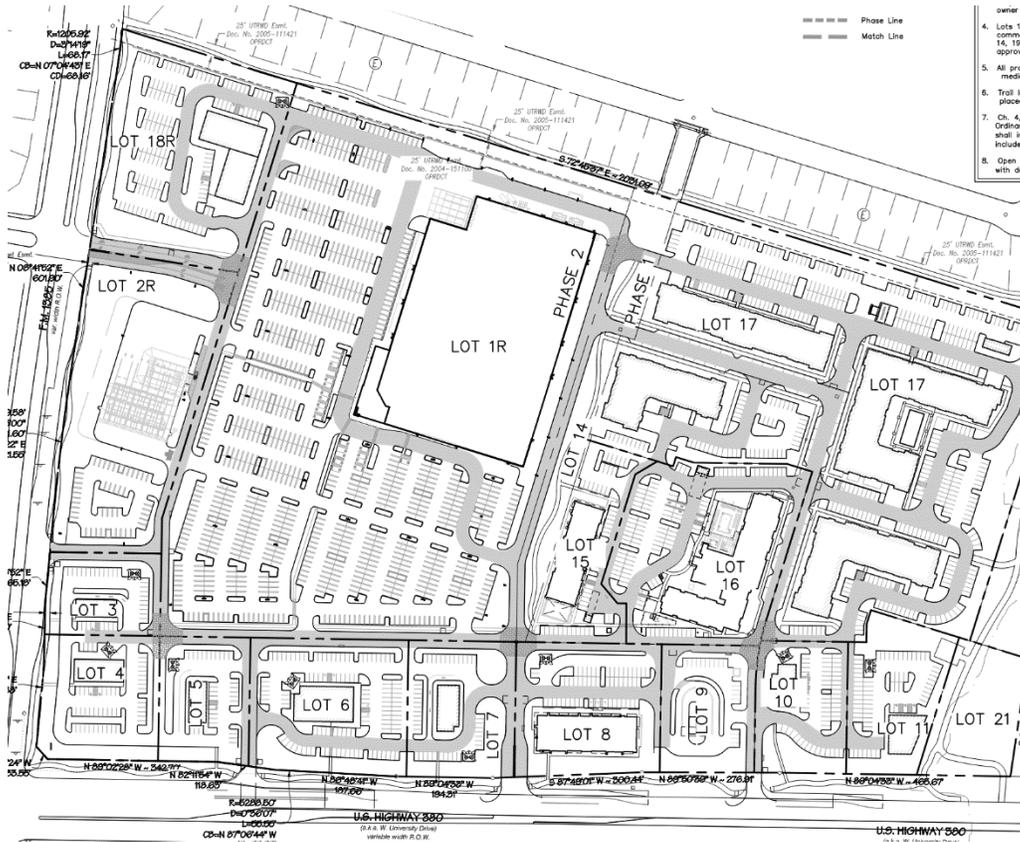
Details about the major proposed amendment are outlined below.

- *Permitted Uses* – The current PD requires a Specific Use Permit for a big box use. The proposed PD has been modified to allow a big box use as well as gas pumps as an accessory use. The PD allowed a maximum total of 480 multifamily units, the applicant is revising to two hundred and forty-three (243) units.
- *Layout* – To accommodate the new big box use, the proposed layout has been modified.

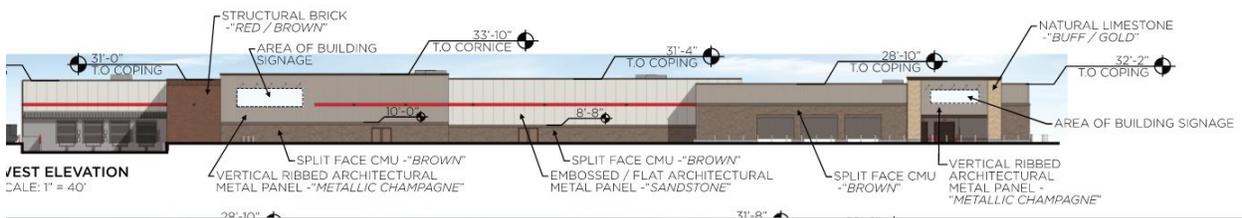
Current Layout



Proposed Layout



- **Architecture** – The PD amendment proposes to replace the indoor amusement. The proposed big box use will be constructed of brick, split face CMU, and metal panels as shown below. The applicant will submit an amended development agreement.



- **Triggers** – The PD requires certain square footage to be built in order for multifamily phases to occurred. There are no changes to the triggers within this PD amendment.
- **Open space** – The PD does alter the configuration of the urban open space, but the acreage remains the same. The pedestrian from the central area of the development to the Glenbrooke neighborhood to the north via Kent Drive has been removed. This was requested by Glenbrooke neighborhood. The phasing of the construction does not change from the Planned Development.
- **Number of Restaurants with Drive -Throughs** - The PD originally allowed a total of four (4) restaurants with drive through, two (2) allowed on FM 1385 and two (2) along US 380. The

applicant has kept the total number of drive - through restaurants allowed, but has revised the locations of the allowable use. The applicant is proposing three (3) noncontiguous shall be permitted along US 380 and a maximum of one (1) shall be permitted along FM 1385.

- Loading Dock – The applicant has requested a modification to propose a loading dock one hundred fifteen feet (115') from adjacent residential land use, as shown on Exhibit D. Per our zoning ordinance, at least two hundred feet (200') is required from adjacent residential land uses. The applicant is proposing six (6') in height above finish grade on the north side of wall be provided, in addition to the eight (8') screening wall between non-residential and residential.
- Landscaping/screening – The applicant has proposed an eight (8') precast concrete screening wall and shade trees along the retail side adjacent to the residence as well as a modified living screen along the multifamily side adjacent to the residences.

No other aspect of the proposed PD related to other uses or provisions are proposed to be modified with this amendment. Staff recommends approval of this request as presented.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District for the property. The request conforms to the Future Land Use Plan.

Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.



Thoroughfare Plan – The property is adjacent to US 380, a future six-lane divided major thoroughfare and FM 1385 a future six-lane divided major thoroughfare.

Parks – This property is not needed for the development of a public park. Hike and bike trails are required in conjunction with development of the property in accordance with the Hike and Bike Trail Map of the Parks Master Plan.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff has 2 letters in response to the proposed zoning request including 1 letter against the proposed zoning request.

Attached Documents:

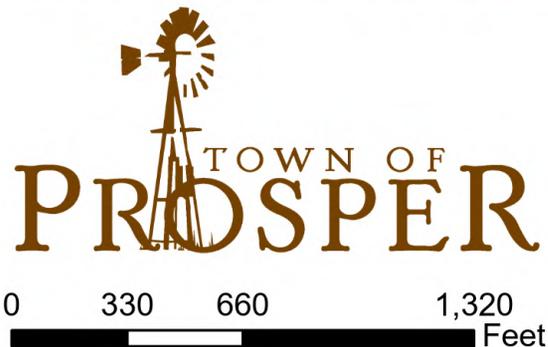
1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Proposed Exhibit C Redlines (Tract A)
4. Reply Forms

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 28, 2023.

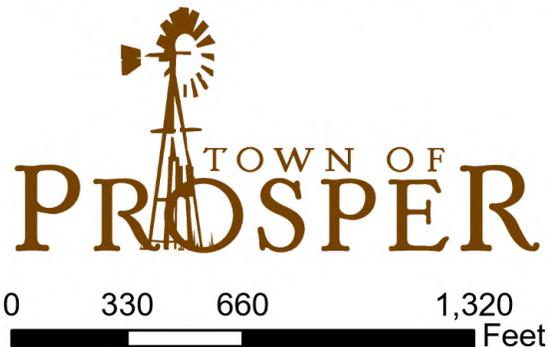
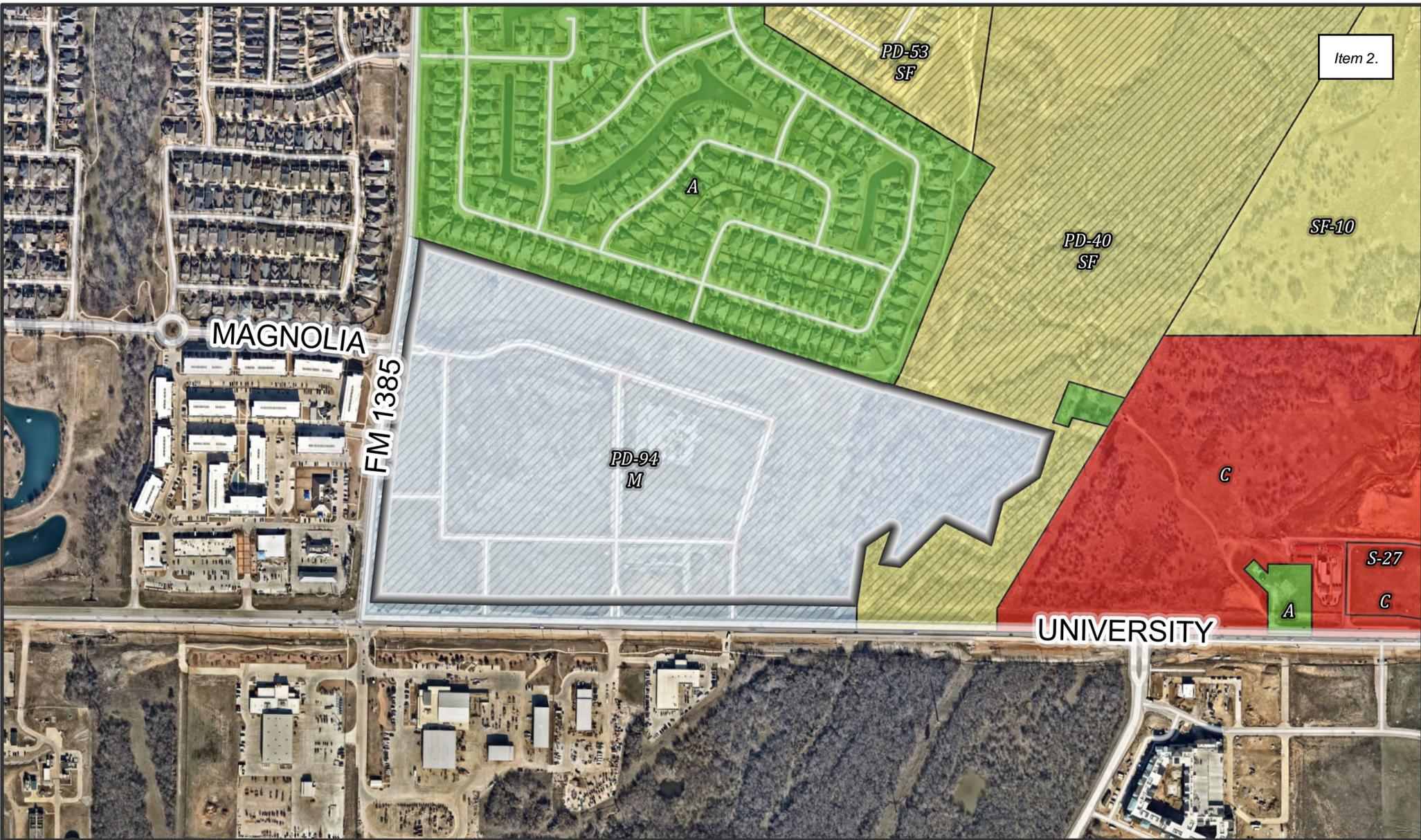


This map for illustration purposes only

Z22-0020

PD-94 Amendment
Westside

Straight Zoning

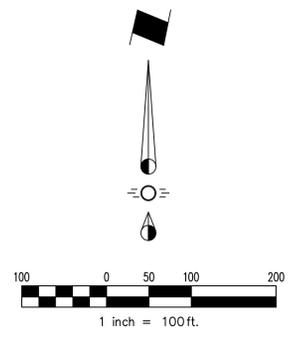
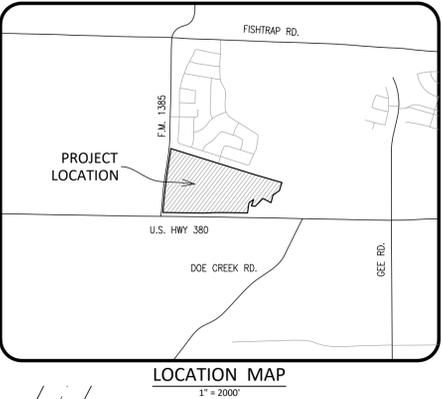
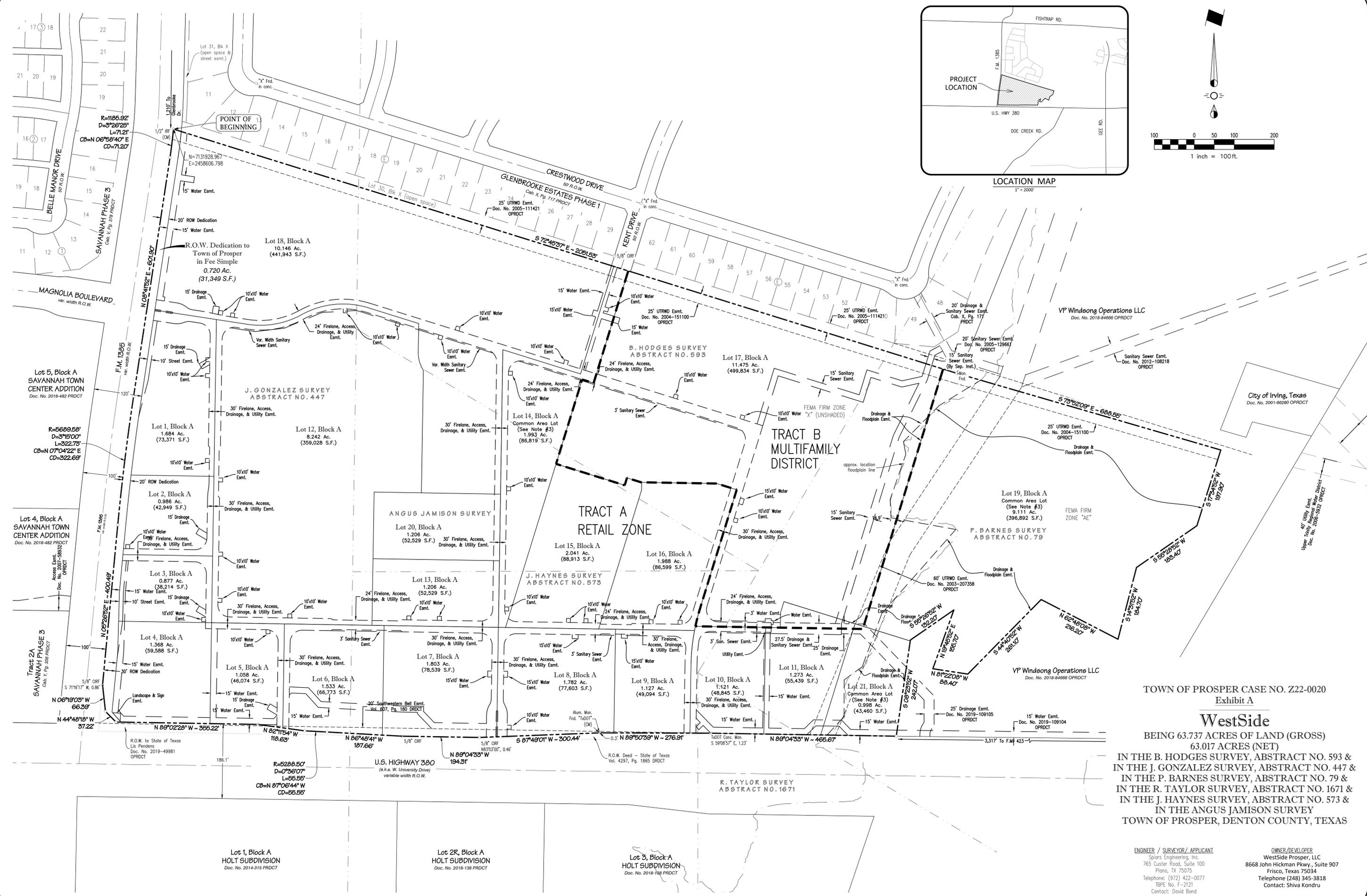


This map for illustration purposes only

Z22-0020

PD-94 Amendment
Westside

Straight Zoning



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit A

WestSide
BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER / SURVEYOR / APPLICANT
Spiors Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TAFE No. F-2121
Contact: David Bond

OWNER / DEVELOPER
WestSide Prosper, LLC
8668 John Hickman Pkwy., Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 1385 (F.M. 1385), a variable width right-of-way, for the southwest corner of Glenbrook Estates Phase 1, an addition recorded in Cabinet X, Page 717, Plat Records, Denton County, Texas;

THENCE S 72°45'37" E, 2051.53 feet along the south line of Glenbrook Estates Phase 1 to a U.S. Army Corps of Engineers brass monument found for the southeast corner thereof and a westerly corner of a tract conveyed to VP Windsong Operations LLC, recorded in Document No. 2018-84666 OPRDCT;

THENCE along the common line thereof, the following:

S 73°52'09" E, 688.55 feet;
S 17°34'52" W, 197.90 feet;
S 55°28'52" W, 183.40 feet;
S 14°31'52" W, 184.70 feet;
N 62°48'08" W, 216.20 feet;
S 44°40'52" W, 261.10 feet;
N 81°22'08" W, 88.40 feet;
N 19°45'52" E, 155.70 feet;
S 55°26'52" W, 132.20 feet;

And S 08°23'52" W, 242.07 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of U.S. Highway 380, a variable width right-of-way;

THENCE along the north line of U.S. Highway 380, the following:

N 89°04'33" W, 465.67 feet to a point from which a concrete right-of-way monument bears S 59°08'57" E, 1.23 feet;
N 89°50'39" W, 276.91 feet to an aluminum TxDOT monument found;
S 87°49'01" W, 300.44 feet to a point from which a 5/8" iron rod with plastic cap found bears N 83°03'00" W, 0.46 feet;
N 89°04'33" W, 194.31 feet to a 5/8" iron rod with plastic cap found;
N 86°48'41" W, 187.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
Around a tangent curve to the right having a central angle of 00°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, an arc length of 55.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
N 82°11'54" W, 118.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
N 89°02'28" W, 355.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
N 44°48'18" W, 37.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 06°19'03" W, 66.39 feet to the east line of F.M. 1385 and from which a 5/8" iron rod with plastic cap found bears S 71°16'17" W, 0.86 feet;

THENCE along the east line of F.M. 1385, the following:

N 05°26'52" E, 400.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
A tangent curve to the right having a central angle of 03°15'00", a radius of 5689.58 feet, a chord of N 07°04'22" E - 322.69 feet, an arc length of 322.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
N 08°41'52" E, 601.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
And a tangent curve to the left having a central angle of 03°26'25", a radius of 1185.92 feet, a chord of N 06°58'40" E - 71.20 feet, an arc length of 71.21 feet to the POINT OF BEGINNING with the subject tract containing 2,776,385 square feet or 63.737 acres of land.

SURVEYOR'S CERTIFICATE

DARREN K. BROWN, R.P.L.S. NO. 5252



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit A

WestSide

BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
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TOWN OF PROSPER, DENTON COUNTY, TEXAS

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765 Custer Road, Suite 100
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Contact: David Bond

OWNER/DEVELOPER
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8668 John Hickman Pkwy., Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

Z22-0020
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
WESTSIDE

1. Statement of Intent

A. Overall Intent

The purpose of this project is to create a walkable urban neighborhood using a horizontal mix of uses. Access to shopping, housing, community retail and park land promotes a quality of life that nurtures the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document. The overall intent of the proposed Planned Development amendment is to change the western portion of Tract B-Multi-Family District to Tract A-Retail District, and to modify the site plan accordingly to accommodate a Big Box retail use.

B. Description of Property

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

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two distinct sub-districts. The purpose of sub-district development standards described in Exhibit "C" is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development. Given that the subject property resides at the hard corner of two major thoroughfares and will serve as a gateway to the Town of Prosper, a portion of land with a size yet to be determined, will be set aside as a signage easement for a Town gateway sign near the intersection of U.S. 380 and F.M. 1385.

2. Current Zoning and Future Land Uses

A. Current Zoning

The subject property is zoned Planned Development District 94 Westside (PD-94) (Ordinance 18-108, and amended Ordinance 2022-20).

B. Future Land Use Plan

The Future Land Use Plan retains the current zoning of Planned Development District 94 Westside (PD-94), reconfigures the sub-districts (Tract A and Tract B) and adjusts the arrangement of uses within Tract A to accommodate Big Box Retail. The corresponding base zoning for Tract A Retail District is R-Retail (Non-Residential District) and the corresponding base zoning for Tract B Multifamily District is MF-Multifamily (Residential District). Together Tract A and Tract B comprise uses such as big box retail and accessory uses, restaurants, retail stores and shops, hotels, banks, gas/convenience, residential and open space.

Z22-0020
EXHIBIT C
DEVELOPMENT STANDARDS
WESTSIDE

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply. A landscape plan including all requirements conforming to Town ordinances and standards, except as otherwise set forth in these Development Standards, shall be provided along with the Preliminary Site Plan/Preliminary Plat, Site Plan/Final Plat, and Civil Plans.

Tract A – Retail District

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

Permitted Uses

1. Restaurant (with Drive-Through)
 - a. A restaurant with drive-through shall be permitted by right in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance. A maximum of three (3) noncontiguous drive-through restaurants shall be permitted along US 380, and a maximum of one (1) drive-through restaurant shall be permitted along FM 1385, as shown on Exhibit D.
2. Hotel, Extended Stay
 - a. An extended stay hotel shall be permitted by right on the subject property, as shown on Exhibit D, on either Lot 15 or Lot 16, and shall otherwise be permitted in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance.
3. Big Box Retail
 - a. Big Box Retail shall be permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - b. Big Box Retail includes the following accessory uses permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - i. Wholesale and retail general merchandise and grocery sales;
 - ii. Discount club member services including pharmacy, optical and hearing professional services and sales;
 - iii. Restaurant;
 - iv. Tire center including the sale and installation of tires;
 - v. Fuel pumps dispensing gasoline and other fuels located on the Big Box Retail lot or a lot abutting the associated Big Box retail building. The pumps shall be operated as an accessory use to the Big Box Retail;
 - vi. Loading dock shall be setback a minimum of one hundred fifteen feet (115') from adjacent residential land use, as shown on Exhibit D.
4. Alcoholic Beverage Sales and Beer sales are permitted.
5. The outdoor display (adjacent to the building entry) of one (1) new automobile associated with a Big Box Retail discount club member online automobile sales program. This display is permitted by right without time limitation on the subject property in one (1) location immediately adjacent to the main entrance to the Big Box building as shown on Exhibit D and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
6. Drive aisle in front of Big Box Retail building permitted without traffic calming features.
7. Vehicular access to Big Box Retail area may use mountable driveway medians to allow for truck turning radii.

Prohibited Uses:

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

A3. Regulations.

Regulations shall be permitted in accordance with the Retail District with the exception of the following:

1. Hotel, Extended Stay
 - a. Maximum height of Five (5) stories, no greater than seventy-five (75) feet.
 - b. Minimum height of four (4) stories.
2. Fuel pumps that are an accessory use of Big Box Retail shall be located within eight hundred feet (800') of the right-of-way lines of intersecting major thoroughfares.
3. Size of yards shall be in accordance with Exhibit D.

A4. Design Guidelines

1. Elevation Review and Approval
 - a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
 - b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building including Big Box retail at the time of Site Plan, subject to approval by the Planning & Zoning Commission. Facade Plans for the Extended Stay Hotels use shall also be subject to Town Council approval.
2. Architectural Standards (except for Big Box Retail)
 - a. At least eighty percent (80%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick or stone)
 - b. For retail/restaurant uses, no more than thirty percent (30%) of each facade elevation shall use wood-based high pressure laminate (i.e. Prodema, Trespa, CompactWood), as shown on Exhibit F.
 - c. No more than fifteen percent (15%) of each facade elevation may use a combination of accent materials such as cedar or similar quality decorative wood, architectural metal panel, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - d. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, marquees and roof forms whose area in plan is no greater than fifteen percent (15%) of the ground floor footprint may exceed the height limits by up to ten feet (10').
 - e. No single material shall exceed eighty percent (80%) percent of an elevation area. A minimum of twenty percent (20%) of the front facade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of ten percent (10%) of all other facades shall be natural or manufactured stone.
 - f. All buildings shall be designed to incorporate a form of architectural articulation every thirty feet (30'), both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos;
 - ii. Recesses/projections;
 - iii. Arcades;
 - iv. Arches;
 - v. Display windows, including a minimum sill height of thirty (30) inches;
 - vi. Architectural details (such as tile work and moldings) integrated into the

- building facade;
 - vii. Articulated ground floor levels or base;
 - viii. Articulated cornice line;
 - ix. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - x. Offsets, reveals or projecting rib used to express architectural or structural bays; or
 - xi. Varied roof heights;
 - g. All buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features.
 - h. Commercial buildings with facades greater than two hundred feet (200') in length shall incorporate wall plane projections or recesses that are at least six feet (6') deep. Projections/recesses must be at least twenty five percent (25%) of the length of the facade. No uninterrupted length of facade may exceed one hundred feet (100') in length.
3. Architectural Standards for Big Box Retail
- a. At least 15 percent (15%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (structural brick, block or stone) as shown on Exhibit F.
 - b. Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - c. No single specific material shall exceed eighty percent (80%) percent of an elevation area.
 - d. Natural stone accents are encouraged at the building entry.
 - e. Big Box buildings shall be designed to incorporate changes in material, color or finish every two hundred (200') horizontally to help reduce the perceived scale of the building. Other acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos to accentuate the main building entry;
 - ii. Variation in the parapet or cornice level;
 - iii. Change in material vertically along the base of the building and/or structural brick patterning accents to provide interest;
 - iv. Use of a coordinated cohesive palette of materials that offer a variety in finish, texture, and color;
 - f. All elevations of the building shall be architecturally finished with the same cohesive palette of materials;
 - g. Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color. Natural metal finishes (patina) are an acceptable alternative to paint.
 - h. No interrupted length of facade shall exceed two hundred fifty feet (250') in length without change in material or articulation.
 - i. At least sixty percent (55%) of each building's facade (excluding doors and windows) shall be finished in energy efficient materials including insulated architectural ribbed metal panels and embossed insulated metal panels as shown on Exhibit F.
4. Windows and Doors
- a. Except for Big Box Retail, All ground floor front facades of buildings along streets or public ways with on-street parking or that face directly onto Open Space and contain non-residential uses shall have transparent storefront windows covering no less than thirty percent (30%) of the facade area. Hotels shall have no less than ten percent (10%) of the facade.
 - b. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story. Windows shall have a maximum exterior visible reflectivity of thirty percent (30%).
5. Awning, Canopies, Arcades, and Overhangs (Except for Big Box Retail)
- a. Awnings shall not be internally illuminated.
 - b. Canopies shall not exceed one hundred linear feet (100') without a break of at least five feet (5').
 - c. Awnings and canopies shall not extend beyond ten feet (10') from the main building facade.

A5. Additional Standards

- 1. Open Space
 - a. Urban Open Space
 - i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one

- (1) acre of useable land area that will serve as a linear park to the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
- ii. The linear open space shall be constructed at the time of construction of Phase 1A. The linear open space shall be constructed at the developer's cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer's cost.
- iv. The Kent Drive right-of-way improvements (outside the Planned Development District) as shown conceptually on Exhibit G, shall be constructed at the time of Phase 1A and at the developer's cost per a separate license agreement.

b. Rural Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
- c. Combined usable open space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.

2. Landscape Screening and Buffering

The Retail District and shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be as prescribed in this section and conceptually depicted on Exhibits D and G.

No screening wall, fence, shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

- a. A solid screening wall or fence eight (8) feet in height shall be erected to provide a visual barrier separating these uses. The purpose of the screening wall or fence is to provide a visual barrier between the properties. The screening wall shall be constructed of suitable permanent materials such as concrete masonry units, poured in place concrete, tilt-up concrete or concrete panels, which do not contain openings constituting more than forty (40) square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. The screening wall shall be equally finished on both sides of the wall.
 - i. Irrigated *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center located the length of the screen wall where feasible for the space provided as shown on Exhibits D and G, shall be planted adjacent to and south of the eight (8) foot in height screening wall or fence.
 - ii. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - iii. Where the Big Box retail building is adjacent to the northern boundary, irrigated *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) shall be spaced no more than thirty (30) feet on center adjacent to and south of the eight (8) foot in height screening wall or fence to screen the loading area and service drive.
 - iv. At the Big Box retail building loading dock a masonry screening wall extending the length of the loading area and six (6) feet in height above finished grade on the north side of the wall shall be provided.
- b. A thirty (30) foot wide landscape easement shall be required along roadways when an adjacent building sides or backs the road except at the Big Box retail service drive along north side of building where a screen wall and landscape area are provided between the service drive and the adjacent residential land use as shown on Exhibits D and G. The landscape buffer shall consist of a minimum three-foot (3') foot berm, except at Big Box Retail.
- c. A minimum of twenty feet (20') width of this landscape easement shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. None of the required trees and/or shrubs shall be located within any utility easement.
- d. A minimum ten-foot (10') wide landscape buffer is required adjacent to Rural Open Space.

e. A thirty (30) foot wide landscape easement shall be provided along US 380 and a minimum twenty-five (25) foot wide landscape easement shall be provided along FM 1385. These landscape easements should be exclusive of other easements and restrictions which could inhibit landscaping where feasible. Sidewalks and trails required by the Town are allowed in this easement. Berms ranging in height from three feet (3') to six feet (6'), and an overall minimum average of four and a half feet (4.5') in height, shall be provided along US 380 and FM 1385. Berm height may be reduced where the accommodation of a meandering ten (10) foot wide hike and bike trail limits feasible berm height in some locations.

- 3. Lot Frontage
 - a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
- 4. Parking Requirement
 - a. Hotel, Extended Stay: One (1) parking space, equivalent to seventy-five percent (75%) of the total number of rooms/keys provided. Parking spaces for Lots 15 and 16 may be shared, provided the minimum requirements per the zoning ordinance and herein are met.
- 5. Gas Pumps Development Standards
 - a. Canopies may be flat if clad with materials that are compatible and cohesive with materials and accent colors used on the associated large-scale retail building.
 - b. Canopy support columns shall be clad with materials compatible and cohesive with the associated large-scale retail building.
 - c. Raised planters shall not be required at both ends of pump islands.
- 6. Town of Prosper monument gateway sign will be installed on the corner of US 380 and FM 1385 as shown on Exhibits D and G.
- 7. Landscape requirements for Big Box retail only
 - a. No more than 15 parking spaces (excluding designated cart return corrals) permitted in a continuous row without being interrupted by a landscaped island. Minimum square feet of landscape islands as delineated by locations of concrete step-offs abutting back of curb adjacent to parking stalls shall be as shown on Exhibits D and G.
 - b. Landscaped islands shall be located at the terminus of all parking rows except for the two (2) rows at the truck maneuver area at the Big Box retail loading dock as shown on Exhibits D and G.
 - c. Foundation planting configuration and plant material sizing for Big Box retail shall be as shown on Exhibit G.
- 8. There shall be no vehicular connection to Kent Drive.

Tract B – Multifamily District

B1. Except as noted below, the Tract shall develop in accordance with the Multifamily District base zoning as it exists or may be amended.

B2. Multifamily Construction

- 1. For Phase IB, as shown on Exhibit E2, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building as shown on Lot 8 on Exhibit D and the Extended Stay Hotel on either Lot 15 or Lot 16 on Exhibit D.

B3. Regulations. Regulations shall be permitted in accordance with the Multifamily District with the exception of the following:

- 1. Maximum Number of Units: Two hundred and forty-three (243) units.
- 2. Maximum Height:
 - a. Two (2) stories, no greater than forty feet (40') for buildings within one hundred (100) feet

of a single family zoning district.

- b. Three (3) stories, no greater than fifty feet (50’).
- c. Four (4) stories, no greater than sixty-five feet (65’).

3. Size of Yards

- a. In accordance with Exhibit D.

4. Minimum Dwelling Area

- a. One (1) bedroom: 650 square feet
- b. Two (2) bedroom: 925 square feet
- c. Three (3) bedroom: 1,150 square feet

5. Lot Coverage: Maximum fifty percent (50%)

B4. Design Guidelines

1. Elevation Review and Approval

- a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
- b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building at the time of Site Plan, subject to approval by the Planning & Zoning Commission.

2. Architectural Standards

- a. At least eighty percent (80%) of each building’s facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick and stone).
- b. No more than fifteen percent (15%) of each facade elevation shall use a combination of accent materials such as cedar or similar quality decorative wood, fiber cement siding, resin-impregnated wood panel system, cementitious-fiber clapboard (not sheet) with at least a fifty (50) year warranty, architectural metal panel, split-face concrete block, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8’) above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
- c. Any enclosed one or two-car garage shall be designed and constructed of the same material as the primary building.

B5. Additional Standards

1. Open Space

a. Urban Open Space

- i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one (1) acre of useable land area that will serve as a linear park for the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
- ii. The linear open space shall be constructed at the time of construction of Phase 1 A. The linear open space shall be constructed at the developer’s cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer’s cost.

b. Rural Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
- c. Combined Urban Open Space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.
- d. Kent Drive right-of-way improvements (outside the Planned Development District) must be completed and accepted by the Town in accordance with a separate approved license agreement prior to release of construction for any multi-family development.
- e. A Property Owners Association (POA) must be established before acceptance of any development within the Planned Development District. The POA shall be responsible for ownership and maintenance of all open space, trail heads, and all other similar

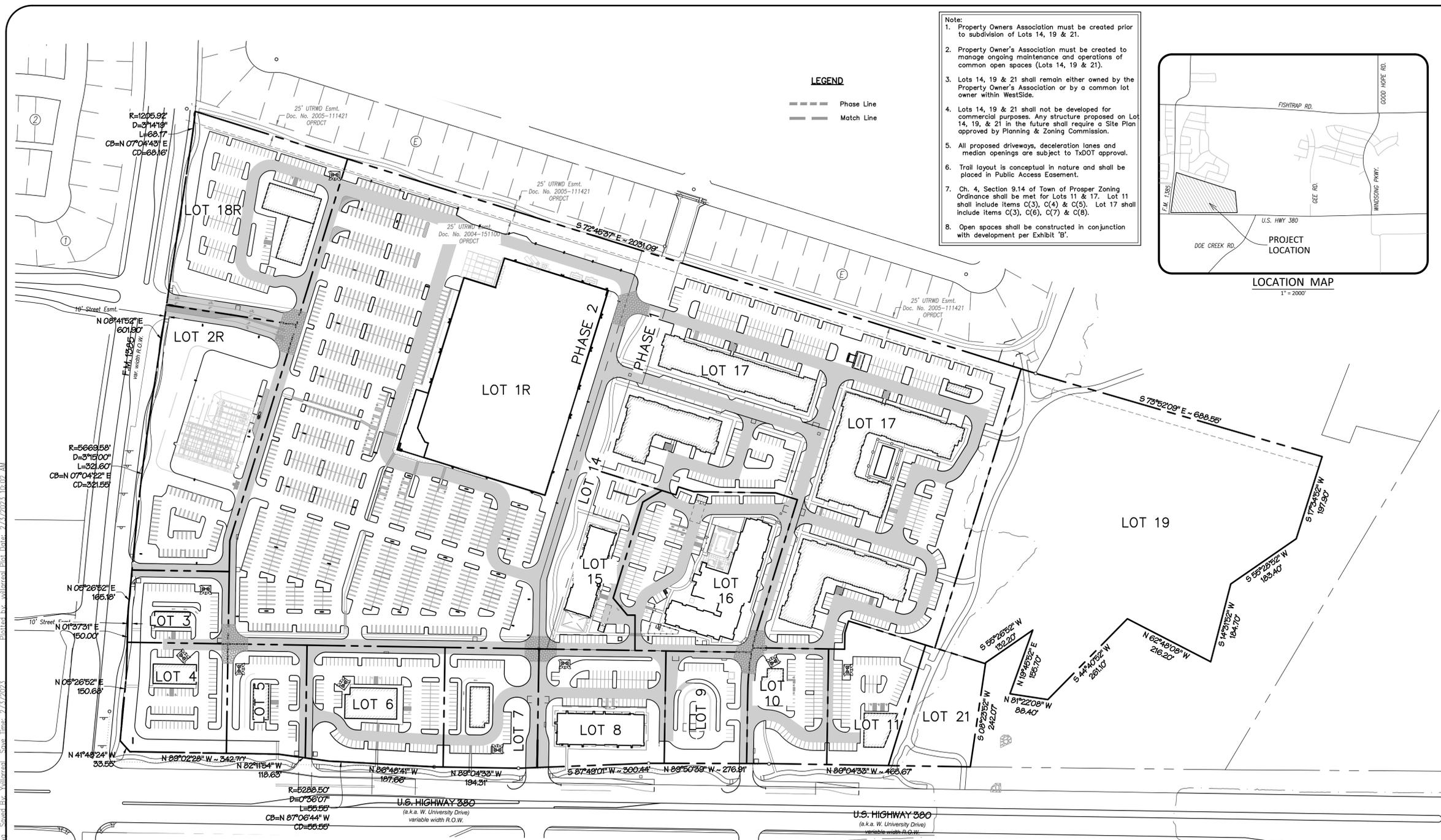
spaces. Developer shall submit POA documents for review to the Town prior to recording at the County. The ownership and maintenance of the Kent Drive right-of-way open space (outside the Planned Development District) shall be in accordance with a separate license agreement between the Town and the developer.

2. Landscape Screening and Buffering

The Multifamily District shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be a modified irrigated living screen as prescribed in this section and depicted on Exhibit G.

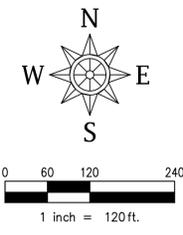
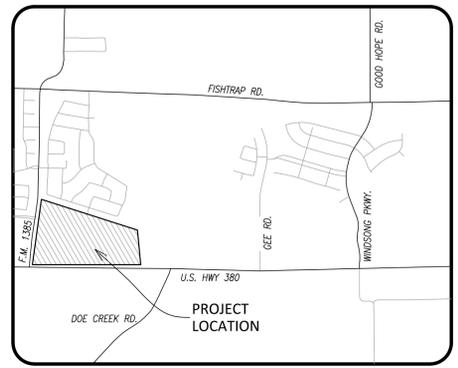
No shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

- a. Living Screen: a thirty-three (33) foot wide landscape easement which includes the existing twenty-five (25) foot wide UTRWD easement shall be required along the entire northern boundary of the Planned Development District. Within this landscape easement, eight (8) feet in width shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. No required trees or shrubs shall be located within any utility easement; however, shrubs may be planted on the utility easement line.
 - i. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - ii. Within the landscape easement along the entire northern boundary of the Planned Development District, an irrigated modified living screen shall provide a partial visual barrier between these uses in lieu of a solid screening wall or fence as follows: An irrigated modified living screen consisting of a row of *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center interspersed with groupings of three (3) staggered *Ilex x 'Nellie R. Stevens'* or approved equivalent (forty-five (45) gallon minimum container size and eight (8) feet minimum height at planting) spaced no more than six (6) feet on center.
 - c. A minimum ten-foot (10') landscape buffer is required adjacent to Rural Open Space.
3. Lot Frontage
- a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
4. Parking
- a. Minimum "Off-Street" Parking. For the purpose of this ordinance, off-street parking shall mean any parking not located immediately adjacent to and along public drives (i.e. parallel parking) used for internal circulation throughout the development.
 - i. One (1) and two (2) bedroom units: 1.8 parking spaces per unit.
 - ii. Three (3) bedroom units: 2.0 parking spaces per unit.
 - b. Tandem parking shall count towards the parking provided for each designated tract or phase that the parking resides within.
 - c. Surface parallel parking that is provided along interior drives shall count towards the parking provided for each designated tract or phase that the parking resides within.
5. The provisions of Chapter 4, Section 2.6D (Non-Residential and Multifamily Development Adjacent to a Major Creek) shall apply to the proposed development.
6. The provisions of Chapter 4, Section 2.6A.6 (Landscape Area Requirements) shall apply to the proposed development.
7. The provision of Chapter 4, Section 9.17 (Multifamily Site Design) shall not apply to the proposed development.
8. There shall be no vehicular connection to Kent Drive.



Note:

1. Property Owners Association must be created prior to subdivision of Lots 14, 19 & 21.
2. Property Owner's Association must be created to manage ongoing maintenance and operations of common open spaces (Lots 14, 19 & 21).
3. Lots 14, 19 & 21 shall remain either owned by the Property Owner's Association or by a common lot owner within WestSide.
4. Lots 14, 19 & 21 shall not be developed for commercial purposes. Any structure proposed on Lot 14, 19, & 21 in the future shall require a Site Plan approved by Planning & Zoning Commission.
5. All proposed driveways, deceleration lanes and median openings are subject to TxDOT approval.
6. Trail layout is conceptual in nature and shall be placed in Public Access Easement.
7. Ch. 4, Section 9.14 of Town of Prosper Zoning Ordinance shall be met for Lots 11 & 17. Lot 11 shall include items C(3), C(4) & C(5). Lot 17 shall include items C(3), C(6), C(7) & C(8).
8. Open spaces shall be constructed in conjunction with development per Exhibit 'B'.



- Town of Prosper Site Plan Notes:**
1. Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
 2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 3. Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
 4. Landscaping shall conform to landscape plans approved by the town.
 5. All elevations shall comply with the standards contained within the Zoning Ordinance.
 6. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
 7. Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
 8. Two points of access shall be maintained for the property at all times.
 9. Speedbumps/humps are not permitted within a fire lane.
 10. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adapted uniform Building Code.
 11. All signage is subject to Building Official approval.
 12. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
 13. All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
 14. Sidewalks of not less than six (6') feet in width along thoroughfares and fire (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
 15. Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
 16. Site plan approval is required prior to grading release.
 17. All new electrical lines shall be installed and/or relocated underground.
 18. All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
 19. All landscape easements must be exclusive of any other type of easement.
 20. Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
 21. The approval of a preliminary site plan shall be effective for a period of two (2) years from the date that the preliminary site plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of a site plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void.
 22. Lot 17, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building on Lot 8 or on the Limited Service Hotel on Lot 16.

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC																	
1R	PD	BIG BOX RETAIL	749,522	17.21	160,508	160,508	N/A	29'-11"	1	21.4%	0.2141:1	1:250	643	872	19	19	13,080	0	0	52,467	Provided in Lots 14/19
2R	PD	BIG BOX FUEL FACILITY	153,913	3.53	4,500	4,500	N/A	N/A	1	2.9%	0.0292:1	1:200	23	51	3	3	765	0	0	10,774	Provided in Lots 14/19
3	PD	RESTAURANT W/ D.T.	38,214	0.88	2,872	2,872	N/A	29'-11"	1	7.5%	0.0752:1	1:100	12	32	2	2	480	2,106	12,497	2,675	Provided in Lots 14/19
4	PD	RESTAURANT/RETAIL	59,629	1.37	4,500	4,500	N/A	29'-11"	1	7.5%	0.0755:1	1:100	45	53	1	1	795	810	27,702	4,174	Provided in Lots 14/19
5	PD	RESTAURANT W/ D.T.	46,077	1.06	2,880	2,880	N/A	29'-11"	1	6.3%	0.0625:1	1:100	29	33	1	1	495	972	24,769	3,225	Provided in Lots 14/19
6	PD	RETAIL/RESTAURANT	85,713	1.97	6,079	6,079	N/A	29'-11"	1	7.1%	0.0709:1	1:250	45	29	1	1	435	1,296	53,972	6,000	Provided in Lots 14/19
7	PD	RESTAURANT W/ D.T.	59,617	1.37	3,827	3,827	N/A	29'-11"	1	6.4%	0.0642:1	1:100	39	64	1	2	960	1,296	31,555	4,173	Provided in Lots 14/19
8	PD	RETAIL	77,582	1.78	14,358	14,358	N/A	29'-11"	1	18.5%	0.1851:1	1:100	192	56	4	3	840	2,106	48,228	5,431	Provided in Lots 14/19
9	PD	RESTAURANT W/ D.T.	49,095	1.13	521	521	N/A	29'-11"	1	1.1%	0.0106:1	1:75	7	101	4	4	1,515	1,944	45,213	3,437	Provided in Lots 14/19
10	PD	RETAIL/RESTAURANT	48,828	1.12	3,756	3,756	N/A	29'-11"	1	7.7%	0.0769:1	1:75	51	57	4	2	855	2,916	47,054	3,418	Provided in Lots 14/19
11	PD	RESTAURANT/RETAIL	55,437	1.27	4,275	4,275	N/A	29'-11"	1	7.7%	0.0771:1	1:75	57	62	2	2	930	1,620	30,091	3,881	Provided in Lots 14/19
14	PD	OPEN SPACE	66,221	1.52	0	0	N/A	N/A	1	0.0%	0:1	N/A	N/A	0	0	0	1,944	16,285	4,635	49,936	
15	PD	RETAIL/RESTAURANT	51,832	1.19	12,151	12,151	N/A	29'-11"	1	23.4%	0.2344:1	1 per room + 1/200 commercial floor area	117 rooms + 0 SF	132	3	3	1,980	1,944	26,002	3,628	Provided in Lots 14/19
16	PD	HOTEL	123,798	2.84	27,974	27,974	N/A	75'	2	22.6%	0.226:1	1 per room + 1/200 commercial floor area	113 rooms + 0 SF	208	12	3	3,120	10,692	229,398	8,666	Provided in Lots 14/19
17	PD	MULTIFAMILY	499,834	11.47	111,516	319,215	243 (116 - 1B, 103 - 2B, 24 - 3B)	65'	4	22.3%	0.6386:1	1.8 per unit & 2.0 per unit	443	561	10	10	8,415	10,368	247,040	34,988	Provided in Lots 14/19
18R	PD	RETAIL	149,287	3.43	13,500	13,500	1	29'-11"	1	9.0%	0.0904:1	1:200	68	128	5	5	1,024	2,368	78,514	10,450	Provided in Lots 14/19
19	PD	OPEN SPACE	396,892	9.11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	27,782	396,892
21	PD	OPEN SPACE	43,460	1.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,670	43,460	43,460
Total			2,754,951	63.244	373,217	580,916	243						1,634	2,439	72	61	35,689	42,382	959,660	189,804	490,288

Sheet No. 1 of 6
TOWN OF PROSPER CASE NO. Z22-0020
 Exhibit D

WestSide
 BEING 63.737 ACRES OF LAND (GROSS)
 63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
 IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
 IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
 IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
 IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
 IN THE ANGUS JAMISON SURVEY

TOWN OF PROSPER, DENTON COUNTY, TEXAS

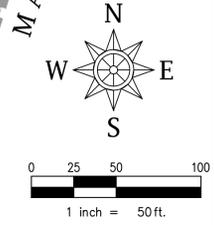
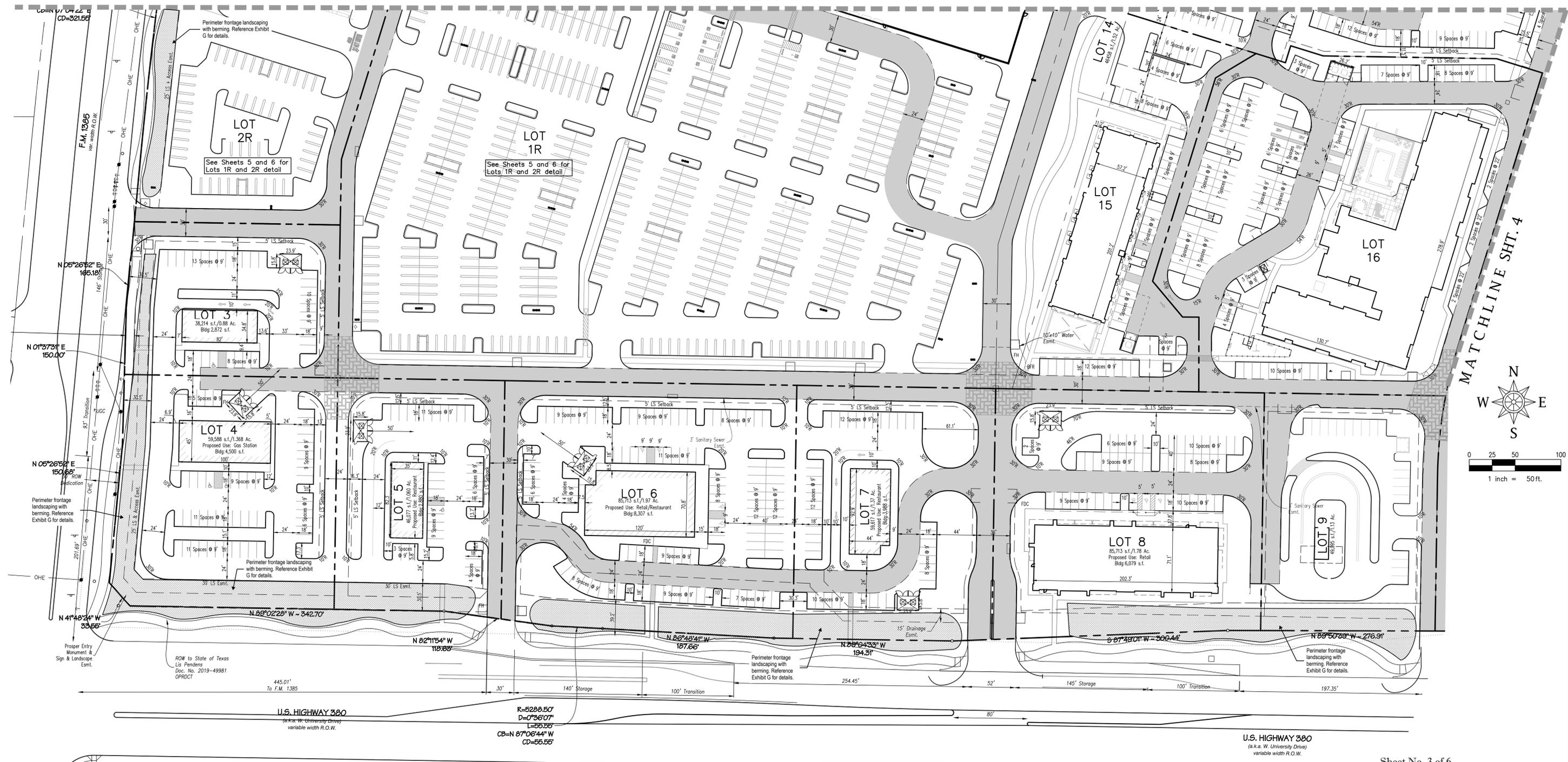
ENGINEER/SURVEYOR
 Spiers Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 WestSide Prosper, LLC
 8668 John Hickman Pkwy., Suite 907
 Frisco, Texas 75034
 Telephone (248) 345-3818
 Contact: Shiva Kondru

DEVELOPER/APPLICANT
 Cross Engineering & Associates, Inc.
 1995 Raymond Drive, Suite 119
 8668 John Hickman Pkwy., Suite 907
 Northbrook, IL 60062
 Telephone (847) 498-0800
 Contact: Stephen Cross

Drawn by: G:\2022_08\22-187 WestSide Prosper\CAD\Drawings\22-187 Preliminary Site Plan.dwg
 Plotted by: williamc\Plot Date: 2/13/2023 10:02 AM
 Saved by: williamc
 Scale: 1"=120'
 Date: 2/13/2023 10:02 AM

MATCHLINE SHT. 2



All dimensions are to face of curb or edge of building unless otherwise noted.
 All curb radii are 2' unless otherwise noted.

Notes:
 1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 2. Headlight screening will be provided in accordance with Town Standards.

- LEGEND**
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
 - STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
 - POWER POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE ANCHOR
 - BOLLARD
 - SIGNPOST
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

Sheet No. 3 of 6
 TOWN OF PROSPER CASE NO. Z22-0020
 Exhibit D

WestSide
 BEING 63.737 ACRES OF LAND (GROSS)
 63.017 ACRES (NET)
 IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
 IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
 IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
 IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
 IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
 IN THE ANGUS JAMISON SURVEY
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

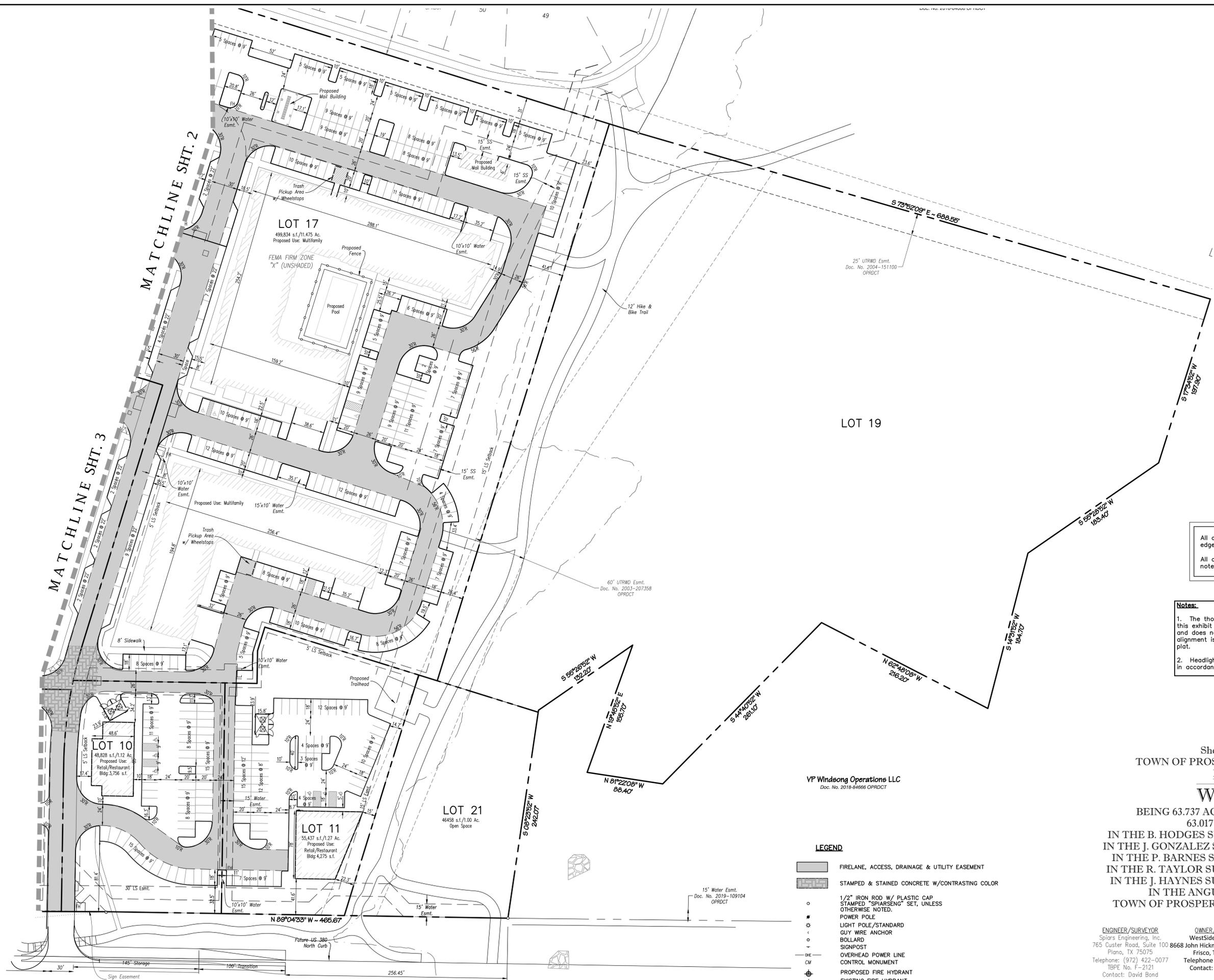
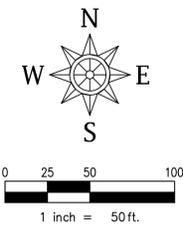
ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 WestSide Prosper, LLC
 8668 John Hickman Pkwy., Suite 907
 Frisco, Texas 75034
 Telephone: (248) 345-3818
 Contact: Shiva Kondru

DEVELOPER/APPLICANT
 Cross Engineering & Associates, Inc.
 1995 Raymond Drive, Suite 119
 8668 John Hickman Pkwy., Suite 907
 Northbrook, IL 60062
 Telephone: (847) 498-0800
 Contact: Stephen Cross

Drawn by: J. Williams, Date: 2/2/2023, 9:50 AM

Printed by: Williams, Date: 2/2/2023, 9:50 AM



All dimensions are to face of curb or edge of building unless otherwise noted.
All curb radii are 2' unless otherwise noted.

Notes:
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
2. Headlight screening will be provided in accordance with Town Standards.

Sheet No. 4 of 6
TOWN OF PROSPER CASE NO. Z22-0020
Exhibit D

WestSide
BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
TOWN OF PROSPER, DENTON COUNTY, TEXAS

VP Windsong Operations LLC
Doc. No. 2018-84866 OPRDCT

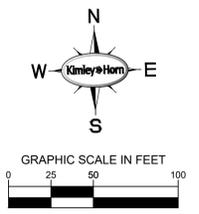
LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- STAMPED & STAINED CONCRETE W/CONTRASTING COLOR
- 1/2" IRON ROD W/ PLASTIC CAP
- GUY WIRE ANCHOR
- POWER POLE
- LIGHT POLE/STANDARD
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

ENGINEER/SURVEYOR Spiors Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER WestSide Prosper, LLC 1995 Raymond Drive, Suite 119 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	DEVELOPER/APPLICANT Cross Engineering & Associates, Inc. 8668 John Hickman Pkwy., Suite 907 Northbrook, IL 60062 Telephone (847) 498-0800 Contact: Stephen Cross
--	--	--

Drawn by: G:\2022_08\22-187 Westside Prosper\CAD\Drawings\22-187 Preliminary Site Plan.dwg Saved By: Willard, Sava, Date: 2/13/2023 10:02:20 AM

SAVANNAH, PHASE 3
CAB. V. PG. 378
P.R.D.C.T.



LIARD
R.O.W.

W/ DEDICATION
05. NO. 2020-55
P.R.D.C.T.

OCK A
WN CENTER
2018-482
C.T.

F.M. 1385

25' LANDSCAPE
EASEMENT ALONG FM
1385 FRONTAGE

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO.
2020-55
OPR.D.C.T.

LOT 3, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 4, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 18R

LANDSCAPE EASEMENT
DOC. NO. 2021-235470
OPR.D.C.T.

PERIMETER FRONTAGE
LANDSCAPING WITH
BERMING. REF. EXHIBIT
G FOR DETAILS

LOT 2R

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO.
2020-55
OPR.D.C.T.

LOT 5, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 6, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 1R

LANDSCAPE EASEMENT
DOC. NO. 2021-235470
OPR.D.C.T.

PERIMETER FRONTAGE
LANDSCAPING WITH
BERMING. REF. EXHIBIT
G FOR DETAILS

LOT 1R

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO.
2020-55
OPR.D.C.T.

LOT 7, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 8, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 2R

LANDSCAPE EASEMENT
DOC. NO. 2021-235470
OPR.D.C.T.

PERIMETER FRONTAGE
LANDSCAPING WITH
BERMING. REF. EXHIBIT
G FOR DETAILS

LOT 2R

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO.
2020-55
OPR.D.C.T.

LOT 3, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 4, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 1R

LANDSCAPE EASEMENT
DOC. NO. 2021-235470
OPR.D.C.T.

PERIMETER FRONTAGE
LANDSCAPING WITH
BERMING. REF. EXHIBIT
G FOR DETAILS

LOT 1R

10' WATER
EASEMENT

30' FIRELANE ACCESS,
DRAINAGE & UTILITY
EASEMENT. DOC. NO.
2020-55
OPR.D.C.T.

LOT 5, BLOCK A
SSSS HOLDING, LLC
INST. NO. 2021-235468
P.R.D.C.T.

LOT 6, BLOCK A
WESTSIDE PROSPER, LLC
INST. NO. 2021-235468
P.R.D.C.T.

COSTCO
WHOLESALE

MATCH LINE SHEET 6 OF 6
MATCH LINE SHEET 5 OF 6

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FIRE LANE
	EXISTING OVERHEAD POWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
	PROPOSED TRANSFORMER LOCATION
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE
	EXISTING SIGN
	PROP. LANDSCAPE AREA

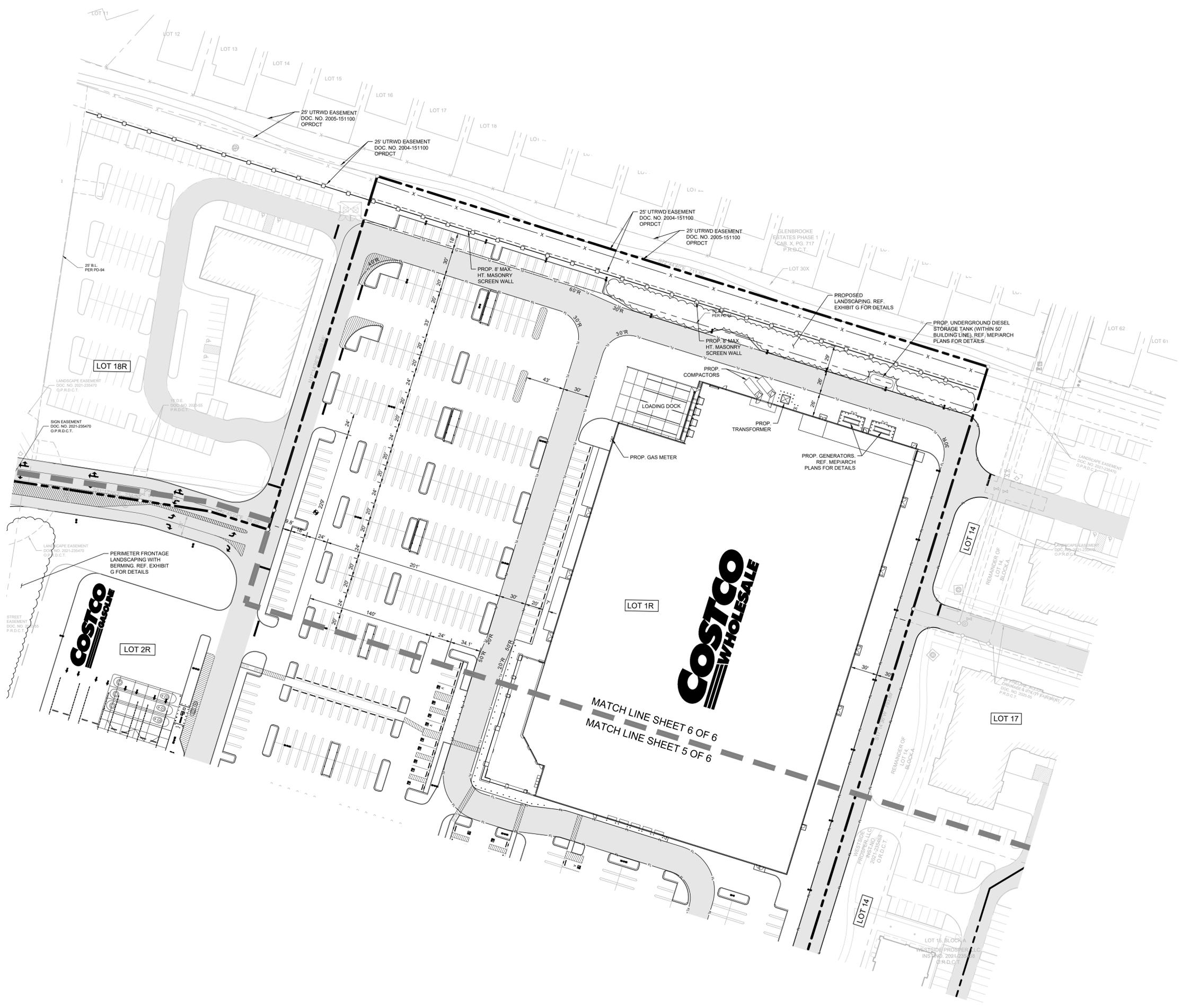
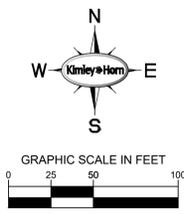
- SITE NOTES**
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
 - HEADLIGHT SCREENING WILL BE PROVIDED IN ACCORDANCE WITH TOWN STANDARDS.

SHEET NO. 5 OF 6
TOWN OF PROSPER CASE NO. Z22-0020
EXHIBIT D

WESTSIDE
BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 477 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 TELEPHONE: (972) 770-1300 TBP# NO. F-928 CONTACT: JUDD MULLINIX, P.E.	OWNER / DEVELOPER WESTSIDE PROSPER, LLC 8666 JOHN HICKMAN PKWY, SUITE 907 FRISCO, TEXAS 75034 TELEPHONE: (248) 348-3818 CONTACT: SHIVA KONDRU	DEVELOPER / APPLICANT CROSS ENGINEERING & ASSOCIATES, INC. 1995 RAYMOND DRIVE, SUITE 119 NORTHBROOK, ILLINOIS 60062 TELEPHONE: (847) 498-0800 CONTACT: STEPHEN CROSS
---	---	--



LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FIRE LANE
	EXISTING OVERHEAD POWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
	PROPOSED TRANSFORMER LOCATION
	NUMBER OF PARKING SPACES PER ROW
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE
	EXISTING SIGN
	PROP. LANDSCAPE AREA

SITE NOTES

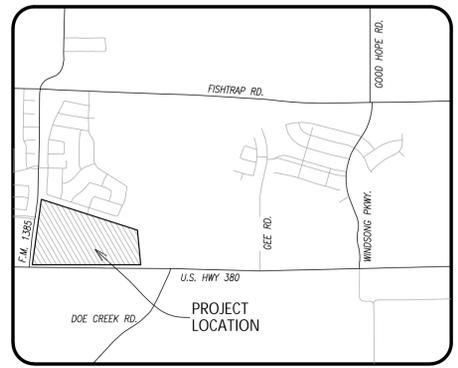
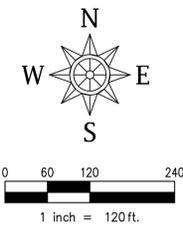
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
2. ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
3. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
4. HEADLIGHT SCREENING WILL BE PROVIDED IN ACCORDANCE WITH TOWN STANDARDS.

SHEET NO. 6 OF 6
TOWN OF PROSPER CASE NO. Z22-0020
EXHIBIT D

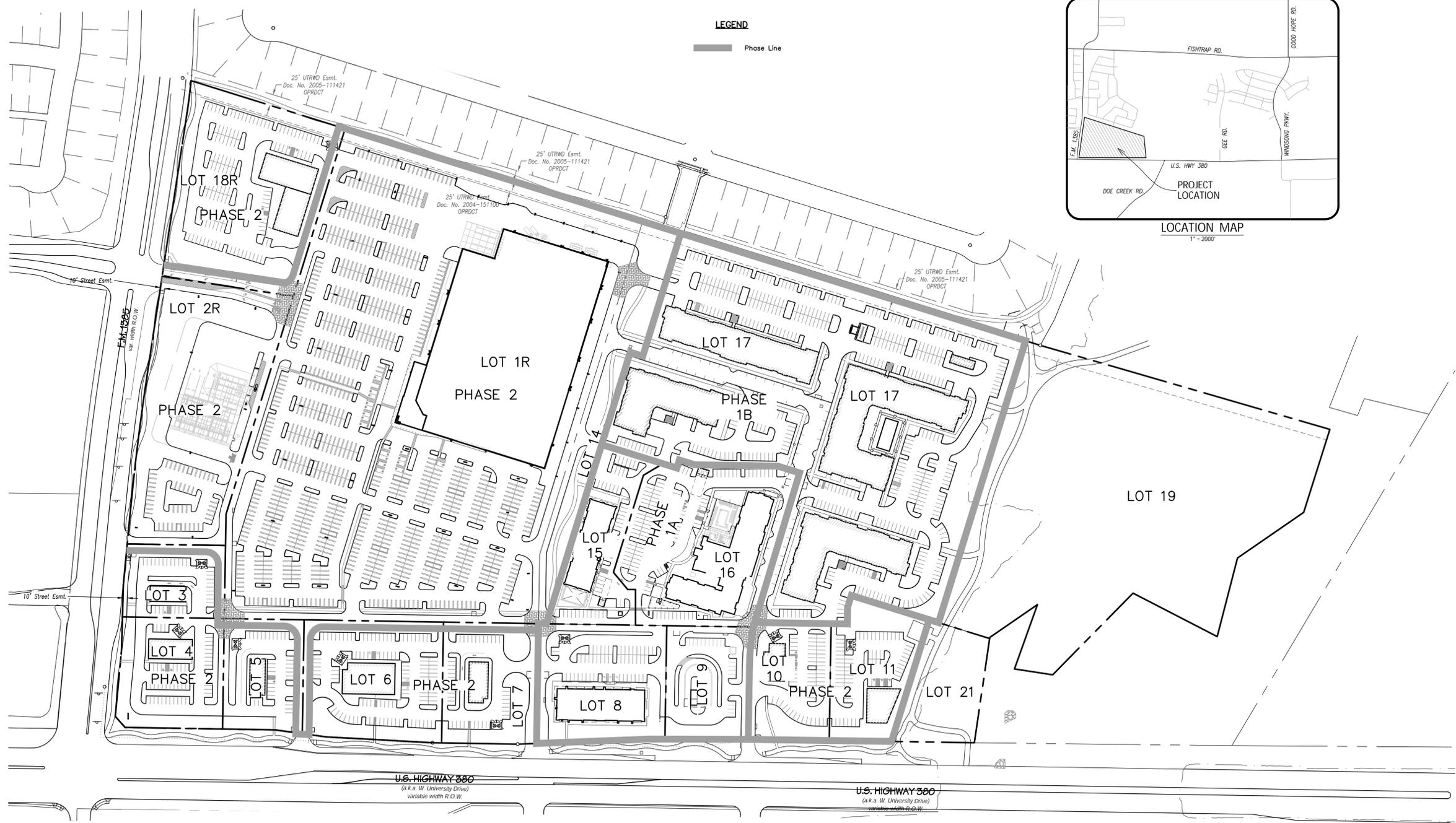
WESTSIDE

BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 477 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD DALLAS, TEXAS 75240 TELEPHONE: (972) 770-1300 TBP# NO. F-528 CONTACT: JUDD MULLINIX, P.E.	OWNER / DEVELOPER WESTSIDE PROSPER, LLC 8668 JOHN HICKMAN PKWY, SUITE 907 FRISCO, TEXAS 75034 TELEPHONE: (248) 348-3818 CONTACT: SHIVA KONDRU	DEVELOPER / APPLICANT CROSS ENGINEERING & ASSOCIATES, INC. 1995 RAYMOND DRIVE, SUITE 119 NORTHBROOK, ILLINOIS 60062 TELEPHONE: (847) 498-0800 CONTACT: STEPHEN CROSS
--	--	---



LEGEND
Phase Line



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit E-2

WestSide

BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 1671 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

ENGINEER/SURVEYOR Spiors Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER WestSide Prosper, LLC 8668 John Hickman Pkwy., Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	DEVELOPER/APPLICANT Cross Engineering & Associates, Inc. 1995 Raymond Drive, Suite 119 8668 John Hickman Pkwy., Suite 907 Northbrook, IL 60062 Telephone (847) 498-0800 Contact: Stephen Cross
--	---	---

D:\Projects\2022\08\08\22-187 WestSide Prosper\CAD\Drawings\22-187 Exhibit E-2 Phases 1A, 1B, 2.dwg, Saved By: Yilinerzel, Save Time: 2/3/2023 10:27:11 AM

Z22-0020
EXHIBIT E
DEVELOPMENT SCHEDULE
WESTSIDE

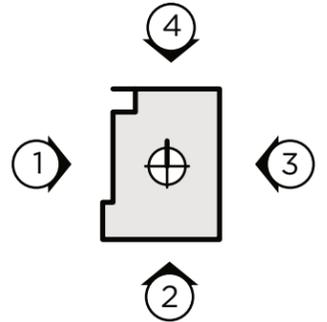
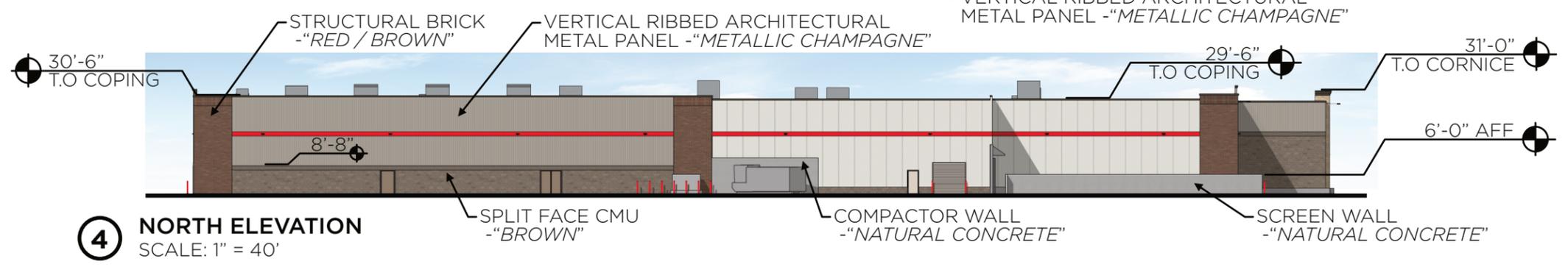
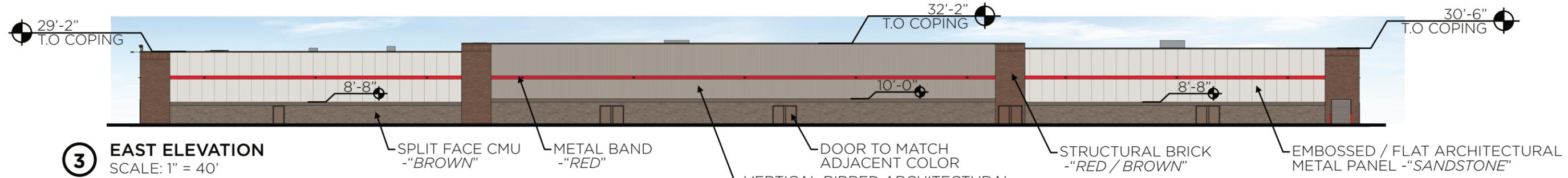
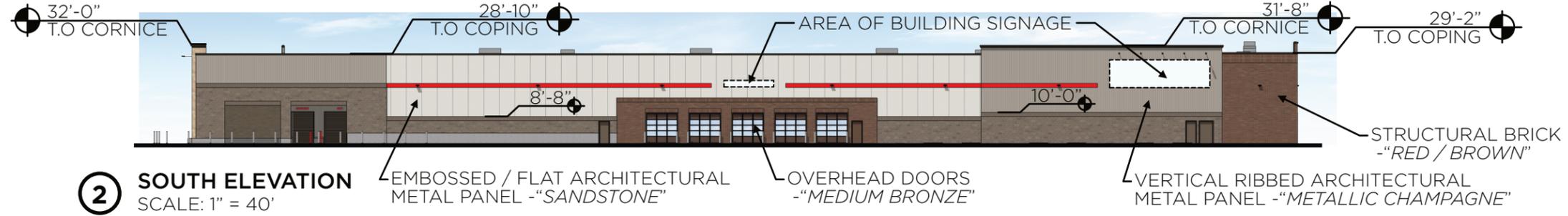
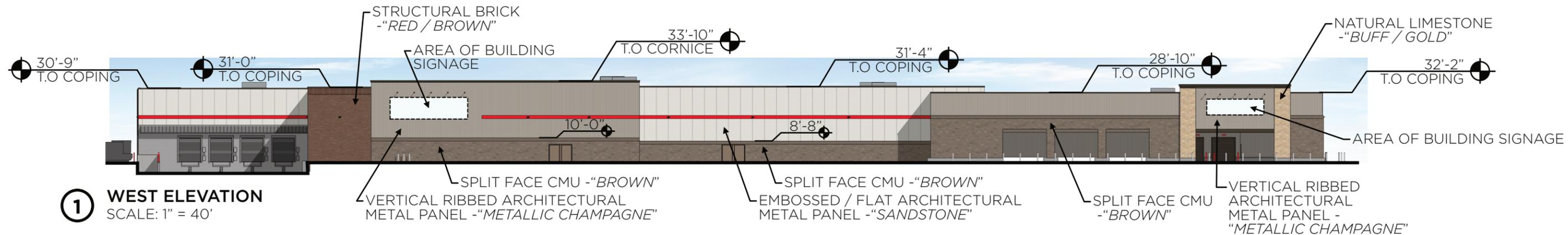
Item 2.

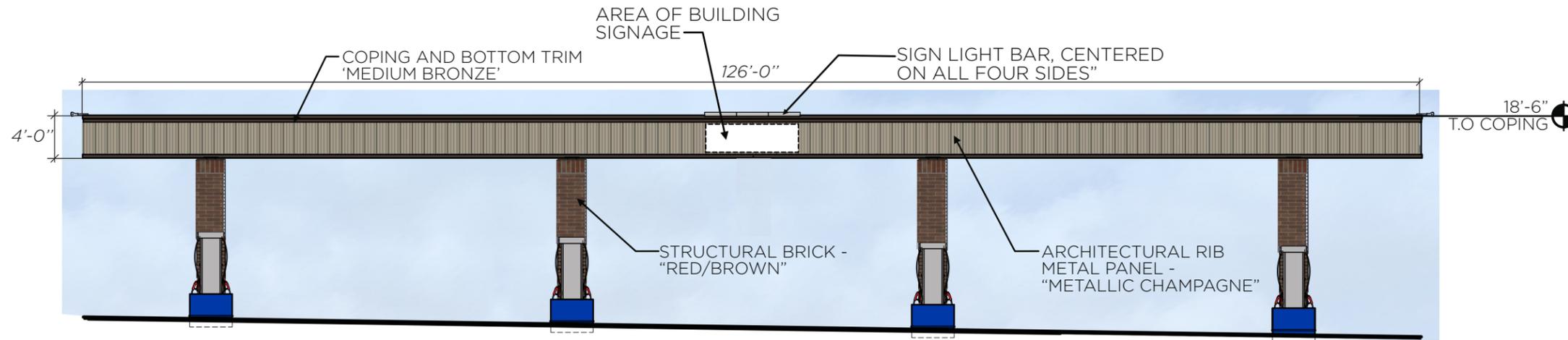
The phasing and development of this project is dependent upon both market conditions and the individual developers' timing. The anticipated schedule for the buildout will likely include a division of developmental increments. Upon commencement of development, the project construction is expected to require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

Phase IA: The central core of the property includes an extended stay hotel plus individual pads inside the retail development. Vehicular access to the property will mostly be included in this phase. Depending on the schedule of the multi-family developer, Phase IB could be developed in conjunction with Phase IA.

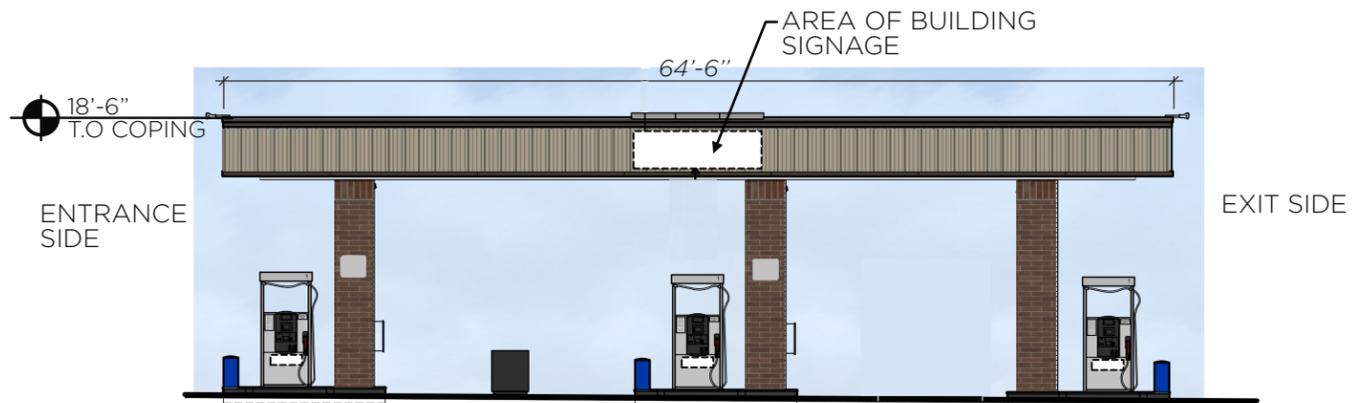
Phase IB: Consists of multi-family development.

Phase 2: The second phase of a two phase commercial development, including the big box retail uses to the west of the planned development area. The fuel pumps accessory use of the Big Box Retail will be developed in two (2) increments to allow for future planned expansion dependent on market conditions. The remote parking lot adjacent to the fuel pumps as shown on Exhibit D will also be developed as a separate increment of phase 2 parking.

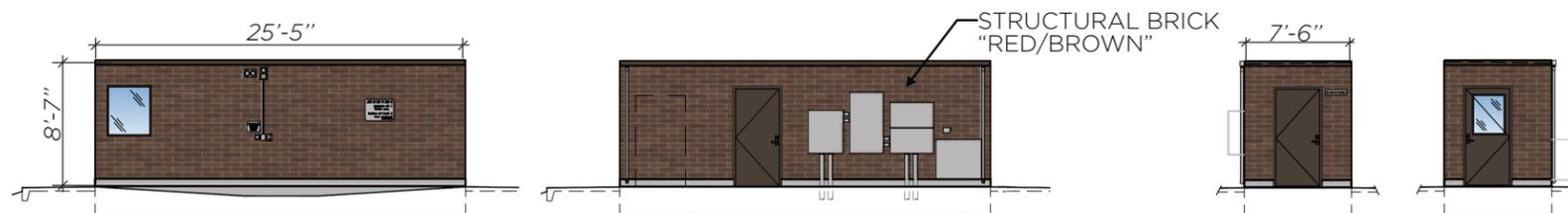




1 CANOPY AND DISPENSER ELEVATION (NORTH/SOUTH)
SCALE: 1/8" = 1'



2 CANOPY AND DISPENSER ELEVATION (EAST/WEST)
SCALE: 1/8" = 1'



3 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'



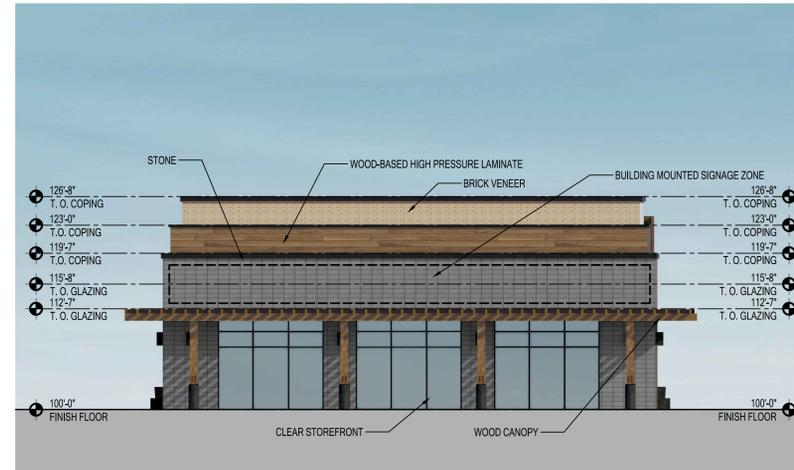
1 EAST ELEVATION
3/32" = 1'-0"



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



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



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

FACADE MATERIAL ANALYSIS

01 EAST ELEVATION

MATERIAL	AREA (SF)	%
BRICK VENEER	1220	46.90%
WOOD-BASED HIGH PRESSURE LAMINATE	509	19.60%
STONE	873	33.60%
TOTALS*	2602	100.00%
*GLAZING NOT INCLUDED		

02 WEST ELEVATION

MATERIAL	AREA (SF)	%
BRICK VENEER	1220	47.50%
WOOD-BASED HIGH PRESSURE LAMINATE	511	19.90%
STONE	839	32.60%
TOTALS*	2570	100.00%
*GLAZING NOT INCLUDED		

03 NORTH ELEVATION

MATERIAL	AREA (SF)	%
BRICK VENEER	1474	100.00%
WOOD-BASED HIGH PRESSURE LAMINATE	0	0.00%
STONE	0	0.00%
TOTALS*	1474	100.00%
*GLAZING NOT INCLUDED		

04 SOUTH ELEVATION

MATERIAL	AREA (SF)	%
BRICK VENEER	161	10.70%
WOOD-BASED HIGH PRESSURE LAMINATE	186	12.40%
STONE	1157	76.90%
TOTALS*	1504	100.00%
*GLAZING NOT INCLUDED		

MATERIALS TABLE



NOTES

- 1 This Conceptual Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
- 2 All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 3 When permitted, exposed utility boxes and conduits shall be painted to match the building.
- 4 All signage areas and locations are subject to approval by the Building Inspection Department.
- 5 Windows shall have a maximum exterior visible reflectivity of (10) percent.

Owner:
GF3 Partnership, LLC
Contact: Michael C. Fannin
15700 State Highway 121
Frisco, Texas 75035
972.747.9233
mcfannin@gmail.com

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



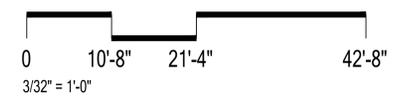
PLANNING

2808 Fairmont Street,
Suite 300
Dallas, Texas 75201 |
214.303.1500

3300 West 7th Street,
Suite 110
Fort Worth, Texas 76107 |
817.303.1500

For Staff Use

EXHIBIT "F"
US 380 / FM 1385 NEC
Prosper, Texas
63.905 Acres





GLA-ATL,LLC

649 11TH STREET
ATLANTA, GA 30318
VOICE: 404.228.1958
FAX: 404.228.8350

WWW.GLAATL.COM

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE CONSENT OF THE ARCHITECT. THIS DRAWING SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.

NOTES	
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3	When permitted, exposed utility boxes and conduits shall be painted to match the building.
4	All signage areas and locations are subject to approval by the Building Inspection Department.
5	Windows shall have a maximum exterior visible reflectivity of (10) percent.



3 BUILDING ELEVATION - 2/3-STORY CONCEPT
R-1

MATERIAL CALCULATION (PHASE 2-BLDG. 1)		
TOTAL AREA (EXCLUDING GLAZING) IN SF: 3,853 = 100%		
MASONRY (BRICK/STONE) IN SF:	3,799 SF	98.6%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	54 SF	0.14%



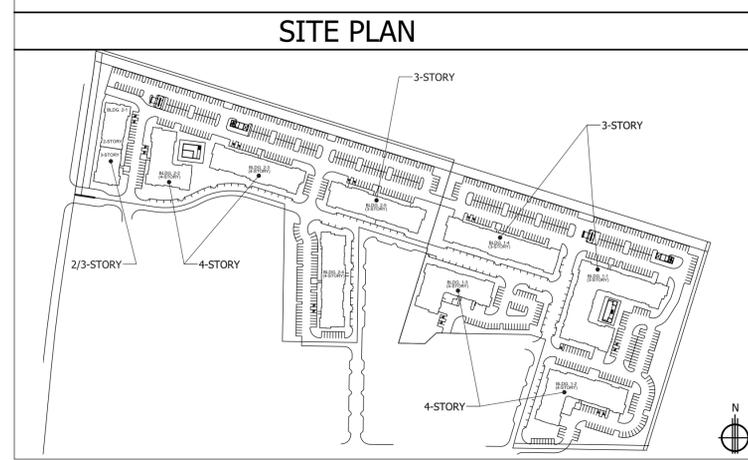
2 BUILDING ELEVATION - 3-STORY CONCEPT
R-1

MATERIAL CALCULATION (3-Story Concept)		
TOTAL AREA (EXCLUDING GLAZING) IN SF: 7,028 = 100%		
MASONRY (BRICK/STONE) IN SF:	6,972 SF	99.2%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	56 SF	0.8%



1 BUILDING ELEVATION - 4-STORY CONCEPT
R-1

MATERIAL CALCULATION (4-Story Concept)		
TOTAL AREA (EXCLUDING GLAZING) IN SF: 9,563 = 100%		
MASONRY (BRICK/STONE) IN SF:	9,282 SF	97.1%
FIBER CEMENT/OTHER IN SF: (BALCONY FASCIA)	281 SF	2.1%



BUILDING HEIGHTS		NOTES	MATERIAL LEGEND											
NUMBER OF STORIES	RIDGE HEIGHT		TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
4	54'-11"	1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW, OR AS REQUIRED BY ZONING GUIDELINES. 2. BUILDING RENDERINGS REFLECT THE DESIGN FORM AND INTENT OF THE REFERENCED BUILDINGS. ADDITIONAL DETAIL, GARAGE, TRASH SERVICES, AND OTHER ELEMENTS TO BE INCORPORATED AS DESIGN DEVELOPS. 3. SITE PLAN IS FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT FULLY REFLECT EXACT/CURRENT SITE DESIGN. PLEASE REFERENCE EXHIBIT D "CONCEPTUAL SITE PLAN". 4. MATERIAL CALCULATIONS DO NOT INCLUDE MINOR TRIM OR MATERIALS ABOVE THE COMMON ROOF BEARING PLANE.	S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT: FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-1	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WESTHIGHLAND WHITE NUMBER: SW7566 R:242, G:238, B:228 MATERIAL: TRIM & GUTTER	P-4	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: BARCELONA BEIGE NUMBER: SW7530 R:196, G:180, B: 158 MATERIAL: SUB-TRIM, CORNER CORBELS
3	49'-5"		ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-2	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS	R-1	[Swatch]	VENDOR: CERTAINTEED SERIES: LANDMARK COLOR: WEATHERED WOOD MATERIAL: ASPHALT SHINGLES
2/3	43'-7"		B-3	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: SAN ANTONIO SAGE NUMBER: SW7731 R:167, G:151, B:120 MATERIAL: CORNER HEADERS	*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT AND OWNER					
ABBREVIATIONS														
ALUM.	ALUMINUM	0'-0" ELEVATION HGT. DWG.NO. DWG.TITLE SCALE TITLE												
BLDG.	BUILDING													
BRZVY.	BREEZEWAY													
FF.	FINISHED FLOOR													
STL.	STEEL													

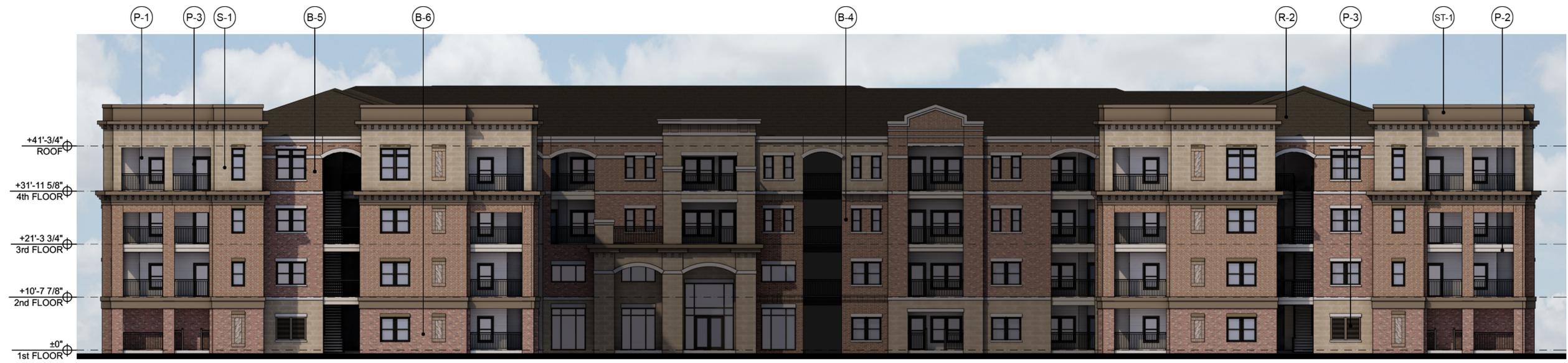
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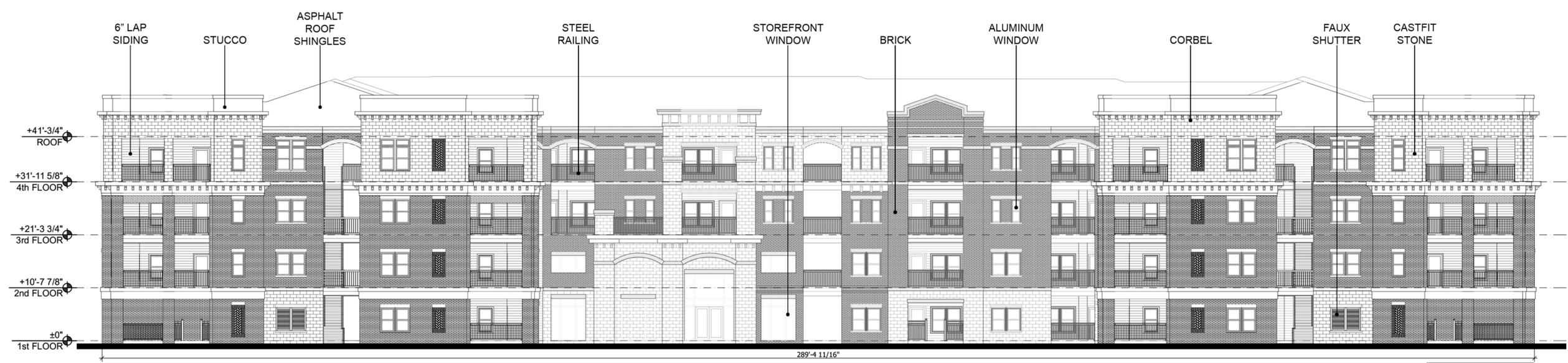
GLA - ATL, LLC
 649 11TH STREET
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 VOICE: 404.228.1958
 FAX: 404.228.8350

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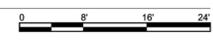


1 REAR/INTERIOR ELEVATION
 R-2 SCALE: 3/32" = 1'-0"



BUILDING LEGEND		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK	2650	58%
STONE	1310	29%
GLAZING	580	13%

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



FACADE PLANS

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3	When permitted, exposed utility boxes and conduits shall be painted to match the building.
4	All signage areas and locations are subject to approval by the Building Inspection Department.
5	Windows shall have a maximum exterior visible reflectivity of (10) percent.

NOTES	FACADE PLAN NOTES
1. RENDERING AND ELEVATIONS ON SHEETS R-2, R-3, AND R-4 ARE REPRESENTATIVE. THE BUILDING DO NOT EXACTLY REFLECT THOSE OF THE PROPOSED PROJECT, BUT ARE INDICATIVE OF DESIGN INTENT AND SIMILAR CONDITIONS.	1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW, OR AS REQUIRED BY ZONING GUIDELINES. 2. BUILDING RENDERINGS REFLECT THE DESIGN FORM AND INTENT OF THE REFERENCED BUILDINGS. ADDITIONAL DETAIL, GARAGE, TRASH SERVICES, AND OTHER ELEMENTS TO BE INCORPORATED AS DESIGN DEVELOPS. 3. SITE PLAN IS FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT FULLY REFLECT EXACT/CURRENT SITE DESIGN. PLEASE REFERENCE EXHIBIT D "CONCEPTUAL SITE PLAN". 4. MATERIAL CALCULATIONS DO NOT INCLUDE MINOR TRIM OR MATERIALS ABOVE THE COMMON ROOF BEARING PLANE.
ABBREVIATIONS	
ALUM. ALUMINUM	0'-0" ELEVATION HGT.
BLDG. BUILDING	DWG. NO. DWG. TITLE
BRZVY. BREZEWAY	A1 DRAWING SCALE
FF. FINISHED FLOOR	A1 DWG. TITLE
STL. STEEL	

MATERIAL LEGEND														
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT; FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING	R-1	[Swatch]	VENDOR: CERTAINTEEB SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES			
ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER						
			B-6	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS						

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Phone:	(214) 619-4930
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Date:	08/28/2018
Drawn By:	BT
NOT RELEASED FOR CONSTRUCTION www.glaatl.com	



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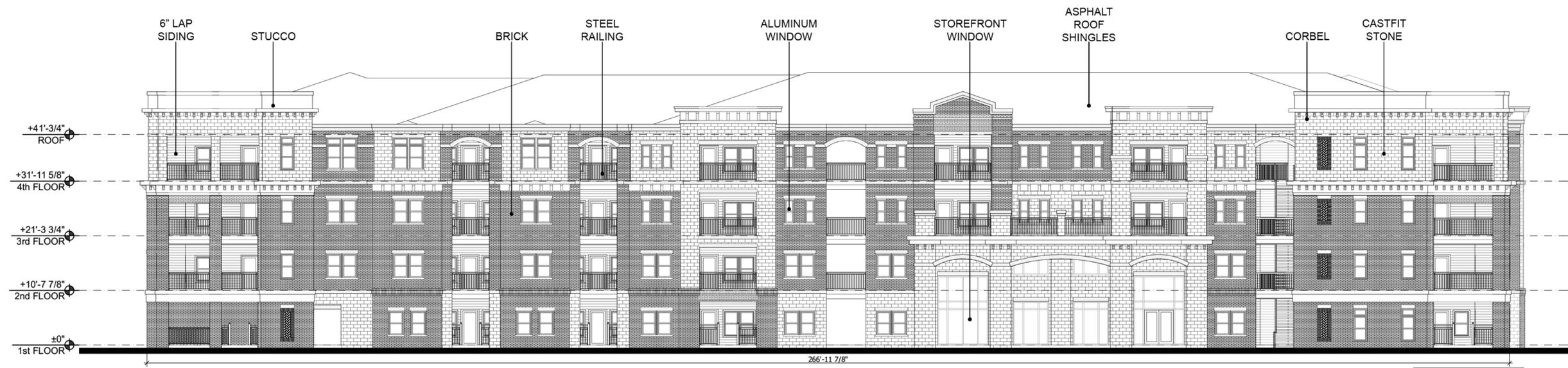
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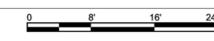


2 FRONT ELEVATION
R-3 SCALE: 3/32" = 1'-0"



BUILDING LEGEND		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK	3740	52%
STONE	2363	33%
GLAZING	1067	15%

1 FRONT ELEVATION
R-3 SCALE: 3/32" = 1'-0"



FACADE PLANS

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NOTES	FACADE PLAN NOTES
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ABBREVIATIONS	
ALUM.	ALUMINUM
BLDG.	BUILDING
BRZWY.	BREEZEWAY
FF.	FINISHED FLOOR
STL.	STEEL
0'-0"	ELEVATION HGT.
DWG. NO.	DWG. TITLE
A1	DRAWING SCALE
A1	DWG. TITLE

MATERIAL LEGEND															
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	
S-1	[Swatch]	VENDOR: BORAL CASTFIT CUT; FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4	[Swatch]	VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING	R-1	[Swatch]	VENDOR: CERTAINTEED SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES				
ST-1	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5	[Swatch]	VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER							
			B-6	[Swatch]	VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3	[Swatch]	VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS							

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT AND OWNER

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Phone: 404.228.1958
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Phone: (214) 619-4930
Address: 15700 S.H. 121 Frisco, Texas 75035
Scale: AS NOTED
Date: 08/28/2018
Drawn By: BT



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2 FRONT ELEVATION
R-4 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
R-4 SCALE: 3/32" = 1'-0"



FACADE PLANS

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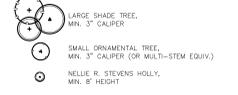
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ABBREVIATIONS	
ALUM. ALUMINUM BLDG. BUILDING BRZWW. BREZEWAY FF. FINISHED FLOOR STL. STEEL	0'-0" ELEVATION HGT. DWG. NO. DWG. TITLE DRAWING SCALE DWG. TITLE

MATERIAL LEGEND														
TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		VENDOR: BORAL CASTFIT CUT: FRENCH GRAY COLOR: GRAY MATERIAL: NATURAL STONE	B-4		VENDOR: BORAL BRICK COLOR: REMINGTON CLASSIC MATERIAL: CLAY-FIRED BRICK	P-1		VENDOR: SHERWIN WILLIAMS COLOR: WEB GRAY NUMBER: SW7075 R:97, G:102, B:105 MATERIAL: SIDING			COLOR: BRONZE MATERIAL: WINDOWS (ALUM.)			
ST-1		VENDOR: SHERWIN WILLIAMS COLOR: STUDIO TAUPE NUMBER: SW7549 R:173, G:156, B:133 MATERIAL: STUCCO	B-5		VENDOR: BORAL BRICK COLOR: SUMMER HARVEST MATERIAL: CLAY-FIRED BRICK	P-2		VENDOR: SHERWIN WILLIAMS COLOR: REPOSE GRAY NUMBER: SW7015 R:204, G:201, B:192 MATERIAL: TRIM & GUTTER	R-2		VENDOR: CERTAINTEED SERIES: LANDMARK COLOR: HEATHER BLEND MATERIAL: ASPHALT SHINGLES			
			B-6		VENDOR: BORAL BRICK COLOR: TARRYTOWN MATERIAL: CLAY-FIRED BRICK	P-3		VENDOR: SHERWIN WILLIAMS COLOR: URBANE BRONZE NUMBER: SW7048 R:84, G:80, B:74 MATERIAL: RAILINGS & DOORS						

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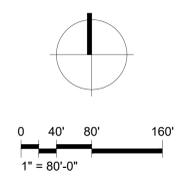
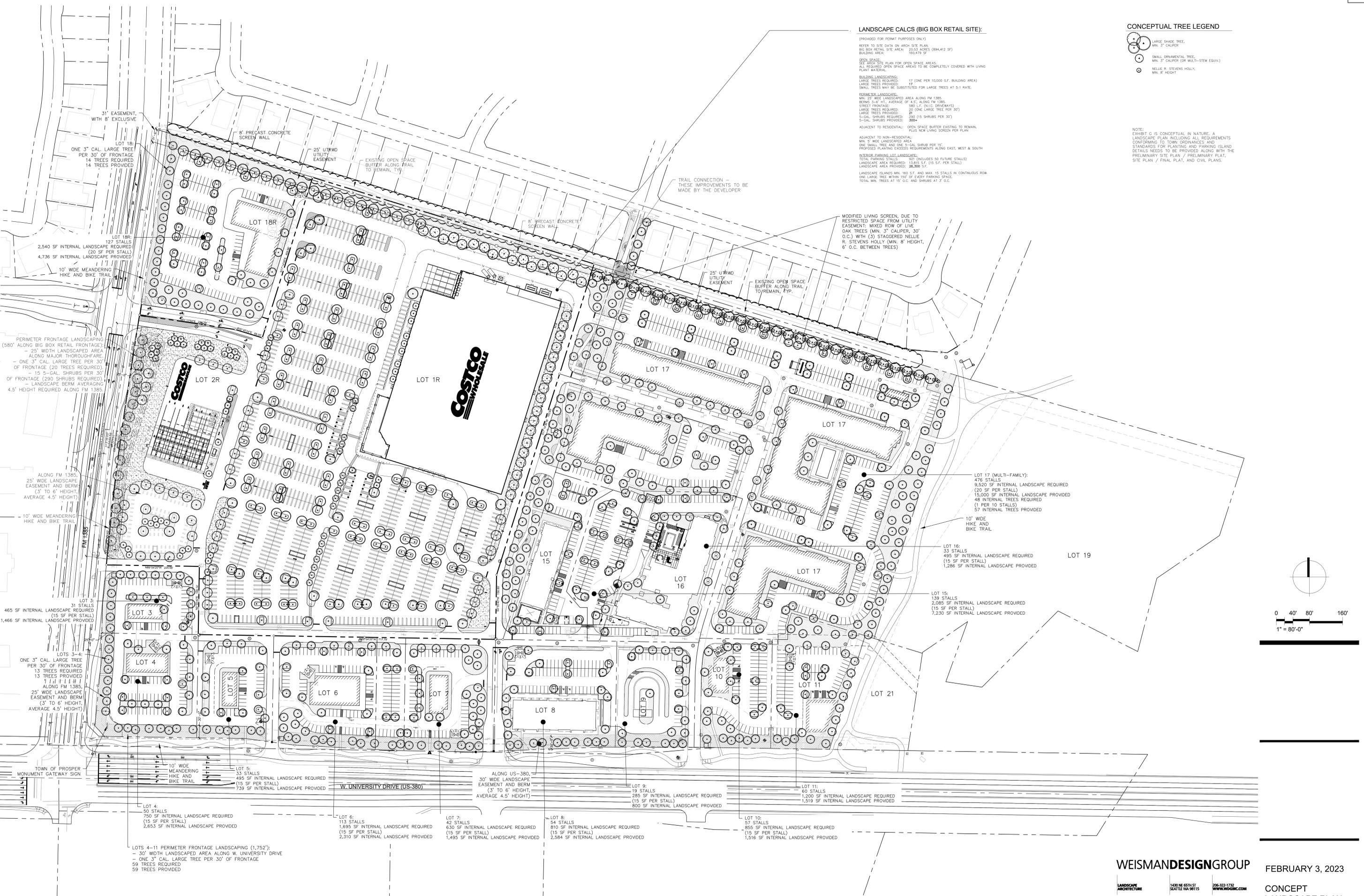
CONCEPTUAL TREE LEGEND



NOTE: EXHIBIT G IS CONCEPTUAL IN NATURE. A LANDSCAPE PLAN INCLUDING ALL REQUIREMENTS CONFORMING TO TOWN ORDINANCES AND STANDARDS FOR PLANTING AND PARKING ISLAND DETAILS NEEDS TO BE PROVIDED ALONG WITH THE PRELIMINARY SITE PLAN / PRELIMINARY PLAT, SITE PLAN / FINAL PLAT, AND CIVIL PLANS.

LANDSCAPE CALCS (BIG BOX RETAIL SITE):

(PROVIDED FOR PERMIT PURPOSES ONLY) REFER TO SITE DATA ON ARCH SITE PLAN. BIG BOX RETAIL SITE AREA: 20.53 ACRES (894,412 SF) BUILDING AREA: 160,479 SF... PERIMETER FRONTAGE LANDSCAPING (580' ALONG BIG BOX RETAIL FRONTAGE)...



CONCEPT LANDSCAPE PLAN

PROSPER, TEXAS

EXHIBIT "G"

FEBRUARY 3, 2023

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE 1430 NE 66TH ST. SCOTTIE WA 98151 206-322-1732 WWW.WEISMANDESIGN.COM

FEBRUARY 3, 2023

CONCEPT LANDSCAPE PLAN



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

Zoning Case Z22-0017: The Town of Prosper has received for a Planned Development amendment for a Mixed-Use Development, on 9 Lots, on 63.7± acres.

LOCATION OF SUBJECT PROPERTY:

The property is located northside of University Drive and east of FM 1385.

- I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I oppose because of the roads that exist in the area. The traffic is terrible. The roads should be redesigned to accept the increase in traffic before any new construction!

Roger Bowen of Bowen Family Trust
Name (please print)

R.A. Bowen
Signature

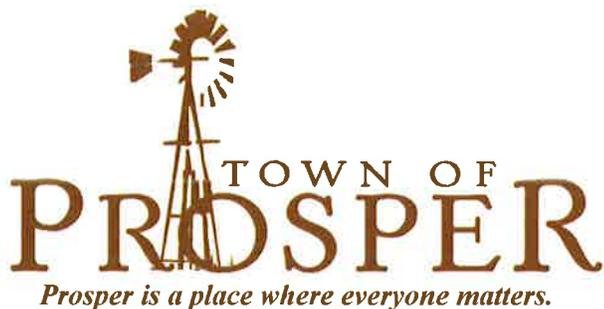
1201 Oakbrook Street
Address

01-15-2023
Date

Prosper, TX 75078
City, State, and Zip Code

bodaddy4@gmail
E-mail Address

858 774-4594
Phone Number



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DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Letter included.

Joseph Brown
Name (please print)

[Signature]
Signature

5511 Crestwood Dr
Address

[Signature]
Date

Prosper, TX
City, State, and Zip Code

Joe.Brown@NextTierOFS.com
E-mail Address

214-310-9836
Phone Number

Joe Brown
5511 Crestwood Dr.
Prosper, TX

Subject: Zoning Case Z22-0017

January 13, 2023

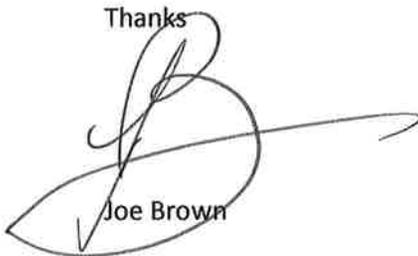
To Whom it May Concern:

I recently received the new zoning proposal and I wanted to bring up a few concerns that I know myself and the rest of the neighborhood have (these are all concerns when it was originally going to be developed by Fannin).

1. With commercial development and high-density housing being built close to our houses, we would like to see a brick wall installed along the northern property border to buffer any traffic, business, or construction noise. I also believe this would deter any crime/theft to nearby residents.
 - a. This was originally agreed upon and part of the design phase under the previous owner of the property/development.
2. Between Lot 1R and Lot 17, the trail is set to connect to the neighborhood. The original plan was to have gated access so that the general public did not have access to the neighborhood (crime concerns).
 - a. Also, regarding the connecting trail, the original developer tore out the section of roadway that was to connect the neighborhood and it has yet to be fixed. We have now stared at a dirt/gravel pathway for nearly two years.
3. Is there any way possible to move Lot 1R to Lot 2R? This would help with reducing the amount of traffic the neighborhood experiences driving around Costco. We all know how busy Costco's are and any chance we have to move that further from the neighborhood, the better.

In the end, I do not oppose construction but we do hope that the developer will take our neighborhood into consideration as it will have a tremendous impact on what is to be our backyard.

Thanks



Joe Brown

Z22-0020
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
WESTSIDE

1. Statement of Intent

A. Overall Intent

The purpose of this project is to create a walkable urban neighborhood using a horizontal mix of uses. Access to shopping, housing, community retail and park land promotes a quality of life that nurtures the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document. The overall intent of the proposed Planned Development amendment is to change the western portion of Tract B-Multi-Family District to Tract A-Retail District, and to modify the site plan accordingly to accommodate a Big Box retail use.

B. Description of Property

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

C. Description of Proposed Property

The subject property as depicted in Exhibit "D" has been divided into two distinct sub-districts. The purpose of sub-district development standards described in Exhibit "C" is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development. Given that the subject property resides at the hard corner of two major thoroughfares and will serve as a gateway to the Town of Prosper, a portion of land with a size yet to be determined, will be set aside as a signage easement for a Town gateway sign near the intersection of U.S. 380 and F.M. 1385.

2. Current Zoning and Future Land Uses

A. Current Zoning

The subject property is zoned Planned Development District 94 Westside (PD-94) (Ordinance 18-108, and amended Ordinance 2022-20).

B. Future Land Use Plan

The Future Land Use Plan retains the current zoning of Planned Development District 94 Westside (PD-94), reconfigures the sub-districts (Tract A and Tract B) and adjusts the arrangement of uses within Tract A to accommodate Big Box Retail. The corresponding base zoning for Tract A Retail District is R-Retail (Non-Residential District) and the corresponding base zoning for Tract B Multifamily District is MF-Multifamily (Residential District). Together Tract A and Tract B comprise uses such as big box retail and accessory uses, restaurants, retail stores and shops, hotels, banks, gas/convenience, residential and open space.

Z22-0020
EXHIBIT C
DEVELOPMENT STANDARDS
WESTSIDE

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply. A landscape plan including all requirements conforming to Town ordinances and standards, except as otherwise set forth in these Development Standards, shall be provided along with the Preliminary Site Plan/Preliminary Plat, Site Plan/Final Plat, and Civil Plans.

Tract A – Retail District

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

Permitted Uses

1. Restaurant (with Drive-Through)
 - a. A restaurant with drive-through shall be permitted by right in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance. A maximum of three (3) noncontiguous drive-through restaurants shall be permitted along US 380, and a maximum of one (1) drive-through restaurant shall be permitted along FM 1385, as shown on Exhibit D.
2. Hotel, Extended Stay
 - a. An extended stay hotel shall be permitted by right on the subject property, as shown on Exhibit D, on either Lot 15 or Lot 16, and shall otherwise be permitted in accordance with the Conditional Development Standards, outlined in the Zoning Ordinance.
3. Big Box Retail
 - a. Big Box Retail shall be permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - b. Big Box Retail includes the following accessory uses permitted by right on the subject property, as shown on Exhibit D, and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
 - i. Wholesale and retail general merchandise and grocery sales;
 - ii. Discount club member services including pharmacy, optical and hearing professional services and sales;
 - iii. Restaurant;
 - iv. Tire center including the sale and installation of tires;
 - v. Fuel pumps dispensing gasoline and other fuels located on the Big Box Retail lot or a lot abutting the associated Big Box retail building. The pumps shall be operated as an accessory use to the Big Box Retail;
 - vi. Loading dock shall be setback a minimum of one hundred fifteen feet (115') from adjacent residential land use, as shown on Exhibit D.
4. Alcoholic Beverage Sales and Beer sales are permitted.
5. The outdoor display (adjacent to the building entry) of one (1) new automobile associated with a Big Box Retail discount club member online automobile sales program. This display is permitted by right without time limitation on the subject property in one (1) location immediately adjacent to the main entrance to the Big Box building as shown on Exhibit D and shall otherwise be permitted in accordance with the Conditional Development Standards, as outlined in the Zoning Ordinance.
6. Drive aisle in front of Big Box Retail building permitted without traffic calming features.
7. Vehicular access to Big Box Retail area may use mountable driveway medians to allow for truck turning radii.

Prohibited Uses:

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

A3. Regulations.

Regulations shall be permitted in accordance with the Retail District with the exception of the following:

1. Hotel, Extended Stay
 - a. Maximum height of Five (5) stories, no greater than seventy-five (75) feet.
 - b. Minimum height of four (4) stories.
2. Fuel pumps that are an accessory use of Big Box Retail shall be located within eight hundred feet (800') of the right-of-way lines of intersecting major thoroughfares.
3. Size of yards shall be in accordance with Exhibit D.

A4. Design Guidelines

1. Elevation Review and Approval
 - a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
 - b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building including Big Box retail at the time of Site Plan, subject to approval by the Planning & Zoning Commission. Facade Plans for the Extended Stay Hotels use shall also be subject to Town Council approval.
2. Architectural Standards (except for Big Box Retail)
 - a. At least eighty percent (80%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick or stone)
 - b. For retail/restaurant uses, no more than thirty percent (30%) of each facade elevation shall use wood-based high pressure laminate (i.e. Proforma, Trespa, CompactWood), as shown on Exhibit F.
 - c. No more than fifteen percent (15%) of each facade elevation may use a combination of accent materials such as cedar or similar quality decorative wood, architectural metal panel, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - d. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, marquees and roof forms whose area in plan is no greater than fifteen percent (15%) of the ground floor footprint may exceed the height limits by up to ten feet (10').
 - e. No single material shall exceed eighty percent (80%) percent of an elevation area. A minimum of twenty percent (20%) of the front facade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of ten percent (10%) of all other facades shall be natural or manufactured stone.
 - f. All buildings shall be designed to incorporate a form of architectural articulation every thirty feet (30'), both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos;
 - ii. Recesses/projections;
 - iii. Arcades;
 - iv. Arches;
 - v. Display windows, including a minimum sill height of thirty (30) inches;
 - vi. Architectural details (such as tile work and moldings) integrated into the

- building facade;
 - vii. Articulated ground floor levels or base;
 - viii. Articulated cornice line;
 - ix. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - x. Offsets, reveals or projecting rib used to express architectural or structural bays; or
 - xi. Varied roof heights;
 - g. All buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features.
 - h. Commercial buildings with facades greater than two hundred feet (200') in length shall incorporate wall plane projections or recesses that are at least six feet (6') deep. Projections/recesses must be at least twenty five percent (25%) of the length of the facade. No uninterrupted length of facade may exceed one hundred feet (100') in length.
3. Architectural Standards for Big Box Retail
- a. At least 15 percent (15%) of each building's facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (structural brick, block or stone) as shown on Exhibit F.
 - b. Stucco and EIFS may only be used eight feet (8') above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
 - c. No single specific material shall exceed eighty percent (80%) percent of an elevation area.
 - d. Natural stone accents are encouraged at the building entry.
 - e. Big Box buildings shall be designed to incorporate changes in material, color or finish every two hundred (200') horizontally to help reduce the perceived scale of the building. Other acceptable articulation may include the following:
 - i. Canopies, awnings, or porticos to accentuate the main building entry;
 - ii. Variation in the parapet or cornice level;
 - iii. Change in material vertically along the base of the building and/or structural brick patterning accents to provide interest;
 - iv. Use of a coordinated cohesive palette of materials that offer a variety in finish, texture, and color;
 - f. All elevations of the building shall be architecturally finished with the same cohesive palette of materials;
 - g. Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color. Natural metal finishes (patina) are an acceptable alternative to paint.
 - h. No interrupted length of facade shall exceed two hundred fifty feet (250') in length without change in material or articulation.
 - i. At least sixty percent (55%) of each building's facade (excluding doors and windows) shall be finished in energy efficient materials including insulated architectural ribbed metal panels and embossed insulated metal panels as shown on Exhibit F.
4. Windows and Doors
- a. Except for Big Box Retail, All ground floor front facades of buildings along streets or public ways with on-street parking or that face directly onto Open Space and contain non-residential uses shall have transparent storefront windows covering no less than thirty percent (30%) of the facade area. Hotels shall have no less than ten percent (10%) of the facade.
 - b. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story. Windows shall have a maximum exterior visible reflectivity of thirty percent (30%).
5. Awning, Canopies, Arcades, and Overhangs (Except for Big Box Retail)
- a. Awnings shall not be internally illuminated.
 - b. Canopies shall not exceed one hundred linear feet (100') without a break of at least five feet (5').
 - c. Awnings and canopies shall not extend beyond ten feet (10') from the main building facade.

A5. Additional Standards

- 1. Open Space
 - a. Urban Open Space
 - i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one

- (1) acre of useable land area that will serve as a linear park to the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
- ii. The linear open space shall be constructed at the time of construction of Phase 1A. The linear open space shall be constructed at the developer's cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer's cost.
- iv. The Kent Drive right-of-way improvements (outside the Planned Development District) as shown conceptually on Exhibit G, shall be constructed at the time of Phase 1A and at the developer's cost per a separate license agreement.

b. Rural Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
- c. Combined usable open space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.

2. Landscape Screening and Buffering

The Retail District and shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be as prescribed in this section and conceptually depicted on Exhibits D and G.

No screening wall, fence, shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

- a. A solid screening wall or fence eight (8) feet in height shall be erected to provide a visual barrier separating these uses. The purpose of the screening wall or fence is to provide a visual barrier between the properties. The screening wall shall be constructed of suitable permanent materials such as concrete masonry units, poured in place concrete, tilt-up concrete or concrete panels, which do not contain openings constituting more than forty (40) square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. The screening wall shall be equally finished on both sides of the wall.
 - i. Irrigated Quercus virginiana or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center located the length of the screen wall where feasible for the space provided as shown on Exhibits D and G, shall be planted adjacent to and south of the eight (8) foot in height screening wall or fence.
 - ii. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - iii. Where the Big Box retail building is adjacent to the northern boundary, irrigated Quercus virginiana or approved equivalent trees (minimum three (3) inch caliper) shall be spaced no more than thirty (30) feet on center adjacent to and south of the eight (8) foot in height screening wall or fence to screen the loading area and service drive.
 - iv. At the Big Box retail building loading dock a masonry screening wall extending the length of the loading area and six (6) feet in height above finished grade on the north side of the wall shall be provided.
- b. A thirty (30) foot wide landscape easement shall be required along roadways when an adjacent building sides or backs the road except at the Big Box retail service drive along north side of building where a screen wall and landscape area are provided between the service drive and the adjacent residential land use as shown on Exhibits D and G. The landscape buffer shall consist of a minimum three-foot (3') foot berm, except at Big Box Retail.
- c. A minimum of twenty feet (20') width of this landscape easement shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. None of the required trees and/or shrubs shall be located within any utility easement.
- d. A minimum ten-foot (10') wide landscape buffer is required adjacent to Rural Open Space.

e. A thirty (30) foot wide landscape easement shall be provided along US 380 and a minimum twenty-five (25) foot wide landscape easement shall be provided along FM 1385. These landscape easements should be exclusive of other easements and restrictions which could inhibit landscaping where feasible. Sidewalks and trails required by the Town are allowed in this easement. Berms ranging in height from three feet (3') to six feet (6'), and an overall minimum average of four and a half feet (4.5') in height, shall be provided along US 380 and FM 1385. Berm height may be reduced where the accommodation of a meandering ten (10) foot wide hike and bike trail limits feasible berm height in some locations.

3. Lot Frontage
 - a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
4. Parking Requirement
 - a. Hotel, Extended Stay: One (1) parking space, equivalent to seventy-five percent (75%) of the total number of rooms/keys provided. Parking spaces for Lots 15 and 16 may be shared, provided the minimum requirements per the zoning ordinance and herein are met.
5. Gas Pumps Development Standards
 - a. Canopies may be flat if clad with materials that are compatible and cohesive with materials and accent colors used on the associated large-scale retail building.
 - b. Canopy support columns shall be clad with materials compatible and cohesive with the associated large-scale retail building.
 - c. Raised planters shall not be required at both ends of pump islands.
6. Town of Prosper monument gateway sign will be installed on the corner of US 380 and FM 1385 as shown on Exhibits D and G.
7. Landscape requirements for Big Box retail only
 - a. No more than 15 parking spaces (excluding designated cart return corrals) permitted in a continuous row without being interrupted by a landscaped island. Minimum square feet of landscape islands as delineated by locations of concrete step-offs abutting back of curb adjacent to parking stalls shall be as shown on Exhibits D and G.
 - b. Landscaped islands shall be located at the terminus of all parking rows except for the two (2) rows at the truck maneuver area at the Big Box retail loading dock as shown on Exhibits D and G.
 - c. Foundation planting configuration and plant material sizing for Big Box retail shall be as shown on Exhibit G.
8. There shall be no vehicular connection to Kent Drive.

Tract B – Multifamily District

- B1. Except as noted below, the Tract shall develop in accordance with the Multifamily District base zoning as it exists or may be amended.
- B2. Multifamily Construction
1. For Phase IB, as shown on Exhibit E2, which consists of a maximum of 243 units, construction may not commence until construction of the first floor framing has begun on the restaurant/retail building as shown on Lot 8 on Exhibit D and the Extended Stay Hotel on either Lot 15 or Lot 16 on Exhibit D.
- B3. Regulations. Regulations shall be permitted in accordance with the Multifamily District with the exception of the following:
1. Maximum Number of Units: Two hundred and forty-three (243) units.
 2. Maximum Height:
 - a. Two (2) stories, no greater than forty feet (40') for buildings within one hundred (100) feet

- of a single family zoning district.
- b. Three (3) stories, no greater than fifty feet (50’).
- c. Four (4) stories, no greater than sixty-five feet (65’).

3. Size of Yards

- a. In accordance with Exhibit D.

4. Minimum Dwelling Area

- a. One (1) bedroom: 650 square feet
- b. Two (2) bedroom: 925 square feet
- c. Three (3) bedroom: 1,150 square feet

5. Lot Coverage: Maximum fifty percent (50%)

B4. Design Guidelines

1. Elevation Review and Approval

- a. Conceptual Elevations, conforming to Exhibit F, shall be submitted at the time of Preliminary Site Plan, subject to approval by the Planning & Zoning Commission.
- b. Detailed Facade Plans conforming to the Conceptual Elevations shall be submitted for each building at the time of Site Plan, subject to approval by the Planning & Zoning Commission.

2. Architectural Standards

- a. At least eighty percent (80%) of each building’s facade (excluding doors and windows) shall be finished in one of the following materials: Masonry (brick and stone).
- b. No more than fifteen percent (15%) of each facade elevation shall use a combination of accent materials such as cedar or similar quality decorative wood, fiber cement siding, resin-impregnated wood panel system, cementitious-fiber clapboard (not sheet) with at least a fifty (50) year warranty, architectural metal panel, split-face concrete block, tile, stucco, or Exterior Insulating Finishing System (EIFS). Stucco and EIFS may only be used eight feet (8’) above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.
- c. Any enclosed one or two-car garage shall be designed and constructed of the same material as the primary building.

B5. Additional Standards

1. Open Space

a. Urban Open Space

- i. Open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of one (1) acre of useable land area that will serve as a linear park for the development consisting of a pedestrian pathway with seating areas and enhanced landscaping. A minimum of one (1) pedestrian connection shall be required from this linear open space to the Rural Open Space.
- ii. The linear open space shall be constructed at the time of construction of Phase 1A. The linear open space shall be constructed at the developer’s cost.
- iii. The hike and bike trail system and trailhead shall be constructed at the time of construction of Phase 1A. The hike and bike trail system shall be constructed at the developer’s cost.

b. Rural Open Space

- i. An open space as depicted on the Landscape Plan (Exhibit G) shall comprise a minimum of nine (9) acres of useable land area that will serve the greater community with both active and passive open space.
- c. Combined Urban Open Space and Rural Open Space shall collectively satisfy all Open Space requirements for both Tract A and Tract B as required by the Town of Prosper Zoning Ordinance.
- d. Kent Drive right-of-way improvements (outside the Planned Development District) must be completed and accepted by the Town in accordance with a separate approved license agreement prior to release of construction for any multi-family development.
- e. A Property Owners Association (POA) must be established before acceptance of any development within the Planned Development District. The POA shall be responsible for ownership and maintenance of all open space, trail heads, and all other similar

spaces. Developer shall submit POA documents for review to the Town prior to recording at the County. The ownership and maintenance of the Kent Drive right-of-way open space (outside the Planned Development District) shall be in accordance with a separate license agreement between the Town and the developer.

2. Landscape Screening and Buffering

The Multifamily District and shall be visually screened and/or buffered to provide a visual barrier between the residential land use to the north and the Planned Development District. The location and type of the screening and/or buffer shall be a modified irrigated living screen as prescribed in this section and depicted on Exhibit G.

No shrubs, or trees shall be planted within the twenty-five (25) foot Upper Trinity River Water District (UTRWD) easement extending along the northern boundary of the Planned Development District.

- a. Living Screen: a thirty-three (33) foot wide landscape easement which includes the existing twenty-five (25) foot wide UTRWD easement shall be required along the entire northern boundary of the Planned Development District. Within this landscape easement, eight (8) feet in width shall be exclusive of all utility easements, right turn lanes, drainage easements, and rights-of-way. No required trees or shrubs shall be located within any utility easement; however, shrubs may be planted on the utility easement line.
 - i. A two (2) foot area for vehicle overhang shall be demarcated on landscape plans and maintained along all adjacent parking stalls.
 - ii. Within the landscape easement along the entire northern boundary of the Planned Development District, an irrigated modified living screen shall provide a partial visual barrier between these uses in lieu of a solid screening wall or fence as follows: An irrigated modified living screen consisting of a row of *Quercus virginiana* or approved equivalent trees (minimum three (3) inch caliper) spaced no more than thirty (30) feet on center interspersed with groupings of three (3) staggered *Ilex x 'Nellie R. Stevens'* or approved equivalent (forty-five (45) gallon minimum container size and eight (8) feet minimum height at planting) spaced no more than six (6) feet on center.
 - c. A minimum ten-foot (10') landscape buffer is required adjacent to Rural Open Space.
3. Lot Frontage
- a. Lots are not required to front on a public right-of-way, provided an access easement is established by plat prior to issuance of a Certificate of Occupancy (CO) for any building on a lot not fronting on right-of-way.
4. Parking
- a. Minimum "Off-Street" Parking. For the purpose of this ordinance, off-street parking shall mean any parking not located immediately adjacent to and along public drives (i.e. parallel parking) used for internal circulation throughout the development.
 - i. One (1) and two (2) bedroom units: 1.8 parking spaces per unit.
 - ii. Three (3) bedroom units: 2.0 parking spaces per unit.
 - b. Tandem parking shall count towards the parking provided for each designated tract or phase that the parking resides within.
 - c. Surface parallel parking that is provided along interior drives shall count towards the parking provided for each designated tract or phase that the parking resides within.
5. The provisions of Chapter 4, Section 2.6D (Non-Residential and Multifamily Development Adjacent to a Major Creek) shall apply to the proposed development.
6. The provisions of Chapter 4, Section 2.6A.6 (Landscape Area Requirements) shall apply to the proposed development.
7. The provision of Chapter 4, Section 9.17 (Multifamily Site Design) shall not apply to the proposed development.
8. There shall be no vehicular connection to Kent Drive.

Z22-0020
EXHIBIT E
DEVELOPMENT SCHEDULE
WESTSIDE

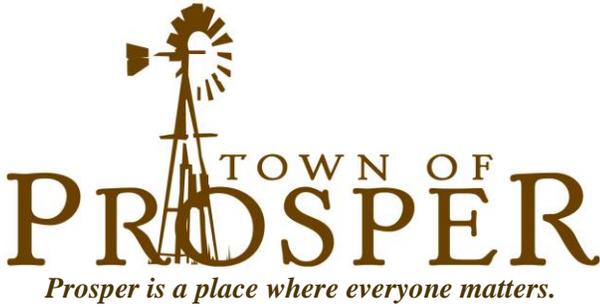
Item 2.

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

Phase IA: The central core of the property includes an extended stay hotel plus individual pads inside the retail development. Vehicular access to the property will mostly be included in this phase. Depending on the schedule of the multi-family developer, Phase IB could be developed in conjunction with Phase IA.

Phase IB: Consists of multi-family development.

Phase 2: The second phase of a two phase commercial development, including the big box retail uses to the west of the planned development area. The fuel pumps accessory use of the Big Box Retail will be developed in two (2) increments to allow for future planned expansion dependent on market conditions. The remote parking lot adjacent to the fuel pumps as shown on Exhibit D will also be developed as a separate increment of phase 2 parking.



PLANNING

To: Planning & Zoning Commission

Item No. 5

From: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – February 7, 2023

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 34.7± acres from Commercial Corridor District (CC) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)

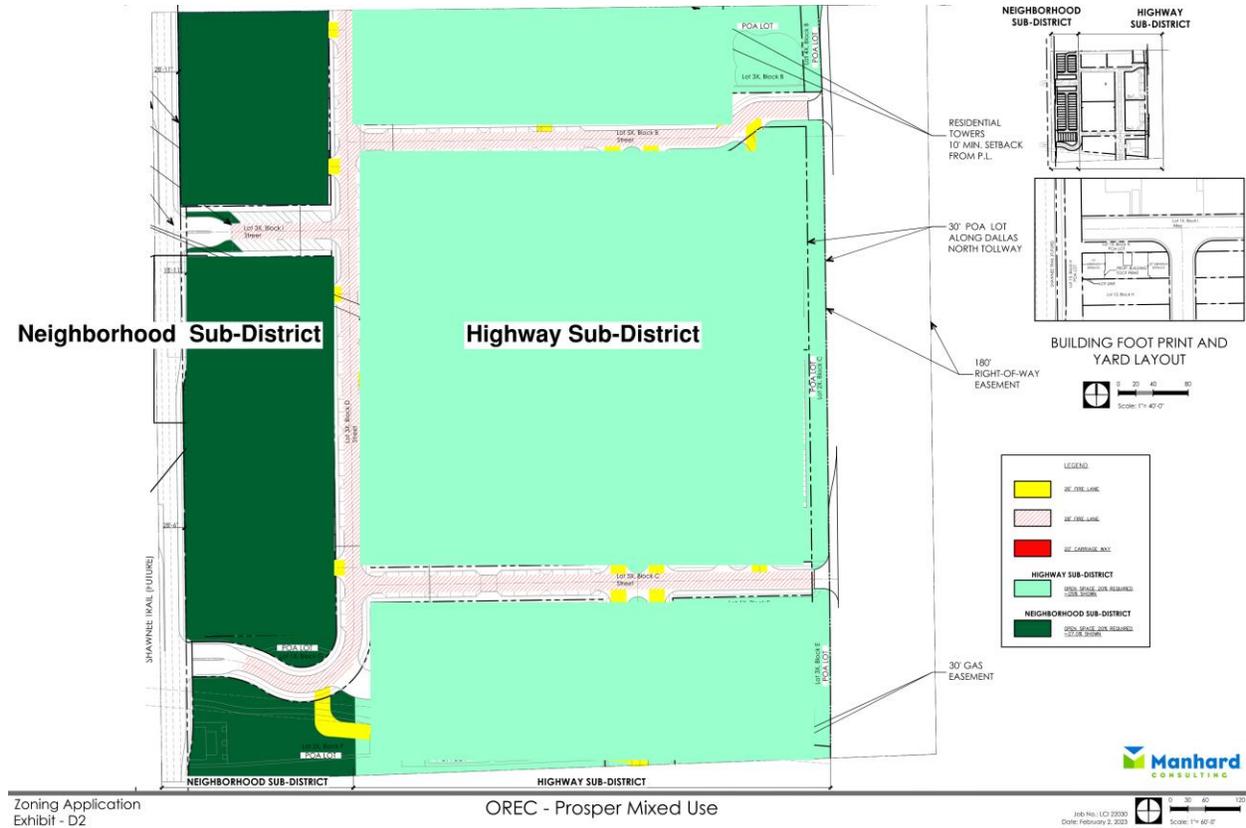
Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
North	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
East	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
South	Commercial Corridor District (CC)	Undeveloped	Dallas North Tollway District
West	Planned Development-36 (PD36)	Single Family Residential (Legacy Garden)	Medium Density Residential

Requested Zoning

The purpose of this request is to rezone Commercial Corridor District (CC) to a new Planned Development for Mixed Use. The applicant is proposing a mixed used development with 2 sub-districts as shown below. The proposed sub-districts are neighborhood and highway sub-districts.



The neighborhood sub-district (9± acres) is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space. The subdistrict is adjacent to Shawnee Trail is acting as a buffer and transition toward the residential across Shawnee with less intense uses, additional setbacks and reduced height.

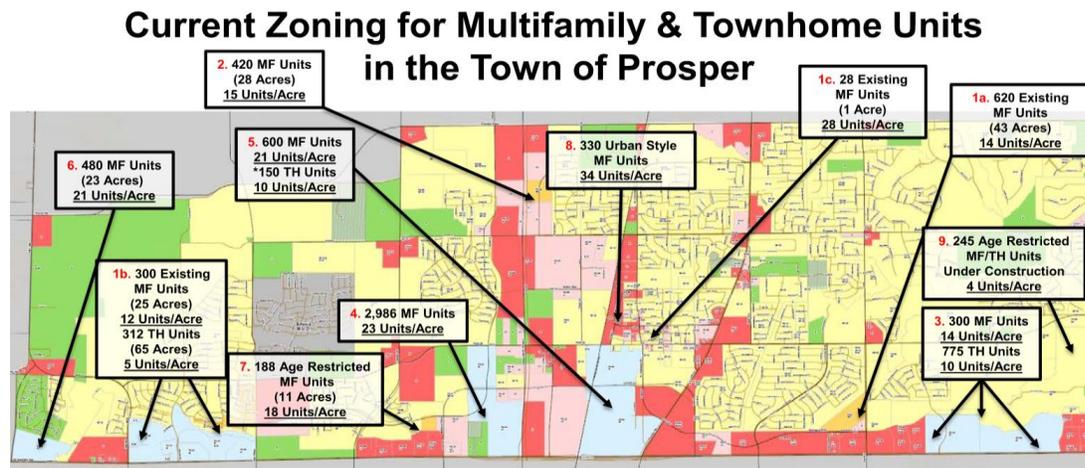
The highway sub-district (25± acres) is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

Many of the development standards, located in Exhibit C, conform to the Town's Zoning Ordinance. Due to the proposed development's unique design and the property being located along the Dallas North Tollway, the applicant is proposing detailed development and design standards, some of which deviate from the Zoning Ordinance. The proposed standards that are unique to the property are summarized below and does contain all standards:

High Density Residential Development – The highway sub-district is proposing to have a maximum allowance of 33 units/ net acre. This is estimated to be around 811 multifamily units through the highway sub-district. Some of these uses may be located in buildings with non-residential uses located on the first floor (vertically integrated mixed use).

Town-wide Multi-family Units

In addition, there are currently 6,497 multifamily units entitled through zoning approvals in the Town (please see map below). In light of the town-wide entitled units, staff has concerns with allowing an increase in density for another multifamily project. However, please note that is along the Dallas North Tollway as where expected uses and density would be place. Please see map of entitled units below.



Building Height – The maximum building height allowed by the Zoning Ordinance is eight (8) stories, a maximum of one hundred feet (100’), in the Commercial Corridor District which is appropriate along the Dallas North Tollway. The applicant is proposing twelve (12) stories for the highway sub-district and the maximum height for the neighborhood subdistrict is three stories or thirty-five feet (35’) for townhomes and three stories or forty-five feet (45’) for commercial development.

Building Materials – The approved primary exterior building materials for multifamily and non-residential development in the Zoning Ordinance are clay fired brick, natural and manufactured stone, granite, marble, and stucco. The use of stucco and EIFS are only permitted as secondary or accent materials. The applicant is proposing brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Below are conceptual renderings of the development.



Building Setbacks – Many of the building setbacks in the highway and neighborhood sub-districts have been reduced or removed in order to allow the proposed mixed use development to conform to Exhibit D. The 25-foot and 30-foot landscape setbacks from the adjacent minor and major

thoroughfares remain the same and conform to the Zoning Ordinance/Dallas North Tollway Design Guidelines. The building setbacks in the neighborhood sub-district reflect the typical “suburban” setting of the townhomes and commercial development. Any development with on-street parking, a build to line shall be required.

Design Guidelines – The applicant is proposing specific design guidelines to address the pedestrian-oriented mixed-use development in the highway and neighborhood sub-districts. The design guidelines add to the development standards and address design principles, site design, building design, public realm design, and streetscapes.

Parking Standards – Due to the urban/walkable setting, the applicant is proposing a mixed-use reduction of 20% shall be applied to the overall development except for townhomes. Staff understands that the applicant is proposing a live/work/play environment so has no issues with the parking reduction.

Landscaping - The applicant is proposing specific design guidelines to address the pedestrian-oriented mixed-use development in the sub-districts. The applicant has also incorporated Dallas North Tollway Guidelines within the development standards. These standards include the following, but not limited to:

- One (1) large tree, four (4) inch caliper minimum (at the time of planting) per twenty-five (25) feet of linear roadway frontage shall be planted within the required landscaped area.
- The trees may be planted in groups with appropriate spacing for species.
- Shrub plantings shall be provided at a minimum rate of 22 shrub plantings per thirty (30) linear feet which shall be a minimum of five (5) gallon shrubs (at the time of planting).
- Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.

Open Space - Per our zoning ordinance, 20% open space is required for Townhomes, 7% for non-residential, and 30% for multifamily use. Due to the unique design of the development, the applicant is proposing minimum 20% which includes landscape easements, setbacks, public sidewalks, plazas, and detention ponds.

Comparison Table regarding Major development standards.

Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance.

	Town of Prosper	NEW PD
Maximum Permitted Density:	15 units per acre. (36 MF units allowed)	Density shall not exceed 33 units/net acre. (811 MF units allowed)
Maximum Height:	Eight stories, not greater than 100 feet.	Highway Subdistrict <ul style="list-style-type: none"> • 12 stories Neighborhood Subdistrict <ul style="list-style-type: none"> • Townhomes <ul style="list-style-type: none"> ○ Thirty-Five (35) feet, three (3) stories.

		<ul style="list-style-type: none"> • Commercial <ul style="list-style-type: none"> ○ Forty-five (45) Feet or three (3) stories
Building Material	100 percent masonry as defined in Chapter 3, Section 2. The use of stucco and EIFS are only permitted as secondary or accent materials.	<ul style="list-style-type: none"> • Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise as least seventy five (75) percent of each floor, exclusive of doors and windows.
Parking requirements	3,861 minimum parking spaces required based on the use.	A mixed use reduction of 20% shall applied to the overall development, except for townhomes. 3,204 are being proposed.

Future Land Use Plan – The Future Land Use Plan recommends Dallas North Tollway District.

Dallas North Tollway District

The Dallas North Tollway district will consist of the most intense land uses within Prosper. A diverse mixture of office, retail and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a “campus feel”—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this district. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented in a way that minimizes visibility from the Tollway.



2022 Dallas North Tollway Design Guidelines –

- The Dallas North Tollway is a primary thoroughfare within the Town of Prosper and one of the most heavily traveled roadways in North Texas. It is recognized that the Dallas North Tollway will serve as a significant opportunity for economic development and a sustainable tax base for the Town. The Comprehensive Plan identified the Dallas North Tollway as a future location for the Town's most intense land uses. The purpose of these design guidelines is to provide direction on land use and design for future development that the Town of Prosper envisions on the Dallas North Tollway. Design guidelines define the qualities of building and site design that make successful projects and are tools for guiding projects to positive development outcomes.
- Per the guideline, "Multi-family Developments - The Town Council may permit a multi-family housing as part of a wholistic development that includes a combination of businesses designed to create a live, work and play environment. These businesses can be, but are not limited, retail, office, recreational, family-friend entertainment and/or restaurant establishments. If multi-family housing is part of a development proposal that includes businesses and/or amenities described in Section F. "Business Establishments Pursuant to the Town's Vision" increased density may be permitted. It is highly recommended that multi-family units be designed with structure parking as opposed to surface parking."
- The applicant has proposed development standards that are consistent with the Dallas North Tollway Design Guidelines.

Thoroughfare Plan – The property is bounded to the east by the Tollway and west by Shawnee Trail.

Parks Master Plan – The Parks Master Plan does not identify a park on the subject property, at this time.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff has not received any letters in response to the proposed zoning request.

Attached Documents:

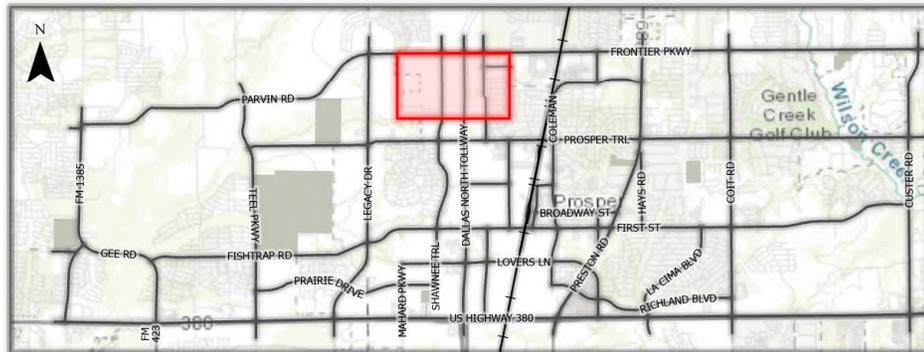
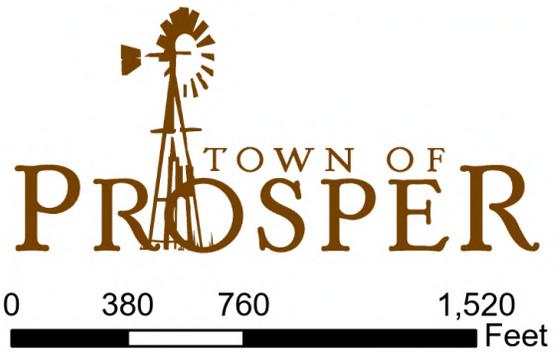
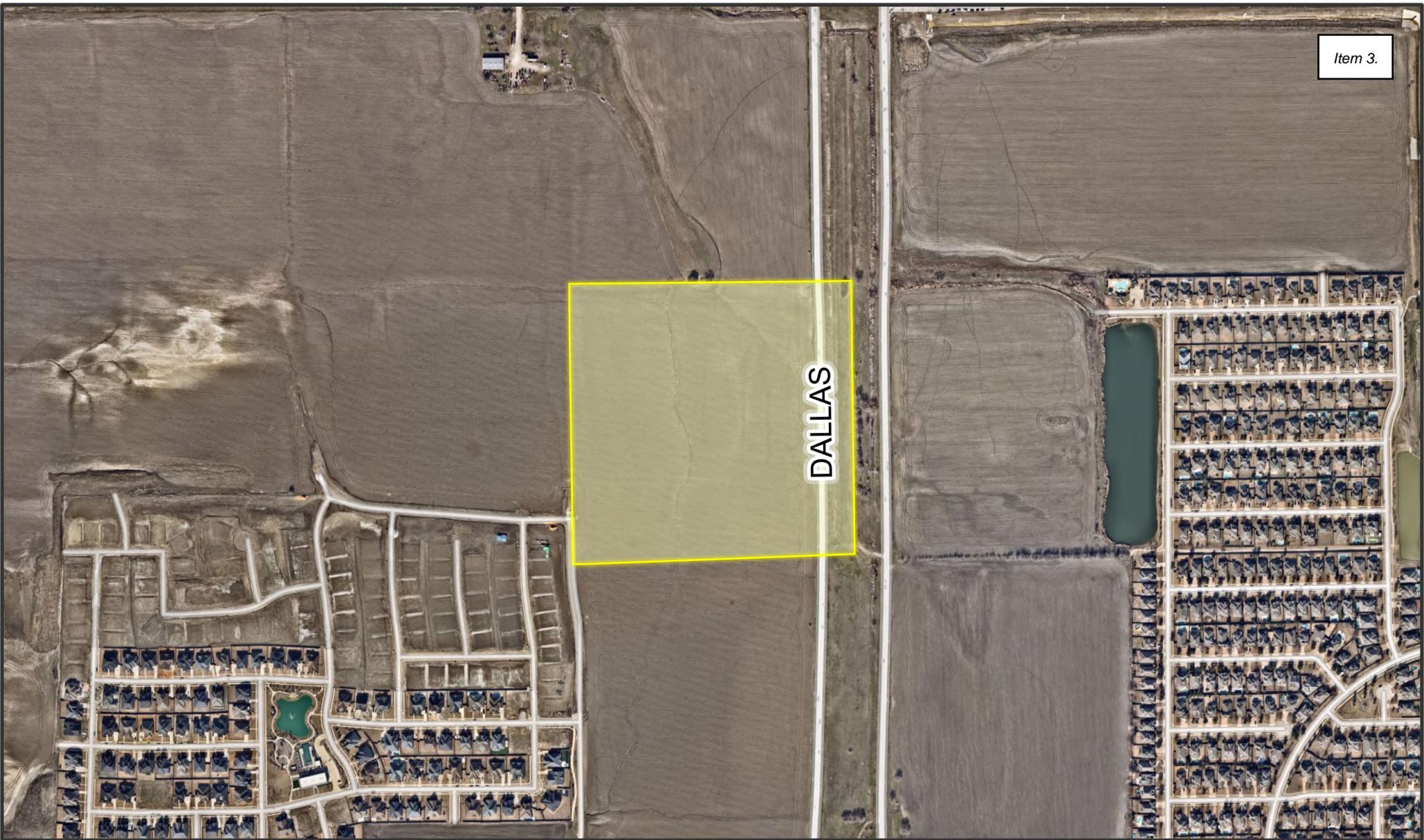
1. Aerial and Zoning Maps
2. Proposed Exhibits
3. MF Exhibits

Town Staff Recommendation:

The request to rezone 34.7 ± acres is located north of Prosper Trail and west of the Dallas North Tollway, a major corridor into the Town of Prosper, and aims to create a unique mixed-use development that includes detailed design and development standards. The zoning request allows for the development of a mixed-use development that includes vertical integration of office, retail, and/or high-density residential uses in the same building, an office park, and a neighborhood retail center. Staff does have concerns with the additional multifamily units in the Town and recommends denial of this zoning request. However, if approved, this request will provide innovated opportunities that the Town envisions along the Dallas North Tollway.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 28, 2023.



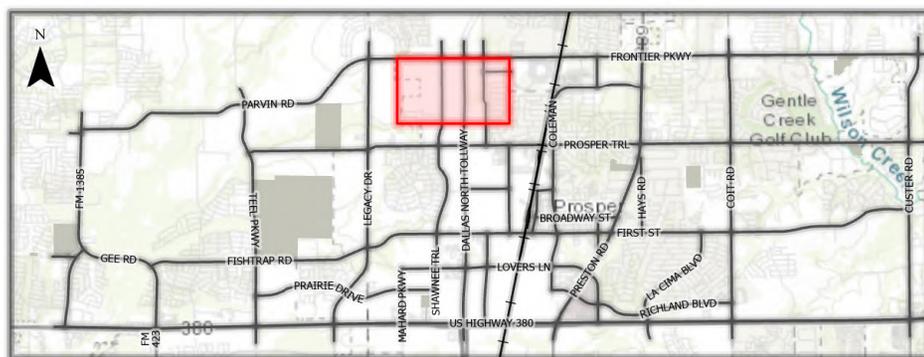
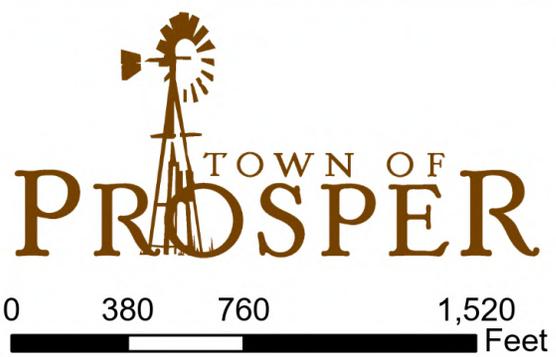
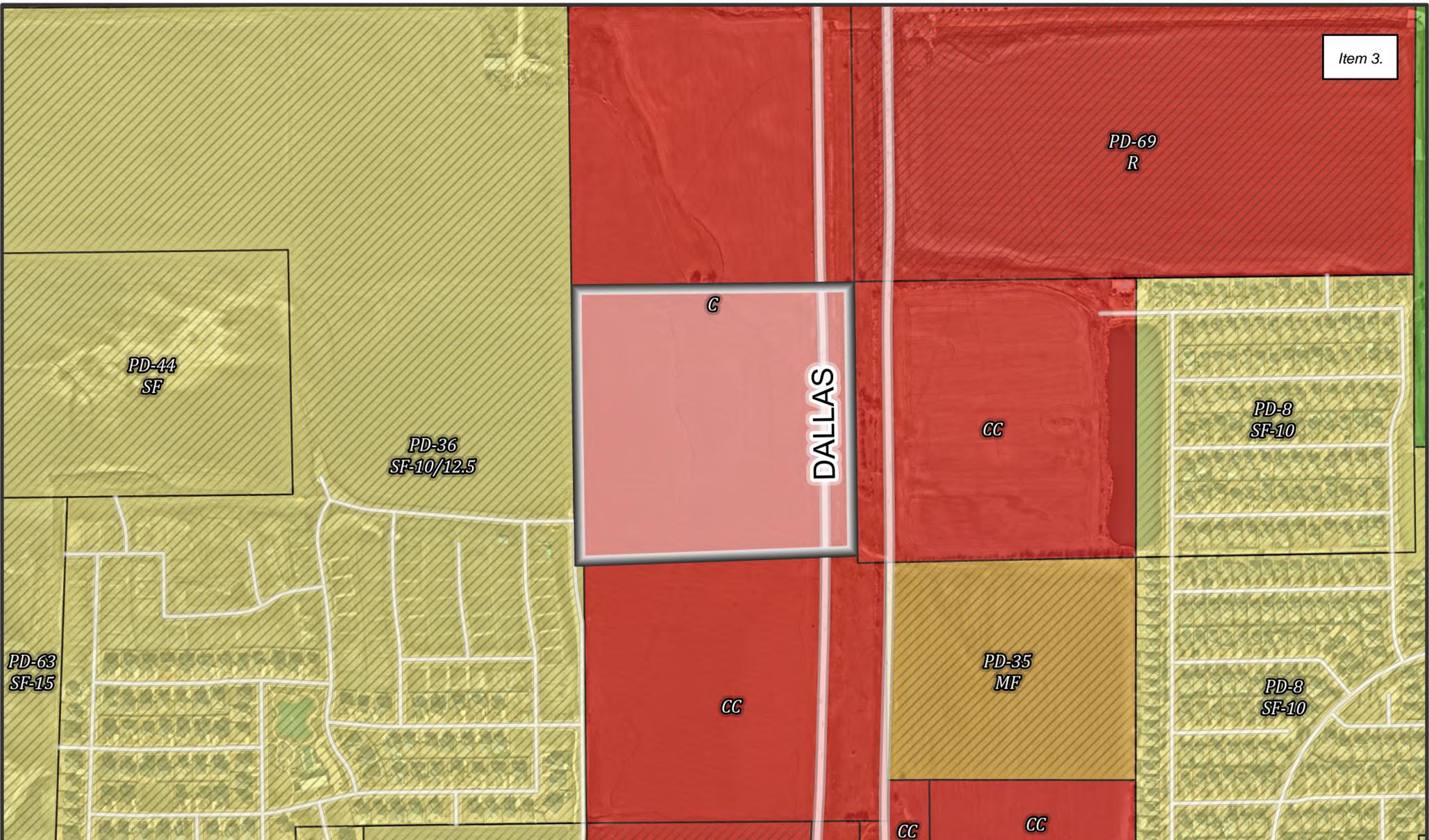
This map for illustration purposes only

Z22-0019

Pradera PD

Planned Development

Item 3.



Z22-0019

Pradera PD

Planned Development

This map for illustration purposes only

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 4808500151 WITH AN EFFECTIVE DATE OF JUNE 02, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

ZONING EXHIBIT A

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE (4202).

LEGAL DESCRIPTION

BEING A 40.065 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 34.709 ACRE TRACT OF LAND DESCRIBED BY DEED TO AABVC-DNT-WEST-FRT, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 2021082001693210, DEED RECORDS, COLLIN COUNTY, TEXAS AND ALL OF THAT CALLED 5.386 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLLIN COUNTY, RECORDED IN VOLUME 5949, PAGE 2222, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE SOUTHWEST CORNER SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 40.066 ACRE TRACT OF LAND DESCRIBED BY DEED TO COTHRAIN MALIBU, LP, RECORDED IN COUNTY CLERK'S FILE NUMBER 2015010500009000, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, 1108.44 FEET ALONG THE SOUTH LINE OF SAID CALLED 34.709 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 40.066 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE NORTHWEST CORNER OF SAID CALLED 40.066 ACRE TRACT;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 43.17 FEET, CONTINUING ALONG SAID SOUTH LINE OF THE CALLED 34.709 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "MANHARD" SET AT THE SOUTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT;

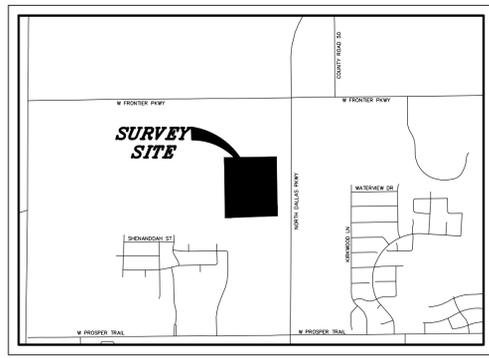
THENCE NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, 1324.66 FEET ALONG THE WEST LINE OF SAID CALLED 34.709 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHWEST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THAT CALLED 34.557 ACRE TRACT OF LAND DESCRIBED BY DEED TO URBAN HEIGHTS AT FRONTIER LLC, RECORDED IN COUNTY CLERK'S FILE NUMBER 2022000131196, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 22 MINUTES 58 SECONDS EAST, 1146.49 FEET ALONG THE NORTH LINE OF SAID CALLED 34.709 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 34.557 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRESTON TRAIL" FOUND AT THE NORTHEAST CORNER OF SAID CALLED 34.709 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED CALLED 5.386 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 22 SECONDS EAST, 187.36 FEET ALONG THE NORTH LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 5.386 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 44 SECONDS EAST, 1290.88 FEET ALONG THE EAST LINE OF SAID CALLED 5.386 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 5.386 ACRE TRACT, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF THE AFOREMENTIONED CALLED 40.066 ACRE TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, 182.07 FEET ALONG THE SOUTH LINE OF SAID CALLED 5.386 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 40.066 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1,745,218 SQUARE FEET OR 40.065 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN PLANNED DEVELOPMENT NO. XX "PD-XX" ZONING DISTRICT. THIS PLANNED DEVELOPMENT IS INTENDED TO PROVIDE FOR AND ENCOURAGE DEVELOPMENT THAT CONTAINS A COMPATIBLE MIX OF RESIDENTIAL, OFFICE, AND COMMERCIAL USES WITHIN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATING USES WITH THE FOLLOWING DEFINED RESTRICTIONS PROVIDED TO THE SURVEYOR.

A. SIZE OF YARDS:

- MINIMUM FRONT YARD
 - ON DALLAS NORTH TOLLWAY: 30 FEET.
 - ON ALL OTHER STREETS: 10 FEET.
- MINIMUM SIDE YARD: 0 FEET.
- MINIMUM REAR YARD: 0 FEET.

B. BUILD-TO-LINE

- BUILDINGS WITH NON-RESIDENTIAL USES ON THE FIRST FLOOR: A BUILD-TO-LINE SHALL BE ESTABLISHED AT THE MINIMUM FRONT YARD SETBACK.
- BUILDINGS WITH RESIDENTIAL USES ON THE FIRST FLOOR: THE PRIMARY FACADE OF A RESIDENTIAL DWELLING SHALL BE BUILT 10-15 FEET FROM THE PROPERTY LINE.

C. SIZE OF LOTS:

- MINIMUM SIZE OF LOT AREA: 3,000 SQUARE FEET.
- MINIMUM LOT WIDTH: 30 FEET.
- MINIMUM LOT DEPTH: 60 FEET.

D. MAXIMUM LOT COVERAGE: 100 PERCENT.

E. FLOOR AREA RATIO: MAXIMUM 10.0:1.

F. HOUSING: MAXIMUM NUMBER OF DWELLINGS ALLOWED.

- MAXIMUM DENSITY: 20 UNITS/ACRE
- A MINIMUM OF 15% OF THE FIRST-FLOOR SQUARE FOOTAGE OF ALL BUILDINGS CONTAINING RESIDENTIAL UNITS SHALL BE USED FOR NON-RESIDENTIAL PURPOSES.

BOY PROSPER 221 LLC
CALLED 22.817 ACRES (IRVING)
OFF 0000000000000000
D.R.C.C.T.

OWNER

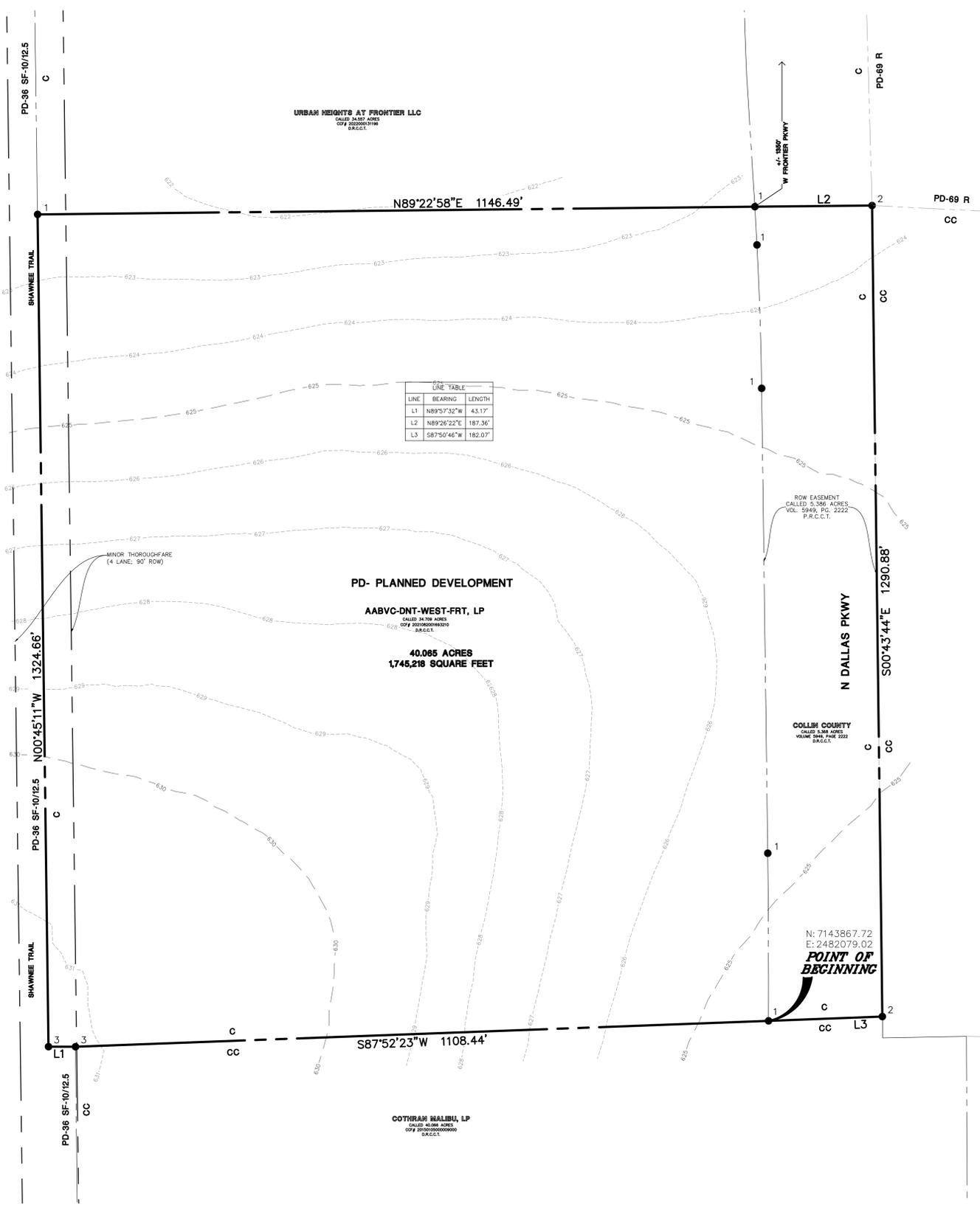
AABVC-DNT-WEST-FRT, LP
6673 JAMESTOWN ROAD
FRISCO, TEXAS 75035

LEGEND

- = EX. PROPERTY LINE
 - = EX. EASEMENT LINE
 - = EX. 1 FOOT CONTOURS
 - = EX. ZONING LINE
 - = FOUND CAPPED 1/2" IRON ROD STAMPED "PRESTON TRAIL"
 - = FOUND 1/2" IRON ROD
 - = SET YELLOW CAPPED 5/8" IRON ROD STAMPED "MAHARD CONSULTING"
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS

SURVEYOR'S NOTES

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD **HAVE NOT BEEN** SHOWN.
- THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.05, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
- THIS EXHIBIT IS NO TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT FOR THE CONVEYANCE OF REAL PROPERTY.



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°57'32"W	43.17'
L2	N89°26'22"E	187.36'
L3	S87°50'46"W	182.07'



EXHIBIT A

40.065 ACRES OF LAND IN THE COLLIN C.S.L. SURVEY,
ABSTRACT NUMBER 147, COLLIN COUNTY, TEXAS
NOVEMBER 01, 2022

TOWN OF PROSPER PROJECT NO: _____

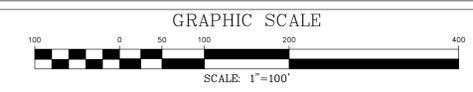


Exhibit "A"

BEING a 40.065 acre tract of land situated in the Collin County School Land Survey, Abstract number 147, Collin County, Texas and being all of that called 34.709 acre tract of land described by deed to AABVC-DNT-West-FRT, LP, recorded in County Clerk's File Number 2021082001693210, Deed Records, Collin County, Texas and all of that called 5.368 acre tract of land described by deed to Collin County, recorded in Volume 5949, Page 2222, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the southeast corner said called 34.709 acre tract, said iron rod also being the southwest corner of said called 5.386 acre tract and being in the north line of that called 40.066 acre tract of land described by deed to Cothran Malibu, LP, recorded in County Clerk's File Number 20150105000009000, Deed Records, Collin County, Texas;

THENCE South 87 degrees 52 minutes 23 seconds West, 1108.44 feet along the south line of said called 34.709 acre tract and said north line of the called 40.066 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 40.066 acre tract;

THENCE North 89 degrees 57 minutes 32 seconds West, 43.17 feet, continuing along said south line of the called 34.709 acre tract to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 34.709 acre tract;

THENCE North 00 degrees 45 minutes 11 seconds West, 1324.66 feet along the west line of said called 34.709 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northwest corner of said called 34.709 acre tract, said iron rod also being the southwest corner of that called 34.557 acre tract of land described by deed to Urban Heights at Frontier LLC, recorded in County Clerk's File Number 2022000131196, Deed Records, Collin County, Texas;

THENCE North 89 degrees 22 minutes 58 seconds East, 1146.49 feet along the north line of said called 34.709 acre tract and the south line of said called 34.557 acre tract to a 1/2 inch iron rod with cap stamped "PRESTON TRAIL" found at the northeast corner of said called 34.709 acre tract, said iron rod also being the southeast corner of said called 34.557 acre tract and the northwest corner of the aforementioned called 5.386 acre tract;

THENCE North 89 degrees 26 minutes 22 seconds East, 187.36 feet along the north line of said called 5.386 acre tract to a 1/2 inch iron rod found at the northeast corner of said called 5.386 acre tract;

THENCE South 00 degrees 43 minutes 44 seconds East, 1290.88 feet along the east line of said called 5.386 acre tract to a 1/2 inch iron rod found at the southeast corner of said called 5.386 acre tract, said iron rod also being in the north line of the aforementioned called 40.066 acre tract;

THENCE South 87 degrees 50 minutes 46 seconds West, 182.07 feet along the south line of said called 5.386 acre tract and said north line oof the called 40.066 acre tract to the POINT OF BEGINNING and containing 1,745,218 square feet or 40.065 acres of land, more or less.



Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration Number 5696



PLANNED DEVELOPMENT NO. 119**EXHIBIT B—Planned Development Purpose and Intent:**

This planned development is intended to provide for and encourage development that contains a compatible mix of residential, office, and commercial uses within close proximity to each other, rather than separating uses.

The use provisions define land uses and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. These uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two.

Additionally, the standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. The planned development generally addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment. This is accomplished by the following;

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes.
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. To accomplish this goal, the area has been subdivided into a series of sub-districts with development restrictions that will be necessary to achieve their collective individuality.

The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

EXHIBIT C—Sub-district Regulations:

Development Plans

Concept Plan:

The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D, D2, D3, and D4.

Elevations:

The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

HIGHWAY SUB-DISTRICT

HIGHWAY SUB-DISTRICT

Purpose & Intent

The purpose of the Highway Sub-District is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

The Highway Sub-District is to be an area with a mixture of intense uses. Buildings are close to and oriented toward the street. There is a connected street pattern, shared parking, and pedestrian amenities.

Site Criteria

A. Size of Yards:

1. Minimum Front Yard
 - a. On Dallas North Tollway: Thirty (30) feet.
 - b. On all other streets: Ten (10) feet.
2. Minimum Side Yard: Zero (0) feet.
3. Minimum Rear Yard: Zero (0) feet.

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

C. Size of Lots:

1. Minimum Size of Lot Area: Twenty Thousand (20,000) square feet
2. Minimum Lot Width: Fifty (30) feet.
3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One hundred (100) percent.

E. Floor Area Ratio: Maximum 10.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be 33 units/net acre, as calculated based on the acreage of the Highway Sub-District.
2. A minimum of 15% of the first-floor square footage of all buildings containing residential units shall be used for non-residential uses.

G. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.
2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.
3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts may be counted towards meeting the off-street parking requirement for any use within the sub-district.
4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted as depicted in exhibit D street sections.
5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.
6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.
7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.
8. Speed bumps/humps are not permitted within a fire lane nor public roads.
11. Dead-end parking aisles are not permitted in surface parking lots.
12. In the case of mixed uses, parking spaces may be shared.

H. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.
2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

- a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

I. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets to the extent that screening is allowed by utility providers.
2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened, at minimum, by a six (6) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally always remain closed. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

J. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

K. Streets and Sight Triangles:

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.
2. Root barriers shall be installed where street trees are planted within 5 feet of pavement within Public & Emergency Access Easement.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

L. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance as of the date of adoption of this ordinance.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:
 - a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by the Executive Director of Development and Community Services.

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

3. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Tri-partite Architecture: All multi-story, mixed use buildings shall be designed and constructed in tri-partite architecture (having a distinct base, middle, and top) or an alternative, scale appropriate architectural treatment.

B. Maximum Building Height: Twelve (12) stories.

1. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 23% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.
2. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-way, measured at six (6) feet above finish grade at the Public & Emergency Access Easement line.

C. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least seventy-five percent (75%) of each floor, exclusive of doors and windows.
2. Only primary building materials are allowed on the first floor with the exception of cementitious panels, For purposes of this section, the first floor shall be at least nine (9) feet high and, at minimum, 90% shall be constructed of masonry cladding.
3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

D. Window Areas:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.
 - a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.
 - b. pink or gold glass shall be prohibited.

E. Building Entries:

1. Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

2. Each building and separate lease space at grade along the street edge shall have a functioning Primary Entry from the sidewalk. Corner entries may count as a Primary Entry for both intersecting street fronts.

F. Awnings, canopies, Arcades, & Overhangs:

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
2. The material of awnings and canopies shall be architectural materials that complement the building.
3. Awnings shall not be internally illuminated.
4. Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.
5. Canopies and awnings shall respect the placement of street trees and lighting.

G. Building Articulation:

1. That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.
2. Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facade. Design articulation should employ changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

H. Above Grade Structured Parking:

1. Where parking garages are within views of public streets, openings in parking garages shall not exceed 55% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.
2. It is the intent of this provision that the facades of surrounding buildings and the facades of any parking structures within view of public streets shall be visually similar, with construction materials being compatible.
3. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

I. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Dallas North Tollway; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; 4) the property owner shall maintain such projection in a safe and non-injurious manner; 5) no projections allowed over

franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement.

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.
4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.
5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

List of Permitted Uses: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

- Accessory Building
- Administrative, Medical, or Professional Office
- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- Antique Shop and Used Furniture
- Artisan's Workshop
- Assisted Care or Living Facility
- Auto Parts Sales, Inside
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union (with or without drive through)
- Beauty Salon/Barber Shop
- Bed and Breakfast Inn
- Beer & Wine Package Sales
- Building Material and Hardware Sales, Minor
- Business Service
- Caretaker's/Guard's Residence
- Civic/Convention Center

- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor
- Community Center
- Convenience Store with or without Gas Pumps
- Dance Hall
- Day Care Center, Child
- Day Care Center
- Dry Cleaning
- Farmer's Market
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Home Occupation
- Hospital
- Hotel -C-
- House of Worship
- Household Appliance Service and Repair
- Insurance Office
- Laundromat
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Mini-Storage Facility
- Mobile Food Vendor
- Multifamily Dwelling
- Multi-Tenant Office Building
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Nursery
- Park or Playground
- Pet Day Care
- Print Shop
- Private Club
- Private Recreation Center
- Private Utility, Other than Listed
- Real Estate Sales/Leasing Office
- Recycling Collection Point
- Rehabilitation Care Institution
- Restaurant or Cafeteria
- Restaurant, Drive In
- Restaurant, Drive Through -S-
- Retail Stores and Shops
- Retail/Service Use
- School, Private or Parochial
- School, Public

- Stealth Antenna, Commercial
- Studio Dwelling
- Telephone Exchange
- Temporary Building
- Theater, Regional
- Townhome
- Utility Distribution/Transmission Facility
- Veterinarian Clinic and/or Kennel, Indoor
- Work/Live Units (Property that has been specifically designed for use both as a residential unit and an employment space. While the segregation of uses may take place vertically, they will be located in the same leasable area, be accessed by the same doorway and may or may not share plumbing.)

NEIGHBORHOOD SUB-DISTRICT

NEIGHBORHOOD SUB-DISTRICT

Purpose & Intent

The purpose of the Neighborhood Sub-District is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space.

Site Criteria

A. Size of Yards:

1. Townhomes

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Zero (0) feet.
- iii. Minimum Rear Yard: Twenty (20) feet.
- iv. Maximum Building Height: Thirty-Five (35) feet (as measured from the finish floor to the top plate), or three (3) stories.
- v. Minimum Dwelling Area: One Thousand (1,000) square feet

2. Commercial

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Five (5) feet.
- iii. Minimum Rear Yard: Five (5) feet.
- iv. Maximum Building Height: Forty-five (45) Feet (as measured from the finish floor to the top plate), or three (3) stories

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.
3. Residential lots may front on public or private open space or a property owner's association lot.

C. Size of Lots:

1. Minimum Size of Lot Area: Three thousand (3,000) square feet
2. Minimum Lot Width: Twenty (20) feet.
3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One Hundred (100) percent. Parking structures and surface parking facilities shall be excluded from lot coverage computations.

E. Floor Area Ratio: Maximum 5.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be 10 units/net acre, as calculated based on the acreage of the Neighborhood Sub-District.

G. Maximum Floor Area Per Building: Twenty thousand (20,000) square feet.

H. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.
2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.
3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts may be counted towards meeting the off-street parking requirement for any use within the sub-district.
4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted.
5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.
6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.
7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.
8. Speed bumps/humps are not permitted within a fire lane.
11. Dead-end parking aisles are not permitted in surface parking lots.
12. In the case of mixed uses, uses may share parking spaces.

I. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.
2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

- a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

J. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, provided public utility providers allow for screening.
2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a six (6) foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

K. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

L. Streets and Sight Triangles: Within the Neighborhood Sub-District the following street design standards shall apply. Except as provided herein, no sight triangle shall be required. Adequate sight distance will be provided at all intersections through the use of appropriate traffic control devices. Sight triangles, per the Town of Prosper's requirements, for vehicles exiting the development for both public streets and private driveways shall be provided at intersections with Shawnee Trail.

1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

M. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:
 - a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.

- b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.
 - c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.
 - d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.
 - e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.
2. Except for the landscape easement adjacent to the deceleration lane on Shawnee Trail, the landscape easement within the POA Lot adjacent to Shawnee Trail will be a minimum of twenty-five (25) feet.
3. Permanent irrigation shall be provided for all required landscaping as follows:
- a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by Executive Director of Development and Community Services.
 - b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.
 - c. Rain/Freeze sensors shall be installed on all irrigation systems.
4. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.
- a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Maximum Building Height:

- 1. Three (3) stories.
- 2. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof

forms whose area in plan is no greater than 25% of the first floor footprint may exceed the height limits by up to ten (10) feet.

3. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to ten (10) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the Public & Emergency Access Easement, measured at six (6) feet above finished grade at the Public & Emergency Access Easement line.

B. Building Materials:

1. Materials such as brick, natural and manufactured stone, stucco, metal panel system, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise as least seventy-five (75) percent of each floor, exclusive of doors and windows.

a. Townhomes shall be constructed of no less than 60% brick masonry, calculated from the aggregate of the front, rear and side elevations.

2. Only primary building materials are allowed on the first floor excluding cementitious panel systems, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

C. Windows:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

2. For buildings which front on streets, and contain residential uses, a minimum of thirty (30) percent of the facade shall be windows.

D. Horizontal articulation: No building wall shall extend for a distance equal to four (4) times the wall's height without having an off-set equal to 25% of the wall's height. The new plane shall then extend for a distance equal to at least 25% of the maximum length of the first plane.

E. Building Entries: Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

F. Above Grade Structured Parking:

1. Where parking garages are within views of streets, openings in parking garages shall not exceed 53% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.
2. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

G. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Shawnee Trail; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner; and 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement..

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twelve (12) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.
4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.
5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

List of Permitted Uses: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

- Accessory Building
- Administrative, Medical, or Professional Office
- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- Assisted Care or Living Facility
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union
- Business Service
- Caretaker's/Guard's Residence
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Community Center
- Convenience Store with or without Gas Pumps
- Corporate Campus
- Day Care Center, Child
- Day Care Center
- Dry Cleaning
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Governmental Office
- Health/Fitness Center
- Home Occupation
- Hospital
- House of Worship
- Insurance Office
- Massage Therapy, Licensed
- Mobile Food Vendor
- Multi-Tenant Office Building
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Office/Show Room
- Park or Playground
- Print Shop
- Private Club
- Private Recreation Center
- Private Utility, Other than Listed
- Real Estate Sales/Leasing Office
- Rehabilitation Care Institution
- Restaurant or Cafeteria
- Restaurant, Drive In
- Restaurant, Drive Through -S-
- Retail/Service Use
- School, Private or Parochial
- School, Public
- Stealth Antenna, Commercial
- Studio Dwelling

- Telephone Exchange
- Temporary Building
- Townhome
- Utility Distribution/Transmission Facility
- Work/Live Units (Property that has been specifically designed for use both as a residential unit and an employment space. While the segregation of uses may take place vertically, they will be located in the same leasable area, be accessed by the same doorway and may or may not share plumbing.)

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with attached Concept Plan (Exhibit D).

Plats and/or site plans submitted for the development shall conform to the data presented and approved on the conceptual development plan. Changes of detail on these final development plan(s) that differ from the conceptual development plan may be authorized by the Town staff, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:

1. alter the basic relationship of the proposed development to adjacent property,
2. alter the uses permitted,
3. increase the density,
4. increase the building height,
5. increase the coverage of the site,
6. reduce the off-street parking ratio,
7. reduce the building lines provided at the boundary of the site, or
8. significantly alter any open space plans.

If the Town staff determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held by the Planning and Zoning Commission and the Town Council to adequately amend the granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s).

B. A minimum twenty (20) percent of the total area in this planned development shall be provided as open space.

Open spaces may include areas used for facilities such as plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Additionally, if detention areas contain a constant water level and are landscaped or otherwise treated as an amenity for the development, they may be used to meet the open space requirement.

The open space may not consist of any of the following elements:

1. Vehicular parking.
2. Required parking lot tree islands.
3. Building footprints.
4. Utility yards.

The open space may consist of any of the following elements:

5. Landscape easements, setbacks, or any other landscaping as listed in Chapter 2, Section 4 of the zoning ordinance.
6. Public sidewalks and plazas.
7. Detention ponds.

C. Design Guidelines: Design Guidelines will be created, and approved by Staff, to govern the following details.

1. Street sections, including sidewalks
2. Public realm standards, including sidewalks, benches, signage, planters, outdoor seating areas, trees, parking, and lighting.

D. All utility lines shall be underground from the building to the property line. Utility lines within the Public & Emergency Access Easement shall be placed underground and relocated to the rear of the site to the maximum extent practicable.

E. Conditional Development Standards, shall be in accordance with the Zoning Ordinance, as it exists, or may be amended, except as follows:

1. Mobile Food Vendors - Mobile food vendors are permitted in this planned development, in accordance with the Conditional Development Standards of the Zoning Ordinance, as it exists or may be amended, except as follows:

- a. Mobile food vendors are not required to be located on property where an existing, permanent business operates in a building with a Certificate of Occupancy.

- b. Mobile food vendors are not required to be located within fifty feet (50') of an entrance of a primary building that holds the Certificate of Occupancy.

- c. Mobile food vendors may be located on public property other than public street travel lanes. Order windows shall face outward towards public sidewalk. At no time shall any part of food truck operations use main lanes without a special use permit issued by the Town;

- d. Mobile food vendors may be located on private property with the written consent of the owner;

- e. Mobile food vendors shall not operate in driveways or fire lanes;

- f. Mobile food vendors shall be considered as a Minor Amendment to the PD, subject to approval by the Director of Development Services. Prior to issuance of a permit, an application shall be submitted to the Development Services Department and containing any information required by staff to evaluate the impacts including but limited to location, parking and accessibility.

F. Parking Requirements Based on Use.

In all Sub- Districts, at the time any building or structure is erected or structurally altered, parking spaces shall be provided in accordance with the following requirements. A mixed-use discount of 20% shall be applied to the overall development, except for Townhomes, where shared parking is concerned.

Automobile Oil change and Similar Establishments: One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.

Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred fifty (350) square feet of gross floor area.

Bed and breakfast facility: One (1) space per guest room in addition to the requirements for normal residential use.

Business or professional office (general): One (1) space per three hundred fifty (350) square feet of gross floor area.

Church, rectory, or other place of worship: One (1) parking space for each three (3) Seats in the main auditorium.

College or University: One (1) space per each day student.

Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.

Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.

Dance Hall, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area thereof.

Dwellings, Multifamily: One (1) space for each bedroom in one (1) and two (2) bedroom units, plus one half (1/2) additional space for each additional bedroom.

Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area.

Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1 1/2) spaces for each two beds in off campus projects.

Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment

Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).

Gasoline Station: Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.

Health Studio or Club: One (1) parking space per two hundred (200) square feet of exercise area.

Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.

Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.

Kindergartens, day schools, and similar child training and care establishments: shall provide one (1) paved off-street loading and unloading space for an automobile on a through -circular-drive for each ten (10) students, or one (1) space per ten (10) students, plus one (1) space per teacher.

Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet, over one thousand (1,000) square feet.

Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.

Medical or Dental Office: One (1) space per three hundred fifty (350) square feet of floor area.

Mini-Warehouse: Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.

Motor Vehicle Repair and Service: Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.

Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.

Private Club: One (1) parking space for each seventy-five (75) square feet of gross floor area.

Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred and fifty (250) square feet of gross floor area.

Restaurant, Restaurant with a Private Club, Cafe or Similar Dining Establishment: One (1) parking space for each one seventy-five (75) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1) parking space for each one hundred (100) square feet for stand-alone buildings with a drive-through.

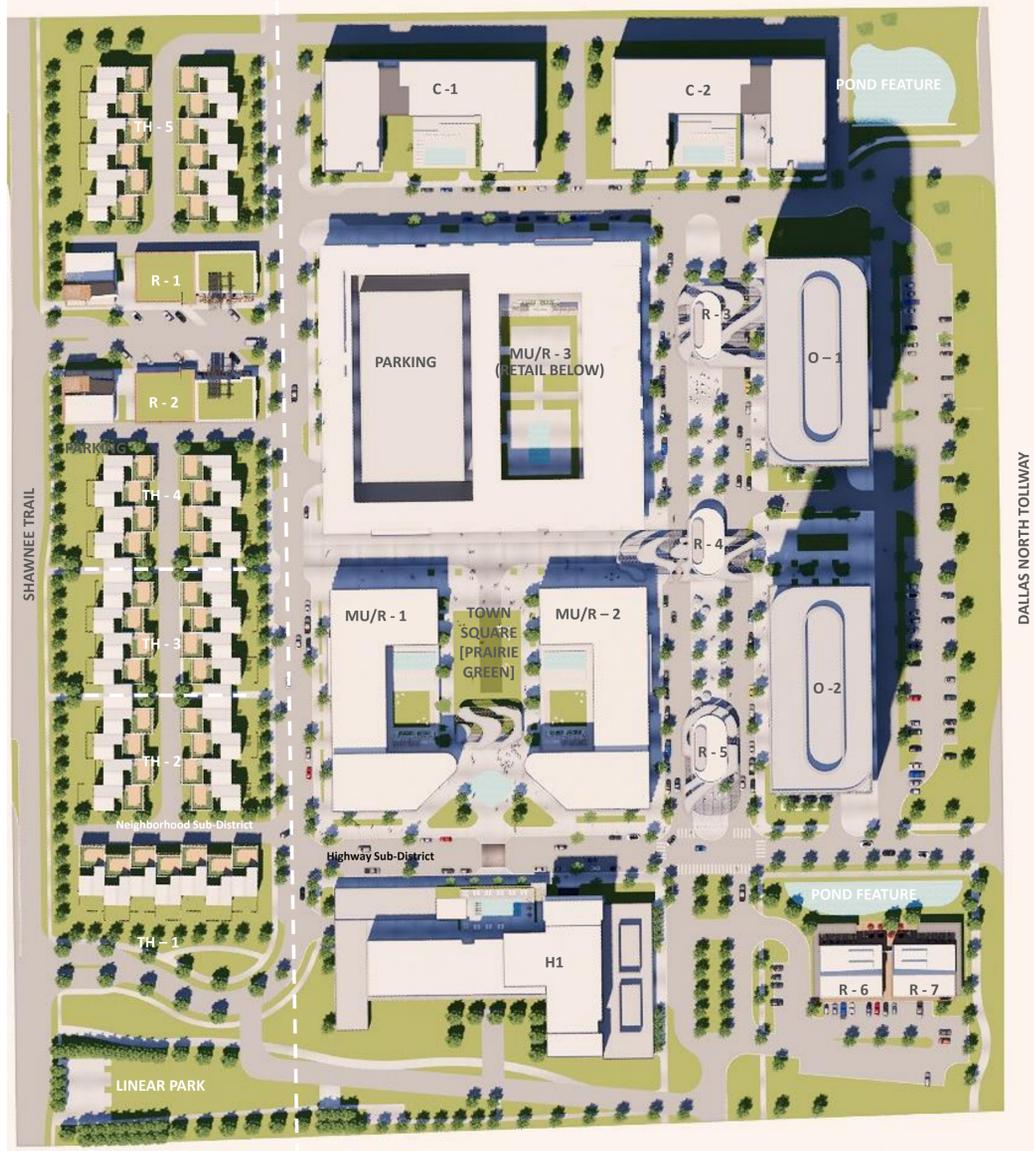
Sanitarium, Convalescent Home, Home for the Aged or Similar Institution: One (1) parking space for each five (5) beds.

School, Elementary, Secondary, or Middle: One and one half (1½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

School, High School: One and one half (1½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each four (4) seats or bench seating spaces.

Townhomes: Minimum of two (2) parking spaces located behind the front building line and two (2) parking spaces enclosed in the main or an accessory building.



01 - PRELIMINARY SITE PLAN

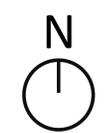


02 - PRELIMINARY GROUND PLANE

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8	Building Group 9	Building Group 10	Building Group 11	Building Group 12	TOTALS
	Office	Condos 1	Condos 2	Resi Wrap	Resi @ Town Center 1	Resi @ Town Center 2	Hotel	Restaurant(s)	Retail Pads	West Retail	Townhomes		
Office RSF	200,000	200,000											400,000
Residential GSF			115,000	135,000	300,000	97,596	97,596						745,192
Average Unit Size		850											
Total Number of Units 1-2 Beds / Ratio		75.00% 1-2 Beds -> 2.0	80	94	225	75	75						
Total Number of Units 3 Beds		25.00% 3 beds -> 2.5	27	31	75	25	25						
Total number of units Per Acre			1 AC = 76	1 AC = 76	1 AC = 93		1 AC = 62						
Total Retail gsf	75% Retail / 25% Restaurant	6,387	6,387		24,650	26,100	26,100	10,335	8,510	8,240	17,920		121,855
Total Hotel GSF (Incl 16,000 SF of Conf Center)								135,330					135,330
Unit size (average to gross area)								677					
Number of Keys								200					
Townhomes SF		2,300											
Number of Units												44	
Total GSF												101,200	101,200

Total Developed Area (GSF) 1,516,351
 Total Land Area (GSF) 1,511,506
 Tentative FAR 1.00

03 - YIELD SUMMARY



1" = 100'

EXHIBIT D

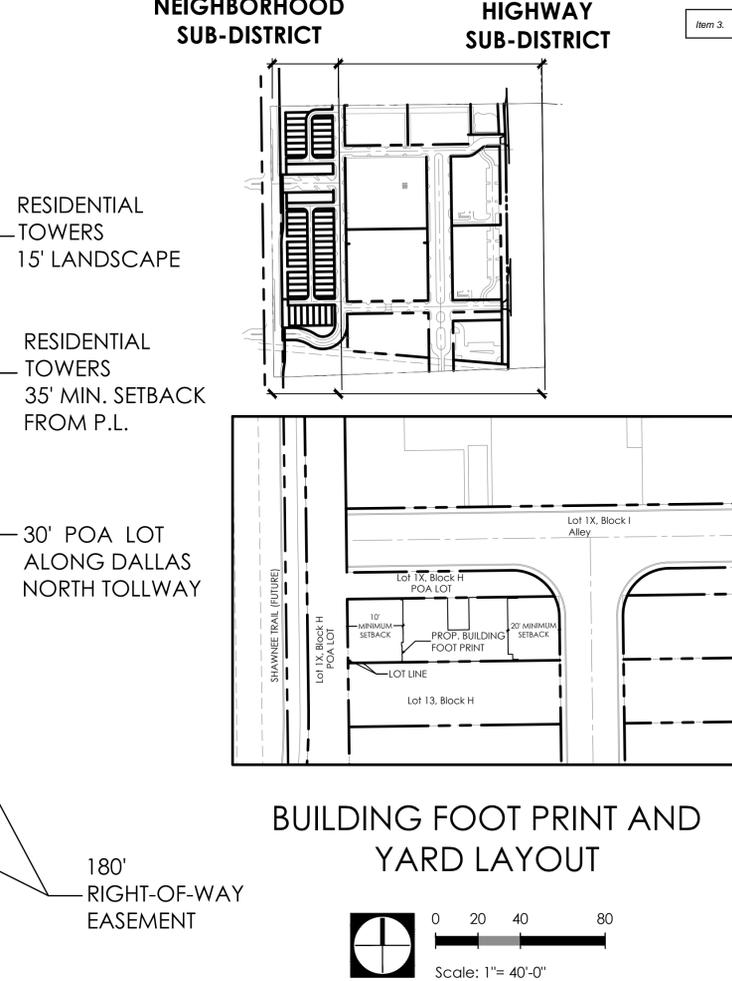
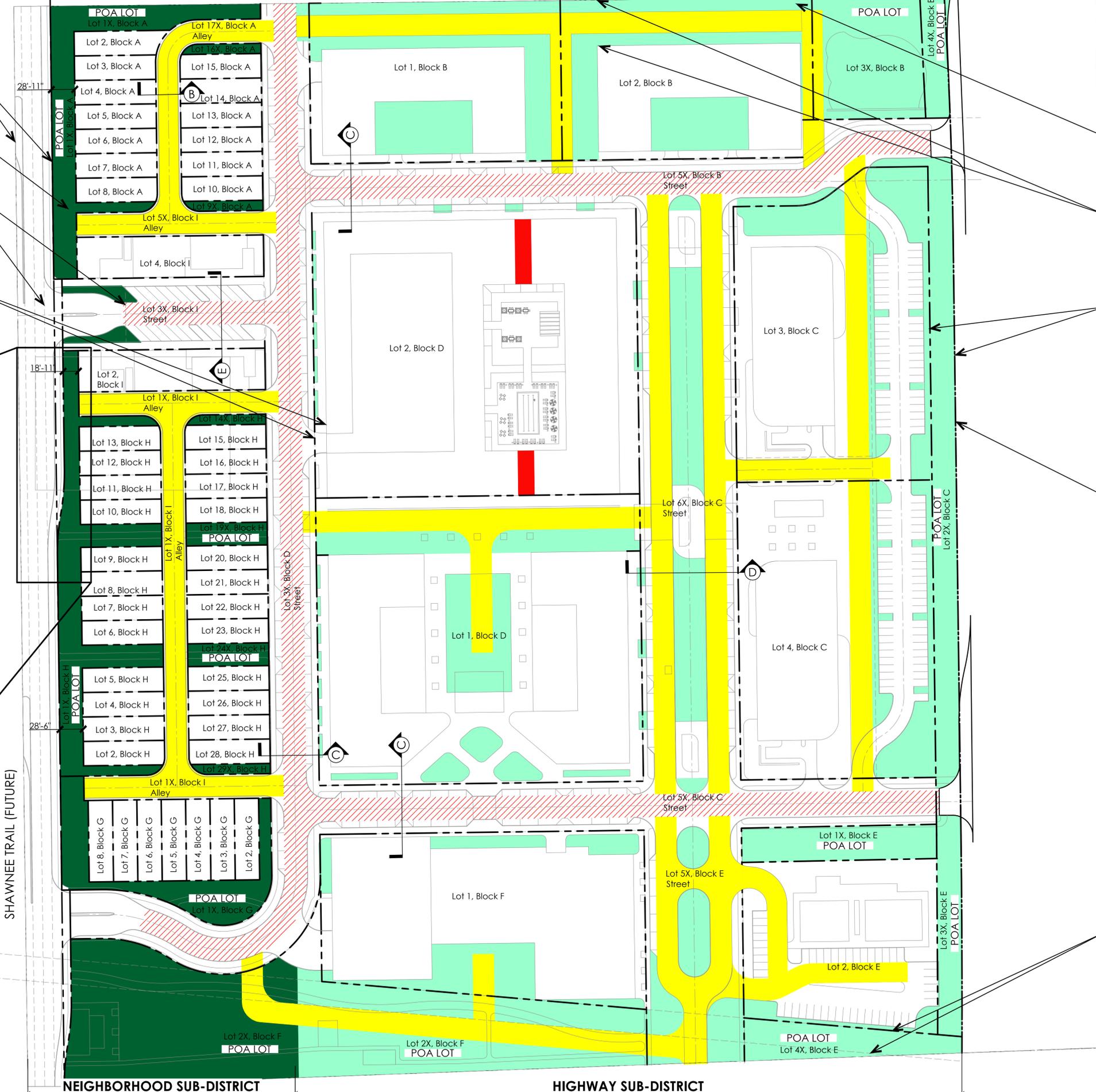
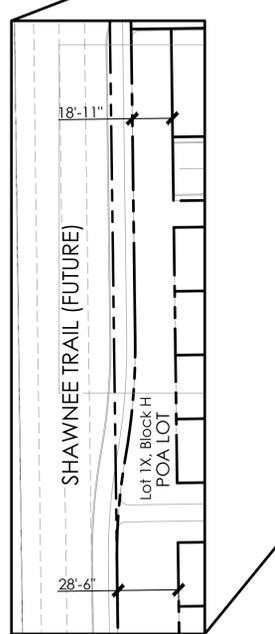
Town of Prosper Project No: _____

FUTURE MINOR THOROUGHFARE SETBACK 45' WIDTH FROM C.L. ROAD

25' POA LOT ALONG SHAWNEE TRAIL

100' PARKING OFFSET FROM SHAWNEE TRAIL

10' MIN. SETBACK FROM R.O.W.



LEGEND

- 26' FIRE LANE
- 28' FIRE LANE
- 20' CARRIAGE WAY

HIGHWAY SUB-DISTRICT

- OPEN SPACE 20% REQUIRED ~25% SHOWN

NEIGHBORHOOD SUB-DISTRICT

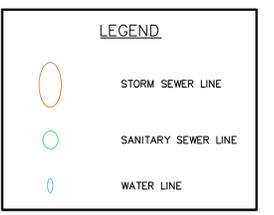
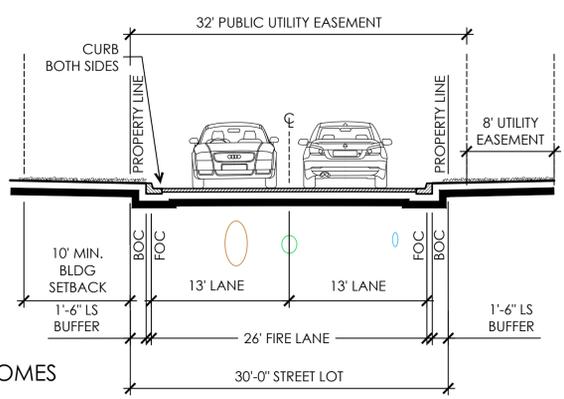
- OPEN SPACE 20% REQUIRED ~27.0% SHOWN

30' GAS EASEMENT



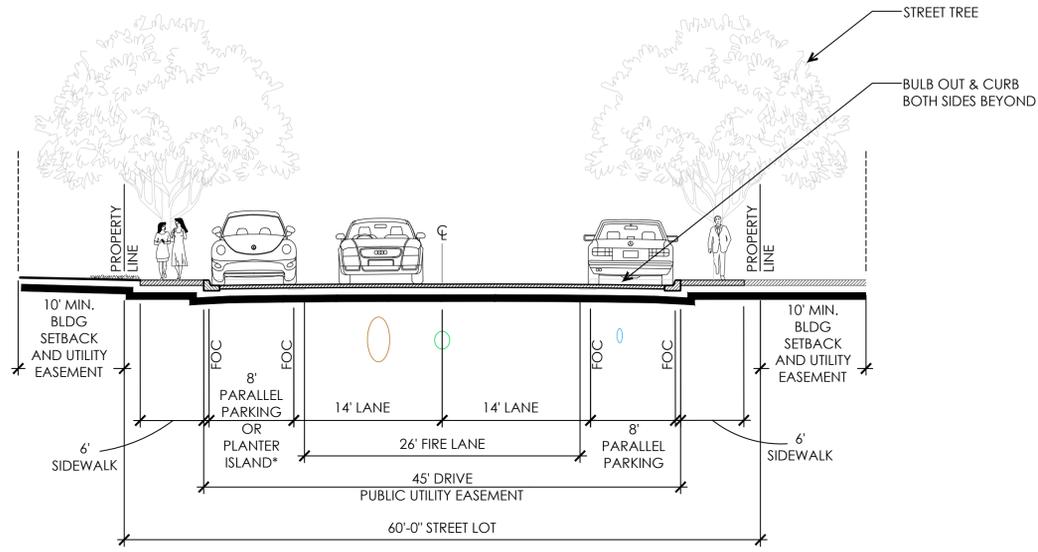
B

STREET LOT ALLEY SECTION AT TOWNHOMES



C

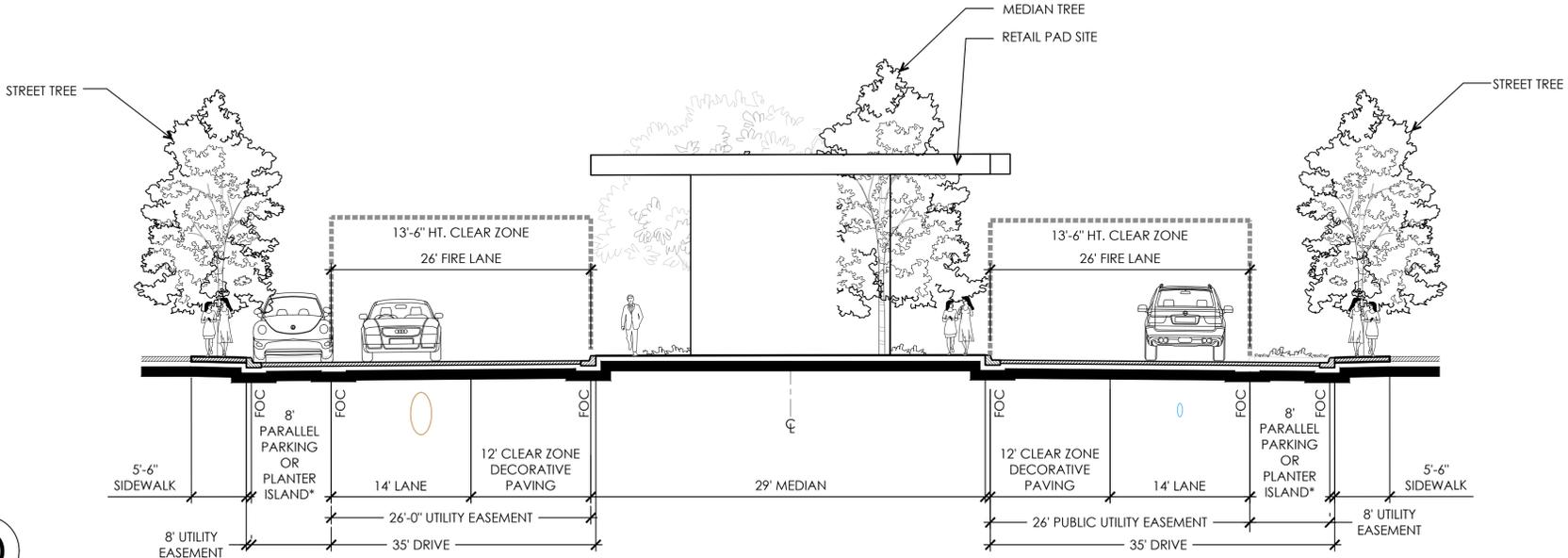
60' STREET LOT SECTION w/ PARALLEL PRKG BOTH SIDES



*NO TREES IN ISLAND; TREES WITHIN SIDEWALK SUBJECT TO TOWN OF PROSPER APPROVAL

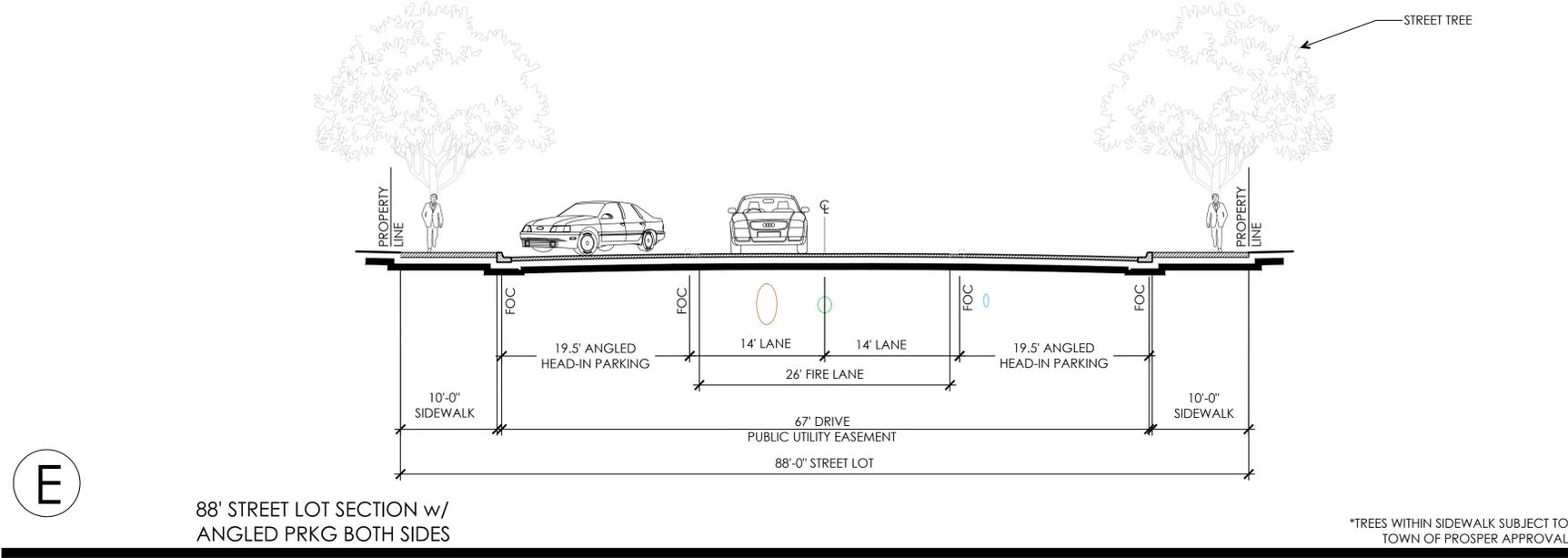
D

BOULEVARD SECTION 120' STREET LOT



*NO TREES IN ISLAND; TREES WITHIN SIDEWALK SUBJECT TO TOWN OF PROSPER APPROVAL





E



Exhibit E – Development Schedule

Below is the anticipated project schedule for the proposed Pradera development in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting, entitlements, and market conditions.

Zoning Award- January 2023

Civil design (on and off site) – 2023

Civil construction – 2024-2025

Building design – 2024-2026

Building construction – 2025-2030



01 AERIAL – LOOKING SOUTHEAST



02 AERIAL – LOOKING NORTHWEST



03 PERSPECTIVE – TOWN SQUARE



04 PERSPECTIVE – OVERALL



05 PERSPECTIVE – VIEW FROM OFFICE



06 PERSPECTIVE – MAIN INTERSECTION

EXHIBIT F



01 – TOWNHOMES



02 – HOTEL



03 – RETAIL SPACE



04 – MIXED – USE RESIDENTIAL



05 – MIXED – USE RESIDENTIAL / TOWN SQUARE



06 – TOWN SQUARE LOOKING SOUTH

EXHIBIT F



01 – CONDOS



02 – NW RETAIL LOOKING SOUTH



03 – OFFICE



04 – NW RETAIL SPACE



05 – SE RESTAURANTS

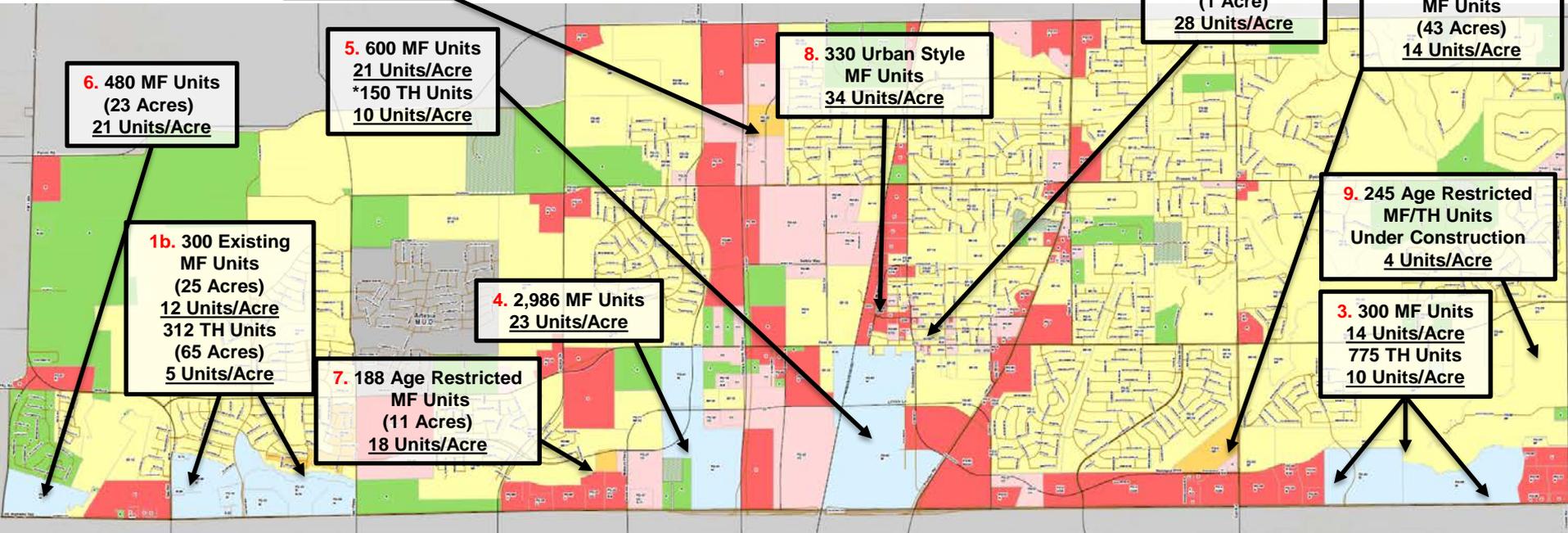


06 – OFFICE TOLLWAY VIEW

EXHIBIT F

Current Zoning for Multifamily & Townhome Units in the Town of Prosper

Item 3.



1. 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres
 - 1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road
 - 1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380, 312 Townhome units north of US 380 and west of Teel Parkway
 - 1c. 28 units in the Downtown area
2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.
3. Brookhollow - permits a maximum of 300 multi-family at 14 units per acre and 250 Townhome units within PD-86, 300 Townhome units within PD-90, and 225 Townhomes within PD-111.
4. Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.
5. Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units and 150 Townhomes within 115 acres on the west side of Preston Road, north of US 380. *Development of Townhomes will decrease the number of permitted multi-family units. The multifamily density is 21 units per acre and the Townhomes is 10 units per acre.
6. Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.
7. Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
8. Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street th
9. Planned Development -107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family but for population estimates they are calculated as Townhomes.