





# Future Land Use Plan



-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail & Neighborhood Services
-  Business Park
-  Old Town District
-  Town Center
-  Dallas North Tollway District
-  US Highway 380 District
-  Parks
-  Floodplain
-  School District Properties
-  Town Limits
-  ETJ

-  Dallas North Tollway, Dedicated Truck Route
-  6 Lane Divided
-  4 Lane Divided
-  Commercial Collector
-  3 Lane Undivided Couplet
-  Access Roads
-  Old Town Roads

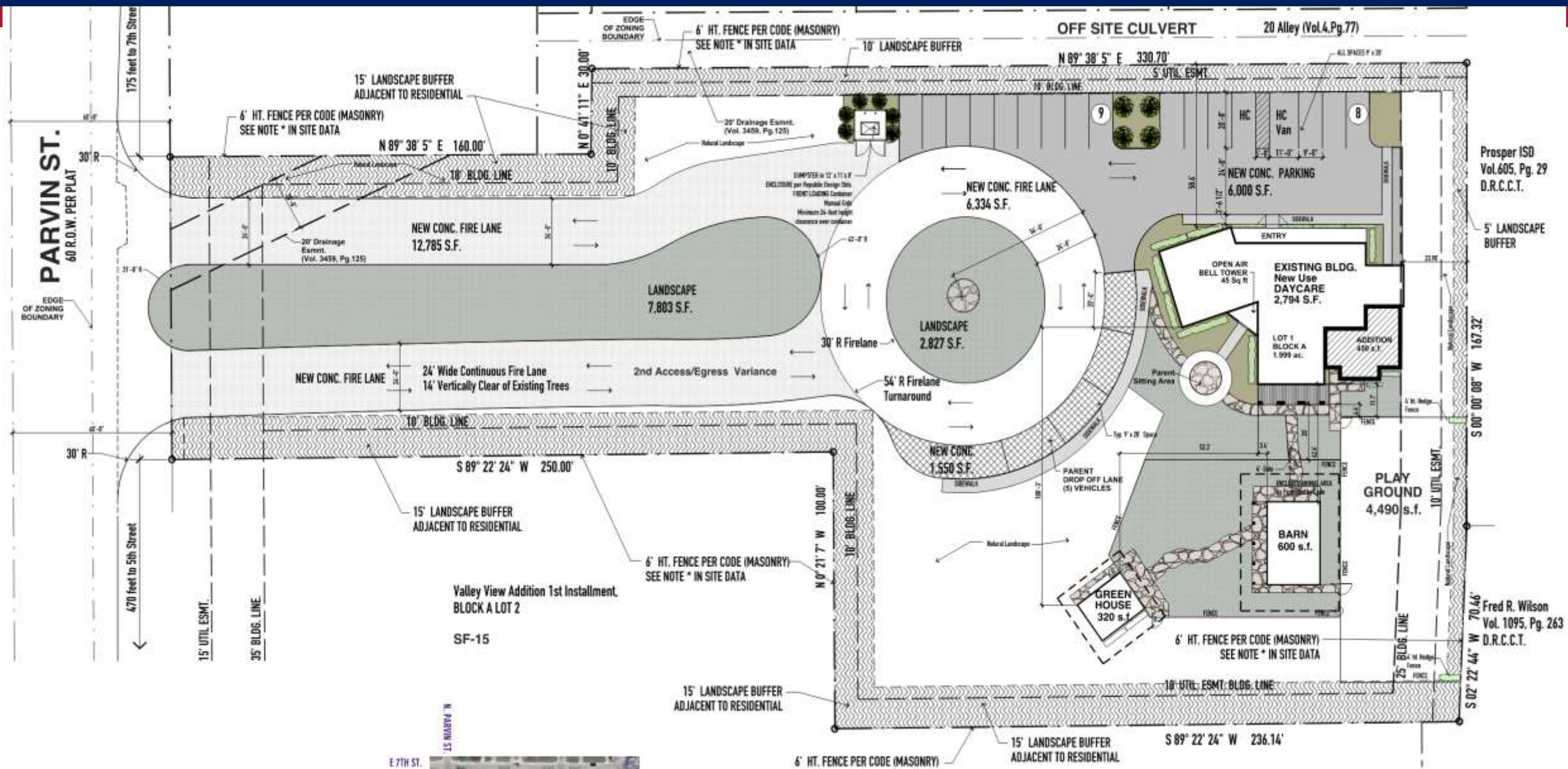
## Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Single Family-15	Residential	Old Town District
<b>North</b>	Single Family-15	Residential	Old Town District
<b>East</b>	Single Family-15	Middle School	Old Town District
<b>South</b>	Single Family-15	Residential	Old Town District
<b>West</b>	Single Family-15	Residential	Old Town District

# Proposal

## Specific Use Permit:

- Licensed Child-Care Center
  - Convert Existing Residential Home
- Components
  - Existing Residential Home (2,794 SF)
  - Addition (430 SF)
  - Barn, Green House, and Playground
  - 60 Students and 10 Staff Members



Prosper ISD  
Vol. 605, Pg. 29  
D.R.C.C.T.

Fred R. Wilson  
Vol. 1095, Pg. 263  
D.R.C.C.T.

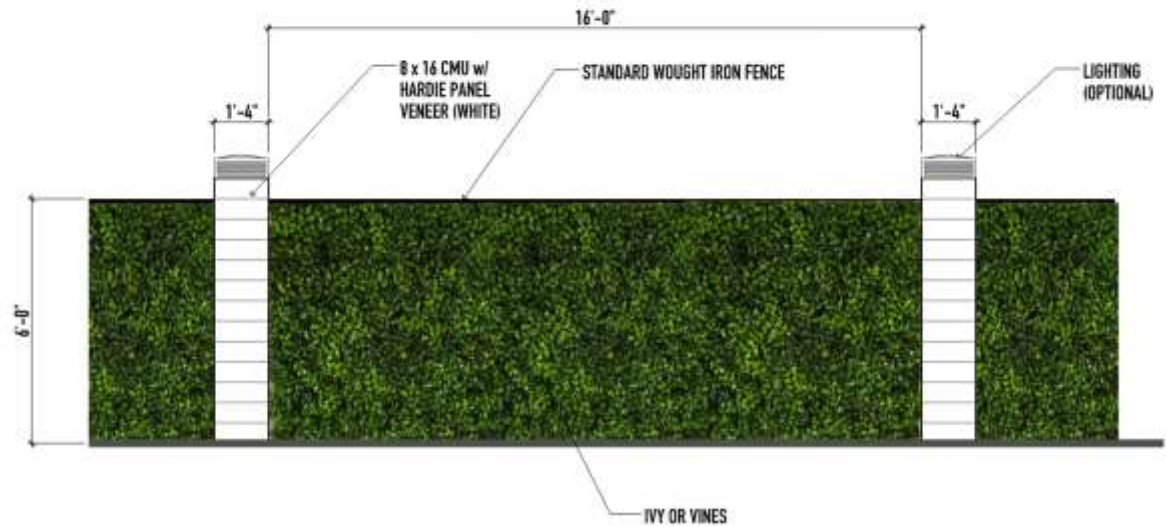
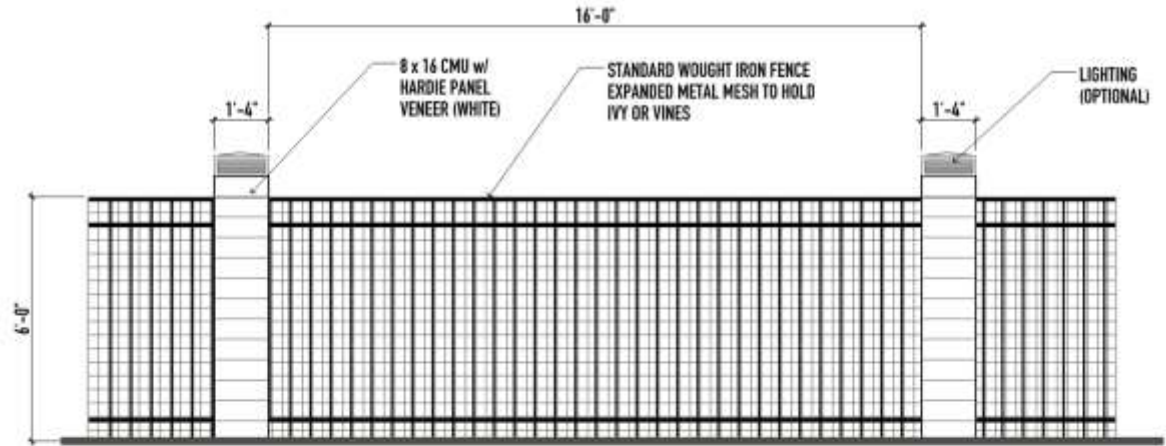


# Conditions

## Applicant's Request:

- **Condition 1**
  - Five-foot reduction in landscape easement on the northern boundary. **(Staff is in favor)**
  - Zoning Ordinance requires 15 feet adjacent to residential development.
- **Condition 2**
  - Alternative screening around northern, eastern, and southern boundaries. **(Staff is NOT in favor)**
  - Zoning Ordinance requires six-foot masonry screening wall adjacent to residential development.





## Specific Use Permit Criteria

### Evaluation:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
  - Adjacent educational uses show consistency with surrounding uses.
2. *Are the activities requested by the applicant normally associated with the requested use?*
  - Education and recreational activities typically associated with licensed child-care center.
3. *Is the nature of the use reasonable?*
  - Shown by consistency with surrounding uses.
4. *Has any impact on the surrounding area been mitigated?*
  - Compliance with screening regulations will mitigate the impact.

# Planning & Zoning Commission

## Recommendation:

- Approved (6-0) with the following conditions:
  - Five-foot reduction in landscape easement on the northern boundary is acceptable.
  - Six-foot masonry screening wall is required along the northern, eastern, and southern boundaries.

# Conclusion

## Notices:

- Friday, March 8<sup>th</sup>

## Citizen Response:

- Email in Opposition
- Letter in Opposition

## Recommendation:

- Approval (Compliance with P&Z Recommendation)



# THE SCHOOL HOUSE

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P R O V E R B S 2 2 : 6



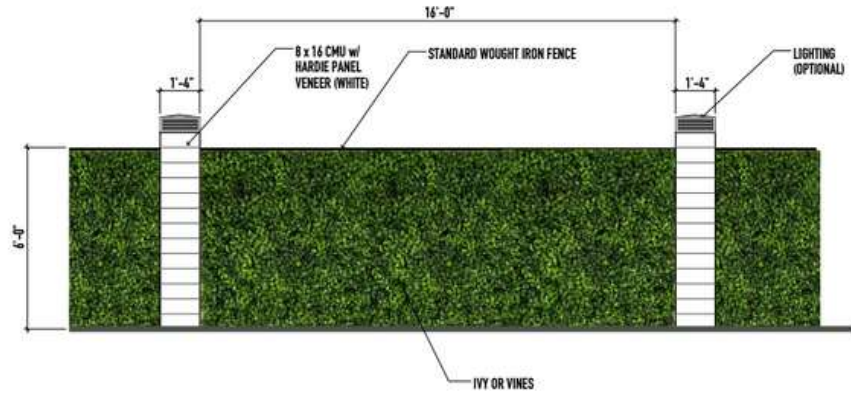
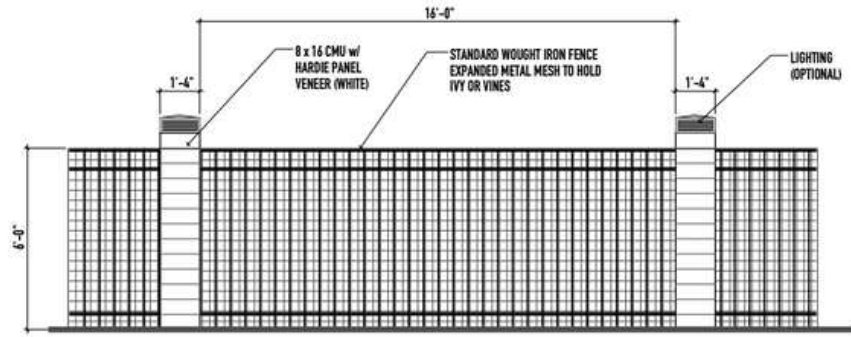












**GREEN SCREEN / MASONRY FENCE**

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 RogersHealy.com  
 3001 Knox Street #210, Dallas, TX 75205  
 CLIENT: JP Findley

**C D C**  
 OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 APPLICANT: Bill Oulka

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 ghadzima@gregoryhadzimas.com

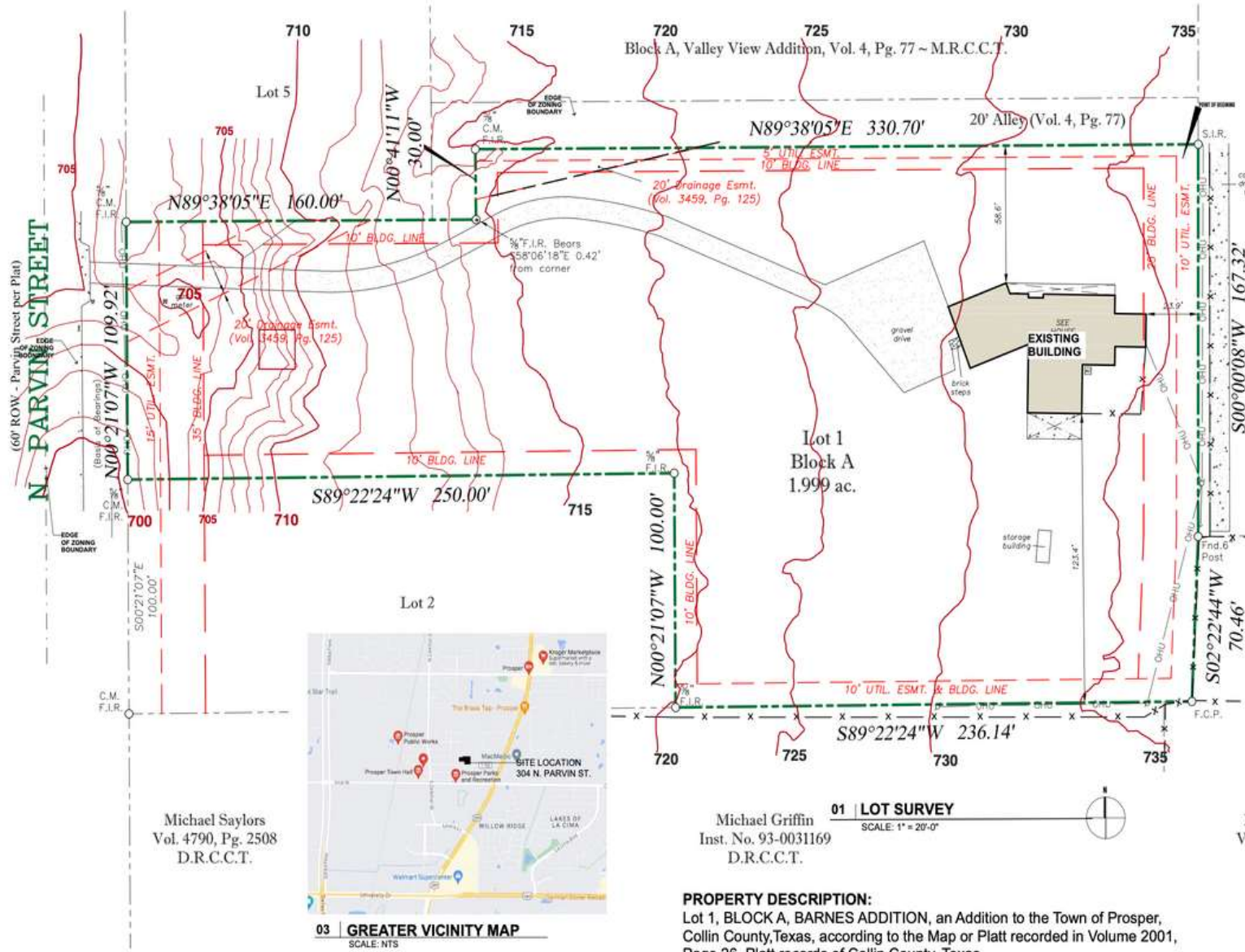
**THE SCHOOL HOUSE**  
 REMODEL:  
 DAYCARE CENTER  
 304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
 Collin County, Tx. Vol. 2011, pg.26,  
 Platt Records of Collin City, Texas.  
**"EXHIBIT F"**  
 ZONE-23-0038  
 PROPOSED FENCE  
 SPECIAL USE PERMIT 2.017 Acre Tract  
 Located in the Town of Prosper, Texas

ISSUE:  
 P & Z  
 MAR. 19, 2024

PROJECT  
 NO. 232180.01

**SUP F**



**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—	1" BENCH MARK	—	1" BENCH MARK
—	2" BENCH MARK	—	2" BENCH MARK
—	3" BENCH MARK	—	3" BENCH MARK
—	4" BENCH MARK	—	4" BENCH MARK
—	5" BENCH MARK	—	5" BENCH MARK
—	6" BENCH MARK	—	6" BENCH MARK
—	7" BENCH MARK	—	7" BENCH MARK
—	8" BENCH MARK	—	8" BENCH MARK
—	9" BENCH MARK	—	9" BENCH MARK
—	10" BENCH MARK	—	10" BENCH MARK
—	11" BENCH MARK	—	11" BENCH MARK
—	12" BENCH MARK	—	12" BENCH MARK
—	13" BENCH MARK	—	13" BENCH MARK
—	14" BENCH MARK	—	14" BENCH MARK
—	15" BENCH MARK	—	15" BENCH MARK
—	16" BENCH MARK	—	16" BENCH MARK
—	17" BENCH MARK	—	17" BENCH MARK
—	18" BENCH MARK	—	18" BENCH MARK
—	19" BENCH MARK	—	19" BENCH MARK
—	20" BENCH MARK	—	20" BENCH MARK
—	21" BENCH MARK	—	21" BENCH MARK
—	22" BENCH MARK	—	22" BENCH MARK
—	23" BENCH MARK	—	23" BENCH MARK
—	24" BENCH MARK	—	24" BENCH MARK
—	25" BENCH MARK	—	25" BENCH MARK
—	26" BENCH MARK	—	26" BENCH MARK
—	27" BENCH MARK	—	27" BENCH MARK
—	28" BENCH MARK	—	28" BENCH MARK
—	29" BENCH MARK	—	29" BENCH MARK
—	30" BENCH MARK	—	30" BENCH MARK

Prosper ISD  
Vol. 605, Pg. 29  
D.R.C.C.T.



02 VICINITY MAP  
SCALE: NTS



03 GREATER VICINITY MAP  
SCALE: NTS

Michael Saylor  
Vol. 4790, Pg. 2508  
D.R.C.C.T.

Michael Griffin  
Inst. No. 93-0031169  
D.R.C.C.T.

Fred R. Wilson  
Vol. 1095, Pg. 263  
D.R.C.C.T.

01 LOT SURVEY  
SCALE: 1" = 20'-0"

**PROPERTY DESCRIPTION:**

Lot 1, BLOCK A, BARNES ADDITION, an Addition to the Town of Prosper, Collin County, Texas, according to the Map or Platt recorded in Volume 2001, Page 26, Platt records of Collin County, Texas.

03 METES & BOUNDS  
NOT REFERENCED ON LEGAL SURVEY

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214-438-0450  
2226@rogershealy.com  
rogershealy.com  
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CLIENT: JF Findley

**APPLICANT:** Bill Oelke

**ARCHITECT**  
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4888 Prosper Parkway, Prosper, Texas 75088  
214-405-7575  
gregory@hagmann.com  
ARCHITECT  
03.19.2024

**THE SCHOOL HOUSE**  
REMODEL  
DAYCARE CENTER

304 N. PARVIN ST. PROSPER, TX, 75078

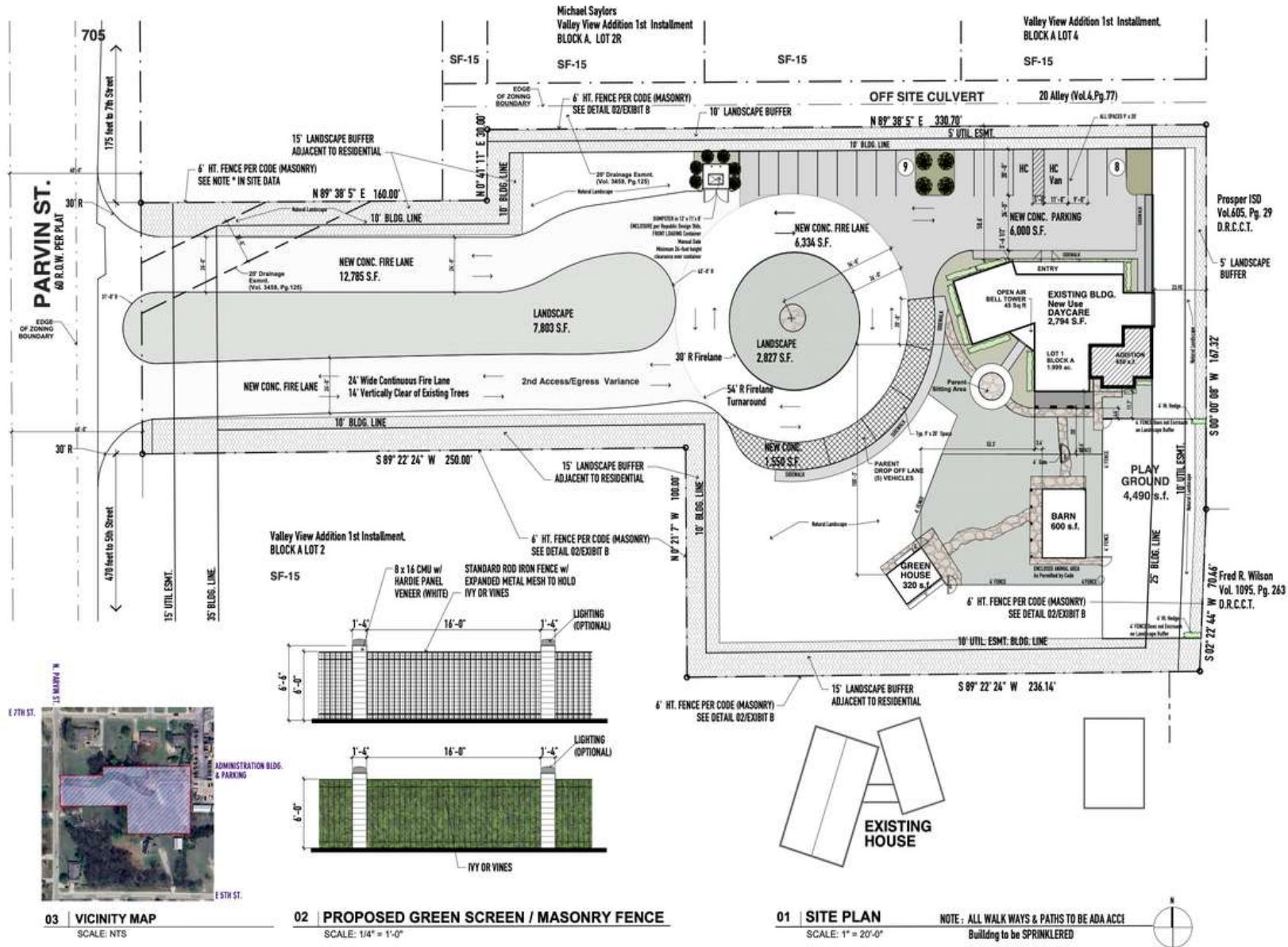
Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg. 26,  
Platt Records of Collin City, Texas.

SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

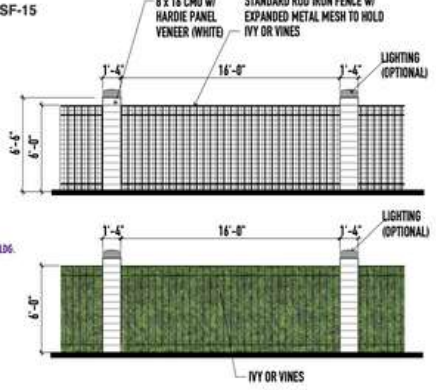
ISSUE:  
P & Z  
MAR. 16, 2024

PROJECT  
NO. 232180.01

**SUP A**



03 VICINITY MAP  
SCALE: NTS



02 PROPOSED GREEN SCREEN / MASONRY FENCE  
SCALE: 1/4" = 1'-0"

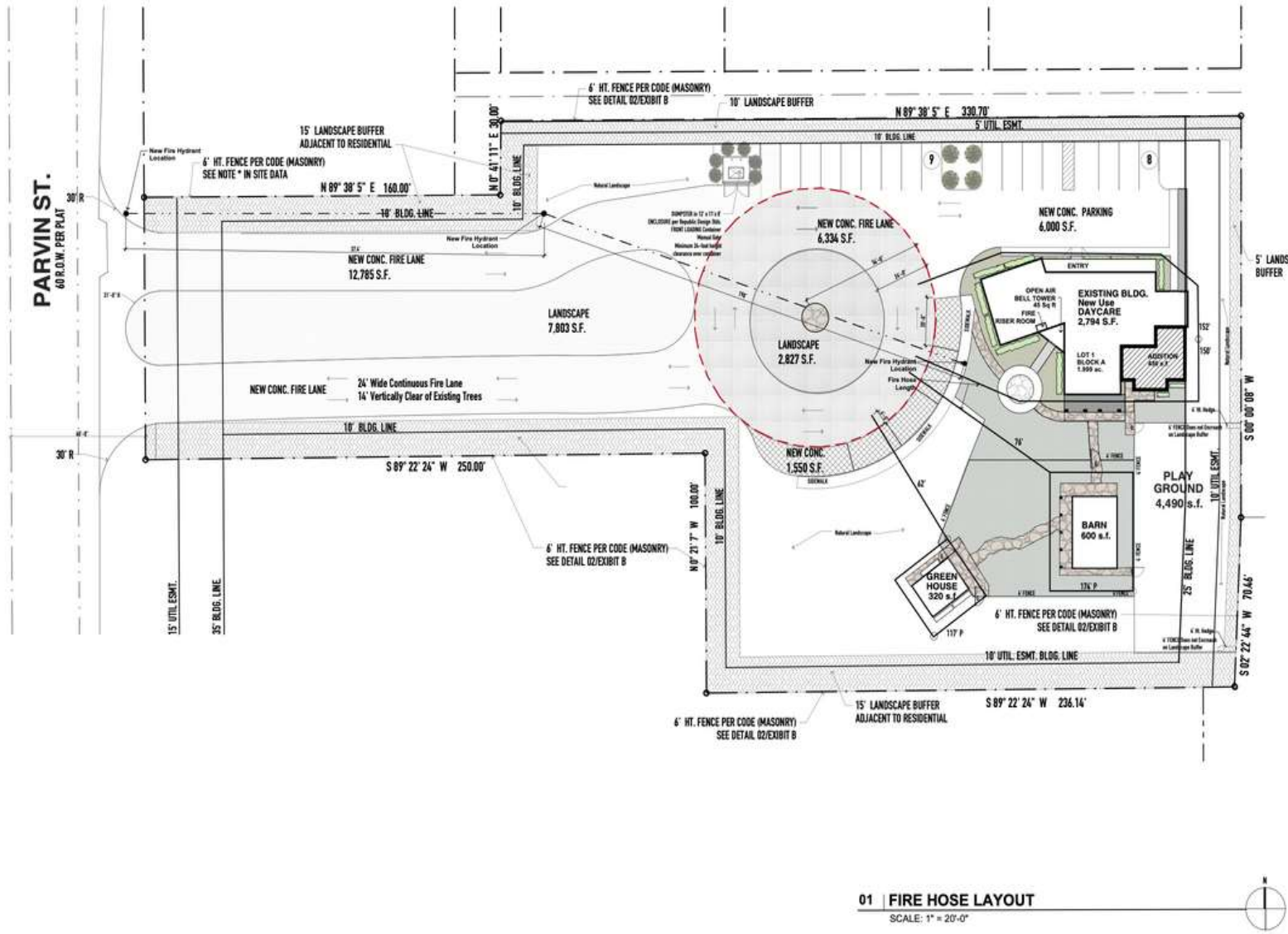


01 SITE PLAN  
SCALE: 1" = 20'-0"  
NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCI  
Building to be SPRINKLERED

SITE DATA			
Existing Zoning:	Single Family SF-15		
Current Use:	Residential		
PROPOSED USE:	Licensed Child Care Center		
FLU:	Old-Town District		
Zoning Change Needed:	SUP		
PARKING CALCULATIONS:			
Students:	60	#	RATIO 1:10
Teachers:	4	#	
Staff:	3	#	
		16 Spaces Req'd.	
		17 Provided	
		2 Provided	
Dumpster:	12' x 11' x 8' ENCLOSURE per Republic		
Outdoor Play Space =	45 sq/child = 3,900 s.f. min.		4,490 s.f. Provided

SITE AREA TABULATION	
87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
83,939.5 S.F.	7% OPEN SPACE REQ'D
29,501.0 S.F.	OPEN SPACE
28,609.0 S.F.	EXISTING LANDSCAPE AREA
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

AREA & PARKING TABULATION	
2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,860 s.f.	PLAYGROUND AREA
4,004 s.f.	TOTAL BUILDING AREA
PARKING REQUIRED 16	
PARKING PROVIDED 17 SPACES	



**01 FIRE HOSE LAYOUT**

SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACC  
Building to be SPRINKLERED

**SITE DATA**

ZONING:  
Existing: Single Family SF-15  
Current Use: Residential  
PROPOSED USE: Private School  
FLU: Old-Town District  
Zoning Change Needed: SUP

PARKING CALCULATIONS:

#	RATIO 1:10
Students: 40	6
Teachers: 4	4
Staff: 3	6
	16 Spaces Req'd.
	17 Provided
	2 Provided

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic Design Standards

**AREA TABULATIONS**

12,929 S.F.	NEW CONC. FIRE ROADS
6,334 S.F.	FIRE LANE ROUND-ABOUT
1,550 S.F.	PARENT QUE LANE
6,576 S.F.	PARKING AREA
<b>27,389 S.F.</b>	<b>PARKING AREA &amp; CONC. ROADS</b>
2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
<b>3,224 s.f.</b>	<b>MAIN BLDG. AREA</b>
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
4,490 s.f.	PLAYGROUND AREA
<b>4,144 s.f.</b>	<b>TOTAL BUILDING AREAS</b>

**LANDSCAPE AREAS**

1,386 s.f.	BLDG. LANDSCAPE
1,086 s.f.	SIDEWALK
1,206 s.f.	STONE PATHS

**FENCE LENGTH**

520.70 l.f.	NORTH w/ west turn
856.14 l.f.	SOUTH w/ west turn
237.78 l.f.	EAST
-	WEST
<b>1,614.62 l.f.</b>	<b>TOTAL FENCE</b>

\* 8 x 16 CMU @ 17'-4" w/ HARDIE PANEL VENEER (WHITE)  
16' STANDARD WROUGHT IRON FENCE BETWEEN MASONRY  
W/ EXPANDED METAL MESH TO HOLD IVY OR VINES

**ROGERS HEALY**  
ARL ASSOCIATES REAL ESTATE  
214.414.9405  
2000 West 10th Street, Suite 100  
Richardson, TX 75081  
CLIENT: JP Finley

**C D C**  
ARCHITECT  
303 Oakley  
APPLICANT: 303 Oakley

**PROSPER ARCHITECT**  
604 Phoenician Ln.  
Richardson, Texas 75081  
214.838.7575

**THE SCHOOL HOUSE**  
REMODEL:  
DAYCARE CENTER

Barnes Addition, BLOCK A, LOT 1 "EXHIBIT B.2"  
Collin County, Tx. Vol. 2011, pg.26, ZONE-23-0038  
Platt Records of Collin City, Texas. SITE PLAN

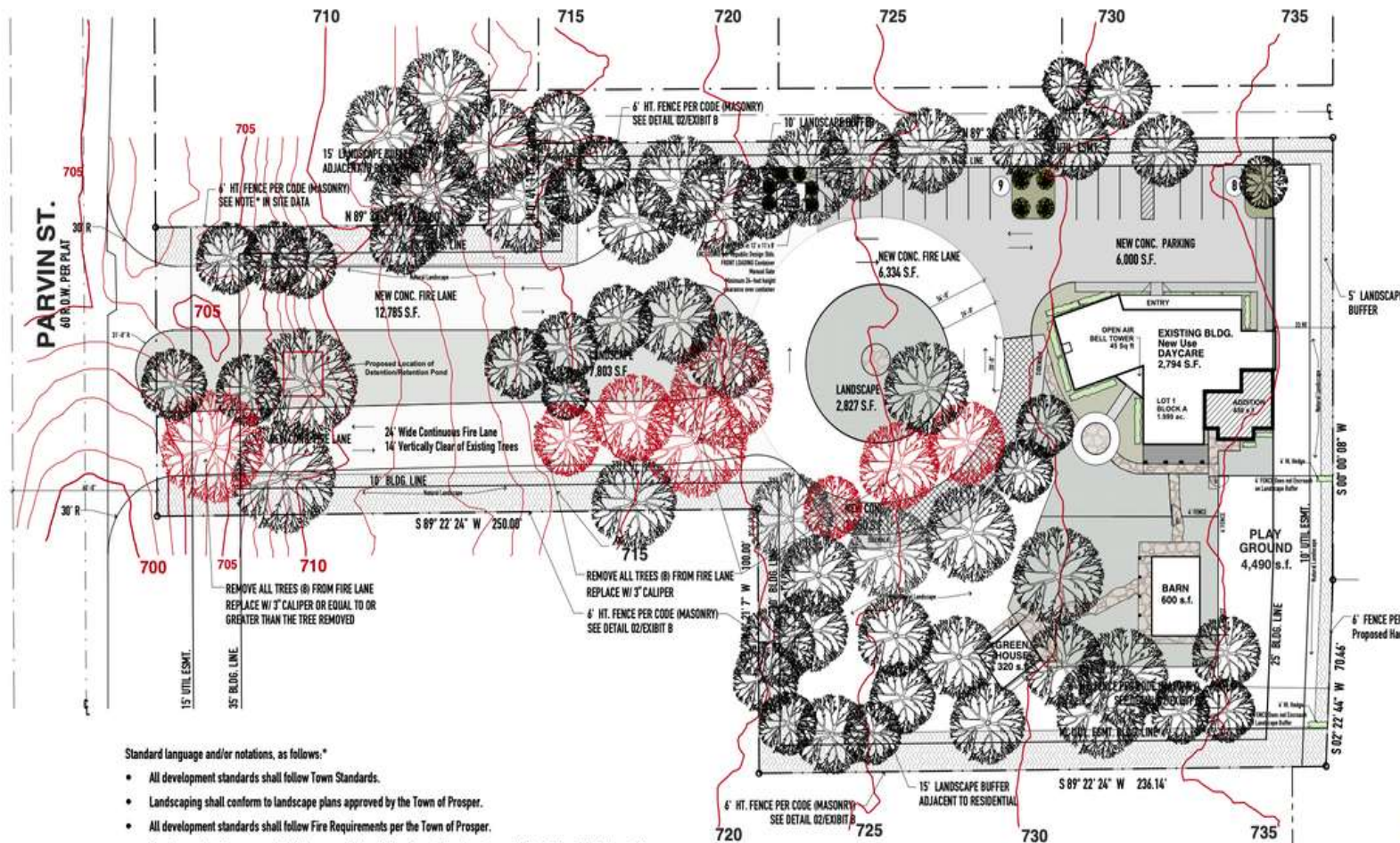
304 N. PARVIN ST. PROSPER, TX. 75078

SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P & Z  
MAR. 19, 2024

PROJECT  
NO. 230100-01

**SUP B.2**



Standard language and/or notations, as follows:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks\*, and detention pond \*

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE  
Building to be SPRINKLERED

AREA TABULATION

87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
6,152 S.F.	7% OPEN SPACE REQ'D
25,900.96 S.F.	OPEN SPACE
510 S.F.	INTERIOR LANDSCAPE AREA (PARKING ISLANDS)
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

AREA & PARKING TABULATION

2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,850 s.f.	PLAYGROUND AREA
4,144 s.f.	TOTAL BUILDING AREA
RATIO 1:10 (SEE EXHIBIT B)	
PARKING REQUIRED 16	PARKING PROVIDED 17 SPACES

LANDSCAPE LEGEND

- NEW LANDSCAPE AREA - St. Augustine Grass
- EXISTING LANDSCAPE - Existing Ground Cover
- 1. GROUND COVER - Asian Jasmine
- 2. BUSHES - Wintergreen Boxwood Shrubs
- 3. LANDSCAPE EASEMENT adjacent to residential Required Plantings per Zoning Ordinance will be provided in the Landscape Area.
- 4. EXISTING TREES TO REMAIN (NONE TO BE REMOVED, EXCEPT THOSE THAT MAY IMPEDE THE ROAD WAY. ANY REMOVED TREE SHALL BE REPLACED PER CODE)
- 5. EXISTING TREES TO BE REMOVED (REPLACE W/ 3" CALIPER OR EQUAL TO OR GREATER THAN THE TREE REMOVED, AS PER CODE)

**ROGERS HEALY**  
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CLIENT: JP Finley

**CD**  
1845 BELLWOOD DRIVE, SUITE 400, FORT WORTH, TEXAS 76104  
Building Quality since 1957  
APPLICANT: Bill Duvick

**ARCHITECT**  
6/19/2024  
608 W. HICKORY STREET, SUITE 100, FORT WORTH, TEXAS 76102  
APPLICANT: Bill Duvick

**THE SCHOOL HOUSE**  
REMODEL:  
DAYCARE CENTER  
304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City, Texas.  
**"EXHIBIT C"**  
ZONE-23-0038  
LANDSCAPE PLAN

SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P & Z  
MAR. 19, 2024

PROJECT  
NO. 232190.01

**SUP C**



PERSPECTIVE ENTRY SOUTH VIEW - FROM PARKING

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine



PERSPECTIVE EAST VIEW - FROM STREET APPROACH

**MATERIALS**

- All Elevations - 100% Hardi Board w/ Battens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking Grey
- Steel Shutters - Painted
- Concrete Road & Parking



PERSPECTIVE WEST VIEW - FROM SCHOOL



PERSPECTIVE DUMPSTER ENCLOSURE  
(FENCE NOT SHOWN)



PERSPECTIVE NORTH VIEW - FROM BARN