

Dallas North Tollway Design Guidelines- Proposed Amendments

12/3/2021

Amendment Number	Section	Requested Amendment	Current Text	<u>Proposed Text</u>
1	Section B. General Description	1. A request to shrink the boundary lines of the Dallas North Tollway District, specifically in the area in between First Street and U.S. 380 on the west side of the Tollway. 2. A Request from Vijaya Borra of Legacy and First to be removed from the Tollway District (property is located on the west side of the Tollway in between U.S. 380 and First St. 3. Request from Matt Moore, representing the Standridge Family, to remove the two parcels the family owns from the Tollway District. Properties are also located on the west side of the Tollway in between U.S. 380 and First Street.	The design guidelines shall apply to future development proposals located within the Dallas North Tollway District as designated on the Future Land use Plan Map for the Town of Prosper.	The design guidelines shall apply to future development proposals located within the Dallas North Tollway District as designated in Exhibit One. The boundaries are generally 1,000 ft± east and west of the frontage roads on each side of the Tollway. Where the 1,000 ft limit ends within an area identified as a PD, the boundary line of the district is extended to encompass the outer most limits of that PD.
2	E. Permitted Business Establishments	A request to allow antique stores as a permitted business establishment.	Antique stores are currently listed under Section G. Discouraged Business Establishments.	Remove Antique Stores from Section G and include under Section E. Permitted Business Establishments.
3	E. Permitted Business Establishments	A request to allow veterinarians as a permitted business establishment.	Indoor Veterinarian Clinics are currently listed under Section G. Discouraged Business Establishments	Remove Indoor Veterinarian Clinics from Section G and include under Section E. Permitted Business Establishments.
4	C. Tollway Sub-districts	A request to reword F.M 1461 to Frontier	On the east side of the Dallas North Tollway, the boundary extends from F.M. 1461 and down to the southerly property line of Planned Development 69. On the west side of the Tollway the gateway area extends from F.M. 1461 in the north to Prosper Trail in the south.	On the east side of the Dallas North Tollway, the boundary extends from Frontier Parkway (F.M. 1461) and down to the southerly property line of Planned Development 69. On the west side of the Tollway the gateway area extends from <b>Frontier Parkway</b> in the north to Prosper Trail in the south.
5	M. Landscaping Standards	A request to reword F.M 1461 to Frontier	A landscaped area consisting of living trees, turf or other living ground cover and being at least thirty (30) feet in width measured from property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties adjacent to the 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 property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties adjacent to the Dallas North Tollway, <b>Frontier Parkway</b> , and US Hwy 380.
6	D. Tollway Sub-district Requirements (Part 1d and Part 2 d)	Request to add in footage requirement	Minimum building height shall be two (2) stories. 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.	Minimum building height shall be two (2) stories, or <b>40 ft.</b> 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.
7	D-3 Neighborhood Services and Retail Sub-District	Request to increase building height maximums with the Neighborhood Retail and Services Sub-district	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 PD 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.	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 PD 69 in the north down to Prosper Trail in the south. From Prosper Trail to W. First Street, <b>the maximum building height shall be three (3) stories with a maximum of 8 stories permitted within the first 500 ft of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."</b>
8	D-3 Neighborhood Services and Retail Sub-District	Request to increase building height maximums with the Neighborhood Retail and Services Sub-district	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.	On the west side of the sub-district (west side of the Tollway from Prosper Trail to W. First Street), <b>the maximum building height shall be two (2) stories with a maximum of 8 stories permitted within the first 500 ft of the Tollway for Business Establishments as identified in Section F, "Business Establishments Pursuant to the Town's Vision."</b>
9	E. Permitted Business Establishments- Subsection-Restaurant, Drive-thru service	Request to add a condition to set a maximum of drive-thru restaurants for each development on the Tollway.	N/A	There shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. If a development plan is under 5 acres, one drive-thru shall be permitted.