



Town of Prosper
"a place where everyone matters"

Town Council Meeting
January 26, 2016



Town of Prosper
"a place where everyone matters"

Agenda Item 1.

Call to Order/Roll Call.



Town of Prosper
"a place where everyone matters"

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
"a place where everyone matters"

Agenda Item 3.

*Announcements of recent and
upcoming events.*



Town of Prosper
"a place where everyone matters"

Agenda Items 4a-4b.

- 4a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – December 8, 2015
- 4b.** Consider and act upon rejecting all bids received for Bid No. 2016-10-B Prosper Road Improvements Project 2016 - Harper Road Repair. **(JC)**



Town of Prosper

"a place where everyone matters"

Agenda Item 4c.

- 4c.** 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 Interlocal Agreement between the Town of Prosper, Texas, the Town of Little Elm, Texas, and the City of Aubrey, Texas, for the Allocation of Extraterritorial Jurisdiction, and Development Agreement between the Town of Prosper and Hillwood Enterprises, L.P., by removing 108± acres of land from the Town's extraterritorial jurisdiction, generally located west of FM 1385 and north of Fishtrap Road, and authorizing the Town Manager to execute same. (HW)



Town of Prosper

"a place where everyone matters"

Agenda Items 4d.

- 4d.** Consider and act upon an ordinance repealing Section 12.07.002, "County Road 81," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, and authorizing the Mayor to execute same.
(HW)



Town of Prosper

"a place where everyone matters"

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.



Town of Prosper
"a place where everyone matters"

Agenda Item 6.

Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011).
(JW)

SF
PD-25

SF
PD-25

M
PD-25

C
PD-25

Z15-0011

R
PD-73

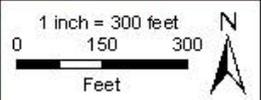
CR 853

N CUSTER RD

E UNIVERSITY DR

W UNIVERSITY DR

CUSTER RD



EX. ZONING: COMMERCIAL AND PD-25
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US. 380 DISTRICT

EX. ZONING: COMMERCIAL
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US. 380 DISTRICT

EX. ZONING: MIXED USE AND PD-25
CURRENT USE: UNDEVELOPED
FUTURE LAND USE: US 380 DISTRICT

100YR ULTIMATE
FLOODPLAIN PER
STUDY BY O'BRIEN!

104 PROSPER LP
JEREMIAH HORN SURVEY
TRACT 12

APPROXIMATE LOCATION
OF F.E.M.A. FLOODPLAIN

LOT 3
5.335 AC.
(232,386 S.F.)

LOT 2
1.295 AC.
(56,424 S.F.)

REFER TO SHEET
2 FOR FUEL CENTER
DETAILS

TOWN OF PROSPER
JEREMIAH HORN SURVEY
TRACT 26

FF 14TH FAIRWAY LTD PTNSHP
JEREMIAH HORN SURVEY
TRACT 15

LOWE'S
94K DEEP

EX. ZONING: RETAIL/COMMERCIAL
CURRENT USE: RETAIL
FUTURE LAND USE: US. 380 DISTRICT

FINAL PL.
PROSPER PL
LOT 5, BLOC
VOLUME 2009, P.

BLOCK A, LO

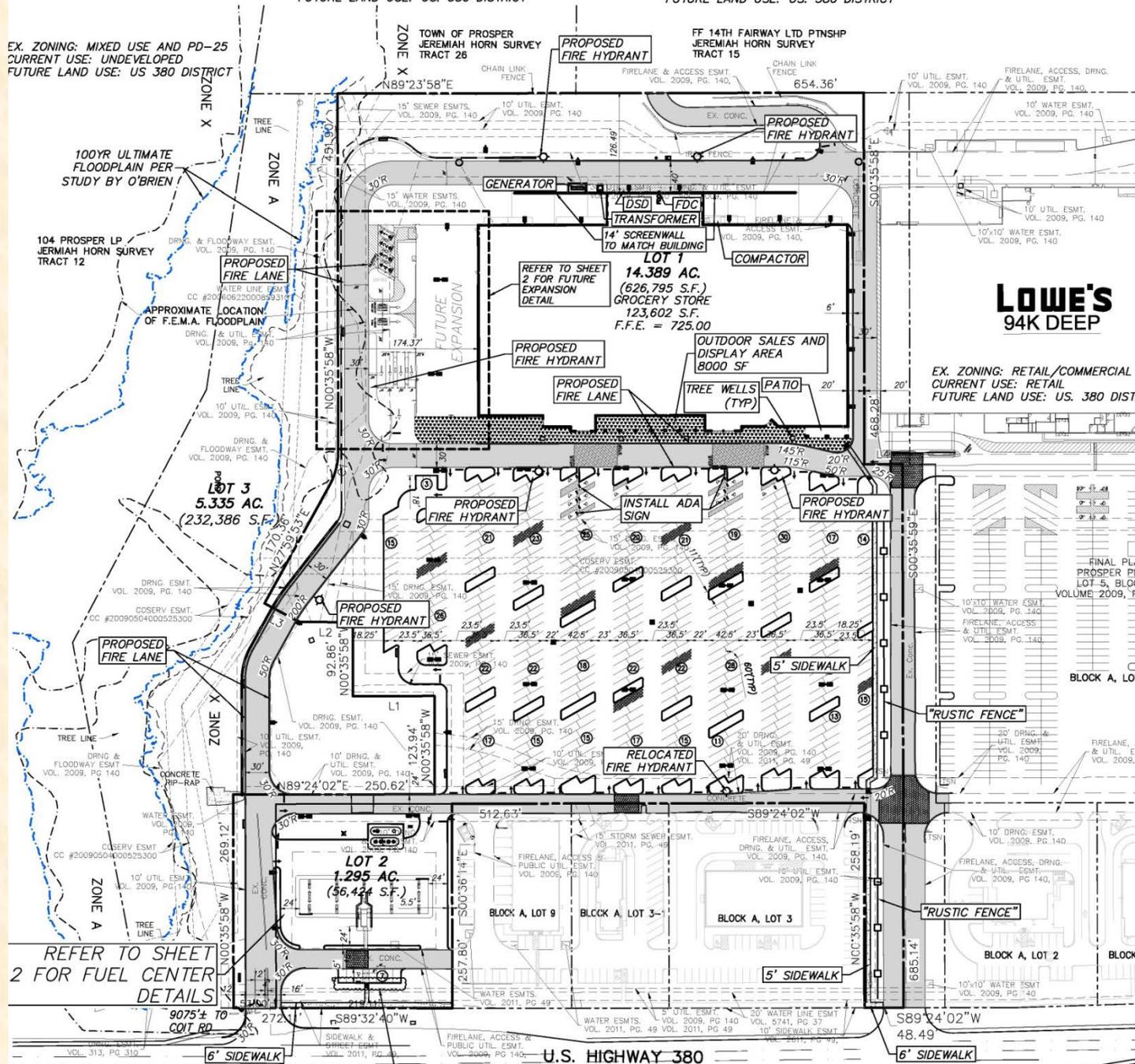
22' DRNG. &
UTIL. ESMT.
VOL. 2009, PG. 140

FIRELANE, ACCESS,
DRNG. & UTIL. ESMT.
VOL. 2009, PG. 140

BLOCK A, LOT 2

10'x10' WATER ESMT.
VOL. 2009, PG. 140

U.S. HIGHWAY 380



Prosper Plaza (Kroger) – Originally Proposed Elevations



Prosper Plaza (Kroger) – Revised Elevations



Shops at Prosper Trail (Kroger)

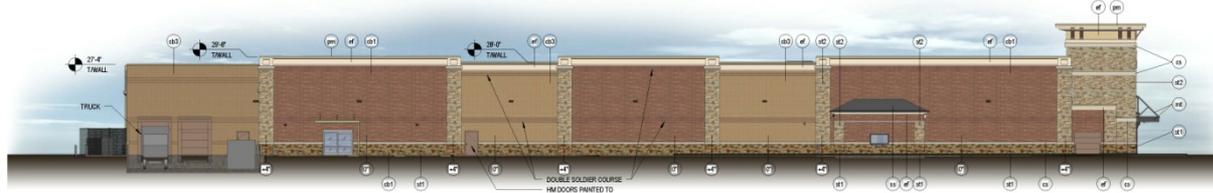


Prosper Plaza (Lowe's)

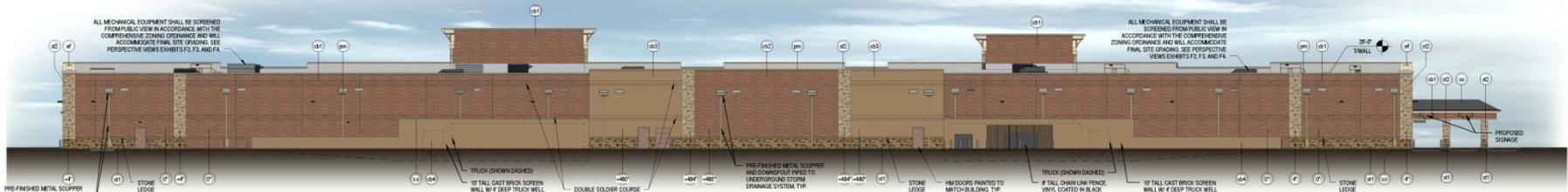




SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

- FINISH SCHEDULE**
- 01 Concrete Stone Veneer
 - 02 Face Stone Overlay - Pale Pink Cobble
 - 03 Concrete Stone Veneer
 - 04 Face Stone Overlay - Quarry Cobble
 - 05 Architectural Concrete Block
 - 06 Architectural Concrete Block
 - 07 Architectural Concrete Block
 - 08 Architectural Concrete Block
 - 09 Architectural Concrete Block
 - 10 Architectural Concrete Block
 - 11 Architectural Concrete Block
 - 12 Cast Stone
 - 13 Stone - Natural
 - 14 Rebar/rod E.I.F.S.
 - 15 Dry-laid Outer Shell/Masonry Brown
 - 16 Exposed Metal
 - 17 Paint to match Charcoal Gray
 - 18 Metal Coating
 - 19 Stone - Sierra Tan
 - 20 Clear Anodized Aluminum
 - 21 Standing Seam Metal Roof
 - 22 Stone - Charcoal Gray
 - 23 Glazing
 - 24 Gray Tint
 - 25 Matte
 - 26 Anemion - Light Tan

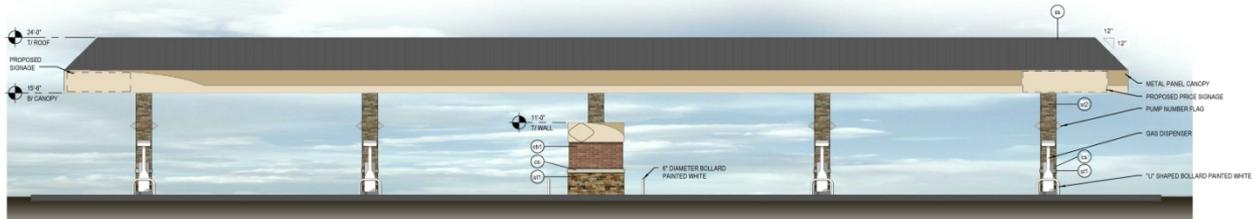
- Facade Plan Checklist**
- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division"
 - "All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance"
 - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
 - "All signage areas and locations are subject to approval by the Building Inspection Department"
 - "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

	Material Percentages			
	West	South	East	North
Conc. Block	59.6%	43.6%	71.2%	63.1%
Conc. Block - Split Face	0.0%	0.0%	0.0%	22.4%
ST1	8.8%	8.6%	6.9%	5.9%
ST2	11.0%	13.3%	7.5%	4.9%
EIFS	7.8%	10.0%	7.2%	0.5%
Cast Stone	2.8%	3.8%	1.8%	1.0%
Glazing	0.2%	12.3%	0.0%	0.0%

EXHIBIT F1 - CONCEPT ELEVATIONS

January 13, 2016





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE AND WILL ACCOMMODATE FINAL SITE GRADING.

Facade Plan Checklist

- * This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division
- * All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance
- * When permitted, exposed utility boxes and conduits shall be painted to match the building
- * All signage areas and locations are subject to approval by the Building Inspection Department
- * Windows shall have a maximum exterior visible reflectivity of ten (10) percent.

	Material Percentages			
	East	West	South	North
Architectural Concrete Block	4.62%	6.58%	0.00%	2.06%
Metal Roof	34.42%	34.42%	48.88%	48.88%
Metal Canopy	34.93%	34.93%	37.28%	37.28%
Stone	18.95%	18.95%	10.90%	11.26%
Cast Stone	2.65%	2.65%	0.84%	0.84%
Glass	3.44%	3.44%	2.10%	0.00%

FINISH SCHEDULE

- ④ Concrete Stone Veneer
Texas Stone Design Inc - Palo Pinto Cobble
- ⑥ Concrete Stone Veneer
Texas Stone Design Inc - Granbury Cobble
- ⑧ Architectural Concrete Block
Oldcastle - Quik Brik - Sandalwood Blend - 4"
- ⑩ Dark Bronze
- ⑫ Standing Seam Metal Roof
Berridge - Charcoal Grey
- ⑭ Mortar
Amerimix - Light Tan
- ⑮ Cast Stone
Siteworks - Natural

June 5, 2015

SW569

Prosper, TX



Shops at Prosper Trail – Kroger



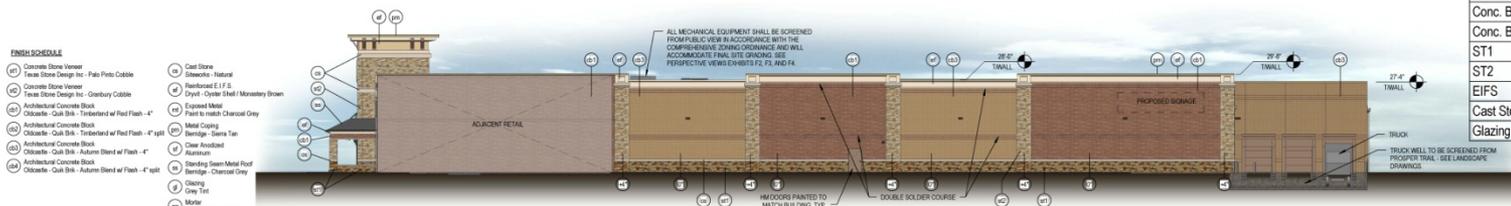
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

- FINISH SCHEDULE**
- 40 Concrete Stone Veneer
 - 41 Texas Stone Design Inc - Pats Procs Cobble
 - 42 Concrete Stone Veneer
 - 43 Texas Stone Design Inc - Country Cobble
 - 44 Architectural Concrete Block
 - 45 Concrete - Oak Blk - Timberland w/ Red Flash - 4"
 - 46 Architectural Concrete Block
 - 47 Concrete - Oak Blk - Timberland w/ Red Flash - 4" split
 - 48 Architectural Concrete Block
 - 49 Concrete - Oak Blk - Auburn Blend w/ Flash - 4" split
 - 50 Architectural Concrete Block
 - 51 Concrete - Oak Blk - Auburn Blend w/ Flash - 4" split
 - 52 Cast Stone
 - 53 Granite - Natural
 - 54 Rebarbed E.I.F.S.
 - 55 Dryvit - Outer Shell / Monotary Brown
 - 56 Engraved Metal
 - 57 Paint to match Charcoal Grey
 - 58 Metal Cladding
 - 59 Benbridge - Sierra Tan
 - 60 Clear Acoustic Acousticon
 - 61 Standing Seam Metal Roof
 - 62 Benbridge - Charcoal Grey
 - 63 Glazing Grey Tint
 - 64 Mirror
 - 65 Antennae - Light Tan

- Facade Plan Checklist**
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 - "All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance"
 - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
 - "All signage areas and locations are subject to approval by the Building Inspection Department"
 - "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

	Material Percentages			
	North	West	South	East
Conc. Block	59.6%	43.6%	71.2%	63.1%
Conc. Block - Split Face	0.0%	0.0%	0.0%	22.4%
ST1	8.8%	8.6%	6.9%	5.9%
ST2	11.0%	13.3%	7.5%	4.9%
EIFS	7.8%	10.0%	7.2%	0.5%
Cast Stone	2.8%	3.8%	1.8%	1.0%
Glazing	0.2%	12.3%	0.0%	0.0%

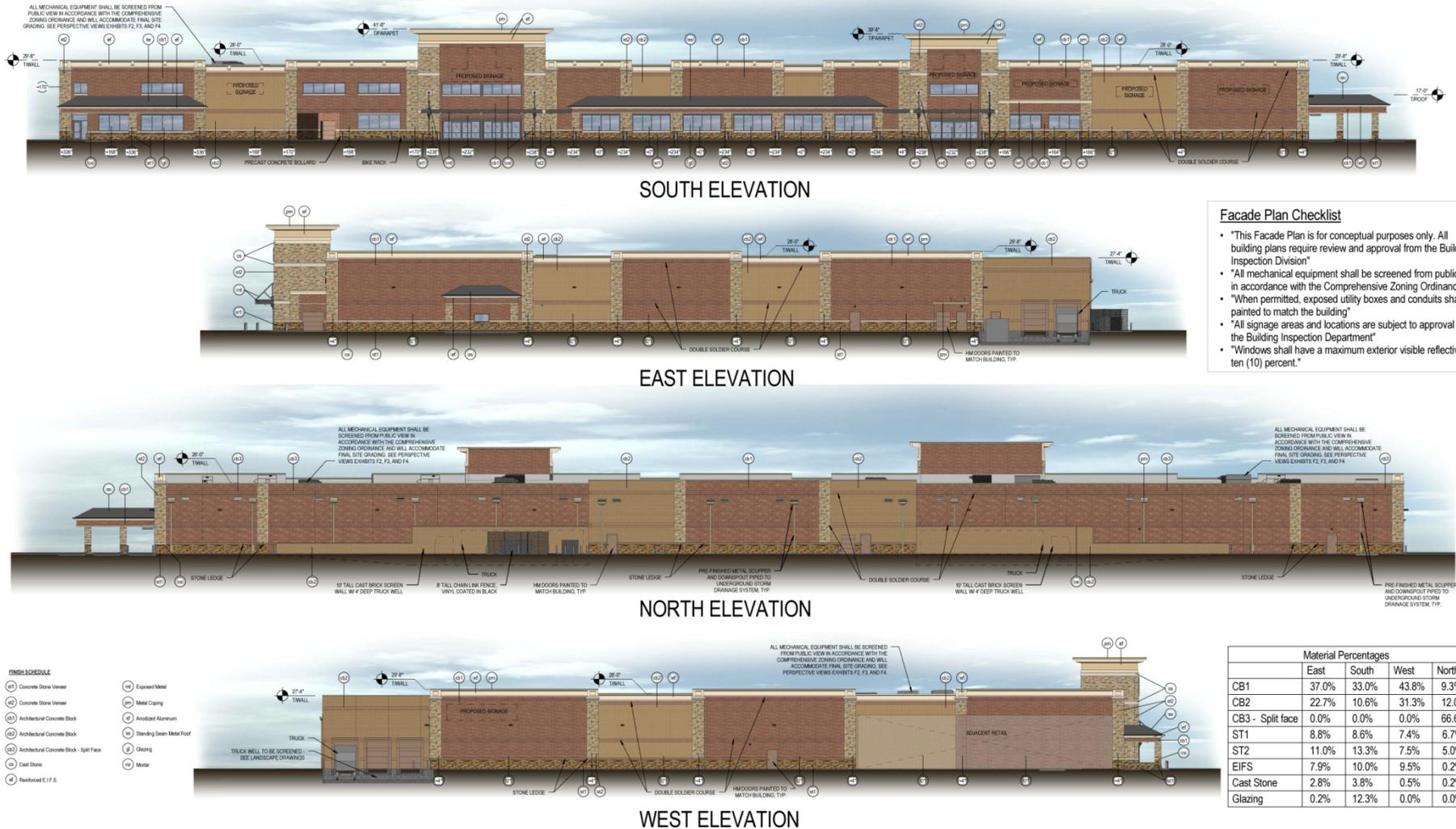
EXHIBIT F1 - CONCEPT ELEVATIONS

July 1, 2014

Prosper, TX
513501.10



Windsong Ranch Marketplace – Kroger



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- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division"
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 - "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

EXHIBIT F1 - CONCEPT ELEVATIONS

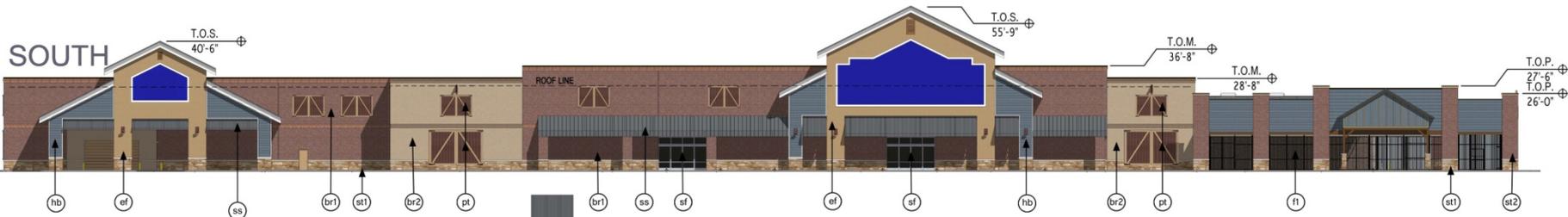
June 25, 2014

Big Box Store

Prosper, TX
514501.05



Prosper Plaza – Lowe's

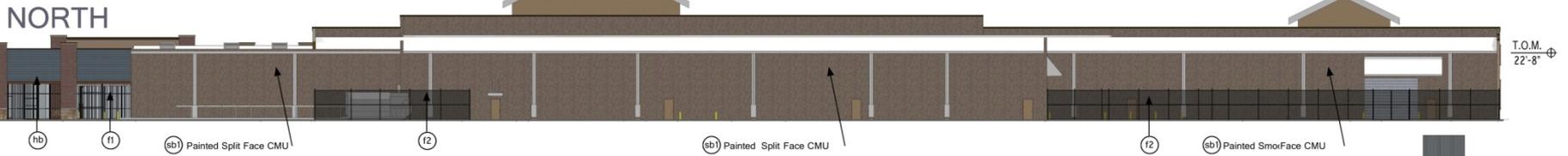


SOUTH FACADE (GROSS): 19,639s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 1,381 s.f.
SOUTH FACADE (NET): 18,255 s.f.
 = 100%

STONE 1,339s.f. = 7%
 BRICK 11,593s.f. = 64%
 STUCCO 2,303s.f. = 13%
 METAL CANOPY 1,368s.f. = 7%
 HARDY BOARD 1,652s.f. = 9%

EAST FACADE (GROSS): 9,968 s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,530 s.f.
EAST FACADE (NET): 7,438 s.f.
 = 100%

CMU 1,231s.f. = 16%
 STONE 2,553s.f. = 34%
 HARDY BOARD 2,364s.f. = 32%
 BRICK 1,290s.f. = 17%

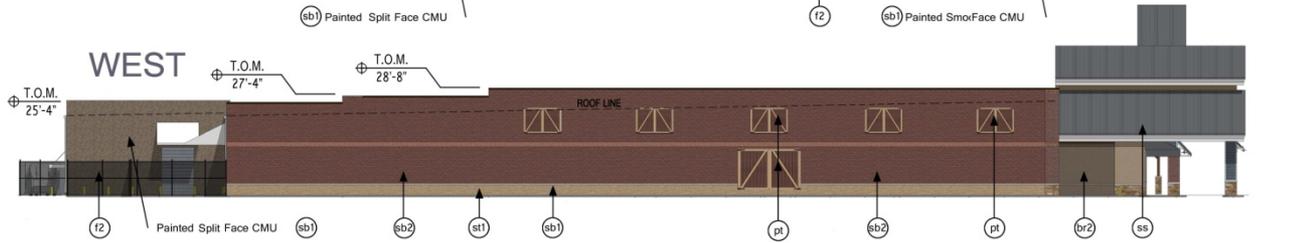


NORTH FACADE (GROSS): 13,235s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 2,440s.f.
NORTH FACADE (NET): 10,795s.f.
 100%

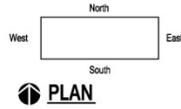
CMU 10,129s.f. = 94%
 STONE 38s.f. = .3%
 BRICK 230s.f. = 2%
 HARDY BOARD 398s.f. = 4%

WEST FACADE (GROSS): 9,465s.f.
STOREFRONT/FENCING/DOORS & OPENINGS: 591s.f.
WEST FACADE (NET): 8874s.f.
 100%

CMU 8,067s.f. = 91%
 STONE 108s.f. = 1.1%
 BRICK 666s.f. = 7.5%
 HARDY BOARD 33s.f. = .4%



- * THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION"
- * ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE"
- * WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING"
- * ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT"
- * WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT."



FINISH SCHEDULE

- (st1) Dry Stack Stone
- (st2) Dry Stack Stone
- (hb) Hardi Board Siding
- (br1) Architectural Brick
- (br2) Architectural Brick
- (st1) Architectural Concrete Block
- (sb2) Architectural Concrete Block
- (sb3) Architectural Concrete Block
- (pt) Paint - SW 6335 Fire Brick - "Hard Board Siding"
- (ca) Cast Stone
- (stucco) Stucco
- (metal) Metal Coping
- (clear) Clear Anodized Aluminum
- (ss) Standing Seam Metal Roof
- (fl) Architectural Fence
- (f2) Architectural Fence
- (sb1) Headwaters - Oklahoma Golden Chopped Stone
- (sb2) Headwaters - Split Face CMU, Painted SW7591
- (sb3) Headwaters - Smooth Face CMU, Painted SW7693
- (pt) Paint - SW 6335 Fire Brick - "Hard Board Siding"
- (ca) Cast Stone
- (stucco) Stucco
- (metal) Metal Coping
- (clear) Clear Anodized Aluminum
- (ss) Standing Seam Metal Roof
- (fl) Architectural Fence
- (f2) Architectural Fence

GRAPHIC REPRESENTATION ONLY NOT FOR CONSTRUCTION building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

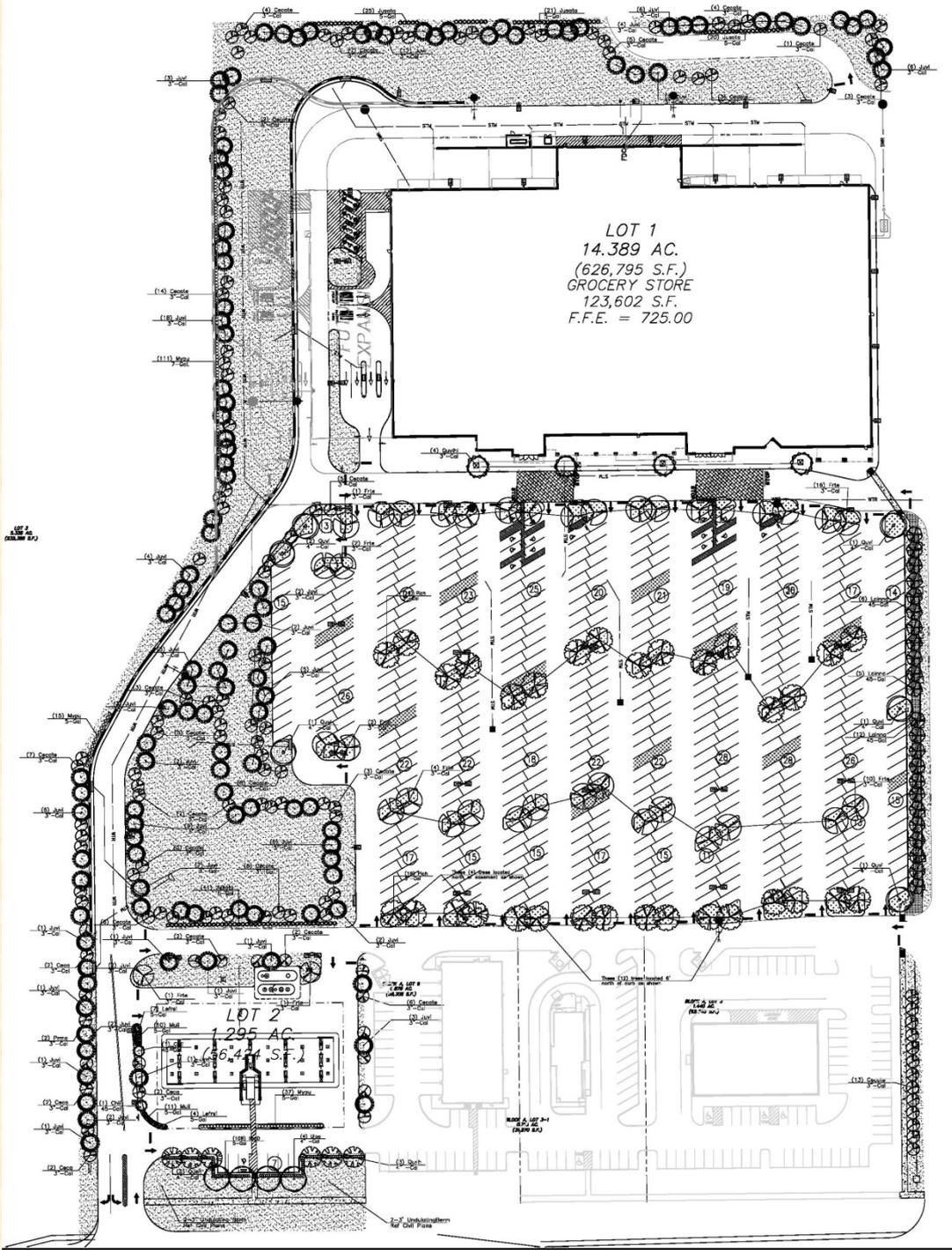


LOWE'S OF PROSPER, TEXAS
 W. UNIVERSITY DR. @ N. CUSTER DR.
 PROSPER, TEXAS

EXHIBIT F
 ZONING: Z15-009

9639 McCULLOUGH AVE. PH. 210.340.2400
 SAN ANTONIO, TEXAS 78216 FAX. 210.340.2449
 PROJECT No. 2015006 DATE: 05/05/15





LOT 1
14.389 AC.
(626,795 S.F.)
GROCERY STORE
123,602 S.F.
F.F.E. = 725.00

(114) Spruce
(115) Spruce
(116) Spruce

EXPAN

LOT 2

LOT 2
1.295 AC.
(56,437 S.F.)

7.4' 0" 10' 0" (4,000 S.F.)



Town of Prosper
"a place where everyone matters"

Agenda Item 7.

Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for Kroger, on 23.4± acres, located on the northwest corner of US 380 and Custer Road. (MD15-0004). (JW)



MD15-0004

W UNIVERSITY DR

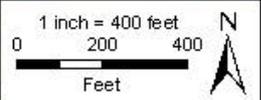
N CUSTER RD

CR 854

CR 853

W UNIVERSITY DR

CUSTER RD





SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

SIGN EXHIBIT C-4

January 13, 2016

Big Box Store

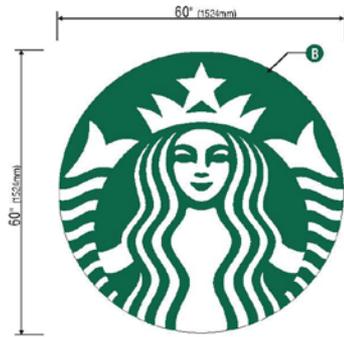
Prosper, TX
K515451



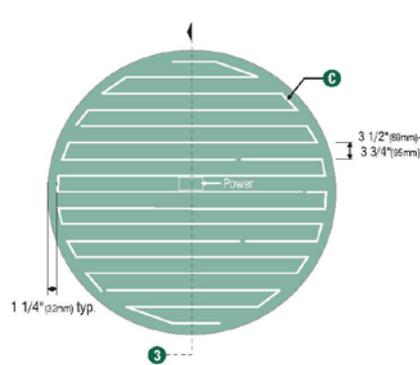
60" ILLUMINATED SIREN

Qty. 1 SBC-S13164-277

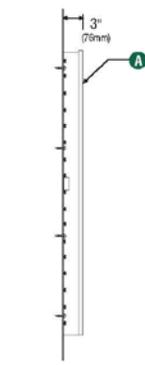
WALL SIGN 6



1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail
LED's Provided by Lumileds



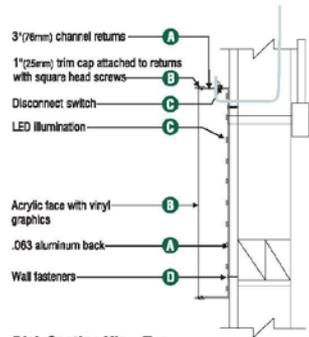
3 Section View



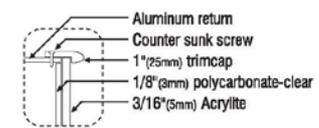
4 Side View

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumifluent™ white LED's installed to back of disk. Power with self-contained Lumifluent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.



5 Disk Section View Typ.



6 Enlarged Detail

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.82	1.82	277

COLOR LEGEND	
PMS/PAINIT	VINYL
PMS 3525 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
PMS 369 C	NA

HILTON DISPLAYS
125 HILLSIDE DRIVE - GREENVILLE SC 29607
P: 803 353 9192 - F: 804 242 2204
www.hiltondisplays.com

QID 15-28640
JOB NAME

LOCATION
Prosper TX

CUSTOMER CONTACT

SALESMAN / PM
Valerie Foster

DESIGNER
Brian Sowder

DWG. DATE
6-29-15

REV. DATE / REVISION

SCALE

FILE

DESIGN SPECIFICATIONS ACCEPTED BY:
EST: CLIENT:
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN FINISHES, MATERIALS AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



EXHIBIT C-5

060-00005155 (120V)
060-00005156 (277V)

060-00005005 (120V)
060-00005006 (277V)

WALL SIGN 7 **WALL SIGN & LETTERS**

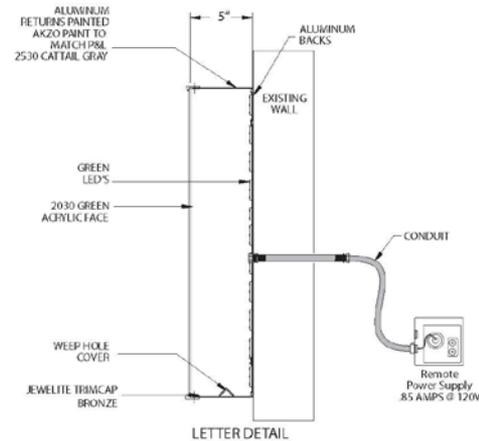
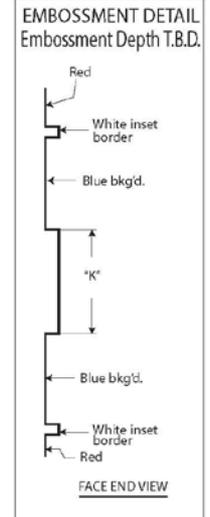
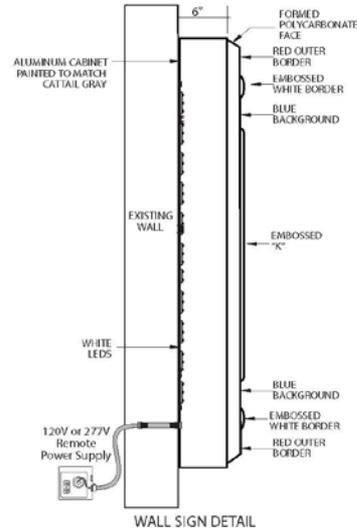


EXHIBIT C-6

403-LOGO-7X9SC-120
403-LOGO-7X9SC-277
403-CL52MKPL-RMT120
403-CL52MKPL-RMT277



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

Rev. #1	DATE	BY	Rev. #4	DATE	BY
	3-18-09	S.H.			
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



DRAWING NO:

53154.34

DATE: 2-9-09

S. Hawke

060-00005154 (120V)
060-00005157 (277V)

060-00005007 (120V)
060-00005008 (277V)

WALL SIGN 8 WALL SIGN & LETTERS



- 3630-157
- 2793
- WHITE
- TRIMCAP: BRONZE
- RETURNS: AKZO TO MATCH MATTHEWS P&L 2530 CATTAIL GRAY (Gloss Level T.B.D.)

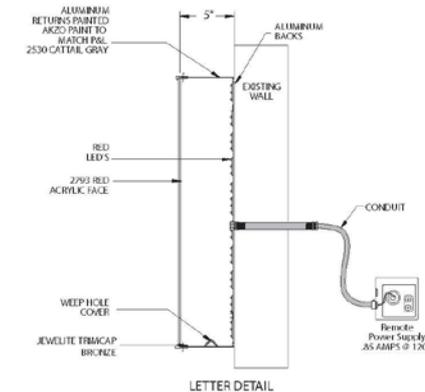
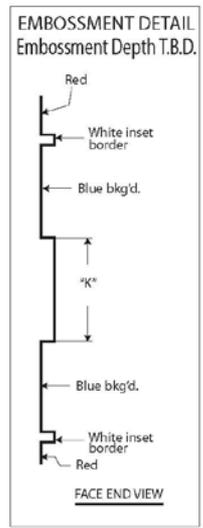
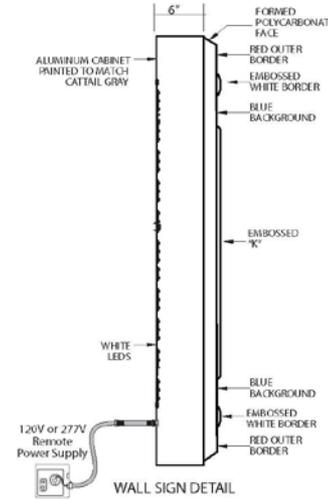


EXHIBIT C-7

403-LOGO-5X7SC-120
403-LOGO-5X7SC-277
403-CL24MKPL-RMT120
403-CL24MKPL-RMT277

CUMMINGS SIGNS
The International Sign Service
THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

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CUSTOMER APPROVAL:
DATE: _____

Rev. #1	DATE	BY	Rev. #4	DATE	BY
	3-10-09	S.H.			
Rev. #2	3-18-09	S.H.	Rev. #5		
Rev. #3			Rev. #6		



DRAWING NO:
53154.36
DATE: 2-10-09
S. Hawke



Town of Prosper
"a place where everyone matters"

Agenda Item 8.

Discussion on Town Hall/Multi-
Purpose Facility. (HW)



Town of Prosper
"a place where everyone matters"

Agenda Item 9.

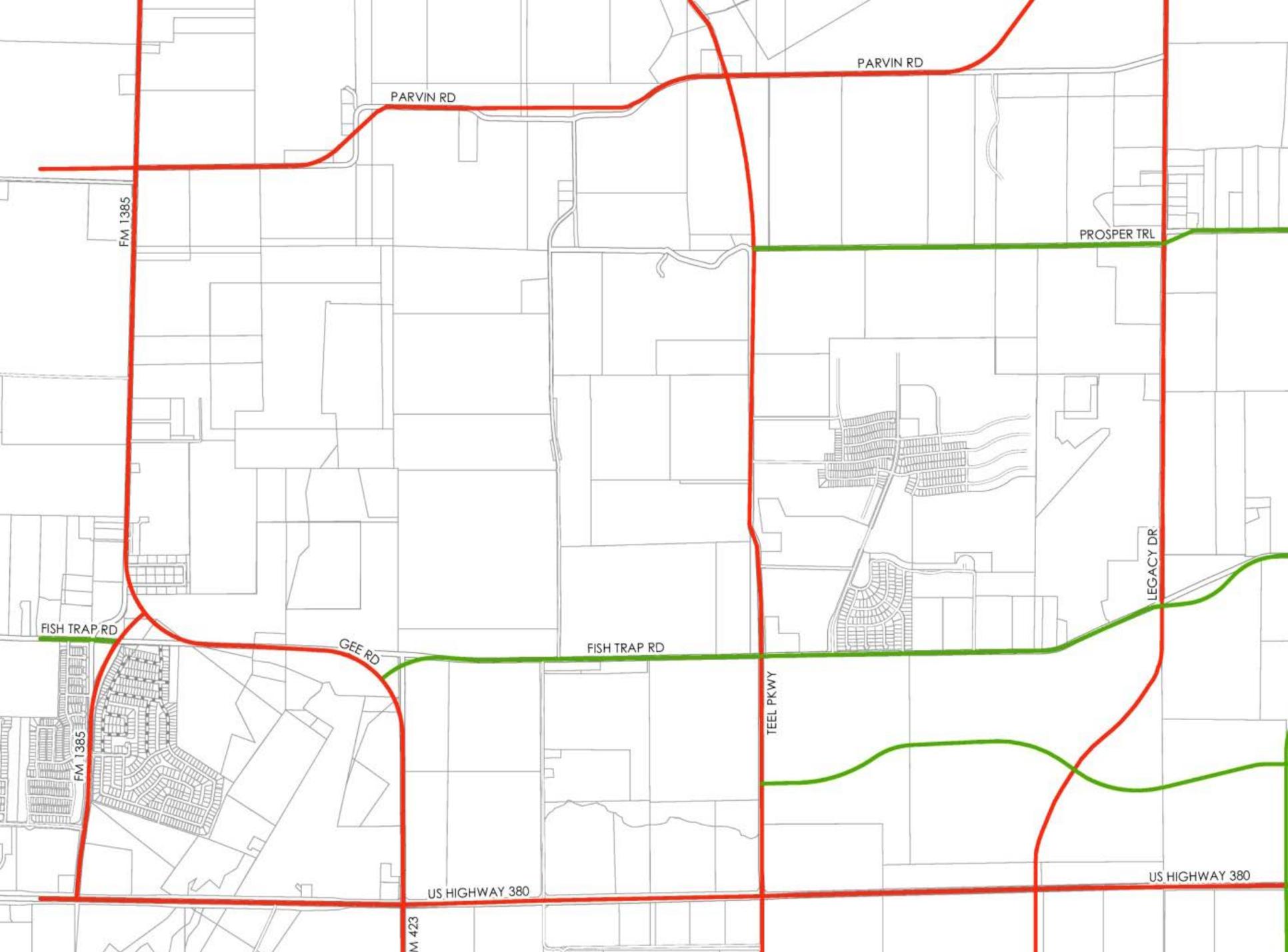
Consider and act upon authorizing the Town Manager to execute a Wastewater Impact Fees Reimbursement Agreement between TVG Texas I, LLC, and the Town of Prosper, Texas, related to the extension of wastewater lines to serve the Windsong Ranch development.
(HW)



Town of Prosper
"a place where everyone matters"

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute a Roadway Impact Fees Reimbursement Agreement between TVG Texas I, LLC, and the Town of Prosper, Texas, related to the extension of thoroughfares to serve the Windsong Ranch development. (HW)



PARVIN RD

PARVIN RD

PROSPER TRL

FM 1385

LEGACY DR

FISH TRAP RD

GEE RD

FISH TRAP RD

TEEL PKWY

FM 1385

US HIGHWAY 380

US HIGHWAY 380

FM 423



Town of Prosper

"a place where everyone matters"

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
"a place where everyone matters"

Agenda Item 11.(con't)

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 551.071 – Consultation with the Town Attorney regarding legal issues associated with annexation agreements in Town ETJ areas, development issues associated with areas subject to annexation agreements, and all matters incident and related thereto.*



Town of Prosper
"a place where everyone matters"

Agenda Item 11.(con't)

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:

- 11d. Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with the Texas Department of Housing and Community Affairs HTC Program, including requirements under Title 10, Chapter 10 of the Texas Administrative Code, and all matters incident and related thereto.*



Town of Prosper
"a place where everyone matters"

Agenda Item 12.

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



Town of Prosper

"a place where everyone matters"

Agenda Item 13.

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

- Discussion of Capital Improvement Advisory Committee (CIAC) pursuant to Chapter 395 of the Texas Local Government Code. (HW)



Town of Prosper

"a place where everyone matters"

- Villages at Prosper Trail - Drainage



Location of Creek Bank Failure

Berkshire Dr

Berkshire Ct

Hampshire Dr

Hampshire Dr

Innovative People Consulting Solutions

The Village at Prosper Trail by Ryland Homes

Devonshire Drive

Devonshire Drive

Somerset Way

Norfolk Dr

Trail

Prosper Trail

W Prosper Trail

Prosper Trail

W Prosper Trail

Cook Ln

Prosper Rd

ProBuild

June 10, 2015



January 11, 2016



Proposal



KNIGHT EROSION CONTROL, INC.
 P.O. Box 202541
 Arlington, Texas 76006
 Metro: 817/640-4442 Fax: 817/649-7782
www.knighterosioncontrol.com

Date: May 29, 2015

Proposal No. 1



6251 FM 2478
 McKinney, TX 75071

December 3, 2015

Mr. Jeff McKenney
 Executive Vice President
 ISM Dalcon, Inc.
 14001 Dallas Parkway, 11th Floor
 Dallas, Texas 75240

Re: Villages of Prosper Trail Channel Repair - Prosper, TX

Please see below our bid for the erosion control improvements for the above men-
 tioned project. We appreciate the opportunity and look forward to working with you in the
 future. Please call me with any questions.

Item Description	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS	\$ 2,400.00	\$2,400.00
Tree removal & hauloff for work area	1	LS	\$ 1,800.00	\$1,800.00
Import dirt for backfill	25	LD	\$ 425.00	\$10,625.00
Establish slope, grading, misc work area clean up	1	LS	\$ 11,800.00	\$11,800.00
Provide and install 8'x12" stone rip rap	65	TN	\$ 130.00	\$8,450.00
Provide and install TRM high velocity erosion mat	3,200	SF	\$ 1.05	\$3,360.00
Provide & install curlex 1 erosion mat & seed	25,000	SF	\$ 0.17	\$4,250.00
Silt removal - East side of box culvert apron	1	LS	\$ 5,900.00	\$5,900.00
Allowance for damaged 8' sidewalk replacement	1	LS	\$ 3,000.00	\$3,000.00
Sales tax				\$3,521.51
Total				\$55,106.51

Sincerely,

Matt Edgermon
 Vice President
 Southwest Erosion Control, Inc.
 214 882-5999
matt@swerosioncontrol.com

Proposal Submitted To

Junction Property Management
 Attn: John Tarlton
 2815 Valley View Lane, #204
 Farmers Branch, TX 75234
 972/484-2060
John@junctionproperty.com

Work Performed At

Re-establish grade and install R-Rap with Manta Rays (earth anchors) and geo-grid at The Village at Prosper. The site is located east of bridge on Somerset Way at Hampshire Drive in Prosper, Texas.

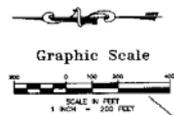
We hereby propose to furnish all the materials and perform the labor necessary for the completion of approximately 99 L.F. of **R-Rap** wall 7 feet high. Bags will be biodegradable. A continuous gravel drain with fabric wrapped side with a continuous drain pipe will be installed at base of wall to relieve hydraulic pressures and trap the silt. Necessary steel will be installed to ensure proper strength. Proposal includes engineering, topo survey and permits.

R-Rap Wall \$ 65,848.00

~\$25K HOA Participation

6256

LOT	AREA	OWNER	LOT	AREA	OWNER
101	217.27	W. H. HORN	115	102.17	W. H. HORN
102	217.27	W. H. HORN	116	102.17	W. H. HORN
103	217.27	W. H. HORN	117	102.17	W. H. HORN
104	217.27	W. H. HORN	118	102.17	W. H. HORN
105	217.27	W. H. HORN	119	102.17	W. H. HORN
106	217.27	W. H. HORN	120	102.17	W. H. HORN
107	217.27	W. H. HORN	121	102.17	W. H. HORN
108	217.27	W. H. HORN	122	102.17	W. H. HORN
109	217.27	W. H. HORN	123	102.17	W. H. HORN
110	217.27	W. H. HORN	124	102.17	W. H. HORN
111	217.27	W. H. HORN	125	102.17	W. H. HORN
112	217.27	W. H. HORN	126	102.17	W. H. HORN
113	217.27	W. H. HORN	127	102.17	W. H. HORN
114	217.27	W. H. HORN	128	102.17	W. H. HORN
115	217.27	W. H. HORN	129	102.17	W. H. HORN
116	217.27	W. H. HORN	130	102.17	W. H. HORN
117	217.27	W. H. HORN	131	102.17	W. H. HORN
118	217.27	W. H. HORN	132	102.17	W. H. HORN
119	217.27	W. H. HORN	133	102.17	W. H. HORN
120	217.27	W. H. HORN	134	102.17	W. H. HORN
121	217.27	W. H. HORN	135	102.17	W. H. HORN
122	217.27	W. H. HORN	136	102.17	W. H. HORN
123	217.27	W. H. HORN	137	102.17	W. H. HORN
124	217.27	W. H. HORN	138	102.17	W. H. HORN
125	217.27	W. H. HORN	139	102.17	W. H. HORN
126	217.27	W. H. HORN	140	102.17	W. H. HORN
127	217.27	W. H. HORN	141	102.17	W. H. HORN
128	217.27	W. H. HORN	142	102.17	W. H. HORN
129	217.27	W. H. HORN	143	102.17	W. H. HORN
130	217.27	W. H. HORN	144	102.17	W. H. HORN
131	217.27	W. H. HORN	145	102.17	W. H. HORN
132	217.27	W. H. HORN	146	102.17	W. H. HORN
133	217.27	W. H. HORN	147	102.17	W. H. HORN
134	217.27	W. H. HORN	148	102.17	W. H. HORN
135	217.27	W. H. HORN	149	102.17	W. H. HORN
136	217.27	W. H. HORN	150	102.17	W. H. HORN



Amberwood Farms Ltd.
98-000221 CCLR
Amberwood Farms Phase One
Cabinet K, Page 515 CCMR

FLOODWAY EASEMENT DETERMINATION
Note: Floodway easement taken from Final Plat Gentle Creek Estates Phase One recorded in Cabinet K, Page 474-475. The Floodway easement from the final plat was taken from the F.C.M.A. Parcel No. 4800C 01250 & 4800C 01300 dated Jan. 19, 1995. The Floodway easement on Lots 25 & 26 was determined by an on the ground survey. Floodway easement on all other lots may be determined by an on the ground survey or fully developed information.

Suzanne Vince Robas
CC# 92-0030135 CCLR

Gentle Creek Estates, Phase One
Cabinet K, Page 474 & 475 CCMR

Neal C. Small, Trust
CC# 98-0062445 CCLR

78 HORN RECORD & COLLAR COUNTY, TEXAS
HONORABLE HELEN STANGE
CLERK
AT
NUMBER PAGE OF
VO PLAT RECORDER



Northerly, along said curve having a central angle of 01°04'30" with a radius of 350.00 feet, for an arc distance of 8.50 feet (chord = North 114°07' East, 8.50 feet) to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve having a central angle of 211°18'22" with a radius of 840.00 feet, for an arc distance of 212.15 feet (chord = North 02°43'14" East, 211.18 feet) to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve having a central angle of 171°14' with a radius of 1825.00 feet, for an arc distance of 407.45 feet (chord = North 122°22'37" West, 438.72 feet) to a 5/8-inch iron rod found marking the end of said curve.
North 233°36' West, 248.50 feet to a 5/8-inch iron rod found marking the beginning of a curve to the right.
Northerly, along said curve to the right having a central angle of 225°14' with a radius of 980.00 feet, for an arc distance of 397.83 feet (chord = North 123°14' West, 284.40 feet) to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve having a central angle of 38°49' with a radius of 1075.00 feet, for an arc distance of 74.82 feet (chord = North 22°07'47" West, 73.58 feet) to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve having a central angle of 181°47'54" with a radius of 50.00 feet, for an arc distance of 141.18 feet (chord = North 08°48'07" West, 88.74 feet) to a 1/2-inch iron rod found marking the end of said curve.
North 091°23' West, 31.40 feet to the point of beginning and containing 58.142 acres of land.

THENCE along said curving right-of-way line of Winding Creek Road (50' R.O.W.), northerly, along said curve to the left having a central angle of 27°00'42" with a radius of 80.00 feet, for an arc distance of 235.83 feet (chord = North 28°08'51" East, 70.70 feet) to a 5/8-inch iron rod found marking the end of said curve and marking the beginning of the winding right-of-way line of Winding Creek Road.

THENCE with the westerly right-of-way line of Winding Creek Road (50' R.O.W.) as follows:
North 152°35' West, 225.34 feet to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve to the left having a central angle of 02°41'02" with a radius of 780.00 feet, for an arc distance of 80.89 feet (chord = North 227°30' West, 80.94 feet) to a 5/8-inch iron rod found marking the beginning of a curve to the left.
Northerly, along said curve having a central angle of 240°17' with a radius of 300.00 feet, for an arc distance of 147.40 feet (chord = North 13°20'22" West, 142.38 feet) to a 5/8-inch iron rod found marking the beginning of 50-foot radius curve to the left.
Northerly, along said curve having a central angle of 100°08'44" with a radius of 50.00 feet, for an arc distance of 87.37 feet (chord = North 05°10'44" East, 78.87 feet) to a 5/8-inch iron rod found marking the end of said curve and the beginning of a curve to the right.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That LARRY A. & TERRI L. COLEMAN, WINFIELD HOLDING, INC., GREGORY E. & LISA O. THOMPSON, EDGAR THOMPSON & OLIVIA HILL COMPANY, PROSPER LAND COMPANY, L.L.C., JEFFREY G. & PAMELA K. TONEY, JAMES D. & BEVERLY TONEY, and MICHAEL J. & SUSAN R. STUMP, are the owners of Lots 6 through 27, Block A of Gentle Creek Estates, Phase One, as addition to the Town of Prosper recorded in Cabinet K, Pages 474 and 475 of the Collin County Map Records with said provisions being more particularly described as follows:

BEGINSING at a 1/2-inch iron rod found in the north right-of-way line of Winding Creek Road (50' R.O.W.) marking the southwest corner of Lot 6 and the southeast corner of Lot 5, Block A of said addition;

THENCE with a common line to Lots 5 and 6, North 01°42'22" West, 350.00 feet to a 5/8-inch iron rod found in the south right-of-way line of F.M. Road No. 1461 (50' R.O.W.) marking the northeast corner of Lot 6 and the northeast corner of Lot 5;

THENCE with the south right-of-way line of F.M. Road No. 1461 and the north line of Lot 6, South 88°12'30" East, 484.20 feet to a pole in the center of Wilson Creek;

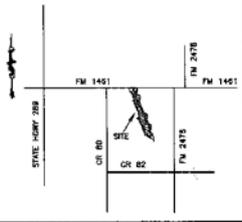
THENCE with the center of Wilson Creek and its downstream meanders as follows:

South 48°42'25" East, 251.88 feet; South 01°42'20" East, 151.83 feet; North 85°38'10" West, 128.25 feet; South 25°37'12" West, 79.80 feet; South 39°05'45" East, 328.20 feet; South 70°44'40" East, 174.55 feet; South 22°12'44" East, 120.30 feet; South 18°34'42" West, 358.50 feet; South 20°34'45" East, 343.00 feet; South 24°23'30" East, 303.24 feet; South 18°18'18" East, 268.30 feet; South 27°34'45" East, 130.70 feet; South 47°24'45" East, 435.30 feet; South 12°20'20" East, 346.10 feet; South 27°51'07" East, 318.55 feet; South 51°32'28" East, 299.20 feet; South 04°34'20" East, 346.10 feet; South 27°51'07" East, 318.55 feet; South 27°52'20" East, 514.85 feet; South 20°20'20" East, 299.60 feet; South 07°11'11" West, 150.53 feet to the intersection with the projected center of Gentle Creek.

THENCE with the center and upstream meanders of Gentle Creek on follows:

North 51°27'00" West, 225.32 feet; North 80°37'30" West, 71.10 feet; North 37°09'00" West, 48.50 feet; North 22°13'30" East, 80.00 feet; North 37°24'30" West, 51.00 feet; South 81°34'00" West, 93.00 feet; North 79°42'20" West, 43.00 feet; North 18°52'00" West, 111.00 feet; North 57°09'20" West, 130.00 feet; South 07°24'30" West, 100.00 feet; North 18°52'00" West, 30.00 feet; North 81°39'15" West, 54.00 feet; North 20°02'20" West, 80.00 feet; North 18°52'00" West, 100.00 feet; South 77°42'20" West, 125.01 feet; North 18°52'00" West, 409.73 feet to a 5/8-inch iron rod found in the right-of-way of a 50-foot radius curve of Winding Creek Road.

LOCATION MAP - N.T.S.



78 HORN RECORD & COLLAR COUNTY, TEXAS
HONORABLE HELEN STANGE
CLERK
AT
NUMBER PAGE OF
VO PLAT RECORDER

Replat
Gentle Creek Estates, Phase One
Lots 6 thru 27, Block A
an Addition to the Town of Prosper
W.T. Horn Survey, Abstract No. 376 &
W.T. Horn Survey, Abstract No. 319
Collin County, Texas
May 26, 2000
Page 1 of 2

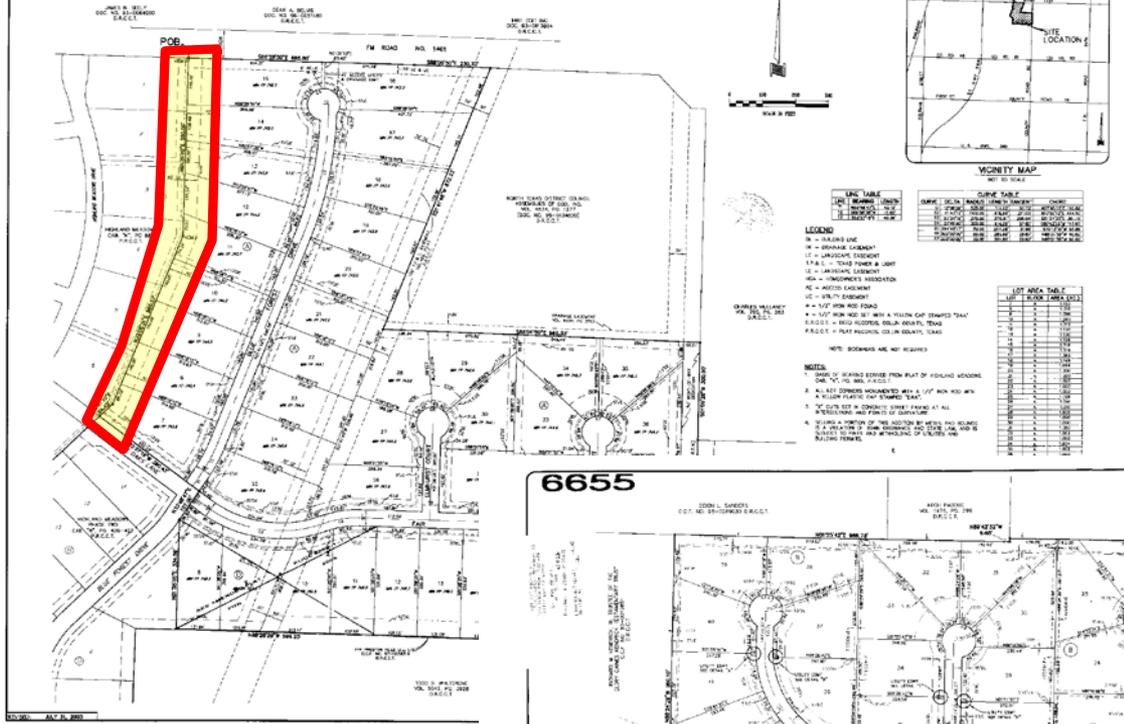
S3846

SURVEYOR
Roome Surveying, Inc.
2000 Ave. G, Suite 804
Plano, Texas
(O) 972-423-4372 (F) 972-423-7523



F:\1999\GENTLEFP.dwg

8265



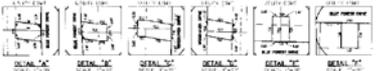
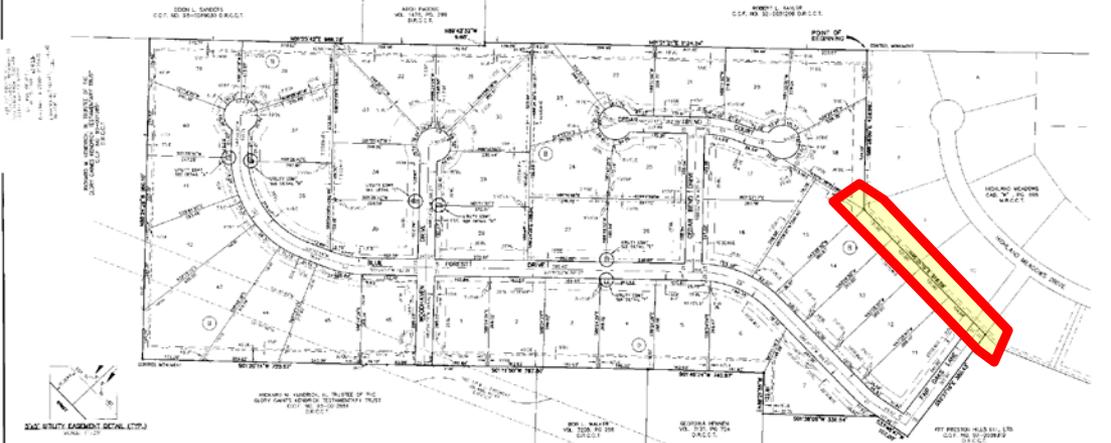
LEGEND

B = BOUNDARY LINE
 B-C = BOUNDARY CORNER
 C = CURVE CENTER
 F.P.S. = TOTAL POINTS & JOINT
 L = LATERAL EASEMENT
 M = MEASUREMENT ASSOCIATION
 R = RIGHT EASEMENT
 S = 1/2" FOR RED ROAD
 S-C = 1/2" FOR RED SET WITH A YELLOW PLATE OR SHARED TRAIL
 S-C-S = 1/2" FOR RED, YELLOW, ORANGE, GREEN, BLUE
 S-C-S-C = 1/2" FOR RED, YELLOW, ORANGE, GREEN, BLUE, PURPLE
 S-C-S-C-S = 1/2" FOR RED, YELLOW, ORANGE, GREEN, BLUE, PURPLE, PINK

NOTES

1. ALL SET BACKS SHALL BE MEASURED FROM PLAT OF HOUSING HOODS OR FROM THE 1/2" FOR RED LINE.
 2. ALL SET BACKS SHOWN WITH A 1/2" FOR RED LINE SHALL BE MEASURED FROM THE 1/2" FOR RED LINE.
 3. ALL SET BACKS SHOWN WITH A YELLOW PLATE OR SHARED TRAIL SHALL BE MEASURED FROM THE CENTERLINE OF THE TRAIL.
 4. SET BACKS SHALL BE MEASURED FROM THE CENTERLINE OF THE TRAIL.
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 9. SET BACKS SHALL BE MEASURED FROM THE CENTERLINE OF THE TRAIL.
 10. SET BACKS SHALL BE MEASURED FROM THE CENTERLINE OF THE TRAIL.

6655



LEGEND

B = BOUNDARY LINE
 B-C = BOUNDARY CORNER
 C = CURVE CENTER
 F.P.S. = TOTAL POINTS & JOINT
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NOTES

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S4906

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 5. SET BACKS SHALL BE MEASURED FROM THE CENTERLINE OF THE TRAIL.

**FINAL PLAT
HIGHLAND MEADOWS
PHASE TWO**

AN ADDITION TO THE TOWN OF PROSPER
 COLLIN COUNTY, TEXAS

DECEMBER 2003
 43 LOTS
 53.730 ACRES

ENGINEER
 SONDY, ANDERSON AND ASSOCIATES, INC.
 3225 VIKING TRAIL, SUITE 200
 FORT WORTH, TEXAS 76131 (817) 531-0864

OWNER / DEVELOPER
 PFF PRESTON HILLS, L.L.C., LTD.
 18475 DORIS FORTNEY, SUITE 800
 DALLAS, TEXAS 75248 (972) 921-7400



Town of Prosper

"a place where everyone matters"

- **Roadway Section Cost Comparison (25' B-B)**

Concrete Curb and Gutter with Underground Drainage

≈ \$28/LF (total for both sides of the roadway)

Town Thoroughfare Concrete Road Section between Curbs

≈ \$86/LF (8" reinforced concrete on 6" lime subgrade)

US 380 - Asphalt Road Section between Curbs

≈ \$114/LF (11.5" three types asphalt on 6" lime subgrade)

**Adjust to 10" asphalt for Town's reduced vehicular loading

≈ \$99/LF

TOTAL ROADWAY SECTION w/CONCRETE = \$114/LF

TOTAL SECTION w/ADJUSTED ASPHALT = \$127/LF

- Concrete is \$68,640 less per mile and longer life.



Town of Prosper
"a place where everyone matters"

Agenda Item 14.

Adjourn

The Town of Prosper Town Hall/Multi-Purpose Building Council Update Schematic Design

January 26, 2016

RANDALL
SCOTT

ARCHITECTS

ARCHITECTURE | INTERIORS | PLANNING



Specialists in Municipal and Public Architecture





Proposed Exterior Design

DESIGN TENETS

- TIMELESS ARCHITECTURE
- CONTEXTUALISM
- SUSTAINABLE DESIGN
- INNOVATION

TIMELESS ARCHITECTURE

- BEAUX ARTS
- NEOCLASSICAL
- ROMANESQUE

PREVALENT MATERIALS

- BRICK
- NATURAL STONE
- CAST STONE

CONTEXTUALISM

- REFLECT MATERIALS IN
SURROUNDING CONTEXT

INNOVATION

- COMBINE TRANSITIONAL
ARCHITECTURE WITH ECLECTICISM



Scheme A (Original - Brick with Metal Ends)



SOUTHWEST – SCHEME A



SOUTHEAST – SCHEME A



NORTHWEST – SCHEME A



Scheme B

(Brick & Stone Ends)



SOUTHWEST – SCHEME B



SOUTHEAST – SCHEME B



SOUTH ELEVATION



EAST ELEVATION



Scheme C (Brick, Stone & Metal Ends)



SOUTHWEST – SCHEME C



SOUTHEAST – SCHEME C



SOUTH ELEVATION



WEST ELEVATION



**Scheme D
(Brick & Stone Ends
with Metal Portal**



SOUTHWEST – SCHEME B



SOUTHWEST – SCHEME D



Building Lobby Sketches



VIEW LOOKING NORTHEAST AT MAIN LOBBY



VIEW LOOKING NORTHEAST AT MAIN LOBBY



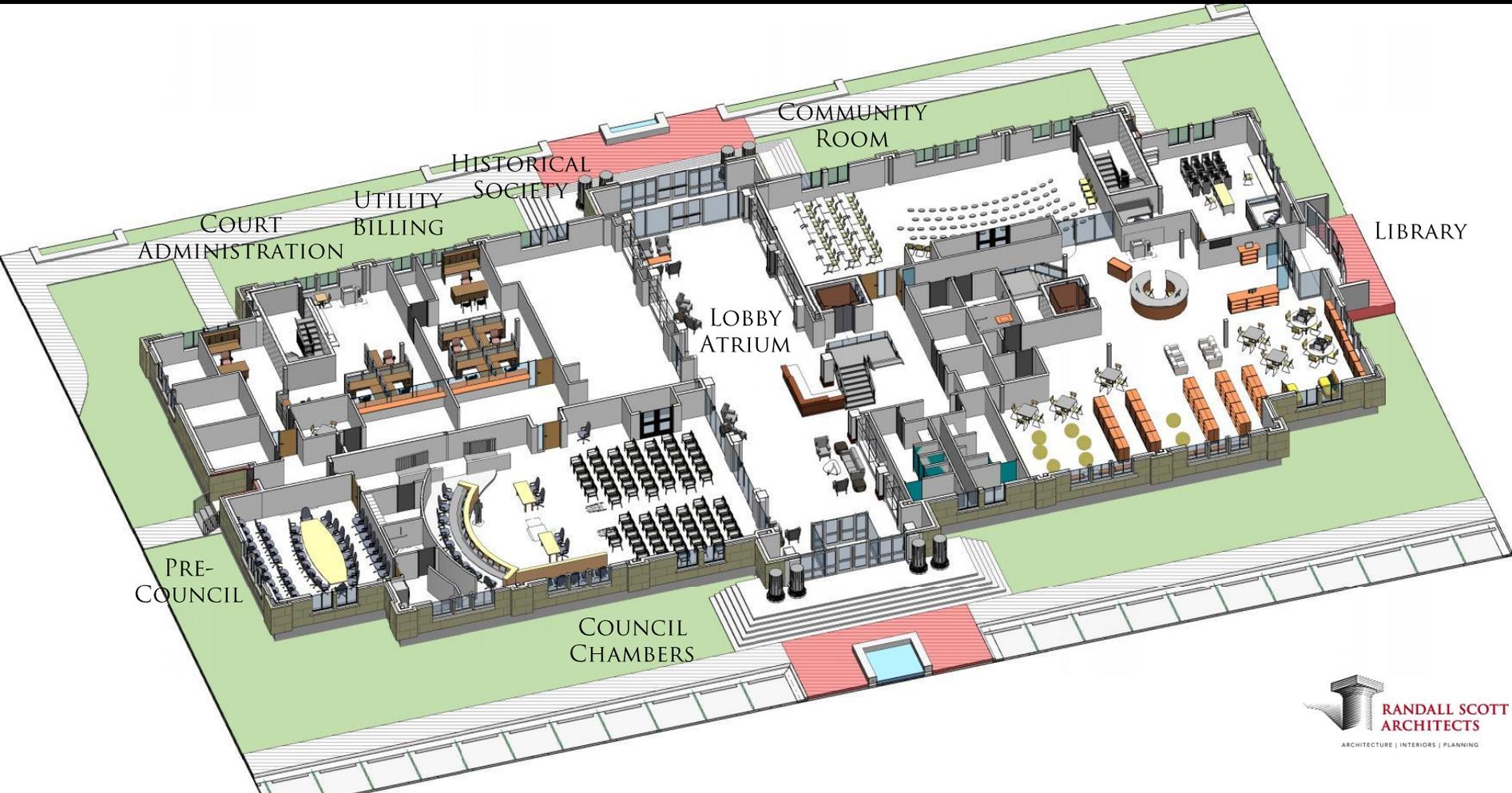
VIEW LOOKING SOUTH AT MAIN LOBBY



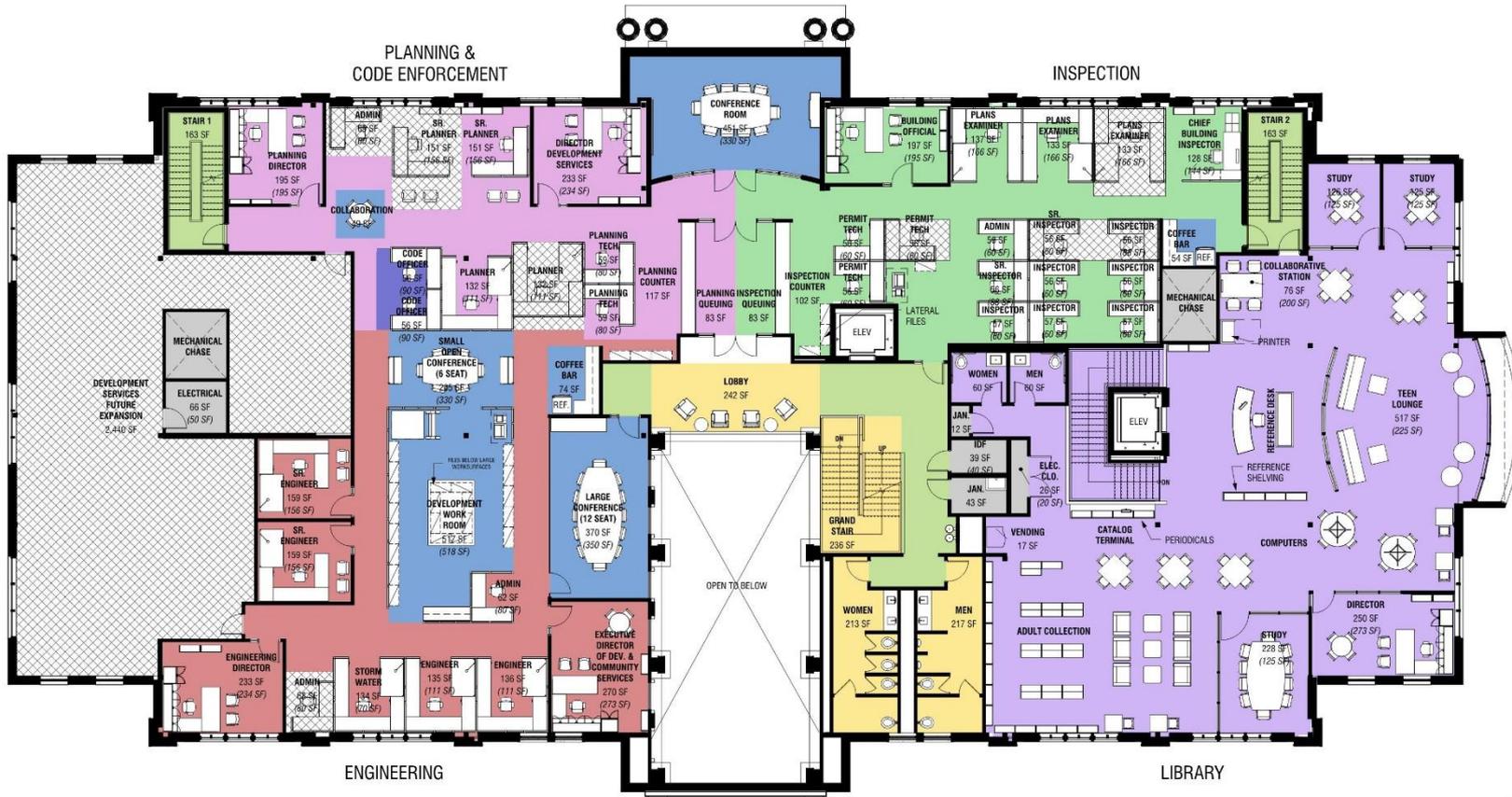
VIEW LOOKING NORTH AT MAIN LOBBY



Floor Plans



FIRST FLOOR



PLANNING &
CODE ENFORCEMENT

INSPECTION

ENGINEERING

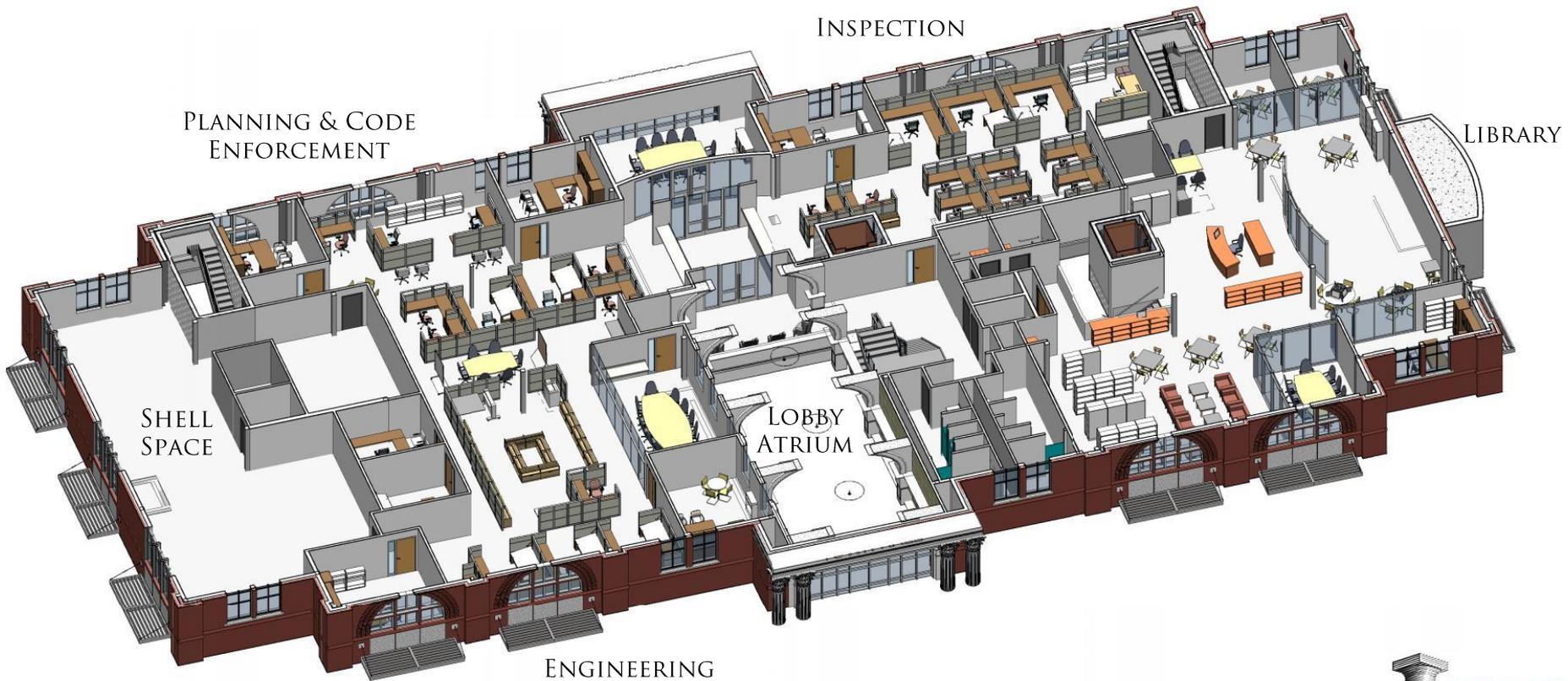
LIBRARY

Department Legend

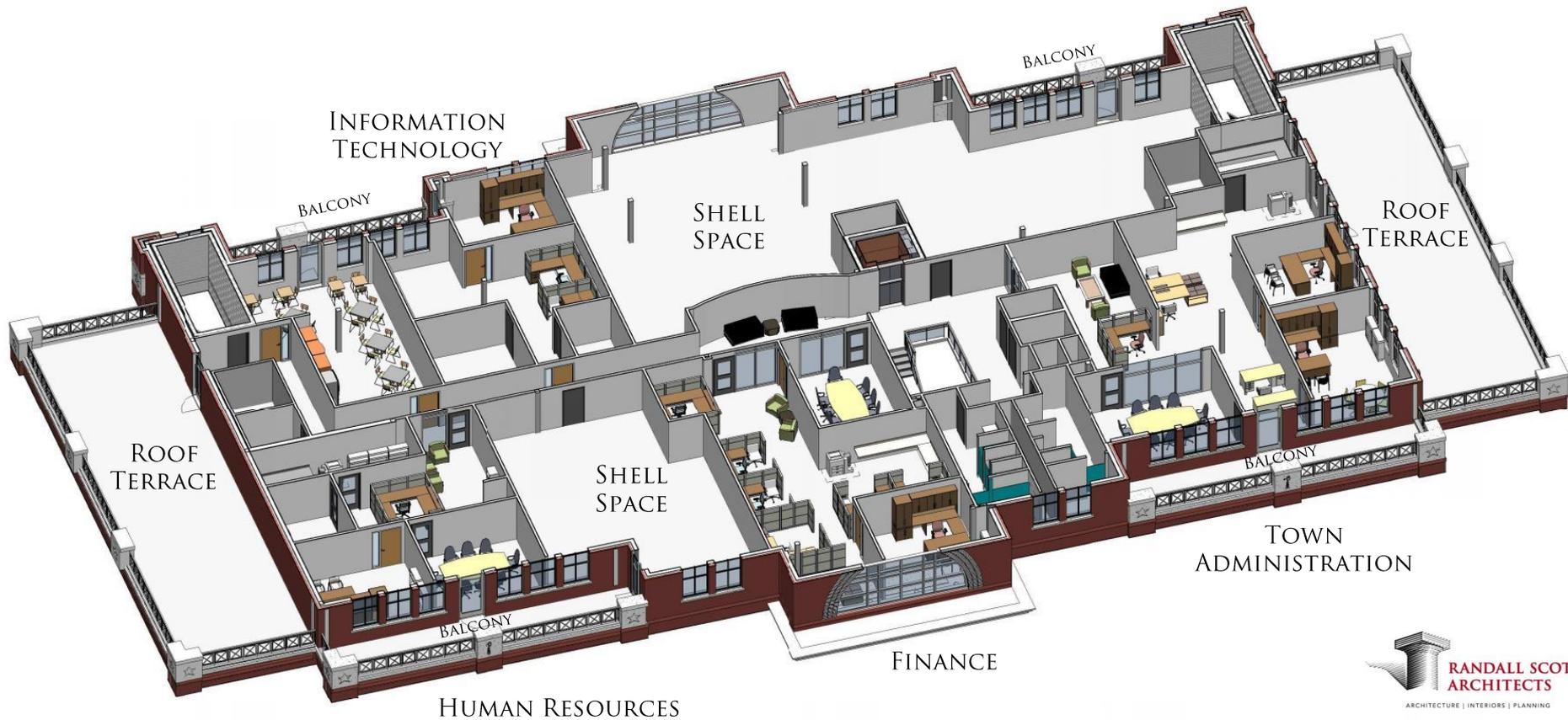
- Building Support
- Circulation
- Code
- Development Services
- Engineering
- Future Expansion
- Inspection
- Library
- Planning
- Public Support



SECOND FLOOR



SECOND FLOOR



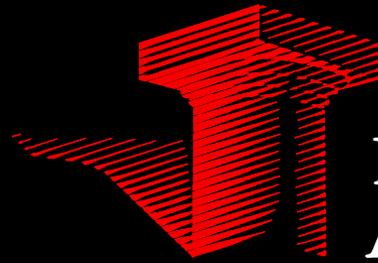
THIRD FLOOR

Project Schedule

Design Development Documents	2 months
Pricing Documents	2 months
CMR GMP & 100% CD's	1 month
Construction Phase	<u>15 months</u>
Total Remaining	20 months

Estimated Building Occupancy Oct. 2017*

- * Decisions needed to achieve this scheduled completion date:
- Approval of the Floor Plans, Site Plan and Exterior Renderings by Jan. 26, 2016
 - Approval of the Estimated Cost of Construction by Jan. 29, 2016
 - Approval of the CMR's Guaranteed Maximum Price by July 8, 2016



**RANDALL SCOTT
ARCHITECTS**

ARCHITECTURE | INTERIORS | PLANNING

Thank you!



SCHEME A **\$18,400,820** **\$345/SF**



SCHEME B **\$18,419,594** **\$345/SF**



SCHEME C **\$18,429,611** **\$345/SF**



SCHEME D **\$18,421,211** **\$345/SF**



ALTERNATES



CONVERT LOW ROOFTOPS
TO WALKABLE BALCONIES

+\$82,500



DELETE 100 PARKING SPACES

<\$288,000>

DELETE WATER FEATURES

<\$42,000>

