



***Town of Prosper***  
*"a place where everyone matters"*

***Town Council Meeting***  
***June 9, 2015***



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 1.*

*Call to Order/Roll Call.*



***Town of Prosper***  
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***Agenda Item 2.***

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



*Town of Prosper*  
*"a place where everyone matters"*

*Salute to the Texas Flag*

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



*Town of Prosper*  
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*Agenda Item 3.*

*Announcements of upcoming events.*



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***Agenda Item 4.***  
**Presentations.**

Presentation of a Certificate of Appreciation to a former member of the Planning & Zoning Commission.



# *Town of Prosper*

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## *Agenda Items 5a.*

- 5a.** Consider and act upon minutes from the following Town Council meeting. **(RB)**
- Minutes from Town Hall Tour – May 22, 2015
  - Regular Meeting – May 26, 2015



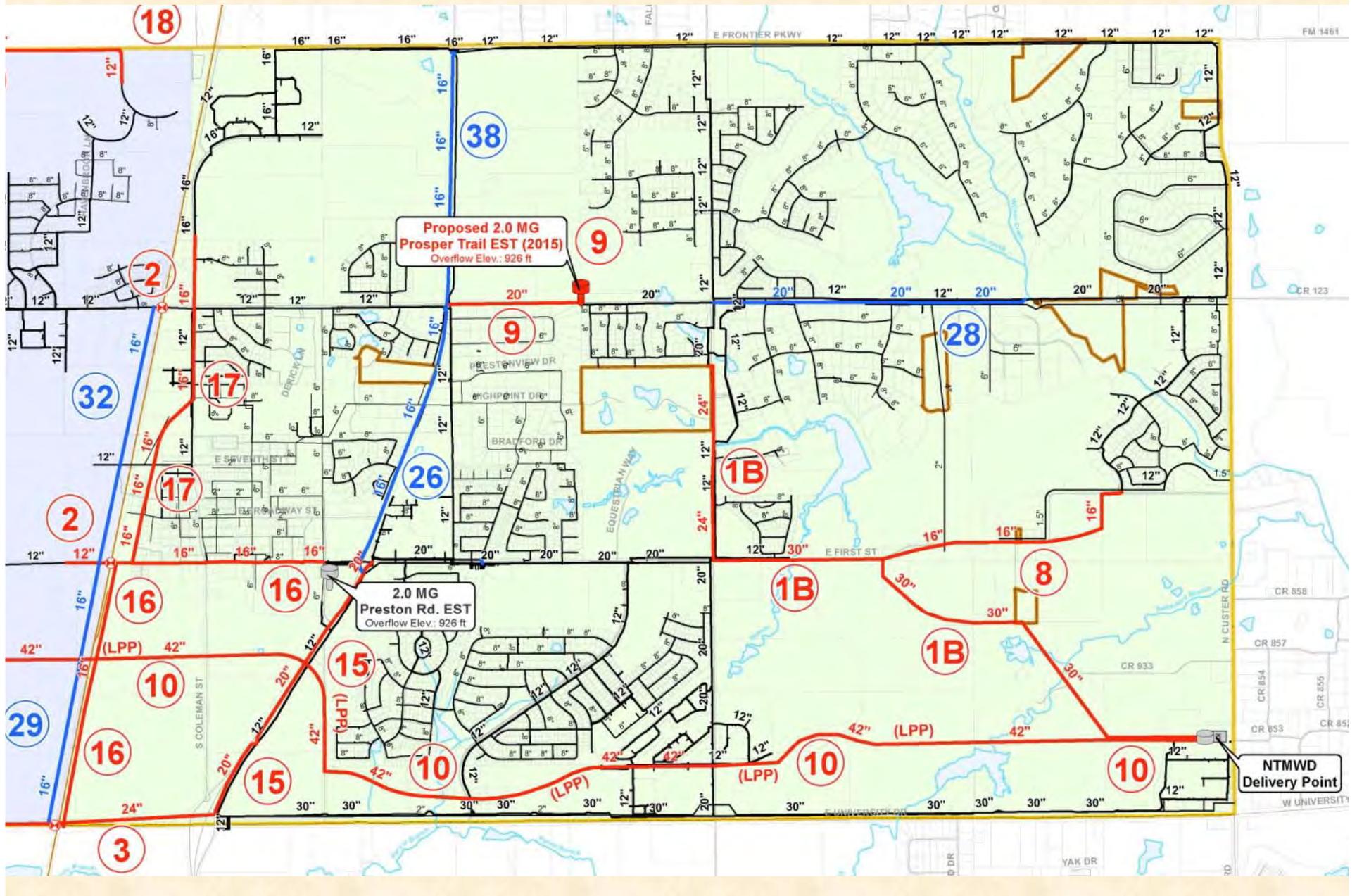
# *Town of Prosper*

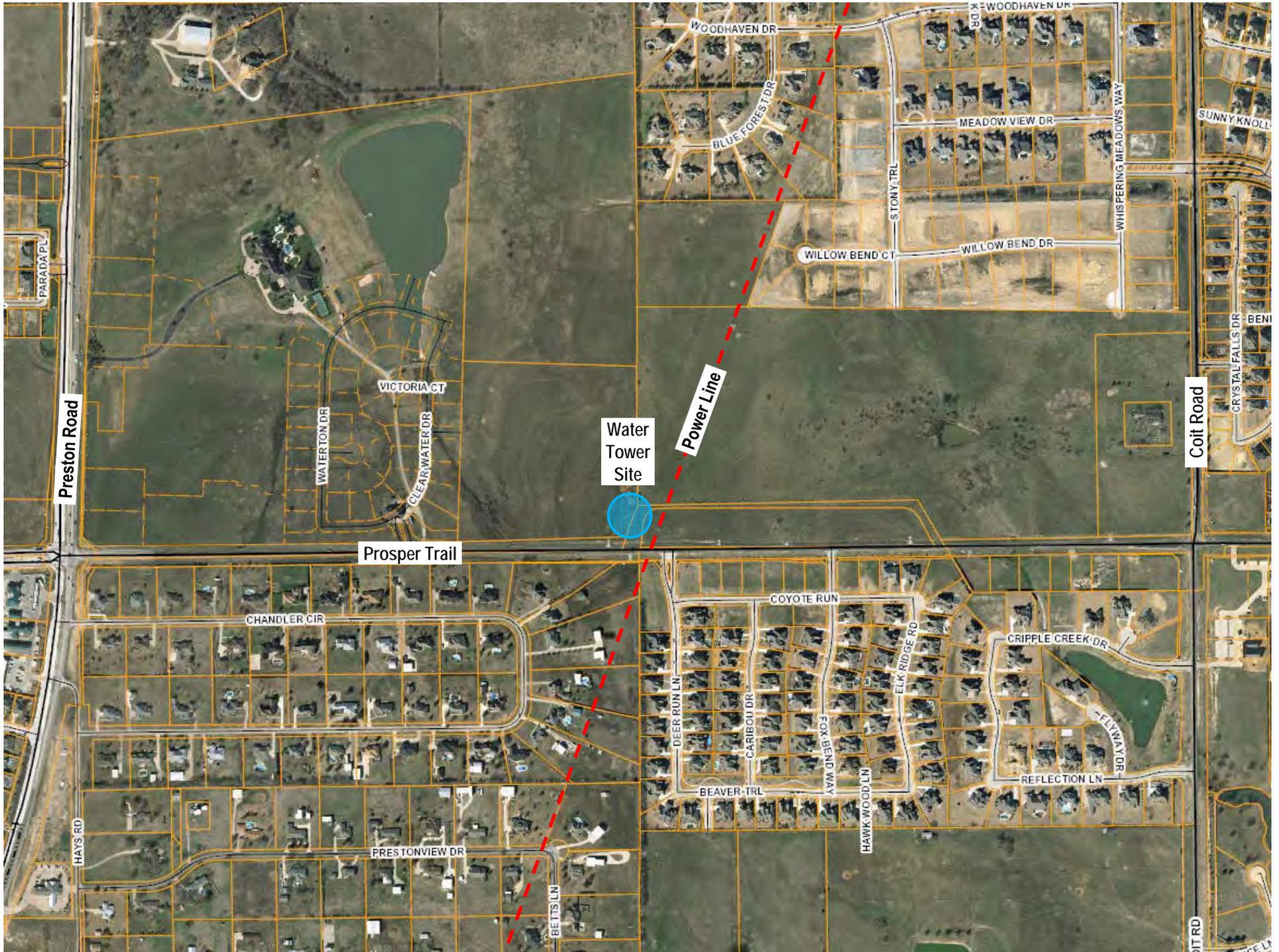
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## *Agenda Items 5b.*

- 5b.** Consider and act upon authorizing the Town Manager to execute a Real Estate Purchase and Sale Agreement between the Town of Prosper, Texas, and Prosper Falls Development, LLC, related to the real purchase of property for the Prosper Trail Elevated Storage Tank. (HW)

# Town of Prosper Water System Capital Improvement Plan





Preston Road

Coit Road

Water Tower Site

Power Line

Prosper Trail

WOODHAVEN DR

BLUE FOREST DR

MEADOW VIEW DR

WILLOW BEND CT

WILLOW BEND DR

VICTORIA CT

WATER TON DR

CLEAR WATER DR

CHANDLER CIR

COYOTE RUN

CRIPPLE CREEK DR

FLYWAY DR

REFLECTION LN

PRES TONVIEW DR

BEAVER TRL

FOX BEND WAY

HAWK WOOD LN

DEER RUN LN

CARIBOU DR

ELK RIDGE RD

HAYS RD

BETTS LN

COIT RD

SUNNY KNOLL

CRYSTAL FALLS DR

BEN

ICE LN



# *Town of Prosper*

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## *Agenda Items 5c.*

- 5c.** Consider and act upon authorizing the Town Manager to execute a Right-of-Way Agreement between the Town of Prosper, Texas, and CADG Prosper Lakes North, LLC., related to providing escrow funds for the payment of the right-of-way needed for the future collector road adjacent to the Lakes of Prosper North development. (HW)





# *Town of Prosper*

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## *Agenda Items 5d.*

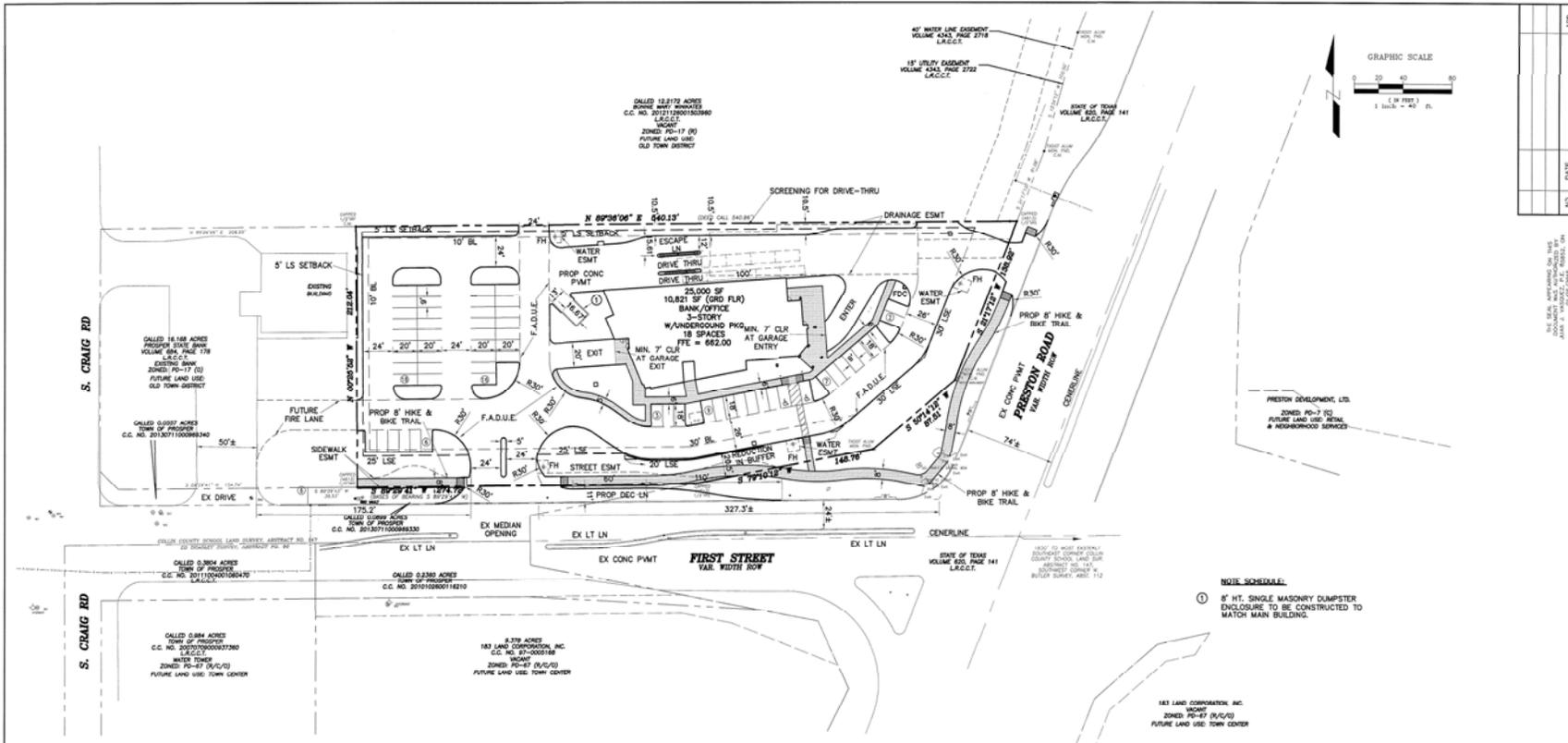
- 5d.** Consider and act upon authorizing the Town Manager to execute a Facility Utilization Agreement between the Town of Prosper, Texas, and Prosper Youth Sports Commission (PYSC), related to use of the Town's facilities and services to accomplish the organizations objective.  
**(MF)**



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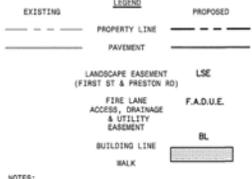
*Agenda Item 5e.*

- 5e. 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)**



**CITY SITE PLAN NOTES:**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO THE CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPRINKLER HEADS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BULLDOZING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRASSING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.



- NOTES:**
- BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY SURUKAN SURVEYING, INC.
  - THERE IS NO 100-YEAR FLOOD PLAIN ON THE SITE.
  - ALL DRIVES, TURN LANES, AND MEDIAN OPENING SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT'S STANDARDS.
  - ALL FIRE LANES TO MEET TOWN OF PROSPER FIRE LANE STANDARDS, INCLUDING WIDTH AND PAVEMENT SECTIONS.
  - NO FLOOD PLAIN EXISTS ON THE SITE.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - HIKE AND BIKE TRAIL ALIGNMENT TO TOWN APPROVAL.

**SITE SUMMARY TABLE**

Site Address	NHC S.W. 289 & 1ST STREET
County	COLLIN
Project Name	PROSPER BANK
Zoning District	PD-17
Proposed use	BANK/GENERAL OFFICE
Site Area: (R.O.W. DEC.)	2.381 Acres = 101,094 S.F.
Building Area	25,000 S.F.
Building Height	3 Story -- 48' TO TOP PLATE
Lot Coverage	10,821 / 101,094 = 10.7%
Floor Area Ratio	10,821 S.F. / 101,094 = 110.7
Parking Required:	BANK/GENERAL OFFICE
Parking Provided:	1 SPC/350 S.F. = 25,000/350 = 72 SPACES
	Regular Underground = 18 SPACES
	Regular above ground = 57 SPACES
	Handicap = 4 SPACES
	Total = 79 SPACES
Interior Landscape Required: (15 SF/PKG SPC)	1,185 S.F.
Interior Landscape Provided:	3,194 S.F.
Open Space Required: (7% Of Site)	7,077 S.F.
Open Space Provided:	11,275 S.F.
Impervious Area:	74,846 S.F.
Impervious Area Ratio:	74,846 S.F. / 101,094 = 74.0%
PerVIOUS Area Ratio:	26,248 S.F. / 101,094 = 26.0%



**OWNER/APPLICANT**  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TEXAS 75078  
 469-952-5000 TELE  
 469-952-5001 FAX

**SURVEYOR**  
 SURUKAN SURVEYING, INC.  
 DAVID S. SURUKAN, RPLS  
 P.O. BOX 128  
 ANNA, TEXAS 75409  
 972-924-8000 TELE  
 972-924-8275 FAX

**ENGINEER**  
 VASQUEZ ENGINEERING, L.L.C.  
 JUAN J. VASQUEZ, P.E.  
 1910 S. SHILOH ROAD  
 SUITE 440  
 GARLAND, TEXAS 75042  
 972-276-2948 TELE  
 972-271-1383 FAX

**SITE PLAN**  
**PROSPER BANK**  
**BLOCK A, LOT 1**  
**2.321 ACRES**  
**COLLIN COUNTY SCHOOL LAND SURVEY,**  
**ABSTRACT NO. 147**  
**TOWN OF PROSPER, COLLIN COUNTY**  
**MAY 27, 2015**

DATE	
NO.	
APP.	

**VASQUEZ ENGINEERING, L.L.C.**  
 1910 S. Shiloh Road  
 Garland, Texas 75042  
 Ph. 972-276-2948  
 TX Registration # F-12260

**DEVELOPER:**  
 PROSPER BANK  
 805 E. FIRST STREET  
 PROSPER, TX 75078

**SITE PLAN**  
 PROSPER BANK  
 S.H. 289 AND FIRST  
 TOWN OF PROSPER, TEXAS

Scale: 1" = 20'  
 Drawn by: JCV  
 Checked by: JCV  
 Approved by: JCV  
 Date: 05/27/2015

SHEET  
**SP1**







# *Town of Prosper*

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## *Agenda Item 6.*

### *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.



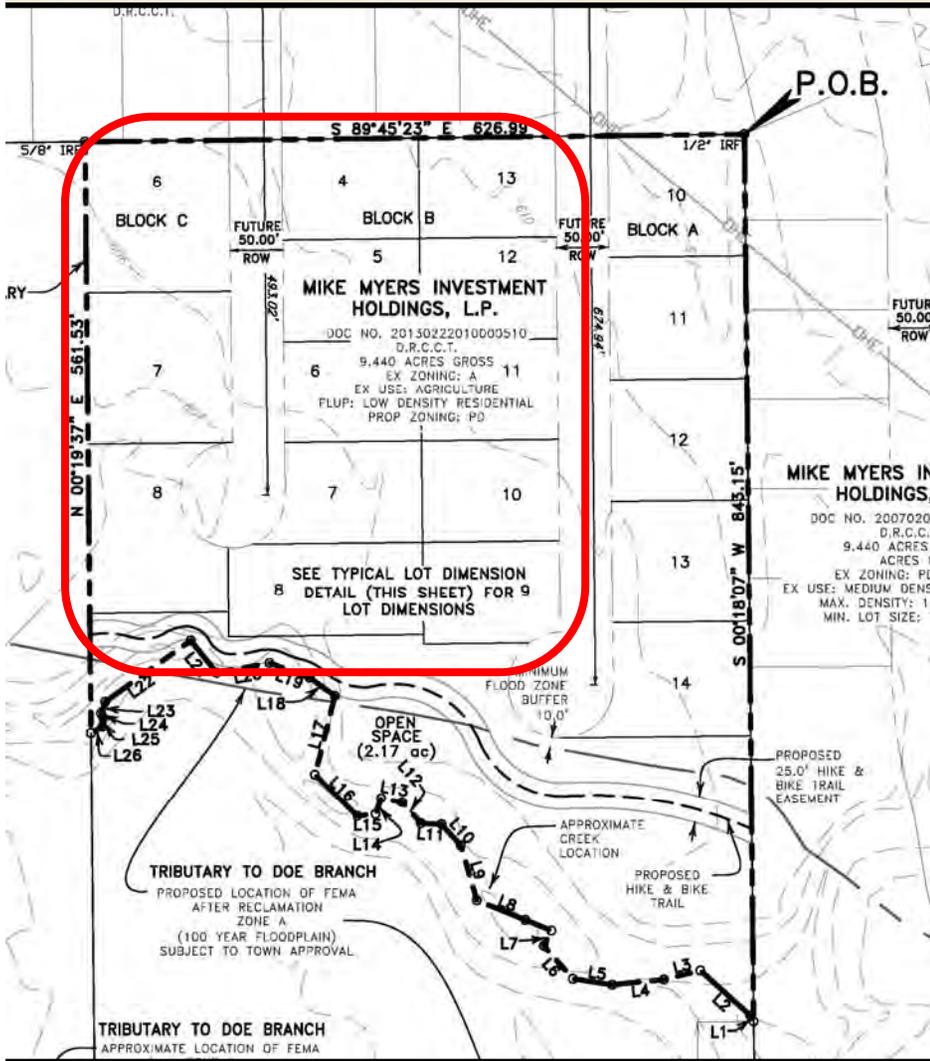
# *Town of Prosper*

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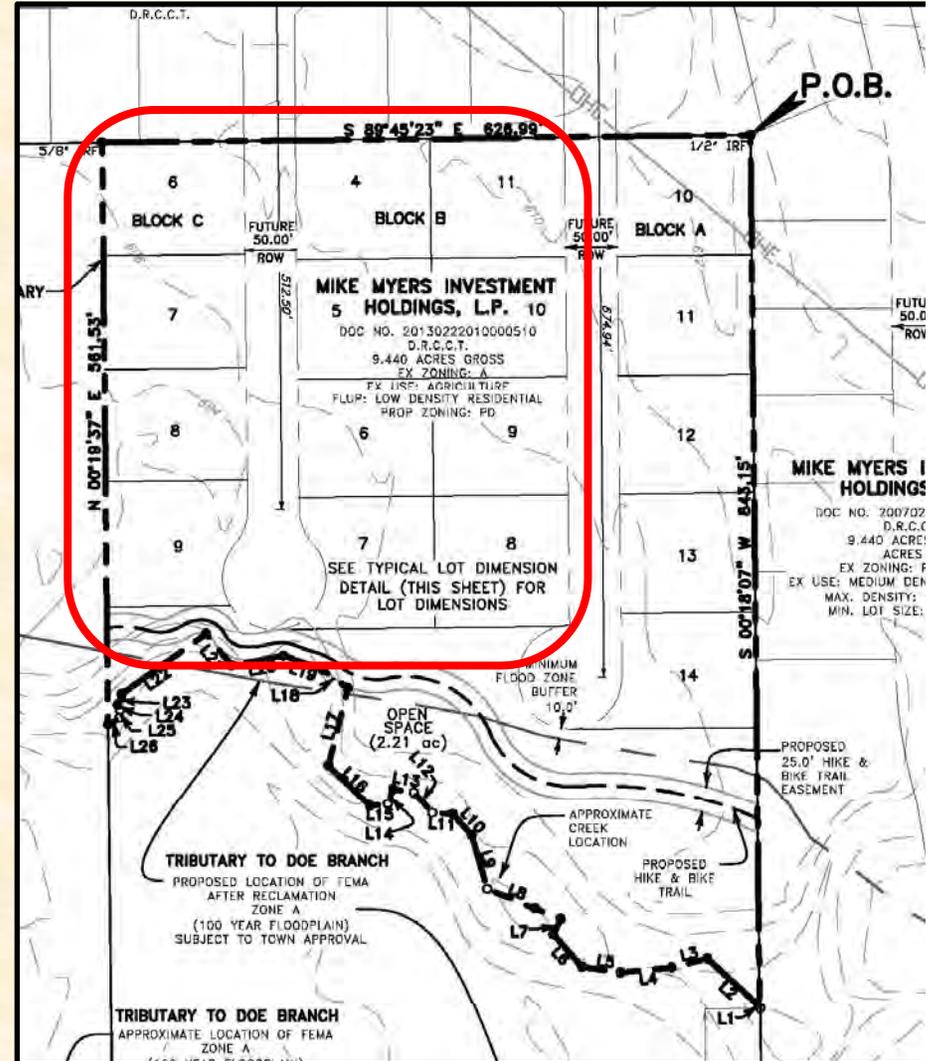
## *Agenda Item 7.*

Conduct a Public Hearing, and consider and act upon an ordinance rezoning 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-15 (PD-SF-15). (Z14-0016)  
(JW)

# Previous



# Current





# *Town of Prosper*

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## *Agenda Item 8.*

Consider and act upon authorizing the Town Manager to execute an agreement between the Town of Prosper, Texas, and Randall Scott Architects, related to architectural and engineering design services for Town Hall/Multi-Purpose Facility; and authorizing use of the construction manager at risk contracting method for construction.

(HW)



*Town of Prosper*  
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*Agenda Item 9.*

Discussion on the Frontier Park North and  
Sexton Park Conceptual Master Plans. **(PN)**

June 9, 2015

# Frontier Park North & Sexton Park Conceptual Master Plans

*Town Council Update*





**Frontier Park North**

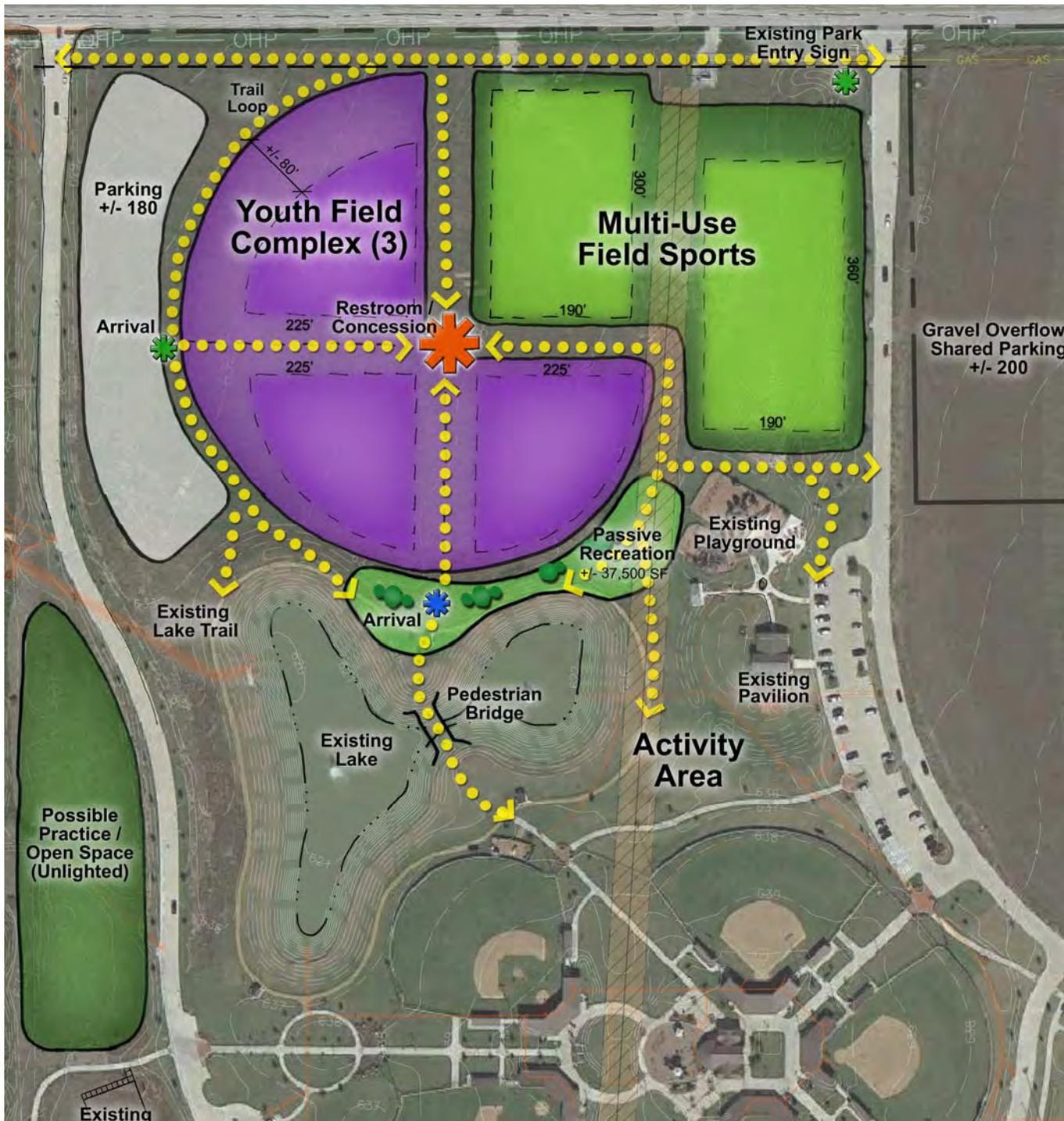
# Summary of Council & Staff Feedback

- Revise (3) Youth Fields to 225' Foul Lines
- Maximize Multi-Use / Practice Fields Area
- Review Cost Considerations for Artificial Turf

# Consensus Concept



- (3) Field Complex with 225' Foul Lines Shifted West
- Multi-Use Fields with More Buffer
- Parking West of 3-Plex with Overflow to East (+/- 200 Spaces)
- Passive Recreation Area at Water
- Trail Connections w/ Pedestrian Bridge
- Possible Practice Area near Batting Cages



# Consensus Concept Alternative

- **(3) Field Complex with 225' Foul Lines**
- **Western Buffer**
  - Allows for Possible Future Expansion (*Older Youth Play*)
  - Possible Warm Up Area
- **Other Uses Remain:**
  - Parking West of 3-Plex w/ Overflow to East (+/- 200)
  - Passive Recreation at Water
  - Trail Connections w/ Pedestrian Bridge
  - Possible Practice Area near Batting Cages

# Budget Projections

- General Site Items.....\$ 1.1 M
- Youth Field Complex.....\$ 1.6 M
- Multi-Use Field Areas.....\$ 1.2 M
- Passive Recreation Area.....\$ 300k
- Overflow Practice Area.....\$ 20k
- Overflow Parking (Gravel).....\$ 180k
- Contingency (15%).....\$ 665k
- CONSTRUCTION TOTAL.....\$ 5 M**
- Other Costs.....\$ 577k  
*(Owner's Costs, Testing, Geotech, Design, TDLR, etc.)*
- PROJECT BUDGET TOTAL.....\$ 5.6 M**

# Budget Projections

*(w/ Artificial Turf Option)*

- General Site Items.....\$ 1.1 M
- Youth Field Complex.....\$ 2.7 M
- Multi-Use Field Areas.....\$ 2.6 M
- Passive Recreation Area.....\$ 300k
- Overflow Practice Area.....\$ 20k
- Overflow Parking (Gravel).....\$ 180k
- Contingency (15%).....\$ 1 M

**CONSTRUCTION TOTAL.....\$ 8 M**

- Other Costs.....\$ 870k  
*(Owner's Costs, Testing, Geotech, Design, TDLR, etc.)*

**PROJECT BUDGET TOTAL.....\$ 8.8 M**

# Artificial Turf Considerations

	Natural Grass	Fieldturf
Materials & Prep:	\$1.20 per sq. ft = \$ 136,080	\$8.50 per sq. ft. = \$ 963,900
Maintenance:	\$20,000 x 10 years = \$ 200,000	\$5,000 x 10 years = \$ 50,000
Total:	\$ 336,080	\$ 1,013,900
Scheduling Possibilities:	25 hours x 25 weeks x 10 years = 6,250 hours	68 hours x 44 weeks x 10 years = 29,920 hours

(Town Staff Provided – Based on 420'x720' field size)

## General Comments:

- Much Higher Initial Installation Cost
- Much Lower Maintenance Cost
- Up to 4x More Playing Time

# Artificial Turf Considerations

## PROS

- Field use more hours per day with minimal field recovery time needed
- Field use more months of the year
- Save on maintenance costs such as re-sodding, watering and mowing
- Use of field in almost any type of weather
- Minimum chemical treatment needed
- Lifespan of 8-15 years (with normal usage)

## CONS

- High initial costs
- Can get hot (unless watered to cool field)
- High cost to dispose / relocate
- Still requires maintenance (though minimal)
- Needs special equipment to maintain
- Playing conditions will vary between fields within Frontier Park
- If fenced facility, play area limited to fenced area



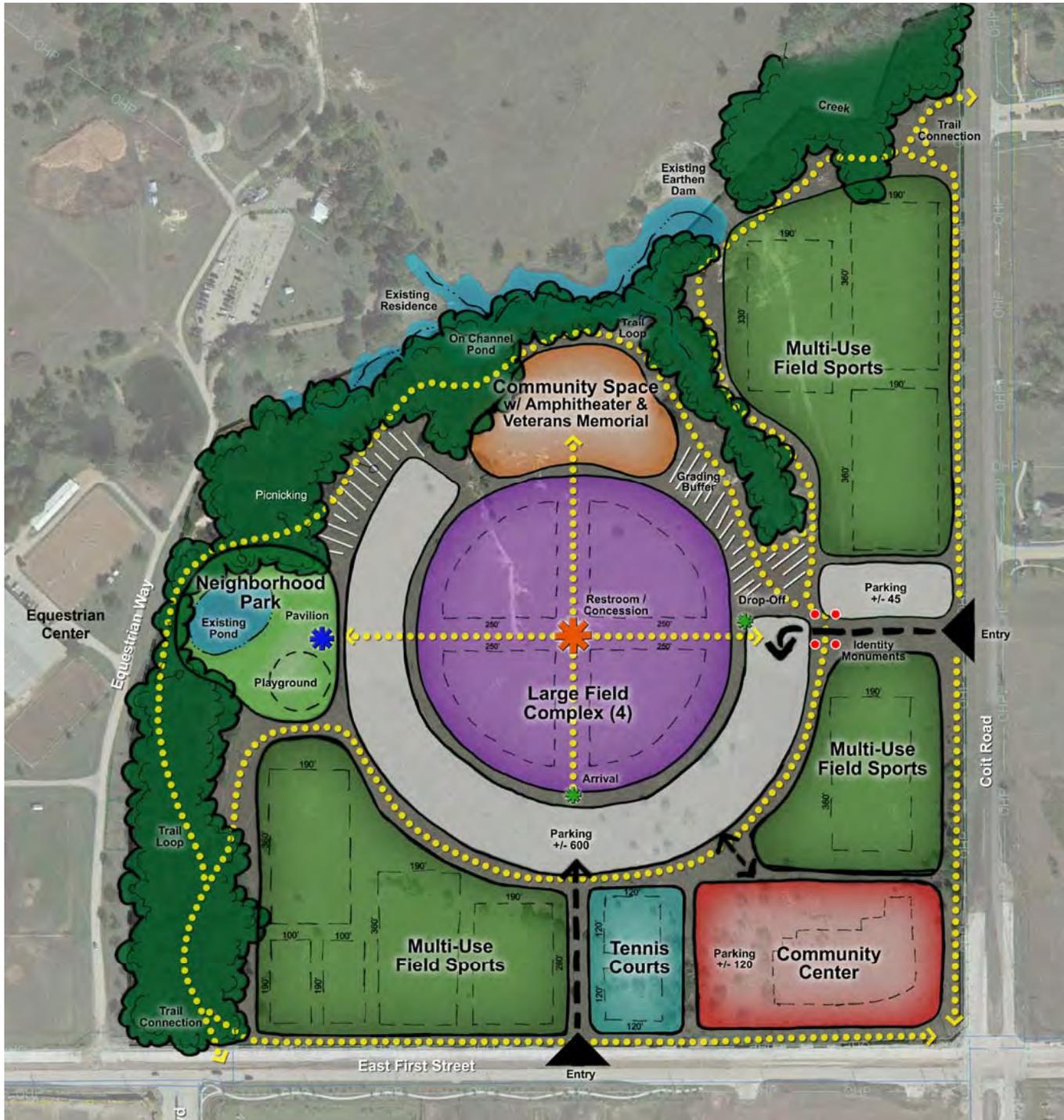
**Sexton Park**

# Summary of Council & Staff Feedback

Concept C is Consensus w/ these Revisions:

- Future Community Center to Remain in Concept Plan at Corner
- Use 250' Foul Lines on 4-Plex
- Maximize Number of Parking Spaces
- Incorporate an Amphitheater at the Community Space
- Coordinate with Veterans Group re: Memorial Location
- Tennis Courts to Remain in Concept Plan

# Consensus Concept



- (4) Field Complex w/ 250' Foul Lines
- Parking Increased to +/- 645 Spaces
- Community Space w/ Amphitheater and Veterans Memorial
- Trail Connections to Town Trail Network along First and Coit
- Other Uses Remain:
  - Multi-Use Fields
  - Neighborhood Park
  - Community Center
  - Tennis Courts



**Sexton  
Park**

# Budget Projections

- General Site Items.....\$ 4.7 M
- Youth Field Complex.....\$ 2.1 M
- Multi-Use Field Areas.....\$ 4 M
- Lighted Tennis Courts.....\$ 300k
- Community Space Area.....\$ 1.5 M\*  
\*Includes \$550K for Veterans Memorial
- Neighborhood Park.....\$ 620k
- Contingency (15%).....\$ 2 M

**CONSTRUCTION TOTAL.....\$ 15.2 M**

- Other Costs.....\$ 1.6 M  
*(Owner's Costs, Testing, Geotech, Design, TDLR, etc.)*

**PROJECT BUDGET TOTAL.....\$ 16.8 M\***

\*Excludes Future Community Center (\$15M)



February 10, 2015

# Frontier Park North & Sexton Park Conceptual Master Plans

*Concept Alternatives Review  
with Town Council*





**Sexton Park**



Sexton  
Park

## Program Summary

- Picnic Areas / Pavilions
- Hike / Bike / Walk Trails
- Practice Athletic Fields
- Large Softball / Baseball Fields
- Soccer / Football / Multi-Use Fields
- Playground(s)
- Lighting
- Parking
- Future Community / Recreation Center

# A



- Prominent 3-Plex at Intersection
- Centralized Multi-Use Field Sports
- Smaller Community Center at Treeline
- Neighborhood Park Amenities Enjoy Creek Corridor
- Practice Fields along Coit Road



**Prominent 3-Plex**



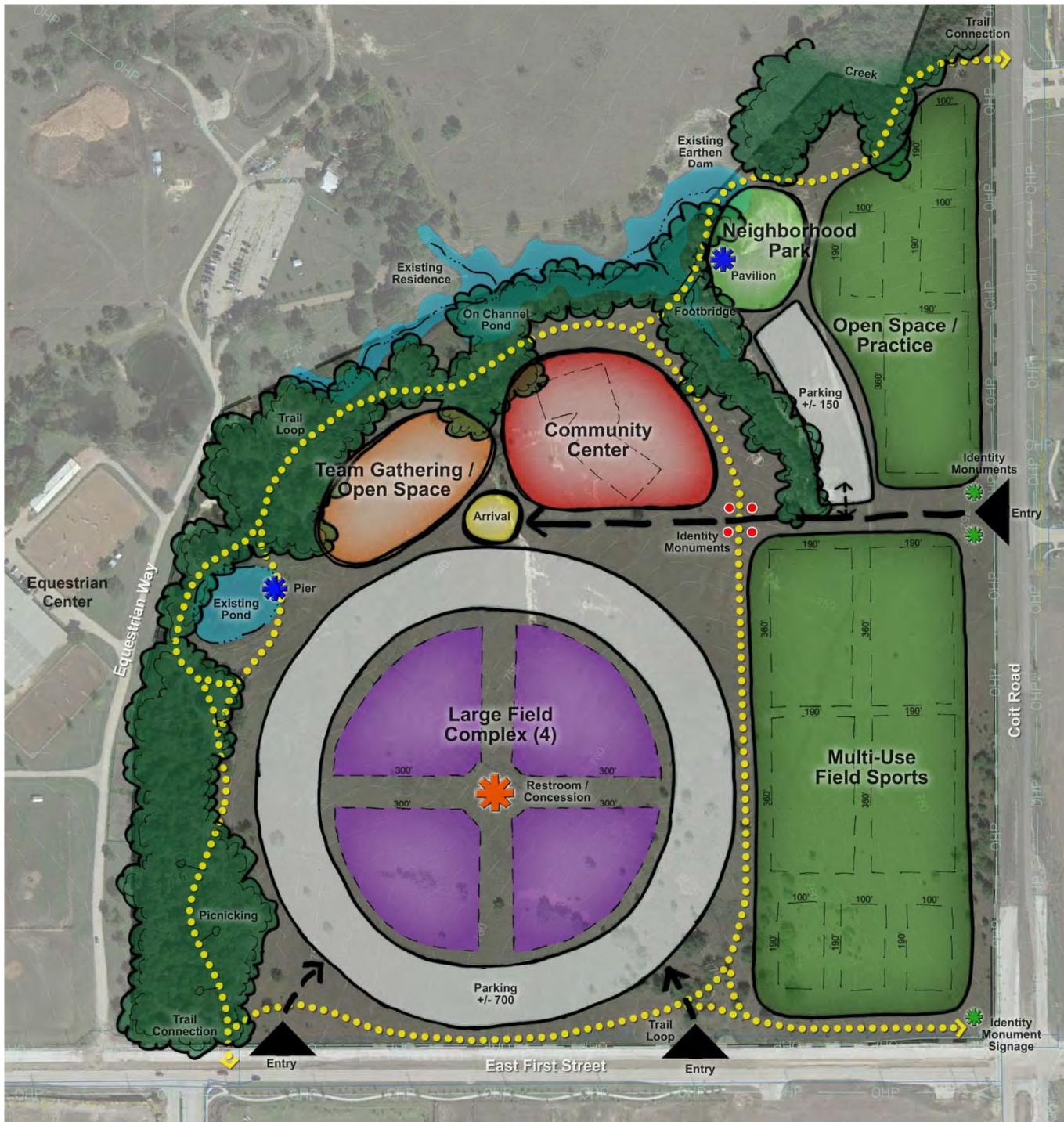
**Community Center at Trees**



**Centralized Multi-Use Fields**



**Neighborhood Park Amenities**

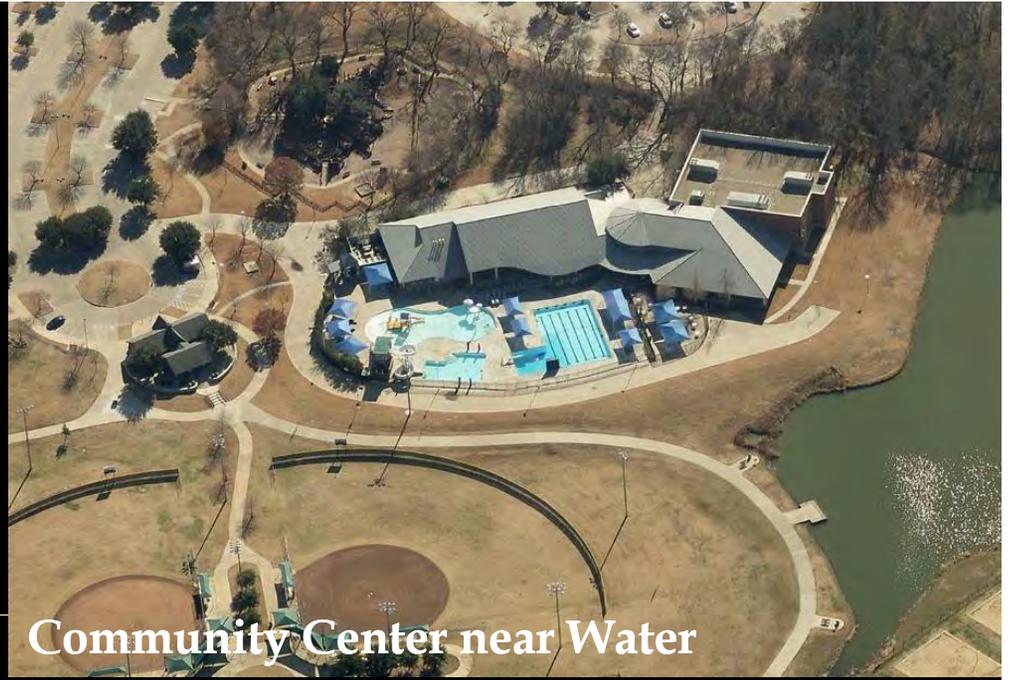


# B

- Centralized 4-Plex as Destination Facility
- Flexible Multi-Use Field Sports along Eastern Edge
- Mid-Size Community Center Near Water
- Dual Use Team Gathering / Open Space
- Neighborhood Park in Private Setting



**Centralized 4-Plex**



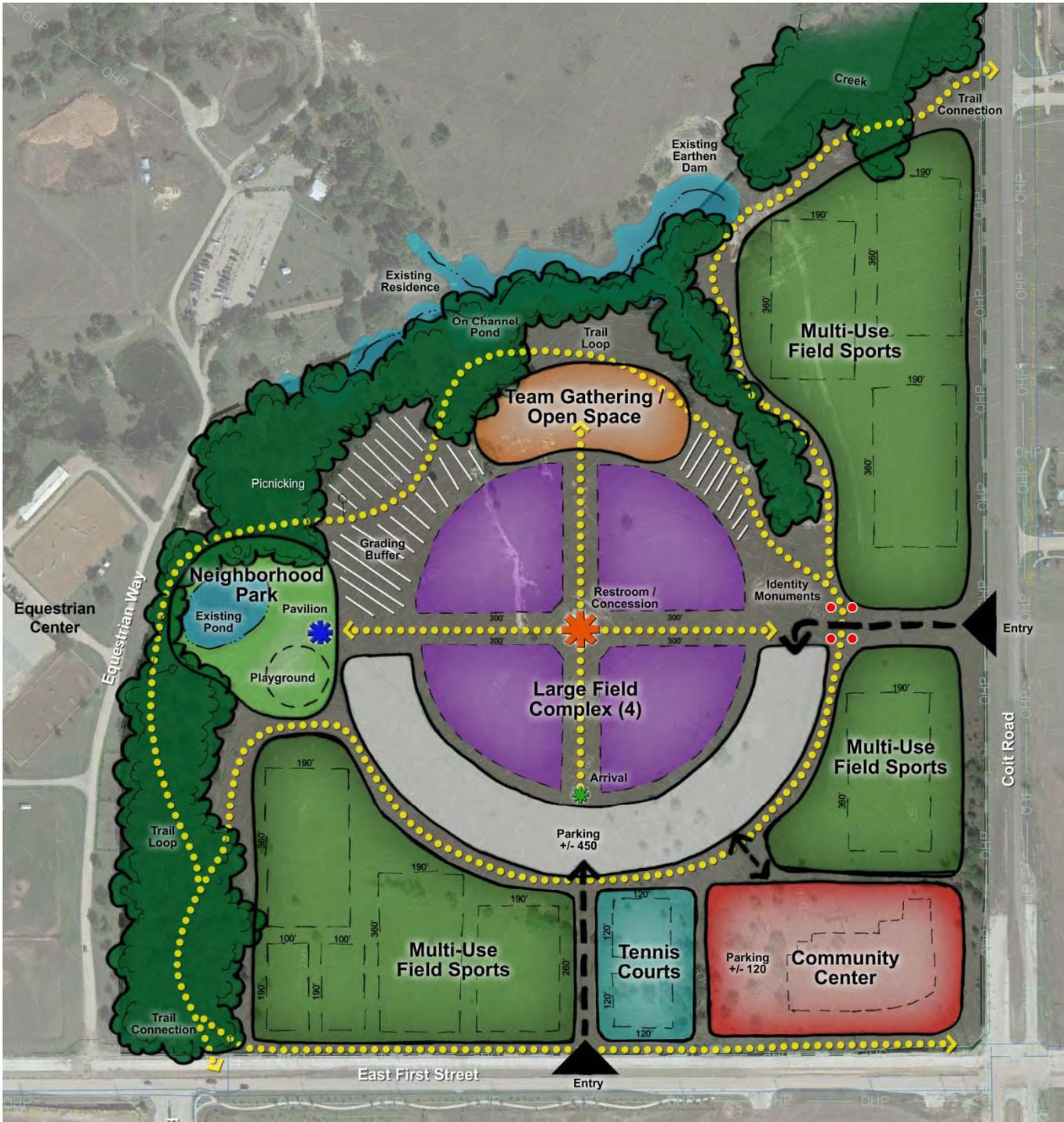
**Community Center near Water**



**Flexible Multi-Use Space**



**Neighborhood Park Amenities**



- Community Center Anchors Corner
- Centralized 4-Plex w/ Support Activities
- Three Multi-Use Zones
- Possible Tennis Use
- Neighborhood Park Adjacent to Existing Pond

**Community Center at Corner**



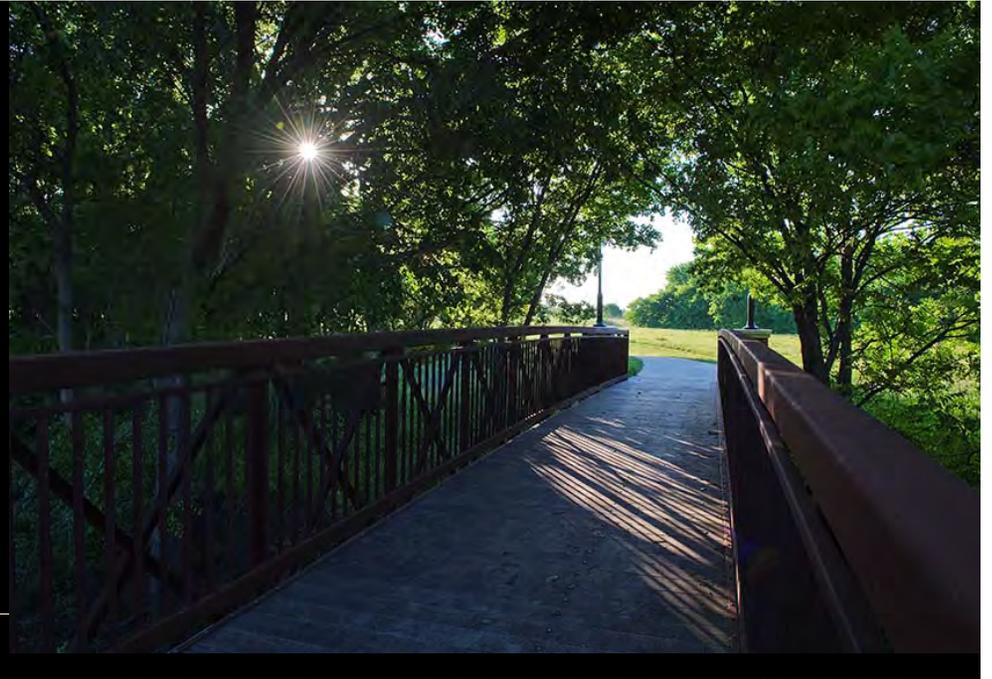
**Neighborhood Park at Water**



**Multi-Use Zones**



**Connection to Support Activities**



**Trails (All Concepts)**

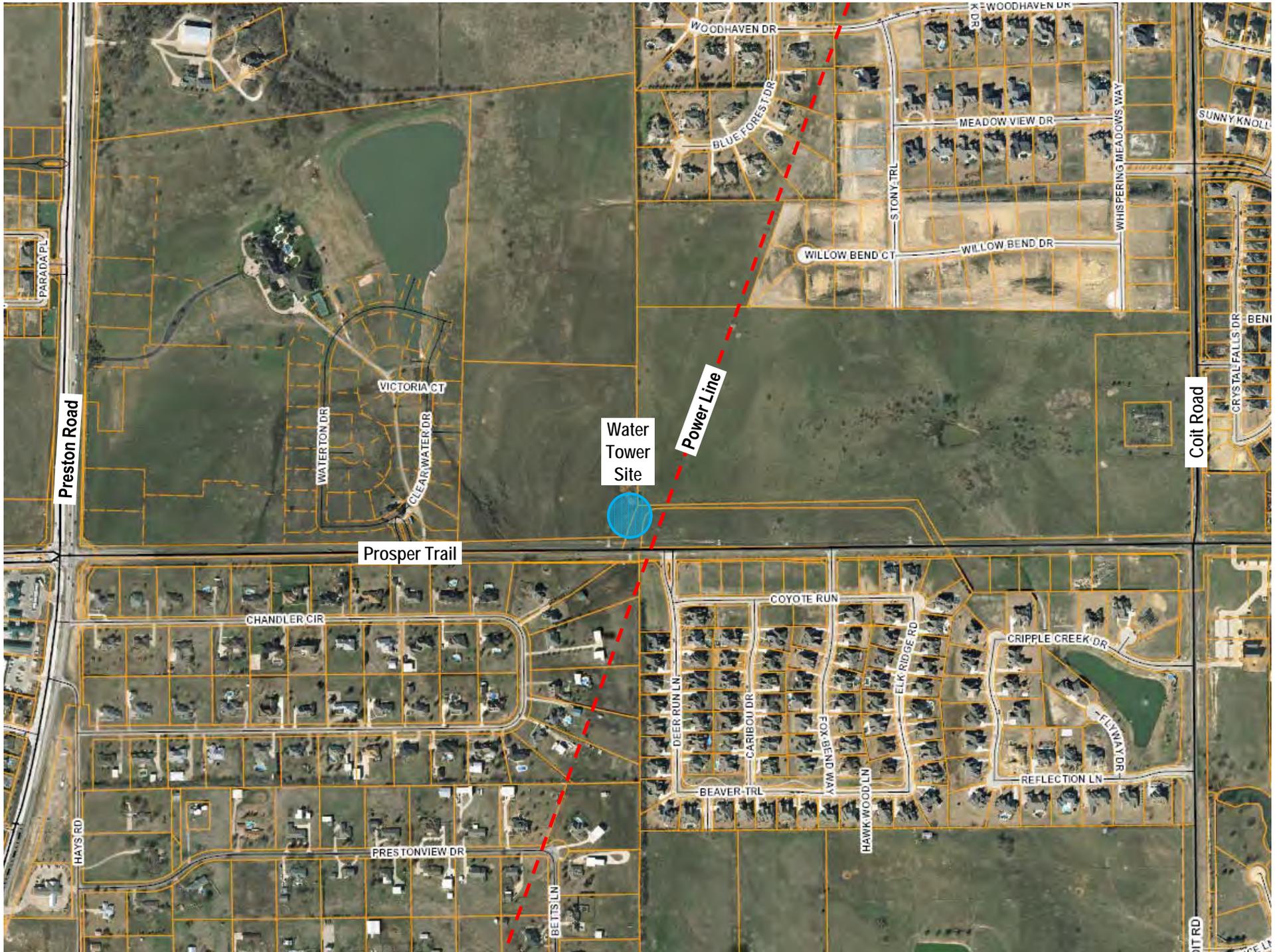


# *Town of Prosper*

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## *Agenda Item 10.*

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Brown & Gay Engineers, Inc., and the Town of Prosper, Texas, related to the Prosper Trail Elevated Storage Tank project. **(MR)**





# *Town of Prosper*

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## *Agenda Item 11*

### *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:*

- 11a. Section 551.087 - To discuss and consider economic development incentives.*
  
- 11b. 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.*



*Town of Prosper*  
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# *Agenda Item 11.*

## *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:*

- 11c. 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, Library Board, and Upper Trinity Regional Water District Board of Directors.*
- 11d. Section 551.076 – To discuss the deployment, or specific occasions for implementation, of security personnel or devices.*



*Town of Prosper*  
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*Agenda Item 12.*

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



*Town of Prosper*  
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## *Agenda Item 13.*

Consider and act upon the appointment of a Town of Prosper representative to the Board of Directors of the Upper Trinity Regional Water District. **(RB)**



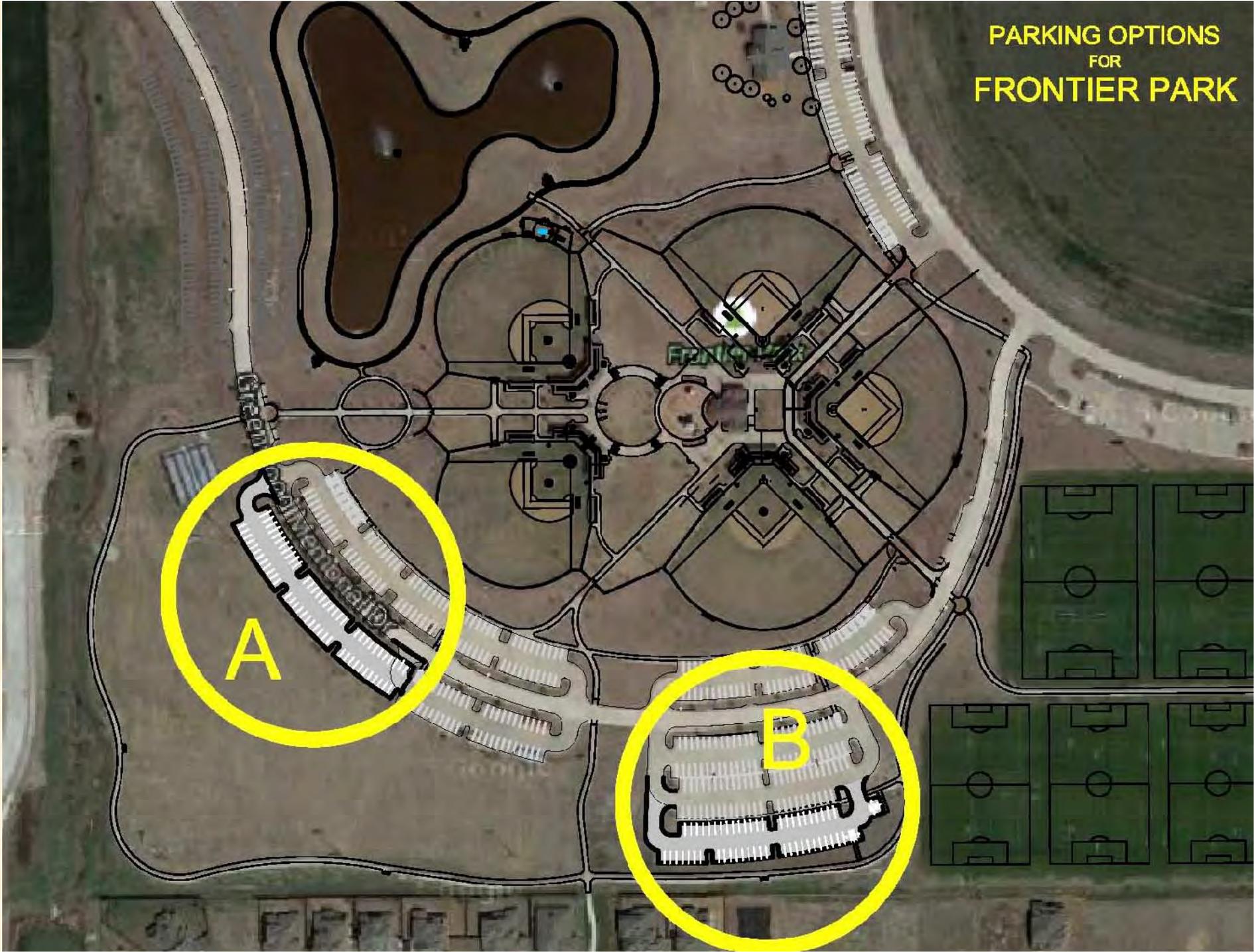
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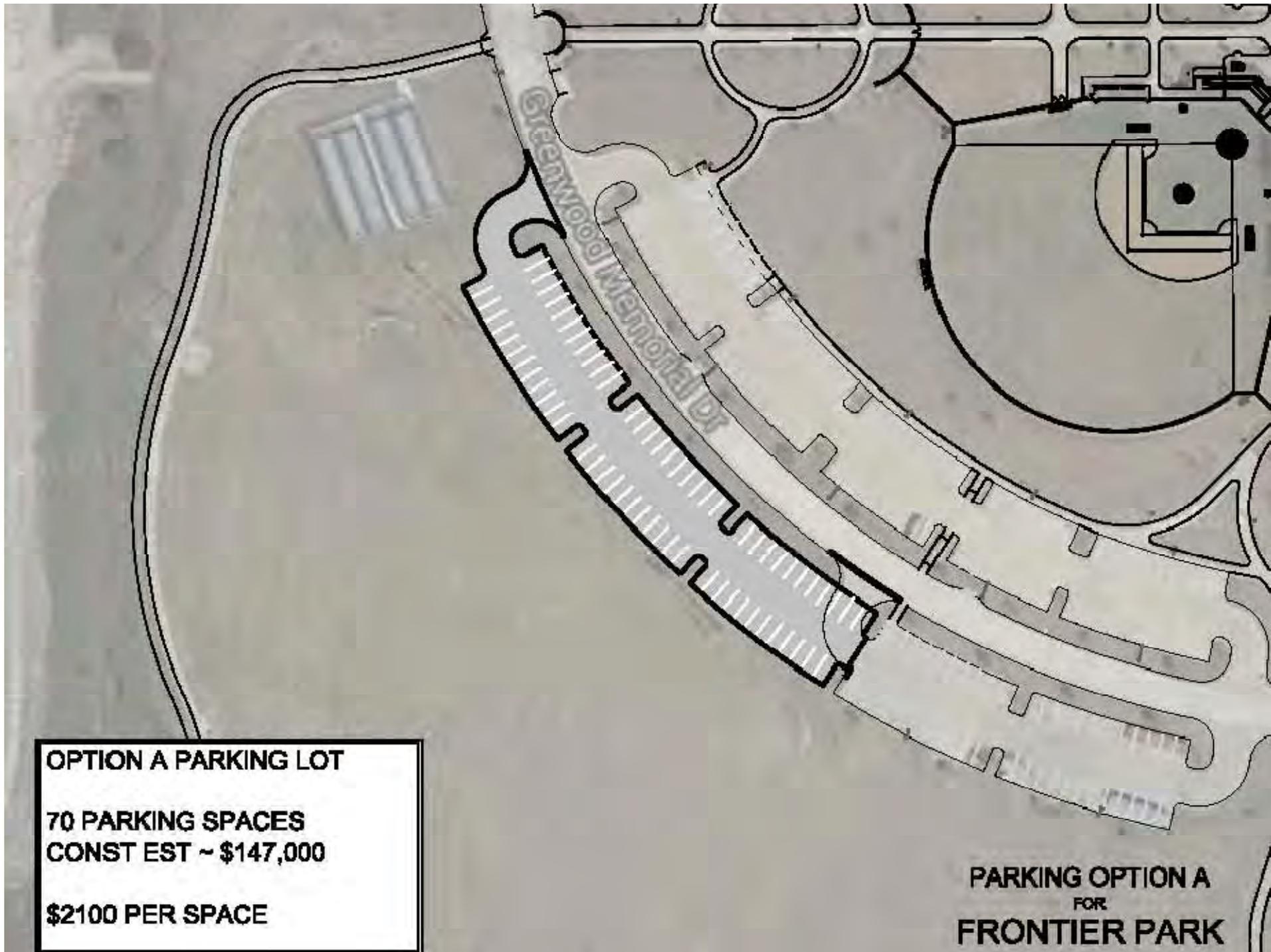
## *Agenda Item 14.*

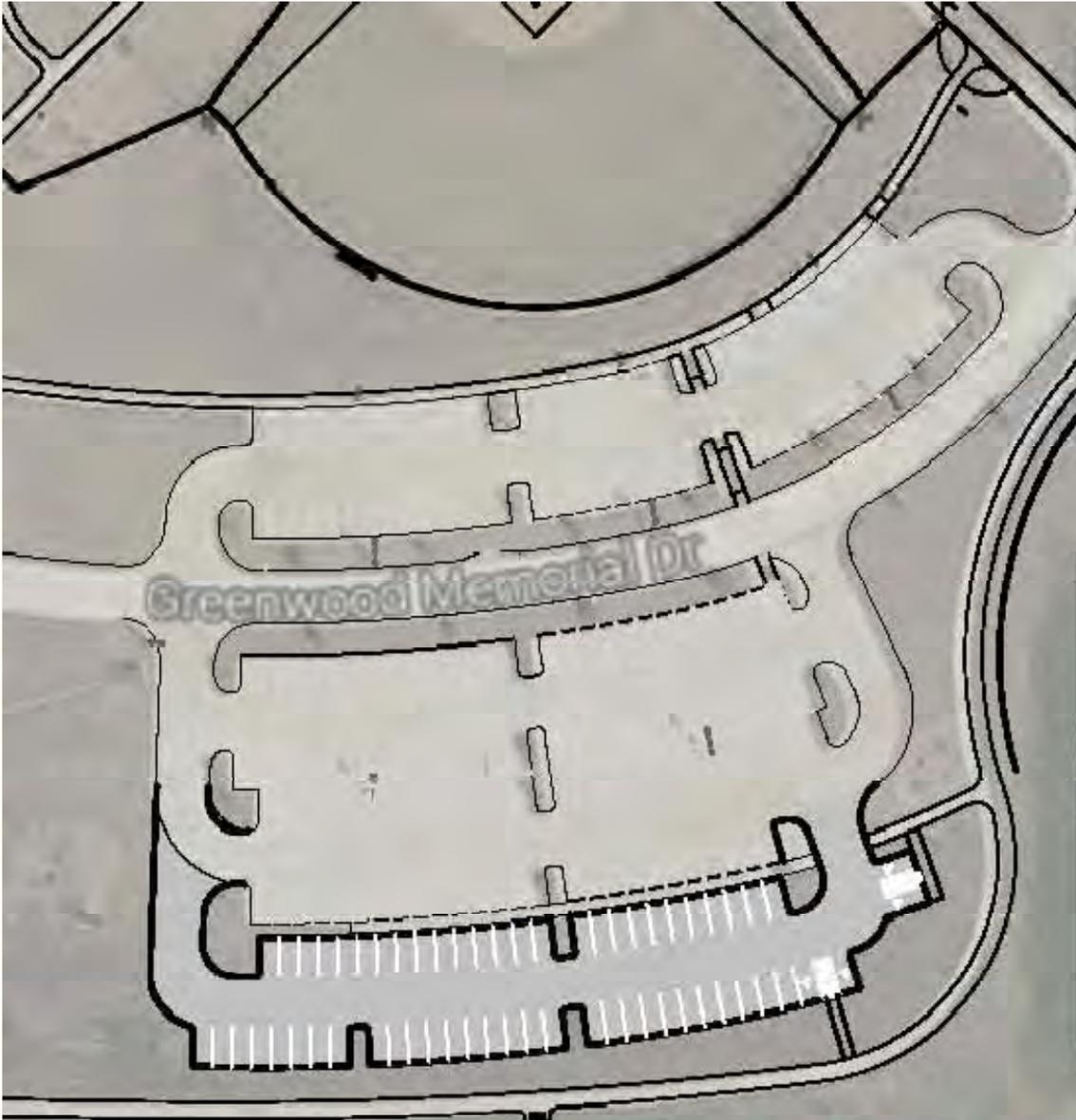
Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.

- Frontier Park Parking (HW)

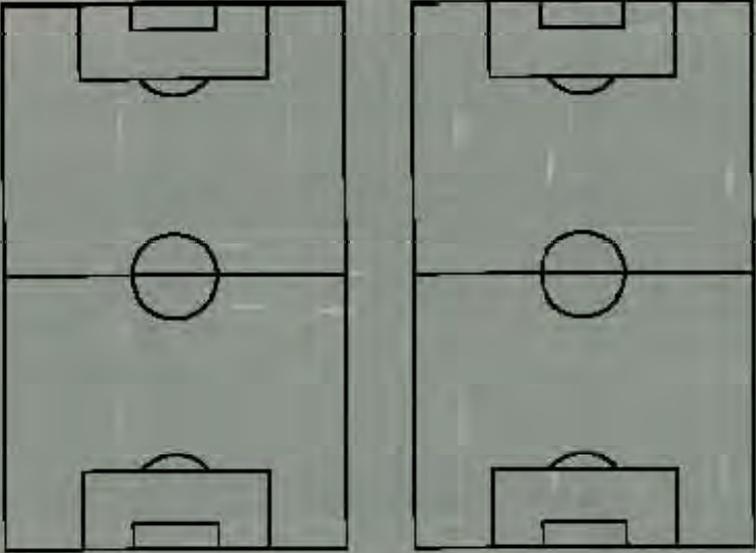
**PARKING OPTIONS  
FOR  
FRONTIER PARK**







**OPTION B PARKING LOT**  
**56\* PARKING SPACES**  
**CONST EST ~ \$151,000**  
**\$2700 PER SPACE ~ (ADDITIONAL DEMOLITION NEEDED WITH THIS OPTION)**  
*56\* = NET - 50 SPACES TO BE INSTALLED. LOST 3 WITH DEMO WORK.*



**PARKING OPTION B  
FOR  
FRONTIER PARK**



# *Town of Prosper*

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## *Agenda Item 14.*

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

- Review recommendations from the Council Technology Committee (JC)



# *Town of Prosper*

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## *Agenda Item 14.*

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

- CIP Projects (HW)
  - Fire Station #2
  - Town Hall/Multi-Purpose Facility
  - Coleman Road Reconstruction Project
  - West Prosper Road Improvements



# *Town of Prosper*

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## *Agenda Item 14.*

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

- CIP Projects (HW)
  - SH 289 Median Lighting and Landscaping

# ILSN's



# Lighting



# Preston Median Aerial



- **First median south of Prosper Trail light**
- **Too small to economically add irrigation**

# VISIONING COMMITTEE LIST OF PLANTINGS

## Ornamental Trees:

Live Oak  
Texas Red Oak  
Cedar Elm  
Lacebark Elm  
Texas Ash  
Southern Magnolia  
Chinese Pistache  
Caddo Maple  
Crepe Myrtle  
Desert Willow  
Redbud  
Eastern Red Cedar  
Mexican Plum  
Vitex  
Blue Point Juniper  
Wax Myrtle  
Smoketree  
Nellie R. Stevens Holly  
Foster Holly  
Little Gem Magnolia  
Rose of Sharon

## Other Coserv

### Approved Trees:

Mexican Buckeye  
Carolina Buckthorn  
Eve's Necklace  
Flameleaf Sumac  
Goldenball Tree  
Hawthorn  
Yaupon Holly  
Lacey Oak  
Texas Persimmon  
Possumhaw Holly  
Rusty Blackhaw

## Ornamental

### Grasses:

Pampas Grass  
Miscanthus  
Purple Fountain Grass  
Switch Grass  
Mexican Feather  
Weeping Love Grass  
Turffalo

### Perennials:

Black-Eyed Susan  
Butterfly Weed  
Larkspur  
Gayfeather  
Blue Sage  
Indian Blanket  
Nearly Rose

# Weeping Love Grass



- 4 - 5 ft. tall
- 3 ft. wide
- Full sun

# Color Guard Yucca



- 12" tall
- 14" wide
- Full sun

# Hameln



- 2 ft. tall
- 3 ft. wide
- Full sun

# **Which Option Best Suits Prosper?**

- Yucca
- Hameln



# *Town of Prosper*

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## *Agenda Item 14.*

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

- Parks Master Plan (PN)
- Amend Garage Sale Ordinance (JW)



*Town of Prosper*  
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*Agenda Item 16.*

Adjourn