

Submittal Document in Support of

Prosper Hills

(subject to name change prior to final approval)

A Planned Development District

in the

Town of Prosper, Texas

April 14, 2023

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Zoning Exhibit

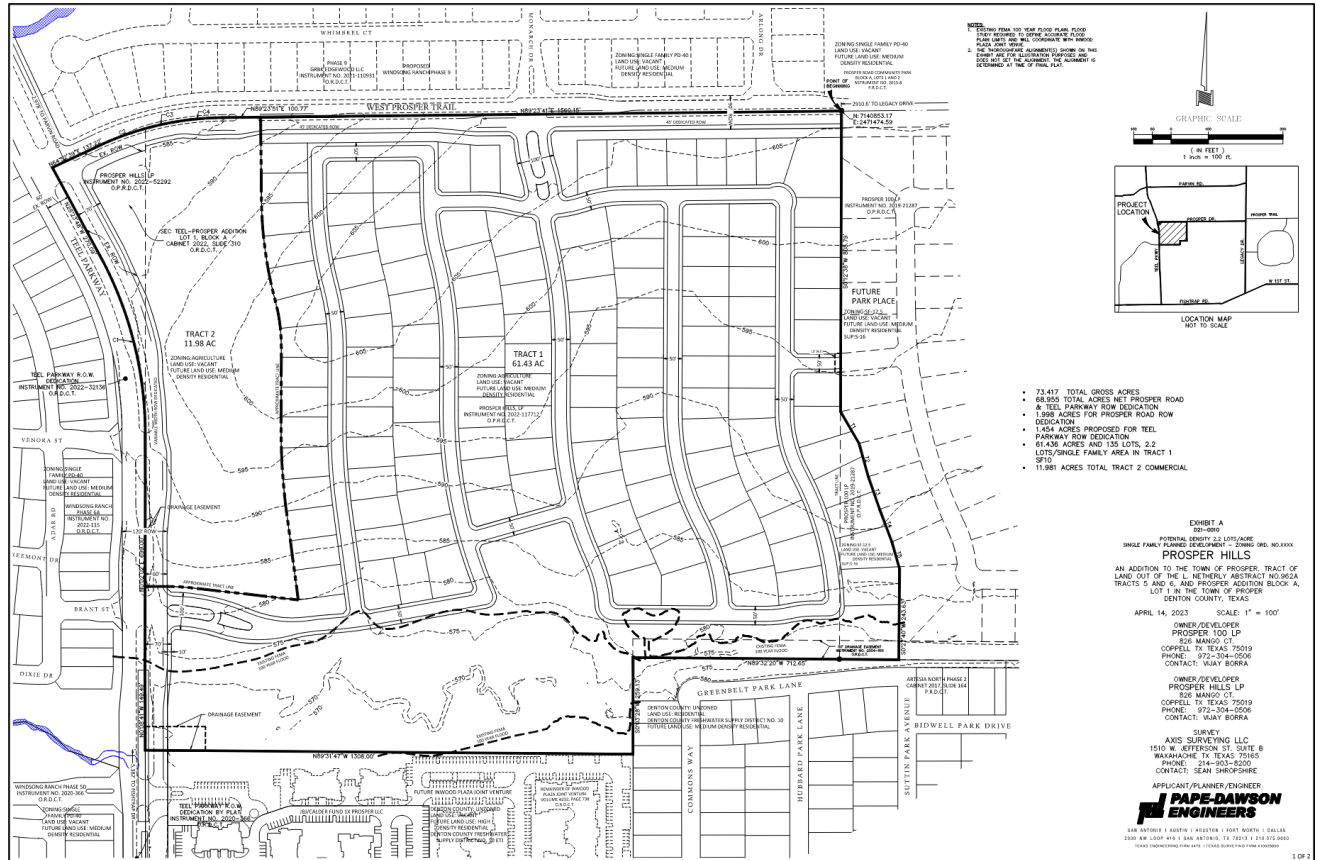


EXHIBIT "B"

Legal Description for Zoning **73.417 ACRES**

BEING a tract of land located in the L. NETHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas and being all of that tract of land described in Deed to Prosper Hills, LP, recorded in Instrument No. 2022-117712, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of Lot 1, Block A, SEC TEEL-PROSPER ADDITION, an Addition to the Town of Prosper, Denton County, Texas, according to the Conveyance Plat of record filed in Cabinet 2022, Slide 310, Official Records, Denton County, Texas (O.R.D.C.T.) and described in Deed to Prosper Hills LP, recorded in Instrument No. 2022-52292, O.P.R.D.C.T., and being part of that tract of land described in Deed to Prosper 100 LP, recorded in Instrument No. 2019-21287, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Prosper Hills, LP tract and the northwest corner of said Prosper 100 LP tract;

THENCE S 00° 12' 38" W, along the east line of said Prosper Hills, LP tract and the west line of said Prosper 100 LP tract, passing a 1/2" iron rod found at a distance of 19.14 feet, and continuing in all for a total distance of 805.79 feet to a point for corner;

THENCE Leaving said east line of said Prosper Hills, LP tract, over and across said Prosper 100 LP tract, the following six (6) courses and distances:

S 30° 13' 29" E, a distance of 98.75 feet to a point for corner;

S 15° 33' 55" E, a distance of 92.94 feet to a point for corner;

S 19° 11' 38" E, a distance of 92.93 feet to a point for corner;

S 20° 33' 12" E, a distance of 93.06 feet to a point for corner;

S 15° 53' 05" E, a distance of 74.81 feet to a point for corner;

S 00° 27' 40" W, a distance of 243.63 feet to a point for corner on the south line of said Prosper 100 LP tract and the north line of Lot 3, Block X, ARTESIA NORTH PHASE 2, an Addition to Denton County, Texas, according to the Plat of record filed in Cabinet 2017, Slide 164, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE N 89° 32' 20" W, along the north line of said Addition, a distance of 712.65 feet to a point for an interior ell corner of said Prosper Hills, LP tract and the northwest corner of said Addition;

THENCE S 00° 03' 28" W, a distance of 259.13 feet to a point for corner;

THENCE N 89° 31' 47" W, a distance of 1,308.00 feet to a point for the southwest corner of said Prosper Hills, LP tract;

THENCE N 00° 08' 41" W, a distance of 149.49 feet to a point for corner;

THENCE N 00° 02' 02" E, a distance of 699.00 feet to a point at the beginning of a curve to the left having a central angle of 28° 21' 58", a radius of 1002.46 feet, and a chord bearing and distance of N 14° 12' 49" W, 491.25 feet;

THENCE Along said curve to the left, an arc distance of 496.30 feet to a point on the centerline of Teel Parkway;

THENCE N 28° 23' 48", along said centerline, a distance of 270.09 feet to a point at the intersection of Teel Parkway and West Prosper Trail;

THENCE N 64° 52' 39" E, easterly along the centerline of said West Prosper Trail, a distance of 137.22 feet to a point at the beginning of a curve to the right having a central angle of 10° 22' 49", a radius of 800.48 feet, and a chord bearing and distance of N 70° 04' 03" E, 144.82 feet;

THENCE Along said curve to the right, an arc distance of 145.02 feet to a point at the beginning of a compound curve to the right, having a central angle of 04° 27' 58", a radius of 800.48 feet, and a chord bearing and distance of N 77° 29' 27" E, 62.38 feet;

THENCE Along said compound curve to the right, an arc distance of 62.40 feet to a point at the beginning of a compound curve to the right, having a central angle of 09° 40' 15", a radius of 800.48 feet, and a chord bearing and distance of N 84° 33' 34" E, 134.95 feet;

THENCE Along said compound curve to the right, an arc distance of 135.11 feet to a point;

THENCE N 89° 23' 51" E, continuing along said centerline of West Prosper Trail, a distance of 100.77 feet to a point;

THENCE N 89° 23' 41" E, a distance of 1,560.15 feet to the **POINT OF BEGINNING** and containing 3,198,044.52 square feet, or 73.417 acres of land, more or less.

EXHIBIT "C"

Statement of Intent and Purpose for Prosper Hills, Town of Prosper, Texas

The purpose of this PD is to allow for the creation of a private single-family gated residential community with a retirement housing component that reflects the high-quality standards set forth by the town and citizens of Prosper, Texas. We anticipate these lots to be developed as individual custom homes. Located at the southeast corner of West Prosper Trail and Teel Parkway, Prosper Hills will blend a privately gated minimum 10,000 square foot single-family residential lot community with a retirement housing component.

EXHIBIT “D”

Development Standards for Prosper Hills. Town of Prosper, Texas

Conformance with the Town’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance (as it currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply.

I. Overall

A. Residential Entry Points

1. Major points of entry into Prosper Hills will be along Teel Parkway and West Prosper Trail defined with a combination of monument signage, landscape and lighting to create a sense of arrival. These entries will include:
 - (a) Community name / logo incorporated into monument signage to be constructed of masonry or similar material.
 - (a) Private gated entry
 - (b) Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees.
 - (c) Enhanced lighting on the monument / signage and the unique aspects of the landscape.
 - (d) Entry landscape medians to provide alternative locations for neighborhood identification and wayfinding signage.

B. Retirement Housing Entry Points

1. Major points of entry into the retirement housing component will come from Teel Parkway and West Prosper Trail. These entries will be defined with a combination of monument signage, landscape and lighting to create a sense of arrival. These entries will include:
 - (a) Community name / logo incorporated into signage element, to be constructed of masonry or similar material.
 - (b) Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees.

- (c) Enhanced lighting on the monument / signage and the unique aspects of the landscape.

C. External/Thoroughfare Landscape Buffers

- 1. The adjacent landscape buffers will be designed and constructed to meet the standards outlined in the Town of Prosper Subdivision Ordinance. 10' Trails will be provided along Teel Parkway and Prosper Trail.

D. Private Open Space

- 1. All private open space will be HOA maintained.

II. Prosper Hills Tract 1 – Single-Family Residential

A. General Description: This property may develop, under the standards for SF-10 as contained in the Town's Zoning Ordinance as it exists or may be amended, as front entry lot product subject to the specific provisions contained herein below. There will be no alley-served lots within the property. The streets will be private gated streets.

B. Park: Park improvement fees will be per Town ordinance as it exists or may be amended (fees per current ordinance are \$1500/residential unit). Parkland dedication for park development are 1 acre/35 residential units or 5% of the total property area, whichever is greater.

C. Density: The maximum number of single-family detached dwelling units is 2.3 lots per acre or as generally shown on the concept plan.

D. Area and building regulations:

- 1. **Single-Family Lots:** Should a discrepancy exist between the City Zoning or Subdivision Ordinance and the standards within this PD, the language within shall prevail. The area and building standards for the single-family lots are as follows:
 - (a) **Minimum Lot Area:** 10,000 square feet.
 - (b) **Minimum Lot Width:** The minimum lot width shall be 80' as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may have a

minimum width of 65' at the front setback provided all other requirements of this section are met.

- (c) **Minimum Lot Depth:** 125' but 115' at cul-de sacs and eyebrows.
- (d) **Size of Yards:**
 - (1) **Minimum Front Yard:** The minimum front yard setback shall be twenty-five (25) feet on all single-family residential lots.
 - (2) **Minimum Side Yard:** 8' for interior yards. 15' on corner adjacent to a right-of-way.
 - (3) **Minimum Rear Yard:** 25'
 - (4) **Permitted Encroachment:** Architectural features and porches may encroach into required front and rear yards up to 5'. Swing-in garages may encroach into required front yards up to 10'. Front facing garages are permitted to extend to the front façade of the main structure but may not encroach into the required front yard.
- (e) **Minimum Dwelling Area:** 1,800 square feet.
- (f) **Maximum Lot Coverage:** 50%
- (g) **Maximum Height:** Two and a half stories, no greater than 40'.
- (h) **Garages:** All homes shall have a minimum enclosed parking area (garage) of 400 square feet.
 - (1) Homes shall have a minimum of two car garages. Carports shall not be permitted.
 - (2) Homes with three garages shall not have more than two garage doors facing the street.
- (i) **Fencing:** Fences, walls and/or hedges shall be constructed to meet the following guidelines.
 - (1) Perimeter thoroughfare screening shall be 6' height ornamental metal fence with 7' height columns with living screen.
 - (2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot on center. A common fence stain color as well as fence detail shall be established for the community by the developer.
 - (3) No fencing shall extend beyond a point 10' behind the front wall plane of the structure into the front yard.
 - (4) Lots backing or siding to Open Space shall have a decorative metal fence, minimum 4 foot in height, abutting said open space or park land.
- (j) **Landscaping.**

- (1) Corner lots adjacent to a street require additional trees be planted in the side yard at 30' on center.
- (2) The front, side and rear yard must be fully sodded with grass and irrigated by an ET irrigation system.

E. Building Standards

1. Exterior Materials and Detailing

- (a) Exterior materials shall be 100% masonry (brick, cast stone, stone or 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 elevation or chimney.
- (b) Each structure shall have a minimum principal plate height of 10' on the first floor and a minimum of 9' on garages.
- (c) A uniform house number style and house number locations will be selected by the developer.
- (d) Stone shall either be Granbury, Millsap, Leuters, Limestone, or a combination of these or as approved by the developer.
- (e) Cast Stone shall be light brown, white or cream color with or without pitting.
- (f) Any electric meter visible from the street or common area must be screened by solid fencing or landscape material.
- (g) 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 (20%) of the total exterior wall surfaces.

2. Roofing

- (a) 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 2'-6".
- (b) Roof material shall be standing seam copper, approved standing seam metal, natural slate, shingles, approved imitation slate shingles,

clay tile, approved imitation clay tile, approved composition 30-year laminated shingles, or other approved roof material.

F: Sample Residential Architecture







III. Prosper Hills Tract 2 – Retirement Housing

A. General Description: The area identified as Tract 2 is 10.97 acres and will accommodate the development of a maximum of two retirement housing facilities to be used as “retirement housing” per the town of Prosper’s Schedule of Uses.

B. Size of Yards:

1. Minimum Front Yard: Twenty-five 25’
2. Minimum Side Yard:
 - (a) 10’ feet adjacent to any nonresidential district
 - (b) 25’ feet for a one story building adjacent to any residential district.
3. Minimum Rear Yard Setback:
 - (a) 10’ feet adjacent to any nonresidential district
 - (b) 25’ feet for a one story building adjacent to any residential district.

C. Maximum Height: One story, no greater than 40’.

D. Lot Coverage: Fifty (50) percent parking structures and surface parking facilities shall be excluded from the coverage computations.

E. Floor Area Ratio: Maximum 0.5:1

F. Parking: Parking shall follow the Town of Prosper's Zoning Ordinance.

G. Building Standards

3. Exterior Materials and Detailing (Single Family Detached)

- (a) Exterior materials shall be 100% masonry (brick, cast stone or stone) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. Stucco will not be allowed. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or brick and stone. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any elevation or chimney.
- (b) Each structure shall have a minimum principal plate height of 10' on the first floor and a minimum of 9' on garages.
- (c) A uniform house number style and house number locations will be selected by the developer.
- (d) Stone shall either be Granbury, Millsap, Leuters, Limestone, or a combination of these or as approved by the developer.
- (e) Cast Stone shall be light brown, white or cream color with or without pitting.
- (f) Any electric meter visible from the street or common area must be screened by solid fencing or landscape material.
- (g) All main buildings shall have an exterior finish of stone, cast stone, 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 (20%) of the total exterior wall surfaces.

4. Roofing

- (a) 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 2'-6".

- (b) Roof material shall be standing seam copper, approved standing seam metal, natural slate, shingles, approved imitation slate shingles, clay tile, approved imitation clay tile, approved composition 30-year laminated shingles, or other approved roof material.

H. Sample Retirement Housing Facility





EXHIBIT "E"

Concept Plan

