



Town of Prosper
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Town Council Meeting
May 12, 2015



Town of Prosper
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Agenda Item 1.

Call to Order/Roll Call.



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Agenda Item 2.

*Invocation, Pledge of Allegiance, and
Pledge to the Texas Flag.*



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Salute to the Texas Flag

*Honor the Texas flag;
I pledge allegiance to thee,
Texas, one state under God,
one and indivisible.*



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Agenda Item 3.

Announcements of upcoming events.



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Agenda Item 4.

Consent Agenda

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.



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Agenda Items 4a-b.

- 4a.** Consider and act upon minutes from the following Town Council meeting. **(RB)**
- Regular Meeting – April 28, 2015
- 4b.** Consider and act upon acceptance of a grant, in the amount of \$4,878.96, from the Edge Reimbursement Program, and authorizing the Mayor to execute any award documents. **(LS)**



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Agenda Items 4c-d.

4c. Consider and act upon acceptance of a grant, in the amount of \$2,365.40, from the Texas Book Festival, and authorizing the Mayor to execute any award documents. **(LS)**

4d. Consider and act upon a resolution authorizing various individuals as signers of specific accounts and certain investment matters. **(KG)**



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Agenda Items 4e.

- 4e.** Consider and act upon a 380 agreement between Highland Homes and the Town of Prosper, and authorizing the Town Manager to execute same. **(KG)**



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Agenda Item 4f.

- 4f. Consider and act upon authorizing the Town Manager to execute a Landscape Maintenance Agreement between the Texas Department of Transportation and the Town of Prosper, Texas, related to maintenance obligations for landscape and irrigation improvements in the medians of SH 289 (Preston Road) from US 380 to FM 1461 (Frontier Parkway). (HW)



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Agenda Item 4g.

- 4g. Consider and act upon a resolution authorizing the reduction and release of the Town of Prosper's extraterritorial jurisdiction and entering into a development agreement, as a result of the Extraterritorial Jurisdiction Allocation Agreement between the Town of Prosper, Texas and the City of Aubrey, Texas for the reduction and release of designated portions of the Town of Prosper's Extraterritorial Jurisdiction, and Development Agreement between the Town of Prosper and CADG Comanche 248, LLC, by removing 145± acres of land from the Town's extraterritorial jurisdiction, generally located west of FM 1385 and north of Bryan Road, and authorizing the Town Manager to execute the same.
(HW)

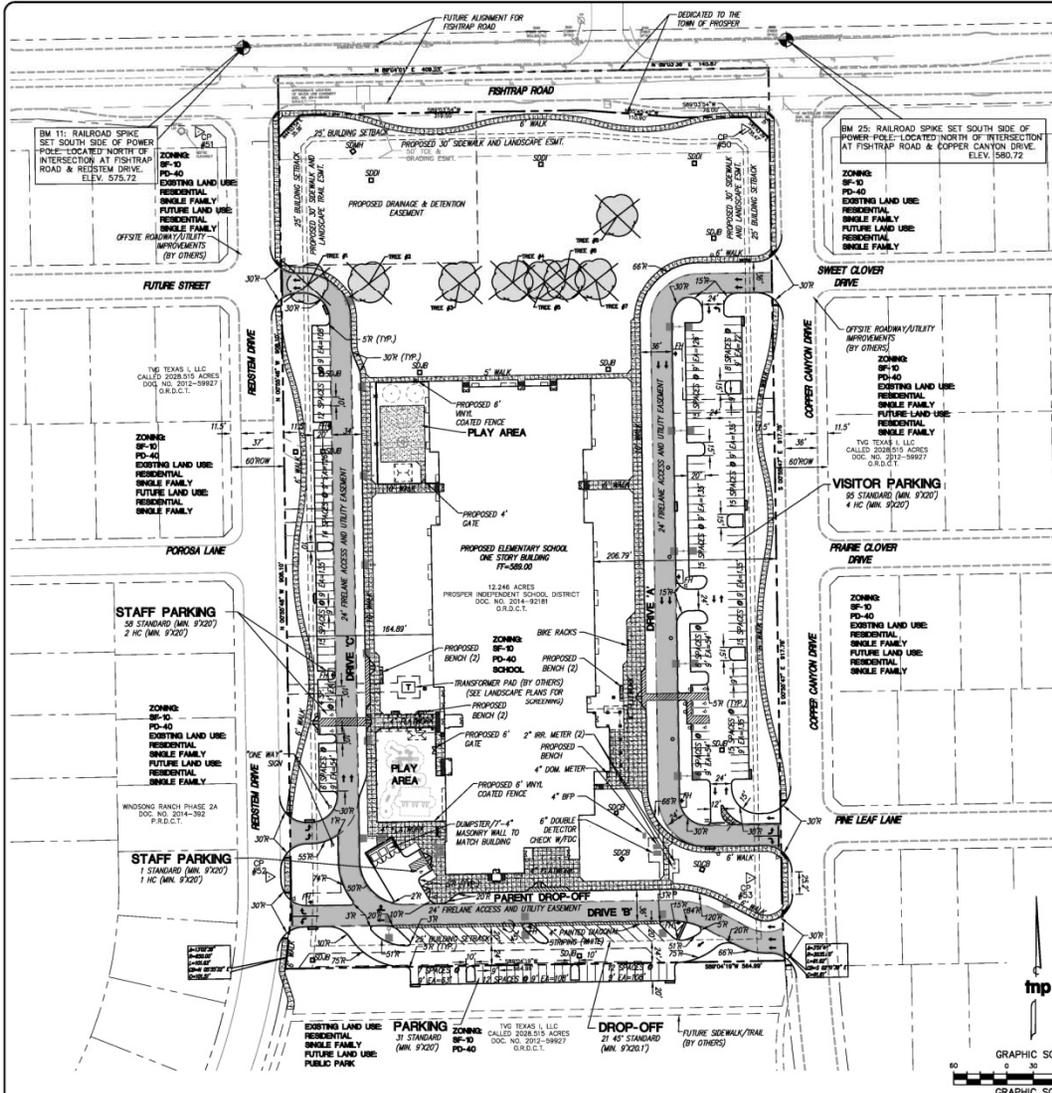


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Agenda Item 4h-4i.

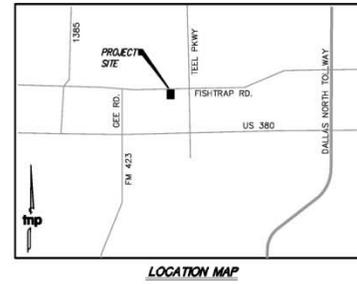
- 4h.** Consider and act upon an ordinance annexing an 18.6± acre tract of land, located on the south side of Prosper Trail, 2,500± feet west of Custer Road. (A15-0001). **(JW)**
- 4i.** Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any site plan or preliminary site plan. **(AG)**



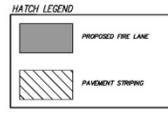
SITE DATA SUMMARY

ZONING: PD-40	PD-40
PROPOSED USE: NEAREST INTERSECTION CROSS LOT AREA.	SCHOOL
BUILDING AREA: 84,068.9 SF	TEL & FISHTRAP 2150 IF SOUTH 133,608.0 SF (12.244 ACRES)
MAXIMUM BUILDING HEIGHT: 34'-0" (9.14 M)	MAXIMUM BUILDING HEIGHT: 34'-0" (9.14 M)
IMPAVED AREA: 25,850 SF	FLOOR AREA RATIO: 1.5 X 48 CLASSROOMS = 69 SPACES
TOTAL PARKING REQUIRED (1.5 SPACES PER CLASSROOM): 103 SPACES	103 SPACES
TOTAL SPACES PROVIDED: 103 SPACES	103 SPACES
TOTAL HC SPACES PROVIDED: 2 SPACES INCLUDING 1 VAN	2 SPACES INCLUDING 1 VAN
PROPOSED EASEMENTS: 25,850 SF	
TOTAL OPEN SPACE REQUIRED (7X OF SITE): 12.68	
TOTAL OPEN SPACE PROVIDED: 12.68	
TOTAL EXTERIOR LANDSCAPE REQUIRED (1 TREE PER 20 PARKING SPACES): 10 TREES	10 TREES
(75% OF LANDSCAPING FOR EACH PARKING SPACE): 2955 SF	
TOTAL EXTERIOR LANDSCAPE PROVIDED: 15 TREES, 2055 SF	

*ALL TREES ON SITE ARE TO BE REMOVED.
**NO 100'-10" FLOODPLAIN EXIST ON SITE.
***ALL DIMENSIONS ARE TO FACE OF CURB.



- PROSPER SITE PLAN NOTES**
1. DAMPERS AND TRAY 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 SIDEWALK 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. ALTERNATE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 7. FIRE LINES SHALL BE DECEASED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 8. TWO MONTHS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 9. SPEED BUMPS/RAMPS 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 CURRENTLY 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 SIDEWALKS 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.



METER SCHEDULE

TYPE	SIZE
DDR	1'-4"
ROR	2'-2"

APPLICANT/ OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
 CONTACT: MR. DREW WATKINS
 975-346-1516
 P.O. BOX 100
 PROSPER, TX 75078

ENGINEER:
TEAGUE HALL & PERKINS
 CONTACT: CHRIS SCHMITT
 214-461-9867
 17304 PRESTON ROAD, SUITE 1340
 DALLAS, TEXAS 75262

SURVEYOR
TEAGUE HALL & PERKINS
 CONTACT: TERRY TURNER
 940-363-6177
 1517 CENTRE PLACE DRIVE, SUITE 120
 DENVER, CO 76255

SITE PLAN FOR WINSONG ELEMENTARY SCHOOL PROSPER INDEPENDENT SCHOOL DISTRICT

PROSPER INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2014-02181
 O.P.D.C.T.
 12,248 ACRES TRACT SITUATED IN THE J. BATES SURVEY ABSTRACT 1820 & THE C. SMITH SURVEY ABSTRACT NO. 1981 TOWN OF PROSPER, DENTON COUNTY, TEXAS D16-0034
 PREPARED: MARCH 2015

no.	revision	by	date

scale	1"=60'
date	APRIL 2015

tnp

teague hall & perkins
 17304 Preston Road, Suite 1340
 Dallas, Texas 75252
 214.461.9867 ph 214.461.9864 fx
 TBPE Registration No. F-230
 www.tnpline.com



Town of Prosper, Texas Construction Plans for PROSPER ELEMENTARY SCHOOL WINDSONG RANCH	Sheet C1.06
OVERALL SITE PLAN	



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Agenda Item 5.

Citizen's Comments

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.



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Agenda Item 6.

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Low Density Residential to Medium Density Residential. The property is zoned Planned Development-60 (PD-60). (CA15-0003) [*Companion case Z14-0016*] (JW).



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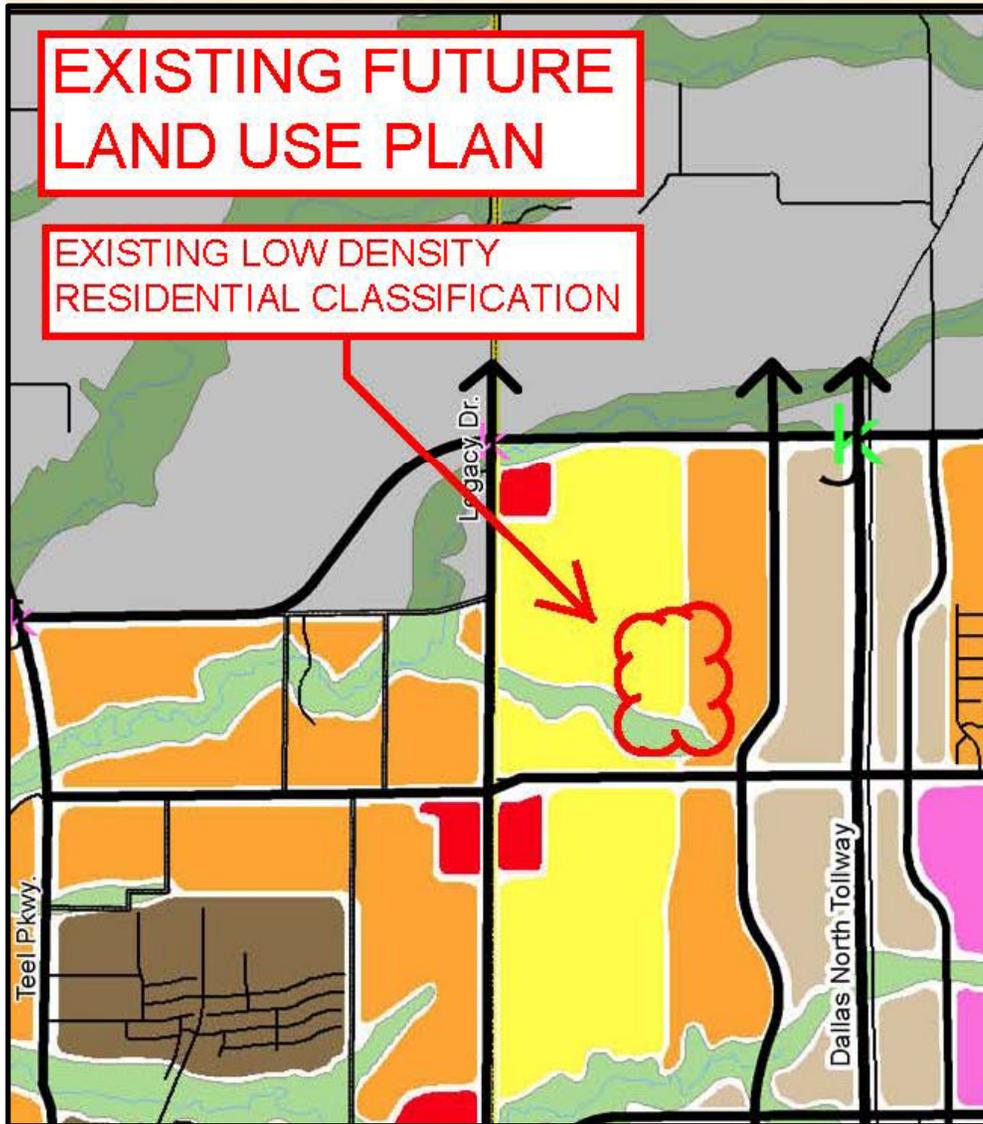
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Agenda Item 7.

Conduct a Public Hearing, and consider and act upon a request to rezone 9.4± acres, located 500± feet north of Prosper Trail, 3,000± feet west of Dallas Parkway, from Agricultural (A) to Planned Development-Single Family-12.5 (PD-SF-12.5). (Z14-0016)
[Companion case CA15-0003] (JW)

EXISTING FUTURE LAND USE PLAN

EXISTING LOW DENSITY RESIDENTIAL CLASSIFICATION

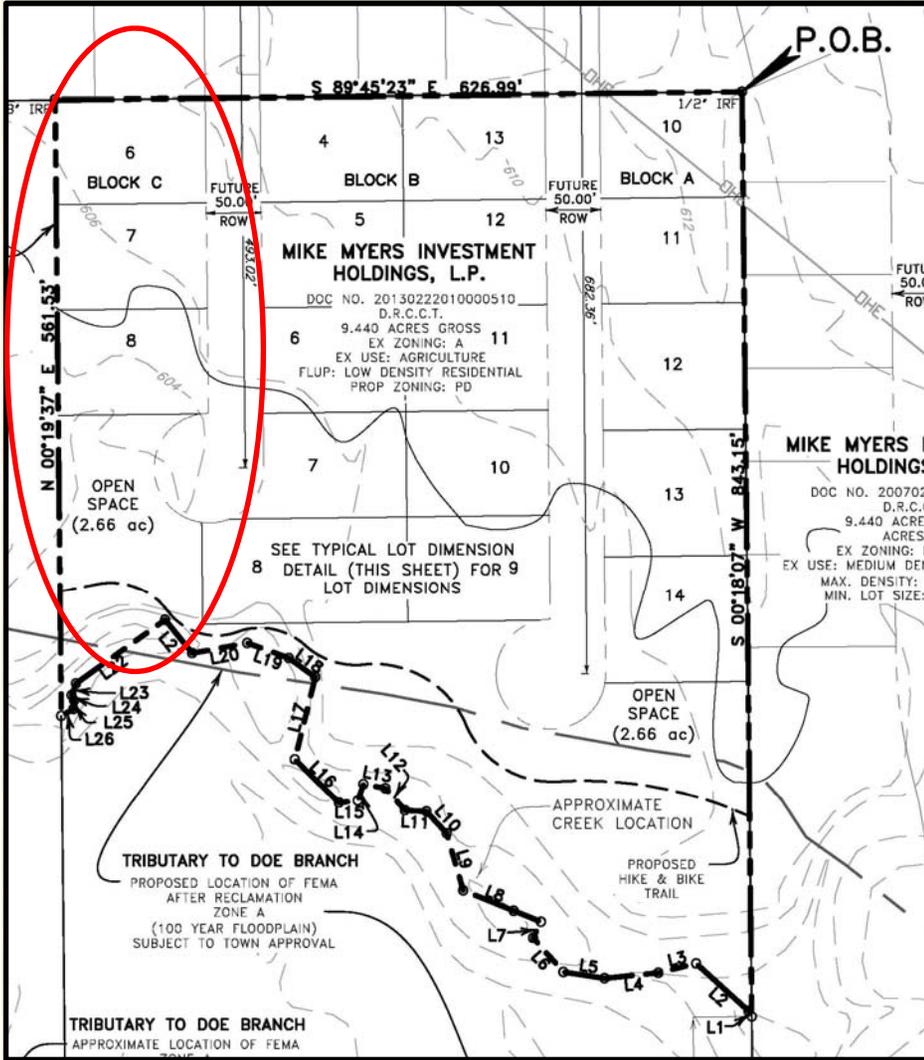


PROPOSED FUTURE LAND USE PLAN

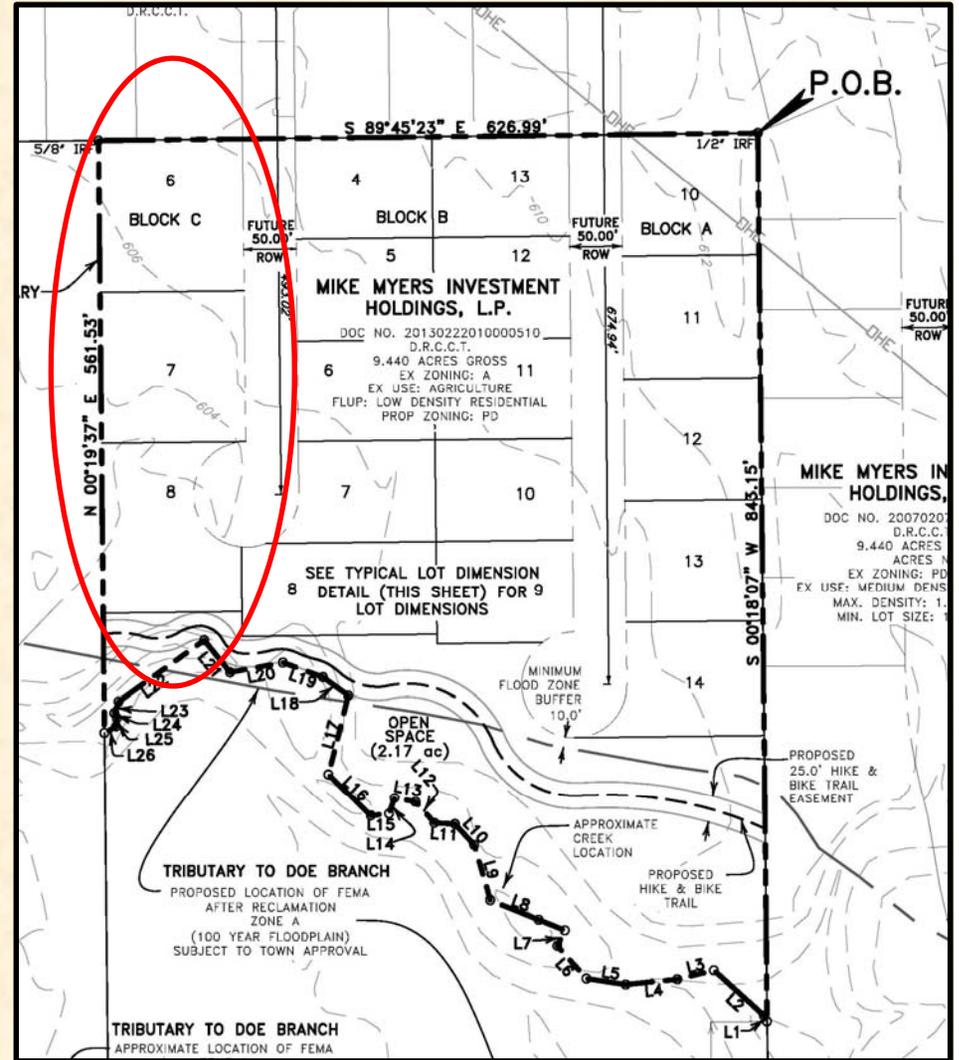
PROPOSED AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



Previous



Current





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Agenda Item 8.

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). [*Companion Case Z14-0005*] (JW)



Town of Prosper

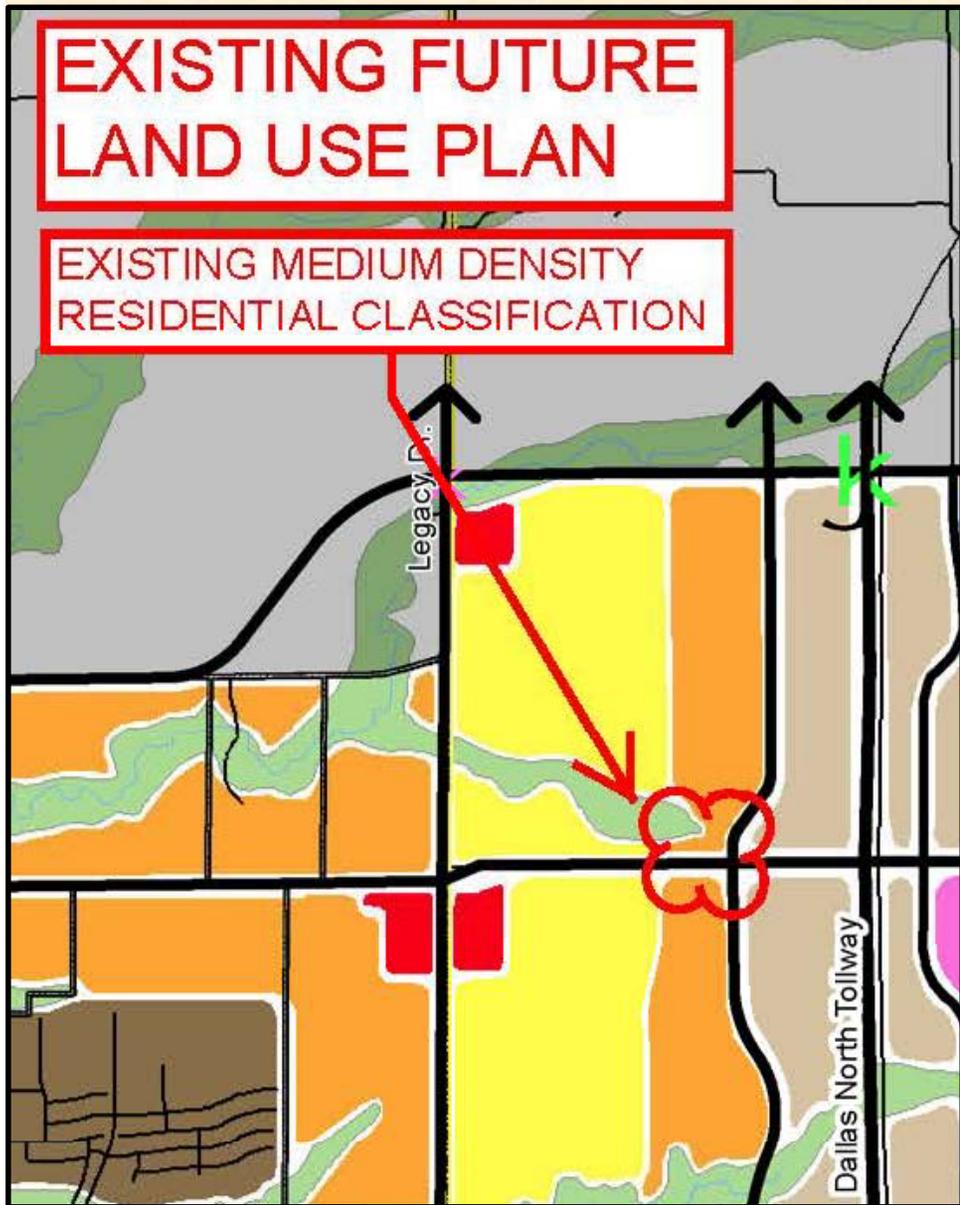
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Agenda Item 9.

Conduct a Public Hearing and consider and act upon a request to rezone 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF-15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14-0005). [*Companion case CA15-0002*] (JW)

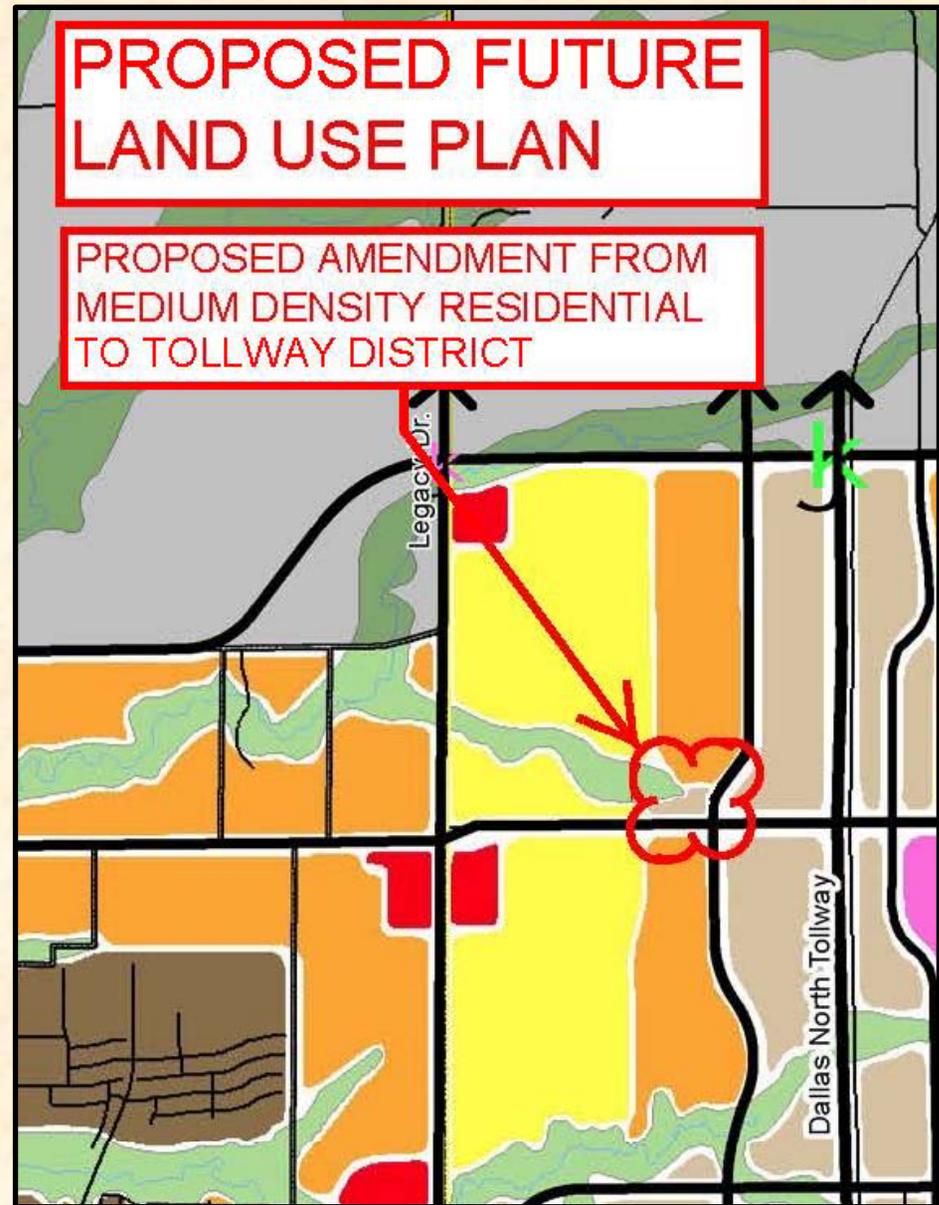
EXISTING FUTURE LAND USE PLAN

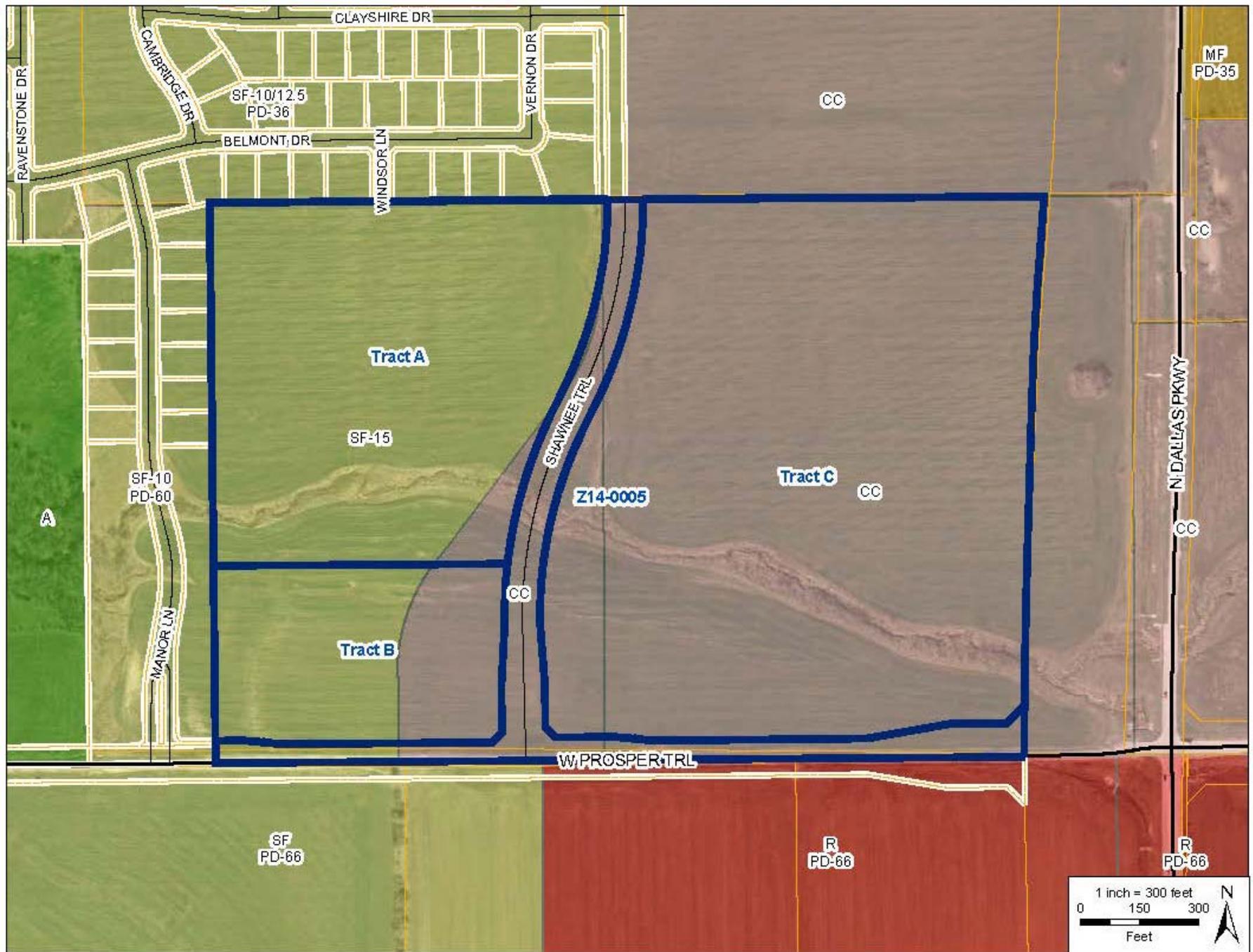
EXISTING MEDIUM DENSITY RESIDENTIAL CLASSIFICATION



PROPOSED FUTURE LAND USE PLAN

PROPOSED AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO TOLLWAY DISTRICT





S 89°52'43" E 2114.49'

PROSPER
60
UR
ITY

IL

S 00°03'23" E
1421.66'

J.B.

TRACT A
PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 18.8
NET ACRES: 14.1
EX. ZONING: SF-15
EX. USE: AGRICULTURE
FLUP: MEDIUM DENSITY RESIDENTIAL
PROP. ZONING: PD-SF 12.5
PROP. MAX. DENSITY: 2.5
PROP. MIN. LOT SIZE: 12,500

OPEN SPACE
±0.5 AC.

OPEN SPACE
±1.5 AC.

OPEN SPACE/
DETENTION/
FLOODPLAIN
±6.2 AC.

ZONING BOUNDARY: SF-12.5
ZONING BOUNDARY: OFFICE

TRACT B
GROSS ACRES: 7.5
NET ACRES: 6.0

PROPOSED 11' DECELERATION LANE
R.O.W. (0.00 AC.)

APPROXIMATE
CENTERLINE LOCATION
T.P. & CO. ESMT
VOL. 252 PG. 353
D.R.C.C.T.
(NO WIDTH DETERMINED)

90' MINOR
THOROUGHFARE
R.O.W. DEDICATION
(FUTURE 4-LANE
DIVIDED THOROUGHFARE)

EXISTING OVERHEAD
ELECTRIC TO BE
RELOCATED

SHAWNEE TRAIL

N 89°53'39" W 2052.62'

FUTURE RIGHT TURN
LANE R.O.W.
(0.00 AC.)

45' PROSPER TRAIL
R.O.W. DEDICATION
(FUTURE 4-LANE DIVIDED
THOROUGHFARE)

EXISTING 20' WIDE
ASPHALT ROAD

EXISTING INGRESS, EGRESS
EASEMENT TO BE DEDICATED
AS R.O.W.

35' PROPOSED R.O.W.
DEDICATION
(0.26 AC.)

R-2

P-1

R-1

P-2

R-3

P-3

TRACT C
PROSPER 67 PARTNERS LTD
INST. NO. 20121031001392700
D.R.C.C.T.
GROSS ACRES: 35.6
NET ACRES: 26.4
EX. ZONING: COMM CORRIDOR
EX. USE: AGRICULTURE
FLUP: TOLLWAY DISTRICT
PROP. ZONING: PD-R

G-1

P-4

OPEN SPACE/
DETENTION/
FLOODPLAIN
±9.0 AC.

R-5

R-4

P-7

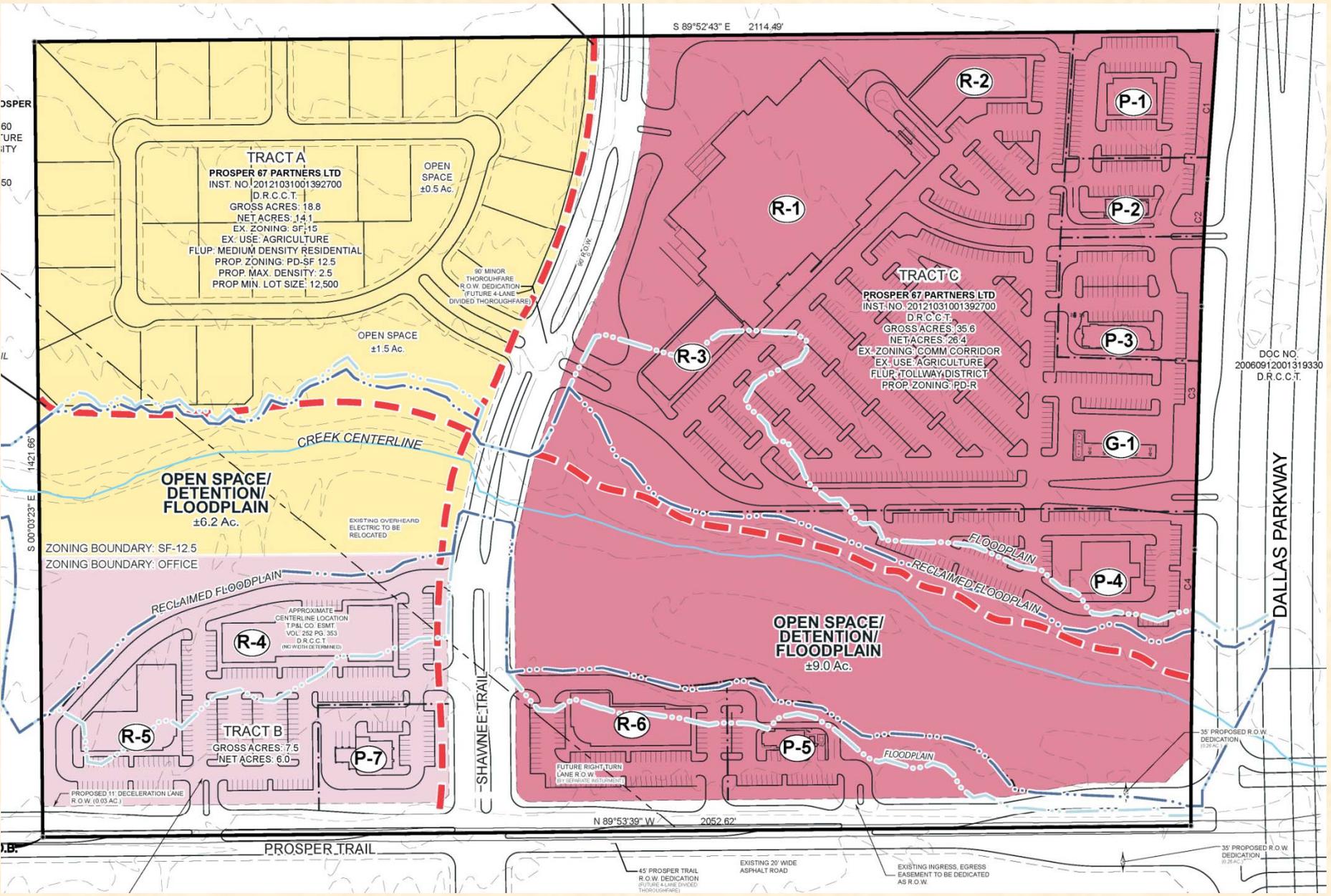
R-6

P-5

35' PROPOSED R.O.W.
DEDICATION
(0.26 AC.)

DOC NO.
20060912001319330
D.R.C.C.T.

DALLAS PARKWAY





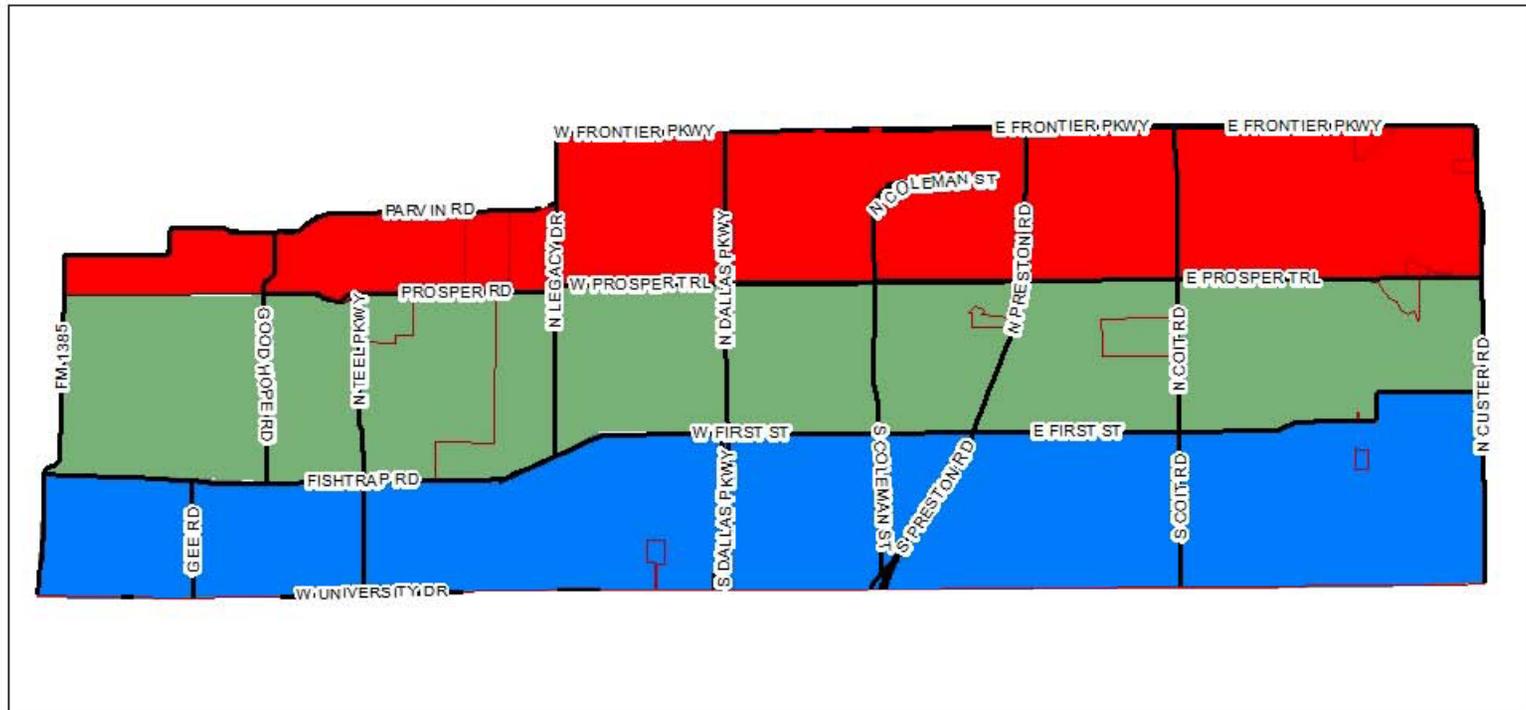
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Agenda Item 10.

Consider and act upon an ordinance approving the Water Conservation Plan and Water Resource and Emergency Management Plan, amending the title of Article 13.05, "Water Conservation and Drought Contingency and Water Emergency Response Plan," of Chapter 13, "Utilities," of the Town's Code of Ordinances, to "Water Conservation Plan and Water Resource and Emergency Management Plan," amending section 13.05.001 "Plan Adopted" of Article 13.05, and amending section XVII "Water Conservation and Enforcement Fees," of Appendix A of the Town's Code of Ordinances. (FJ)

Designated Areas Exhibit



Legend

	Stage 1 <u>(April 1 – Oct. 31)</u>	Stage 1 <u>(Nov. 1 – March 31)</u>	Stage 2 <u>(April 1 – Oct. 31)</u>	Stage 2 <u>(Nov. 1 – March 31)</u>	Stage 3
 Zone III	TUES & FRI	FRIDAY	FRIDAY	FRIDAY (2 nd & 4 th Weeks)	NO WATERING
 Zone II	WED & SAT	WEDNESDAY	WEDNESDAY	WEDNESDAY (2 nd & 4 th Weeks)	NO WATERING
 Zone I	MON & THUR	MONDAY	MONDAY	MONDAY (2 nd & 4 th Weeks)	NO WATERING



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Agenda Item 11.

Consider and take action on a resolution directing the Town Secretary to publish notice of intent to issue Combination Tax and Surplus Revenue Certificates of Obligation for the purpose of funding costs of public safety and street projects in the Town. **(KG)**



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Agenda Item 12.

Consider and act upon an ordinance amending the FY 2014-2015 budget allocating \$107,521 from fund balance in the General Fund to Inspections and Municipal Court, as outlined in the attachment, to fund increasing building rental expense, reclassifying a current part-time Court Clerk to full-time, adding a new full-time Plans Examiner, and continuing the use of the professional services of Bureau Veritas North America, Inc., related to third-party building permit plan review and inspection services.

(KG)



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Agenda Item 13.

Discuss possible amendments to the Zoning Ordinance regarding Permitted Uses. (JW)



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Uses Permitted by Right in Various Non-Residential Districts

- **Consider Additional Standards**
- **Appropriate District**
- **Require Specific Use Permit**



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- **Pawn Shops**
- **Payday Loans/Cash for Car Titles**
- **Major Auto Repair Shops** (Storage of wrecked vehicles, collision repair, major engine repair)
 - Update definition
- **Recycling Collection Point**
(Unmanned Donation Boxes)



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- **Trailer Rental** – Includes Outside Storage & Display
- **Equipment & Machinery Sales & Rental** – Includes Outside Storage & Display of Heavy Equipment
- **Self-Service Car Washes**
- **Motels** – Includes Limited Service/Outdoor Corridor Facilities



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- **Residence Hotels – Includes Extended Stay with Outdoor Corridors**
- **Automobile Storage Lots – Outside Storage & Display as the Primary Use**
- **Manufacturing & Industrial Uses**
- **Flea Markets**



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- **Outdoor Kennels**
- **Major Landscape Nurseries –
Outside Storage and Display
Permitted**
- **Furniture Restoration (appropriate
use)**
- **Body Art/Tattoo Parlors**



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Antiquated Land Use Terms/ Need to Amend Definitions

- **Dance Halls**
- **Gunsmith**
- **Appliance Service & Repair Shops**
- **Cafeterias**
- **Bottling Works**
- **Funeral Parlors**



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Amended Classifications

- **Retirement Housing** – differentiate from traditional multifamily



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Agenda Item 14

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:

- 14a. Section 551.087 - To discuss and consider economic development incentives.*

- 14b. Section 551.072 - To discuss and consider purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.*



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Agenda Item 14.

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:

- 14c. Section 551.074 – To discuss appointments to the Planning & Zoning Commission, Parks & Recreation Board, Prosper Economic Development Corporation Board, Board of Adjustment/Construction Board of Appeals, and Library Board.*



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Agenda Item 15.

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



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Agenda Item 16.

Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.

- Town Hall Tour Update (HW)

PROPOSED SCHEDULE:

Arrive Town Hall: 7:30am

Leave Town Hall: 7:45am

Tour City of Corinth : 8:30am – 9:30am

Tour City of Lewisville: 10:00am – 11:00pm

Tour City of Coppell: 11:30am – 12:30pm

Lunch at Hard 8 BBQ: 12:30pm – 1:30pm

Arrive in Prosper: 2:30pm



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Agenda Item 17.

Adjourn