



**AGENDA**  
**Planning and Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 20, 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 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.

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.

**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 6, 2023, Planning & Zoning Commission meeting.
- [3b.](#) Consider and act upon a request for a Revised Site Plan for a Public School, on 73.8± acres, located south of East Prosper Trail and east of North Coleman Street. The property is zoned Single Family-15 (SF-15). (D14-0003)
- [3c.](#) Consider and act upon a request for a Revised Site Plan for a Public School, on 19.6± acres, located south of East First Street and west of South Craig Road. The property is zoned Single Family-15 (SF-15). (D14-0004)
- [3d.](#) Consider and act upon a request for a Revised Site Plan for a Public School, on 10.0± acres, located north of Richland Boulevard and west of South Coit Road. The property is zoned Planned Development-6 (PD-6). (D14-0005)
- [3e.](#) Consider and act upon a request for a Revised Site Plan for a Public School, on 10.8± acres, located south of West First Street and west of South Legacy Drive. The property is zoned Planned Development-14 (PD-14) Legacy Pointe. (D20-0067)

### **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 rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)
- [5.](#) Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

### **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.076 – To deliberate the deployment or specific occasions for implementation of security personnel or devices at Town Hall.*



**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

7. 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 16, 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.



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, June 6, 2023, 6:00 p.m.

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

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

Commissioners Present: Vice Chair Damon Jackson, Sekou Harris, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Planning Director; David Soto, Planning Manager; Doug Braches, Planner; Dakari Hill, Senior Planner; Talia Stevenson, Senior Administrative Assistant; Mara Matthews, Planning Intern

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

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the May 16, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Preliminary Plat of Shawnee Trail Addition for 25 residential lots and 3 open space lots, on 18.9± acres, located North of West Prosper Trail and west of North Dallas Parkway. The property is zoned Planned Development 75 (PD-75) NWC Dallas Parkway and Prosper Trail. (D22-0089)
- 3c. Consider and act upon a request for a Replat of Ladera Prosper, Phase 2, Block A, Lot 1R, on 44.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-107 (PD-107) Brookhollow Ladera. (DEVAPP-23-0005)
- 3d. Consider and act upon a request for a Site Plan for a Residential Development, on 44.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-107 (PD-107) Brookhollow Ladera. (DEVAPP-23-0006)
- 3e. Consider and act upon a request for a Replat for La Cima Crossing, Block A, Lot 3, and a Final Plat for La Cima Crossing, Block A, Lot 4, on 3.7± acres, located south of Richland Boulevard and west of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2) Willow Ridge. (DEVAPP-23-0059)
- 3f. Consider and act upon a request for a Site Plan for a Retail Store, on 1.5± acres, located south of Richland Boulevard and west of La Cima Boulevard.

The property is zoned Planned Development-2 (PD-2) Willow Ridge (DEVAPP-23-0059)

- 3g. Consider and act upon a request for a Preliminary Site Plan for a Mixed-Use Commercial Development, on 79.0± acres, located on the northwest corner of US-380 and Mahard Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (D22-0098)
- 3h. Consider and act upon a request for a Revised Site Plan for an expansion to an Automobile Sales Store, on 15.1± acres, located on the northwest corner of US-380 and Mahard Parkway. The property is zoned Planned Development-99 (PD-99) Toyota Penske. (DEVAPP-23-0068)
- 3i. Consider and act upon a request for a Preliminary Site Plan for an expansion to a House of Worship, on 13.6± acres, located on the southeast corner of Prairie Drive and Legacy Drive. The property is zoned Planned Development-65 (PD-65) Prosper Center. (DEVAPP-23-0077)
- 3j. Consider and act upon a request for a Site Plan for a Public School, on 85.5± acres, located on the southeast corner of West First Street and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0065)

Commissioner Blanscet comment on 3b regarding the continuation of street names.

Commissioner Blanscet has requested Item 3j to be pulled for discussion. Motion by Commissioner Blanscet to approve 3a to 3i and pull 3j for consideration, seconded by Harris to approve remaining items, subject to Town staff recommendations. Motion carried 5:0

Soto presents info on 3j, PISD Public School 4 for the Site Plan.

Blanscet questions about the feedback from neighbors and expresses concerns about noise for neighbors adjacent to the athletic fields.

Motion to approve 3j by Harris, second by Reeves. Motion passes 4-1 with Commissioner Blanscet in opposition.

### **CITIZEN COMMENTS**

No citizen comments.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)

David Soto (*Staff*): Presented information regarding Item 4.

Commissioners question regarding Medium Density in terms of differences between the lot size and density. Commissioners also question the density criteria and have concerns regarding the rationale between the previous subdivisions lot size average.

David Soto (Staff): Answers questions of Commissioners

Clint Richard (*Developer*): Presented information on project, responds to commissioners' questions on lot size and describes the history of residential rezoning in prosper.

Commissioners question regarding the provided amenities in the plan as well as gated and private aspects of the streets and homes. Clint Richard describes the parks and the benefit to the community. Commissioners question floodplain included in density and have concerns regarding street access points.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners question regarding flood plain, conceptual plan and zoning ordinance

Staff responds to commissioners' questions.

General concerns regarding lot size, Comprehensive Plan language, floodplains, gated community and the contribution to surrounding communities by commissioners.

Clint Richard (Developer): Provided clarification on Parks, fees, open space and the community benefit.

Commissioner Reeves Motions to table Item 4. Motion rescinded by Reeves with concerns regarding conceptual plan approval.

Commissioner Harris motions to deny Item 4, seconded by Carson. Motion to deny Item 4 approved 3:2 with Reeves and Blanscet in opposition.

**5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the south side of Prosper Trail, west of Preston Country Lane. (ZONE-22-0001)**

Commissioner Reeves recused himself at 7:18pm

David Soto (Staff): Presents information regarding Item 5

Commissioners question based on the maximum number of cell towers in town.

Bill Bayman (Applicant): Presents information.

Commissioners' express concerns regarding the façades of future Wireless Communications and Support Structures

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners expressed support.

Commissioner Carson motions to approve Item 5, seconded by Blanscet. Motion approved 4:0.

Commissioner Reeves returned at 7:39pm

**6. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5. (ZONE-23-0001)**

David Soto (Staff): Presents information regarding Item 6

Commissioners question regarding the Downtown future development and zoning changes

David Soto (Staff): Answers questions and provided information on the Comprehensive Plan and the Downtown Master Plan.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Commissioners expressed support.

Commissioner Harris motions to approve Item 6, seconded by Blanscet. Motion approved 5:0.

**7. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Wireless Communications and Support Structure, on 0.1± acre, located on the south side of Frontier Parkway, west of Talon Lane. (ZONE-23-0008)**

David Soto (Staff): Presents information regarding Item 7

Jack Scheidt (Applicant): Presents information on the case.

Commissioners question about the amount of carriers allowed on the tower.

Applicant responded to questions and concerns.

Vice Chair Damon Jackson Opened Public Hearing

Vice Chair Damon Jackson Closed Public Hearing

Applicant describes light standard structure and the design choices.

Commissioners question regarding the screening requirements and landscaping requirements.

Commissioner Blanscet motions to approve Item 7, seconded by Harris. Motion approved 5:0

**8. 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 information regarding the Development Manual, Town Council action and upcoming cases for Planning and Zoning Commission action.

Jessika Hotchkin presents and trains on technology.

**9. Adjourn.**

Motioned by Blanscet, seconded by Harris to adjourn. Motion approved 5-0 at 8:21 p.m.

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Doug Braches, Planner

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Michael Pettis, Secretary



To: Planning & Zoning Commission

**Item No. 3b**

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

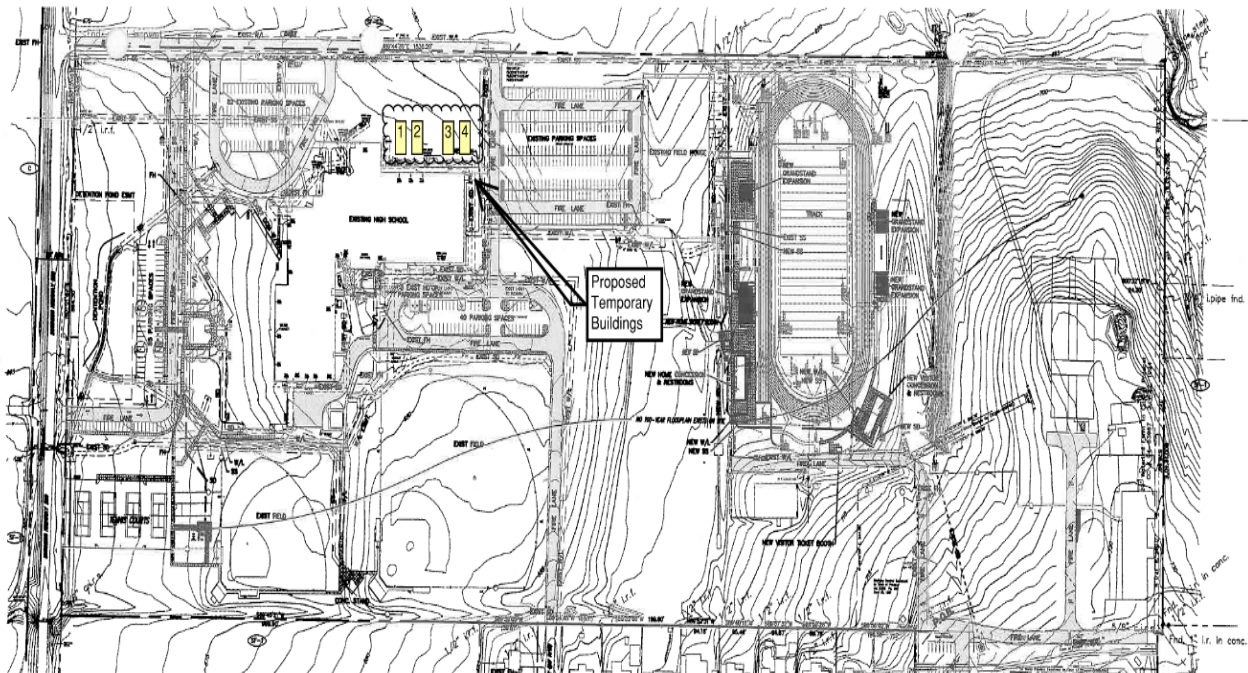
Re: Planning & Zoning Commission Meeting – June 20, 2023

**Agenda Item:**

Consider and act upon a request for a Revised Site Plan for a Public School, on 73.8± acres, located south of East Prosper Trail and east of North Coleman Street. The property is zoned Single Family-15 (SF-15). (D14-0003)

**Description of Agenda Item:**

The Revised Site Plan shows 4 portable buildings for an existing middle school as shown below:



Per the zoning ordinance, temporary buildings (portable buildings) are permitted by right for public schools. The applicant shall submit a site plan, and a letter of intent explaining the reasons for the temporary buildings (portable buildings). Temporary buildings shall be allowed for a three-year period from when the site plan has been approved. After the initial three-year period, a request for a one-year extension of the temporary building permit may be granted by the Planning and Zoning Commission.

Access will be provided from Eagle Way, North Coleman Street, and North Church Street. The Revised Site Plan (D14-0003) conforms to the Single Family-15 (SF-15) development standards.

**Attached Documents:**

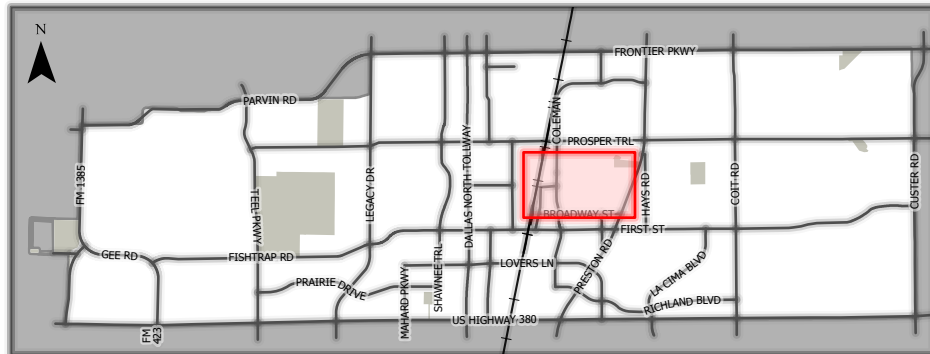
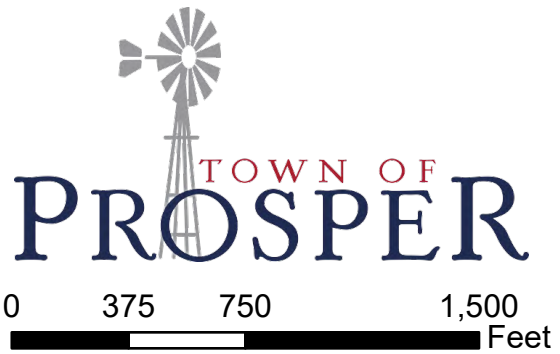
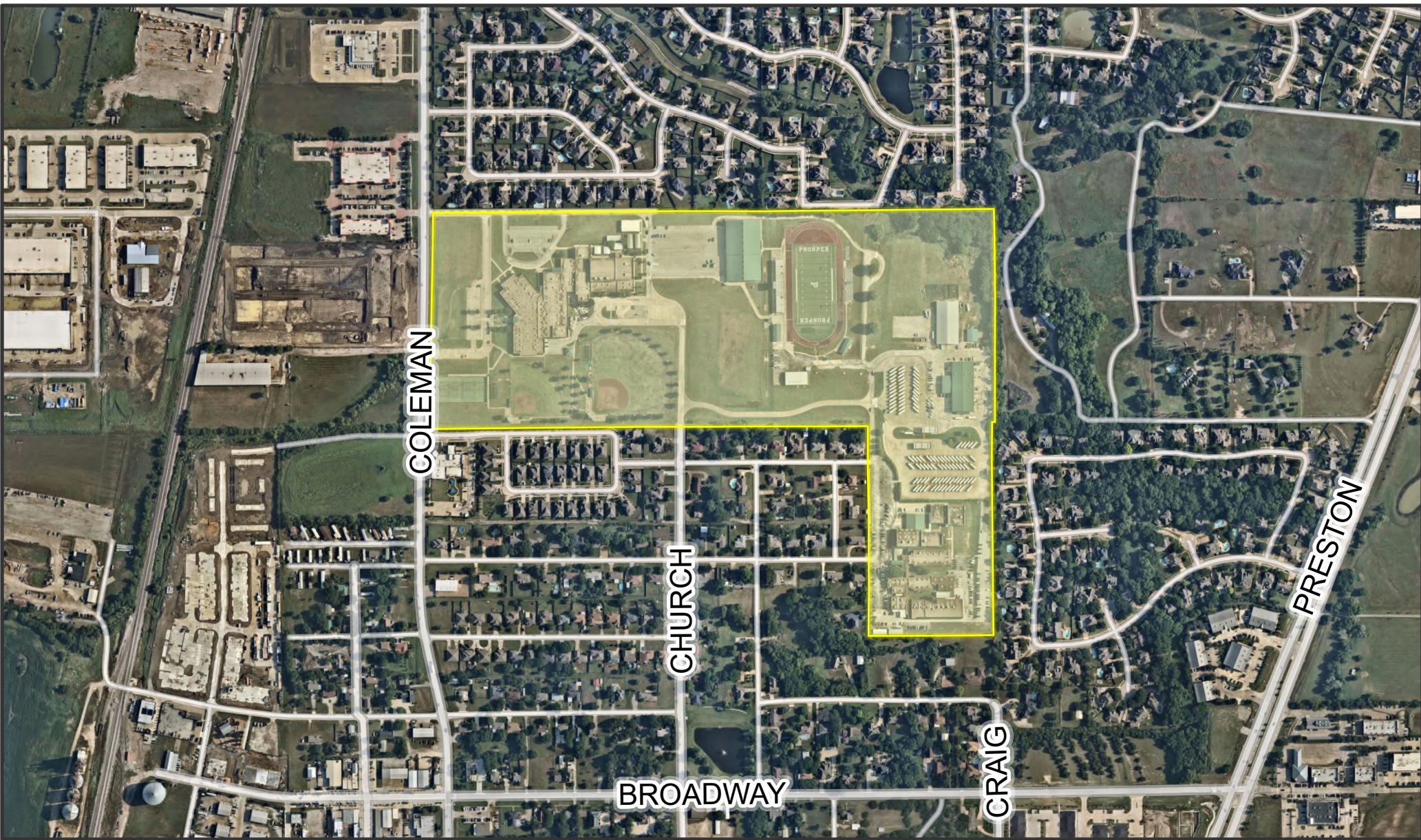
1. Location Map
2. Revised Site Plan
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Revised Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





This map for illustration purposes only

D14-0003

Reynolds Middle School  
Temporary Buildings

Site Plan





# Prosper Independent School District

605 East 7th Street  
Prosper, Texas 75078  
(469) 219-2000

**Dr. Holly Ferguson**  
Superintendent

**Dr. Greg Bradley**  
Deputy Superintendent

**Dr. Kyle Penn**  
Deputy Superintendent

**Mr. Jeff Crownover**  
Deputy Superintendent

June 1, 2023

Town of Prosper

Re: Portable Classrooms

Prosper ISD will need to place portable classrooms at the following campuses for the 2023-24 school year:

Folsom Elementary Capacity 800 (Anticipated Enrollment 700 plus Special Education Programs)

Reynolds MS Capacity 1100 (Anticipated Enrollment 1500)

Rucker Elementary Capacity 650 (Anticipated Enrollment 690)

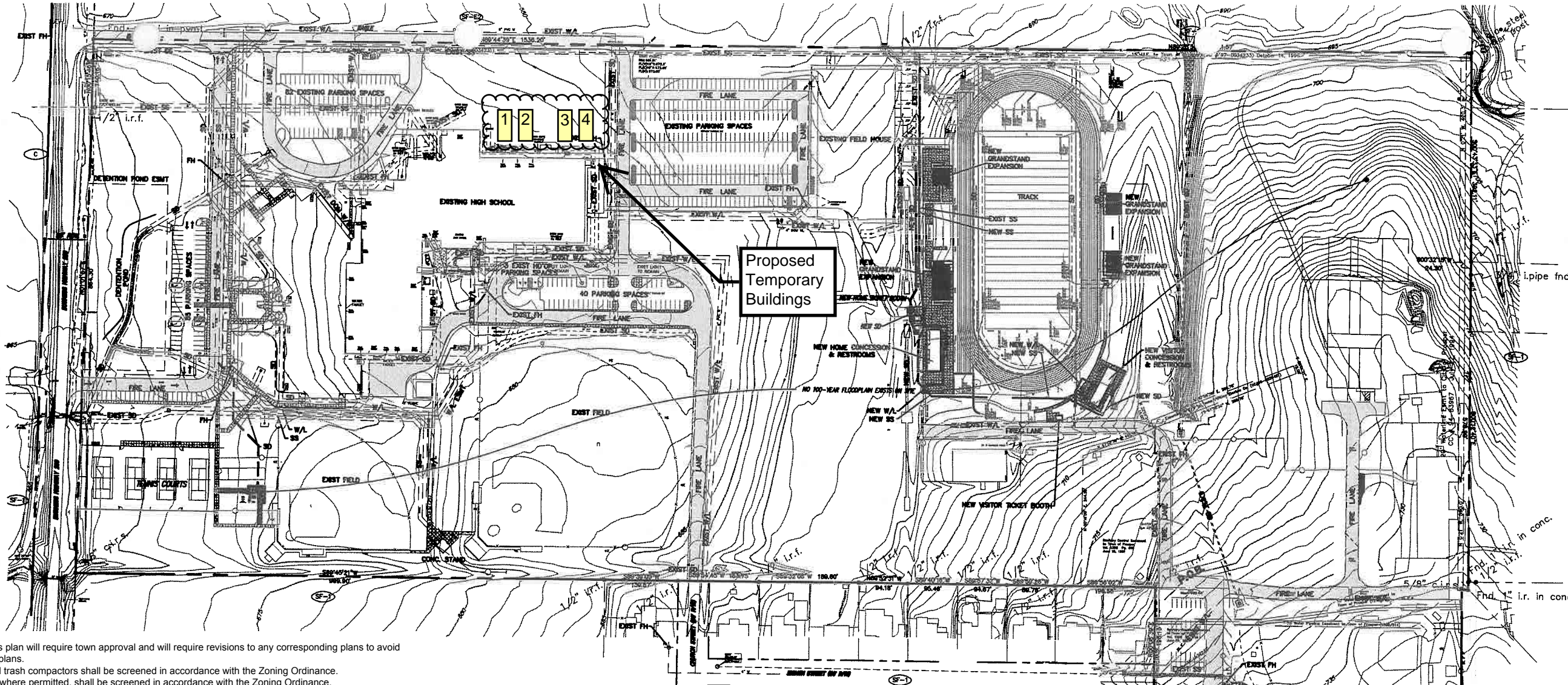
Stuber Elementary Capacity 800 (Anticipated Enrollment 850)

It is likely that all of these campuses will exceed their anticipated enrollment due to the extreme growth of Prosper ISD, thus the need for additional portables.

Respectfully,

Greg Bradley





**Site Plan Notes**

Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

- 1) Dumpsters and trash compactors shall be screened in accordance with 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 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) Speed bumps/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, adopted 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 façade plan.
- 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along 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 Engineering Department.
- 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) Temporary buildings will meet all the requirements of the Building Code.
- 20) Temporary buildings will meet all the requirements of the Fire Code.
- 21) Temporary buildings will be added to the existing fire alarm system and include one pull station and smoke alarm.
- 22) Temporary buildings will have a minimum 10' building separation.
- 23) Temporary buildings are approximately 24' x 64', and 1,536 sq ft.
- 24) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.

**SITE PLAN  
REYNOLDS MIDDLE SCHOOL  
TEMPORARY BUILDINGS  
PROSPER INDEPENDENT SCHOOL DISTRICT**

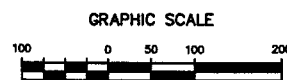
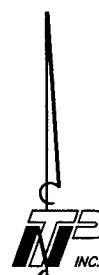
**LOT 1, BLOCK 1  
PROSPER HIGH SCHOOL & MIDDLE SCHOOL  
A 73.81 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN R. TUNNEY SURVEY, ABSTRACT NO. 918  
AND THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
AN ADDITION TO THE  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

**SITE DATA SUMMARY**

ZONING:	SF-1
PROPOSED USE:	SCHOOL
LOT AREA:	3,215,139 SF/73.81 ACRES
BUILDING HEIGHT:	143,089 SF TO 51,331 SF / 16'-8" TO 18'-0" (ONE STORY)
LOT COVERAGE(%):	19%
TOTAL PARKING REQUIRED:	344
TOTAL SPACES PROVIDED:	536
PROPOSED AT ADMINISTRATION:	24
<b>340 REQUIRED 536 PROVIDED</b>	
LANDSCAPE (REQUIRED) :	8 TREES
LANDSCAPE (PROVIDED) :	8 TREES
IMPERVIOUS SURFACE:	28%

**ENGINEER:**  
**TEAGUE NALL AND PERKINS**  
INC.  
1100 MACON STREET FORT WORTH, TEXAS 76102 (817) 336-5773  
235 W. HICKORY STREET #100 DENTON, TEXAS 76201 (940) 383-4177  
12160 ABRAMS ROAD #508 DALLAS, TEXAS 75243 (214) 461-9667  
WWW.TNP-ONLINE.COM

**OWNER/APPLICANT:**  
**PROSPER INDEPENDENT SCHOOL DISTRICT**  
CONTACT: MR. DREW MATKINS  
972-346-3316  
P.O. BOX 100  
PROSPER, TX 75076



Revision / Date  
2006-06-21  
SITE PLAN REVISION

2006 CAPITAL IMPROVEMENT PROJECTS  
FOR  
PROSPER I.S.D.  
PROSPER, TEXAS

**TNP INC.**  
TEAGUE NALL AND PERKINS  
1100 MACON ST.  
FORT WORTH, TEXAS 76102  
817-336-5773

**MICHAEL S. WILSON**  
95959  
m.wilson@huckabee.com

**Huckabee**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTION  
Austin  
Dallas / Fort Worth  
Houston  
4521 South Hulen, Suite 220  
Fort Worth, Texas 76109  
ph 817.377.2969  
fx 817.377.2303  
www.huckabee-inc.com

OVERALL SITE PLAN  
Job. No. 1522-05 Sheet No.  
Drawn By: FRV  
Date: FEBRUARY 8, 2008  
19  
Sheet of 01



**To: Planning & Zoning Commission**

**Item No. 3c**

**From: Dakari Hill, Senior Planner**

**Through: David Soto, Planning Manager**

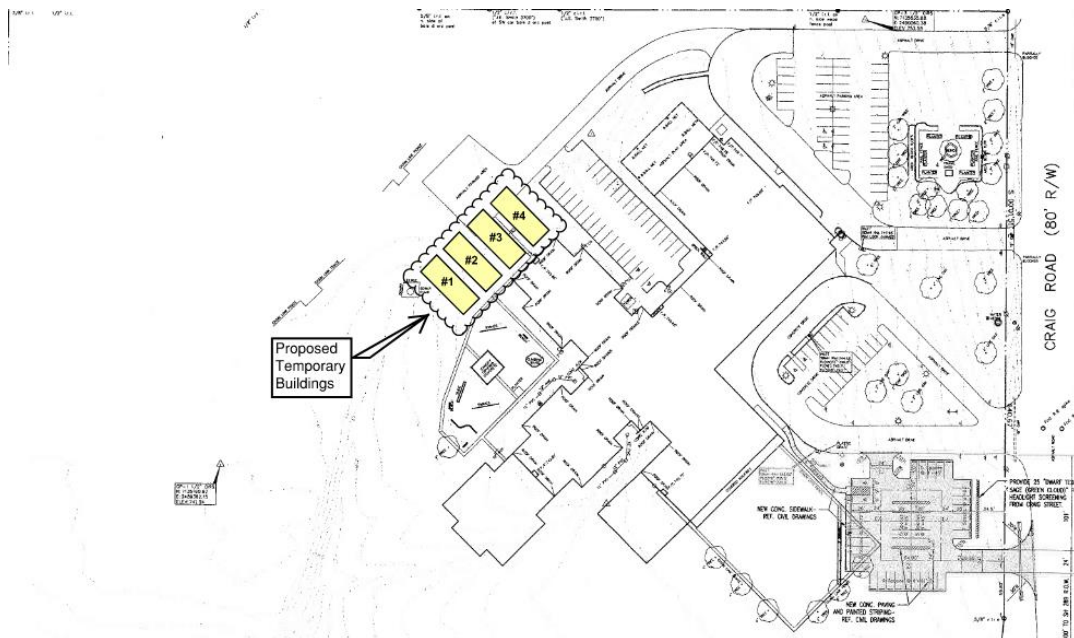
**Re: Planning & Zoning Commission Meeting – June 20, 2023**

**Agenda Item:**

Consider and act upon a request for a Revised Site Plan for a Public School, on 19.6± acres, located south of East First Street and west of South Craig Road. The property is zoned Single Family-15 (SF-15). (D14-0004)

**Description of Agenda Item:**

The Revised Site Plan shows 4 portable buildings for an existing elementary school as shown below:





Per the zoning ordinance, temporary buildings (portable buildings) are permitted by right for public schools. The applicant shall submit a site plan, and a letter of intent explaining the reasons for the temporary buildings (portable buildings). Temporary buildings shall be allowed for a three-year period from when the site plan has been approved. After the initial three-year period, a request for a one-year extension of the temporary building permit may be granted by the Planning and Zoning Commission.

Access will be provided from South Craig Road. The Revised Site Plan (D14-0004) conforms to the Single Family-15 (SF-15) development standards.

**Attached Documents:**

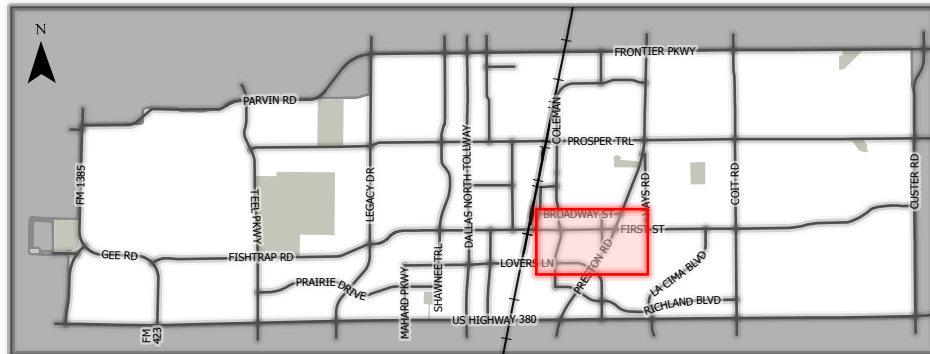
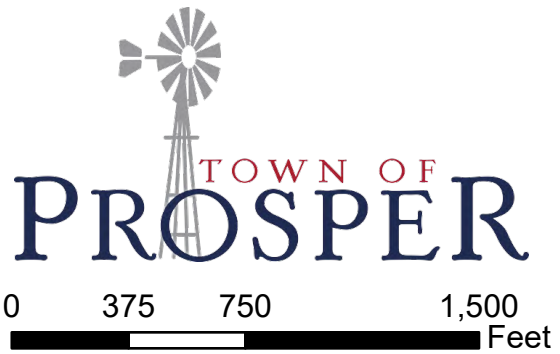
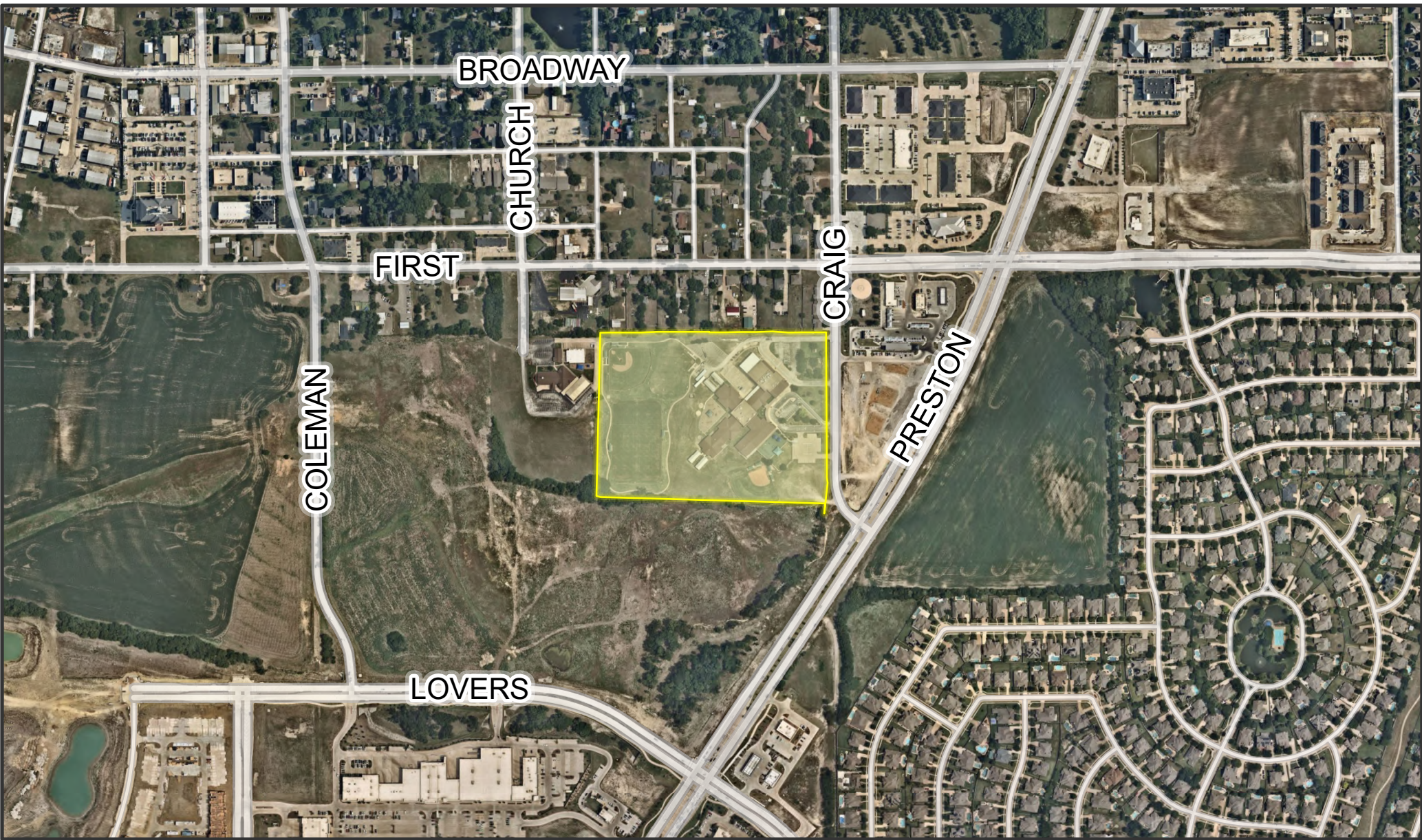
1. Location Map
2. Revised Site Plan
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Revised Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





**D14-0004**  
 Rucker Elementary  
 Temporary Buildings  
 Site Plan

This map for illustration purposes only





# Prosper Independent School District

605 East 7th Street  
Prosper, Texas 75078  
(469) 219-2000

**Dr. Holly Ferguson**  
Superintendent

**Dr. Greg Bradley**  
Deputy Superintendent

**Dr. Kyle Penn**  
Deputy Superintendent

**Mr. Jeff Crownover**  
Deputy Superintendent

June 1, 2023

Town of Prosper

Re: Portable Classrooms

Prosper ISD will need to place portable classrooms at the following campuses for the 2023-24 school year:

Folsom Elementary Capacity 800 (Anticipated Enrollment 700 plus Special Education Programs)

Reynolds MS Capacity 1100 (Anticipated Enrollment 1500)

Rucker Elementary Capacity 650 (Anticipated Enrollment 690)

Stuber Elementary Capacity 800 (Anticipated Enrollment 850)

It is likely that all of these campuses will exceed their anticipated enrollment due to the extreme growth of Prosper ISD, thus the need for additional portables.

Respectfully,

Greg Bradley

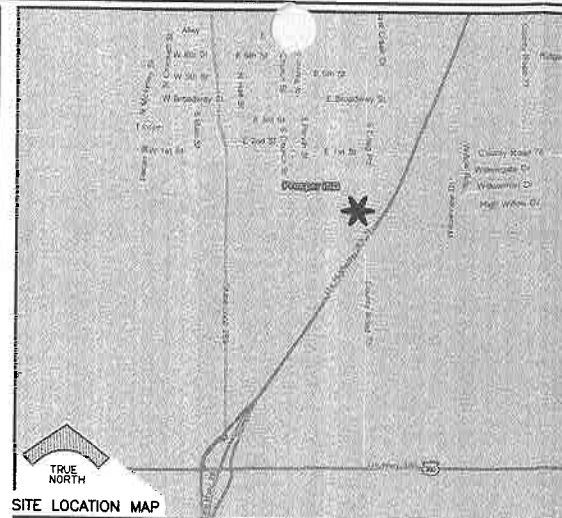
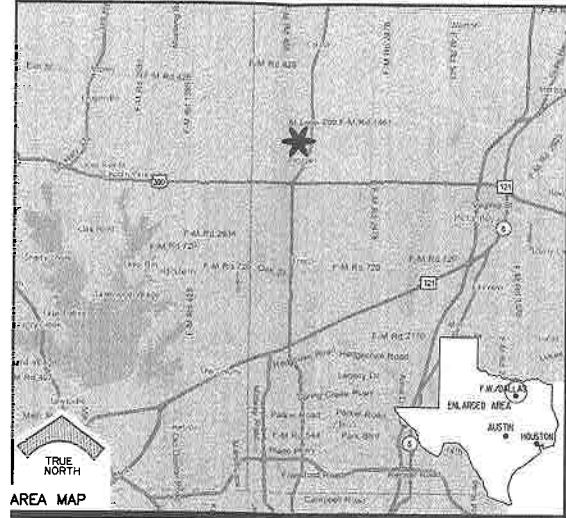
01. HUCKABEE AND ASSOCIATES, INC. ALONG WITH THEIR CONSULTANTS HAVE LOCATED, SHOWN AND NOTED EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO PROPERTY LINE, MEETS AND BOUNDS, GRADE CONTOURS, EXISTING STRUCTURES, EASEMENTS, TREES, FENCES, ROADWAYS, OVERHEAD AND UNDERGROUND UTILITIES, AND OTHER EXISTING FEATURES TO THE BEST OF OUR ABILITY BASED UPON OWNER PROVIDED SURVEYS, EXISTING CONSTRUCTION DOCUMENTS AND OTHER EXISTING DATA COLLECTED IN REGARDS TO THIS SPECIFIC SITE. HUCKABEE AND ASSOCIATES, INC. NOR THEIR CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY OR LIABILITIES IN REGARD TO THE ACCURACY OF THE ABOVE MENTIONED OWNER PROVIDED DATA.

02. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.

03. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

04. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

**GENERAL NOTES**



**OWNER**  
Prosper Independent School District  
605 E. 7th Street  
P.O. Box 100 Prosper, TX 75078-0107  
402 Craig Rd S (tract 167)  
Volume 1723 Page 868  
PH: (972) 346-3316

**AGENT**  
HUCKABEE & ASSOCIATES  
4521 SOUTH HULEN ST., STE. 220  
FORT WORTH, TX 76109  
PH: (817) 377-2969

**SURVEYOR**  
TEAGUE NALL AND PERKINS  
1100 MACON STREET  
FORT WORTH, TX 76102  
PH: (817) 336-5773

**ZONING**  
SINGLE FAMILY - 1

**PROPOSED USE**  
ELEMENTARY SCHOOL PARKING LOT

**LOT AREA**  
852,643 sqft. OR 19.57 ac.

**BUILDING AREA**  
73,264 sqft., NO INCREASE

**BUILDING HEIGHT**  
20'-0", 1 STORY, NO INCREASE

**LOT COVERAGE**  
8.59%

**FLOOR AREA RATIO**  
1:11.63

**TOTAL PARKING REQUIRED**  
1 PER CLASSROOM + 1:4 SEATS IN ASSEMBLY AREAS  
132 SPACES REQUIRED

**TOTAL PARKING PROVIDED**  
139 SPACES PROVIDED

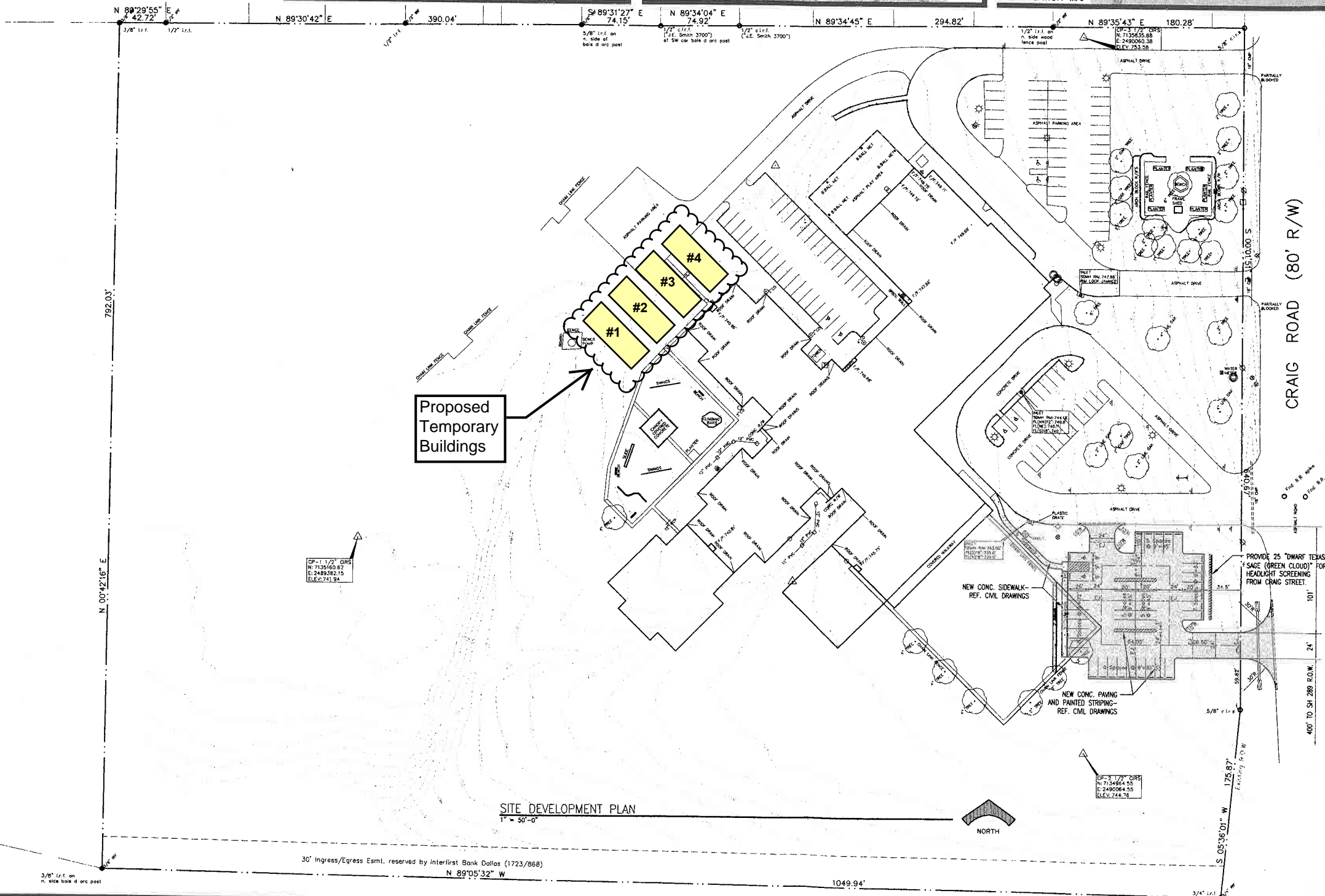
**TOTAL HANDICAP SPACES REQUIRED**  
7 SPACES REQUIRED

**TOTAL HANDICAP SPACES PROVIDED**  
8 SPACES PROVIDED

**SQUARE FOOTAGE OF IMPERVIOUS SURFACE**  
173,058 sqft. OR 3.97 ac.

**SITE DATA SUMMARY TABLE**

- Site Plan Notes**  
Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 1) Dumpsters and trash compactors shall be screened in accordance with 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 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) Speed bumps/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, adopted 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 collectors and five (5') in width along 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 Engineering Department.
  - 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) Temporary buildings will meet all the requirements of the Building Code.
  - 20) Temporary buildings will meet all the requirements of the Fire Code.
  - 21) Asphalt access road and parking lot to be restriped red in color with white font depicting "FIRE LANE" "NO PARKING" every 15'.
  - 22) Upright signs required along the asphalt road. Red background, white font "FIRE LANE" "NO PARKING" every 50'.
  - 23) Asphalt access road and parking lot fire lane, shall be recorded via separate instrument establishing as a fire lane easement.
  - 24) Temporary buildings will be added to the existing fire alarm system and include one pull station and smoke alarm.
  - 25) Temporary buildings will have a minimum 10' building separation.
  - 26) Temporary buildings are approximately 24' x 64', and 1,536 sq ft.
  - 27) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.
  - 28) Location of dumpsters will be relocated to prevent sanitation truck backing maneuvers toward temporary buildings.
  - 29) A minimum 20' wide drive entry will be provided to the back parking lot between the edge of pavement and the temporary buildings.



**SITE PLAN**  
RUCKER ELEMENTARY  
TEMPORARY BUILDINGS  
PROSPER I.S.D.  
PROSPER, TEXAS



**Huckabee**  
ARCHITECTURE  
ENGINEERING  
MANAGEMENT

Austin  
Dallas  
Fort Worth

4521 South Hulen, Suite 220  
Fort Worth, Texas 76109  
ph 817.377.2969  
fx 817.377.2303  
www.huckabee-inc.com

**SITE DEVELOPMENT PLAN**

Job. No. 1522-02  
Sheet No. 18

Drawn By: D. SIMPSON  
Date: MARCH 1, 2004

I:\DWG\1522-02\AS1-01-SITEDEV-1522-02.DWG

3/8" tr. f. on 1/4" side bolt d. orc post

30' Ingress/Egress Easmt. reserved by Interfirst Bank Dallas (1723/868)  
N 89°05'32" W 1049.94'

1049.94'

Sheet of



To: Planning & Zoning Commission

Item No. 3d

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

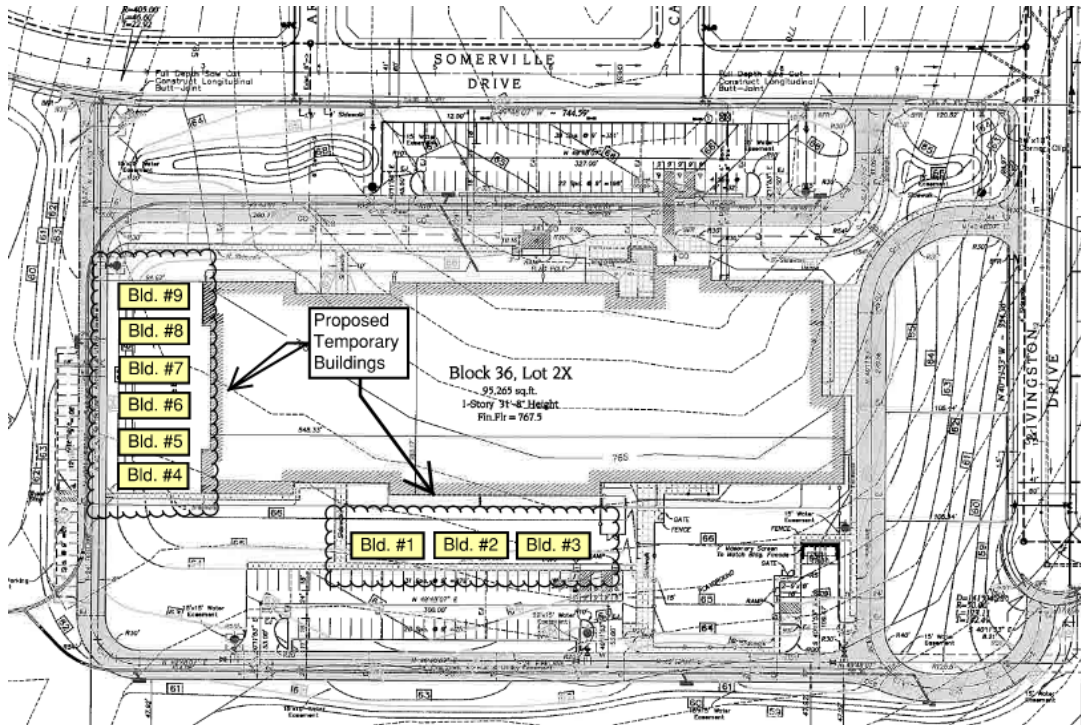
Re: Planning & Zoning Commission Meeting – June 20, 2023

**Agenda Item:**

Consider and act upon a request for a Revised Site Plan for a Public School, on 10.0± acres, located north of Richland Boulevard and west of South Coit Road. The property is zoned Planned Development-6 (PD-6). (D14-0005)

**Description of Agenda Item:**

The Revised Site Plan shows 9 portable buildings for an existing elementary school as shown below:



Per the zoning ordinance, temporary buildings (portable buildings) are permitted by right for public schools. The applicant shall submit a site plan, and a letter of intent explaining the reasons for the temporary buildings (portable buildings). Temporary buildings shall be allowed for a three-year period from when the site plan has been approved. After the initial three-year period, a request for a one-year extension of the temporary building permit may be granted by the Planning and Zoning Commission.

Access will be provided from Somerville Drive and Livingston Drive. The Revised Site Plan (D14-0005) conforms to the Planned Development-6 (PD-6) development standards.

**Attached Documents:**

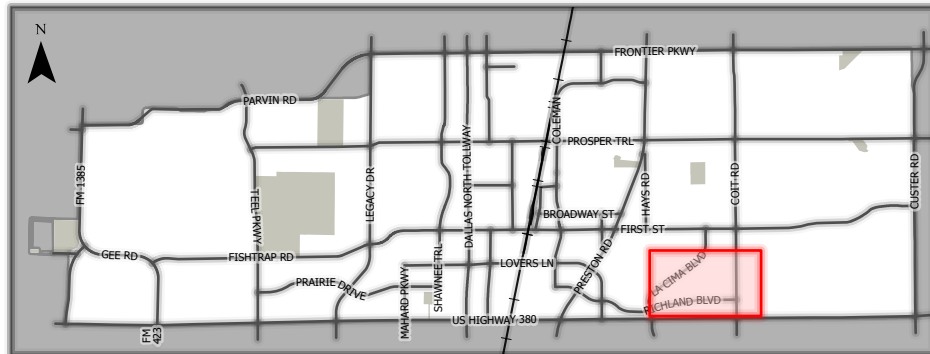
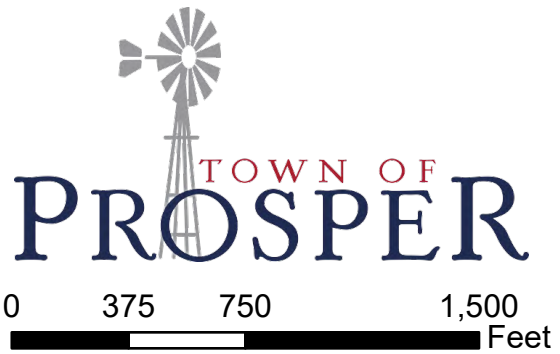
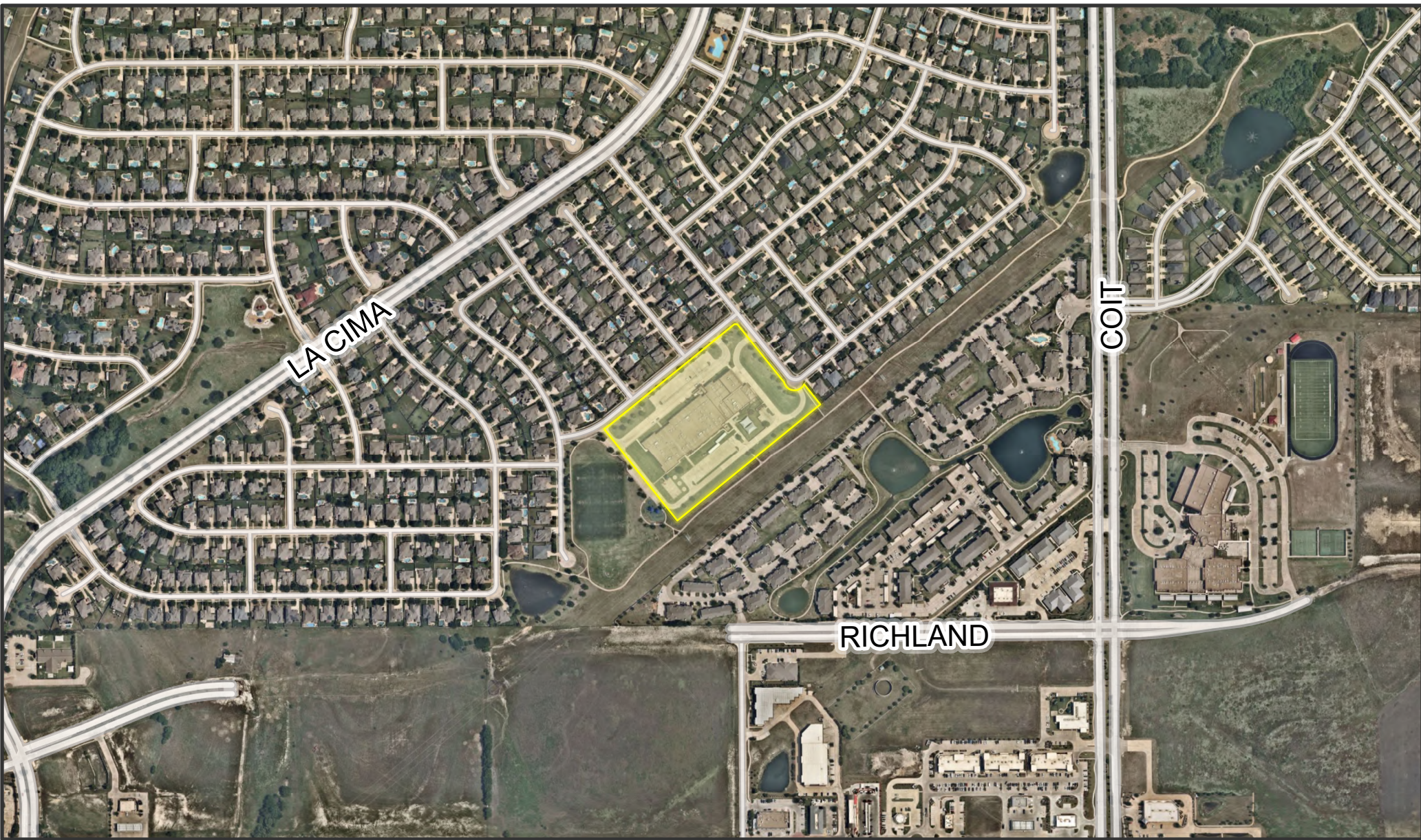
1. Location Map
2. Revised Site Plan
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Revised Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





**D14-0005**  
 Folsom Elementary  
 Temporary Buildings  
 Site Plan

This map for illustration purposes only





# Prosper Independent School District

605 East 7th Street  
Prosper, Texas 75078  
(469) 219-2000

**Dr. Holly Ferguson**  
Superintendent

**Dr. Greg Bradley**  
Deputy Superintendent

**Dr. Kyle Penn**  
Deputy Superintendent

**Mr. Jeff Crownover**  
Deputy Superintendent

June 1, 2023

Town of Prosper

Re: Portable Classrooms

Prosper ISD will need to place portable classrooms at the following campuses for the 2023-24 school year:

Folsom Elementary Capacity 800 (Anticipated Enrollment 700 plus Special Education Programs)

Reynolds MS Capacity 1100 (Anticipated Enrollment 1500)

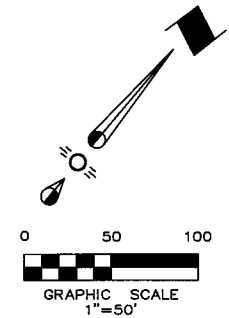
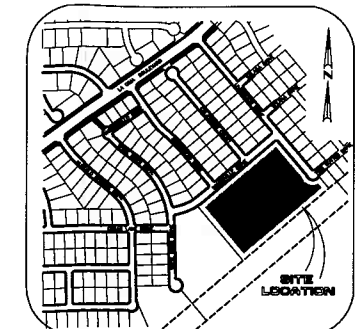
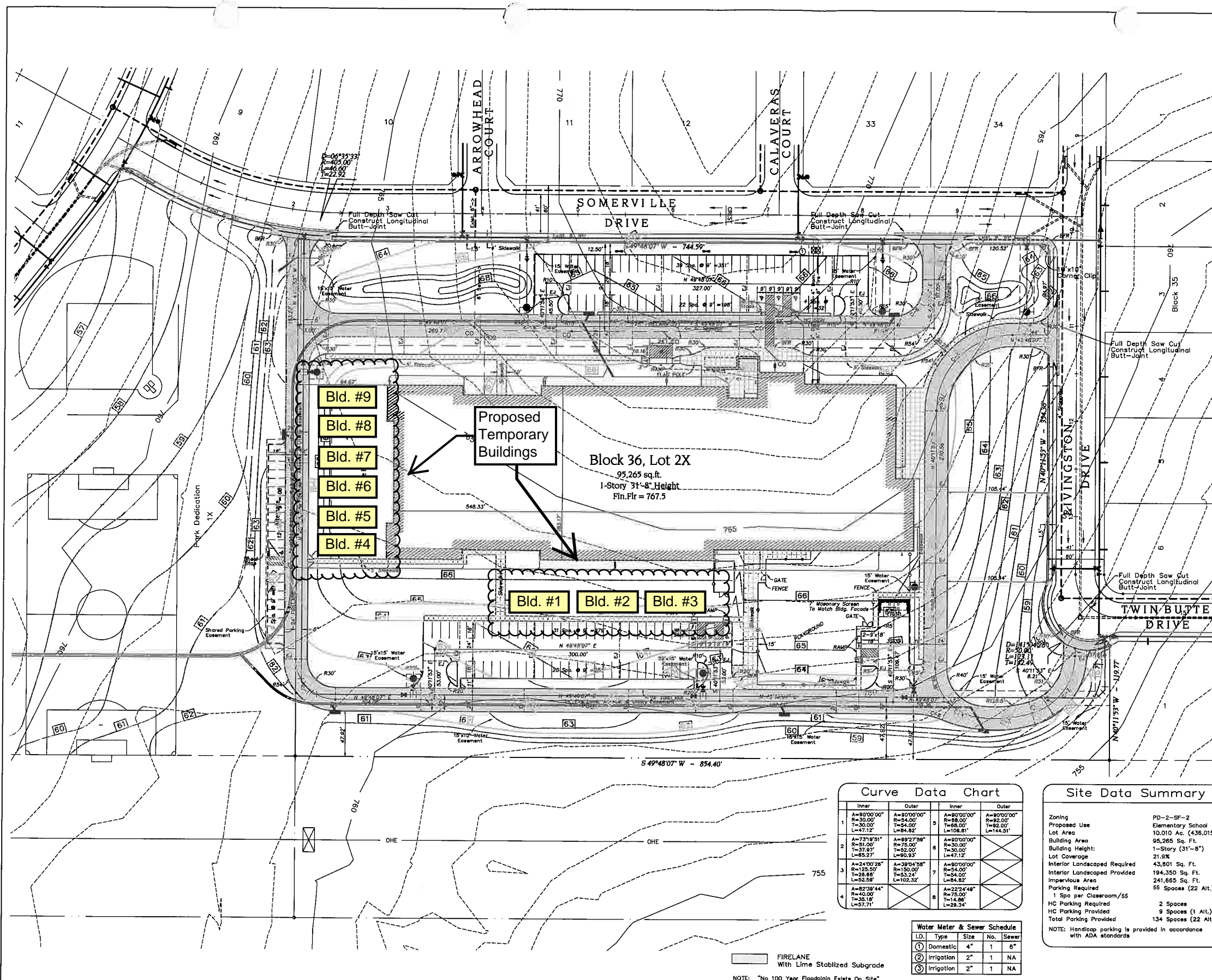
Rucker Elementary Capacity 650 (Anticipated Enrollment 690)

Stuber Elementary Capacity 800 (Anticipated Enrollment 850)

It is likely that all of these campuses will exceed their anticipated enrollment due to the extreme growth of Prosper ISD, thus the need for additional portables.

Respectfully,

Greg Bradley



- Site Plan Notes**
- Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
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  - 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) Speed bumps/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, adopted Building Code.
  - 11) All signage is subject to Building Official approval.
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  - 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 collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
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  - 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) Temporary buildings will meet all the requirements of the Building Code.
  - 20) Temporary buildings will meet all the requirements of the Fire Code.
  - 21) Temporary buildings will be added to the existing fire alarm system and include one pull station and smoke alarm.
  - 22) Temporary buildings will have a minimum 10' building separation.
  - 23) Temporary buildings are approximately 24' x 64', and 1,536 sq. ft.
  - 24) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.

**Block 36, Lot 2X**  
 95,265 sq. ft.  
 1-Story 31'-8" Height  
 Fin. Flr = 767.5

**Proposed Temporary Buildings**

Bld. #9  
 Bld. #8  
 Bld. #7  
 Bld. #6  
 Bld. #5  
 Bld. #4

Bld. #1 Bld. #2 Bld. #3

Inner	Outer	Inner	Outer
1 A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=34.00' T=34.00' L=54.82'	5 A=90°00'00" R=88.00' T=88.00' L=126.81'	A=90°00'00" R=92.00' T=92.00' L=134.51'
2 A=73°19'51" R=51.00' T=37.87' L=85.27'	A=89°27'58" R=75.00' T=52.00' L=90.93'	6 A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=30.00' T=30.00' L=47.12'
3 A=24°00'28" R=125.50' T=32.88' L=62.59'	A=39°04'58" R=150.00' T=53.24' L=102.32'	7 A=90°00'00" R=54.00' T=54.00' L=84.82'	A=90°00'00" R=75.00' T=75.00' L=112.11'
4 A=82°39'44" R=40.00' T=35.18' L=57.71'	A=22°24'48" R=75.00' T=14.86' L=29.34'	8 A=90°00'00" R=30.00' T=30.00' L=47.12'	

Zoning	PD-2-SF-2
Proposed Use	Elementary School
Lot Area	10,010 Ac. (438,015 SF)
Building Area	95,265 Sq. Ft.
Building Height	1-Story (31'-8")
Lot Coverage	21.9%
Interior Landscaped Required	43,801 Sq. Ft.
Interior Landscaped Provided	194,350 Sq. Ft.
Impervious Area	241,665 Sq. Ft.
Parking Required	55 Spaces (22 Alt.)
1 Spa per Classroom/55	
HC Parking Required	2 Spaces
HC Parking Provided	9 Spaces (1 Alt.)
Total Parking Provided	134 Spaces (22 Alt.)

NOTE: Handicap parking is provided in accordance with ADA standards

LD.	Type	Size	No.	Sewer
1	Domestic	4"	1	6"
2	Irrigation	2"	1	NA
3	Irrigation	2"	1	NA

**TEMPORARY BUILDINGS**  
 Block 36, Lot 2X  
 situated in the  
 HARRISON JAMISON SURVEY ~ ABST. 480  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**Owner**  
 Prosper Independent School District  
 PO Box 100  
 Prosper, Texas 75078  
 Tel. 972 346-3316

**Engineer / Applicant**  
 RLK Engineering  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<p><b>BENCHMARKS:</b></p> <p>SQUARE CUT IN SOUTH CORNER OF SOUTHWEST WATER TOWER SUPPORT PAD AT NORTHWEST INTERSECTION OF FIRST STREET AND HAYWIND STREET. ELEVATION = 752.27'</p> <p>SQUARE CUT IN NORTHWEST CORNER OF EXISTING CLAYBILT ROADWALL ON WEST SIDE STATE HIGHWAY NO. 289 AT THE NORTHWEST CORNER OF EPSON CROSS SUBDIVISION. ELEVATION = 738.57'</p> <p>NORTH FACE OF RIM OF SANITARY SEWER MANHOLE ON COUNTY ROAD NO. 78 APPROX. 1416' WEST OF INTERSECTION OF COUNTY ROAD NO. 78 AND COUNTY ROAD NO. 77 APPROX. 3' NORTH OF NORTH EDGE OF ASPHALT APRON AT WEST OF NORTHWEST CORNER OF WILLOW RIDGE PH1 SUBDIVISION RECORDED IN CADDIST "M" PAGE 624, MAP RECORDS, COLLIN COUNTY, TEXAS. ELEVATION = 754.99'</p> <p>SQUARE CUT ON SOUTHWEST CORNER OF STORM SEWER INLET ON SOUTH SIDE OF HIGH WILLOW DRIVE. APPROX. 50' WEST OF INTERSECTION OF HIGH WILLOW DRIVE AND WILLOW RIDGE DRIVE. ELEVATION = 754.99'</p>			

**RLK ENGINEERING**

RLK ENGINEERING, LLC  
 111 West Main  
 Allen, Texas 75013  
 (972) 359-1733 Off  
 (972) 359-1833 Fax

DESIGNED BY:		TECH REVIEW:		DRAWING FILE:		DRAWING SCALE:		SHEET:	
RLK Engineering	RLK	RLK	RLK	D:\012 SITE PLAN.dwg	1" = 50'	SP1 OF 1			
DRAWN BY:		PEER REVIEW:		DRAWING DATE:		PROJECT NUMBER:			
RLK Engineering		RLK		July 22, 2004		RLK 04012			

To: **Planning & Zoning Commission**

**Item No. 3e**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

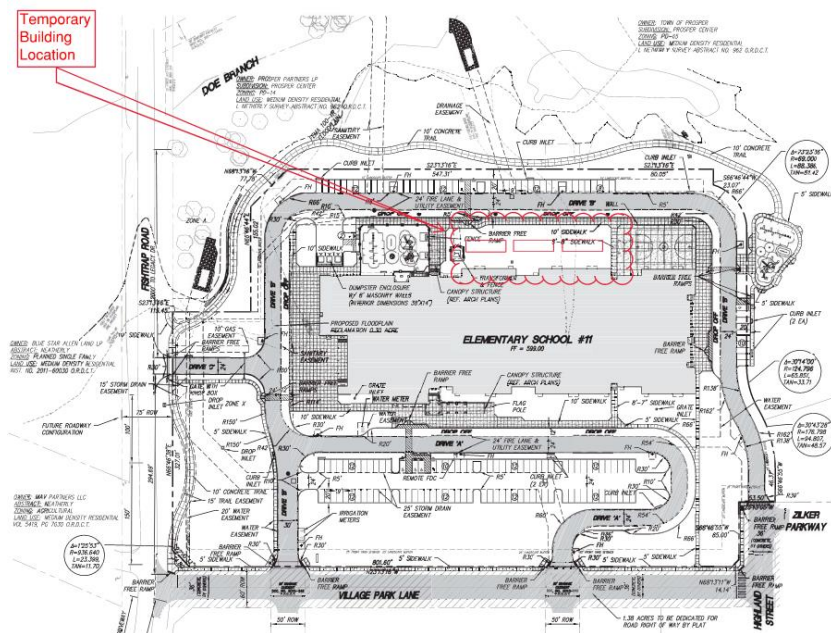
Re: **Planning & Zoning Commission Meeting – June 20, 2023**

**Agenda Item:**

Consider and act upon a request for a Revised Site Plan for a Public School, on 10.8± acres, located south of West First Street and west of South Legacy Drive. The property is zoned Planned Development-14 (PD-14) Legacy Pointe. (D20-0067)

**Description of Agenda Item:**

The Revised Site Plan shows 3 portable buildings for an existing elementary school as shown below:





Per the zoning ordinance, temporary buildings (portable buildings) are permitted by right for public schools. The applicant shall submit a site plan, and a letter of intent explaining the reasons for the temporary buildings (portable buildings). Temporary buildings shall be allowed for a three-year period from when the site plan has been approved. After the initial three-year period, a request for a one-year extension of the temporary building permit may be granted by the Planning and Zoning Commission.

Access will be provided from West First Street and Village Park Lane. The Revised Site Plan (D20-0067) conforms to the Planned Development-14 (PD-14) development standards.

**Attached Documents:**

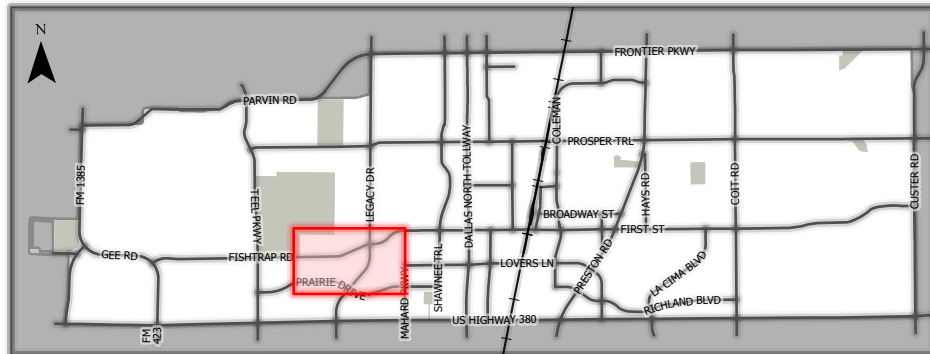
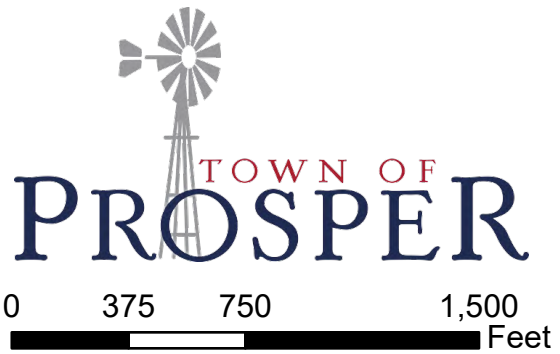
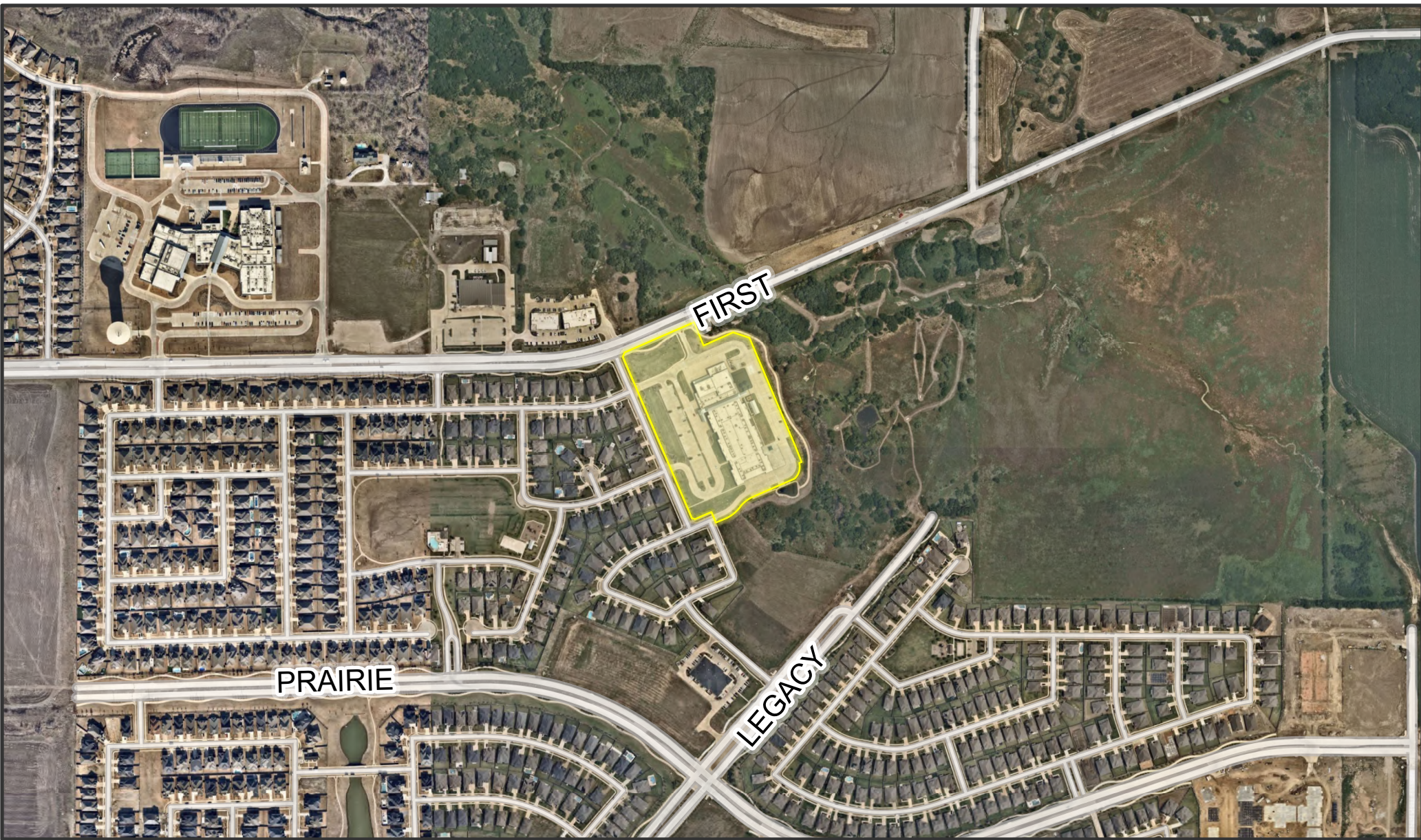
1. Location Map
2. Revised Site Plan
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Revised Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





**D20-0067**  
 Stuber Elementary  
 Temporary Buildings  
 Site Plan

This map for illustration purposes only





# Prosper Independent School District

605 East 7th Street  
Prosper, Texas 75078  
(469) 219-2000

**Dr. Holly Ferguson**  
Superintendent

**Dr. Greg Bradley**  
Deputy Superintendent

**Dr. Kyle Penn**  
Deputy Superintendent

**Mr. Jeff Crownover**  
Deputy Superintendent

June 1, 2023

Town of Prosper

Re: Portable Classrooms

Prosper ISD will need to place portable classrooms at the following campuses for the 2023-24 school year:

Folsom Elementary Capacity 800 (Anticipated Enrollment 700 plus Special Education Programs)

Reynolds MS Capacity 1100 (Anticipated Enrollment 1500)

Rucker Elementary Capacity 650 (Anticipated Enrollment 690)

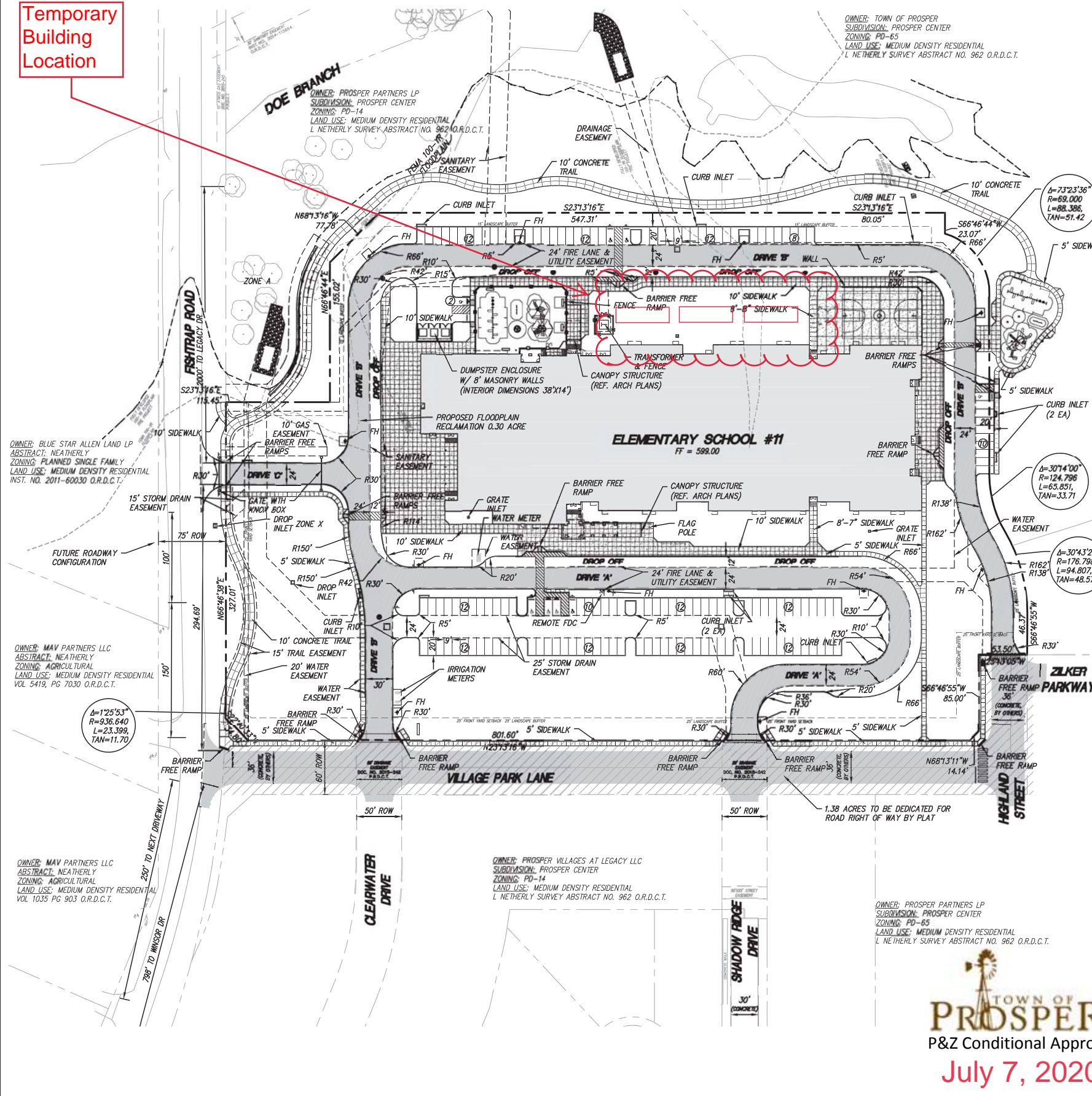
Stuber Elementary Capacity 800 (Anticipated Enrollment 850)

It is likely that all of these campuses will exceed their anticipated enrollment due to the extreme growth of Prosper ISD, thus the need for additional portables.

Respectfully,

Greg Bradley

Temporary Building Location



**Site Plan Notes**

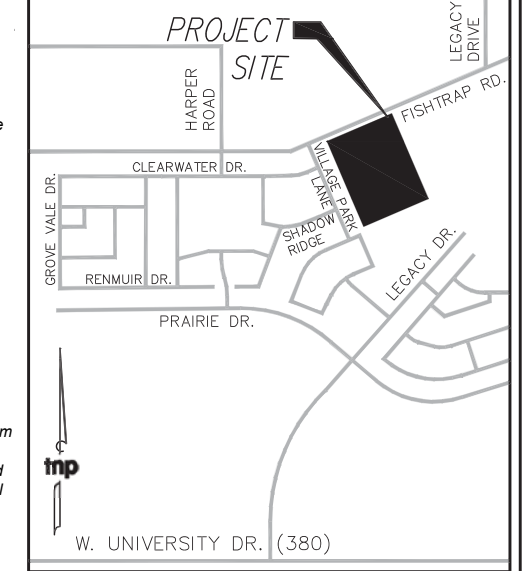
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  - 23) Temporary buildings are approximately 24' x 64', and 1,536 sq ft.
  - 24) Temporary buildings connecting to plumbing of existing buildings shall submit for all necessary building permits, while temporary buildings requiring connections to public infrastructure shall require engineering plans to be submitted and approved at the time of building permit.

**NOTES:**

1. ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
2. DRIVE 'C' CONNECTING TO FISHTRAP ROAD WILL BE EGRESS ONLY IF IT IS OPEN TO THE PUBLIC TO ASSIST WITH TRAFFIC FLOW.

**SITE DATA**

EXISTING ZONING:	PD 14
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	11.523 ACRES (501,933 SF)
NET LOT AREA:	10.84 ACRES (472,073 SF)
BUILDING AREA:	94,744 SF
HEIGHT:	35' - ONE STORY
LOT COVERAGE RATIO:	20.1%
FLOOR AREA RATIO:	20.1%
TOTAL IMPERVIOUS AREA:	273,608 SF (6.28 AC)
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM) 46 CLASSROOMS X 1.5 SPACES	69 SPACES
TOTAL PROVIDED PARKING: REQUIRED HANDICAP SPACES: STANDARD SPACES: (9'x20') HANDICAP SPACES:	150 SPACES 6 SPACES 142 SPACES 8 SPACES
OPEN SPACE REQUIRED (%):	10% (47,207 SF)
OPEN SPACE PROVIDED (%):	42% (198,465 SF)



**LOCATION MAP NOT TO SCALE**

**FEMA NOTE:**

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE MAJORITY OF THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' A PORTION OF THE SUBJECT TRACT OF LAND SHOWN LIES WITHIN ZONE 'A' WITH A 1% ANNUAL CHANCE FLOOD WITH NO ESTABLISHED BASE FLOOD ELEVATION, AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGEND**

- PROPOSED 24' FIRE LANE, UTILITY EASEMENT
- PROPOSED OFFSITE PAVEMENT IMPROVEMENTS
- PROPOSED FLATWORK
- PROPOSED ROW DEDICATION
- EXISTING STORM DRAIN LINE
- EXISTING SAN SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER STRUCTURE
- PARKING COUNT

DATE PREPARED:  
MAY 2018

OWNER/APPLICANT:  
PROSPER I.S.D.  
605 E. SEVENTH STREET  
PROSPER, TEXAS 75078  
PHONE: 469.219.2000

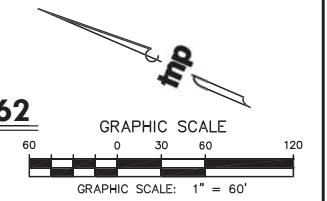
ARCHITECT:  
HUCKABEE, INC.  
801 CHERRY STREET, STE 500  
FORT WORTH, TX 76102  
972.292.7670  
CONTACT: JOSH C. BROWN, AIA

PREPARED BY:  
TEAGUE NALL & PERKINS, INC.  
825 WATTERS CREEK BLVD., STE. M300  
ALLEN, TEXAS 75013  
214.461.9918  
CONTACT: CRAIG M. CHONKO, P.E.

**WATER METER TABLE**

LOCATION	TYPE	SIZE	NUMBER
BUILDING	DOM	4"	1
LANDSCAPE	IRRIGATION	2"	2

**PROSPER CENTER  
BLOCK A, LOT 8R  
L. NETHERLY SURVEY, ABSTRACT NO. 962  
SITE PLAN  
ELEMENTARY SCHOOL #11  
TOWN CASE #D20-0067**

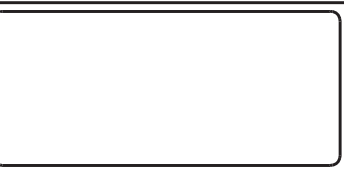


no.	revision	by	date

**teague nall and perkins, inc**  
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Allen, Texas 75013  
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**Prosper Independent School District**

scale when bar is 1 inch long  
horiz 1" = 60'  
vert N/A  
AUG 2018



Prosper, Texas  
Improvements for  
**New Elementary School #11**  
OVERALL SITE PLAN

tnp project HUC18033  
sheet **C2.03**

## PLANNING



**To: Planning & Zoning Commission**

**Item No. 4**

**From: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – June 20, 2023**

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**Agenda Item:**

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

**History:**

The applicant has submitted a request for rezoning on November 7<sup>th</sup>, 2022. There have been multiple discussions with Town Council, Planning & Zoning Commissioners, and Town Staff. Since then, the applicant has revised the following (See Attachment 9):

1. The applicant has created a trigger that requires all the townhomes in the neighborhood sub-district to have certificate of occupancy prior to commencing any work with the highway sub-district. In addition, one retail building shall complete slab construction prior to commencing any other work in Highway Subdistrict. Further, Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
2. A property owner's association (POA) shall be approved by town staff.
3. Created separate definitions and requirements on apartments and condominiums.
4. Revised the required percentage from 15% to 100% of non-residential on the first floor within the highway subdistrict and specifically requires retail uses to encourage vibrant uses within the mixed-use development.
5. Apartment buildings shall have a setback of 250 feet from the Dallas North Tollway.
6. Uses and standards in conformance with Dallas North Tollways Design Guidelines
7. The applicant reduces the density from 830 units to 730 units and specifically calls out allowance on apartments and condominiums (for sale product).
8. Minimum heights for certain uses
9. Provided architectural standards and design guidelines.
10. Minimum and maximum density for Townhomes

**Description of Agenda Item:**

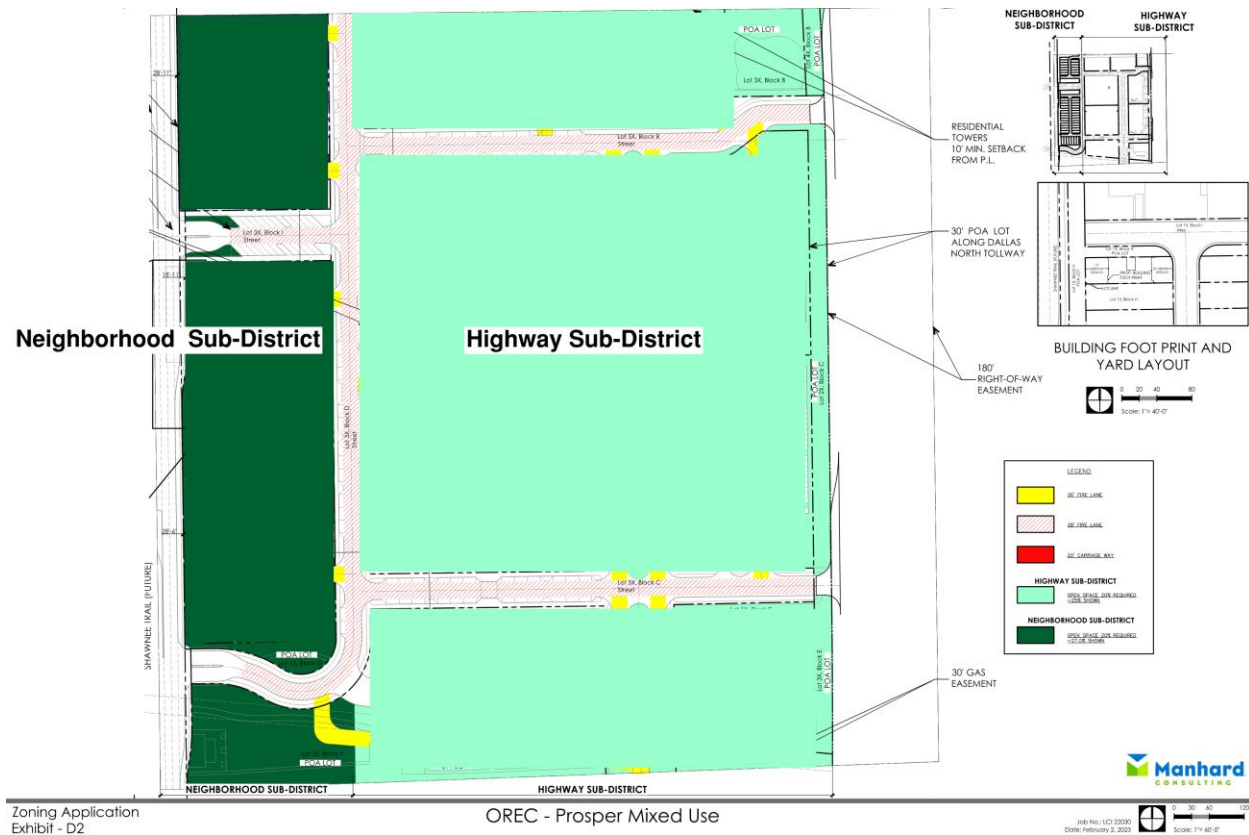
The zoning and land use of the surrounding properties are as follows:

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

**Requested Zoning**

The purpose of this request is to rezone Commercial District (C) 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.

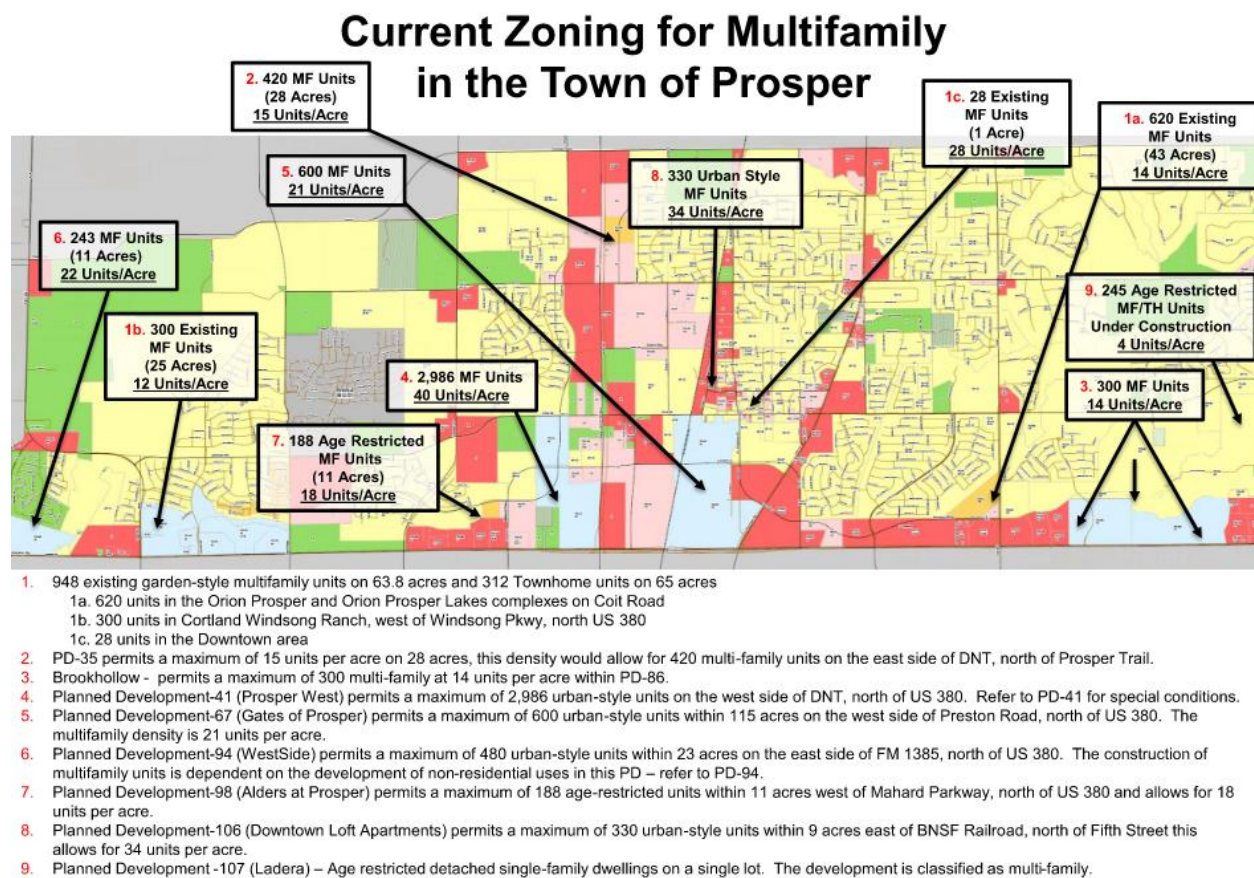
The highway sub-district (25± acres) is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian 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 applicant has made some recent modifications that include triggers, multifamily units/ condominiums specifications, mixed use details, a list of prohibited uses, and other minor modifications.

The proposed standards that are unique to the property are summarized below and does not contain all standards:

**High Density Residential Development** – The highway sub-district is proposing to have a maximum allowance of 730 units through the highway sub-district. Seventy-five percent (75%) (No more than 500 units) of allowed residential units shall be developed as apartments and the other twenty-five percent (25%) (No more than 230 units) of allowed residential units shall be developed as condominiums (for sale products). The first-floor square footage of the Highway Subdistrict shall be used for non-residential uses. A minimum of 50% of the first-floor square footage of all buildings containing residential units (Apartments) shall be used for retail uses. A minimum of 25% of the first floor of an office and hotel use building shall be used for retail uses.

**Town-wide Multi-family Units** - In addition, there are currently 6,260 multifamily units entitled through zoning approvals in the Town (please see map below). With this development, the total multifamily units would increase to 6,990 multifamily units. See map of entitled units below.



**Triggers** – The applicant has proposed the following triggers:

- The development of the entire townhomes (at least 42 townhome units) in the Neighborhood Sub-District will have certificates of occupancy prior to commencing work within the Highway Sub-District.
- The development of one minimum retail building as identified on Exhibit D.2 as either Lot 4 or Lot 2, Block 1 shall have completed slab construction prior to commencing any other work in Highway Subdistrict.
- Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.

**Building Height** – The maximum building height allowed by the Zoning Ordinance is two (2) stories in the Commercial District. However, the Dallas North Tollway Design Guidelines allows up to twelve (12) stories along the 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. The applicant has proposed minimum building height by use type:

- a. Office: four (4) story.
- b. Multifamily
  - i. Apartments: four (4) story.
  - ii. Condominiums: four (4) story.
- c. Hotel: four (4) story
- d. Retail: one (1) story.

**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 materials such as brick, natural and manufactured stone, 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 elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

Below are conceptual renderings of the development. The applicant will enter into a development agreement.





**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. All apartment buildings shall have a setback of 250’ from the Dallas North Tollway. The purpose of this provision is to screen the apartment buildings with office buildings from the Dallas North Tollway.

**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. The applicant has also requested a shared parking within the entire Planned Development excluding the townhomes.

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

**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 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.

	<b>Town of Prosper</b>	<b>NEW PD</b>
<b>Maximum Permitted Density for Multi-Family:</b>	MF District: 370 MF units allowed based on a standard MF zoning. (15 units per acre.)	Density shall not exceed 730 MF. (29 units per acre)
<b>Maximum Permitted Density for Townhomes:</b>	TH District: 90 TH units allowed based on a standard TH zoning. (10 units per acre.)	Maximum density shall not exceed 60 TH units. (6.6 units per acre)
<b>Maximum Height:</b>	Commercial District: Two stories, no greater than 40 feet. Dallas North Tollway Design Guidelines and Comprehensive Plan: Up to 12 Stories	Highway Subdistrict <ul style="list-style-type: none"> <li>• 12 stories</li> </ul> Neighborhood Subdistrict <ul style="list-style-type: none"> <li>• Townhomes <ul style="list-style-type: none"> <li>○ Thirty-Five (35) feet, three (3) stories.</li> </ul> </li> <li>• Commercial <ul style="list-style-type: none"> <li>○ Forty-five (45) Feet or three (3) stories</li> </ul> </li> </ul>
<b>Building Material</b>	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"> <li>• Materials such as brick, natural and manufactured stone, 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 elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.</li> </ul>
<b>Parking requirements</b>	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 received one letter in response to the proposed zoning request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Reply Form
4. MF Exhibits
5. Comprehensive Plan MF Design Guidelines
6. Comprehensive Plan Future Land Use Types
7. Dallas North Tollway Design Guidelines
8. Dallas North Tollway Design Guidelines Comparison Chart
9. PZ Comparison Chart

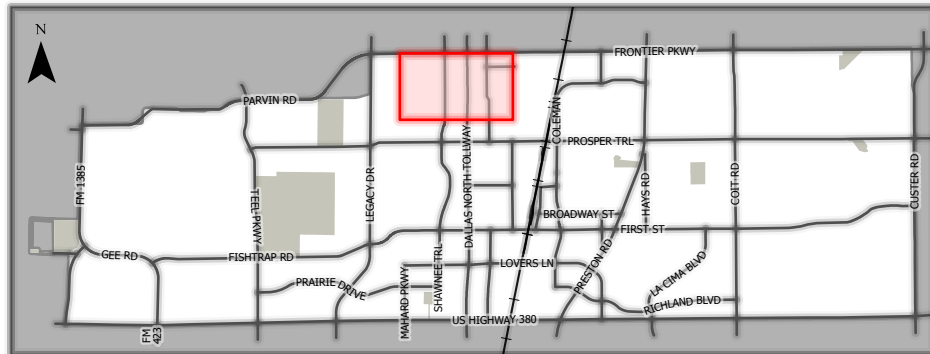
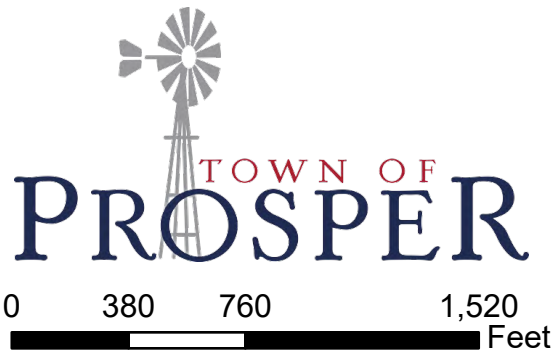
**Town Staff Recommendation:**

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. There are concerns with the additional multifamily units as per the comprehensive plan. The Dallas North Tollway Design Guidelines expected additional multifamily units along the Dallas North Tollway. Staff is recommending approval because this request follows the design guidelines and will provide innovative 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 July 11, 2023.





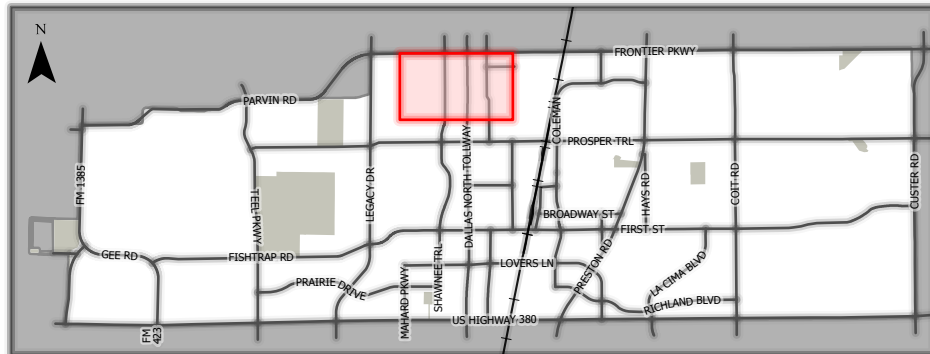
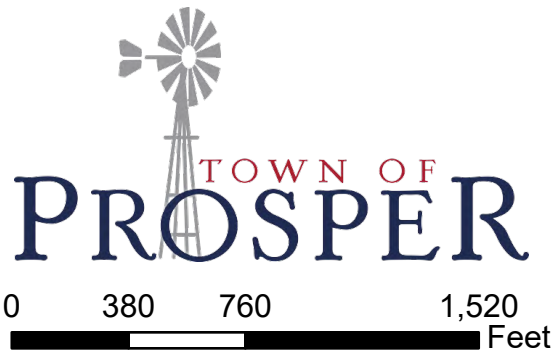
This map for illustration purposes only

Z22-0019

Pradera PD

Planned Development





Z22-0019

Pradera PD

Planned Development

This map for illustration purposes only







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.



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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:**

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- B. Triggers
  - a. Neighborhood Sub-District:
    - i. Development shall be phased such that all of the townhomes will have certificates of occupancy prior to commencing work within the Highway Sub-District.
    - ii. Development shall be phased such that at minimum one (1) retail building, as identified on Exhibit D.2 as either Lot 4 or Lot 2 Block 1, shall have completed slab construction prior to commencing work within the Highway Sub-District.
  - b. Highway Sub-District:
    - i. Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

**Elevations:**

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

**Administrative:**

- A. The property owner’s association (POA) shall be approved by town staff.

## 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: Fifty (50) 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 (50) feet.
3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One hundred (100) percent, subject to Detention and Open Space.

E. Floor Area Ratio: Maximum 10.0:1.



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

1. For the purposes of this Sub-District, Apartment and Condominiums are considered Multifamily and shall be defined as follows:

- a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
- b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.

2. The maximum density allowed shall be no more than seven hundred and thirty (730) units within the Highway Sub-District. Studio, One, Two, and Three Bedroom units shall be a minimum of 650 square feet.

- a. Apartments shall be no more than five hundred (500) units.
  - i. There shall be at least 65% Studios and One-Bedroom units.
  - ii. There shall be no more than 35% Two and Three-Bedroom units.
- b. Condominiums shall be no more than two hundred thirty (230) units.
  - i. There shall be at least 60% Studios and One-Bedroom units.
  - ii. There shall be no more than 40% Two and Three-Bedroom units.

3. Where first-floor square footage of the Highway Subdistrict shall be used for non-residential uses, the following provisions for retail use shall apply.

Retail, for the sake of this subsection shall include beauty salon/barber shop, commercial amusement (indoor), furniture/ home furnishings store, gymnastics/dance studio, health/fitness center, museum/art gallery, restaurant (without drive-thru/drive-in service), retail store and shops, retail service/incidental use, and theatre.

- a. Office: minimum 25% retail use.
- b. Residential
  - i. Apartments: minimum 50% retail use.
  - ii. Condominiums: minimum 0% retail use.
- c. Hotel: minimum 25% retail use.

4. Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

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.

- a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, 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.
13. For all residential uses, a minimum of eighty percent (80%) of parking shall be contained in a structured parking garage.

#### 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 eight (8) 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.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

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 and the Dallas North Tollway (DNT) Guidelines as of the date of adoption of this ordinance or as amended.

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 Assistant Town manager or their designee.
    - 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.
  4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.
  5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

**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. Building Height**

1. Maximum Building Height: Twelve (12) stories.
  - a. 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.
  - b. 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.

2. Minimum Building Height by use type:

- a. Office: four (4) story.
- b. Multifamily
  - i. Apartments: four (4) story.
  - ii. Condominiums: four (4) story.
- c. Hotel: four (4) story
- d. Retail: one (1) story.

C. Building Materials:

1. Materials such as brick, natural and manufactured stone, 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 elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

- a. Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

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**

Schedule of Permitted Business Establishments for the Dallas North Tollway District: 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.

Administrative, Medical, Insurance or Professional Office

Antique Shop

Automobile Paid Parking Lot/Garage

Automobile Parking Lot/Garage

Bank, Savings and Loan, or Credit Union

Beauty Salon/Barber Shop as an Incidental Use

Big Box (S)

Building Material and Hardware Sales, Major (S)  
Business Service  
Catering Business  
Child Care Center, Incidental (Care of Children of Employees in the Building)  
Civic/Convention Center  
College, University, Trade, or Private Boarding School  
Commercial Amusement, Indoor (S)  
Farm, Ranch, Stable, Garden, or Orchard  
Food Truck Park (C)  
Furniture, Home Furnishings and Appliance Store  
Governmental Office  
Gymnastics/Dance Studio (S)  
Health/Fitness Center (S)  
Helistop (S)  
Hospital  
Hotel, Full Service (C)  
House of Worship  
Massage Therapy, Licensed as an Incidental Use  
Meeting/Banquet/Reception Facility (S)  
Mobile Food Vendor (S)  
Multifamily  
Municipal Uses Operated by the Town of Prosper  
Museum/Art Gallery  
Outdoor Merchandise Display, Temporary  
Park or Playground  
Print Shop, Minor  
Private Club (C)  
Private Utility, Other Than Listed  
Research and Development Center (S)

Restaurant without Drive-thru or Drive-in Service (C)

Retail Stores and Shops

Retail/Service Incidental Use

School, Private or Parochial

School, Public

Telephone Exchange

Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)

Theater, Neighborhood

Theater, Regional

Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)



## 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 (lots shall be fee-simple)

- 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.
- vi. Minimum Building Separation: Twenty (20) feet.
- vii. Maximum Units Per Building: six (6) units

##### 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 sixty (60) units within the Neighborhood Sub-District.

2. The minimum number of townhome units shall be forty-two (42) units.

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.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, 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.

9. Dead-end parking aisles are not permitted in surface parking lots.

10. 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 eight (8) 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.
3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

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 the 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. 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 and the Dallas North Tollway (DNT Guidelines as of the date of adoption of this ordinance or as amended.

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.
4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.
5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

## 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, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise at least seventy-five (75) percent of each elevation, exclusive of doors and windows.
  - a. Townhomes shall be constructed of no less than 75% 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**

Schedule of Permitted Business Establishments for the Dallas North Tollway District: 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.

Administrative, Medical, Insurance or Professional Office

Antique Shop

Automobile Paid Parking Lot/Garage

Automobile Parking Lot/Garage

Bank, Savings and Loan, or Credit Union

Beauty Salon/Barber Shop as an Incidental Use

Big Box (S)

Building Material and Hardware Sales, Major (S)

Business Service

Catering Business

Child Care Center, Incidental (Care of Children of Employees in the Building)

Civic/Convention Center

College, University, Trade, or Private Boarding School

Commercial Amusement, Indoor (S)

Farm, Ranch, Stable, Garden, or Orchard

Food Truck Park (C)

Furniture, Home Furnishings and Appliance Store

Governmental Office

Gymnastics/Dance Studio (S)

Health/Fitness Center (S)  
Helistop (S)  
Hospital  
House of Worship  
Massage Therapy, Licensed as an Incidental Use  
Meeting/Banquet/Reception Facility (S)  
Mobile Food Vendor (S)  
Municipal Uses Operated by the Town of Prosper  
Museum/Art Gallery  
Outdoor Merchandise Display, Temporary  
Park or Playground  
Print Shop, Minor  
Private Club (C)  
Private Utility, Other Than Listed  
Research and Development Center (S)  
Restaurant without Drive-thru or Drive-in Service (C)  
Retail Stores and Shops  
Retail/Service Incidental Use  
School, Private or Parochial  
School, Public  
Telephone Exchange  
Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)  
Theater, Neighborhood  
Theater, Regional  
Townhome  
Veterinarian Clinic and/or Kennel, Indoor (S)  
Winery (enclosed operations)  
Wireless Communications and Support Structures (Cell Tower) (S)



## GENERAL REQUIREMENTS

## GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with the 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, detention areas shall 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 plazas.
7. Detention/ Retention ponds, when activated with pedestrian access.

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, landscape, parking, and lighting.
3. Multifamily characteristics are generally set forth below, and may be applied to other uses as appropriate.
  - a. Special Provisions: typical floor height ten-twelve feet, air condition corridors, Hospitality-style amenity centers, Resort-style pool, State-of-the-art fitness centers, and hidden trash collection.

b. Architectural Provisions

Facade Composition

For multi-story buildings, the overall composition of the façade should incorporate a three-part hierarchy of base, body, and cap to emphasize verticality and to maintain a balanced façade composition. In addition, the cap of the building should be architecturally distinguished to provide a visual termination to the facade and interest at the skyline.

All buildings must be composed of:

**Building Base:** The “base” of the building clearly defines the realm of the public space and provides the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian, defining the character and quality of a street or public space. It also houses the uses with the most intensity. The height of the base varies depending on the overall building height. The “base” shall consist of the area of wall immediately along the ground floor level to the “body” of the building. The transition from “base” to “body” may be expressed either horizontally, through a shift in the vertical plane or, vertically through a change in building materials along a level line. The base shall be between 16’ minimum and, in buildings of at least four stories, may include up to the floor line of the third floor.

**Building Body:** The “body” of the building comprises the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts. The “body” shall consist of the area of wall from the “base” to the “cap.” The transition from “body” to “cap” may be expressed either horizontally, through a shift in the vertical plane or vertically through a change in building materials along a level line.

**Building Cap:** The “cap” of the building could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line depending upon the height or number of stories of the building. The “cap” clearly terminates the “body” of the building. The building top is determined by the height of the building and

is not subject to elements of style. The “cap” shall consist of the area of wall from the top floor level to the parapet or the area of wall from the roof line to the top of the parapet wall. Optional Body Setback: The optional body setback is a change in the depth of the vertical plane of the primary facade along the full width of the building at the transition point between the “base” and the “body” of the building. This setback clearly divides the base from the rest of the building and provides the opportunity for an interim cornice line at the top of the base. The depth of the setback varies, but should be noticeable, in order to perceive the change between the two parts.

### Building Composition

By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, a rich architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of buildings with individual character, that still create a unified ensemble. The concept of “bay spacing” is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 25 ft. wide parcels facing the primary street. Many buildings were one-lot wide (25’), although later buildings spanned more than one lot. Wider building facades were typically divided into repeated sections, or “bays”, ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than over-whelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, unifying the building as a whole. Buildings in the Mixed-Use area should reflect these traditional building facades, and should express a façade composition ranging from one bay width to no more than 5 bay widths in length.

### Special Conditions

All elevations of buildings that can be seen from either the street or public spaces shall be considered “primary facades” and shall be designed as “fronts.” Buildings occupying lots with two frontages, such as on corner lots, shall treat both building walls as “primary facades” with each being equally considered as “fronts.” Additional detailing and attention can be applied to these two-fronted scenarios in order to better landmark the corner to enhance the architectural character as well as to improve pedestrian and vehicular way finding.

### Scale & Massing

The overall scale and mass of the buildings that make up a neighborhood play a key role in attracting patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public spaces and should be designed in a manner that is consistent with the nature of the spaces that they define. Buildings should share with their neighbors a sense of harmony that reveals focus on defining high quality,



vibrant public spaces. In the mixed-use area, the focus of building design should concentrate on the creation of collective expression - on clearly defined public and outdoor spaces and streetscapes as a cohesive and legible whole - rather than on individual buildings with a strong individual expression.

New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular, mixed-use buildings. Buildings should be rectangular, facing the street with the facade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, are inappropriate. The bulky form of the overall mass should be articulated into a series of forms which provide a variety of scale and proportion. The “Base” of a building should maintain a consistent building plane along the building frontage except to provide recessed storefront entrances, a special corner feature, usable open space for out-door dining, or to form a mid-block pedestrian passageway.

Commercial construction on a primarily residential block should be designed to reflect a residential character. A front yard setback for commercial uses at some interface locations is desirable. Creating a height transition by locating taller building portions toward areas with larger scaled buildings and lower portions toward residential areas is preferable. Long, rectangular buildings should be articulated into two or three distinct facade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual facades separated by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.

#### Doors, Windows, & Openings

The different elements defined by the massing, are further articulated by different door, window and wall systems. These systems will vary by use, but may include the following: a curtainwall, generally used in the recessed elements; a storefront system for commercial applications; a primary wall with square punched openings; a secondary wall system with rectangular punched openings; and a system of columns and lintels placed in front of curtain walls or storefronts for special portions of the buildings. The combination of this articulated massing and the reinforcement of forms with different materials and window patterns result in a lively composition with the capacity to define dynamic urban space.

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles. Grouped or “ganged” windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a minimum of twenty-four inches from the building corner. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative. All arcade openings (or “voids”) shall be vertical in proportion.

## Transparency

Design distinction between upper and lower floors shall be maintained by developing the ground level facade as primarily transparent and inviting to the public. For commercial uses, the use of storefront windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Retail ground floors shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. Colored or mirrored glazing and glass block are inappropriate.

Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid area than void area and through the use of smaller, vertically oriented windows in a regular pattern. Ground levels use can also be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

## Rhythm

Building facades are comprised of a series of patterns, from the number and spacing of bays, the number and spacing of floor levels, the disposition of openings and architectural details, and the arrangement and palette of materials, which create an inherent rhythm. Symmetry, repeated bays with expressed structural elements, and the repetition of windows and doors create the essential rhythm of the facade. This rhythm can be further reinforced by changing materials, patterns, reveals, building setbacks, façade portions or by using design elements such as column or pilasters, which establish a legible vertical and horizontal arrangement of the various building elements comprising the facade.

## Vertical Alignment

In vernacular buildings, the expression of the structural system follows traditional construction patterns. As a result, openings are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the “bay” system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

## Horizontal Alignment

As well as following a clear vertical alignment, traditional facades were equally organized horizontally. As previously described, buildings should be divided into three distinct components: the Base, the Body, and the Cap. The height of these various elements should be carefully designed so that there is a general consistency along the entire streetscape. Dramatic changes in building heights will not be allowed. Within

each building composition, care should be made to align horizontal elements, including building cornices, sill heights, floor levels, decorative moldings and windows.

#### Walls

All elevations of buildings that can be seen from public spaces shall be designed as “fronts.” Street facades should include elements to maintain pedestrian scale and interest. Architectural details and facade articulation including recesses for outdoor dining areas, display cases, public art integrated with the building design, and additional architectural elements and details help create visual interest. Avoid large featureless facade surfaces by incorporating traditionally sized building components, standard window sizes, standard brick and siding sizes, trim and details. Blank walls and blind facades visible from public streets are prohibited.

#### Columns & Lintels

The columns and lintels in Clearfork derive from the vocabulary of traditional architecture, but can be abstracted and reinterpreted to incorporate contemporary building techniques. Although they may be purely ornamental, columns and lintels should be designed and detailed in character with the traditional construction patterns of the load bearing buildings of the vernacular architectural styles of central Texas.

#### Awnings & Canopies

Canopies and awnings shall not be used above the “base” and they shall coordinate with a horizontal element of the storefront. They shall project at least six feet, so as to provide shade and shelter to pedestrians. Canopies and awnings of commercial establishments shall be permitted to encroach over the setback. Canopies and awnings shall extend horizontally from the building and shall be supported by rods, cables or brackets. The bottom of the canopy and the awning shall be a minimum of eight feet above the sidewalk.

Canopies of commercial establishments shall be made of wood, metal or glass. Lettering may be applied to the edges of canopies.

Awnings of commercial establishments shall be made of canvas or synthetic material having the appearance of canvas. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning. Internal structure of awnings shall be galvanized pipe or extruded aluminum framework. Awnings shall not be translucent or internally illuminated. Awnings may have lettering on the valance only.

#### 4. Hotel characteristics are generally set forth below.

Hotel, Full Service. Full Service Hotel developments shall be subject to the following development standards:

a. External balconies and walkways shall be set back 200 feet from any residential zoning district.

b. Shall provide management staff on-site 24 hours a day.

c. Shall provide at least four amenities from the list below:

- Indoor/Outdoor Pool
- Spa/Sauna
- Weight Room/Fitness Center
- Playground
- Sports Court
- Game Room
- Jogging Trail

d. Shall provide a full-service restaurant offering three meals a day.

e. Shall provide a minimum total of 20,000 square feet of meeting/event space.

f. No more than five percent of the total number of guest rooms shall have cooking facilities.

g. All room units must be accessed through an internal hallway, lobby, or courtyard.

h. All rooms shall be a minimum of two hundred (200) square feet.

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 is 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, however, they shall have access to a public restroom.

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 cannot remain more than 24 hours and shall return to the approved commissary.
- g. 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.

**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.

**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 'A) 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).

**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.

**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.

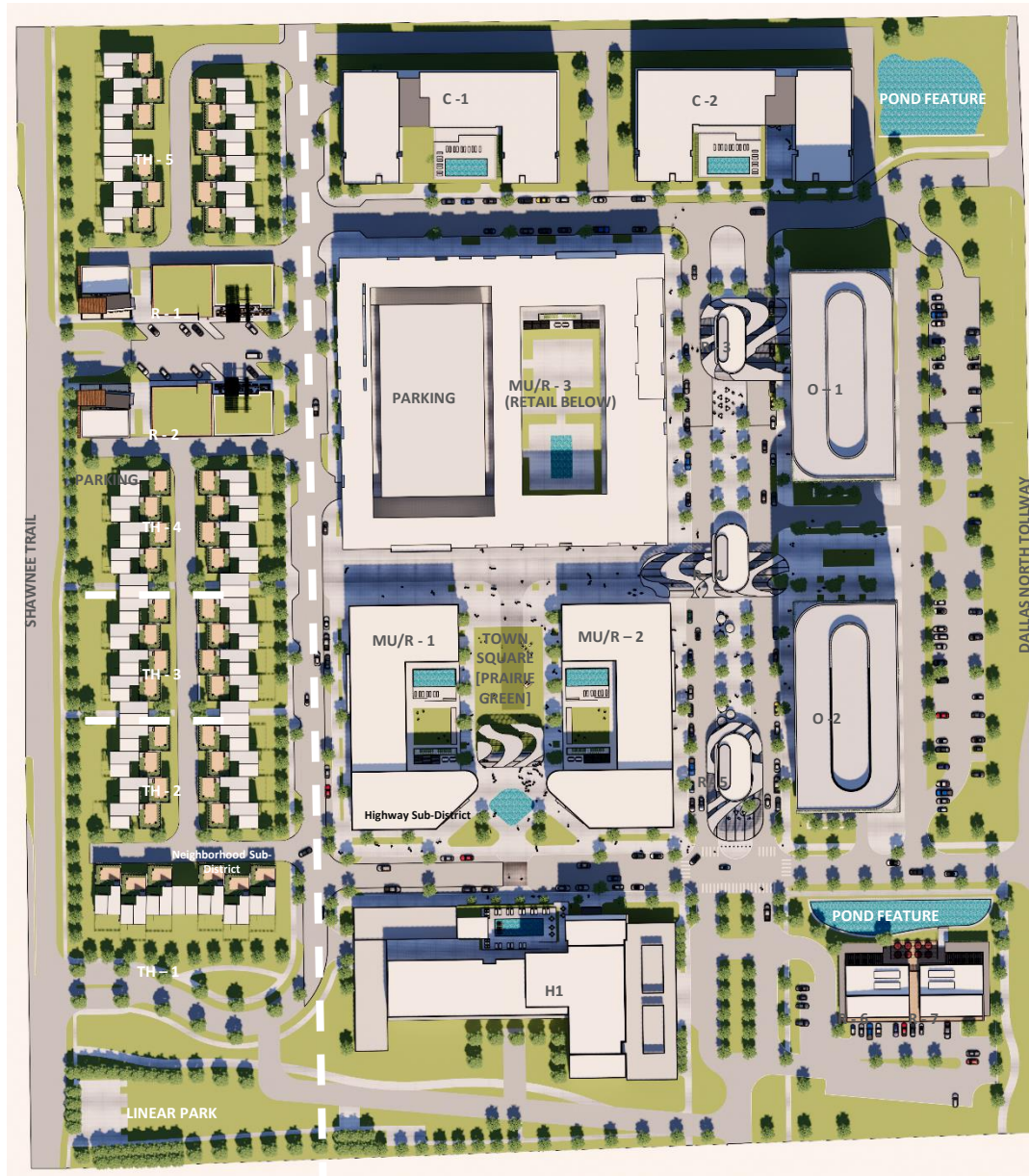
**School, Elementary, Secondary, or Middle:** One and one half (1.5) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

**School, High School:** One and one half (1.5) 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.

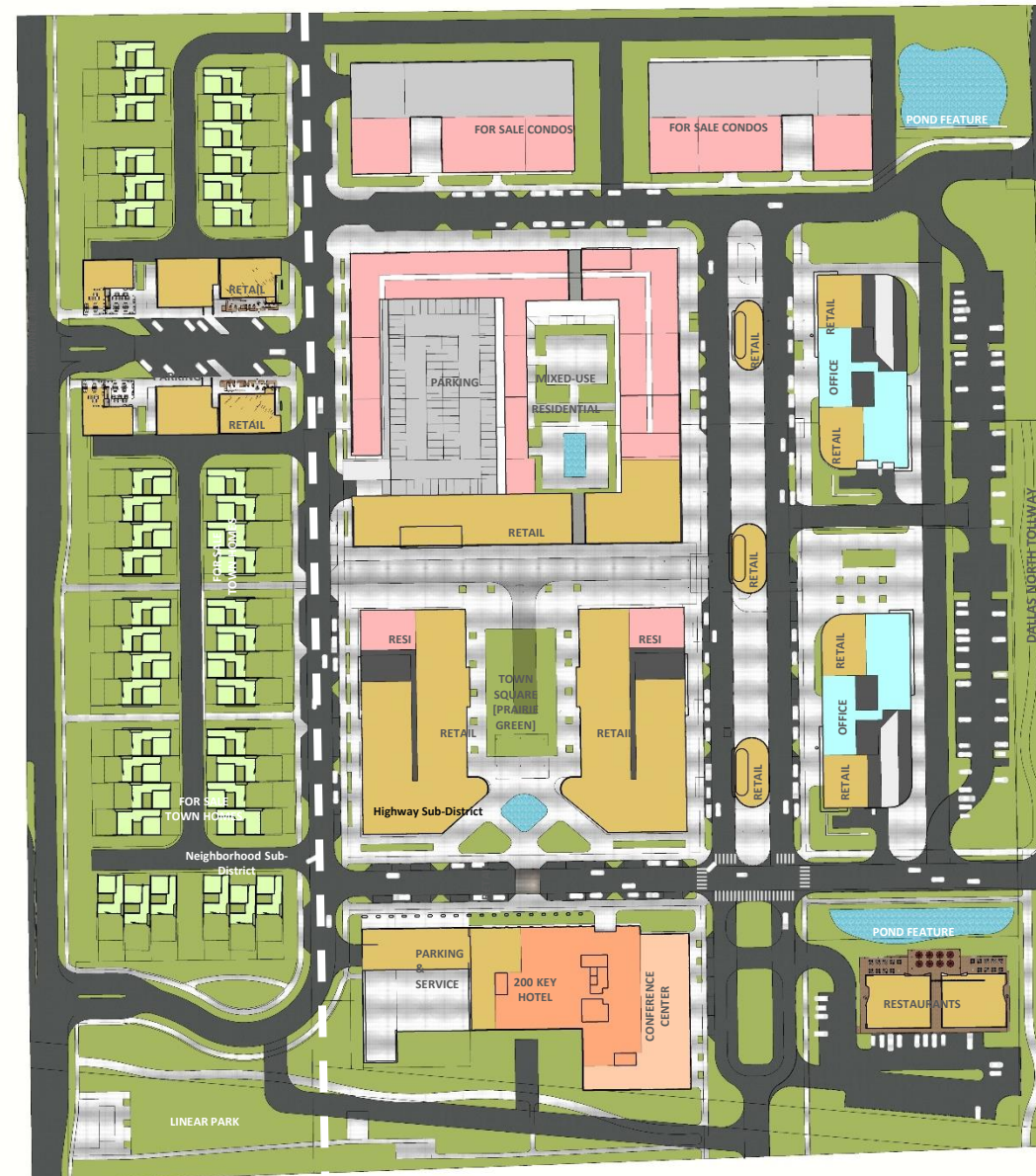
**Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school):** One (1) parking space for each four (4) seats or bench seating spaces.

**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.

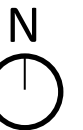




01 - PRELIMINARY SITE PLAN



02 - PRELIMINARY GROUND PLANE

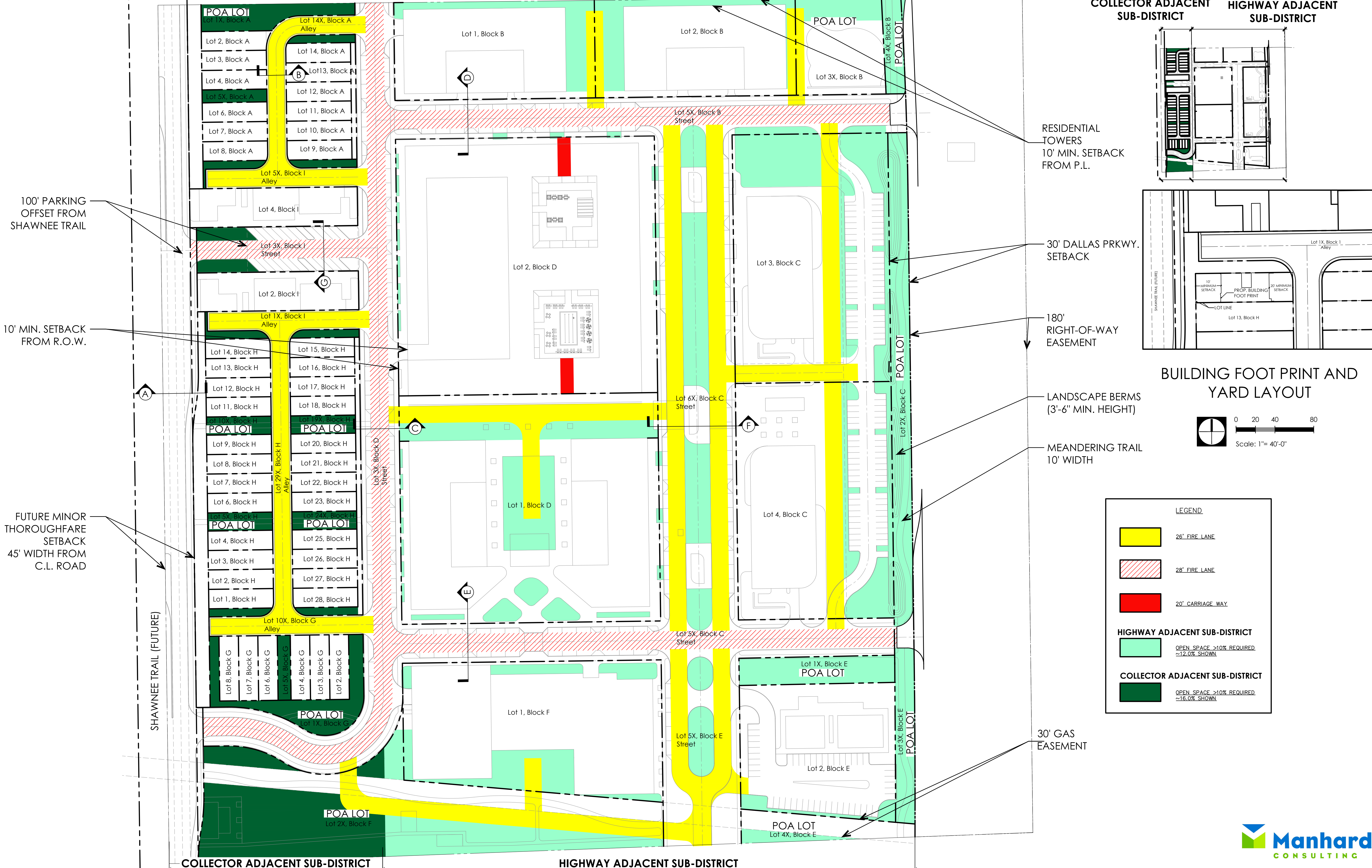


1" = 100'

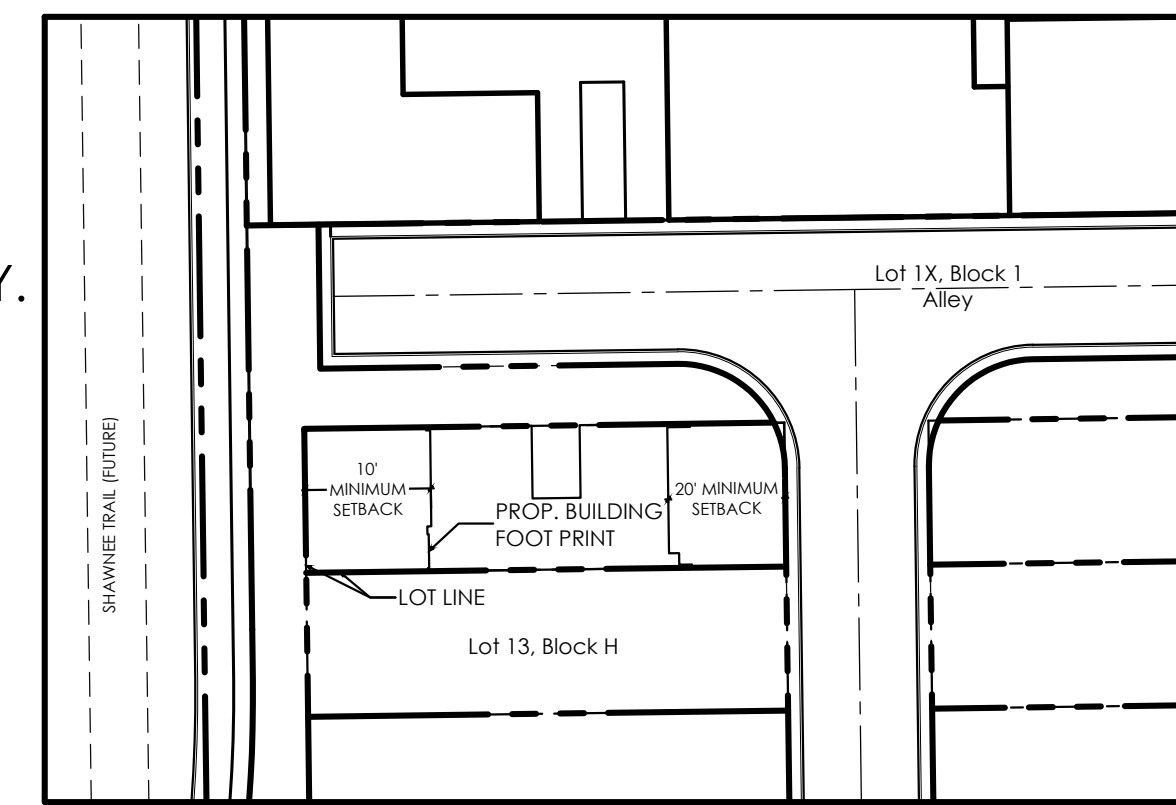
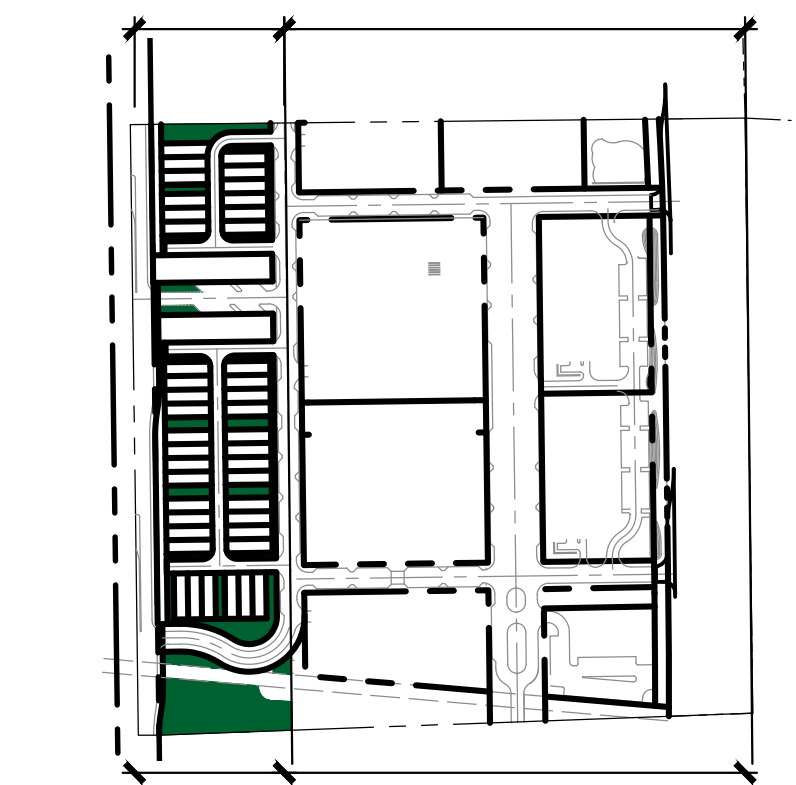
# EXHIBIT D

Town of Prosper Project No: Z22-0019

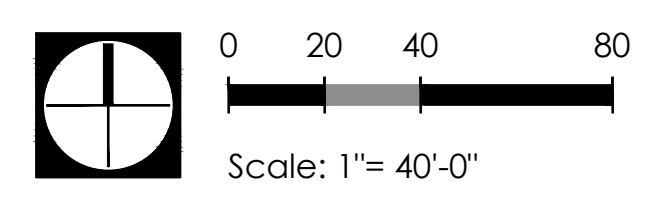




COLLECTOR ADJACENT SUB-DISTRICT      HIGHWAY ADJACENT SUB-DISTRICT



BUILDING FOOT PRINT AND YARD LAYOUT



LEGEND	
	26' FIRE LANE
	28' FIRE LANE
	20' CARRIAGE WAY
<b>HIGHWAY ADJACENT SUB-DISTRICT</b>	
	OPEN SPACE >10% REQUIRED ~12.0% SHOWN
<b>COLLECTOR ADJACENT SUB-DISTRICT</b>	
	OPEN SPACE >10% REQUIRED ~16.0% SHOWN

100' PARKING OFFSET FROM SHAWNEE TRAIL

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

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

RESIDENTIAL TOWERS  
10' MIN. SETBACK FROM P.L.

30' DALLAS PRKWY. SETBACK




180' RIGHT-OF-WAY EASEMENT

LANDSCAPE BERMS (3'-6" MIN. HEIGHT)

MEANDERING TRAIL 10' WIDTH

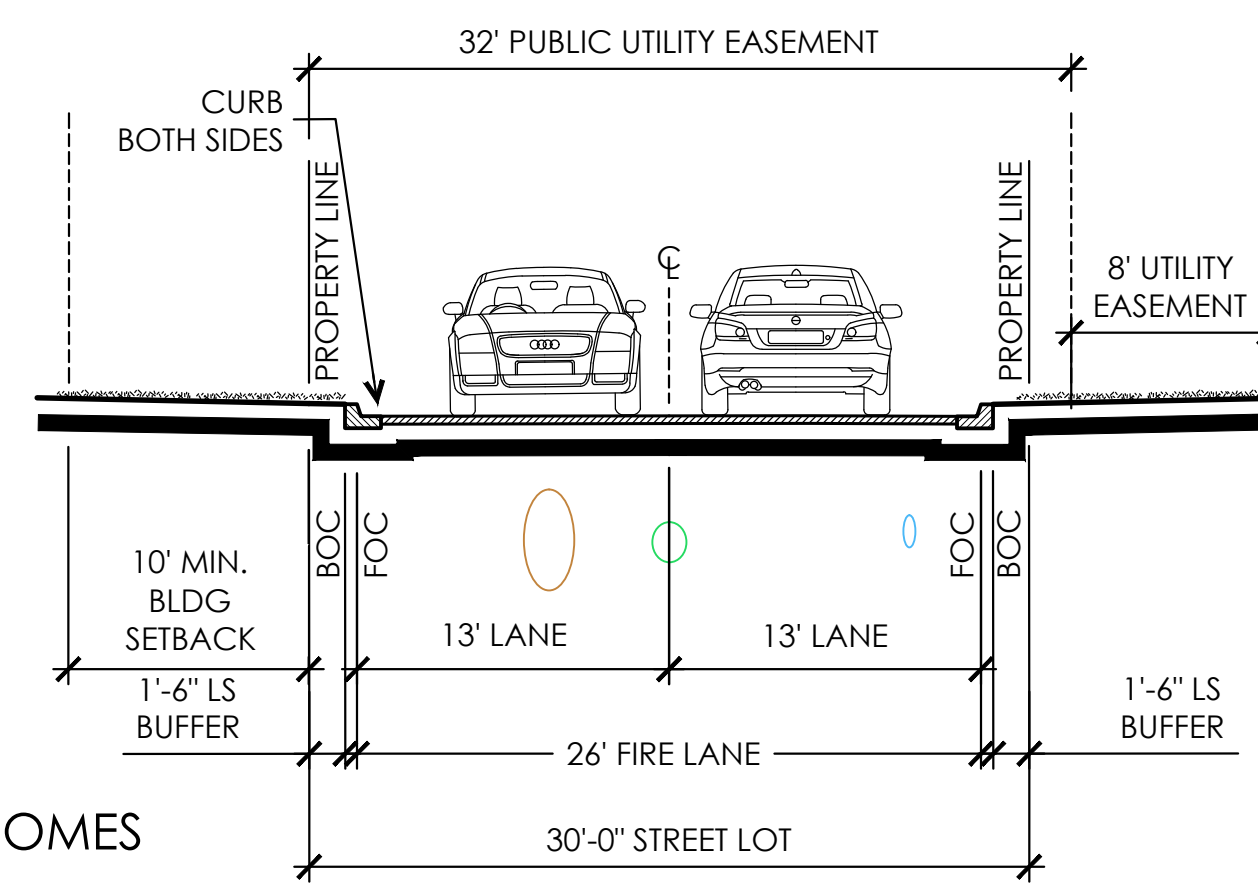
30' GAS EASEMENT



LEGEND	
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE

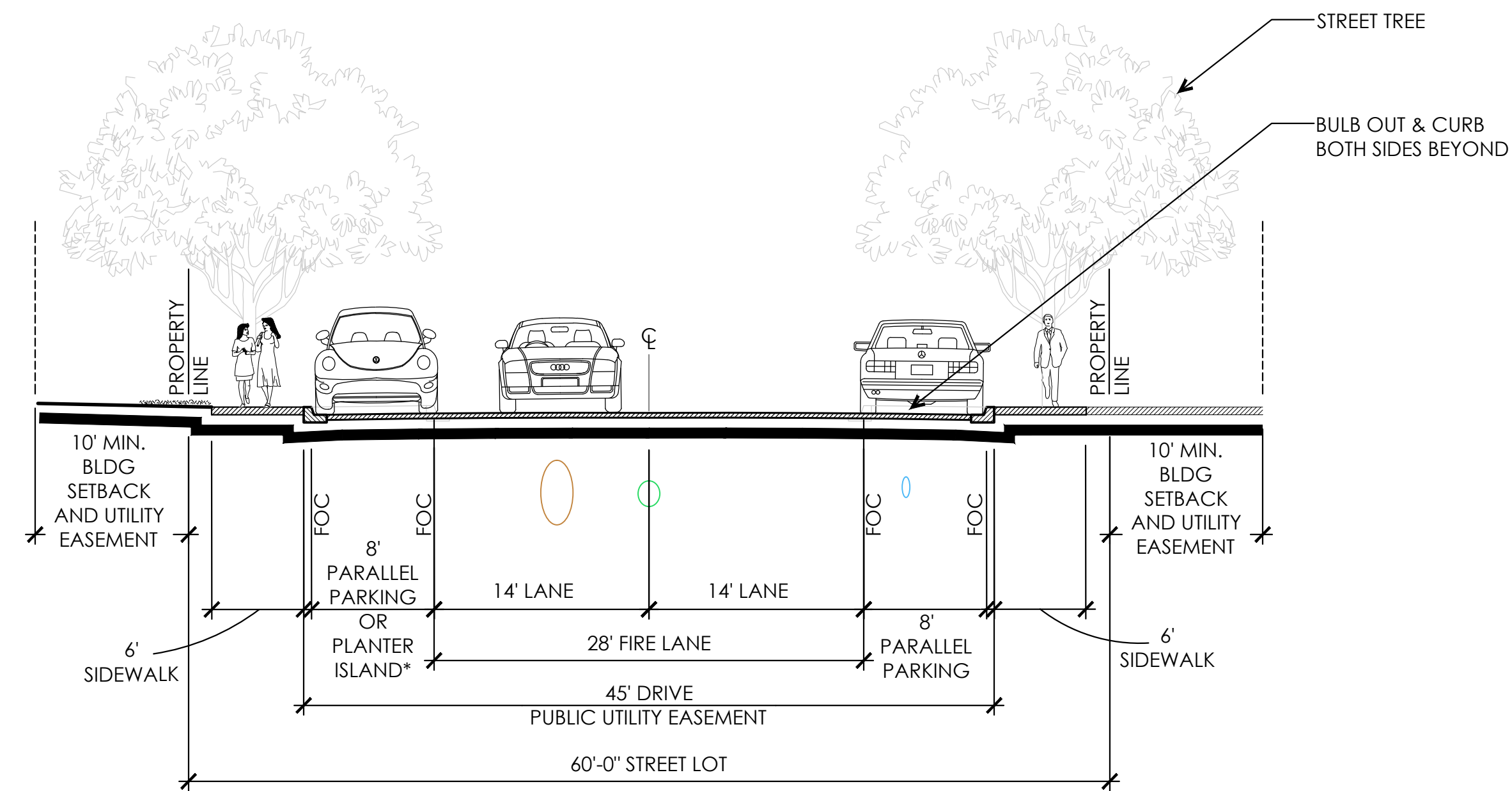
**B**

STREET LOT ALLEY SECTION AT TOWNHOMES



**C**

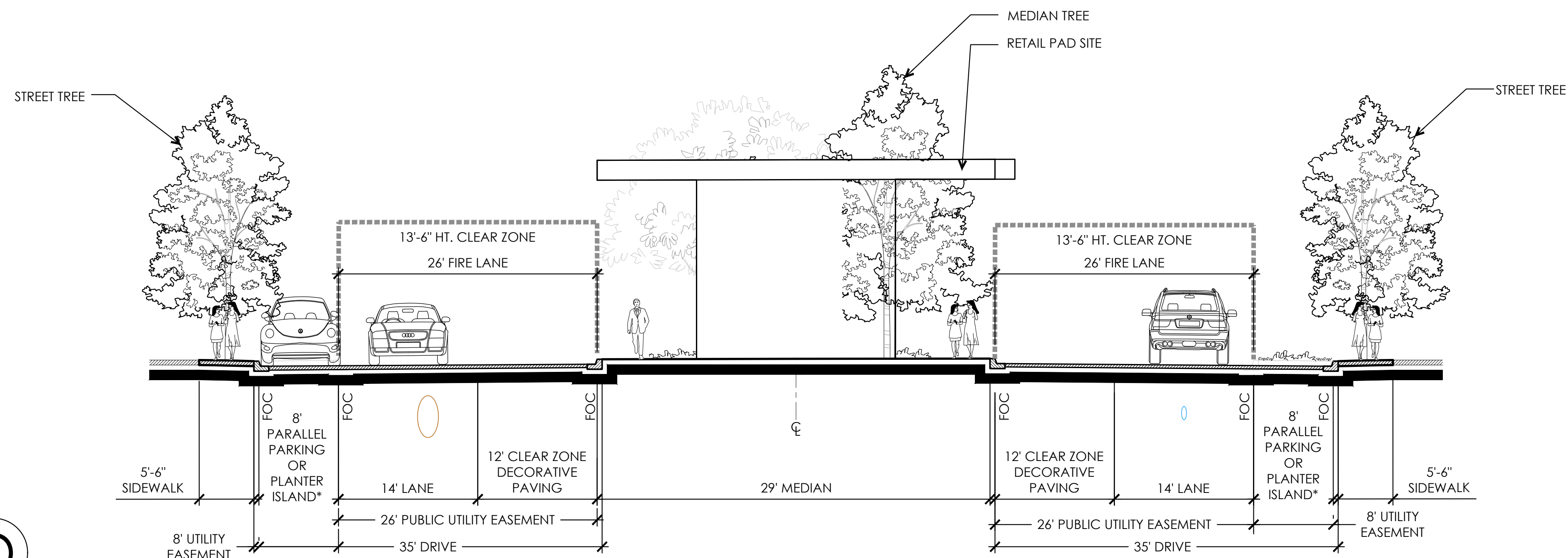
60' STREET LOT SECTION w/ PARALLEL PRKG BOTH SIDES



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

**D**

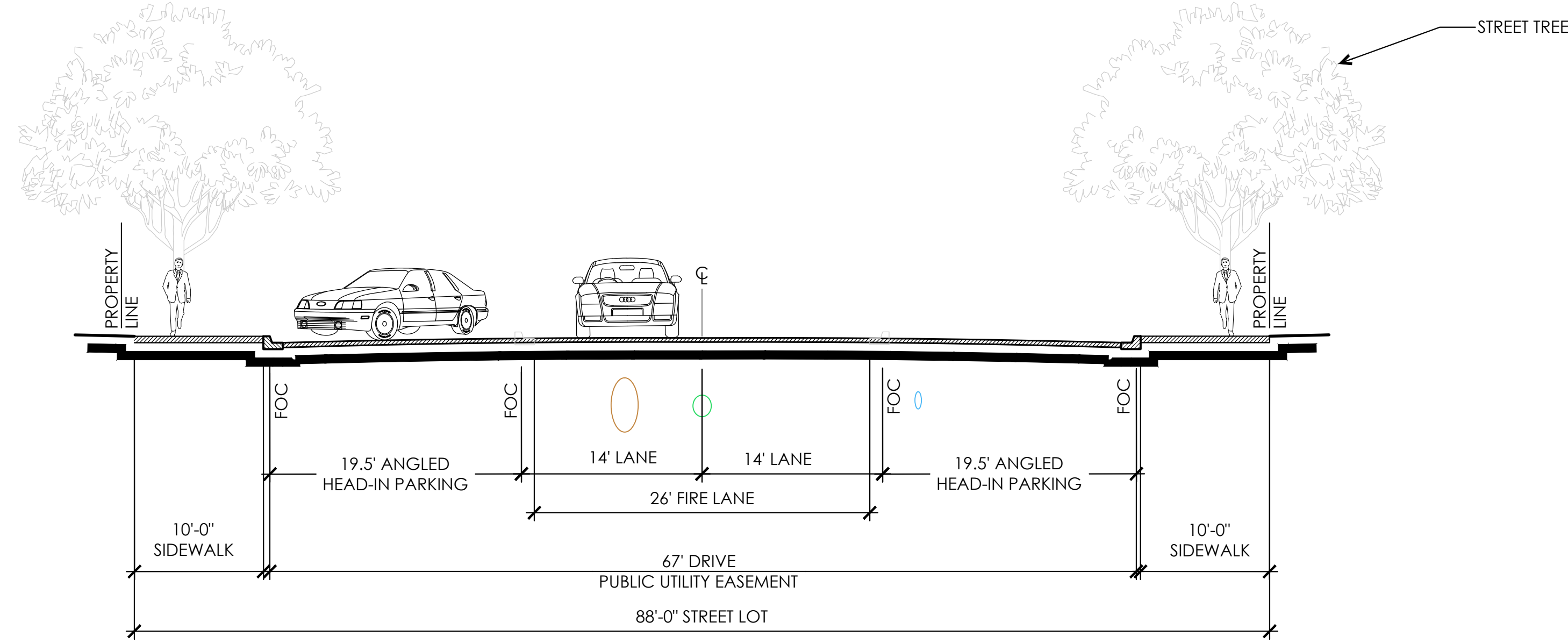
BOULEVARD SECTION 120' STREET LOT



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



E



LEGEND	
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE

88' STREET LOT SECTION w/  
ANGLED PRKG BOTH SIDES

\*TREES WITHIN SIDEWALK SUBJECT TO  
TOWN OF PROSPER APPROVAL



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- July 2023

Civil design (on and off site) – 2024

Civil construction – 2025-2026

Building design – 2024-2026

Building construction – 2026-2030





01 AERIAL – LOOKING SOUTHEAST



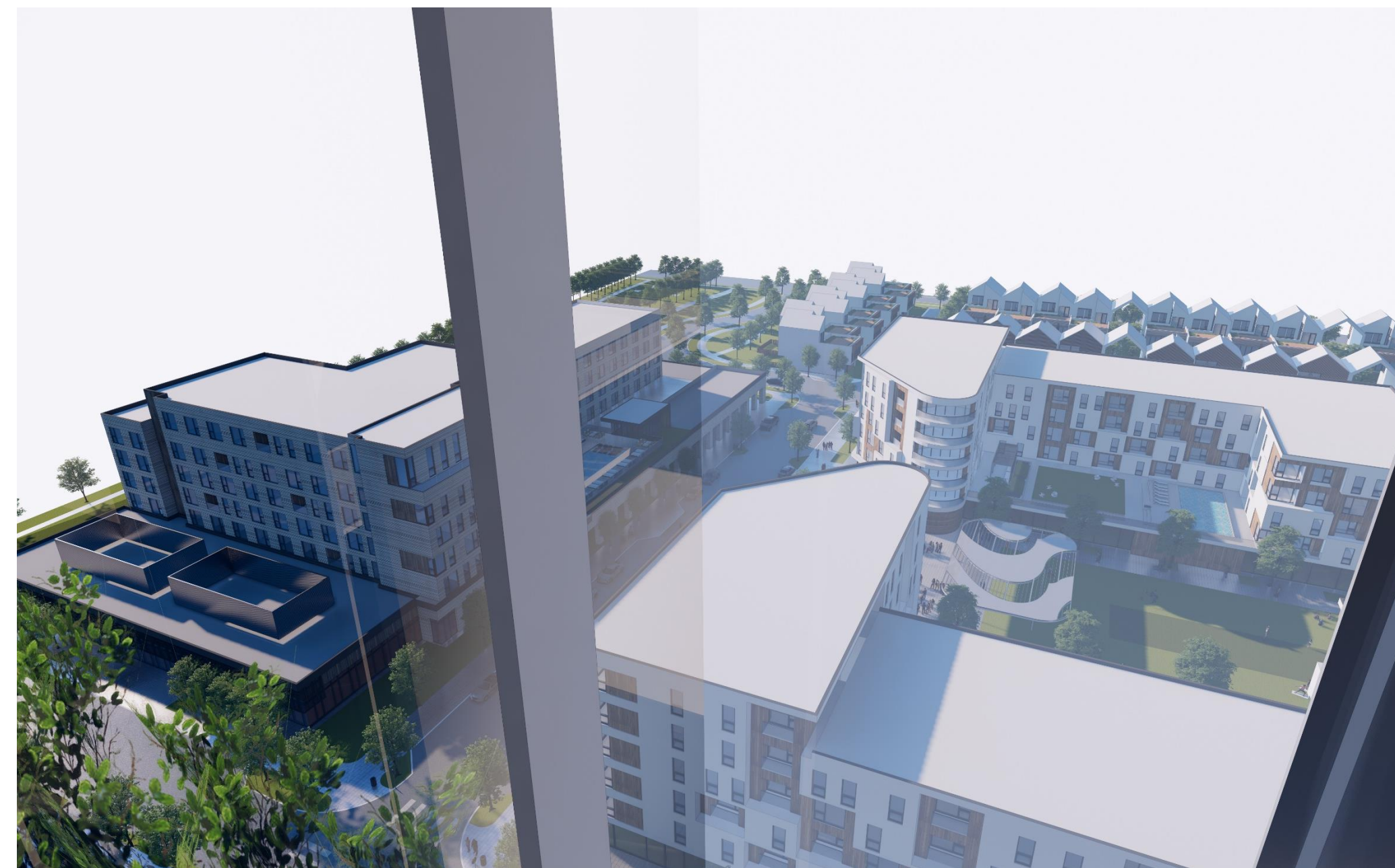
02 AERIAL – LOOKING NORTHWEST



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





## PUBLIC MEETING APPEARANCE CARD

Date: 2/5/23

Name: Mary A White

Address: 1810 Milton Dr.

City: Prosper ZIP: 75078 Phone: 832-326-6925

       **Citizens' Comments:** The public is invited to address the Town Council on any topic; however, the Council is unable to take action on any topic not listed on the agenda. When addressing the Town Council, please step up to the podium and state your name and address before beginning your presentation. Please limit your comments to three minutes.

**Agenda Item #:** 5

       I wish to speak IN FAVOR of this item.

I wish to speak IN OPPOSITION to this item.

I do not wish to speak. Please record my        SUPPORT         OPPOSITION

**Comments:** see attached comments. I am unable to attend the meeting and wish for my comments to be read and recorded.

Email form to: [mkt27@prosperTX.gov](mailto:mkt27@prosperTX.gov)

Fax to: 972-346-2009



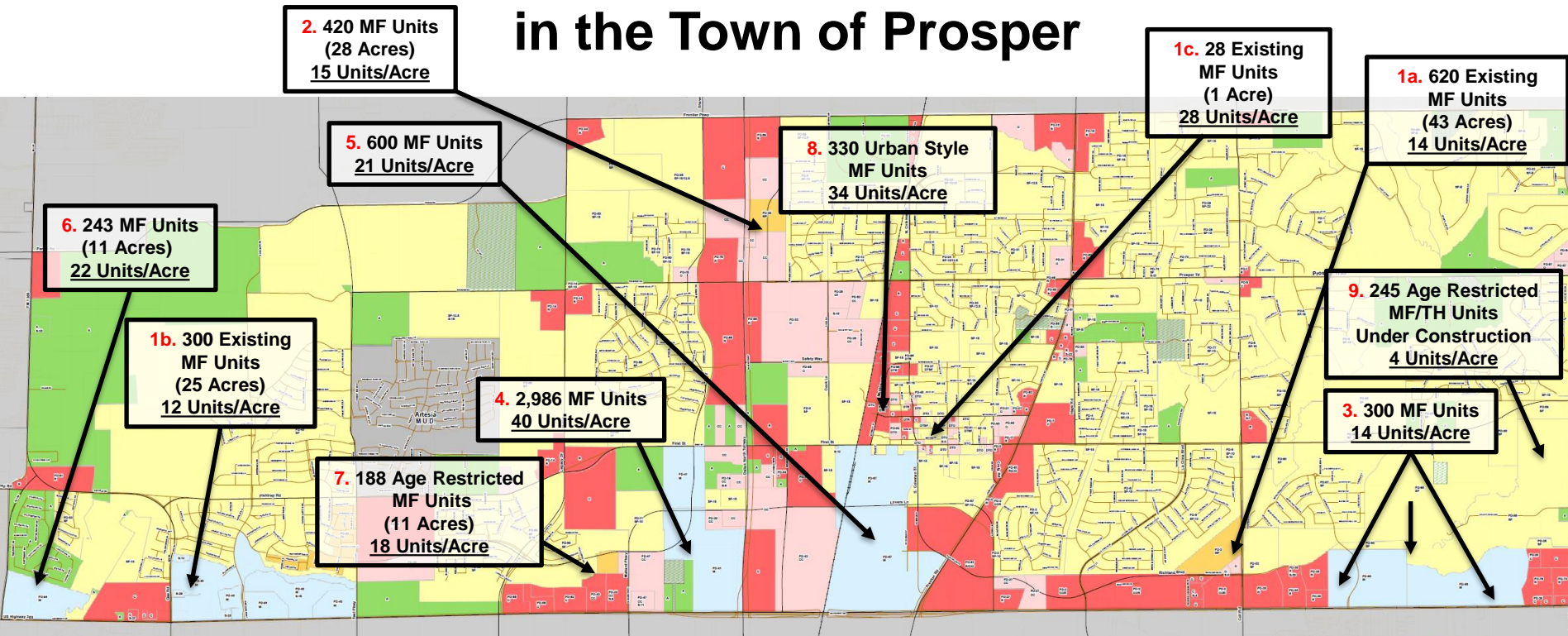
I stand opposed to agenda item #5 for reasons mentioned by the P&Z staff in the packet provided.

At some point, the town of Prosper will have to decide how many multi-family units is too many, and I feel the current 6,000+ is at a level that is unsustainable, especially at this time. How many more schools will Prosper be able to build and maintain, and at what cost? The proposed 36 units per acre is more than double the current requirement.

I feel there is a need for hotels in Prosper, but the proposed 12-story building is a 50% increase over what is currently allowed by ordinance.

As a community, Prosper must ask what cost/benefit there will be to the town when considering zoning changes like these. If we continue to deviate from the current development and design standards, without considering our vision of a small town feeling, we do so at our own peril.

# Current Zoning for Multifamily in the Town of Prosper



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
  - 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 within PD-86.
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 within 115 acres on the west side of Preston Road, north of US 380. The multifamily density is 21 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 this allows for 34 units per acre.
9. Planned Development -107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family.



Project Number	Status	Number of Units
1. Orion, WSR, Downtown	Existing	948 Units
2. (PD-35)	Entitled	420 Units
3. (Brookhollow)	Under Construction	300 Units
4. (Prosper West)	Entitled	2,986 Units
5. (Gates of Prosper)	Under Construction	600 Units
6. (Westside)	Entitled	243 Units
7. (Alders at Prosper)	Under Construction (Senior Living)	188 Units
8. (Downtown Lofts Apt)	Under Construction	330 Units
9. (Ladera)	Under Construction (Senior Living)	245 Units

	Total Number of Units	Senior Living Under Construction	Existing MF	Entitled MF	Under Construction MF
Number of Units	6,260 Units	433 Units	948 Units	3,649 Units	1,230 Units

	Tollway District	Downtown	US 380 District	Other Districts
Number of Units	3,406 Units	358 Units	2,251 Units	245 Units

# COMMUNITY CHARACTER

## Land Use Concepts

### Mixed-Use

Mixed-use refers to a development style that combines a mix of land uses within one defined zoning district. For example, residential, retail, restaurants, office and public uses may be allowed in the same building, same lot, same tract, block or zoning district. Benefits of mixed-use development include:

- Flexibility of building spaces over time;
- Long term viability of commercial districts;
- Providing higher quality high density residences;
- Inclusion of public facilities;
- Reduction in the frequency of vehicular trips; and
- Minimizing land consumption.

Mixed-use developments are defined by their design—building orientation, roadway configuration and amenities such as shade trees, benches and lighting create a safe environment that is conducive for walking. Intentional integration of diverse land uses within one localized area creates a lifestyle option where a person can perform many of their daily needs and recreational desires within a short distance of home. Such environments are particularly attractive to young professionals, young couples and empty nesters.

Mixed-uses are typically either horizontal or vertical in nature. Horizontal mixed-uses involve retail, office and residential all located within one defined area, but within separate buildings. Vertical mixed-use developments would include any combination of retail, office and residential within the same building. A common example of vertical mixed-use is residential lofts and apartments above street-level retail and office space.



## General Guidelines

- **Reduced Setbacks:** bring building facades closer to the street.
- **Central Gathering Space or Focal Point:** Create an identity through public space.
- **Pedestrian Orientation:** Facilitate the pedestrian experience through quality urban design. Ensure access and connectivity to adjacent neighborhoods.
- **Architecture:** moldings, spires, canopies, balconies and building locations all create a sense of identity and contribute to the experience.
- **Strategic Parking:** utilize shared parking, on-street parking, parking behind buildings and structured parking.
- **Connectivity:** mixed use areas should be tied in to adjacent residential development.





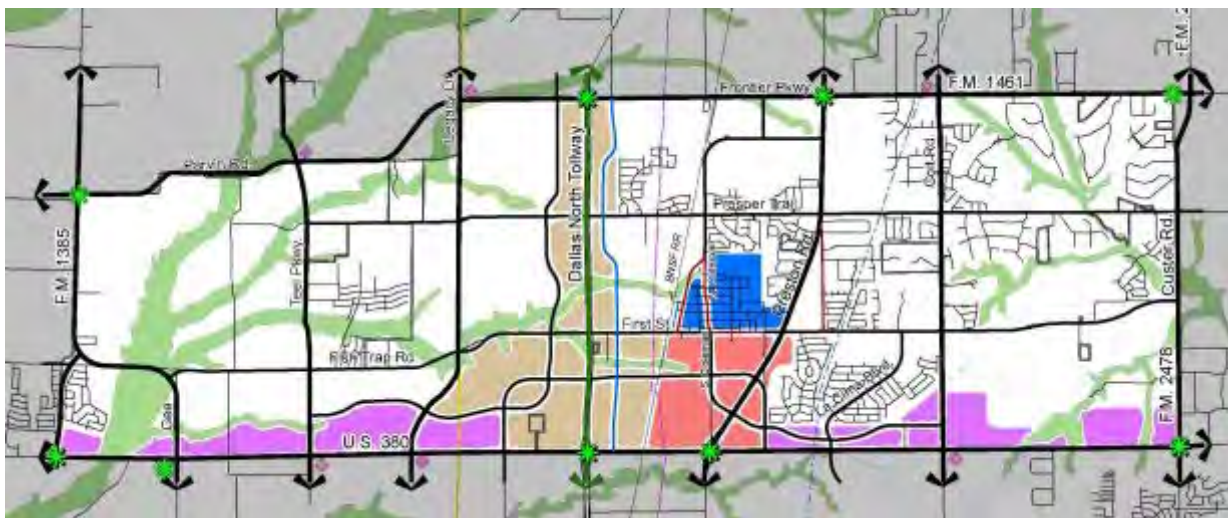
# COMMUNITY CHARACTER

What does mixed-use development look like in Prosper? We asked the community in a public Visual Character Survey. The highest rated mixed-use pictures are shown below.



Past planning efforts, including the Town's previous comprehensive plan, have indicated that the most opportunistic location for a Town Center, a large mixed-use district, would be the area roughly bounded by First Street to the north, Highway 380 to the south, BNSF Railroad to the west and Preston Road to the east. This area is currently identified as a planned development by the Town's zoning ordinance.

Within Prosper, mixed-use areas may be appropriate along the Dallas North Tollway, Highway 380, Town Center and Old Town districts, as shown below.



# COMMUNITY CHARACTER

## Horizontal and Vertical Mixed-Use Development

Mixed-use developments that include a range of land uses incorporated within the same building, but typically at different levels, are referred to as vertical mixed-use developments. Common examples of vertical integration include apartments and lofts over ground level retail and office uses. Examples of vertical mixed-use developments are Shops at Legacy in Plano, Watters Creek in Allen and the West Village/State-Thomas areas of Dallas. Vertical mixed-use development was preferred by Prosper residents.

Horizontal mixed-use development is representative of a mixture of uses within close proximity to each other, but not necessarily within the same building. Horizontal mixed-use developments typically include residential uses along the periphery of the larger development area, separate from a more intense retail and office core. An example of horizontal mixed-use development is Southlake Town Center. The central area of the Town Center includes retail and office uses with residential townhomes located on the periphery of the development, primarily on the east side.

Two factors considered when determining whether vertical or horizontal integration should be utilized are land availability and land value. In more intense areas of development, land values are typically higher and land availability may be significantly less. In such locations, vertical integration, and higher densities (up to 5 stories), would be most appropriate. In Prosper, vertical integration of mixed uses will likely occur within the Dallas North Tollway and Town Center districts. Horizontal mixed-use integration typically occurs where land availability and value can accommodate an overall lower density. Here, 1-3 story retail and office may be surrounded by townhomes, patio homes, multi-unit homes and other less intense uses. In Prosper, horizontal mixed uses will likely occur within the Highway 380 and Town Center districts.

## Vertical Mixed-Use

- **Characteristics**
  - Multiple uses within the same building
  - Live-above lofts and apartments
  - More urban in nature
  - 4-5 story height for buildings with residential uses located above the first floor
  - Structured Parking
- **Considerations**
  - Consume less land
  - Land value (density to maximize value)
  - Higher density (typically more urban )

## Vertical Mixed-Use

### Horizontal Mixed-Use

- **Characteristics**
  - Multiple uses within a planned areas, but not necessarily within the same building
  - 1-3 story heights/lower density nature
  - Areas of apartments, townhomes, brown stones, patio homes and multi-unit homes around the periphery, buffering low-density neighborhoods.
  - Structured parking or rear parking/rear entry garages
- **Considerations**
  - Consume more land
  - With buffering, may be located near residential areas along HWY 380

## Horizontal Mixed-Use





## Land Use Types

### Residential Low Density

This land use is indicative of large-lot single-family homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.



### Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.



# COMMUNITY CHARACTER

## Residential High Density

High density residential represents the most intense residential land uses permitted in Prosper. High density single family uses will consist of developments greater than 2.5 dwelling units per acre and lot sizes smaller than 10,000 square feet. Within Prosper, the high-density residential district is reflective of the Artesia development, where single family residential lot sizes and dwelling units per acre will be substantially higher than the rest of the community. High density residential may be located within the Dallas North Tollway, Highway 380, Town Center and Old Town Districts. In such areas, high density residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes.



## Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper’s tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town’s perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.





# COMMUNITY CHARACTER

## 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.



## 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.



# COMMUNITY CHARACTER

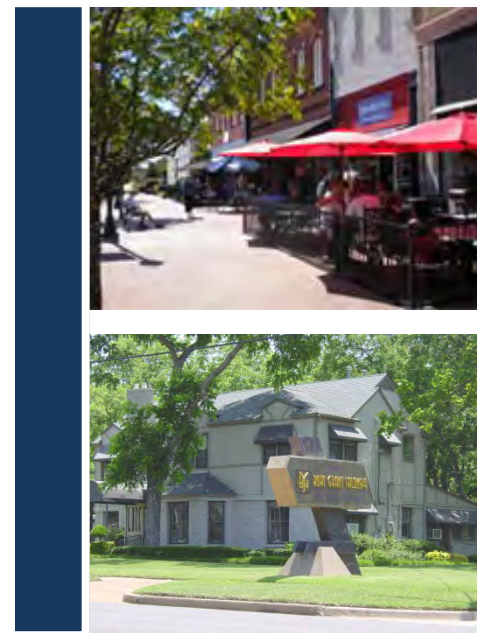
## Town Center District

The Town Center district is a continuation of the area defined by previous planning efforts as a future location for a large scale mixed-use development. The Town Center would include a mixture of land uses but development will be less intense than that located along Highway 380 and the Dallas North Tollway. Retail, small scale office, and residential uses would be included within this district, but the primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located within the Town Center could be used for community events, festivals and school events. Urban design should accommodate the pedestrian while providing automobile access and discreet parking. Residential uses may include mixed-use lofts/apartments, patio homes, townhomes and brownstones. Areas of single family residential may also be permitted, particularly on the northern side where the development abuts the Old Town district.



## Old Town District

The Old Town district is the heart of Prosper. This historic area of the community is intended to include a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants and offices. Many of the historic homes within the Old Town district, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments. The most opportunistic possibility for a transit stop, if desired by future residents, would be within the Old Town district, which could facilitate redevelopment of the downtown area. If this occurs, high density residential options, such as live-above lofts/apartments, may be considered. The historic past of the community should be preserved. The community's beginnings as a farm community in rural Collin County are part of what defines Prosper, and these attributes should be preserved as new infill development occurs.





## COMMUNITY CHARACTER

### Business Park

A Business Park district, located to the west of the BNSF Railroad between Prosper Trail and First Street, will include a variety of potential land uses including light industrial, commercial warehousing, office storage and commercial uses with outside storage. While outside storage will likely occur and be necessary within this district, significant effort should be placed on the visual integrity of the district, particularly when located in higher visibility areas. When such uses abut roadways, larger landscape setbacks, such as 40 feet setbacks, that include berms and evergreen shrubs/trees should be used to protect the visual integrity of roadways and the public view. All outside storage should also be screened from public view and from adjacent properties. The location of the BNSF railroad and close proximity to the Dallas North Tollway provide the Business Park with significant accessibility. Uses located along First Street, Prosper Trail and other perimeter areas should incorporate a higher degree of landscaping and architectural design in order to protect the visual integrity of Prosper's roadways.



<b>Dallas North Tollway Design Guidelines.</b>		New Planned Development
<a href="#">Dallas North Tollway Design Guidelines</a>		
<b>Subdistrict Location</b>		
	Frontier Parkway Gateway, Neighborhood Services and Retail, U.S 380 Gateway	<b>Frontier Parkway Gateway</b>
<b>Business Establishments</b>		
<b>Permitted Business Establishments</b>		
	All the uses being proposed conform to the DNTDG recommendations. 51 total uses	<b>The Planned Development allows all of the permitted business establishments with the exception of Hotel Limited Service, Hotel Extended Stay, Restaurant with Drive Through, and Vet Clinic.</b>
<b>Business Establishments Pursuant to the Town's Vision</b>		
	Does the rezoning include the business establishments as envision by Town Council? 7 total uses <ul style="list-style-type: none"> <li>• Museum/Art gallery</li> <li>• Theatre</li> <li>• Commercial amusement-Indoor</li> <li>• Civic/Convention Center</li> <li>• Hotel-Full Service</li> <li>• Restaurants -Dine In with or without outdoor patio</li> <li>• Developments are also strongly encouraged to include public open space, public gathering places and public art, where feasible.</li> </ul>	<b>The Planned Development allows majority of the uses.</b>
<b>Discouraged Business Establishments</b>		
	Does the rezoning include the discourage business establishments that are not consistent with the Town Vision? 71 total uses	<b>The Planned Development prohibits all discourage business establishments</b>
<b>Grocery Stores with Gas Pumps</b>		<b>Not Applicable</b>
	There shall be a minimum of a 15 ft landscape buffer to screen the pumps from the street edge	<b>Not Applicable</b>
	The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.	<b>Not Applicable</b>
	The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.	<b>Not Applicable</b>
	All display items for sale should occur within the main building or within designated areas that are screened from public streets.	<b>Not Applicable</b>
	The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.	<b>Not Applicable</b>
<b>Restaurant, Drive-Thru Service</b>		<b>Not Applicable</b>
	Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way. There shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a Planned Development development plan. If a development plan is under 5 acres, one drive-thru shall be permitted.	<b>Not Applicable</b>
<b>Multi-family Developments</b>		
	The Town Council may permit a multi-family housing as part of a holistic development that includes These businesses can be, but are not limited, retail, office, recreational, family-friendly 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.	<b>The Planned Development is creating an enviroment with a combination of businesses designed to create a live, work and play environment.</b>
<b>Tollway Subdistrict Requirements</b>		
<b>US. 380 Gateway</b>		<b>Not Applicable</b>
	On the Dallas North Tollway and U.S. 380, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	<b>Not Applicable</b>
	No parking or drive aisles may occur in the landscape buffer.	<b>Not Applicable</b>
	A maximum of two rows of parking in the front of the building.	<b>Not Applicable</b>
	Minimum building height shall be two (2) stories or forty (40) feet. If the building contains a use(s) as described in Section E, Permitted Uses, the building height can be a one (1) story building with a minimum of twenty (20) feet in height.	<b>Not Applicable</b>
<b>Recommendations</b>		<b>Not Applicable</b>
	Does the recommendations conform the DNTDG for Gateway?	<b>Not Applicable</b>
	The gateways should be clearly identifiable to vehicular and pedestrian travelers.	<b>Not Applicable</b>
	Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity	<b>Not Applicable</b>
<b>Frontier Parkway Gateway</b>		
	On the Dallas North Tollway and Frontier Parkway, the minimum front yard is fifty (50) feet and shall include a thirty (30) foot landscape buffer.	<b>The Planned Development conformswith DNTDG</b>
	No parking or drive aisles may occur in the landscape buffer.	<b>The Planned Development conformswith DNTDG</b>



	A maximum of two rows of parking in the front of the building.	The Planned Development conforms with DNTDG
	Minimum building height shall be two (2) stories or forty (40) feet. If the building contains a use(s) as described in Section E, Permitted Uses, the building height can be a one (1) story building with a minimum of twenty (20) ft in height.	The Planned Development requires a minimum of four stories for office, multifamily, and hotel uses. The Planned Development allows retail use to be one story, however the height is allowed due to it being a use described in Section E, Permitted Use.
<b>Neighborhood Services and Retail</b>		<b>Not Applicable</b>
	On the Dallas North Tollway, the minimum front yard setback shall be thirty (30) feet. Landscape buffer requirements shall be in accordance with Section M-Landscaping of these guidelines.	<b>Not Applicable</b>
	No parking or drive aisles may occur in the landscape buffer.	<b>Not Applicable</b>
	A maximum of one row of parking in the front of the building	<b>Not Applicable</b>
	Minimum building height shall be one (1) story.	<b>Not Applicable</b>
	On the east side of the sub-district (east side of the Tollway), the maximum building height shall be two (2) stories from the southerly boundary of Planned Development 69 in the north down to Prosper Trail in the south. From Prosper Trail to W. First Street, the maximum building height shall be three (3) stories with a maximum of eight (8) stories permitted within the first five-hundred (500) feet of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."	<b>Not Applicable</b>
	On the west side of the sub-district (west side of the Tollway from Prosper Trail to W. First Street), the maximum building height shall be two (2) stories with a maximum of eight (8) stories permitted within the first five-hundred (500) feet of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."	<b>Not Applicable</b>
<b>Site Design and Building Placement</b>		
	Does the zoning conform to the DNTDG site design and building placement for Gateway?	Planned Development conforms to Site Design and Building Placement.
<b>Parking Design Standards</b>		
	Does the zoning conform to the the parking design standards within the DNTDG for the Gateway?	Planned Development conforms to Parking Design Standards.
<b>Residential Neighborhoods</b>		
	Does the zoning consider compatibility standards from the DNTDG?	The Planned Development is providing a less intense Sub-district to act as a buffer adjacent to Shawnee Trail. The Planned Development does conform with majority of the Residential Neighborhood standards, except the Planned Development has requested the maximum height of 45' feet compared to the suggested 40' feet. The Planned Development does provide additional setback to mitigate the height difference.
<b>Building Design</b>		
	Does the zoning encourage building design from the DNTDG?	Planned Development conforms to majority of the building design standards with the exception that the Planned Development shall have windows of a minimum of 30% of the facade compared to the suggested 60%.
<b>Service Equipment Areas</b>		
	Does the zoning incorporate standards regarding service equipment areas from the DNTDG?	Planned Development conforms to the Service Equipment Areas.
<b>Pedestrian Connectivity and Amenities</b>		
	Does the zoning incorporate standards regarding pedestrian connectivity and amenities from the DNTDG?	Planned Development conforms to the Pedestrian Connectivity and Amenities
<b>Public Parks and Open Spaces</b>		
	Does the zoning incorporate standards regarding public parks and open space from the DNTDG?	Planned Development conforms to Public Parks and Open Spaces
<b>Signage</b>		
	Does the zoning conform to the signage requirements?	Signage will be a separate process and will incorporate sign requirements.
<b>Landscaping Standards</b>		
Properties along Dallas North Tollway, F.M. 1461, and US Hwy 380.		

	A landscaped area consisting of living trees, turf, or other living ground cover and being at least thirty (30) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties	<b>Planned Development conforms</b>
	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.	<b>Planned Development conforms</b>
	The trees may be planted in groups with appropriate spacing for species.	<b>Planned Development conforms</b>
	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).	<b>Planned Development conforms</b>
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	<b>Planned Development conforms</b>
<b>Properties adjacent to a minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Design Standard</b>		
	A landscaped area consisting of living trees, turf, or other living ground cover and being at least twenty-five (25) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties	<b>Planned Development conforms along Shawnee</b>
	One (1) large tree, four (4) inch caliper minimum (at the time of planting) per thirty (30) feet of linear roadway frontage shall be planted within the required landscaped area.	<b>Planned Development conforms</b>
	The trees may be planted in groups with appropriate spacing for species.	<b>Planned Development conforms</b>
	Shrub plantings shall be provided at a minimum rate of 20 ten (10) gallon shrubs per thirty (30) linear feet.	<b>Planned Development conforms</b>
	Parking abutting the landscaped area will be screened from the adjacent roadway. The required screening may be with shrubs or earthen berms.	<b>Planned Development conforms</b>
<b>Additional Requirements:</b>		
	For big box retail and grocery stores, one (1) additional tree planted for each one-hundred (100) linear feet of lot frontage. The trees shall be a minimum of 4" caliper and may be placed in planters.	<b>Not Applicable</b>



**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:**

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- B. Triggers
  - a. Neighborhood Sub-District:
    - i. Development shall be phased such that all of the townhomes will have certificates of occupancy prior to commencing work within the Highway Sub-District.
    - ii. Development shall be phased such that at minimum one (1) retail building, as identified on Exhibit D.2 as either Lot 4 or Lot 2 Block 1, shall have completed slab construction prior to commencing work within the Highway Sub-District.
  - b. Highway Sub-District:
    - i. Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

**Elevations:**

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

**Administrative:**

- A. The property owner's association (POA) shall be approved by town staff.



**HIGHWAY SUB-DISTRICT**

3

**EXHIBIT C—Sub-district Regulations:**

**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)~~[Fifty \(50\)](#) 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~~[50](#)) feet.
3. Minimum Lot Depth: Sixty (60) feet.

### D. Maximum Lot Coverage: One hundred (100) percent, [subject to Detention and Open Space](#).

### 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 For the acreage purposes of the Highway this Sub-District, Apartment and Condominiums are considered Multifamily and shall be defined as follows:

- a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
- b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.

2. The maximum density allowed shall be no more than seven hundred and thirty (730) units within the Highway Sub-District. Studio, One, Two, and Three Bedroom units shall be a minimum of 15% of the 650 square feet.

- a. Apartments shall be no more than five hundred (500) units.
  - i. There shall be at least 65% Studios and One-Bedroom units.
  - ii. There shall be no more than 35% Two and Three-Bedroom units.

- b. Condominiums shall be no more than two hundred thirty (230) units.
  - i. There shall be at least 60% Studios and One-Bedroom units.
  - ii. There shall be no more than 40% Two and Three-Bedroom units.

3. Where first-floor square footage of all buildings containing residential units the Highway Subdistrict shall be used for non-residential uses, the following provisions for retail use shall apply.

Retail, for the sake of this subsection shall include beauty salon/barber shop, commercial amusement (indoor), furniture/ home furnishings store, gymnastics/dance studio, health/fitness center, museum/art gallery, restaurant (without drive-thru/drive-in service), retail store and shops, retail service/incidental use, and theatre.

- a. Office: minimum 25% retail use.
- b. Residential
  - i. Apartments: minimum 50% retail use.
  - ii. Condominiums: minimum 0% retail use.
- c. Hotel: minimum 25% retail use.

4. Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

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.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, 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.

13. For all residential uses, a minimum of eighty percent (80%) of parking shall be contained in a structured parking garage.

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)~~<sup>six (8)</sup> 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.

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3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

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.~~ 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.

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~~2.~~ 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 and the Dallas North Tollway (DNT) Guidelines as of the date of adoption of this ordinance or as amended.

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 Assistant Town manager or their designee.](#)
- 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.

[4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.](#)

[5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.](#)

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**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. Maximum Building Height: Twelve \(12\) stories.](#)



a. 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.

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b. 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.

## 2. Minimum Building Height by use type:

a. Office: four (4) story.

b. Multifamily

i. Apartments: four (4) story.

ii. Condominiums: four (4) story.

c. Hotel: four (4) story

d. Retail: one (1) story.

## 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,~~ elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

a. Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

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 Schedule of Permitted Uses Business Establishments for the Dallas North Tollway District](#): 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, [Insurance](#) 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 [as an Incidental Use](#)
  - ~~Bed and Breakfast Inn~~
  - ~~Beer & Wine Package Sales~~

[Big Box \(S\)](#)

- Building Material and Hardware Sales, ~~Minor~~[Major \(S\)](#)
- Business Service
  - ~~Caretaker's/Guard's Residence~~

[Catering Business](#)

[Child Care Center, Incidental \(Care of Children of Employees in the Building\)](#)

- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor [\(S\)](#)
  - ~~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~~

[Farm, Ranch, Stable, Garden, or Orchard](#)

[Food Truck Park \(C\)](#)

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- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio [\(S\)](#)
- Health/Fitness Center [\(S\)](#)
  - ~~Home Occupation~~

Helistop (S)

- Hospital
- Hotel ~~C~~, [Full Service \(C\)](#)
- House of Worship
  - ~~Household Appliance Service and Repair~~
  - ~~Insurance Office~~
  - ~~Laundromat~~
  - ~~Locksmith/Security System Company~~
- Massage Therapy, Licensed [as an Incidental Use](#)
- ~~Mini-Storage~~[Meeting/Banquet/Reception Facility \(S\)](#)
- Mobile Food Vendor [\(S\)](#)
- Multifamily [Dwelling](#)
  - ~~Multi-Tenant Office Building~~
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
  - ~~Nursery~~

Outdoor Merchandise Display, Temporary

- Park or Playground
  - ~~Pet Day Care~~
- Print Shop, [Minor](#)
- Private Club [\(C\)](#)
  - ~~Private Recreation Center~~
- Private Utility, Other ~~than~~[Than](#) Listed
  - ~~Real Estate Sales/Leasing Office~~
  - ~~Recycling Collection Point~~

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• ~~Rehabilitation Care Institution~~

Research and Development Center (S)

• ~~Restaurant or Cafeteria~~

• ~~Restaurant, without Drive-In~~

• ~~Restaurant, thru or Drive-Through S-in Service (C)~~

• Retail Stores and Shops

• Retail/Service Incidental Use

• School, Private or Parochial

• School, Public

• ~~Stealth Antenna, Commercial~~

• ~~Studio Dwelling~~

• Telephone Exchange

• ~~Temporary Building~~

Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)

Theater, Neighborhood

• 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.)~~Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)

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**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 ([lots shall be fee-simple](#))
  - 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.
  - vi. [Minimum Building Separation: Twenty \(20\) feet.](#)
  - vii. [Maximum Units Per Building: six \(6\) units](#)

#### 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 ~~40~~sixty (60) units/~~net acre, as calculated based on the acreage of within~~ the Neighborhood Sub-District.

2. The minimum number of townhome units shall be forty-two (42) units.

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.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, 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.

~~119~~. Dead-end parking aisles are not permitted in surface parking lots.

~~1210~~. 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)~~eight (8) 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.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

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.

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Nothing contained herein shall vary or supersede the 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. 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- [and the Dallas North Tollway \(DNT\) Guidelines as of the date of adoption of this ordinance or as amended.](#)

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.

[23.](#) 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.

[34.](#) 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.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

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### 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 ~~at~~ least seventy-five (75) percent of each ~~floor elevation,~~ exclusive of doors and windows.
  - a. Townhomes shall be constructed of no less than ~~60~~75% 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 Schedule of Permitted Uses Business Establishments for the Dallas North Tollway District: 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, Insurance or Professional Office
- ~~• Antenna and/or Antenna Support Structure, Commercial~~
- ~~• Antenna and/or Antenna Support Structure, Non-Commercial~~
- ~~• Assisted Care or Living Facility~~

Antique Shop

- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union

Beauty Salon/Barber Shop as an Incidental Use

Big Box (S)

Building Material and Hardware Sales, Major (S)

- Business Service
- ~~• Caretaker's/Guard's Residence~~

Catering Business

Child Care Center, Incidental (Care of Children of Employees in the Building)

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- Civic/Convention Center
- College, University, Trade, or Private Boarding School

• ~~Community Center~~

~~Convenience~~Commercial Amusement, Indoor (S)

Farm, Ranch, Stable, Garden, or Orchard

Food Truck Park (C)

- Furniture, Home Furnishings and Appliance 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

Gymnastics/Dance Studio (S)

- Health/Fitness Center (S)

• ~~Home Occupation~~

Helistop (S)

- Hospital

- House of Worship

• ~~Insurance Office~~

- Massage Therapy, Licensed as an Incidental Use

Meeting/Banquet/Reception Facility (S)

- Mobile Food Vendor (S)

• ~~Multi Tenant Office Building~~

- Municipal Uses Operated by the Town of Prosper

- Museum/Art Gallery

• ~~Office/Show Room~~

Outdoor Merchandise Display, Temporary

- Park or Playground

- Print Shop, Minor

- Private Club (C)

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~~• Private Recreation Center~~

• Private Utility, Other than Than Listed

~~• Real Estate Sales/Leasing Office~~

~~• Rehabilitation Care Institution~~

Research and Development Center (S)

~~• Restaurant or Cafeteria~~

~~• Restaurant, without Drive-In~~

~~• Restaurant, thru or Drive Through S-~~

• Retail/in Service Use(C)

Retail Stores and Shops

Retail/Service Incidental Use

• School, Private or Parochial

• School, Public

~~• Stealth Antenna, Commercial~~

~~• Studio Dwelling~~

• Telephone Exchange

~~• Temporary Building~~

Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)

Theater, Neighborhood

Theater, Regional

• 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.)~~

Veterinarian Clinic and/or Kennel, Indoor (S)

Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)

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## GENERAL REQUIREMENTS

## GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with [the](#) 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 [shall](#) 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/ [Retention](#) ponds, [when activated with pedestrian access](#).



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/landscape](#), parking, and lighting.

[3. Multifamily characteristics are generally set forth below, and may be applied to other uses as appropriate.](#)

[a. Special Provisions: typical floor height ten-twelve feet, air condition corridors, Hospitality-style amenity centers, Resort-style pool, State-of-the-art fitness centers, and hidden trash collection.](#)

[b. Architectural Provisions](#)

[Facade Composition](#)

[For multi-story buildings, the overall composition of the façade should incorporate a three-part hierarchy of base, body, and cap to emphasize verticality and to maintain a balanced façade composition. In addition, the cap of the building should be architecturally distinguished to provide a visual termination to the facade and interest at the skyline.](#)

[All buildings must be composed of:](#)

[Building Base: The “base” of the building clearly defines the realm of the public space and provides the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian, defining the character and quality of a street or public space. It also houses the uses with the most intensity. The height of the base varies depending on the overall building height. The “base” shall consist of the area of wall immediately along the ground floor level to the “body” of the building. The transition from “base” to “body” may be expressed either horizontally, through a shift in the vertical plane or, vertically through a change in building materials along a level line. The base shall be between 16’ minimum and, in buildings of at least four stories, may include up to the floor line of the third floor.](#)

[Building Body: The “body” of the building comprises the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts. The “body” shall consist of the area of wall from the “base” to the “cap.” The transition from “body” to “cap” may be expressed either horizontally, through a shift in the vertical plane or vertically through a change in building materials along a level line.](#)

[Building Cap: The “cap” of the building could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line depending upon the height or number of stories of the building. The “cap” clearly terminates the “body” of the building. The building top is determined by the height of the building and](#)

is not subject to elements of style. The “cap” shall consist of the area of wall from the top floor level to the parapet or the area of wall from the roof line to the top of the parapet wall. Optional Body Setback: The optional body setback is a change in the depth of the vertical plane of the primary facade along the full width of the building at the transition point between the “base” and the “body” of the building. This setback clearly divides the base from the rest of the building and provides the opportunity for an interim cornice line at the top of the base. The depth of the setback varies, but should be noticeable, in order to perceive the change between the two parts.

#### Building Composition

By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, a rich architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of buildings with individual character, that still create a unified ensemble. The concept of “bay spacing” is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 25 ft. wide parcels facing the primary street. Many buildings were one-lot wide (25’), although later buildings spanned more than one lot. Wider building facades were typically divided into repeated sections, or “bays”, ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than over-whelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, unifying the building as a whole. Buildings in the Mixed-Use area should reflect these traditional building facades, and should express a facade composition ranging from one bay width to no more than 5 bay widths in length.

#### Special Conditions

All elevations of buildings that can be seen from either the street or public spaces shall be considered “primary facades” and shall be designed as “fronts.” Buildings occupying lots with two frontages, such as on corner lots, shall treat both building walls as “primary facades” with each being equally considered as “fronts.” Additional detailing and attention can be applied to these two-fronted scenarios in order to better landmark the corner to enhance the architectural character as well as to improve pedestrian and vehicular way finding.

#### Scale & Massing

The overall scale and mass of the buildings that make up a neighborhood play a key role in attracting patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public spaces and should be designed in a manner that is consistent with the nature of the spaces that they define. Buildings should share with their neighbors a sense of harmony that reveals focus on defining high quality.

vibrant public spaces. In the mixed-use area, the focus of building design should concentrate on the creation of collective expression - on clearly defined public and outdoor spaces and streetscapes as a cohesive and legible whole - rather than on individual buildings with a strong individual expression.

New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular, mixed-use buildings. Buildings should be rectangular, facing the street with the facade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, are inappropriate. The bulky form of the overall mass should be articulated into a series of forms which provide a variety of scale and proportion. The "Base" of a building should maintain a consistent building plane along the building frontage except to provide recessed storefront entrances, a special corner feature, usable open space for out-door dining, or to form a mid-block pedestrian passageway.

Commercial construction on a primarily residential block should be designed to reflect a residential character. A front yard setback for commercial uses at some interface locations is desirable. Creating a height transition by locating taller building portions toward areas with larger scaled buildings and lower portions toward residential areas is preferable. Long, rectangular buildings should be articulated into two or three distinct facade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual facades separated by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.

#### Doors, Windows, & Openings

The different elements defined by the massing, are further articulated by different door, window and wall systems. These systems will vary by use, but may include the following: a curtainwall, generally used in the recessed elements; a storefront system for commercial applications; a primary wall with square punched openings; a secondary wall system with rectangular punched openings; and a system of columns and lintels placed in front of curtain walls or storefronts for special portions of the buildings. The combination of this articulated massing and the reinforcement of forms with different materials and window patterns result in a lively composition with the capacity to define dynamic urban space.

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles. Grouped or "ganged" windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a mini-mum of twenty-four inches from the building corner. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative. All arcade openings (or "voids") shall be vertical in proportion.



### Transparency

Design distinction between upper and lower floors shall be maintained by developing the ground level facade as primarily transparent and inviting to the public. For commercial uses, the use of storefront windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Retail ground floors shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. Colored or mirrored glazing and glass block are inappropriate.

Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid area than void area and through the use of smaller, vertically oriented windows in a regular pattern. Ground levels use can also be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

### Rhythm

Building facades are comprised of a series of patterns, from the number and spacing of bays, the number and spacing of floor levels, the disposition of openings and architectural details, and the arrangement and palette of materials, which create an inherent rhythm. Symmetry, repeated bays with expressed structural elements, and the repetition of windows and doors create the essential rhythm of the facade. This rhythm can be further reinforced by changing materials, patterns, reveals, building setbacks, facade portions or by using design elements such as column or pilasters, which establish a legible vertical and horizontal arrangement of the various building elements comprising the facade.

### Vertical Alignment

In vernacular buildings, the expression of the structural system follows traditional construction patterns. As a result, openings are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the "bay" system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

### Horizontal Alignment

As well as following a clear vertical alignment, traditional facades were equally organized horizontally. As previously described, buildings should be divided into three distinct components: the Base, the Body, and the Cap. The height of these various elements should be carefully designed so that there is a general consistency along the entire streetscape. Dramatic changes in building heights will not be allowed. Within

each building composition, care should be made to align horizontal elements, including building cornices, sill heights, floor levels, decorative moldings and windows.

#### Walls

All elevations of buildings that can be seen from public spaces shall be designed as “fronts.” Street facades should include elements to maintain pedestrian scale and interest. Architectural details and facade articulation including recesses for outdoor dining areas, display cases, public art integrated with the building design, and additional architectural elements and details help create visual interest. Avoid large featureless facade surfaces by incorporating traditionally sized building components, standard window sizes, standard brick and siding sizes, trim and details. Blank walls and blind facades visible from public streets are prohibited.

#### Columns & Lintels

The columns and lintels in Clearfork derive from the vocabulary of traditional architecture, but can be abstracted and reinterpreted to incorporate contemporary building techniques. Although they may be purely ornamental, columns and lintels should be designed and detailed in character with the traditional construction patterns of the load bearing buildings of the vernacular architectural styles of central Texas.

#### Awnings & Canopies

Canopies and awnings shall not be used above the “base” and they shall coordinate with a horizontal element of the storefront. They shall project at least six feet, so as to provide shade and shelter to pedestrians. Canopies and awnings of commercial establishments shall be permitted to encroach over the setback. Canopies and awnings shall extend horizon-tally from the building and shall be supported by rods, cables or brackets. The bottom of the canopy and the awning shall be a minimum of eight feet above the sidewalk.

Canopies of commercial establishments shall be made of wood, metal or glass. Lettering may be applied to the edges of canopies.

Awnings of commercial establishments shall be made of canvas or synthetic material having the appearance of canvas. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning. Internal structure of awnings shall be galvanized pipe or extruded aluminum framework. Awnings shall not be translucent or internally illuminated. Awnings may have lettering on the valance only.

#### 4. Hotel characteristics are generally set forth below.

Hotel, Full Service. Full Service Hotel developments shall be subject to the following development standards:

a. External balconies and walkways shall be set back 200 feet from any residential zoning district.

b. Shall provide management staff on-site 24 hours a day.

c. Shall provide at least four amenities from the list below:

- Indoor/Outdoor Pool
- Spa/Sauna
- Weight Room/Fitness Center
- Playground
- Sports Court
- Game Room
- Jogging Trail

d. Shall provide a full-service restaurant offering three meals a day.

e. Shall provide a minimum total of 20,000 square feet of meeting/event space.

f. No more than five percent of the total number of guest rooms shall have cooking facilities.

g. All room units must be accessed through an internal hallway, lobby, or courtyard.

h. All rooms shall be a minimum of two hundred (200) square feet.

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 is 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-, however, they shall have access to a public restroom.

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~~Food vendors cannot remain more than 24 hours and shall be considered as a Minor Amendment return to the PD, subject to approval by the Director of Development Services approved commissary.

g. 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 'A) 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.





**PLANNING**

**To:** Planning & Zoning Commission **Item No. 5**

**From:** Dakari Hill, Senior Planner

**Through:** David Soto, Planning Manager

**Re:** Specific Use Permit – Temporary Building for St. Martin Private School  
 Planning & Zoning Commission Meeting – June 20, 2023

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

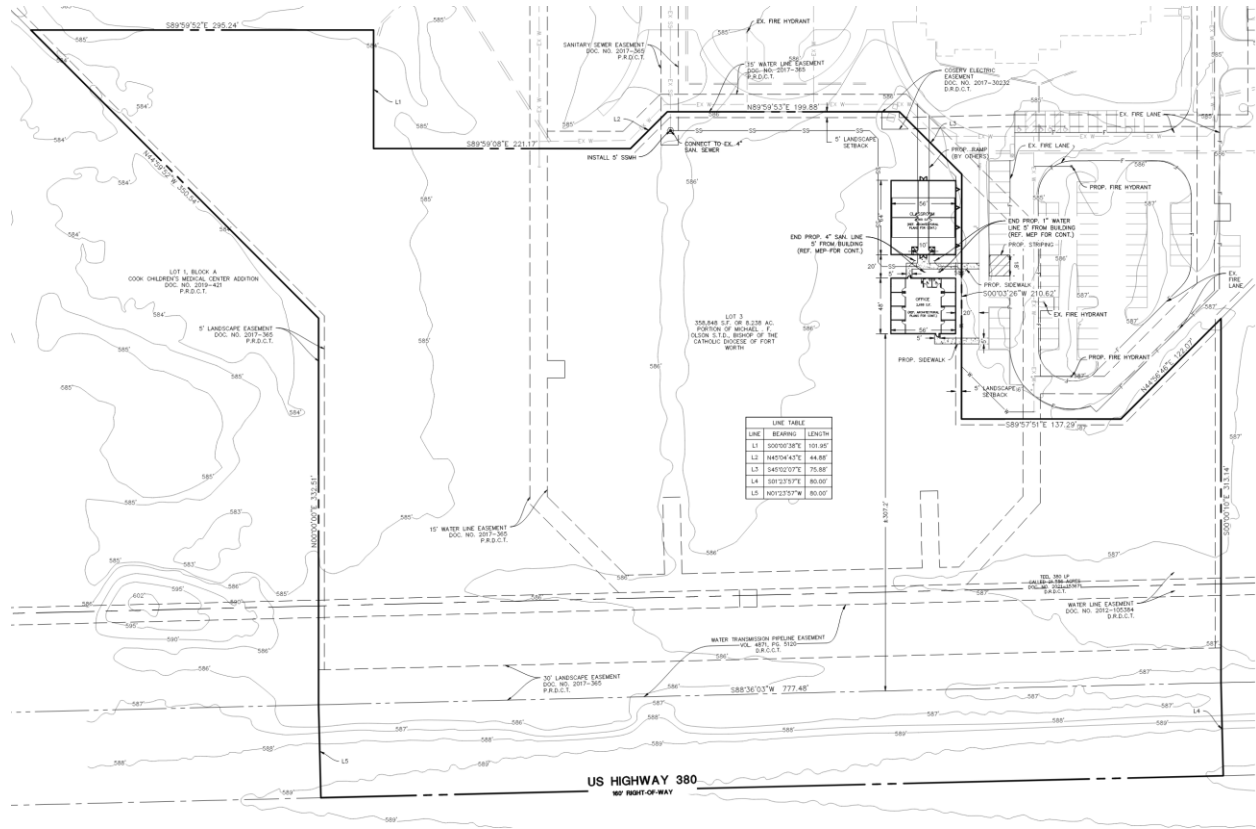
**Description of Agenda Item:**

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

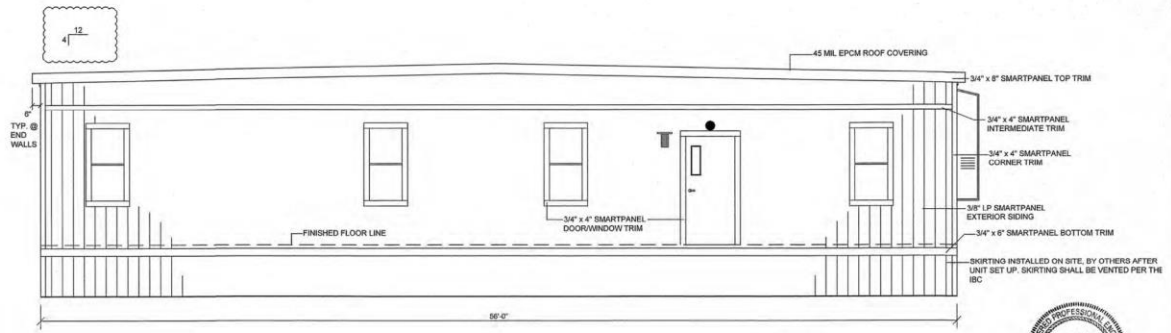
	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development - 40	House of Worship (St. Martin de Porres Catholic Church)	US-380 District
<b>North</b>	Planned Development - 40	Single Family Residential (Windsong Ranch)	Medium Density Residential
<b>East</b>	Planned Development - 40	Not Developed	US-380 District
<b>South</b>	Frisco	Frisco	Frisco
<b>West</b>	Planned Development - 91	Commercial (Cook Children’s Medical Center)	US-380 District

**Requested Zoning** – The purpose of this request is to allow construction of a new 3,584 square foot consist of 2 Temporary Buildings. St. Martin de Porres Catholic Church is requesting to have a temporary building for a private school while they are in the process of planning for their future campus masterplan. A Specific Use Permit is required for temporary buildings utilized for private purposes.

(Below is a picture of the site plan.)

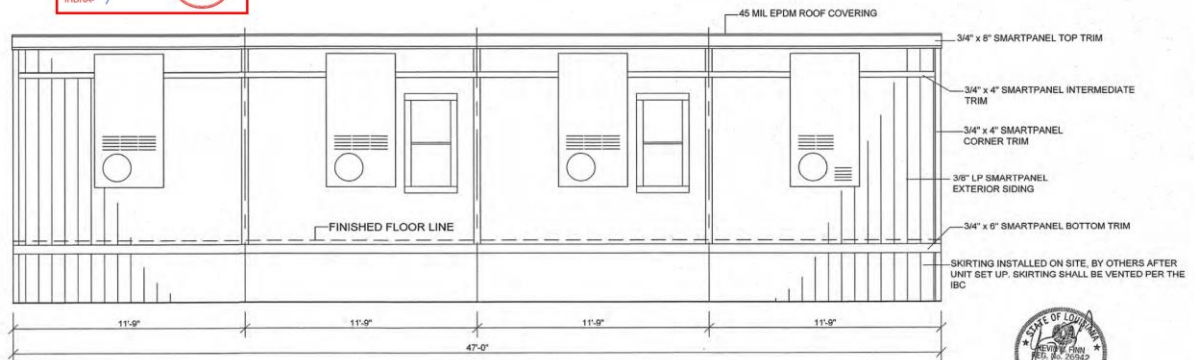


(Below are pictures of the building's façade.)



1 FRONT ELEVATION  
1/4" = 1'-0"

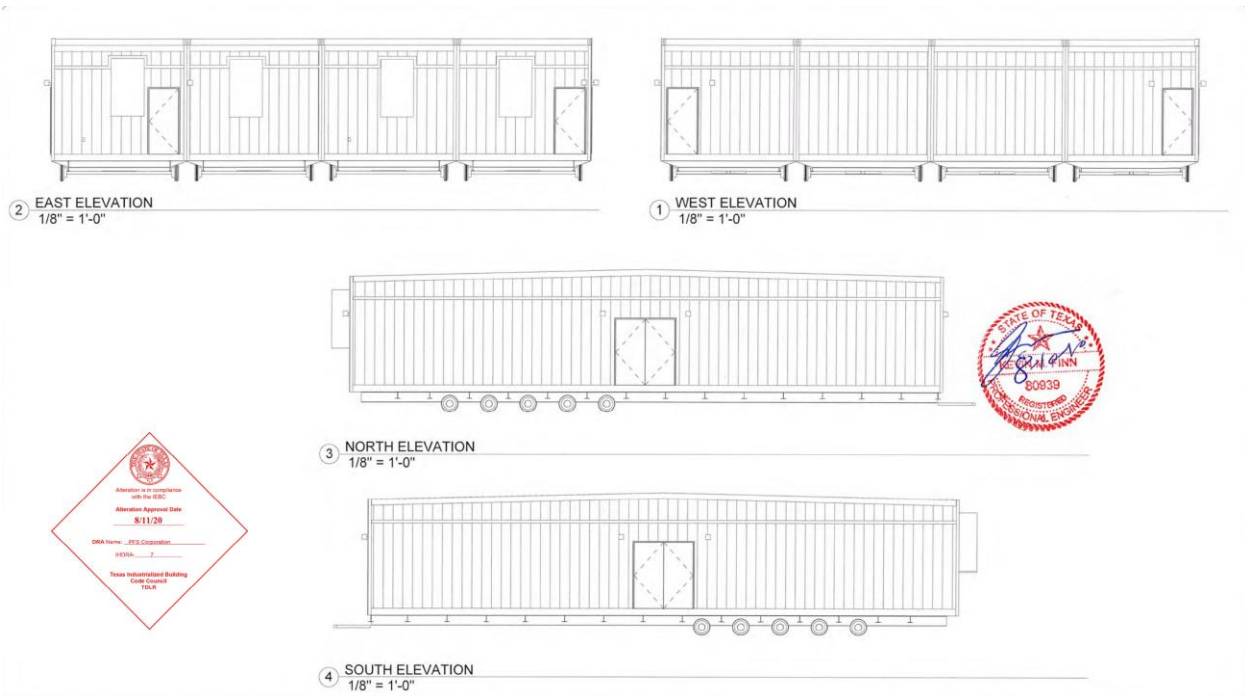
Texas Industrialized  
Building Code Council  
IBC  IRC   
Approval Date: 8/1/17  
**APPROVED**  
PFS CORPORATION  
IHDR- 7



2 SIDE ELEVATION  
1/4" = 1'-0"







The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of a SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the criteria and recommends approval of the request.

**Future Land Use Plan** – The Future Land Use Plan recommends US-380 District.

**Thoroughfare Plan** – This property currently has direct access to South Teel Parkway.

**Parks Master Plan** – The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. To date, staff has not received a reply form in opposition.

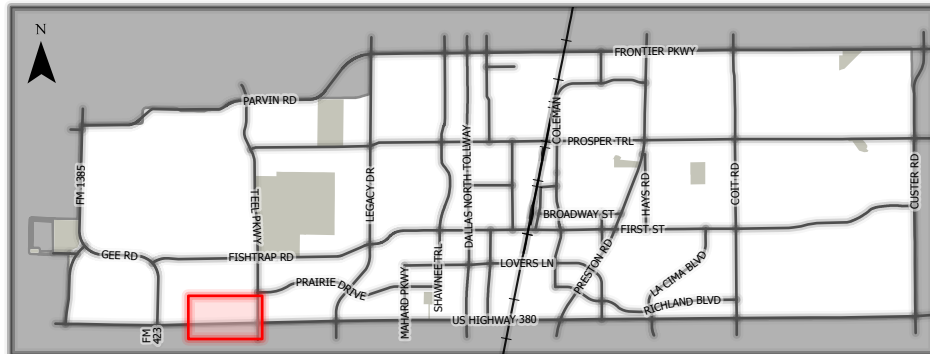
**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Letter of Intent

**Town Staff Recommendation:**

Town staff recommends approval of the Specific Use Permit request for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway.





**ZONE-23-0009**

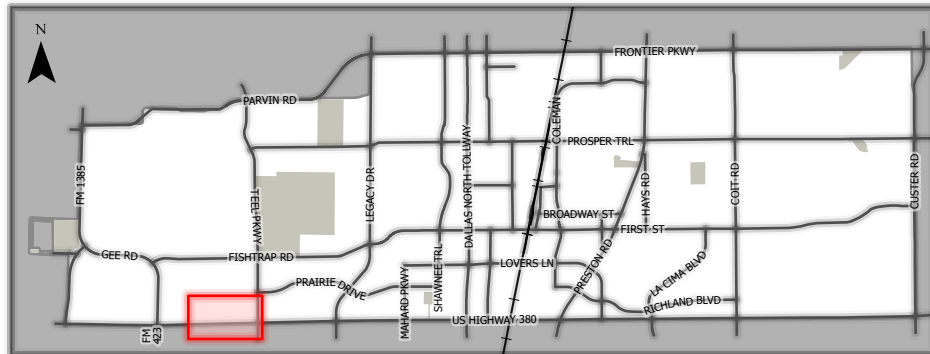
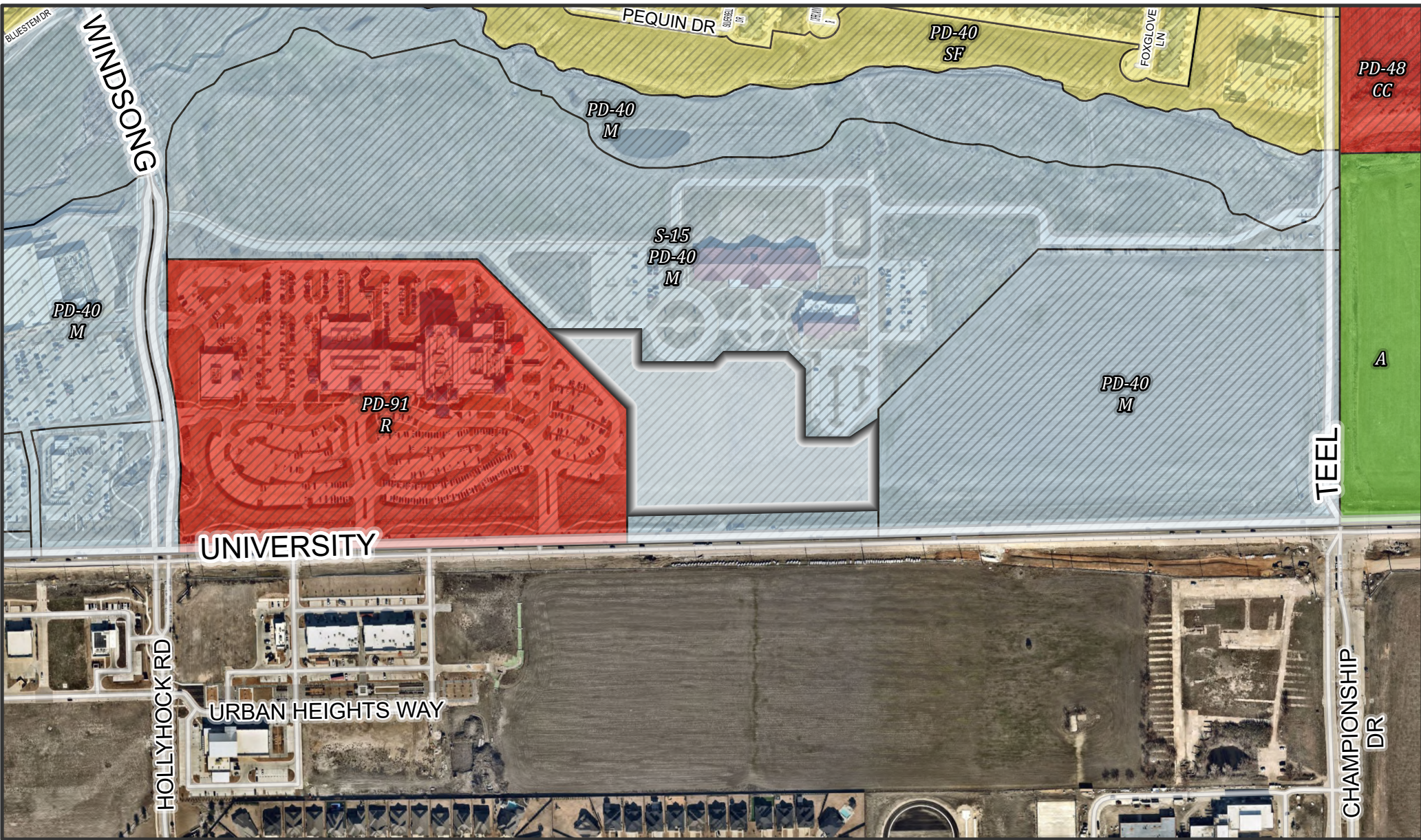
St. Martin de Porres  
Catholic Church

Unassigned

140

This map for illustration purposes only





**ZONE-23-0009**

St. Martin de Porres  
Catholic Church

Unassigned

141

This map for illustration purposes only





## Letter of Intent and Purpose

### **Acreage of Subject Property**

The applicant requests to amend the zoning of the subject property from PD-40 (Planned Development – Mixed use) for a Specific Use Permit (SUP).

The project is located on 8.238 acres and will house temporary school buildings on the St. Martin De Porres Catholic Church campus in Prosper, Texas. These temporary school buildings will allow members of the congregation as well as the community to attend private school while the school prepares and constructs an addition to the school campus.

### **Detailed Justification and / or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific use permit.**

The subject site is currently zoned Planned Development which is a district that accommodates planned associations of uses such as offices, commercial or service centers, shopping centers, residential development of multiple or mixed housing (including attached single-family dwellings), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

The Specific Use Permit is a zone that provides the town an opportunity to approve, conditionally approve, or deny identified specific uses that may be permitted in specified zoning districts. These uses generally have unusual nuisance characteristics or are of a public or semi-public character and are often essential or desirable for the general convenience and welfare of the community. However, because of the nature of the use, the importance of the use's relationship to the Comprehensive Plan, and possible adverse impacts on neighboring properties review, evaluation, and exercise of sound planning judgement relative to the location and site plan are required.

The Subject property will be temporary school buildings on the St. Martin De Porres Catholic Church Campus which will allow the community various options for education.

### **Describe any other special considerations or unique characteristics of subject property.**

In accordance with Chapter 3 (Permitted uses and definitions), Section 1 (Use of Land and Buildings) Section 1.4 goes over conditional development standards. Number 7 of Section 1.4 addresses temporary buildings, which states that temporary buildings are permitted by right for houses of worship however, temporary buildings for private enterprises are permitted by SUP. Based on correspondence with the Town of Prosper officials a private school use would require SUP.

# ZONING EXHIBIT "A"

## LEGAL DESCRIPTION

BEGINNING AT LOT 3, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017-365, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING A PORTION OF US HIGHWAY 380, A PUBLIC 160' RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWESTERLY MOST CORNER OF LOT 2, OF SAID BLOCK A, SAID IRON ROD ALSO BEING IN THE NORTHEASTERLY LINE OF LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING CALLS:

SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 295.24 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, 101.95 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 221.17 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 45 DEGREES 04 MINUTES 43 SECONDS EAST, 44.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 199.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 45 DEGREES 02 MINUTES 07 SECONDS EAST, 75.88 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST, 210.62 FEET, TO A FOUND 5/8" IRON ROD;

SOUTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, 137.29 FEET, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC";

NORTH 44 DEGREES 56 MINUTES 46 SECONDS EAST, 122.07, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC", AT THE NORTHEAST CORNER OF SAID LOT 3, SAID IRON ROD ALSO BEING THE NORTHWESTERLY MOST CORNER OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIBED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-153671, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS, 313.14 FEET, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, AND CONTAINING 9.666 ACRES OR 421,045 SQUARE FEET OF LAND, MORE OR LESS.

THENCE OVER AND ACROSS, SAID RIGHT-OF-WAY OF US HIGHWAY 380, THE FOLLOWING CALLS:

SOUTH 01 DEGREES 23 MINUTES 57 SECONDS EAST, 80.00 FEET;

SOUTH 88 DEGREES 36 MINUTES 03 SECONDS WEST, 777.48 FEET;

NORTH 01 DEGREES 23 MINUTES 57 SECONDS WEST, 80.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 332.51 FEET, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO A FOUND 5/8" YELLOW CAPPED IRON ROD STAMPED "DUNAWAY ASSOC LP";

THENCE NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 350.54 FEET, CONTINUING ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, AND CONTAINING 9.666 ACRES OR 421,045 SQUARE FEET OF LAND, MORE OR LESS.

TEEL 380 LP CALLED 21.886 ACRES DOC. NO. 2021-153671 D.R.D.C.T.

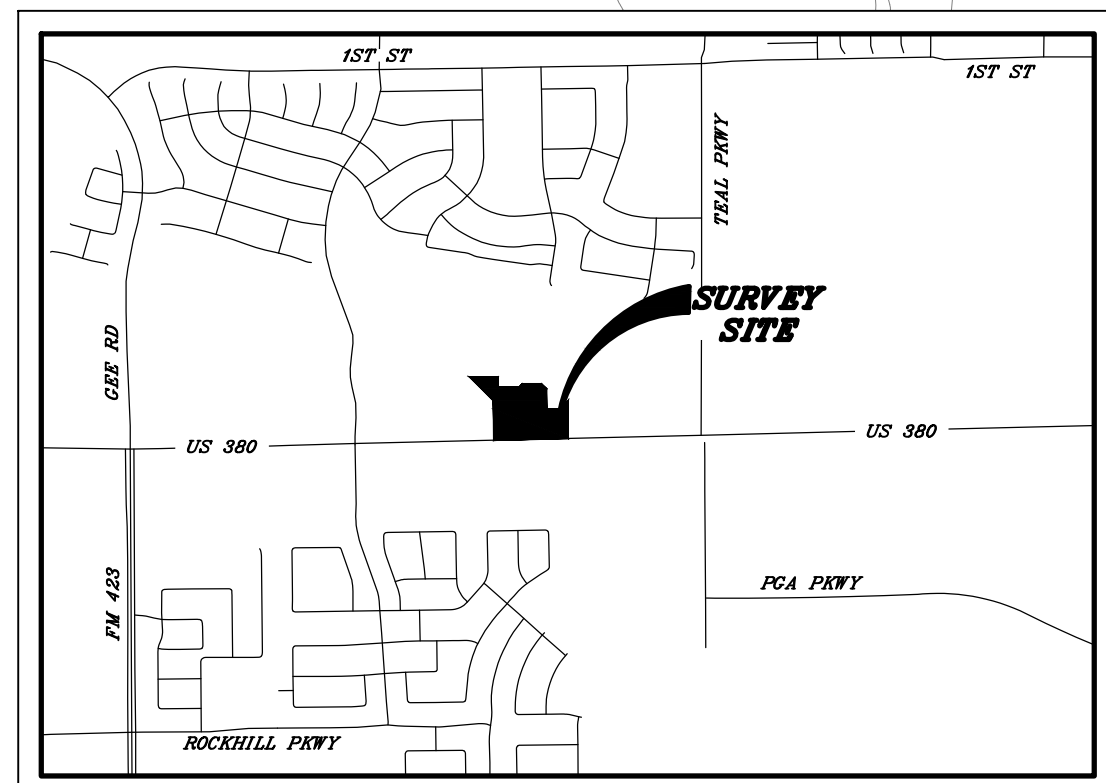
US HIGHWAY 380 160' RIGHT-OF-WAY

**LOT 1, BLOCK A  
COOK CHILDREN'S MEDICAL CENTER ADDITION  
DOC. NO. 2019-421  
P.R.D.C.T.**

**LOT 2, BLOCK A  
ST. MARTIN DE PORRES  
DOC. NO. 2017-365  
P.R.D.C.T.**

**LOT 3, BLOCK A  
ST. MARTIN DE PORRES  
DOC. NO. 2017-365  
P.R.D.C.T.**

LINE	BEARING	LENGTH
L1	S00°00'38"E	101.95'
L2	N45°04'43"E	44.88'
L3	S45°02'07"E	75.88'
L4	S01°23'57"W	80.00'
L5	N01°23'57"W	80.00'



**LOCATION MAP**  
1" = 2000'

## BULK REGULATIONS

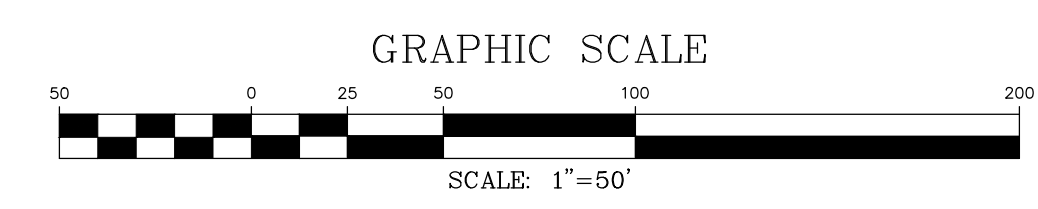
THE SURVEYED PROPERTY IS LOCATED IN PLANNED DEVELOPMENT NO. XX "PD-XX" ZONING DISTRICT. THIS PLANNED DEVELOPMENT IS INTENDED TO PROVIDE FOR AND ENCOURAGE DEVELOPMENT THAT CONTAINS A COMPATIBLE MIX OF RESIDENTIAL, OFFICE, AND COMMERCIAL USES WITHIN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATING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

- A. SIZE OF YARDS:**
1. MINIMUM FRONT YARD: 30 FEET
  2. MINIMUM SIDE YARD:
    - a. 15 FEET ADJACENT TO A NONRESIDENTIAL DISTRICT. THE MINIMUM SIDE YARD SETBACK MAY BE ELIMINATED FOR ATTACHED RETAIL BUILDINGS ON SEPARATE LOTS AS SHOWN ON AN APPROVED SITE PLAN.
    - b. 30 FEET FOR A 1 STORY BUILDING ADJACENT TO A RESIDENTIAL DISTRICT AND 60 FEET FOR A 2 STORY BUILDING ADJACENT TO A RESIDENTIAL DISTRICT.
    - c. 30 FEET ADJACENT TO A STREET.
  3. MINIMUM REAR YARD:
    - a. 15 FEET ADJACENT TO A NONRESIDENTIAL DISTRICT. THE MINIMUM SIDE YARD SETBACK MAY BE ELIMINATED FOR ATTACHED RETAIL BUILDINGS ON SEPARATE LOTS AS SHOWN ON AN APPROVED SITE PLAN.
    - b. 30 FEET FOR A 1 STORY BUILDING ADJACENT TO A RESIDENTIAL DISTRICT AND 60 FEET FOR A 2 STORY BUILDING ADJACENT TO A RESIDENTIAL DISTRICT.
- B. SIZE OF LOTS:**
1. MINIMUM SIZE OF LOT AREA: 10,000 SQUARE FEET.
  2. MINIMUM LOT WIDTH 100 FEET.
  3. MINIMUM LOT DEPTH 100 FEET.
- C. MAXIMUM HEIGHT:** 2 STORIES, NO GREATER THAN 40 FEET IN HEIGHT, EXCLUDING UNOCCUPIED ARCHITECTURAL ELEMENTS, SUCH AS TOWERS, PARAPETS, AND CORNICES, THAT MAY BE ALLOWED UP TO 45 FEET IN HEIGHT FOR THE ANCHORS ONLY.
- D. LOT COVERAGE:** 50%

## SURVEYOR'S NOTES

1. 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.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, 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.
3. 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 PLAT.
4. ALL DISTANCES AND COORDINATES SHOWN ARE AT SURFACE. USING SCALE FACTOR 1.00015063
4. THIS EXHIBIT IS NO TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT FOR THE CONVEYANCE OF REAL PROPERTY.

**US HIGHWAY 380  
160' RIGHT-OF-WAY**



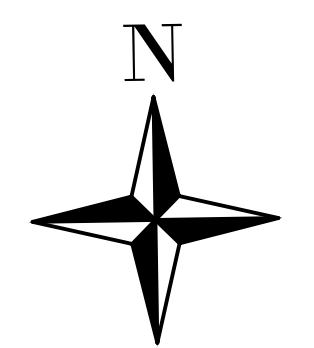
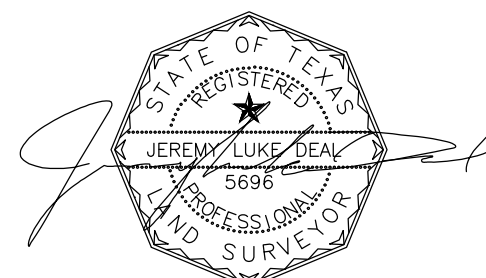
## BASIS OF BEARINGS

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

## FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48121C0430G, DATED APRIL 18, 2011, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**OWNER**  
MICHAEL OLSAN, S.T.D., BISHOP FOR THE CATHOLIC DIOCESE OF FORT WORTH  
800 W. LOOP 820 S.  
FORT WORTH, TX 76108



# EXHIBIT A

**8.238 ACRES OF LAND IN THE MEMPHIS, EL PASO, & PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO'S. 1620 & 1681**

**TOWN OF PROSPER PROJECT NO:  
ZONE-23-009**

**Manhard CONSULTING**  
505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph:817.865.6344 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Consultants | Environmental Scientists | Land Use Planners | Professional Surveyors  
Texas Board of Professional Engineers & Land Surveyors Reg. No. P-15878 (S), L-15878 (S), L-15878 (S), L-15878 (S)

**SMDPCC SCHOOL ZONING**  
J. BATES SURVEY, ABST. NO. 1620 & C.L. SMITH SURVEY, ABST. NO. 1681  
CITY OF PROSPER, DENTON COUNTY, TEXAS

PROJ. MGR.: J.DEAL  
PROJ. ASSOC.: N/A  
DRAWN BY: M.LANGSTON  
DATE: 05/01/2023  
SHEET  
**1 OF 1**  
616.157001

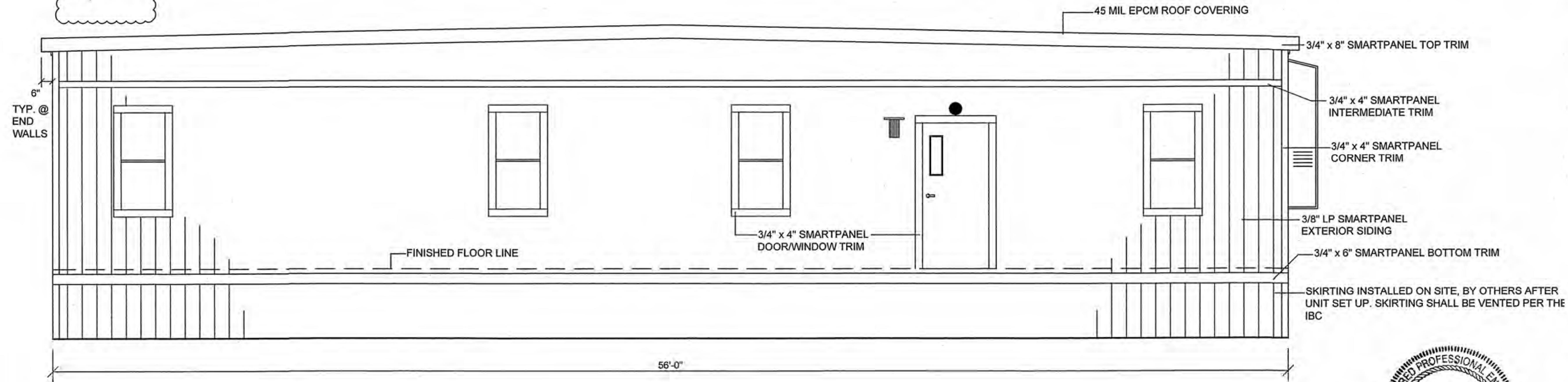
06/20/23 Dwg Name: P:\616.157\_Muniz\Arch\Architecture\001\_SMDPCC\_Town\_School\_Bldg\Arch\Final\_Doneman\Exhibit\_A.dwg Updated By: jdeal







12  
4



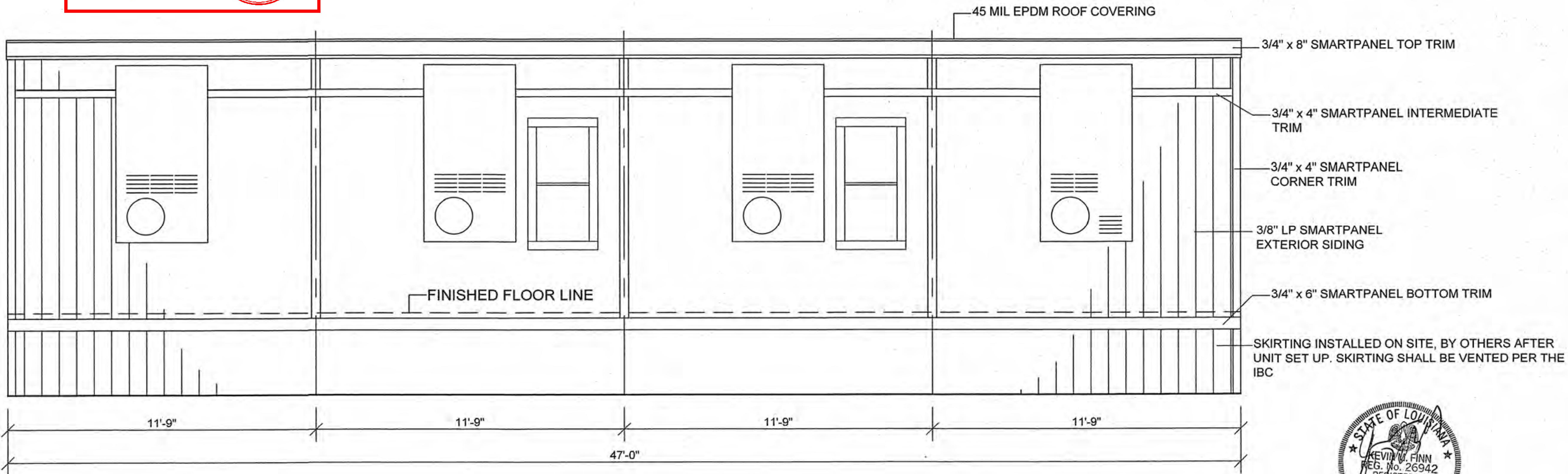
1 FRONT ELEVATION  
1/4" = 1'-0"



Texas Industrialized Building Code Council  
IBC  IRC   
Approval Date: 8/1/17  
**APPROVED**  
PFS CORPORATION  
IHDRA- 7

PROJECT:	17380 - 17382 BOXX E-PLEX	TITLE:	17380 - 17382 BOXX E-PLEX	SPEC:	17380 - 17382 BOXX E-PLEX
BY:		DATE:	JT	SCALE:	6/20/17
REVISION DESCRIPTION:		PER PLAN:			

- GENERAL NOTES:
- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION 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 MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
  - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
  - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
  - WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.



2 SIDE ELEVATION  
1/4" = 1'-0"



BRITCO STRUCTURES, 2016  
STRUCTURES. ANY PERSON HAVING POSSESSION OF THIS  
COPY OR REPRODUCE IT BY ANY MEANS,  
a. WITHOUT THE WRITTEN PERMISSION OF BRITCO,  
b. SHALL BE CONSIDERED TO BE IN VIOLATION OF THE  
TERMS OF THE LICENSE TO PRACTICE ENGINEERING,  
c. WITHOUT THE WRITTEN PERMISSION OF BRITCO.

BRITCO  
BOXX MODULAR  
E-PLEX  
A VARIABLE UNIT COMPLEX

**britco**  
SHEET  
S1

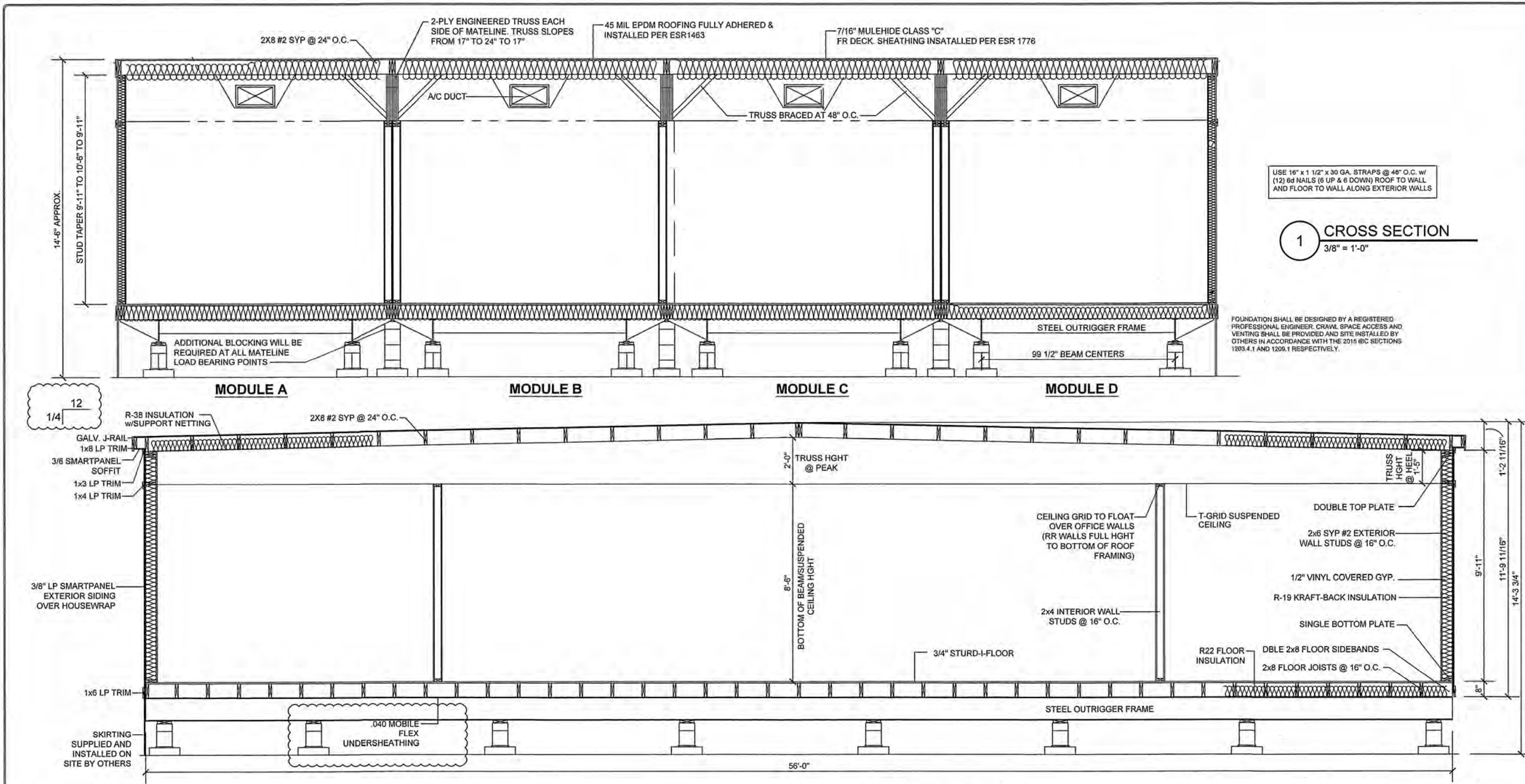
**Manhard CONSULTING**  
505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.6344, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-101947/54 (Surv), F-21732 (Eng)

**ST. MARTIN DE PORRES CATHOLIC CHURCH**  
PROSPER, TEXAS  
EXHIBIT D- FACADE PLAN

PROJ. MGR.: AC  
PROJ. ASSOC.: KH  
DRAWN BY: IO  
DATE: 5/8/23  
SHEET  
**EX D1-1**  
616.157.001

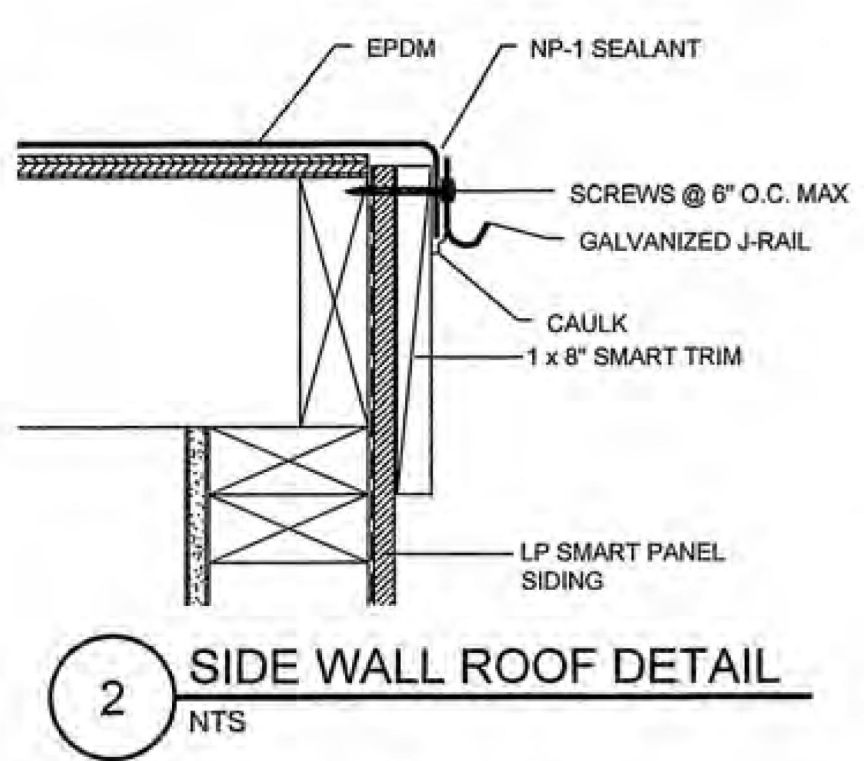


Plot Date: 05/08/23 - Draw Name: P:\616157\Modular\Architectural\001\_SMDPCC\_Temp\_School\Bldg\New\Exhibit D - FACADE PLAN\Exhibit D - FACADE PLAN.dwg - Updated By: JGiles

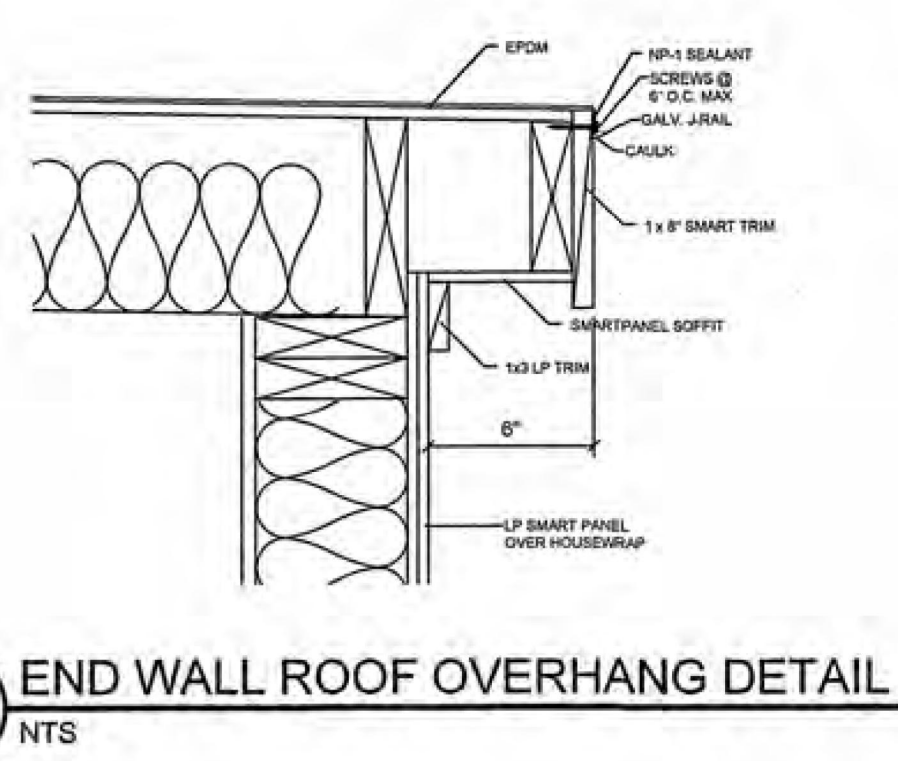
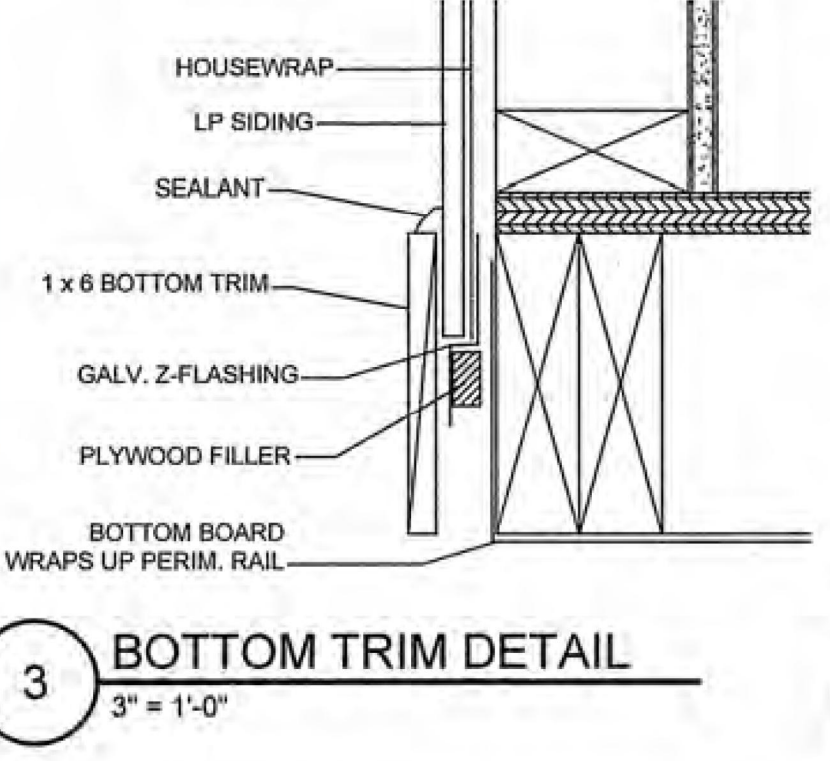


NO.	DATE	REVISION DESCRIPTION	BY	PROJECT:	TITLE	SPEC.
				17380 - 17382 BOX E-FLEX	17380 - 17382 BOX E-FLEX	
						DATE: 6/20/17 SCALE: PER PLAN

- GENERAL NOTES:
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Texas Industrialized Building Code Council  
IBC  IRC   
Approval Date: 8/1/17  
**APPROVED**  
PFS CORPORATION  
IHDR- 7



BRITCO STRUCTURES, 2016  
THIS DRAWING IS SOLELY THE PROPERTY OF BRITCO. NO PART OF THIS DRAWING SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF BRITCO STRUCTURES.

BRITCO  
SHEET  
S2

BOXX MODULAR  
E-FLEX  
A VARIABLE UNIT COMPLEX

**Manhard CONSULTING**  
505 Pagan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-101547/54 (Surv), F-21732 (Eng)

ST. MARTIN DE PORRES CATHOLIC CHURCH  
PROSPER, TEXAS  
EXHIBIT D- FACADE PLAN

PROJ. MGR.: AC  
PROJ. ASSOC.: KH  
DRAWN BY: IO  
DATE: 5/8/23  
SHEET  
EX D1-2  
616.157.001







UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS

MODEL: NORTEX MODULAR SPACE - N12664-1, HOUSTON, TX  
PER ASHRAE 90.1-2004

BUILDING LENGTH	60 FT	BUILDING WIDTH	123 FT	EXT. WALL HEIGHT	9.1666666 FT
Is insulation in rafters? YES					
ROOF SLOPE	0.25 IN / FT. 0.25				
WINDOW SIZE: (A)	0 IN. WIDE BY	0 IN. HIGH			
NO. OF WINDOWS: (A)	0 WITH INSULATING GLAZING				
WINDOW SIZE: (B)	0 IN. WIDE BY	0 IN. HIGH			
NO. OF WINDOWS: (B)	0 WITH INSULATING GLAZING				
WINDOW SIZE: (C)	0 IN. WIDE BY	0 IN. HIGH			
NO. OF WINDOWS: (C)	0 WITH INSULATING GLAZING				
WINDOW SIZE: (D)	0 IN. WIDE BY	0 IN. HIGH			
NO. OF WINDOWS: (D)	0 WITH INSULATING GLAZING				
HOLLOW METAL DOORS	36 IN. WIDE BY	80 IN. HIGH			
GLASS DOOR	72 IN. WIDE BY	84 IN. HIGH			
QTY OF H.M. DOORS=	3	QTY OF GLASS DOORS=	1		

DESIGN CONDITIONS

ANNUAL HEATING DEGREE DAYS =	1346
INSIDE WINTER DESIGN TEMPERATURE	72
OUTSIDE WINTER DESIGN TEMPERATURE	27
INSIDE SUMMER DESIGN TEMPERATURE	75
OUTSIDE SUMMER DRY BULB TEMPERATURE	94
OUTSIDE SUMMER WET BULB TEMPERATURE	77

ENERGY EFFICIENCY REQUIREMENTS

WALLS (Uo WALL) =	0.432
ROOF/CEILING (Uo ROOF/CEILING) =	0.070
FLOOR (Uo FLOOR) =	0.203

U-FACTOR CALCULATIONS

	R @ CAVITY	R @ RAFTER
ROOF/CEILING	0.17	0.17
OUTSIDE AIRFILM	0.00	0.00
ROOFING: 0.45 EPDM	0.67	0.67
SHEATHING: 7/16" FR DECK	30.00	30.00
ROOF INSULATION	9.38	9.38
FRAMING: 2x8 #2 SYP. OR BTR. @ 24" O.C.	0.93	0.93
CEILING MATERIAL: 2x4 ACOUSTIC TILE	0.68	0.68
INSIDE AIRFILM	32.45	11.83
R TOTAL FOR ROOF/CLG AREAS=	31.1613	0.0321
NET R VALUE FOR CEILING =		
U VALUE = 1/R =		

PAGE 1 OF 4

PAGE 2 OF 4

UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS

MODEL: AMTEX NORTEX MODULAR SPACE - N12664-1, HOUSTON, TX.  
PER ASHRAE 90.1-2004

COMBINED ROOF/CEILING THERMAL TRANSMITTANCE VALUE CALCULATIONS

ROOF/CLG COMPONENT	AREA	RESIST	A/R
ROOF/CLG CAVITY	6688.125	32.45	206.11
ROOF/CLG FRAMING	691.875	11.83	58.48
TOTALS:	7380		264.5903314
U(ROOF) = (A/R) / A =	0.03585235	* MEETS CODE	

COMBINED GROSS FLOOR THERMAL TRANSMITTANCE VALUE CALCULATIONS

FLOOR COMPONENT	AREA	RESIST	A/R
FLOOR CAVITY	6688.125	25.45	262.79
FLOOR FRAMING	691.875	12.83	53.93
TOTALS:	7380		316.72104
U(FLOOR) = (A/R) / A =	0.04291613	* MEETS CODE	

TOTAL ENVELOPE CONFORMANCE

	GROSS AREA	ACTUAL A/R	Uo LIMIT	A X Uo
WALL	3308.59373	342.17	0.432	1429.31
ROOF/CEILING	7380	264.59	0.070	516.60
FLOOR	7380	316.72	0.203	1498.14
GRAND TOTAL =	18069	923.48		3444.052489
OVERALL ENVELOPE Uo	0.05110969	(1)	(2)	** MEETS CODE **

IF THE GRAND TOTAL (1) OF THE WALL, ROOF/CEILING AND FLOOR A/R VALUES IS EQUAL TO OR LESS THAN, THE TOTAL (2) OF THE A x Uo CODE LIMITS FOR THE WALL, ROOF/CEILING AND FLOOR, THE TOTAL ENVELOPE MEETS THE CODE, EVEN THOUGH INDIVIDUALLY THE WALL, ROOF/CEILING OR FLOOR MAY NOT.

IF THE TOTAL ENVELOPE CALCULATION INDICATES THAT THE DESIRED CONSTRUCTION DOES NOT MEET CODE REQUIREMENTS, MAKE CHANGES IN THE STRUCTURE TO ADD INSULATION, REDUCE GLASS AREAS OR USE INSULATING GLASS AS REQUIRED TO MEET THE CODE REQUIREMENTS.



UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS

MODEL: AMTEX NORTEX MODULAR SPACE - N12664-1, HOUSTON, TX.  
PER ASHRAE 90.1-2004

WALL	R @ CAVITY	R @ STUD
OUTSIDE AIRFILM	0.17	0.17
SIDING: 26GA R-PANEL	0.00	0.00
SHEATHING: 1/8" FELT OR EQUIV. OVER 7/16" OSB	0.67	0.67
WALL INSULATION	13.00	13.00
STUD: 2x4 WOOD	4.38	4.38
COVERING: 5/8" GYPSUM	0.56	0.56
INSIDE AIRFILM	0.68	0.68
R TOTAL FOR WALLS =	15.08	6.46
NET R VALUE FOR WALLS =	14.27	
U VALUE = 1/R =	0.0701	

FLOOR	R @ CAVITY	R @ JOIST
INSIDE AIRFILM	0.68	0.68
COVERINGS: CARPET & 1/8" TILE	1.55	1.55
DECKING: 3/4" T&G EDGE GOLD	0.93	0.93
INSULATION BATT:	22.00	22.00
FLOOR JOIST: 2x6 #2 SYP. OR BTR. @ 16" O.C.	9.38	9.38
BOTTOM BOARD	0.12	0.12
OUTSIDE AIRFILM	0.17	0.17
R TOTAL FOR FLOOR =	25.45	12.83
NET R VALUE FOR FLOOR =	24.27	
U VALUE = 1/R =	0.0412	

AREA SUMMARY

	AREA	RESIST	A/R
TOTAL WALL CAVITY AREA:	3096.06		
TOTAL WALL FRAMING AREA:	314.53	314.53	
TOTAL WINDOW AREA:	0	0.00	
TOTAL METAL DOOR AREA:	60	60.00	
TOTAL GLASS DOOR AREA:	42		
TOTAL FLOOR CAVITY AREA:	6588.13		
TOTAL FLOOR FRAMING AREA:	691.88	691.88	
TOTAL CEILING CAVITY AREA:	6688.13		
TOTAL CEILING FRAMING AREA:	691.88	691.88	
THE PERCENT OF OPENINGS IS:	1.20%		

COMBINED GROSS WALL THERMAL TRANSMITTANCE VALUE CALCULATIONS

WALL COMPONENT	AREA	RESIST	A/R
WINDOWS	0	1.38	0.00
HOLLOW METAL DOORS	60	1.428	42.02
GLASS DOORS	42	0.91	48.15
WALL CAVITY	3096.06248	15.08	205.31
WALL FRAMING	314.531	6.46	48.69
TOTALS:	3308.594		342.169
U(WALL) = (A/R) / A =	0.10341822	* MEETS CODE	

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UNIT ENVELOPE HEAT LOSS/GAIN CALCULATIONS

MODEL: AMTEX NORTEX MODULAR SPACE - N12664-1, HOUSTON, TX.  
PER ASHRAE 90.1-2004

TOTAL ENVELOPE HEAT LOSS CALCULATIONS

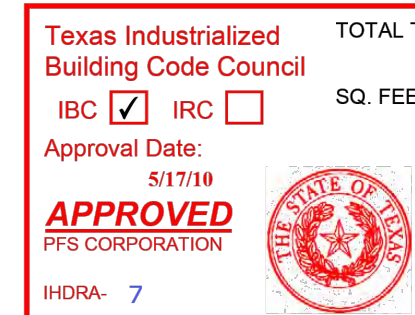
ITEM	AREA	U-VALUE	DESIGN TEMP	HEAT LOSS MBTUH
FLOOR	7380	0.0412	45	13.69
WALLS	3308.59373	0.0701	45	10.43
ROOF	7380	0.0321	45	10.66
WINDOWS	0	0.5400	45	0.00
METAL DOORS	60	0.5000	45	1.35
GLASS DOORS	42	1.0989	45	2.08
VENTILATION (CFM)	1480	0.0180	45	71.93
INFILTRATION	366	0.4320	45	14.23
TOTAL HEAT LOSS				124.36 MBTU

THIS IS EQUIVALENT TO 36.1 KW OF ELECTRIC HEAT REQUIRED IF RESISTANCE HEAT ALONE IS PROVIDED. IF A HEAT PUMP UNIT IS DIVISION, THE TOTAL HEATING CAPACITY OF THE UNIT MUST BE CONSIDERED.

TOTAL ENVELOPE HEAT GAIN CALCULATIONS

ITEM	AREA	U-VALUE	DESIGN TEMP	HEAT GAIN MBTUH
FLOOR	7380	0.0412	19	5.78
WALLS	3308.59373	0.0701	19	4.40
ROOF	7380	0.0321	19	4.50
WINDOWS	0	0.54	19	0.00
METAL DOORS	60	0.5000	19	0.57
GLASS DOORS	42	1.0989	19	0.88
SUNLIGHT THRU GLASS	42	2.02702	19	1.62
LIGHTING	7380	1	W/SF	25.18
OCCUPANCY 100sf/OCU	74		PEOPLE	33.30
MISC OFFICE OR CLSRM EQUIP	7380	1.5	W/SF	37.77
DUCT LOSS				19
VENTILATION (CFM)	1480	0.0180	19	30.37
INFILTRATION	366	0.4320	19	6.01
TOTAL HEAT GAIN				150.38 MBTU

TOTAL TONS OF COOLING REQUIRED = 12.53  
SQ. FEET OF FLOOR AREA PER TON = 588.92



GENERAL NOTES:

- THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION 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 MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL MEET THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DIVISION.
- WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.



ST. MARTIN DE PORRES CATHOLIC CHURCH  
PROSPER, TEXAS  
EXHIBIT D- FACADE PLAN

PROJ. MGR.: AC  
PROJ. ASSOC.: KH  
DRAWN BY: IO  
DATE: 5/8/23  
SHEET  
EX D2-2  
616.157.001