

**Z21-0009**

**EXHIBIT “B”**

**STATEMENT OF INTENT AND PURPOSE**

The purpose of this submittal is to remove two tracts from PD-90 [referred to as “Tract B, Style B, TH Area B” and “Tract A, Style A, TH Area A” in PD-90] and create an improved planned development district in two tracts. The development standards for this planned development district are outlined herein. Design Guidelines are included to ensure the provision of a quality planned development over time.

**Z21-0009**

**EXHIBIT “C”**

**DEVELOPMENT STANDARDS**

**1. Single-Family Detached Residential Component - Tract “B”**

1.1. Definition: The Single-Family area (shown as Tract ‘B’ on Exhibit A) shall mean the use of a lot with one building designed for and containing not more than one unit with facilities for living, sleeping, cooking, and eating therein.

1.2. General Description: This Planned Development Ordinance permits single-family residential units as reflected below:

7,000 SF Lots	90 Maximum Units
6,000 SF Lots	65 Maximum Units

The development standards for such housing are outlined below or, if not specifically addressed herein, as set forth in the SF-10 Zoning Classifications of Zoning Ordinance No. 05-20 and Subdivision Ordinance 17-41 as they exist or may be amended.

1.3. Allowed Uses: Land uses allowed within this PD district are as follows:

- Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
- Churches / rectories
- Civic facilities
- Electronic security facilities, including gatehouses and control counter
- Fire stations and public safety facilities
- Gated communities with private streets, (developed to Town Standards)
- Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts, to be stated on plat
- Residential uses as described herein
- Schools – public or private.
- Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
- Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.

1.4. Density: The maximum gross residential density for any single neighborhood shall be no greater than 3.75 du/ac.

1.5. Required Parking: A minimum of four (4) off-street concrete parking spaces shall be

provided for each residential unit. As part of the parking requirement, at least two (2) of the off-street parking spaces shall be in an enclosed garage. The parking of recreational vehicles, sports vehicles, boats and/or trailers on a lot facing a street is prohibited. For purposes of this Ordinance, “recreational vehicle” means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering, or any use other than human transport and material transport typically associated with a car, sport utility vehicle, or pick-up truck, and “sports vehicle” means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.

1.6. Exterior Façade Building Materials: see Exhibit ‘F’

1.7. Area and building requirements: Lot area and building requirements are as follows:

1.7.1. Lot Area: The minimum area of each lot type shall be as shown in the following table.

<b>LOT AREA SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Lot Area (sq. ft.)	7,000	6,000

1.7.2. Lot Coverage: The maximum lot coverage for each lot type shall be as shown in the following table.

<b>LOT COVERAGE SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Max. Building coverage (%)	60%	70%

1.7.3. Lot Width: The minimum width of any lot shall not be less than as shown in the following table as measured at the front building line of the lot, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may reduce the minimum width by 10 feet as measured along the arc at the front building line; provided all other requirements of this section are fulfilled.

<b>LOT WIDTH SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Lot Width (ft.)	60’	50’

1.7.4. Lot Depth: The minimum depth of any lot shall not be less than as shown in the following table:



<b>LOT DEPTH SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Lot Depth (ft.)	125'	120'

- 1.7.5. Front Yard: The minimum depth of the front yard shall be as shown in the following table:

<b>FRONT YARD SETBACK SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Front Yard Setback (ft.)	20'	20'
Min. Garage Setback (ft.)	25'	25'

Staggered front yard building setbacks shall not be required. Covered drives, porte-cocheres and J-Swing garages that are architecturally designed as an integral element of the main structure may extend up to five feet from the established front building line into the front yard setback.

- 1.7.6. Side Yard: The minimum side yard on each side of a lot shall be as shown in the following table:

<b>SIDE YARD SETBACK SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Side Yard (ft.)	5	5
Min. Side Yard Corner Lots (ft.)	15	15

- 1.7.7. Rear Yard: The minimum depth of the rear yard shall be as shown in the following table:

<b>REAR YARD SETBACK SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Rear Yard (ft.)	20	15

Lots with “C-shaped” houses, such house configurations enclosing a courtyard space, may have a rear yard of ten feet (10’).

- 1.7.8. Building Height: Buildings shall be a maximum of two and one-half (2½) stories,

not to exceed forty-five feet (45') in height. Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.

- 1.7.9. Minimum Dwelling Area: The minimum enclosed heated and cooled living area shall be as shown in the following table.

<b>MINIMUM DWELLING AREA SUMMARY</b>		
	<b><u>7,000</u></b>	<b><u>6,000</u></b>
Min. Dwelling Area (sq. ft.)	2,500	2,200

- 1.8. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance: Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of ordinances and regulations of the Town of Prosper, including Zoning Ordinance, No. 05-20, and Subdivision Ordinance, No. 17-41, as they presently exist or may be amended. All right-of- ways as specified in the Town's Transportation Plan will be deeded to the Town at the time of development with the Final Plat.
- 1.9. Amenities: The intent of this PD regarding the provision of amenities is for an integration of built and natural elements working together as a system that provides for the active and passive recreational needs of the community specifically and of the Town of Prosper generally.
- 1.10 Screening and Buffering: Residential development adjacent to Richland Blvd and Lakewood Drive shall be screened by a combination of earthen berms, turf grass, trees and shrubs and meandering sidewalk within a twenty-five-foot (25') landscape buffer, which shall comply with the Town's Transportation Plan requirements. All turf and landscaping areas will be irrigated except as prohibited by transmission easement operators. When backing to residential lots, screening fencing shall be located along the berm areas and shall meet the requirements of the Subdivision Ordinance 17-41, as it exists or may be amended.
- 1.11 Zoning Site Plan: A Zoning Site Plan is hereby attached (Exhibit "D") and made a part of the ordinance. It establishes the most general guidelines for the district by identifying the project boundaries and land use types.
- 1.12 Streets: The residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. All Residential Streets, Collector Streets and Thoroughfares with landscape and setback areas shall be shown on the Plat. Right-of-way area shall be dedicated and provided to adjacent street or road sections in conformance with the approved Town of Prosper Transportation Plan. Richland Blvd is not on the Town's master Throughfare Plan, thus if it is built as a

divided 4-lane roadway, the resulting medians will be dedicated as HOA common areas to be owned and maintained by the Brookhollow Association.

- 1.13 Maintenance of Facilities: The Developer will establish a Homeowner's Association (HOA), in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the Planned Development District or adjacent Right-of-Way (ROW). As the Property develops in phases, each new phase shall be annexed into the association. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer and approved by the Town.
- 1.14 Sidewalks: Five foot (5') wide sidewalks shall be provided on each side of collector streets, unless one side of a collector street has been designated for a Hike and Bike Trail. Any Hike and Bike trails shall generally meander and the width shall be determined by the Parks department. The residential streets will have a five-foot-wide sidewalk located on each side of the street and shall be located no less than one foot (1') from the street right-of-way line. Corner lots shall also provide the aforementioned requirement. All public street sidewalks and crossings shall be ADA compliant. In locations where open space, common, or HOA areas exist, sidewalks shall be extended to connect with adjacent walks or trails.
- 1.15 Hike and Bike Trails: An eight foot (8') concrete public hike and bike trail will be constructed in the landscape buffer on the West side of Lakewood Drive as well as a ten foot (10') concrete public hike and bike trail providing western connectivity to Rodgers Middle school along either a) the Atmos easement, b) the City of Irving Waterline easement and/or c) landscape buffers adjacent to Richland Boulevard. The ultimate trail alignment will be approved by the Developer and Town Parks Department. All hike and bike trails will be constructed within a public access easement and/or will require an encroachment agreement if constructed within franchise utility easements.
- 1.16 Landscaping
  - 1.16.1 Front Yard: A minimum of two four-inch caliper trees, measured at twelve inches above the root ball, shall be planted in the front yard of each residential lot. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.

In addition to the two required front yard trees, a minimum of two 4" caliper trees shall be planted in each side yard space abutting a street. Each lot shall include a least one evergreen tree. The species of the trees shall be selected from the Town's Plant list for "Large Trees."

If pre-existing trees on the lot remain in a healthy and vigorous condition after the completion of construction on the lot, and such trees meet the caliper-inch requirement, this requirement may be waived by the Town Building Official.

- 1.16.2 Side Yard Facing A Street: Two canopy trees as specified on the landscape plan, with a minimum caliper of four inches each as measured twelve inches above the root ball, shall be planted in each side yard space that abuts a street. These required trees shall be in addition to the required front yard trees and shall be planted generally parallel to the street at the edge of the street right of way. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.
- 1.16.3 Side Yard: Side yard landscaping is required on each side yard adjacent to Collector Streets within the development. Such landscaping shall include trees, shrubs, turf grass and earthen berms. Landscape beds in the yard space that abuts a street shall extend from the house perimeter and walkways. Such beds are encouraged to have natural shapes.
- 1.16.4 Fencing: Consistent fencing shall be required on all lots adjacent to Major Thoroughfares as identified on the Town's Future Thoroughfare Plan. Such fencing shall conform to the standards established by the Town for various types of fencing as found in Subdivision Ordinance 17-41 as it exists or may be amended (See Exhibit 'F').
- 1.17 Parkland Requirements: Park Improvement Fees shall be paid at the rate of \$1,500 per single family residential unit or as amended and/or credited via an approved parks development agreement. Parkland Dedication shall be satisfied by either parkland dedication or valuation payment which will be based on the requirements of the subdivision ordinance. No Parkland will be dedicated to the Town unless approved by the Parks Director. The required conveyance of land (or payment) shall be determined at the rate of one acre of land per 35 residential units, or an amount proportionally equal to five percent of the total tract acreage, whichever is greater.
- 1.18 Mechanical Equipment: All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens or hedges shall be used to screen equipment or mechanical areas.
- 1.19 Residential Design Guidelines
  - 1.19.1 Architecture: The Developer encourages architectural continuity through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat

work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc.

#### 1.19.2 Exterior Materials & Detailing:

- 1.19.2.1 Exterior materials shall be 100% masonry (brick, cast stone, stone and stucco) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone, brick and stone or stucco. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.
- 1.19.2.2 The entire structure shall be guttered with downspouts.
- 1.19.2.3 Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 1.19.2.4 A uniform house number style and house number locations will be selected by the developer.
- 1.19.2.5 Stone shall be either Granbury, Millsap, Leuters, Limestone, a combination of these or as approved by the developer.
- 1.19.2.6 Cast Stone shall be light brown, white or cream in color with or without pitting.
- 1.19.2.7 Any electric meter visible from the street or common area must be screened by solid fencing or landscape material.

#### 1.19.3 Roofing

- 1.19.3.1 All roofs shall have a minimum slope of 8:12 roof pitch, or 4:12 roof pitch for clay or tile applications or 4:12 roof pitch for covered rear porches, reverse dormers, or crickets. Architectural designs that warrant roof sections of less pitch will be given consideration by the Developer. Satellite Dishes shall not be installed in locations visible from the street, common areas or other residences. Solar Collectors, if used, must be integrated into the building design, and constructed of materials that minimize their visual impact. Cornice, eave, and architectural details may project up to two feet six inches.
- 1.19.3.2 Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, approved imitation slate shingles, clay tile, approved imitation clay tile or approved composition 30-year laminated shingles or other approved roof material.
- 1.19.3.3 Roof forms should generally include gables, hip, Dutch hip and/or Dutch gable. Roof forms should be randomly distributed along each street. The Developer will require variation of roof pitch, dormer details, etc. throughout the community.

#### 1.19.4 Walls / Fencing / Screening

- 1.19.4.1 Side yard fence returns that face the street on the front elevation shall be constructed of masonry matching that of the residence, masonry and wrought iron, or wrought iron. Side and rear fences shall be constructed of smooth finish redwood, cedar, or other approved materials. All fence posts shall be steel set in concrete. All fence tops shall be level, with grade changes stepped up or down as the grade changes.
- 1.19.4.2 A common 4' wrought iron fence detail will be chosen by the developer.
- 1.19.4.3 Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots.
- 1.19.4.4 Retaining walls built or abutting front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence, or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

#### 1.19.5 Garages / Driveways / Walkways

- 1.19.5.1 All driveways and lead walks from a public sidewalk to the front entry shall be constructed of brick pavers, stone, interlocking pavers, exposed aggregate, stamped or broom finished concrete with brick or stone border, or a rock salt finish with a brick or stone border. Front entry surfaces shall be brick, stone, slate, or flagstone.
- 1.19.5.2 All garage doors shall be cedar clad doors or an approved equivalent. No more than two single doors or one double door may face the primary street on a front elevation (i.e., a third garage door may face a side street on corner lots).

#### 1.19.6 Exterior Lighting

- 1.19.6.1 All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance.



## 2. Townhouse Residential Component - Tract “A”

- 2.1. Definition: The Townhouse Residential area (shown as Tract ‘A’ on Exhibit A) shall mean the use of a lot for the construction of a connected single-family unit with facilities for living, sleeping, cooking, and eating therein. Townhouses shall be located on individually platted, fee simple lots.
- 2.2. General Description: This Planned Development Ordinance permits townhouse residential units as reflected below:

Townhouse Lots	225 Maximum Units
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- The development standards for such housing are outlined below or, if not specifically addressed herein, as set forth in the Townhome District Zoning Classifications of Zoning Ordinance No. 05-20 and Subdivision Ordinance 17-41 as they exist or may be amended.
- 2.3. Allowed Uses: Land uses allowed within this PD district are as follows:
- Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
  - Churches / rectories
  - Civic facilities
  - Electronic security facilities, including gatehouses and control counter
  - Fire stations and public safety facilities
  - Gated communities with private streets, (developed to Town Standards)
  - Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts, to be stated on plat
  - Residential uses as described herein
  - Schools – public or private.
  - Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
  - Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
- 2.4. Density: The maximum gross residential density for any townhouse neighborhood shall be no greater than 10.0 du/ac.
- 2.5. Open Space Requirements: Each townhouse neighborhood shall provide useable open space equal to twenty percent (20%) of the total townhouse acreage.
- 2.6. Required Parking & Alleys:

- 2.6.1. A minimum of one (1) off-street visitor concrete public parking space shall be provided for each ten (10) townhouse units. Visitor parking shall be clustered, providing at least four (4) but not more than eight (8) spaces in each visitor parking area. All visitor parking areas shall be within close proximity of the townhouse units.
  - 2.6.2. In addition, at least one (1) off-street parking space shall be provided in an enclosed garage for each townhouse unit. Up to 50% of the units shall provide a single-wide, tandem driveway with one (1) parking space on a 20' driveway. The remaining 50% of units shall provide a 20' long driveway with two (2) parking spaces.
  - 2.6.3. All townhouse units are to be alley served. No front or side entry garages shall be permitted.
  - 2.6.4. No perimeter alley or perimeter rear elevation of a townhouse shall face within 200' of Lakewood Drive, Richland Boulevard, or US 380. Single loaded streets or slip-streets shall be required to serve perimeter front elevations facing within 200' of Lakewood Drive, Richland Boulevard or US 380.
  - 2.6.5. The parking of recreational vehicles, sports vehicles, boats and/or trailers on a lot facing a street is prohibited. For purposes of this Ordinance, "recreational vehicle" means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering, or any use other than human transport and material transport typically associated with a car, sport utility vehicle, or pick-up truck, and "sports vehicle" means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.
- 2.7. **Exterior Façade Building Materials:** All buildings within a townhouse development shall have front and side elevations consisting of 100% masonry, including stone, stucco, brick, tile, or pre-cast stone, with accents of concrete and glass permitted. Rear elevations may include up to fifty percent (50%) fiber cement siding.
- 2.8. **Area and building requirements:** Lot area and building requirements are as follows:
- 2.8.1. **Lot Area:** The minimum area of each lot type shall be as shown in the following table:

<b>LOT AREA SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Lot Area (sq. ft.)	800

- 2.8.2. **Lot Coverage:** The maximum lot coverage for each lot type shall be as shown in the following table:

<b>LOT COVERAGE SUMMARY</b>
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	<b><u>Townhouse</u></b>
Max. Building coverage (%)	100%

- 2.8.3. Lot Width: The minimum width of any lot shall not be less than as shown in the following table as measured at the front building line of the lot:

<b>LOT WIDTH SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Lot Width (ft.)	20'

- 2.8.4. Lot Depth: The minimum depth of any lot shall not be less than as shown in the following table:

<b>LOT DEPTH SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Lot Depth (ft.)	40'

- 2.8.5. Front Yard: The minimum depth of the front yard shall be as shown in the following table.

<b>FRONT YARD SETBACK SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Front Yard Setback (ft.)	0

The front yard staggering requirement shall be waived in this planned development.

- 2.8.6. Side Yard: The minimum side yard on each side of a lot shall be as shown in the following table.

<b>SIDE YARD SETBACK SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Side Yard (ft.)	0
Min. Side Yard Corner Lots (ft.)	0

- 2.8.7. Rear Yard: The minimum depth of the rear yard shall be as shown in the following table:

<b>REAR YARD SETBACK SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Rear Yard (ft.)	0
Min. Garage Setback	0

- 2.8.8. Building Height: Buildings shall be a maximum of three (3) stories, not to exceed forty-eight feet (48') in height. Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.
- 2.8.9. Maximum Adjoined Units: Buildings shall be a maximum of seven (7) connected residential units with a minimum of fourteen feet (14') of separation between buildings.
- 2.8.10. Minimum Dwelling Area: The minimum enclosed heated and cooled living area shall be as shown in the following table.

<b>MINIMUM DWELLING AREA SUMMARY</b>	
	<b><u>Townhouse</u></b>
Min. Dwelling Area (sq. ft.)	1,200

- 2.9. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance: Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of ordinances and regulations of the Town of Prosper, including Zoning Ordinance, No. 05-20, and Subdivision Ordinance, No. 17-41, as they presently exist or may be amended. All right-of- ways as specified in the Town's Transportation Plan will be deeded to the Town at the time of development with the Final Plat.
- 2.10. Amenities: The intent of this PD regarding the provision of amenities is for an integration of built and natural elements working together as a system that provides for the active and passive recreational needs of the community specifically and of the Town of Prosper generally.
- 2.11. Screening and Buffering: Townhouse development adjacent to Richland Blvd and Lakewood Drive shall be screened by a combination of earthen berms, turf grass, trees and shrubs and meandering sidewalk within a twenty-five-foot (25') landscape buffer,

which shall comply with the Town's Transportation Plan requirements. All turf and landscaping areas will be irrigated except as prohibited by transmission easement operators. Screening fencing shall be located along the berm areas and shall meet the requirements of the Subdivision Ordinance 17-41, as it exists or may be amended.

- 2.12. Zoning Site Plan: A Zoning Site Plan is hereby attached (Exhibit "D") and made a part of the ordinance. It establishes the most general guidelines for the district by identifying the project boundaries and land use types.
- 2.13. Streets: The residential streets shall consist of a fifty-foot-wide right-of-way with a thirty-one-foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. All Residential Streets, Collector Streets and Thoroughfares with landscape and setback areas shall be shown on the Plat. Right-of-way area shall be dedicated and provided to adjacent street or road sections in conformance with the approved Town of Prosper Transportation Plan. Richland Blvd is not on the Town's master Throughfare Plan, thus if it is built as a divided 4-lane roadway, the resulting medians will be dedicated as HOA common areas to be owned and maintained by the Brookhollow Association.
- 2.14. Maintenance of Facilities: The Developer will establish a Sub-Homeowner's Association (HOA), in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the Planned Development District or adjacent Right-of-Way (ROW). As the Property develops in phases, each new phase shall be annexed into the sub-association. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer and approved by the Town.
- 2.15. Sidewalks: Five foot (5') wide sidewalks shall be provided on each side of collector streets, unless one side of a collector street has been designated for a Hike and Bike Trail. Any hike and Bike trails shall generally meander and the width shall be determined by the Parks department. The residential streets will have a five-foot-wide sidewalk located on each side of the street and shall be located no less than one foot (1') from the street right-of-way line. Corner lots shall also provide the aforementioned requirement. All public street sidewalks and crossings shall be ADA compliant. In locations where open space, common, or HOA areas exist, sidewalks shall be extended to connect with adjacent walks or trails.
- 2.16. Landscaping: Townhouse yards (if any), right of way and common areas shall require 100% landscaping and irrigation as outlined in Deed Restrictions to be recorded by the Developer. All landscaping shall be maintained by the HOA, including private yards (if any), right of way, open space, and common areas.
- 2.17. Parkland Requirements: Park Improvement Fees shall be paid at the rate of \$1,500 per single family residential unit or as amended and/or credited via an approved parks development agreement. Parkland Dedication shall be satisfied by either parkland dedication or valuation payment which will be based on the requirements of the

subdivision ordinance. No Parkland will be dedicated to the Town unless approved by the Parks Director. The required conveyance of land (or payment) shall be determined at the rate of one acre of land per 35 residential units, or an amount proportionally equal to five percent of the total tract acreage, whichever is greater.

- 2.18 Mechanical Equipment: All mechanical equipment, such as air conditioning units, must be screened from public view. A combination of screens or hedges shall be used to screen ground equipment or mechanical areas.
- 2.19 Controlled Access: All townhouse developments that contain limited gated access shall locate all gate controls, card pads and intercom boxes in driveway islands in a manner that provides a minimum of one hundred feet of stacking distance from the gate. Such driveway islands shall also contain a break that allows for vehicular U-turn movements back onto a public street.



### **3. Mixed-Use Component – Tract “A”**

- 3.1 Definition: The Mixed-Use area (shown as Tract ‘A’ on Exhibit A) of this Planned Development includes residential and non-residential land uses. Retail and office use include those uses primarily intended to supply the surrounding residential areas with convenience goods and services that are normal daily necessities and routine purchases. Residential land uses are intended to supply higher-density townhouse housing types that provide a buffer between the retail and commercial land uses along U.S. Highway 380 and the detached residential development to the north.
- 3.2 General Description: This PD Ordinance allows a maximum of 76.145 acres of mixed-use development within Tract A. Requirements for this area within the development are described below.
- 3.2.1 Townhouse Uses: Townhouse units shall be allowed within the mixed-use area. A maximum of ten units per gross acre of land shall be allowed within the mixed-use area up to a maximum of 225 townhouse units. If portions of the designated mixed-use area are developed with townhouse residential housing types, they shall be developed in accordance with the criteria outlined in Section 2 above.
- 3.2.2 Non-Residential Uses:
- 3.2.2.1 Allowed Uses: Non-residential land uses allowed within the mixed-use area are as allowed herein and as permitted in the Neighborhood Service, Office and Commercial Corridor districts, listed in Zoning Ordinance No. 05-20. Additional uses allowed by right include the following:
- Drug Stores/Pharmacies.
  - Duplicating Centers, Mailing Services, Etc.
  - Financial Institutions.
  - Independent Living Facilities.
  - Laboratory, Medical and Dental.
  - Nursing Homes.
  - Post Office Facilities.
  - Research and Development Center.
  - Winery.
  - Optical Stores – Sales and Services.
- 3.2.2.2 Required Parking: The total parking required shall be the sum of the specific parking space requirement for each use included within the mixed-use area as required by Zoning Ordinance No. 05-20.
- 3.2.2.3 Exterior Façade Building Materials: All main buildings shall have an exterior finish of stone, cast stone, stucco, brick, tile, concrete, glass, decorative exterior wood or similar materials or any combination thereof. The use of fiber cement

siding as an accent material shall be limited to a maximum of twenty percent (20%) of the total exterior wall surfaces.

3.2.2.4 Commercial development intensity: Development intensity for non-residential land uses shall be as follows:

3.2.2.4.1 Floor Area: The allowable floor area of buildings within the mixed-use area shall be unlimited, provided that all conditions described herein are met.

3.2.2.4.2 Lot Area: The minimum lot area shall be 10,000 square feet.

3.2.2.4.3 Lot Coverage: In no case shall the combined areas of the main buildings and accessory buildings cover more than 50% of the total lot area. Parking facilities shall be excluded from lot coverage computation.

3.2.2.4.4. Lot Width: The minimum width of any lot shall be fifty feet (50').

3.2.2.4.5. Lot Depth: The minimum depth of any lot shall be ninety feet (90').

3.2.2.4.6 Front Yard: The minimum depth of the front yard shall be thirty feet (30').

3.2.2.4.7 Side Yard: No side yard is required unless vehicular access is provided/required, in which case the side yard shall have a depth of not less than twelve feet (12').

A twenty-four-foot (24') side yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property.

A fifty-foot (50') side yard is required adjacent to property zoned for single-family residential uses.

3.2.2.4.8 Rear Yard: No rear yard is required unless vehicular access is provided/required, in which case the rear yard shall have a depth of not less than twelve feet (12').

A twenty-four-foot (24') rear yard shall be provided where fire lane access is required and wherever a vehicular access/fire lane easement is not available on the adjoining property.

A fifty-foot (50') rear yard is required adjacent to property zoned for single-family residential uses.

3.2.2.4.9 Building Height: Non-residential buildings shall be a maximum of eight (8) stories, not to exceed one hundred feet (100'), provided that one additional foot (1') shall be added to any required setback from detached residential properties for each foot that such non-residential structures exceed forty feet (40'). Chimneys, antennas and other such architectural projections may extend above this height limit without adjusting setbacks.

3.2.2.4.10 Open Space Requirement for Non-Residential Uses: A minimum of ten percent (10%) of the net lot area shall be developed and maintained as landscaped open space. Landscaped open space shall not include areas specifically used for vehicular access and parking.

3.3 Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance  
Except as amended herein, this Planned Development District shall conform to applicable articles and sections of ordinances and regulations of the Town of Prosper, including Zoning Ordinance 05-20 and Subdivision Ordinance, 17-41, as they exist or may be amended. All rights-of-way as specified in the Town's Transportation Plan will be deeded to the Town at the time of development with the Final Plat. Richland Blvd is not on the Town's master Throughfare Plan, thus if it is built as a divided 4-lane roadway, the resulting medians will be dedicated as HOA common areas to be owned and maintained by the Brookhollow Association.

3.4 Outdoor Storage and Display Areas: Outdoor storage or/and display of any retail material will be allowed as accessory use only and screened in compliance with Zoning Ordinance 05-20 as it exists or may be amended.

3.5 Buffering Adjacent to Major Thoroughfares: Irrigated landscape buffer zones will be provided along major thoroughfares in conformance with the Town of Prosper Zoning and Subdivision Ordinances.

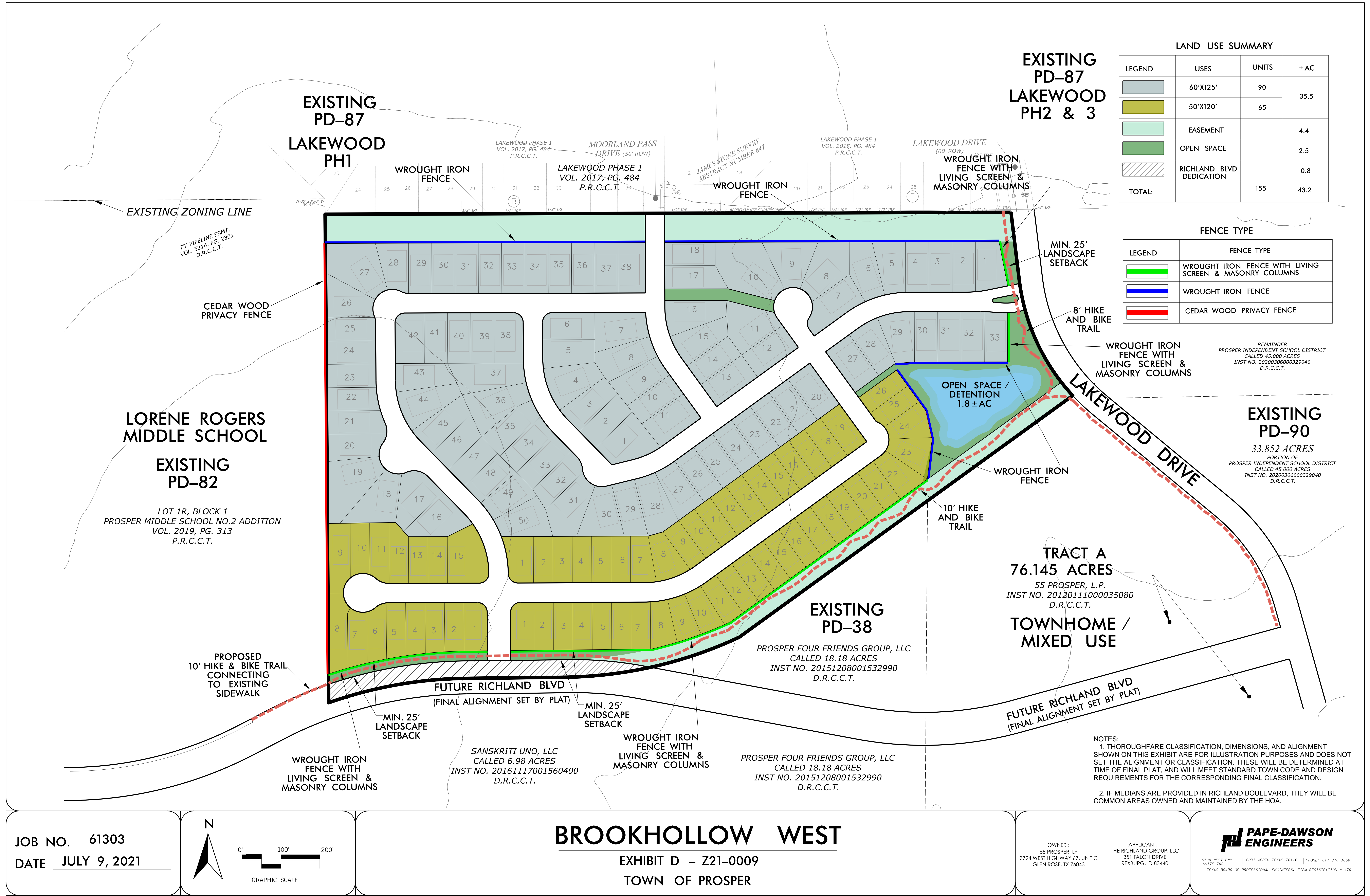
3.6 Screening and Buffering Adjacent to Residential Lots: A six-foot (6') solid masonry screen wall shall be installed along the length of the common boundary line between the retail and residential components of this PD. Within such wall and for minimum depth of fifteen feet shall be an irrigated landscaped buffer zone including turf grass and three-inch (3") caliper trees planted on thirty-foot (30') centers. Alternate screening scenarios may be approved by the Planning and Zoning Commission with their approval of a Site Plan.

3.7 Street Intersection with Major Thoroughfares: Median openings, turn lanes and driveway locations along US 380 shall be subject to the TxDOT review process as required.

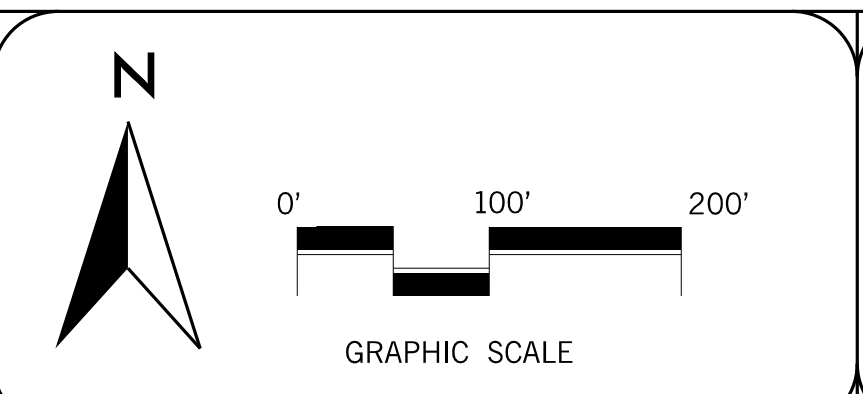
3.8 Screening of Mechanical Equipment: All mechanical equipment located on the ground and/or rooftops including fans, vents, air conditioning units and cooling towers shall be screened so as not to be visible from the property lines at ground

level or from the second story of adjacent single-family detached development. Screening may be accomplished through the use of plant materials, berming or fencing. The list of approved plant materials for such purpose shall be included in the deed restrictions filed on this project. Fencing shall be finished in a material similar to and/or painted a color similar to the building façade, trim, or roof surface.





JOB NO. 61303  
DATE JULY 9, 2021



# BROOKHOLLOW WEST

EXHIBIT D – Z21-0009  
TOWN OF PROSPER

OWNER:  
55 PROSPER, LP  
3794 WEST HIGHWAY 67, UNIT C  
GLEN ROSE, TX 76043

APPLICANT:  
THE RICHLAND GROUP, LLC  
351 TALON DRIVE  
REXBURG, ID 83440

**PAPE-DAWSON ENGINEERS**  
6500 WEST FWY SUITE 700  
FORT WORTH, TEXAS 76116  
PHONE: 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**Z21-0009**

**EXHIBIT “E”**

**DEVELOPMENT SCHEDULE**

The development schedule for the two tracts will be phased. Upon approval of this PD, the entirety of Tract B will advance to development and construction of new single-family homes. Over the next five to ten years Tract A will advance to development in phases as the market dictates.

Dates are approximate and are subject to change due to external forces, such as market conditions and timing of the US 380 expansion project.



Z21-0009

Exhibit "F"  
Brookhollow West  
60' Lot Product

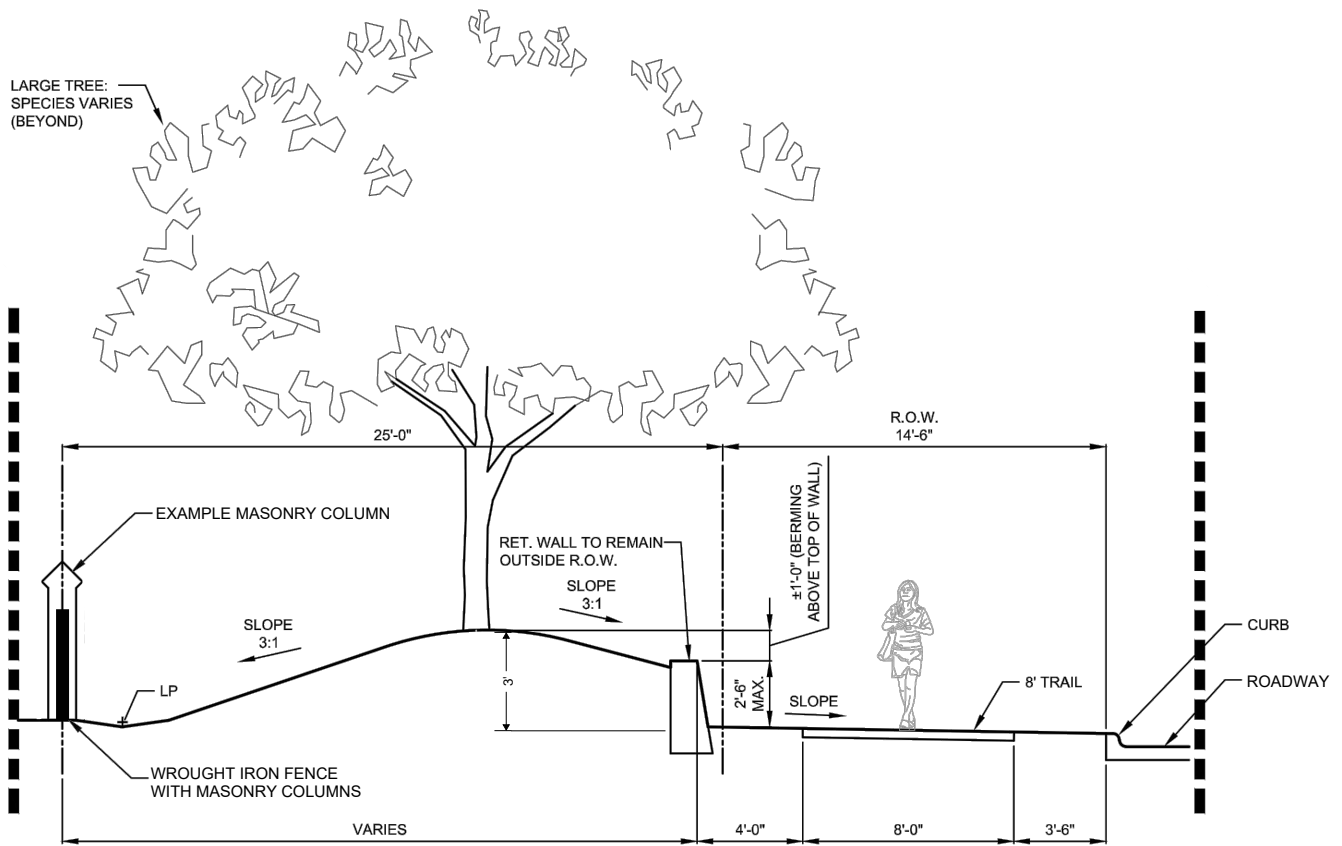




Z21-0009

**Exhibit "F"**  
**Brookhollow West**  
**50' Lot Product**





## BERMING & WALL SECTION SECTION

### NOTES

- 8' TRAIL TO MEANDER, DUPLICATING THE ALIGNMENT SHOWN IN EXHIBIT G-2.
- THE BERMS BETWEEN THE TRAIL & FENCE NEED TO BE MIN. 3' HIGH (WITH LARGE TREES AND CONTINUOUS SOLID ROW OF SCREENING SHRUBS).
- PLANTING AND BERMING ALONG THE THOROUGHFARES NEEDS TO MEET THE TOWN OF PROSPER SUBDIVISION ORDINANCE.
- DRAWINGS ARE CONCEPTUAL AND ALL LANDSCAPE PLANS WILL NEED TO MEET TOWN REQUIREMENTS AT THE TIME OF FINAL PLAT.
- THE BERMS BETWEEN THE TRAIL AND STREET CURB NEED TO BE MIN 2' HIGH (WITH SMALL TREES)

Z21-0009

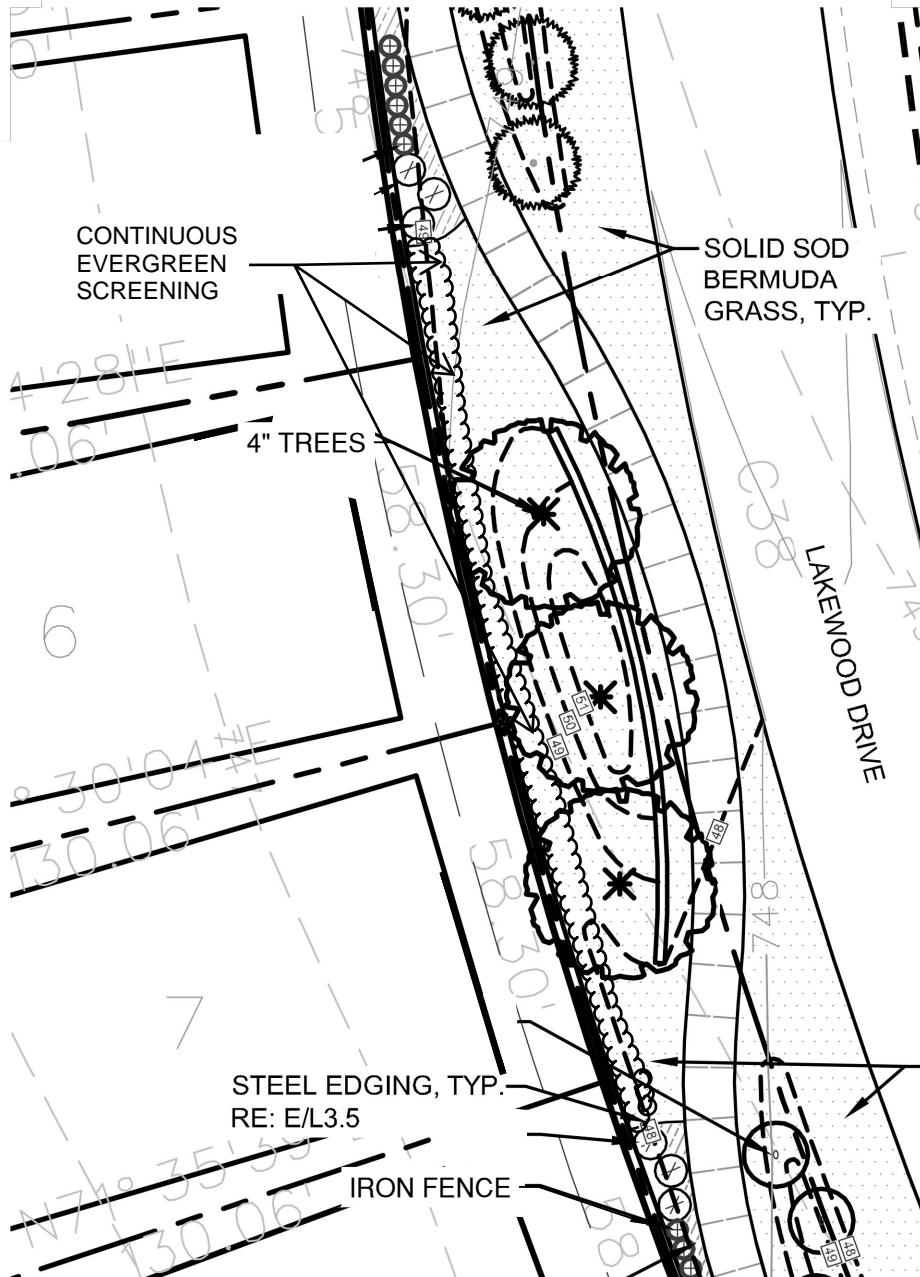
JOB NO. 61303-00  
DATE JULY 2021  
DESIGNER  
CHECKED ASR DRAWN CLH  
SHEET 1 of 2

**BROOKHOLLOW WEST**  
PROSPER, TEXAS  
EXHIBIT G-1

**PAPE-DAWSON  
ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390





#### NOTES

- 8' TRAIL TO MEANDER, DUPLICATING THE ALIGNMENT SHOWN IN EXHIBIT G-2.
- THE BERMS BETWEEN THE TRAIL & FENCE NEED TO BE MIN. 3' HIGH (WITH LARGE TREES AND CONTINUOUS SOLID ROW OF SCREENING SHRUBS).
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- DRAWINGS ARE CONCEPTUAL AND ALL LANDSCAPE PLANS WILL NEED TO MEET TOWN REQUIREMENTS AT THE TIME OF FINAL PLAT.

Z21-0009

JOB NO. 61303-00  
 DATE JULY 2021  
 DESIGNER  
 CHECKED ASR DRAWN CLH  
 SHEET 2 of 2

## BROOKHOLLOW WEST

### PROSPER, TEXAS

### EXHIBIT G-2

**PAPE-DAWSON**  
**ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
 5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494  
 TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390