



**AGENDA**  
**Planning & Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, July 2, 2024  
**6:00 PM**

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Planning & Zoning Commission:**

Those wishing to address the Planning & 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 & Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the 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 Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

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

**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 June 4, 2024, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the June 4, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Preliminary Site Plan for a Community Center on Children’s Hunger Fund, Block 1, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0038)
- [3d.](#) Consider and act upon a request for a Site Plan for a Restaurant/Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0057)
- [3e.](#) Consider and act upon a request for a Final Plat for Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0059)
- [3f.](#) Consider and act upon a request for a Façade Plan for Restaurant/Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0058)

**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 & 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 & Zoning Commission.

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. 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, June 28, 2024, 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) 569-1073 at least 48 hours prior to the meeting time.



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Work Session**  
Prosper Town Hall  
Executive Conference Room  
250 W. First Street, Prosper, Texas  
Tuesday, June 4, 2024, 5:00 p.m.

**Call to Order / Roll Call**

The meeting was called to order at 5:38 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Sekou Harris, John Hamilton, and Glen Blanscet.

Commissioners Not Present: Secretary Josh Carson

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Manuel Ramon (Planning Technician).

**Items for Individual Consideration:**

- 1. Discuss agenda items on the June 4, 2024, Planning & Zoning Commission agenda.**

Town Staff answered questions pertaining to the language within the proposed Drone Ordinance (ZONE-24-0010).

The Commission discussed the Consent Agenda items.

For Item 3c, the Commission inquired about the points of access, as well as if any changes had been made since the last meeting.

For Items 4, 5, 6 and 7, the Commission inquired about the maximum number of portables allowed on a site at any given time.

**Adjourn.**

The work session was adjourned at 6:01 p.m.

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Manuel Ramon, Planning Technician

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Damon Jackson, Vice Chair



**MINUTES**  
**Prosper Planning & Zoning Commission**  
**Regular Meeting**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 4, 2024, 6:00 p.m.

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

The meeting was called to order at 6:04 p.m.

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Sekou Harris, John Hamilton, and Glen Blanscet.

Commissioners Not Present: Secretary Josh Carson

Staff Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner) and Manuel (Trey) Ramon (Planning Technician)

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the May 21, 2024, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acres, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)
- 3d. Consider and act upon a request for a Site Plan for a House of Worship on Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-23-0037)
- 3e. Consider and act upon a request for a Replat of Rock Creek Church Addition, Block A, Lot 1R, on 26.1± acres, located on the northeast corner of Harper Road and First Street. (DEVAPP-24-0036)

No items were pulled from the Consent Agenda for further review.

Commissioner Blanscet made a motion to approve Items 3a, 3b, 3c 3d and 3e. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 5-0.

## **CITIZEN COMMENTS**

No comments were received.

## **REGULAR AGENDA**

- 4. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 14, Block A, Lot 1, on 10.0± acres, located on the northwest corner of Teel Parkway and Freeman Way. (DEVAPP-24-0072)**

Commissioner Harris asked how long the approval of this item will last. Town Staff answered that it will last in perpetuity.

Commissioner Harris made a motion to approve Item 4. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5-0.

- 5. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Center, Block A, Lot 8, on 11.5± acres, located on the southeast corner of Village Park Lane and First Street. (DEVAPP-24-0073)**

Commissioner Harris asked if students will be dropped off in front of the portables. Town Staff informed the Commissioner that students will still be dropped off in front of the school and not the portables.

Commissioner Hamilton made a motion to approve Regular Agenda Item 5. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 5-0.

- 6. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper Elementary School No. 15, Block A, Lot 1, on 14.4± acres, located on the southeast corner of Legacy Drive and Star Meadow Trail. (DEVAPP-24-0074)**

Commissioner Hamilton made a motion to approve Item 6. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

- 7. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper School Church Addition, Block A, Lot 1, on 31.2± acres, located on the northwest corner of Harper Road and First Street. (DEVAPP-24-0075)**

Chairman Daniel asked to know the maximum number of temporary buildings allowed on the site at one time. Town Staff answered that there could be a various number but no more than eight temporary buildings on the property at one time.

Commissioner Blanscet made a motion to approve Item 7. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

**8. Conduct a Public Hearing to consider and act upon an ordinance amending Chapter 3, Sections 1 and 2 of the Town of Prosper Zoning Ordinance to add Commercial Drone Delivery Hub use, standards, and definition. (ZONE-24-0010)**

Commissioner Daniels asked what surrounding municipalities have drone ordinances and if those may be a basis for this ordinance. Staff responded that Plano has a drone ordinance.

Commissioner Blanscet requested clarification between commercial drone delivery hub and drone staging areas. Town Staff and the Town Attorney provided information and explanation of these definitions.

It was noted that the Town Attorney prepared the ordinance.

Commissioner Harris made a motion to approve Item 8. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 5-0.

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

Mr. Hill informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

**10. Adjourn.**

The meeting was adjourned at 6:27 p.m.

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Manuel Ramon, Planning Technician

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Damon Jackson, Vice Chair



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – July 2, 2024

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for a Community Center on Children's Hunger Fund, Block 1, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0038)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

**Zoning:**

The property is zoned Commercial.

**Conformance:**

The Preliminary Site Plan conforms to the development standards of the Commercial district.

**Description of Agenda Item:**

The Preliminary Site Plan consists of a two-story 88,431 square foot community center building and associated parking.

**Access:**

Access is provided from First Street and Compassion Drive, which is a collector street that will be constructed on the west side of the property.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

There is no companion item for this case.

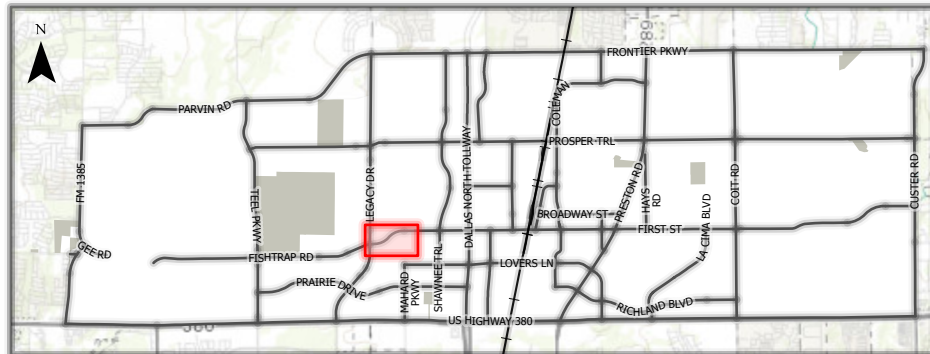
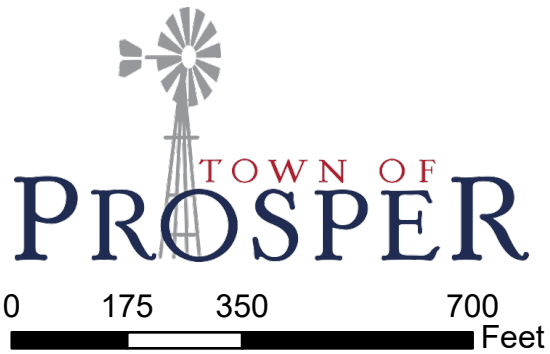
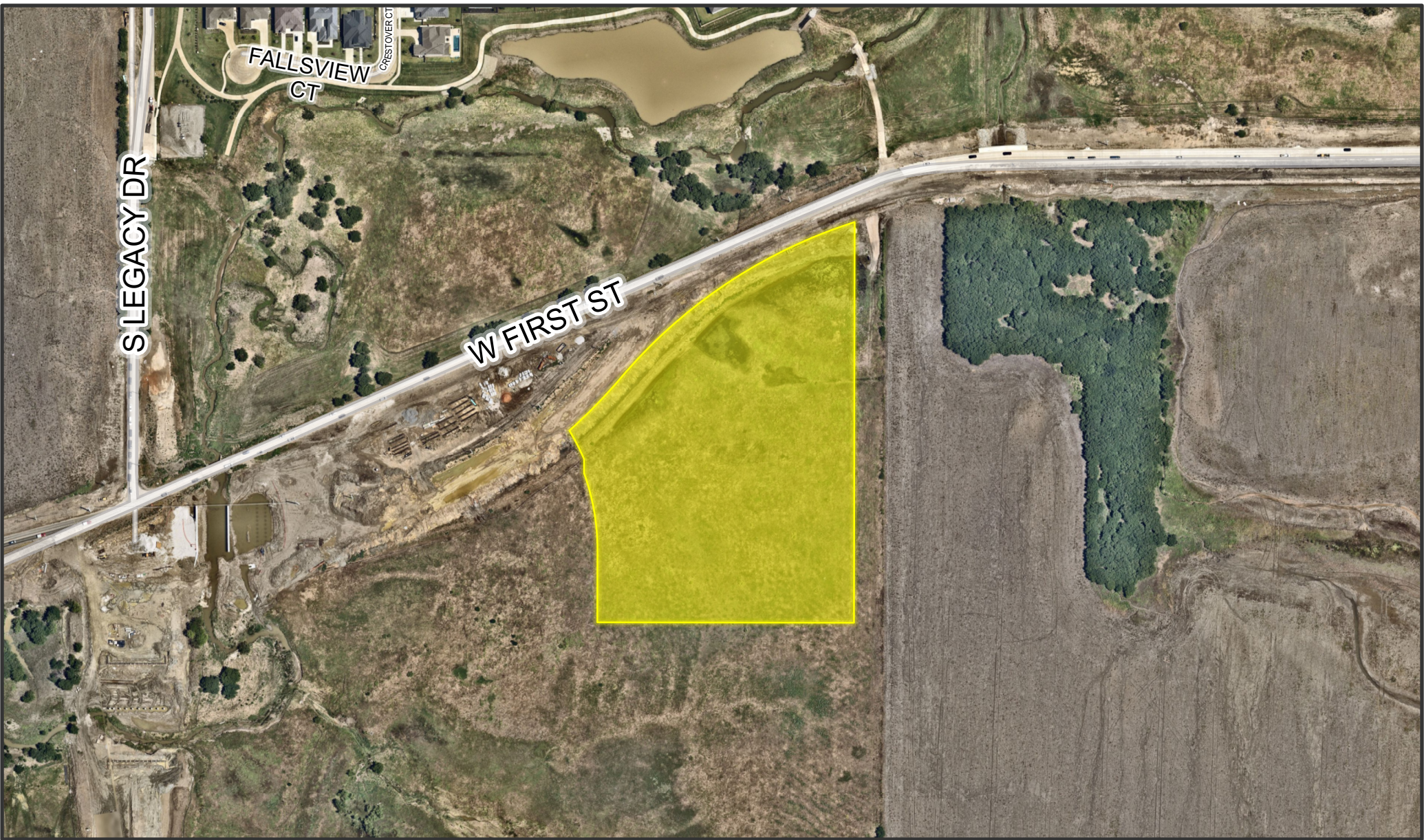


**Attachments:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

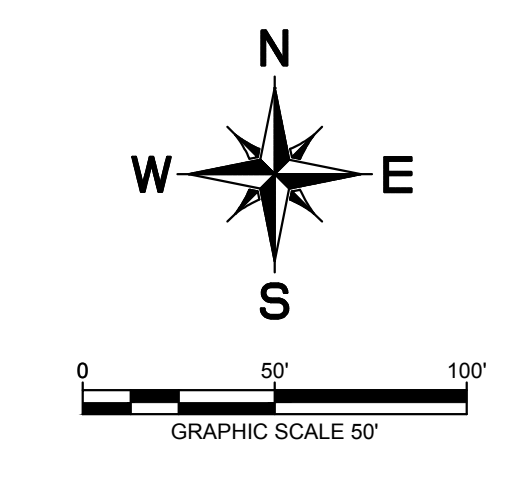
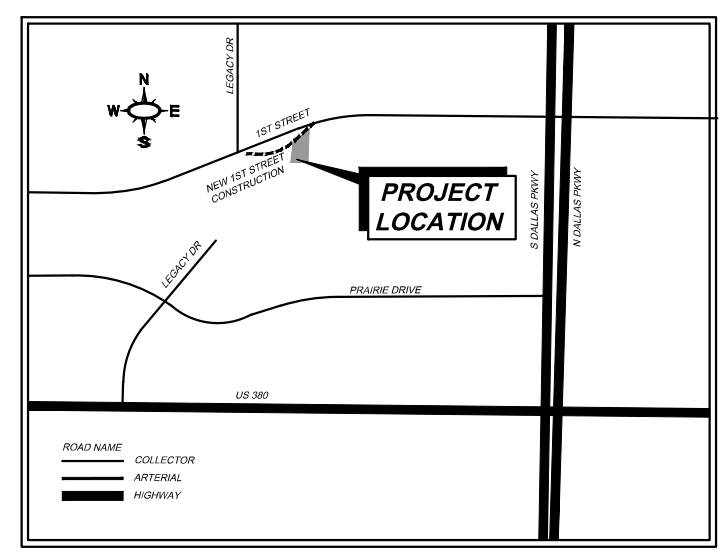
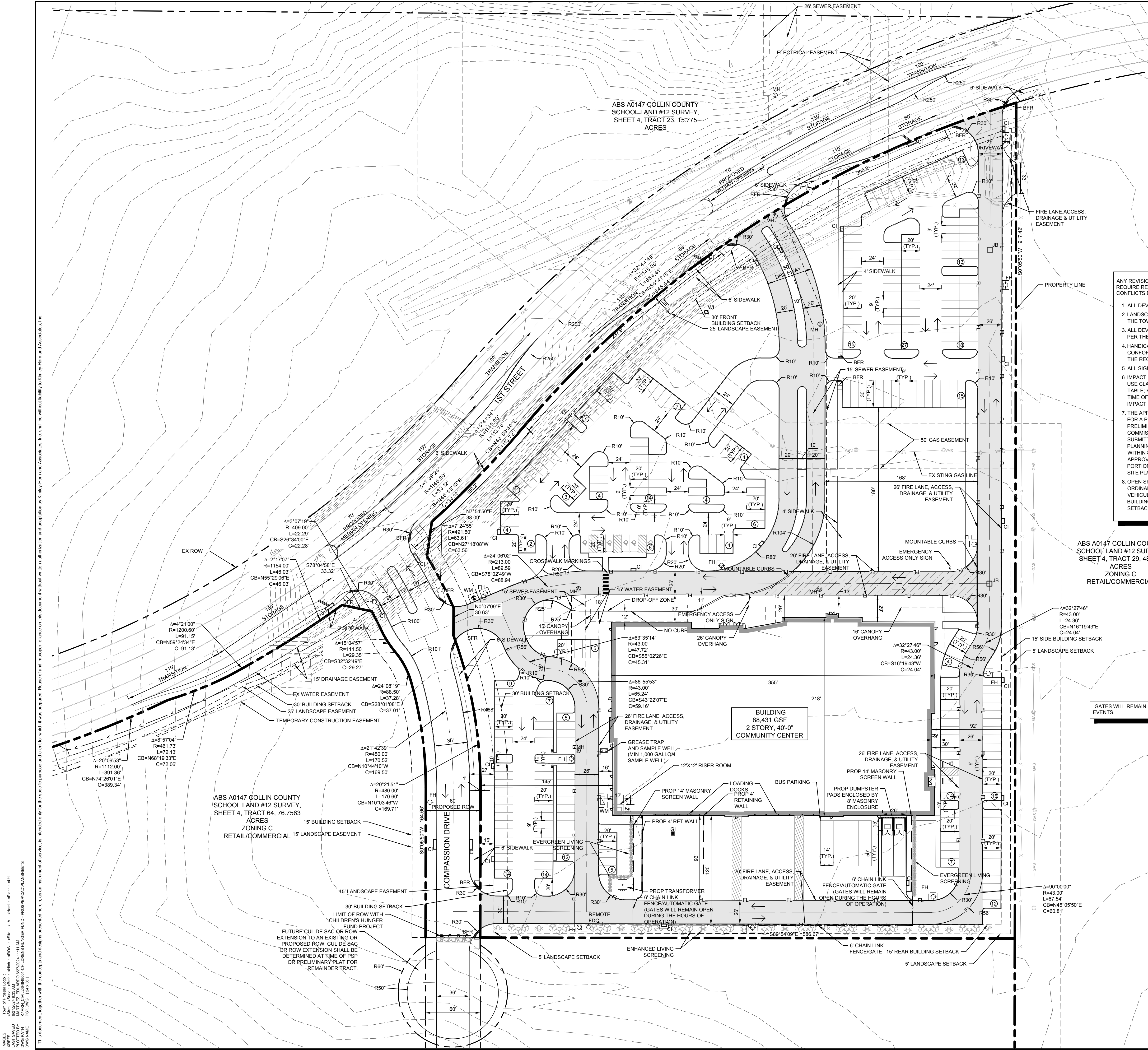
Town Staff recommends approval of the Preliminary Site Plan.



DEVAPP-24-0038

Childrens Hunger Fund

Preliminary Site Plan



**LEGEND**

FL	PROPOSED FIRE LANE
FL	PROPOSED BUILDING
FL	EMERGENCY ACCESS ONLY FIRELANE ACCESS, DRAINAGE UTILITY EASEMENT
FL	PROPOSED CONTOUR - MAJOR
FL	PROPOSED CONTOUR - MINOR
FL	EXISTING CONTOUR - MAJOR
FL	EXISTING CONTOUR - MINOR
BFR	BARRIER FREE RAMP (BFR)
AP	ACCESSIBLE PARKING SYMBOL
NP	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SM	SANITARY SEWER MANHOLE
TP	TRANSFORMER PAD
TA	TRAFFIC ARROWS
CI	CURB INLET
GI	GRATE INLET
JBI	JUNCTION BOX OR WYE INLET
HW	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WY	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

**NOTES**

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- 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.
- 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 AND ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING AND 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.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

**SITE DATA SUMMARY TABLE**

ZONING	COMMERCIAL
PROPOSED USE	COMMUNITY CENTER
LOT AREA/ SQ. FT. AND AC	453,112 SF; 10.40 AC
BUILDING AREA (gross square footage)	88,431 GSF
BUILDING HEIGHT (number of stories)	40' (2 STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	19.3%
FLOOR AREA RATIO (for non-residential zoning)	.19:1
TOTAL PARKING REQUIRED (10 PARKING PLUS 1 ADDITIONAL SPACE PER 300 SF OVER 2,000 SF)	299 SPACES
TOTAL PARKING PROVIDED	300 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	4,500 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	11,500 SQ. FT.
IMPERVIOUS SURFACE	245,616 SQ. FT.
USABLE OPEN SPACE REQUIRED	31,718 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	44,508 SQ. FT. (10%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**PARKING NOTE**

GATES WILL REMAIN OPEN DURING HOURS OF OPERATION AND ALL EVENTS.

**PRELIMINARY SITE PLAN  
CHILDRENS HUNGER FUND  
BLOCK 1 LOT 1  
DEVAPP-24-0038  
Being 10.40 Acres Out Of The  
ABS A0147 COLLIN COUNTY  
SCHOOL LAND #12 SURVEY, SHEET 4,  
TRACT 64**

**Town of Prosper, Collin County, Texas  
Submitted: JUNE 27, 2024**

**Owner:**  
Children's Hunger Fund  
13931 Balboa Boulevard  
Sylmar, California 91342  
Contact: Jason Hartung  
Phone: 818-979-7100 Ex. 22033

**Engineer/Surveyor:**  
Kimley-Horn and Associates, Inc.  
280 East Davis Street Suite 100  
McKinney, Texas 75069  
Contact: Rachel Korus, P.E.  
Phone: (469)-301-2594

**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2590 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley-Horn**  
Engineer: JOSEPH C. RICCARDI  
P.E. No. 150472 Date: 10/16/2023

**CHILDRENS HUNGER FUND**

**PRELIMINARY SITE PLAN**

**SHEET NUMBER  
PSP-1**

NO.	REVISIONS	DATE	BY

RHA PROJECT: 064649001  
DATE: 04/09/2024  
SCALE: AS SHOWN  
DESIGNED BY: JCR  
DRAWN BY: IHA  
CHECKED BY: JCR  
PROSPER, TEXAS

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawn by: Prosper 1001  
Checked by: Prosper 1001  
Last saved: 02/20/24 11:11 AM  
K:\MKT\CHILDRENS HUNGER FUND - PROSPER\CHILDRENS HUNGER FUND - PSP-1-1-24.dwg  
DWG DATE: 02/20/24 11:11 AM  
PLOT DATE: 02/20/24 11:11 AM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – July 2, 2024

**Item No. 3d**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Restaurant/Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0057)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-94 (Mixed Use).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-94.

**Description of Agenda Item:**

The Site Plan shows a 13,822 square foot building for restaurant and retail uses. The Site Plan complies with the Preliminary Site Plan (DEVAPP-23-0197), which was approved by the Planning & Zoning Commission on February 6, 2024.

**Access:**

Access is provided from US Highway 380 (University Drive). Cross access is provided through the commercial development to FM 1385.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

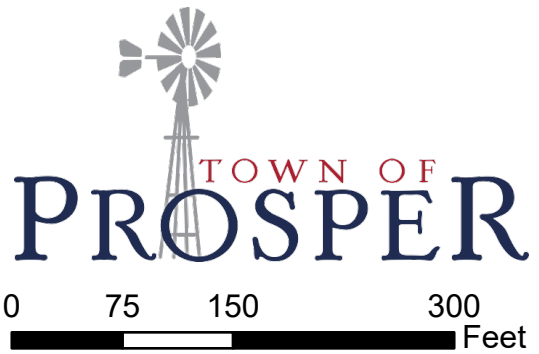
As companion items, the Final Plat (DEVAPP-24-0059) and Façade Plan (DEVAPP-24-0058) are on the Planning & Zoning Commission agenda for July 2, 2024.

**Attachments:**

1. Location Map
2. Site Plan
3. Preliminary Site Plan (DEVAPP-23-0197)

**Town Staff Recommendation:**

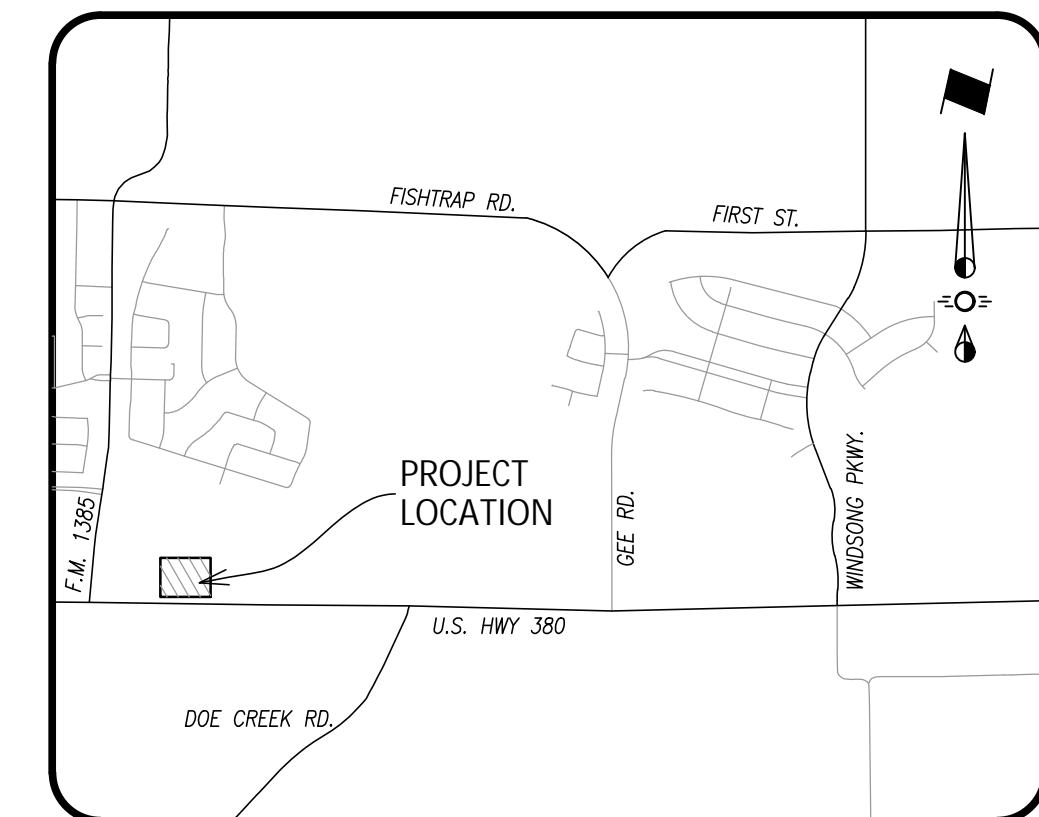
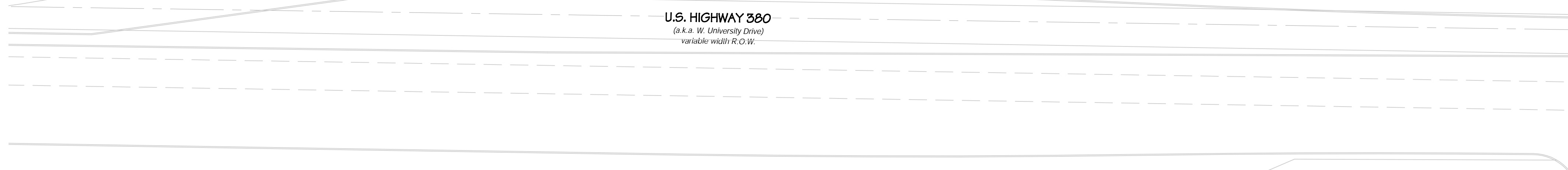
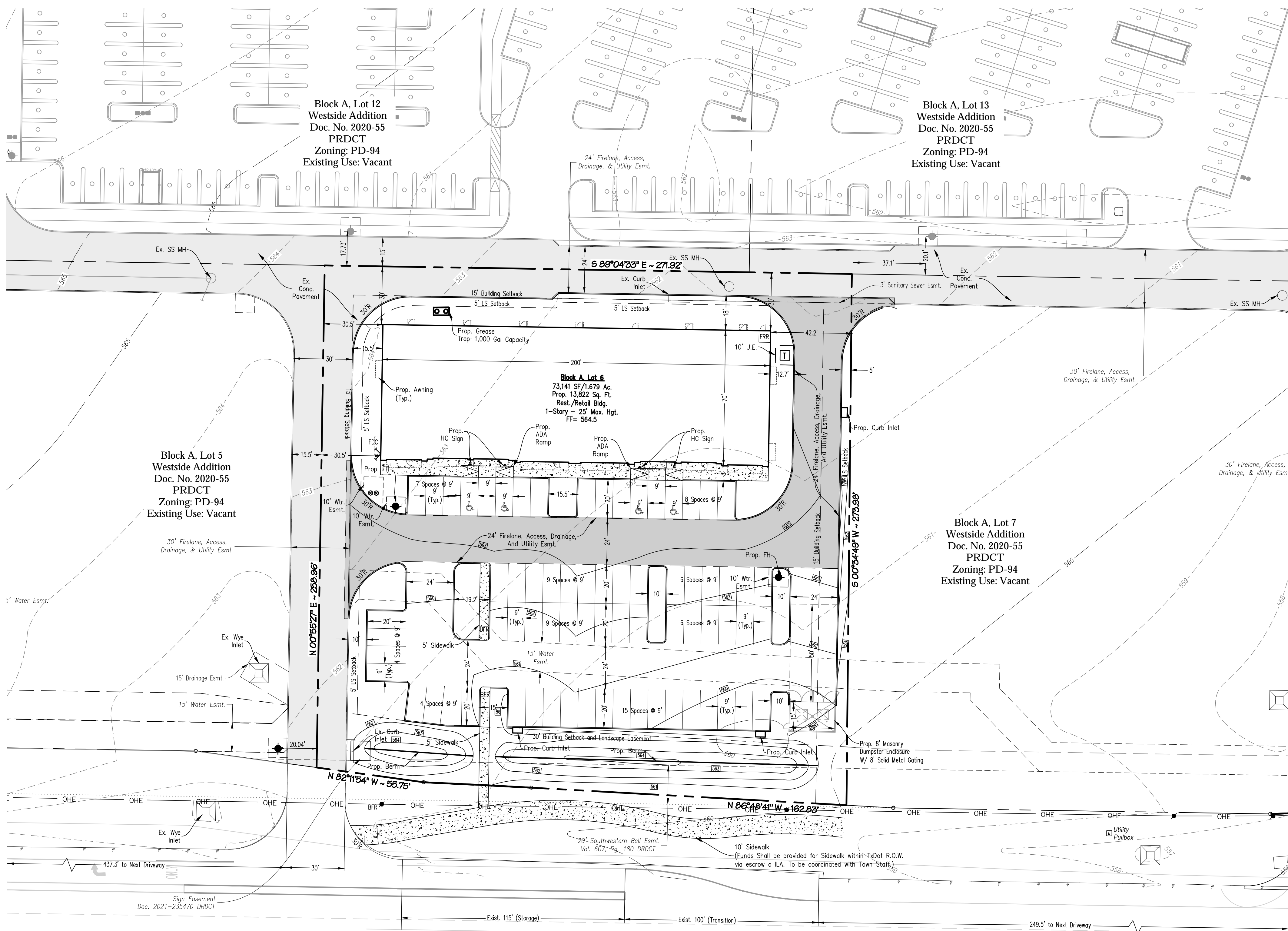
Town Staff recommends approval of the Site Plan.



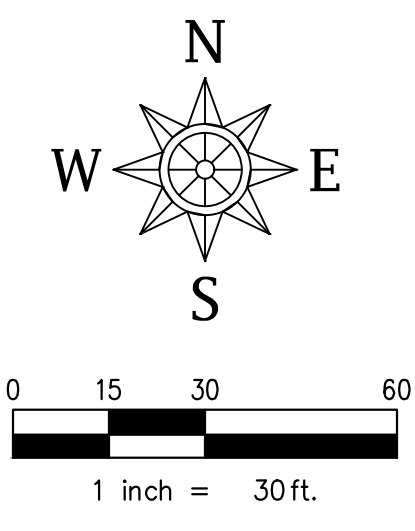
DEVAPP-24-0057

Westside 6 Retail

Site Plan



Vicinity Map



Town of Prosper Site Plan Notes:

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) 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.
- 7) The approval of a Preliminary Site Plan shall be effective or 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 the approval of a Site Plan approval is null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.

SITE DATA	LOT 6
Zoning	Mixed Use PD-94
Proposed Use:	Retail/Restaurant
Lot Area:	1,679 Ac. 73,141 Sq. Ft.)
Building Area:	13,822 Sq. Ft.
Building Height:	1 Story, 25'-0" Max.
Lot Coverage:	19.1%
Floor Area Ratio:	0.19:1
HC Parking Required:	3 Spaces
Total HC Parking Provided:	4 Spaces
Parking Required:	Retail 1:250 Sq. Ft.(11,822 Sq. Ft.) = 48 Sp. Restaurant 1:100 Sq. Ft.(2,000 Sq. Ft) = 20 Sp. Total Required:68 Spaces
Total Parking Provided:	68 Spaces Incl. 4 HC
Landscape Required:	544 Sq Ft
Landscape Provided:	13,383 Sq Ft
Open Space Required:	5,120 Sq Ft
Open Space Provided:	5,298 Sq Ft
Impervious Surface:	24,861 Sq. Ft.

LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

Site Plan  
**WESTSIDE 6 RETAIL**

Westside Addition - Block A, Lot 6  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
73,141 Sq. Ft./1,679 Acres  
Current Zoning: PD-94  
Town Case No. DEVAPP-24-0057

OWNER / APPLICANT  
Westside Lot 6 Retail Partners, LP  
2701 Little Elm Pkwy.  
Suite 100-448  
Little Elm, Texas 75068  
Telephone (515) 231-9531  
Contact: Pavana Vennapusu

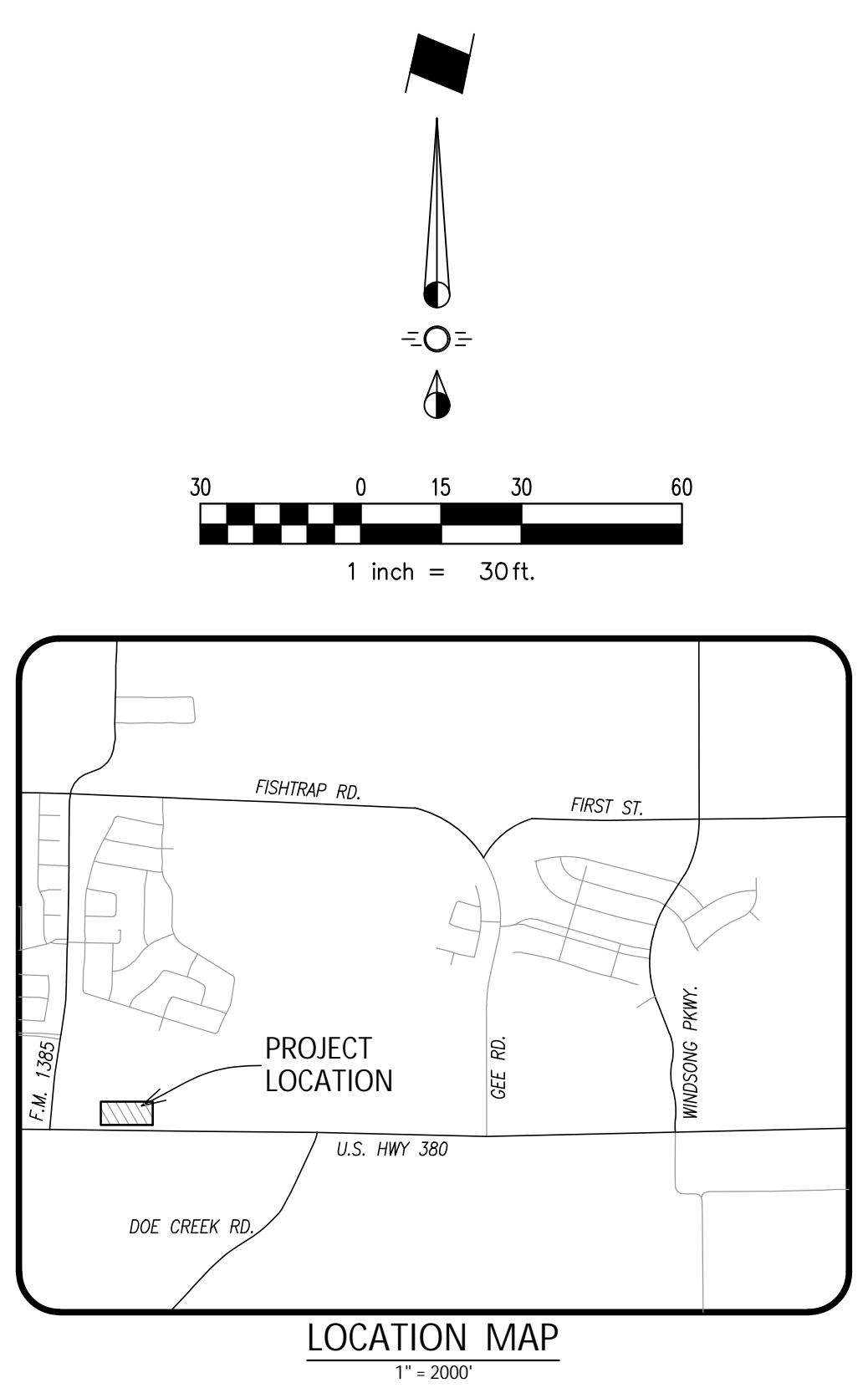
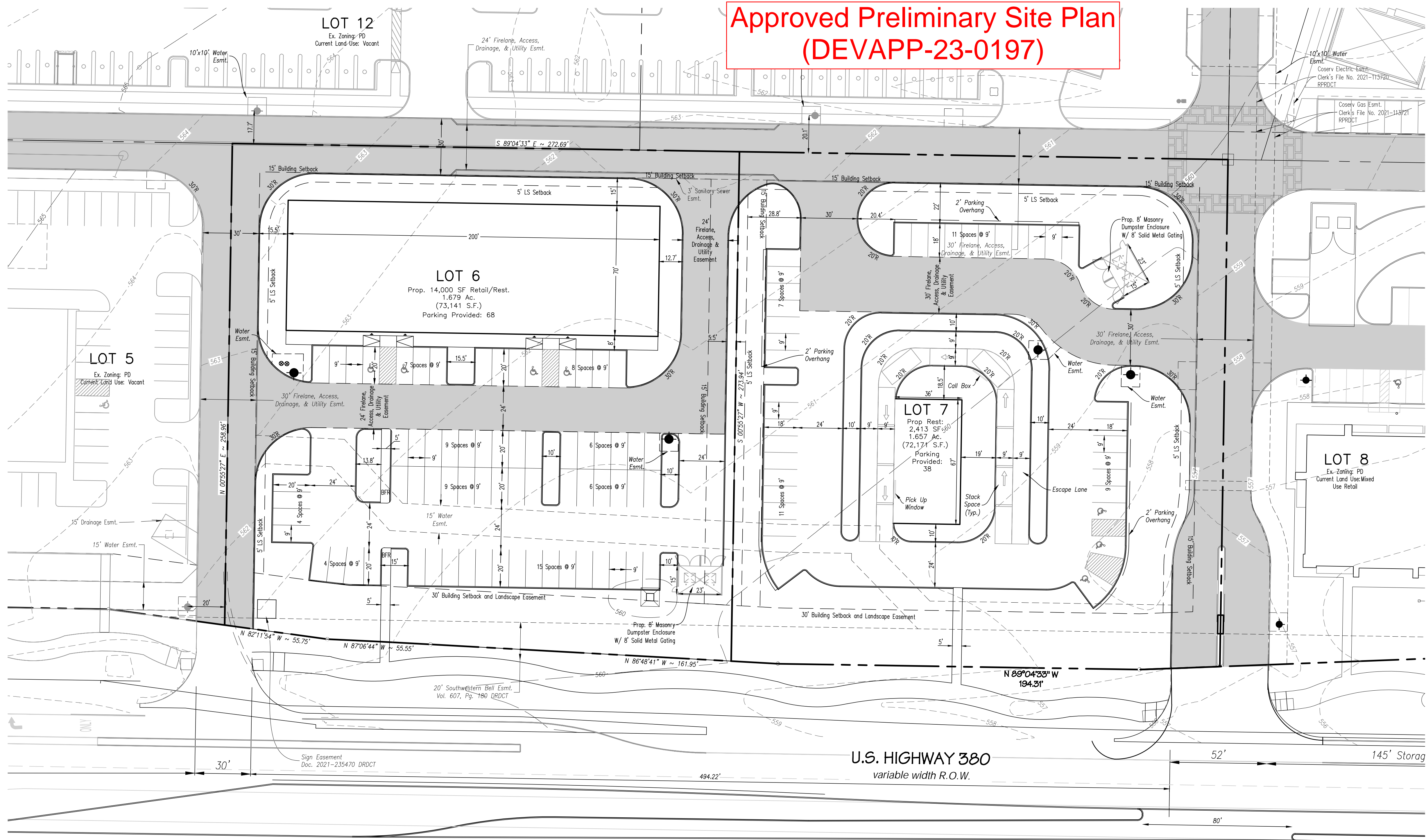
ENGINEER / SURVEYOR  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Karis Smith

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 plot.
  2. Headlight screening will be provided in accordance with Town Standards.

Drawn: C:\2023\_08\23-203\_Westside\_6\_Retail\CAD\Site\_Plan.dwg Saved By: Kenneth Savo. Time: 6/11/2024 10:31:18 AM  
 Plotted by: Kenneth Plot Date: 6/11/2024 2:14 PM

# Approved Preliminary Site Plan (DEVAPP-23-0197)



- Town of Prosper Site Plan Notes:**
- All development standards shall follow Town Standards.
  - Landscaping shall conform to landscape plans approved by the Town of Prosper.
  - All development standards shall follow Fire Requirements per the Town of Prosper.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - 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.
  - 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 the 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.
  - Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond \*

Site Data Summary Table	Lot 6, Block A	Lot 7, Block A
<b>General Site Data</b>		
Existing Zoning	PD-94	PD-94
Proposed Land Use	RETAIL/RESTAURANT	RESTAURANT w/DRIVE THRU
Lot Area (SF)	73,141	72,171
Lot Area (Ac)	1.679	1.657
Building Footprint (SF)	14,000	2,413
Total Building Area (SF)	14,000	2,413
Building Height	29'-11"; 1 Story	29'-11"; 1 Story
Lot Coverage	19.14%	3.34%
Floor Area Ratio (FAR)	0.1914:1	0.0334:1
<b>Parking</b>		
Parking Ratio	1:250; 1:100	1:100
Parking Required	48; 20 (Total 68)	25
Parking Provided	68	38
Accessible Parking Required	3	3
Accessible Parking Provided	4	3
<b>Impervious/Pervious Area</b>		
Building Footprint Area (SF)	14,000	2,413
Parking & Drives for Parking (SF)	30,749	30,091
Sidewalks, Loading Dock Area, & Other Impervious Flat Work (SF)	468	635
Total Impervious Area (SF)	45,217	32,895
Total Impervious Area (%)	61.82%	45.58%
Total Pervious Area (SF)	27,924	39,276
Total Pervious Area (%)	38.18%	54.42%
Required Landscaping (SF) (15 SF / Parking Space)	1,020	928
Provided Landscaping (SF)	13,259	14,710
Open Space Required (SF)	5,120	5,052
Open Space Provided (SF)	Provided in Lots 14&19, See Case No. 222-0020	

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

All curb radii are 2' unless otherwise noted.

**Notes:**

- 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.
- 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 "SPIARSEN" 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



P&Z Approved  
2-06-2024

**PRELIMINARY SITE PLAN  
DEVAPP-23-0197**

**WESTSIDE ADDITION**  
BLOCK A, LOTS 6 & 7  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
Being a Revised Conveyance Plat of Lots 6 & 7, Block A  
Westside Addition, Document Number 2022-55  
Plat Records, Denton County, Texas  
145,313 Sq.Ft. / 3.336 Acres  
Current Zoning: PD-94  
Town Case No. DEVAPP-23-0197  
Prepared January 2024

<p><b>OWNER / APPLICANT</b> Westside Prosper, LLC 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru</p>	<p><b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Karis Smith</p>
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Drawing: G:\2023\_085\23-203 Westside @ Retail\CAD\Plat\23-203 Preliminary Site Plan.dwg, Saved By: Karamth, Save Time: 1/31/2024, 3:46:54 PM  
Printed By: Karamth, Print Date: 1/31/2024, 3:42 PM





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – July 2, 2024

**Item No. 3e**

---

**Agenda Item:**

Consider and act upon a request for a Final Plat for Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0059)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-94 (Mixed Use).

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-94.

**Description of Agenda Item:**

The purpose of the Final Plat is to dedicate easements for the construction of a building with restaurant and retail uses.

**Companion Item:**

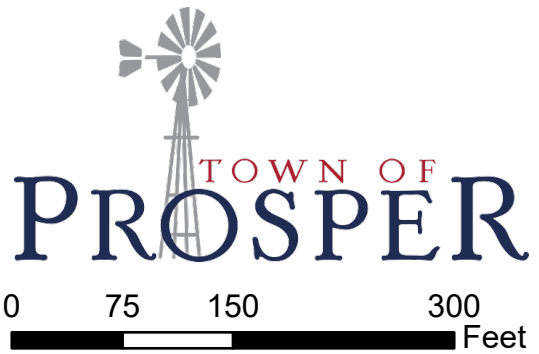
As companion items, the Site Plan (DEVAPP-24-0057) and Façade Plan (DEVAPP-24-0058) are on the Planning & Zoning Commission agenda for July 2, 2024.

**Attached Documents:**

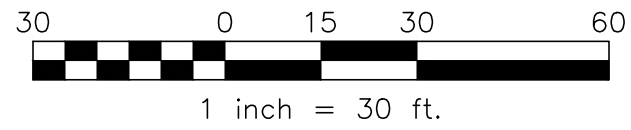
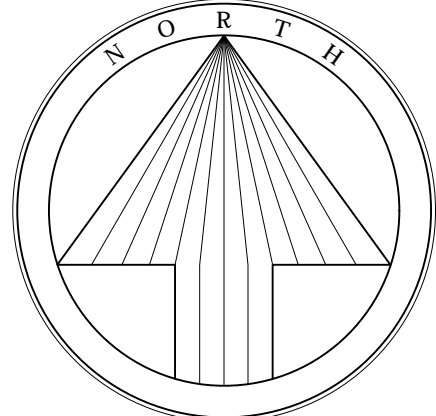
1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.



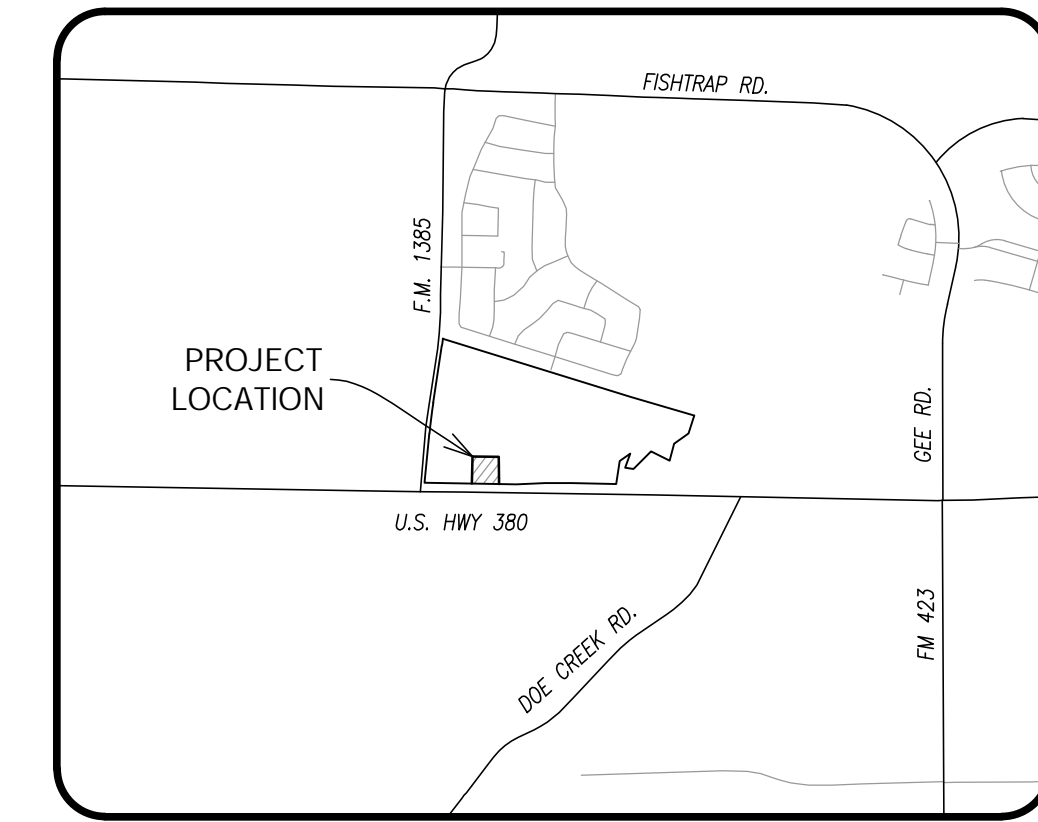
**DEVAPP-24-0059**  
Westside Addition Block  
A, Lot 6  
Final Plat



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

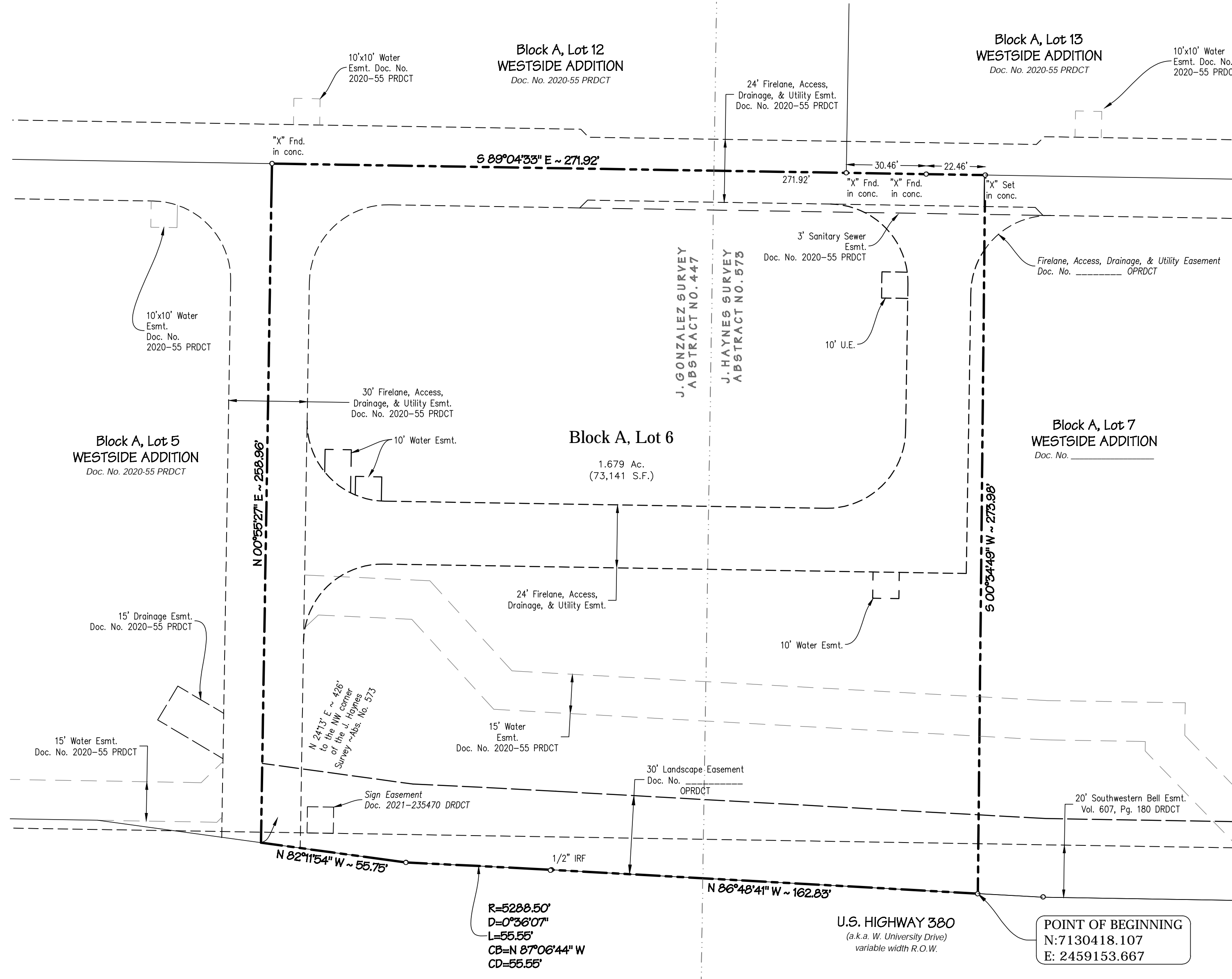
NOTES:

- 1. This plot was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this revised conveyance plat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No floodplain exists on the site.



LOCATION MAP 1" = 2000'

LEGEND table with symbols for various features like iron rods, capped rods, power poles, manholes, fire hydrants, and utility lines.



Purpose Statement:

The purpose of this plat is to dedicate easements necessary for the development of Lot 6.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions...

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns...

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property...

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DENTON

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas, being a portion of Lot 6, Block A, Westside Addition, an addition recorded in Document No. 2020-55, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:
BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at a southwestern corner of said Lot 7 and a common southeastern corner of Lot 6, Block A of said Westside Addition, lying in the north right-of-way line of U.S. Highway 380 (variable width right-of-way);
THENCE, N 86°48'41" W, 162.83 feet to a 1/2" iron rod found;
THENCE 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;
THENCE, N 82°11'54" W, 55.75 feet to a southeastern corner of Lot 5, Block A of said Westside Addition;
THENCE, N 00°55'27" E, 258.96 feet to an "X" found in concrete at the northeast corner of said Lot 5 and lying in the south line of Lot 12, Block A of said Westside Addition;
THENCE, S 89°04'33" E, passing at a distance of 219.00 feet an "X" found in concrete at the southeast corner of said Lot 12, and continue a total distance of 271.92 feet to an "X" set in concrete at the northwest corner of Lot 7;
THENCE, S 00°34'49" W, 273.98 feet to the POINT OF BEGINNING with the subject tract containing 73,141 square feet or 1.679 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE LOT 6 RETAIL PARTNERS, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOT 6, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Westside Prosper, LLC, does hereby certify the following:

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

Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

WESTSIDE LOT 6 RETAIL PARTNERS, LP

By: \_\_\_\_\_ Signature
Name, Title

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, Darren Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN BROWN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary
Engineering Department
Development Services Department

Final PLAT

WESTSIDE ADDITION

BLOCK A, LOT 6 SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447 AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

73,141 Sq.Ft. / 1.679 Acres Current Zoning: PD-94 Town Case No. DEVAPP-24-0059 Prepared April 2024

OWNER / APPLICANT Westside Lot 6 Retail Partners, LP 2701 Little Elm Pkwy, Suite 100-498 Little Elm, Texas 75068 Telephone (515) 231-9531 Contact: Pavana Vennapusu

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Karis Smith

Vertical text on the left edge of the page containing drawing and file information.



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – July 2, 2024

**Item No. 3f**

---

**Agenda Item:**

Consider and act upon a request for a Façade Plan for Restaurant/Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0058)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-94 (Mixed Use).

**Conformance:**

The Façade Plan conforms to the development standards of Planned Development-94 and the Development Agreement for this location.

**Description of Agenda Item:**

Per Planned Development-94, Façade Plans are required to be approved by the Planning & Zoning Commission. The Façade Plan shows exterior elevations of the restaurant/retail building that is proposed on the subject property.

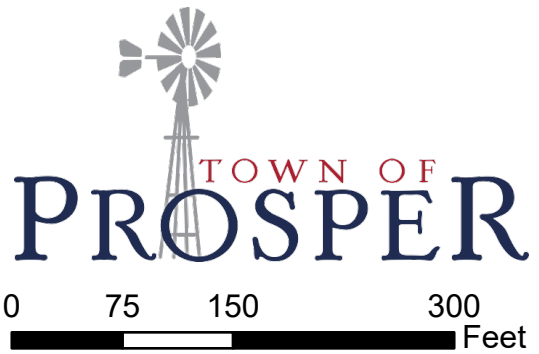
As companion items, Site Plan (DEVAPP-24-0057) and Final Plat (DEVAPP-24-0059) are on the Planning & Zoning Commission agenda for July 2, 2024.

**Attached Documents:**

1. Location Map
2. Façade Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Façade Plan.



DEVAPP-24-0058

Westside Addition, Block A, Lot 6

Facade Plan

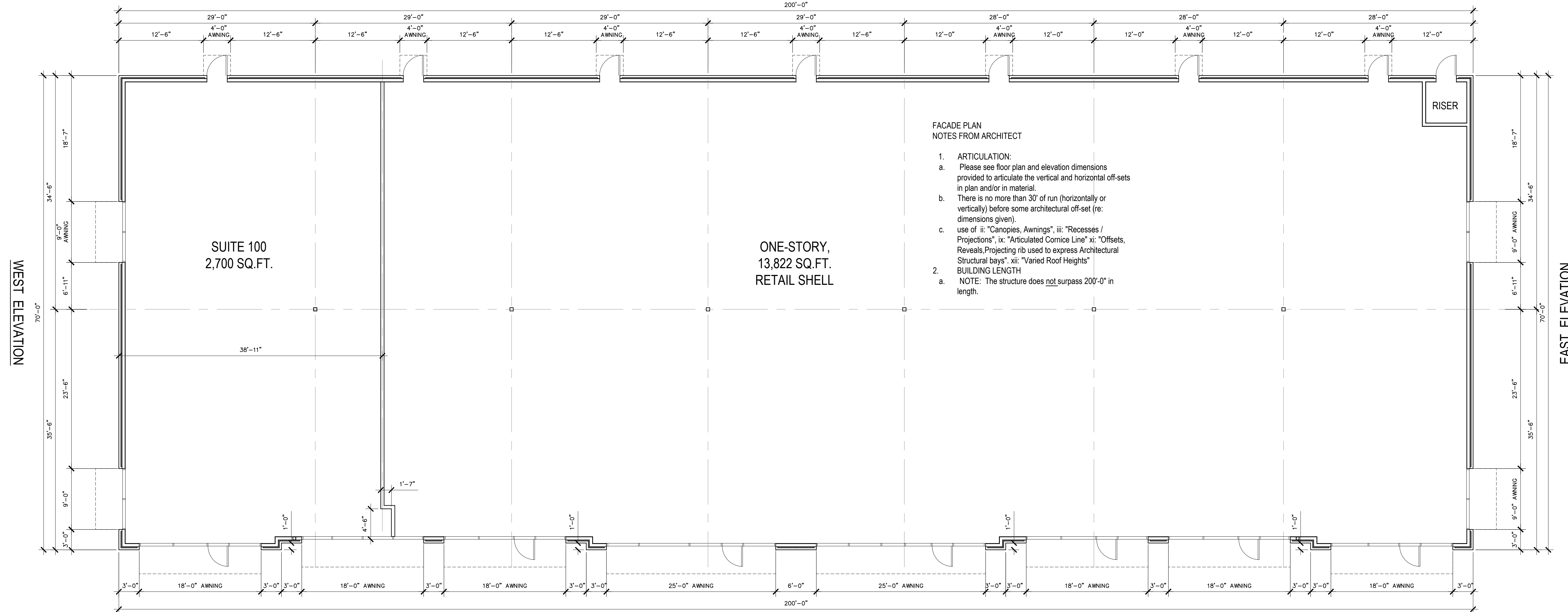
NOT FOR  
CONSTRUCTION  
OR REGULATORY  
APPROVAL

Project #: 2409

FLOOR PLAN  
&  
EXTERIOR  
ELEVATIONS

A2.0

NORTH ELEVATION



FACADE PLAN  
NOTES FROM ARCHITECT

1. ARTICULATION:
  - a. Please see floor plan and elevation dimensions provided to articulate the vertical and horizontal off-sets in plan and/or in material.
  - b. There is no more than 30' of run (horizontally or vertically) before some architectural off-set (re: dimensions given).
  - c. use of ii: "Canopies, Awnings", iii: "Recesses / Projections", iv: "Articulated Cornice Line" xi: "Offsets, Reveals, Projecting rib used to express Architectural Structural bays" xii: "Varied Roof Heights"
2. BUILDING LENGTH
  - a. NOTE: The structure does not surpass 200'-0" in length.

Floor Plan

01 1/8" = 1'-0"

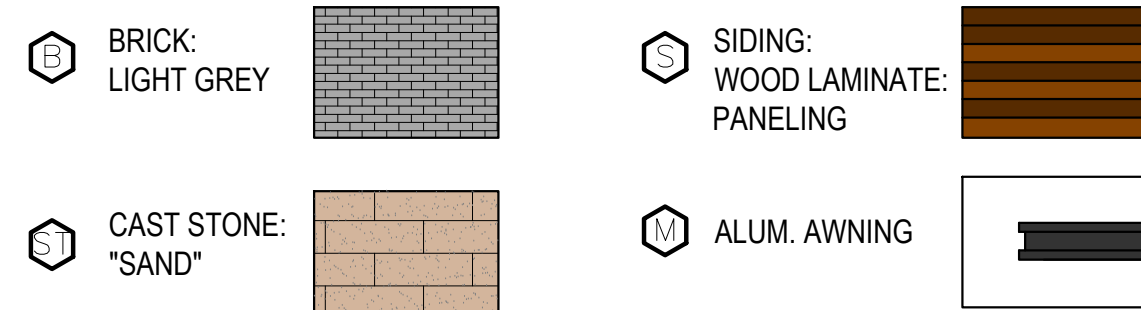


SOUTH ELEVATION



SOUTH ELEVATION

**MATERIAL TABULATIONS:**  
Total Elev. Surface = 4,830 sq.ft.  
Total Windows & Doors (32.7%) = 1,580 sq.ft.  
Total Elev (Minus Doors/Windows): 3,250 sq.ft.  
1,155 sq.ft. Brick (35.5%)  
1,462 sq.ft. Cast Stone (45.0%)  
279 sq.ft. High Pressure Laminate ("Wood-Siding") (8.6%)  
354 sq.ft. Accent Materials (10.9%)  
-Metal Awnings  
-Metal Coping



REFER TO "SAMPLE BOARD" SHEET FOR PRODUCT SPECIFICATIONS

NOTE: ALL GLAZING IN WINDOWS OR DOORS TO BE CLEAR WITH A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 30%

**LEGAL DESCRIPTION:**  
FACADE PLAN DEVAPP-24-0058  
WESTSIDE ADDITION  
BLOCK A, LOT 6  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
  
SUBMITTAL DATE: 04-18-2024

Front Exterior Elevation

02 1/8" = 1'-0"

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division. All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance. When permitted, exposed utility boxes and conduits shall be painted to match the building. All signage areas and locations are subject to approval by the Building Inspections Division. Windows shall have a maximum exterior visible reflectivity of ten (10) percent. Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.

APPLICANT INFO:

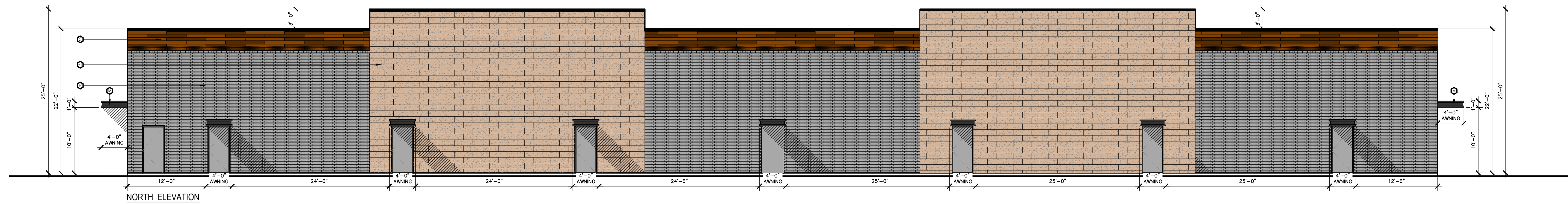
Karis Smith, PE  
Spiars Engineering  
501 W President George Bush Hwy,  
Suite 200  
Richardson, Texas 75080  
469-395-0460

OWNER INFO:

Pavana Vennapusa  
Westside Lot 6 Partners, LP  
2701 Little Elm Pkwy, Suite 100-498  
Little Elm, Texas 75068  
515-231-9531

ARCHITECT INFO:

Wes Gustin, RA, LEED AP  
Triune Architecture PLLC  
11966 Salisbury Dr.  
Frisco, TX 75035  
972-363-6155



NORTH ELEVATION

BRICK: LIGHT GREY

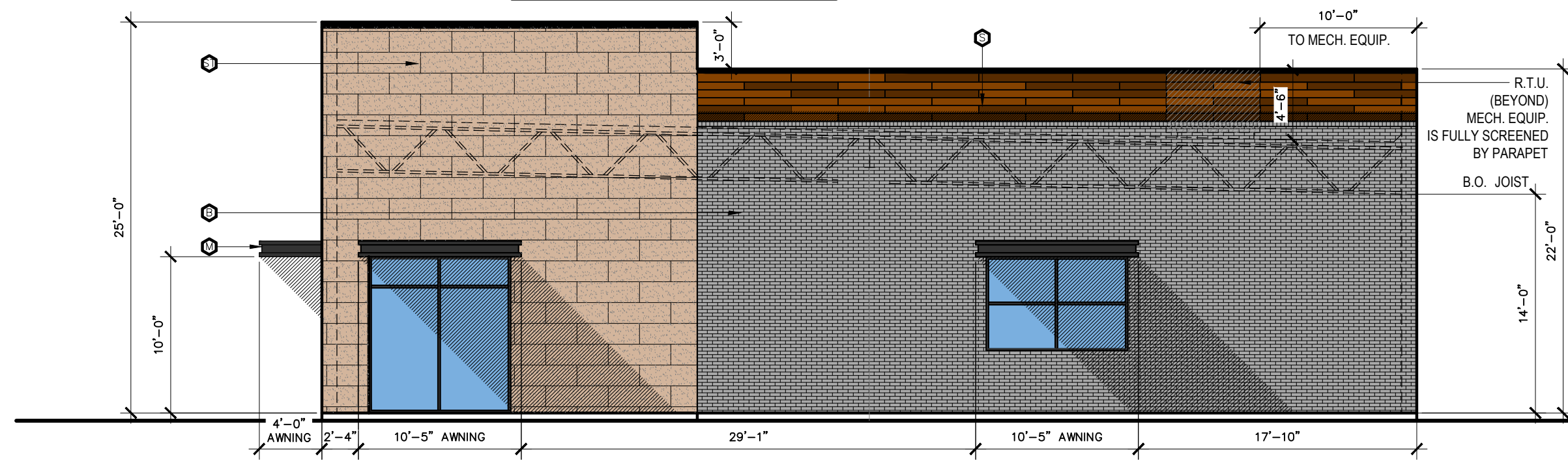
CAST STONE: "SAND"

SIDING: WOOD LAMINATE: PANELING

ALUM. AWNING

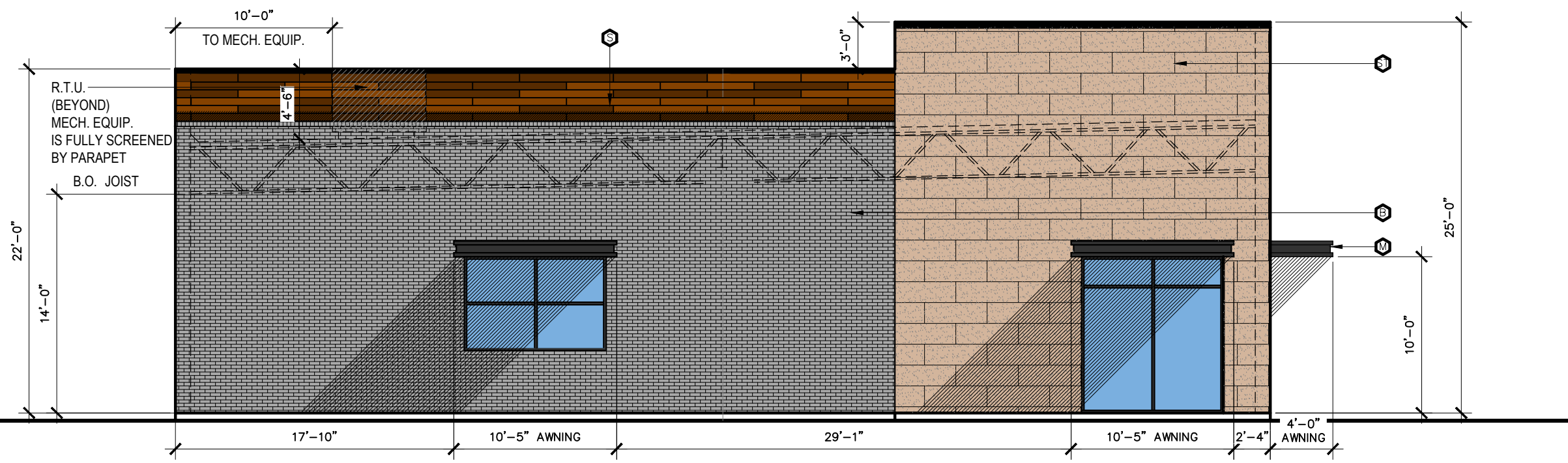
REFER TO "SAMPLE BOARD" SHEET FOR PRODUCT SPECIFICATIONS

MATERIAL TABULATIONS:  
Total Elev. Surface = 4,748 s.f.  
Total Doors (3.5%) = 168 sq.ft.  
Total Elev. (Minus Doors/Windows) = 4,580 sq.ft.  
2,251 sq.ft. Brick (49.1%)  
1,950 sq.ft. Cast Stone (42.6%)  
252sq.ft. High Pressure Laminate (Wood-Siding) (5.5%)  
127 sq.ft. Accent Materials (2.8%)  
-Metal Awnings  
-Metal Coping



EAST ELEVATION

MATERIAL TABULATIONS:  
Total Elev. Surface = 1,612 s.f.  
Total Windows & Doors (11.2%) = 144 sq.ft.  
Total Elev. (Minus Doors/Windows) = 1,468 sq.ft.  
779 sq.ft. Brick (53.1%)  
491 sq.ft. Cast Stone (33.4%)  
138 sq.ft. High Pressure Laminate (Wood-Siding) (9.4%)  
60 sq.ft. Accent Materials (4.1%)  
-Metal Awnings  
-Metal Coping

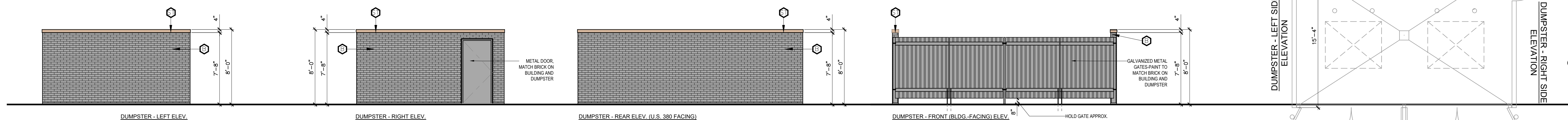


WEST ELEVATION

MATERIAL TABULATIONS:  
Total Elev. Surface = 1,612 s.f.  
Total Windows & Doors (11.2%) = 144 sq.ft.  
Total Elev. (Minus Doors/Windows) = 1,468 sq.ft.  
779 sq.ft. Brick (53.1%)  
491 sq.ft. Cast Stone (33.4%)  
138 sq.ft. High Pressure Laminate (Wood-Siding) (9.4%)  
60 sq.ft. Accent Materials (4.1%)  
-Metal Awnings  
-Metal Coping

Exterior Elevations

01 1/8" = 1'-0"



Exterior Elevations - Dumpster

02 3/16" = 1'-0"

FAÇADE PLAN  
NOTES FROM ARCHITECT

1. ARTICULATION:
  - a. Please see floor plan and elevation dimensions provided to articulate the vertical and horizontal off-sets in plan and/or in material.
  - b. There is no more than 30' of run (horizontally or vertically) before some architectural off-set (re: dimensions given).
  - c. use of ii: "Canopies, Awnings", iii: "Recesses / Projections", ix: "Articulated Cornice Line" xi: "Offsets, Reveals, Projecting rib used to express Architectural Structural bays". xii: "Varied Roof Heights"
2. BUILDING LENGTH
  - a. NOTE: The structure does not surpass 200'-0" in length.

NOTE: ALL GLAZING IN WINDOWS OR DOORS TO BE CLEAR WITH A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF 30%

LEGAL DESCRIPTION:  
FAÇADE PLAN DEVAPP-24-0058  
WESTSIDE ADDITION  
BLOCK A, LOT 6  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

SUBMITTAL DATE: 04-18-2024

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division. All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance. When permitted, exposed utility boxes and conduits shall be painted to match the building. All signage areas and locations are subject to approval by the Building Inspections Division. Windows shall have a maximum exterior visible reflectivity of ten (10) percent. Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.

APPLICANT INFO:

Karis Smith, PE  
Spiars Engineering  
501 W President George Bush Hwy,  
Suite 200  
Richardson, Texas 75080  
469-395-0460

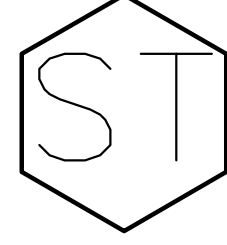
OWNER INFO:

Pavana Vennapusa  
Westside Lot 6 Partners, LP  
2701 Little Elm Pkwy, Suite 100-498  
Little Elm, Texas 75038  
515-231-9531

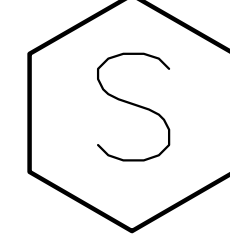
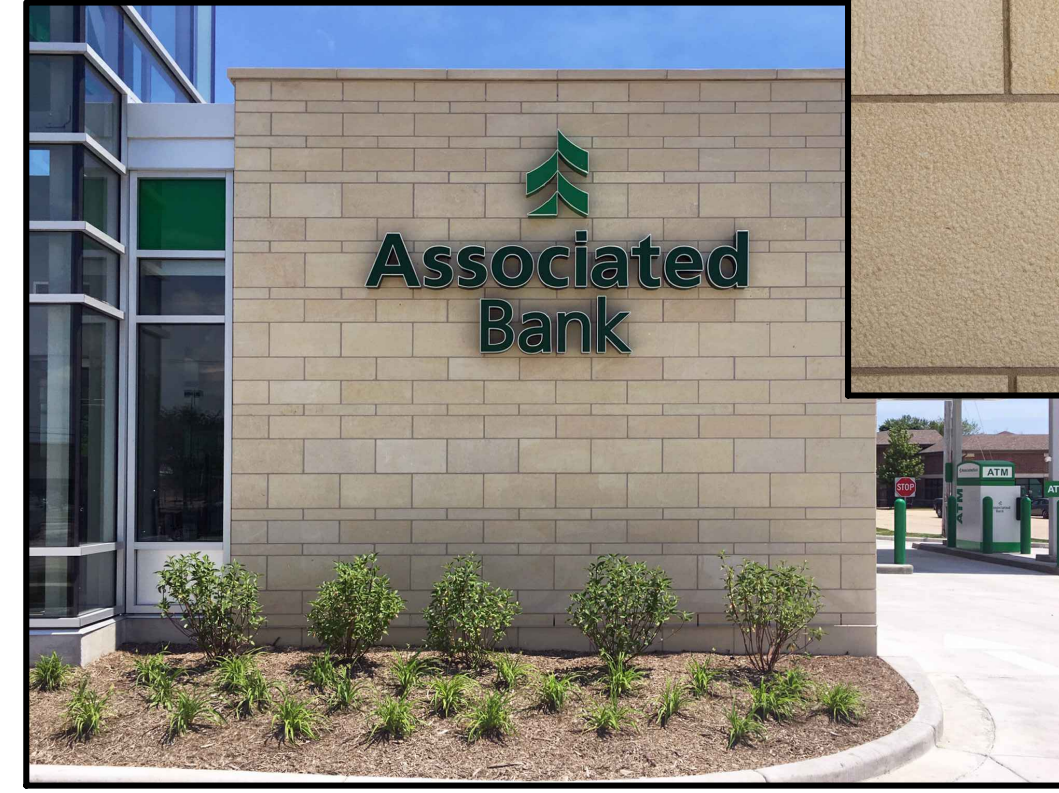
ARCHITECT INFO:

Wes Gustin, RA, LEED AP  
Triune Architecture PLLC  
11966 Salisbury Dr.  
Frisco, TX 75035  
972-363-6155

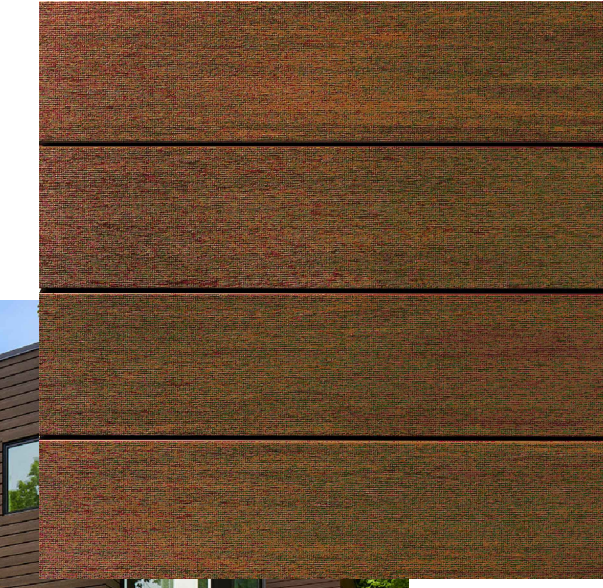




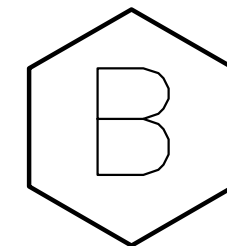
LIME STONE PANELS:  
"SILVERDALE PANELS"  
COLOR: "HONEY STONE"



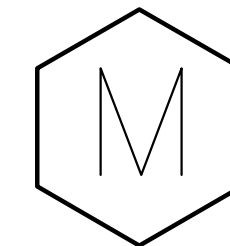
WOOD LAMINATE SIDING  
"AZEK"  
COLOR: "CYPRESS"



NOTE: ALL GLAZING IN WINDOWS OR  
DOORS TO BE CLEAR WITH A MAXIMUM  
EXTERIOR VISIBLE REFLECTIVITY OF 30%



BRICK:  
"BILCO"  
COLOR: "GRAY MIST"



ALUMINUM AWNINGS:  
COLOR: (KYNAR) "SLATE GRAY"



LEGAL DESCRIPTION:  
FACADE PLAN DEVAPP-24-0058  
WESTSIDE ADDITION  
BLOCK A, LOT 6  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
  
SUBMITTAL DATE: 04-18-2024

This Façade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspections Division.  
All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screened by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance. When permitted, exposed utility boxes and conduits shall be painted to match the building.  
All signage areas and locations are subject to approval by the Building Inspections Division.  
Windows shall have a maximum exterior visible reflectivity of ten (10) percent.  
Any deviation from the approved Façade Plan will require re-approval by the Town of Prosper.

APPLICANT INFO:

Karis Smith, PE  
Spiars Engineering  
501 W President George Bush Hwy,  
Suite 200  
Richardson, Texas 75080  
469-395-0460

OWNER INFO:

Pavana Vennapusa  
Westside Lot 6 Partners, LP  
2701 Little Elm Pkwy, Suite 100-498  
Little Elm, Texas 75068  
515-231-9531

ARCHIECT INFO:

Wes Gustin, RA, LEED AP  
Triune Architecture PLLC  
11966 Salisbury Dr.  
Frisco, TX 75035  
972-363-6155

NOT FOR  
CONSTRUCTION  
OR REGULATORY  
APPROVAL

Project #: 2409

EXTERIOR  
SAMPLE  
BOARD

A2.2