

**TOWN OF PROSPER  
PROPOSED BUDGET  
AND  
TAX RATE  
PUBLIC HEARINGS**

**AUGUST 25, 2015**



**Budget Theme:**

**SUPPORTING MOMENTUM**

**DURING PROSPERITY**

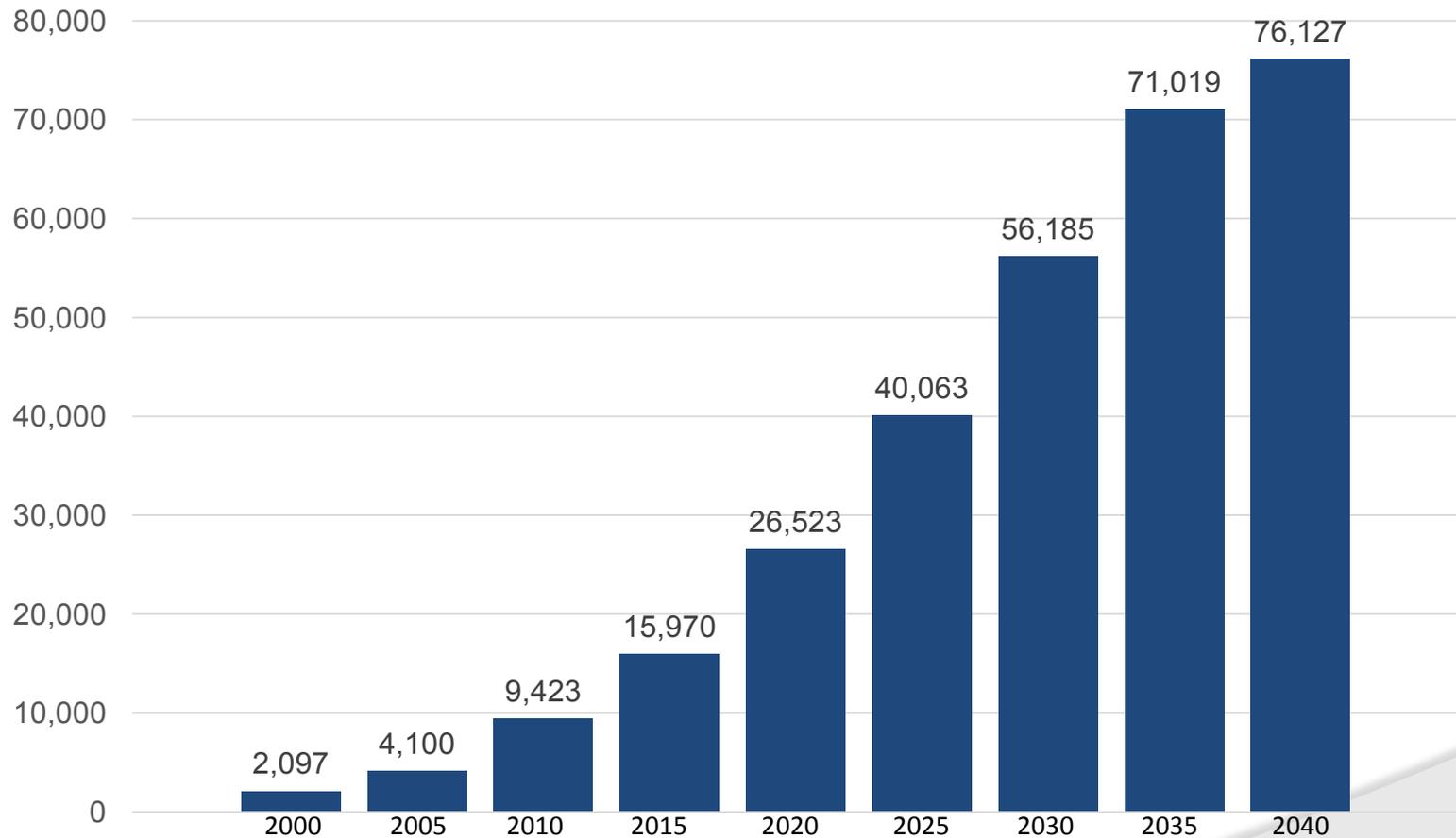






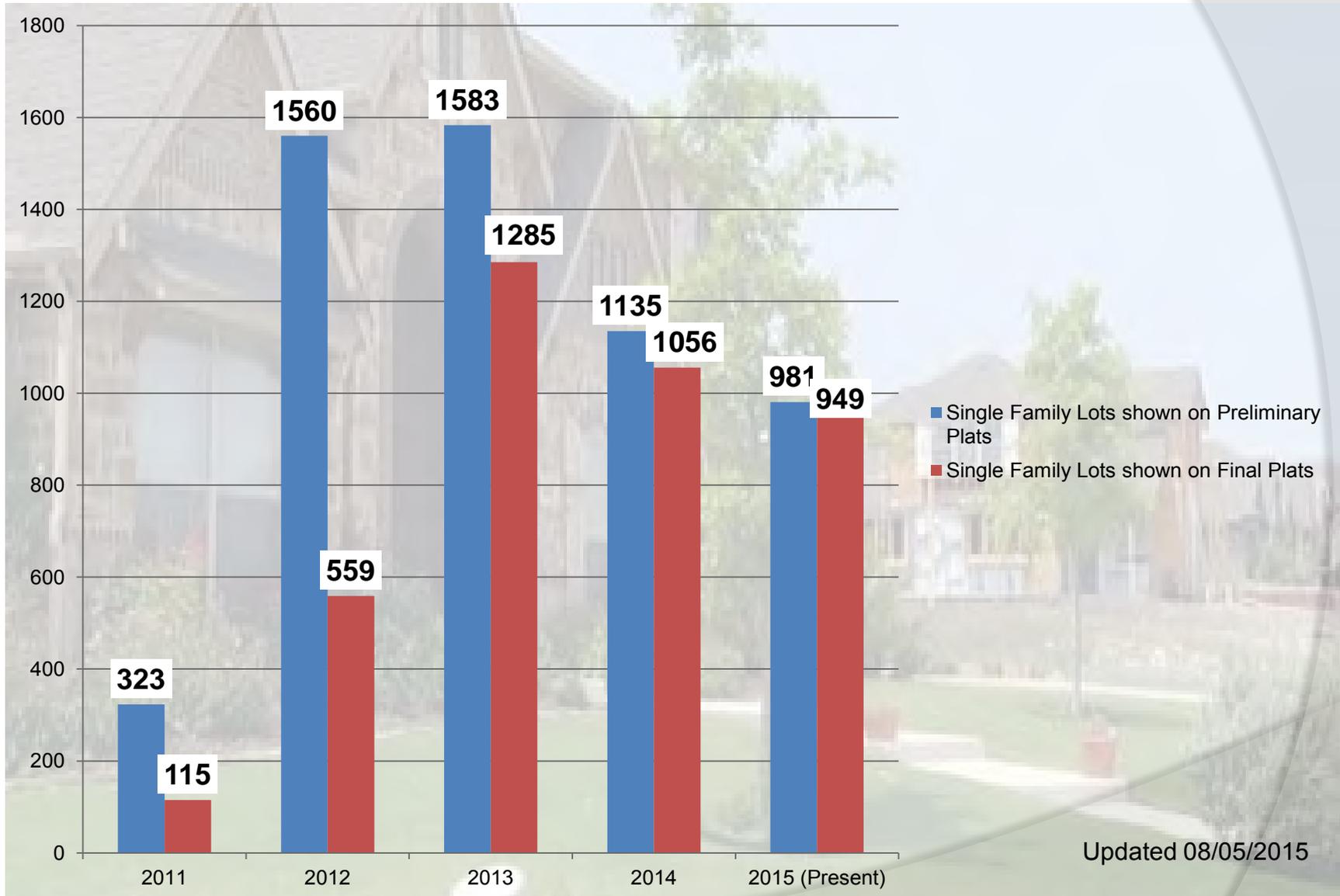


# Historical & Projected Population

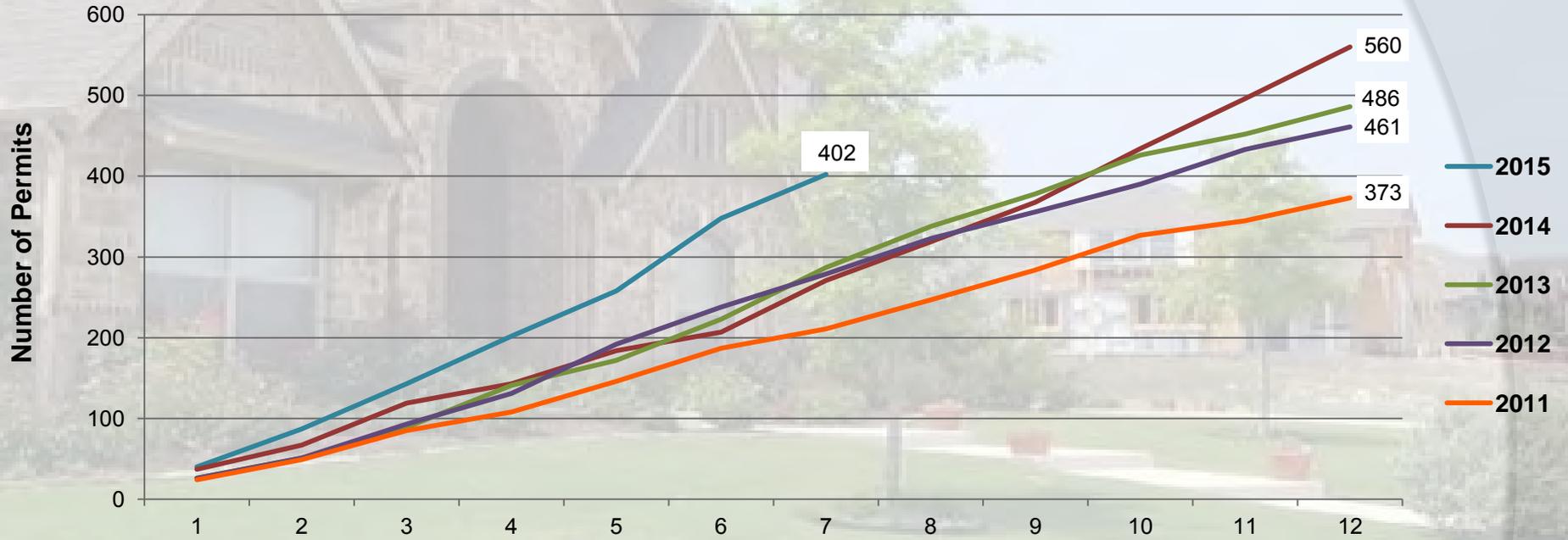


Source: Census and North Central Texas Council of Governments through 2015; future estimates from the Town of Prosper.

# Single Family Lots Approved by the Planning & Zoning Commission

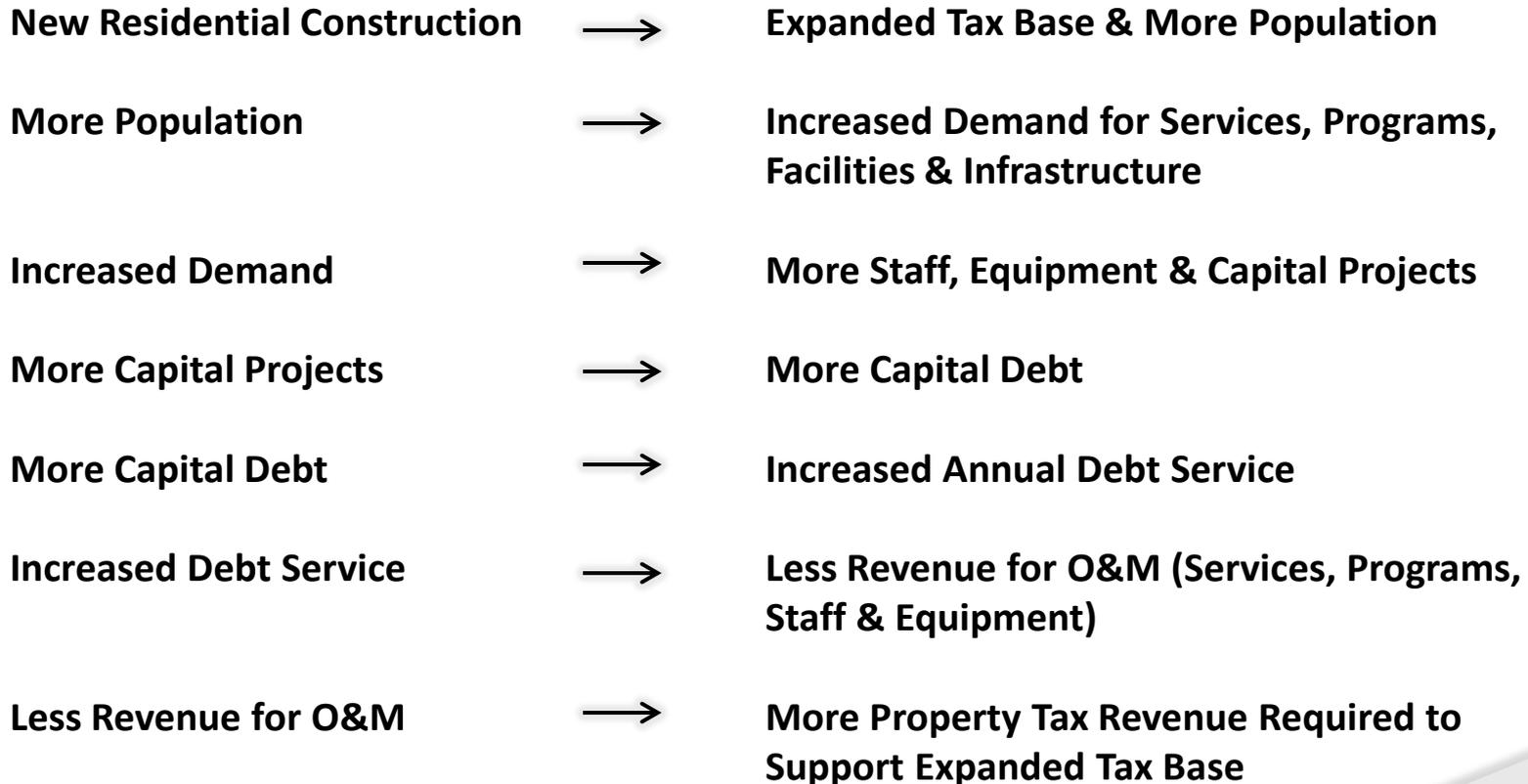


# Single Family Residential Permits Issued Annually 2011 – Present



	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	July	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	TOTAL
<b>SF Residential Permits 2015</b>	<b>143</b>	<b>205</b>	<b>54</b>			<b>402</b>
<b>SF Residential Permits 2014</b>	<b>119</b>	<b>88</b>	<b>64</b>	<b>161</b>	<b>192</b>	<b>560</b>
<b>SF Residential Permits 2013</b>	<b>89</b>	<b>134</b>	<b>24</b>	<b>155</b>	<b>108</b>	<b>486</b>
<b>SF Residential Permits 2012</b>	<b>93</b>	<b>145</b>	<b>41</b>	<b>118</b>	<b>105</b>	<b>461</b>
<b>SF Residential Permits 2011</b>	<b>85</b>	<b>102</b>	<b>65</b>	<b>97</b>	<b>89</b>	<b>373</b>

# High Growth Dynamic



# Proposed FY 2015-2016 Budget Includes

No Tax Rate Increase

No Water or Sewer Rate Increase

No Solid Waste Rate Increase

No Storm Drainage Fee Increase

Minimal Other Fee Increases

# Proposed FY 2015-2016 Budget Includes

- Consultant study recommended 7.9% water and 5.4% sewer rate increases in FY 2015
- Increases averted because of drought response and internal savings

# Proposed FY 2015-2016 Budget Focus

Public Safety

Streets

Parks

# Budget Components

- Base Budget—example: electricity, existing personnel costs.  
**Total: \$28,540,939**
- Non-Discretionary Supplemental Request (“must do”) — examples: external increase in software maintenance fees, changes from state law.  
**Total: \$1,361,130**
- Discretionary Supplemental Request (“must do” and “should do”) — examples: new positions or vehicles, park or public works projects.  
**Total: \$3,434,074**
- Cut Supplemental Request (“should do” and “nice to do”)  
**Total: \$3,672,364**



**All Funds**

# Consolidated Fund Summaries

FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>GENERAL</b>	REVENUES	12,828,898	14,686,034	15,063,576	17,632,303
	EXPENDITURES	12,317,247	15,013,900	14,002,231	17,542,467
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>511,651</b>	<b>(327,866)</b>	<b>1,061,345</b>	<b>89,836</b>
<b>WATER / SEWER</b>	REVENUES	8,971,879	10,295,293	9,854,707	11,725,235
	EXPENDITURES	10,888,062	10,424,679	10,285,644	12,073,146
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,916,183)</b>	<b>(129,386)</b>	<b>(430,937)</b>	<b>(347,911)</b>
<b>DEBT SERVICE (I&amp;S)</b>	REVENUES	3,164,677	2,955,065	3,176,000	3,418,269
	EXPENDITURES	2,964,315	2,870,065	2,867,065	3,405,040
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>200,362</b>	<b>85,000</b>	<b>308,935</b>	<b>13,229</b>
<b>CAPITAL PROJECTS (75)</b>	REVENUES	1,865,388	20,848,500	19,024,390	17,824,390
	EXPENDITURES	3,132,569	28,407,055	13,375,555	22,621,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,267,181)</b>	<b>(7,558,555)</b>	<b>5,648,835</b>	<b>(4,796,610)</b>

# Consolidated Fund Summaries Cont'd

FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>CAPITAL PROJECTS (76)</b>	REVENUES	7,193,806	404,581	191,021	12,285,000
	EXPENDITURES	-	2,382,500	922,300	10,505,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>7,193,806</b>	<b>(1,977,919)</b>	<b>(731,279)</b>	<b>1,780,000</b>
<b>PARKS</b>	REVENUES	1,029,875	502,000	507,300	207,300
	EXPENDITURES	135,505	214,000	214,990	965,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>894,370</b>	<b>288,000</b>	<b>292,310</b>	<b>(757,700)</b>
<b>IMPACT FEES</b>	REVENUES	3,842,328	3,974,150	5,457,050	6,444,500
	EXPENDITURES	427,768	2,968,487	4,193,655	15,152,086
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>3,414,560</b>	<b>1,005,663</b>	<b>1,263,395</b>	<b>(8,707,586)</b>
<b>INTERNAL SERVICE</b>	REVENUES	30,099	44,650	21,440	25,640
	EXPENDITURES	21,756	30,000	20,000	40,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>8,343</b>	<b>14,650</b>	<b>1,440</b>	<b>(14,360)</b>

# Consolidated Fund Summaries Cont'd

FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>SPECIAL REVENUE</b>	REVENUES	409,897	50,380	739,918	62,100
	EXPENDITURES	218,820	95,133	70,375	100,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>191,077</b>	<b>(44,753)</b>	<b>669,543</b>	<b>(37,900)</b>
<b>STORM DRAINAGE</b>	REVENUES	249,583	272,000	272,500	316,100
	EXPENDITURES	228,320	306,195	260,738	315,780
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>21,263</b>	<b>(34,195)</b>	<b>11,762</b>	<b>320</b>
<b>VERF</b>	REVENUES	800,000	1,336,195	536,195	550,781
	EXPENDITURES	-	797,010	399,479	1,068,606
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>800,000</b>	<b>539,185</b>	<b>136,716</b>	<b>(517,825)</b>



# General Fund

# General Fund Revenues by Source

<i>Revenue Category</i>	<i>FY 2016 Proposed</i>	<i>% of Total</i>
Property Tax	8,447,169	47.9%
License, Fees & Permits	3,181,600	18.0%
Sales Tax	3,436,640	19.5%
Interfund Transfers In	1,091,166	6.2%
Franchise Fees	719,700	4.1%
Fines & Warrants	300,000	1.7%
Charges for Services	270,883	1.5%
Investment Income	42,000	0.2%
Grants	22,335	0.1%
Miscellaneous	37,310	0.2%
Park Fees	83,500	0.5%
<b>Revenue Total</b>	<b>\$17,632,303</b>	<b>100.0%</b>

# General Fund Dept. Appropriations

<i>Department</i>	<i>FY 2016 Proposed</i>	<i>% of Total</i>
Fire Dept	\$3,860,189	22.0%
Police Dept	\$2,359,961	13.5%
Administration	\$2,276,425	13.0%
Parks	\$1,885,598	10.7%
Dispatch	\$785,058	4.5%
Inspections	\$1,443,057	8.2%
Streets	\$2,013,514	11.5%
Planning	\$526,055	3.0%
Municipal Court	\$276,866	1.6%
Code Compliance	\$162,274	0.9%
Engineering	\$791,593	4.5%
Fire Marshal	\$172,073	1.0%
Public Library	\$197,460	1.1%
Non-Departmental	\$792,344	4.5%
<b>Expense Total</b>	<b>\$17,542,467</b>	<b>100.0%</b>

# Proposed Positions

DEPARTMENT	POSITIONS	FTEs
Information Technology (IT)	I.T. Director	1.0
	I.T. Technician	1.0
Town Secretary's Office	Administrative Assistant	.5
	Social Media Specialist	.5
Human Resources	Administrative Assistant	1.0
Police	Police Officers	2.0
	Administrative Assistant	1.0
Dispatch	Dispatchers	1.5
Fire	Administrative Assistant	1.0
	Fire Fighters / Paramedics	6.0
Streets	Crew Leader	1.0
Library	Library Director	.5
Parks	Park Planner	1.0
	Chemical Technician	1.0
	Maintenance Worker	1.0
Inspections	Building Inspector II	1.0
Engineering	Engineer-in-Training	1.0
	<b>TOTAL GENERAL FUND POSTIONS</b>	<b>22</b>
Water	Utility Worker	1.0
Utility Billing	Utility Billing Clerk	.5
	<b>TOTAL ENTERPRISE FUND POSTIONS</b>	<b>1.5</b>

# Major Program Enhancements

The major Program Enhancement and Capital Expenditures included in the proposed appropriations and planned for FY 2015-2016 by Department

## Public Works / Streets:

Prosper Road Improvement – Fishtrap	\$820,000
Repair Prosper Trail	\$272,400
Repair Dallas North Tollway	\$309,980

## Police:

Two Full-Time Police Officers	\$111,502
Additional Full-Time Dispatch Positions	\$ 66,187
One Mobile License Plate Reader	\$ 32,000

## Fire:

Six FF/Paramedics	\$159,063
Driver and Lieutenant Promotions	\$ 72,907



# Property Taxes

# 2015 Valuations Overview

- ◎ **Certified Total Taxable (after freeze loss) Increased 21.5%**

- Collin County Value \$324,950,461
- Denton County Value \$ 51,105,739
- **Total Value \$376,056,200**

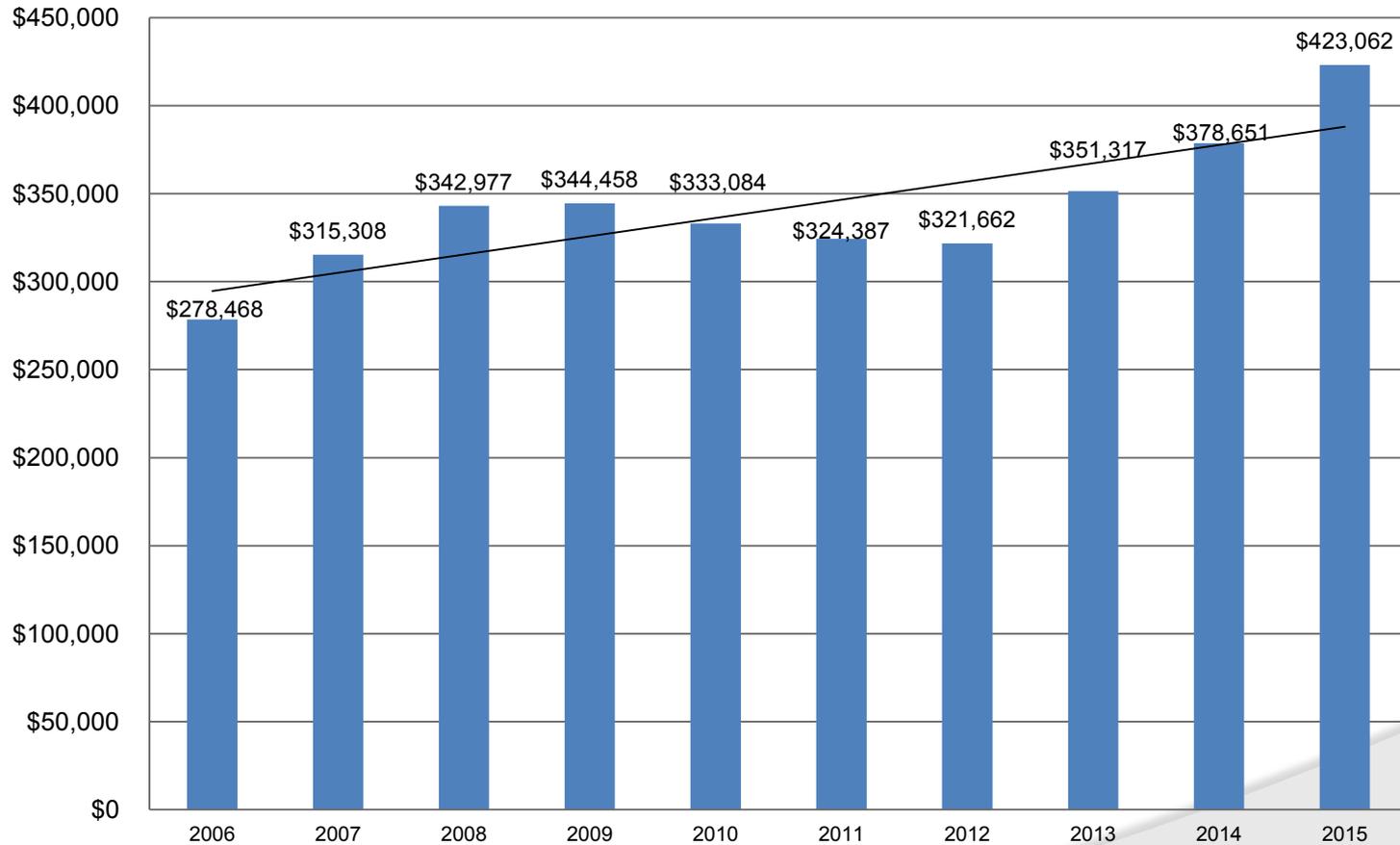
- ◎ **Existing Taxable Values Increased 20.2%**

- + 18.3% in Collin County
- + 73.1% in Denton County

- ◎ **New Construction Totaled \$ 192,819,652**

- Collin County \$174,589,016
- Denton County \$ 18,230,636

# Average Single-Family Home Value



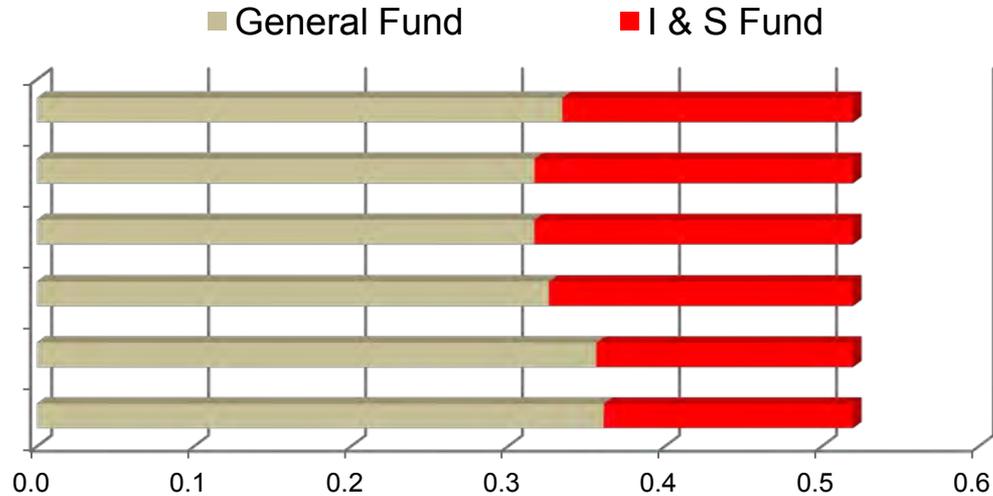
Source: Collin CAD and Denton CAD Certified Totals 2006-2015

# Ad Valorem Taxes

	<u>2015</u>
Freeze Adjusted Taxable Value	\$2,129,311,118
	<u>\$0.52</u>
Times Total Tax Rate per \$100	\$11,072,418
Times Anticipated Collection Rate	<u>100%</u>
Plus Actual Tax from Freeze	<u>\$775,742</u>
<b>Total Tax Levy</b>	<u><u>\$11,848,160</u></u>
One Penny on the Tax Rate Yields	\$212,931

Source: Collin CAD and Denton CAD Certified Totals 2015

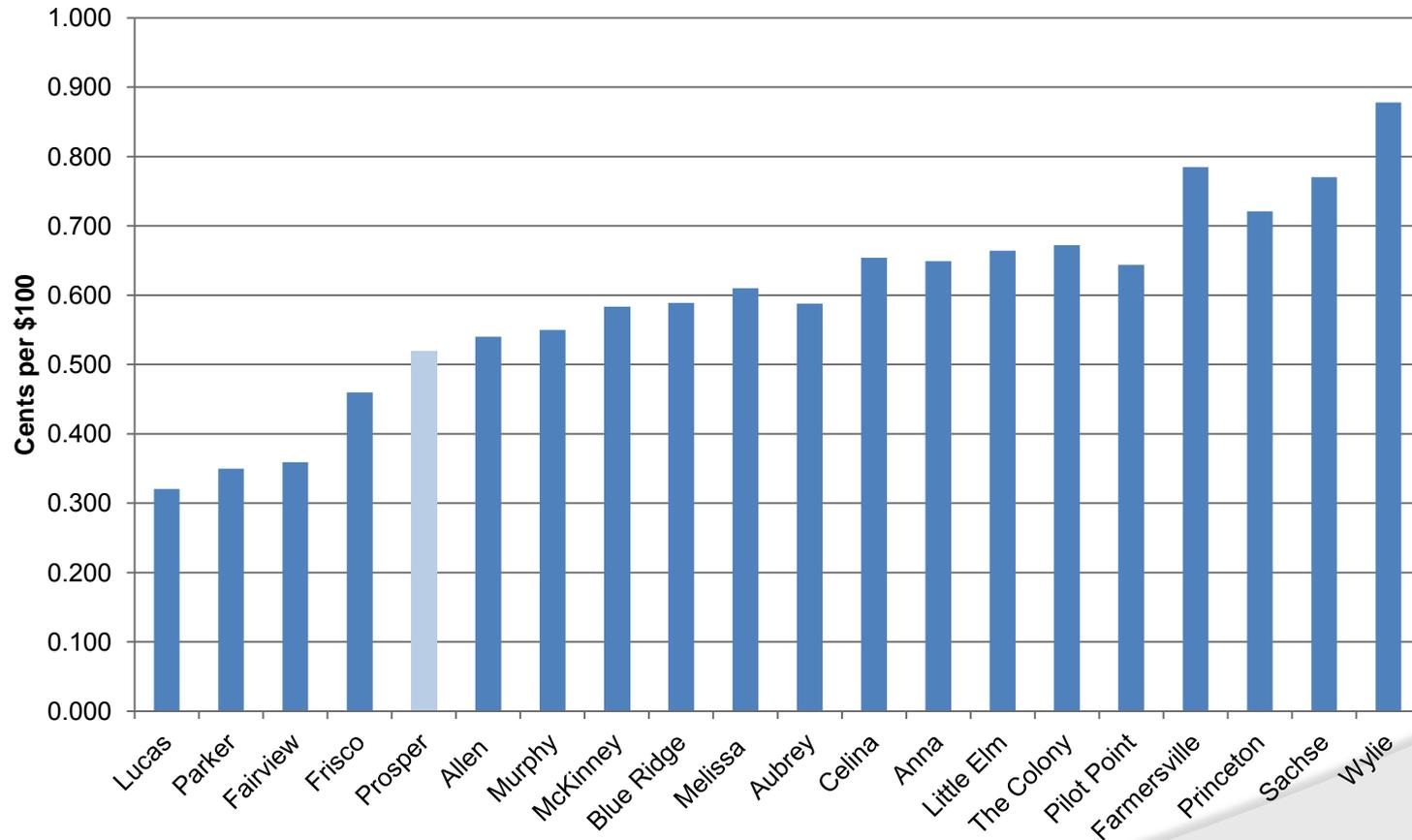
# Property Tax Rate History



Fiscal Year	General Fund	I & S Fund	Total
2010-11	0.334742	0.185258	<b>0.520000</b>
2011-12	0.316937	0.203063	<b>0.520000</b>
2012-13	0.316914	0.203086	<b>0.520000</b>
2013-14	0.326191	0.193809	<b>0.520000</b>
2014-15	0.356301	0.163699	<b>0.520000</b>
2015-16	0.361074	0.158926	<b>0.520000</b>
<b>As Proposed</b>			

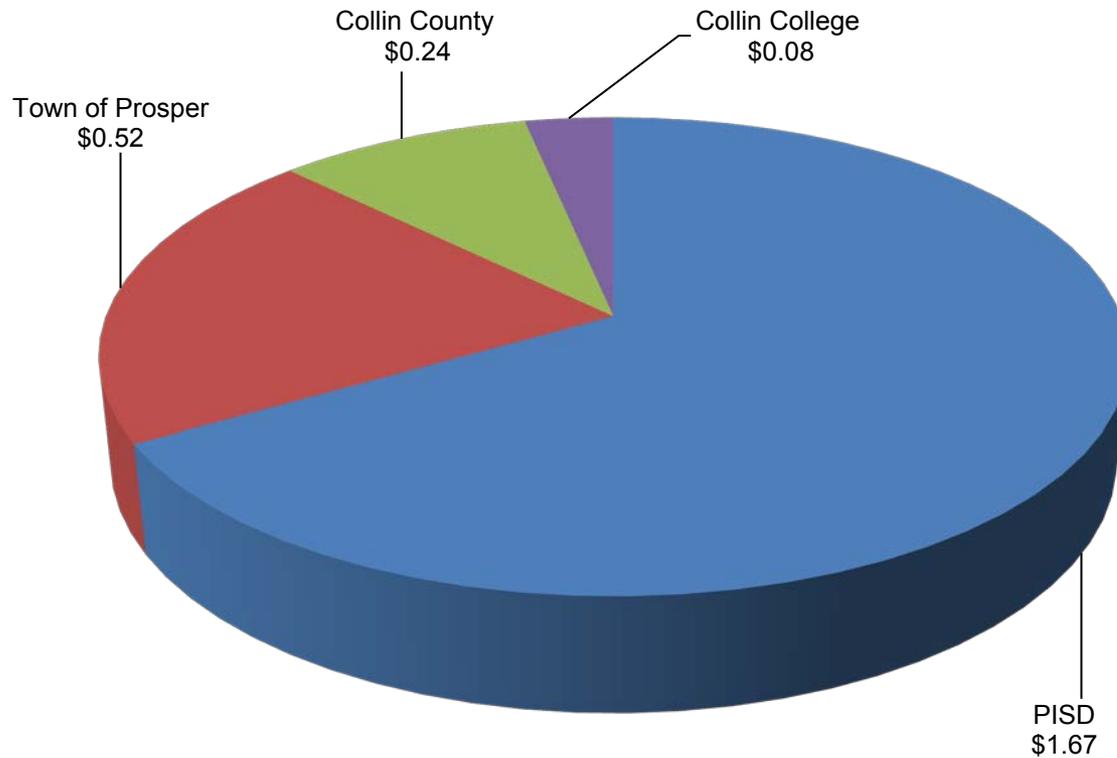
# Property Tax Rate Comparison I

## (2014 Tax Rates)



Source: Collin and Denton Central Appraisal Districts.

# Property Tax Rate Comparison II



Source: Collin and Denton Central Appraisal Districts.

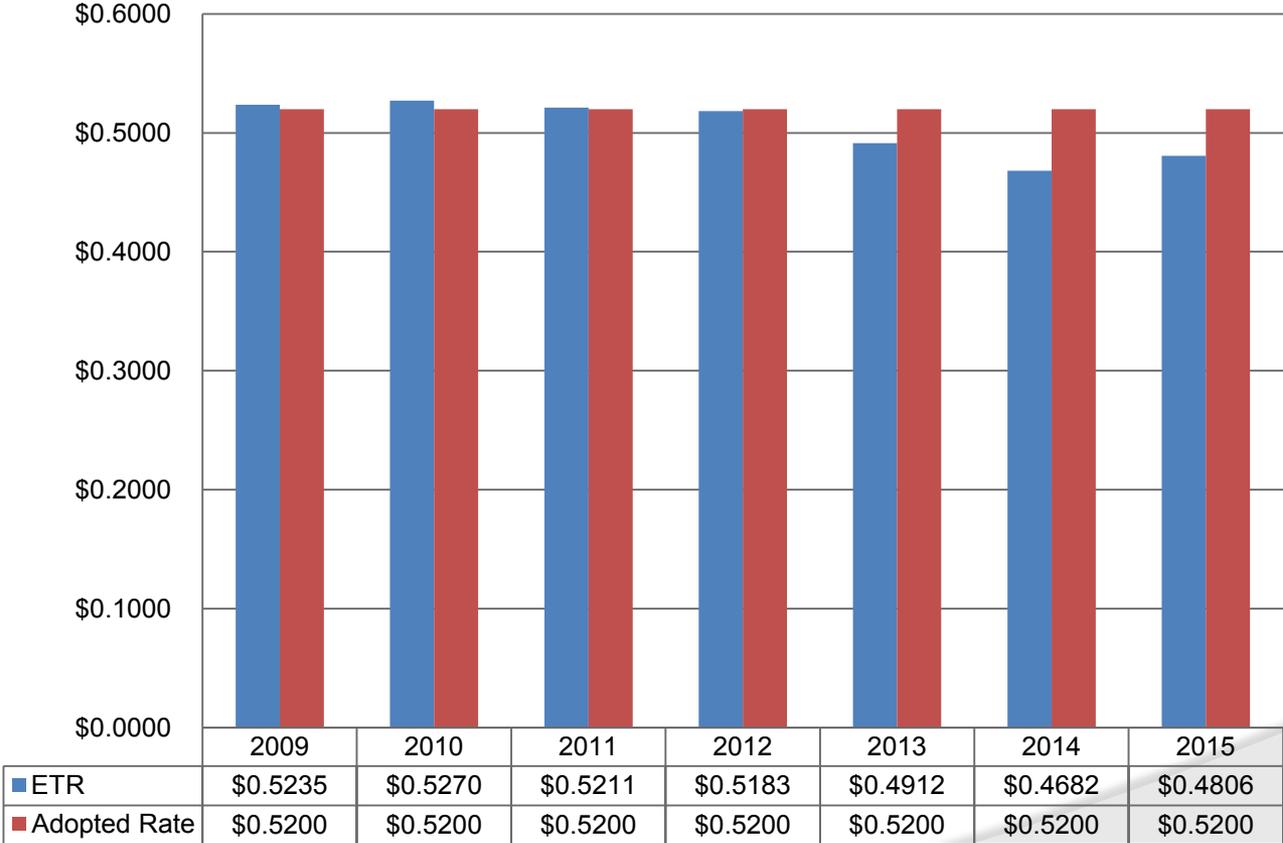
# Average Home Owner

- 2015 Average Homestead Taxable Value = \$ 423,062
- Average Prosper Resident Total Tax Bill – Collin County

Taxing Jurisdiction	Tax Rate per \$100	Tax Levy
Prosper ISD	\$1.670000	\$7,065
Town of Prosper	\$0.520000	\$2,200
Collin County	\$0.235000	\$994
Collin College	\$0.081960	\$347
Totals	\$2.506960	\$10,606

Note: Average Taxes are computed using 2014 tax rates for all agencies. Excludes possible exemptions with each entity for simplicity.

# Adopted vs. Effective Tax Rate History



# Property Tax Rate Scenarios

- **2015 Average Homestead Taxable Value = \$423,062**
  
- **Tax Rate Scenarios – Homeowner Impact**
  - Current & Proposed Rate      \$0.520000 - \$2,200
  - Effective Rate                      \$0.480591 - \$2,033
  - Rollback Rate                        \$0.524487- \$2,219
  
- **Tax Rate Scenarios – Municipal Impact**
  - Current & Proposed Rate      \$0.520000 - \$11,072,418
  - Effective Rate                      \$0.480591 – (\$839,140) LOSS
  - Rollback Rate                        \$0.524487 – \$95,542 GAIN



# Water/Sewer Fund

# Water/Sewer Fund Revenues by Source

<b><i>Revenue Category</i></b>	<b><i>FY 2016 Proposed</i></b>	<b><i>% of Total</i></b>
Water Charges	\$6,381,735	54.4%
Sewer Charges	\$2,942,000	25.1%
Solid Waste Charges	\$1,086,400	9.3%
Tap & Construction	\$998,000	8.5%
Penalties	\$1,000	0.0%
Investment Income	\$70,000	0.6%
License, Fees & Permits	\$33,500	0.3%
Miscellaneous	\$212,600	1.8%
<b>Revenue Total</b>	<b>\$11,725,235</b>	<b>100.0%</b>

# Water/Sewer Fund Dept. Appropriations

<i><b>Department</b></i>	<i><b>FY 2016 Proposed</b></i>	<i><b>% of Total</b></i>
Water	\$ 4,322,273	35.8%
Sewer	\$ 2,141,808	17.7%
Utility Billing	\$ 1,357,931	11.2%
Non-Departmental	\$ 4,251,134	35.2%
<b>Expense Total</b>	<b>\$ 12,073,146</b>	<b>100.0%</b>



# Long-Term Issues and Key Dates

# Long-Term Issues

- Compensation
- Facility Planning
- Vehicle and Equipment Replacement Program

# Compensation

- Goal – to attain a pay plan comparable to the market that helps attract and retain employees

# Facilities Planning

- Town employees are spread among eight locations, including two temporary buildings
- Windsong Ranch fire station needed to serve west side
- Town Hall design in progress
- Efficiencies and improved customer service will result from well-planned Town Hall and other facilities

# Vehicle/Equipment Replacement Fund (VERF)

- Motorized Vehicles
- Non-Vehicle Equipment
- Computer Equipment



# VERF Overview

- Common to many municipalities and commercial companies
- Vehicle and equipment expected life in years and purchase price drive annual contributions into separate replacement fund
- Vehicle and equipment are disposed of when useful life is reached and replacements are purchased from fund

# VERF Replacement Schedule

Department	Model Year	Auto Make	Auto Model	Classification	Estimated Life (Yrs)	Estimated Cost
Police	2007	Dodge	Charger	Sedan, Full-Size (Pursuit Rated)	4	\$ 40,202.00
Police-COP Vehicle	2008	Ford	Expedition	SUV (Field)	8	*
Police-Sgt Golden	2008	Ford	LTD Crown Vic	Sedan, Full-Size (Pursuit Rated)	4	*
Police-Sgt Norris	2010	Ford	Crown Victoria	Sedan, Full-Size (Pursuit Rated)	4	\$ 40,202.00
Police-Class Car	2010	Ford	Crown Victoria	Sedan, Full-Size (Pursuit Rated)	4	\$ 40,202.00
Police-Patrol	2011	Chevrolet	Tahoe	Truck, Sport-Utility	4	*
Fire	1997	Pierce	4900 Fire Engine	Fire Truck-Pumper	15	\$800,000.00
Parks & Recreation	2006	Chevrolet	Silverado	Truck, Pick-Up - Field	8	*
Building Inspections	2005	Ford	F150 1/2T	Truck, Pick-Up - Field	8	\$ 20,000.00
Building Inspections	2005	Chevrolet	Silverado	Truck, Pick-Up - Field	8	\$ 20,000.00
Building Inspections	2006	Ford	F150 1/2T	Truck, Pick-Up - Field	8	\$ 20,000.00
Building Inspections	2006	Ford	F150 1/2T	Truck, Pick-Up - Field	8	\$ 20,000.00
Public Works--Water	2006	Ford	F250 3/4T	Truck, Pick-Up - Field	8	*
Public Works--Wastewater	2006	Ford	F250 3/4T	Truck, Pick-Up - Field	8	*
Public Works--Water	2006	Target		Saw, Concrete	7	\$ 10,000.00
Public Works--Wastewater	2007	Aries		Camera, Wastewater Sewer	5	\$ 10,000.00

## TOTAL VEHICLES

10-20 Police Department	\$ 120,606.00
10-30 Fire Department	\$ 800,000.00
10-80 Building Inspections	\$ 80,000.00

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\$1,000,606.00

## TOTAL EQUIPMENT

20-50 Public Works - Water	\$ 10,000.00
20-55 Public Works - Wastewater	\$ 10,000.00

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\$ 20,000.00

## TOTAL VERF

**\$1,020,606.00**



# Capital Improvement Projects

# CIP Projects

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## STREETS

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Church Street (First - PISD)	850,000
Custer Road Turn Lanes @ Prosper Trail	100,000
Downtown Enhancements (Broadway - Main)	490,000
First Street (Townlake - Custer)	420,000
Fishtrap Road (Artesia - Dallas Parkway)	820,000
Frontier Parkway (BNSF Overpass)	3,650,000
Impact Fee Study (Roadway)	35,000
Old Town Streets 2015 (Broadway, Fifth, McKinley)	1,044,000
Prosper Trail (Kroger)	1,090,000
West Prosper Road Improvements	12,531,000
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	<b>21,030,000</b>

# CIP Projects Cont'd

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## PARKS

Frontier Park North	850,000
Preston Lakes Playground	90,000

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**940,000**

## FACILITIES

Town Hall - Professional Services	1,300,000
Town Hall - Construction	10,000,000
Town Hall - Offsite Infrastructure	1,275,000
Windsong Ranch Fire Station	204,000
Windsong Ranch Fire Station - Apparatus	1,078,000

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**13,857,000**

# CIP Projects Cont'd

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## WATER

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BNSF Railroad PRV's	532,200
Impact Fee Study (Water)	35,000
Lower Pressure Plane Pump Station and Transmission Line	1,655,000
Prosper Trail EST	4,403,300
	<b>6,625,500</b>

## WASTEWATER

Impact Fee Study (Wastewater)	35,000
La Cima #2 Inceptor (Coit - First)	465,000
Matthew Southwest Wastewater Improvements	2,500,000
Public Works Interceptor	800,000
	<b>3,800,000</b>

# CIP Cont'd

## DRAINAGE

Amberwood Farms	32,000
Coleman Street Channel Improvements	17,500
Old Town Drainage - Church & Parvin Drainage Improvements	500,000
Old Town Drainage - McKinley & Broadway Trunk Main	600,000
Old Town Regional Detention - Land Acquisition	1,500,000
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	<b>2,649,500</b>
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<b>Total All CIP Projects</b>	<b>48,902,000</b>

# CIP Analysis

## Town of Prosper

### Summary of Anticipated Tax-Backed Debt Issuances *(as of 8.4.2015)*

Projects	Funding for Fiscal Years				
	2014/15	2015/16	2016/17	2017/18	2018/19
Streets	\$ 5,752,000	\$ 1,410,000	\$ 801,996	\$ 425,000	\$ -
Traffic	585,000	-	-	-	-
Parks	-	-	-	643,000	-
Facilities:					
Fire Stations	5,063,000	-	-	-	-
Public Safety Comm. System	1,100,000	-	-	-	-
Recreation Center	-	-	-	-	1,500,000
Town Hall	-	1,250,000	10,750,000	5,000,000	6,000,000
	<u>\$ 12,500,000</u>	<u>\$ 2,660,000</u>	<u>\$ 11,551,996</u>	<u>\$ 6,068,000</u>	<u>\$ 7,500,000</u>

# CIP Analysis Cont'd

## Town of Prosper

Projected Debt Service Tied to 5-Year Capital Plan; Lower Taxable Assessed Valuation Growth (as of 8.4.15)

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016	Series 2017	Series 2018	Series 2019	I&S Tax Rate <sup>(4)</sup>
			\$2.66mm Proceeds <sup>(3)</sup>	\$11.55mm Proceeds <sup>(3)</sup>	\$6.07mm Proceeds <sup>(3)</sup>	\$7.50mm Proceeds <sup>(3)</sup>	
2016	\$ 2,129,311,118	\$ 3,384,038					\$ 0.1589
2017	2,429,311,118	3,471,116	\$ 560,908				0.1588
2018	2,729,311,118	3,209,616	146,506	\$ 1,143,396			0.1588
2019	2,929,311,118	3,096,518	139,963	876,375	\$ 691,803		0.1587
2020	3,129,311,118	3,229,225	138,538	783,125	348,375	\$ 615,264	0.1587
2021	3,160,604,229	3,378,759	137,113	718,250	311,500	616,125	0.1586
2022	3,192,210,271	3,419,265	135,688	739,000	300,750	613,625	0.1586
2023	3,224,132,374	3,444,703	134,263	758,250	305,125	615,500	0.1586
2024	3,256,373,698	3,437,511	132,838	815,000	304,375	616,625	0.1585
2025	3,288,937,435	3,137,683	131,413	887,750	581,500	617,000	0.1585

# CIP Analysis Cont'd

## Town of Prosper

Projected Debt Service Tied to 5-Year Capital Plan; Lower Taxable Assessed Valuation Growth (as of 8.4.15)

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016 \$2.66mm Proceeds <sup>(3)</sup>	Series 2017 \$11.55mm Proceeds <sup>(3)</sup>	Series 2018 \$6.07mm Proceeds <sup>(3)</sup>	Series 2019 \$7.50mm Proceeds <sup>(3)</sup>	I&S Tax Rate <sup>(4)</sup>
2026	3,321,826,809	2,998,001	247,138	907,250	586,000	616,625	0.1570
2027	3,355,045,077	2,514,681	249,775	1,100,250	584,625	615,500	0.1471
2028	3,388,595,528	2,501,225	247,056	1,101,875	504,500	613,625	0.1429
2029	3,422,481,483	2,508,063	248,981	1,101,750	544,625	615,875	0.1430
2030	3,456,706,298	1,579,575	245,550	1,104,750	582,000	612,250	0.1164
2031	3,491,273,361	1,571,194	246,763	1,100,875	582,500	612,750	0.1150
2032	3,526,186,095	1,575,669	247,500	1,105,000	586,875	617,125	0.1144
2033	3,561,447,956	1,292,400	247,763	1,102,000	585,125	615,375	0.1054
2034	3,597,062,435	1,001,700	247,550	1,101,875	582,375	612,625	0.0963
2035	3,633,033,060	928,200	246,863	1,104,375	583,500	613,750	0.0936
2036	3,669,363,390		245,700	1,104,375	583,375	613,625	0.0679
2037	3,706,057,024			1,101,875	582,000	617,125	0.0608
2038	3,743,117,594				584,250	614,250	0.0313
2039	3,780,548,770					615,000	0.0159
		<u>\$ 54,862,077</u>	<u>\$ 4,377,865</u>	<u>\$ 19,757,396</u>	<u>\$ 10,315,178</u>	<u>\$ 12,299,639</u>	

# CIP Analysis Cont'd

- (1) FY 2016 based on certified values per Denton CAD and Collin CAD websites. Assumes \$300 million in annual growth for FY's 2017-2018, \$200 million in annual growth for FY's 2019-2020, 1% thereafter.
- (2) Debt service assumed to be repaid solely with I&S tax revenues. Repayment source may be changed from year to year.
- (3) Debt service assumed to be repaid solely with I&S tax revenues. Based on projected rates; preliminary, subject to change.
- (4) Estimated. Based on assumed total frozen revenues of \$775,000 and projected pro rata I&S tax rate share of a combined tax rate of \$0.52; preliminary, subject to change.
- (5) FY 2016 I&S tax rate per Town Staff. All others calculated based on 98% collections.







**THANK YOU!**

**QUESTIONS?**



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

*Town Council Work Session*  
*August 24, 2015*

# 1. Alternating Single Family Plan Elevations (Anti-Monotony)

- **A minimum of four (4) distinctly different home elevations shall be built on the same side of the street.**
- **Similar elevations shall not face each other.**
- **The same elevation shall not be within three homes of each other on the same side of the street.**
  - **Different roof forms/profiles**
  - **Different façades consisting of different window and door style and placement**
  - **Different entry treatment such as porches and columns**
  - **Different number of stories**



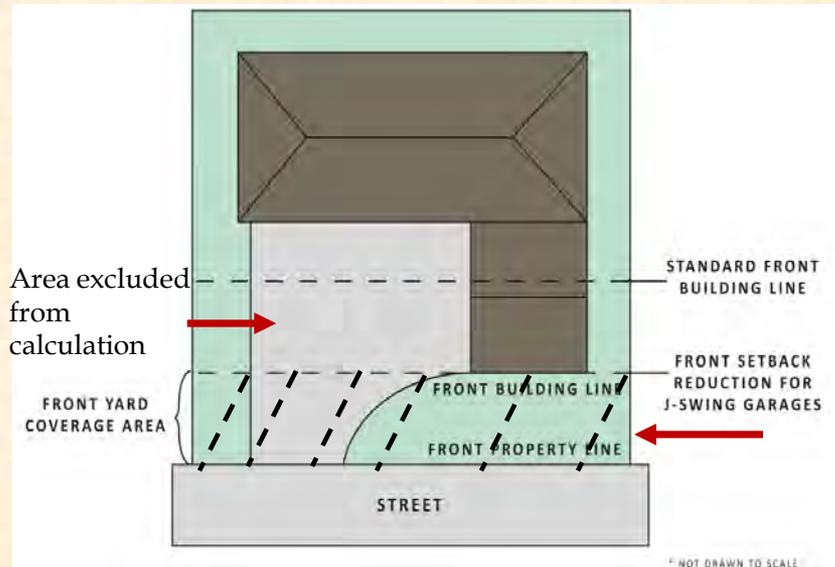
## 2. Masonry Construction for Single Family Facades Facing a Street

Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry



### 3. IMPERVIOUS COVERAGE OF FRONT YARDS

- The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall.
- The front wall of a j-swing wall can be used to meet the requirement.



## 4. Single Family Corner Lot Landscaping

- A minimum of two (2), four (4) caliper inch trees shall be planted in the side yard of a corner lot.
- Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement.
- Street trees planted adjacent to the side yard of a corner may also be used to meet the requirement.



## 5. Residential Garage Standards



## 5. Residential Garage Standards

- In no instance shall a garage door directly facing a street be less than 25 feet from the property line.
- Garage doors directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.
- Garage doors directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house. (Recommend Delete)
- Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage doors are located behind the main structure.

## 6. Residential Driveway Standards

- Stamp and stain/patterned concrete, shall be dust-on color application to wet concrete.
- Acid-etched colored concrete for the field with scored colored borders, shall use dust-on color application to wet concrete.
- Colored concrete with scored smooth border, shall use dust-on color application to wet concrete.
- Brick or interlocking pavers or pave stone.



## 7. Chimneys

- The exterior of chimneys shall be 100% clay fired brick, natural or manufactured stone or stucco.



## 8. Carports

- The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material as the main structure.



## 9. General Fencing Standards

- Wooden fences shall be board-on-board with a top rail.



# 10. Fencing Adjacent to Open Spaces and Hike & Bike Trails

- Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail.



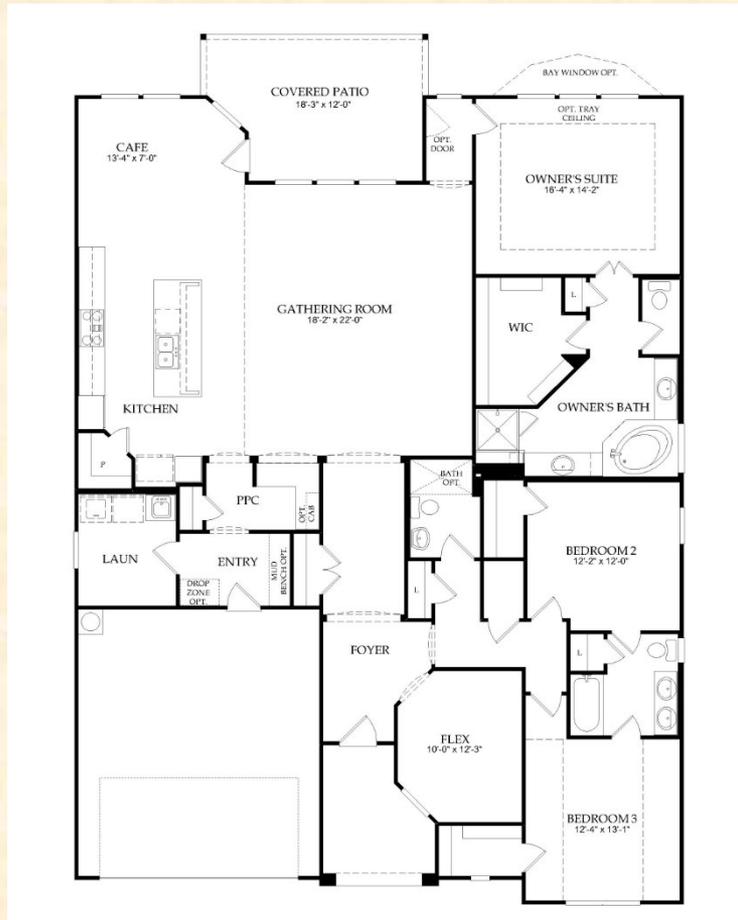
# 11. Corner Lot Fencing

- Fences on corner lots shall be ornamental metal. Existing wood fences may be replaced with a wood fence in accordance with the standards for wood fences as they exist or may be amended. Existing wooden fences may be replaced with wooden fence in compliance with the board-on-board requirement.



## 12. Increase Size of Garages

- The total area of enclosed garage space shall be a minimum of 426 square feet. The requirement can be met by a garage area separate from the two-car garage.



Standard, minimum two car garage is approx. 370 sq. ft. Recommend an additional 15% of area