



Town of Prosper
"a place where everyone matters"

Town Council Meeting
April 26, 2016



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
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Salute to the Texas Flag

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



Town of Prosper
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Agenda Item 3.

*Announcements of recent and
upcoming events.*



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Agenda Item 4a.

4a. Consider and act upon minutes from the following Town Council meetings.
(RB)

- Regular Meeting - April 12, 2016



Town of Prosper

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Agenda Item 4b.

- 4b.** Consider and act upon a resolution of the Town of Prosper, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining a sanitary sewer easement, consisting of approximately 0.813 acres of property, situated generally in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, necessary for the extension of a wastewater line to serve the Legacy Estates at Prosper Trail, Legacy Creek Estates, and Star Trail developments, and for other public purposes permitted by law. **(HW)**



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Agenda Item 4c.

- 4c.** Consider and act upon authorizing the Town Manager to execute the First Amendment to the Road Improvements and Construction Agreement ("West Prosper Roads") between TVG Texas I, LLC, M/I Homes of DFW, LLC, Prosper Economic Development Corporation, and the Town of Prosper, Texas, related to the design and construction of the West Prosper Roads project. **(HW)**



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Agenda Item 4d.

- 4d.** Consider and act upon approving the purchase of two generators for the Public Works Division, from Clifford Power Systems, Inc., through The Interlocal Purchasing System (TIPS/TAPS); and authorizing the Town Manager to execute a proposal for same. (FJ)



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Agenda Item 4e.

- 4e.** Consider and act upon an ordinance for a Specific Use Permit (SUP) for a Child Day Care Center and Private Athletic Stadium or Field (with no lights) for St. Martin de Porres Catholic Church, on 51.7± acres, located on the north side of US 380, 1,400± feet west of Teel Parkway. This property is zoned Planned Development-40 (PD-40). (S16-0004). (JW)



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Agenda Item 4f.

- 4f.** Consider and act upon a resolution authorizing the creation of the North Central Texas Regional 9-1-1 Emergency Communications District. **(RB)**

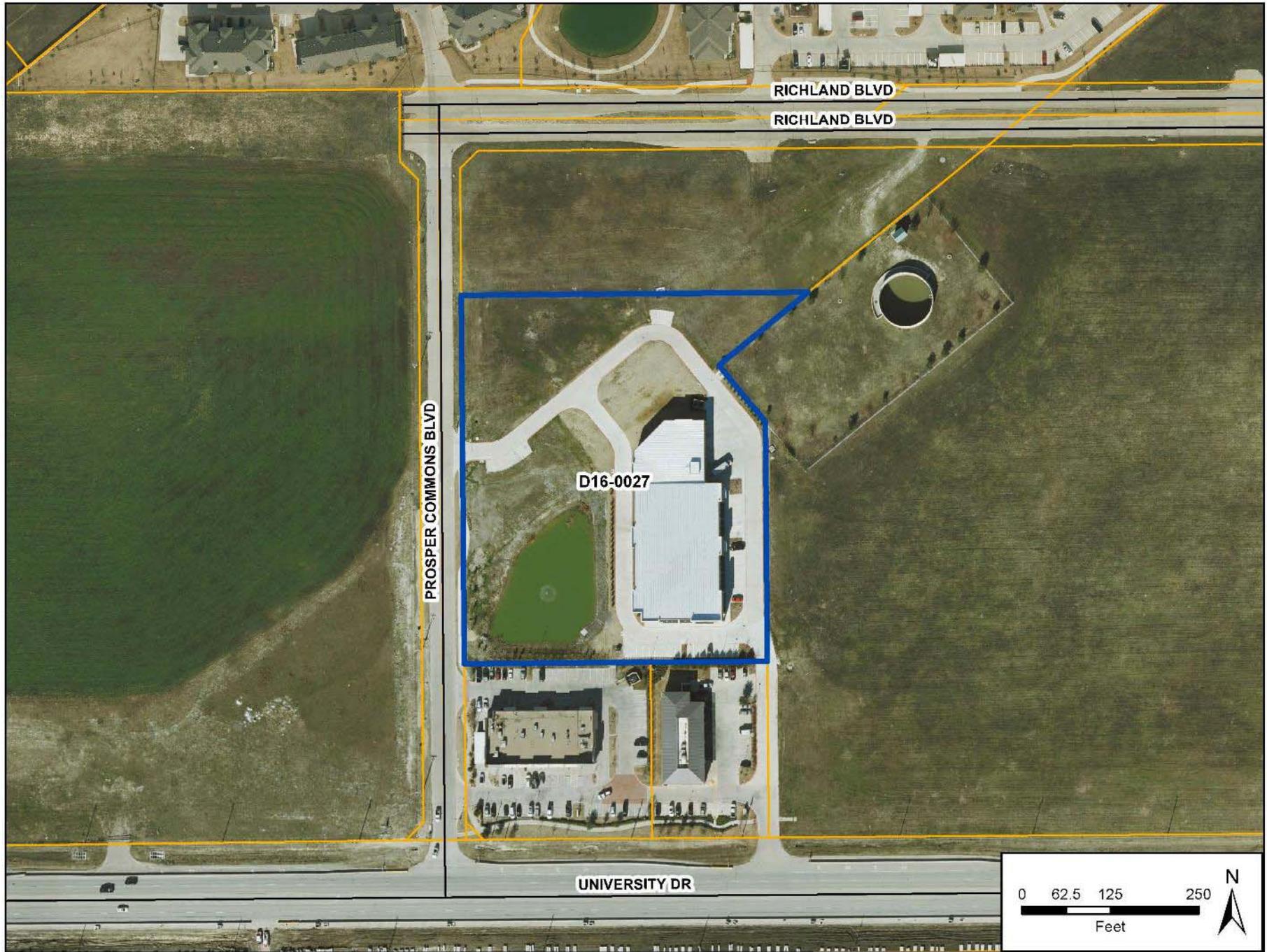


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Agenda Item 4g.

- 4g.** 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)



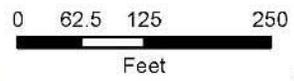
RICHLAND BLVD

RICHLAND BLVD

PROSPER COMMONS BLVD

D16-0027

UNIVERSITY DR



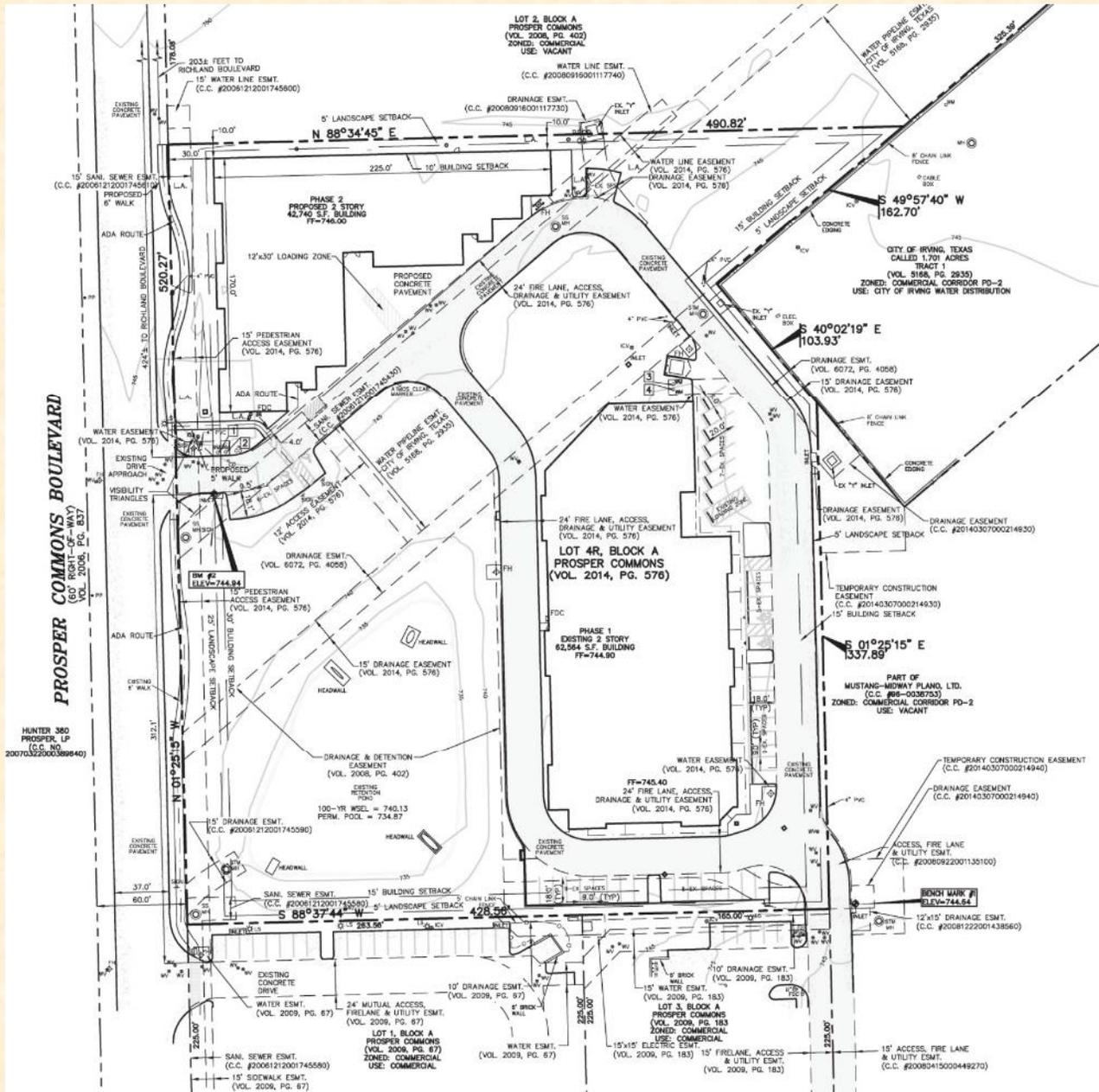
SUP Exhibit

Exhibit D: Architectural Style of the Two Story Buildings

Intent of this Exhibit is to illustrate the brick, stone and cast stone details to be woven into the second floor of the building and parapet. Building to follow Articulation guidelines specified for Commercial Zoning. Second floor to include false windows as shown. First floor to remain as ground-level unit access doors with panels set up to facilitate a future potential conversion to Office use. Awnings will not be installed during useage phase of mini-storage. This building style also facilitates the potential use of Office / Showroom on the first floor as well.



Site Plan



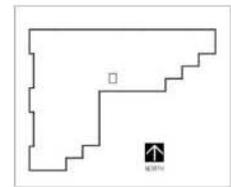
Existing Building - East Facade



Existing Building - West Facade



Previously Proposed Elevations



DESIGNER'S TECHNICAL GENERAL NOTES:

1. THE EXACT PLAN IS FOR CONSTRUCTION PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTOR'S DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. WITH REGARD TO EXTERIOR STUDY MODEL AND CONCRETE SHALL BE FINISHED TO MATCH THE SUBJECT.
4. ALL SHADING DEVICES AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTOR'S DEPARTMENT.
5. WINDOWS SHALL HAVE A MINIMUM EXTERIOR VISIBLE REFLECTIVITY OF THE 10% MINIMUM.

OWNER:
TOWN OF PROSPER PROPERTY GROUP, LLC
2500 E. DUNDAS PARKWAY, SUITE 110
MCKINNEY, TX 75069
PHONE: (972) 347-1234
www.townofprosper.com

ARCHITECT:
MELVIN W. GAMBELSON
POLLE ENGINEERING & ARCHITECTS
1117 NEW CENTRAL DRIVE, SUITE 100
MCKINNEY, TX 75069
PHONE: (972) 347-1234
www.melvinw.com

ENGINEER:
MELVIN W. GAMBELSON
POLLE ENGINEERING & ARCHITECTS
1117 NEW CENTRAL DRIVE, SUITE 100
MCKINNEY, TX 75069
PHONE: (972) 347-1234
www.melvinw.com

Revised Elevations





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Agenda Item 5.

Citizen's Comments

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

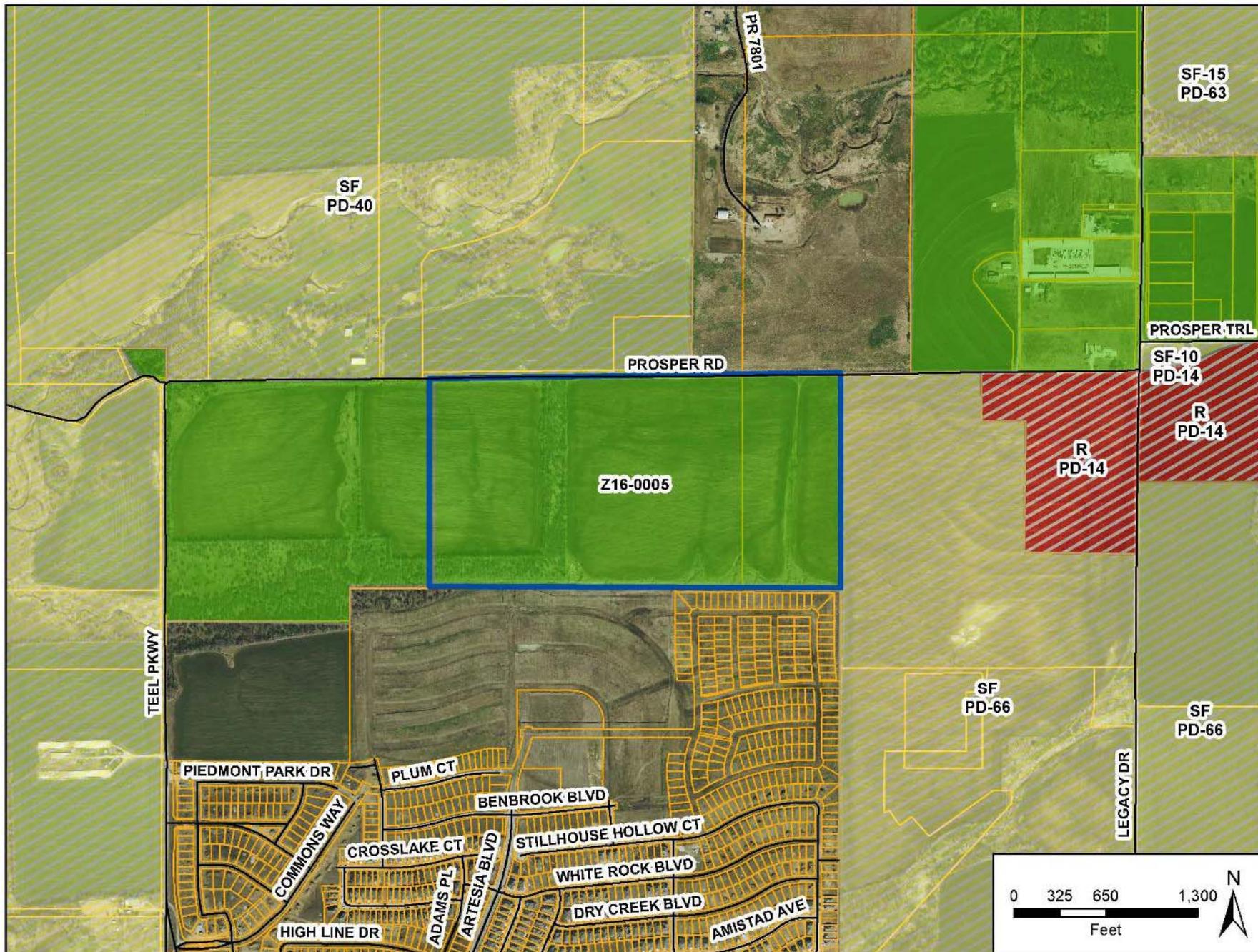


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Agenda Item 6.

Conduct a Public Hearing, and consider and act upon a request to rezone 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005).
(JW)



CURRENT ZONING = VACANT
FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

S89°39'34"E 1852.10'

45' ROW DEDICATION (BY OTHERS)

S89°45'15"E 1058.03'

± 2065' T

45' ROW DEDICATION

CURRENT ZONING - AGRICULTURAL

CURRENT LAND USE - VACANT

FUTURE LAND USE = MEDIUM DENSITY RESIDENTIAL

TRACT
1B

PORTION OF
INWOOD PLAZA JOINT VENTURE
VOL. 4233, PG 538

TRACT
10

GROSS ACREAGE = 100.00 AC
NET ACREAGE = 97.00 AC

PROPOSED ZONING - SF-12.5

N01°06'38"E 1470.83'

S01°06'38"W 1524.26'

50' DRAINAGE EASEMENT

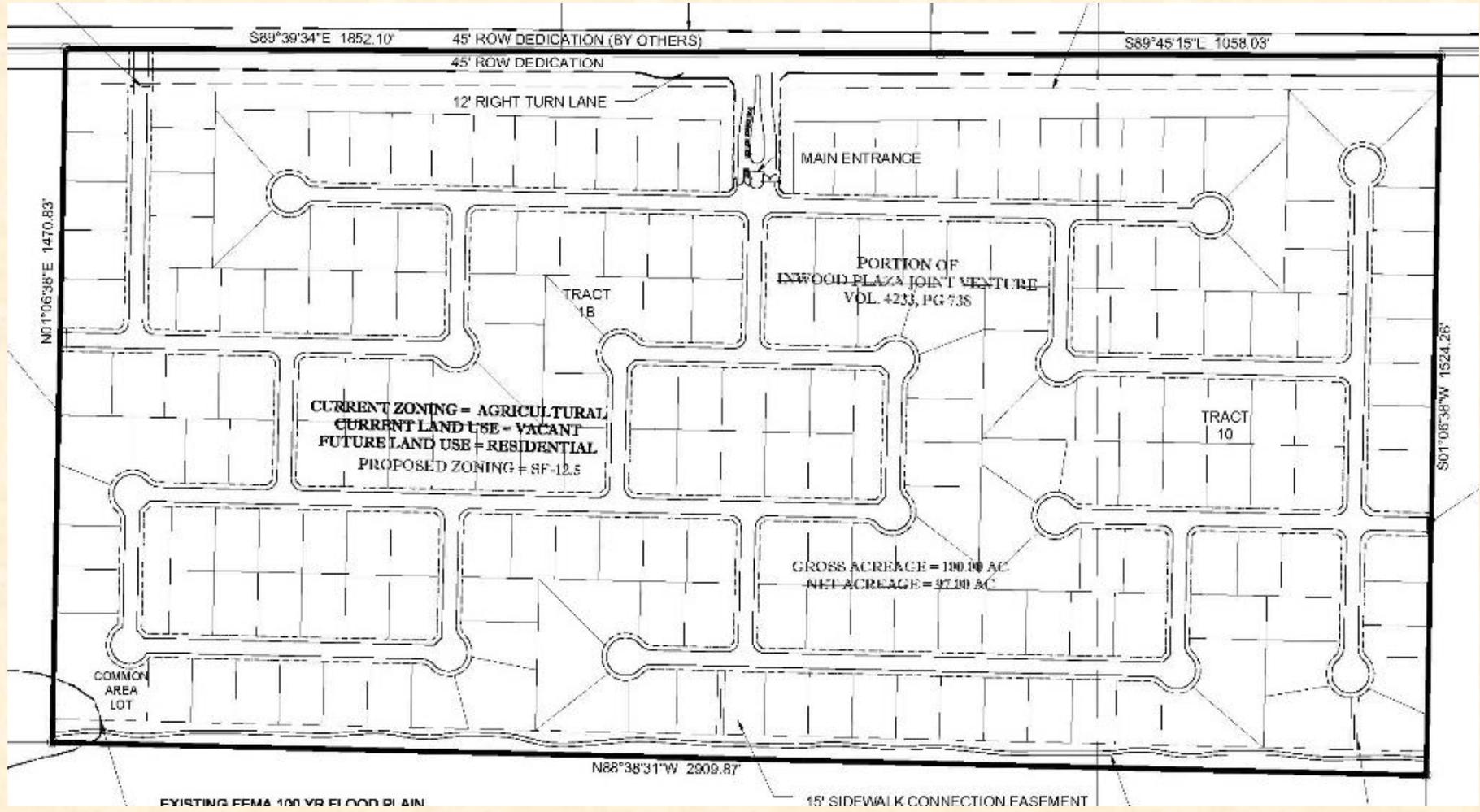
N88°38'31"W 2909.87'

EXISTING FEMA 100 YR FLOOD PLAIN

CURRENT ZONING = NOT IN TOWN LIMITS

CURRENT LAND USE = RESIDENTIAL

Companion SUP Request for Private Streets (Scheduled for May 10th Council Meeting)





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Agenda Item 7.

Conduct a Public Hearing, and consider and act upon an ordinance amending the Town's Zoning Ordinance No. 05-20, as amended, by amending Subsection 9.8, "Exterior Construction of Main Buildings," of Section 9, "Additional and Supplemental," of Chapter 4, "Development Requirements," by providing for an exception process for exterior facades of multifamily and nonresidential buildings and structures. (Z16-0006). (JW)

Alternate Exterior Materials

- **Recognize there may be other exterior materials that meet the desired quality and attractive architectural characteristics**
- **Develop a process to accommodate requests for alternate exterior materials without creating or amending a Planned Development District**
- **Flexibility without compromising desired quality construction**
- **Case-by-case basis with full discretion to approve or deny requests**

Process

After a recommendation by the Planning & Zoning Commission, the Town Council may grant an exception to the exterior construction façade requirements in the Multifamily, Office, Downtown Retail, Neighborhood Service, Retail, Downtown Commercial, Commercial, Corridor Commercial, and Industrial Districts

Criteria for Considering Alternate Materials

- Is it a unique architectural expression;**
- Does it include unique building styles and materials;**
- Is it consistent with high quality development;**
- Would it be visually harmonious with existing or proposed nearby buildings;**
- Does it have obvious merit based upon the quality and durability of the materials;**
- Does it represent an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives**



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Agenda Item 8.

Consider and act upon the approval of the Frontier Park North Field Improvements Project Preliminary Site Plan. **(PN)**

April 26, 2016

Frontier Park North Field Improvements

*Preliminary Design Update
to Town Council*

 **DUNAWAY**


TOWN OF
PROSPER

PROCESS

- Topographic Survey
- **Preliminary Design**
- Design Development
**CMAR Involvement*
- Final Construction Documents
- Bid Phase
- Construction

Target Opening
FALL 2017



FUTURE FRONTIER PARKWAY

Trail Network Connection

10' Concrete Trail

Parking (+/- 250 Spaces)

(3) Lighted Youth Fields

Multi-Use Field Area (Artificial Turf)

Practice Area (Natural Turf)

Multi-Use Field Area (Artificial Turf)

Overflow Parking (+/- 200 Spaces)

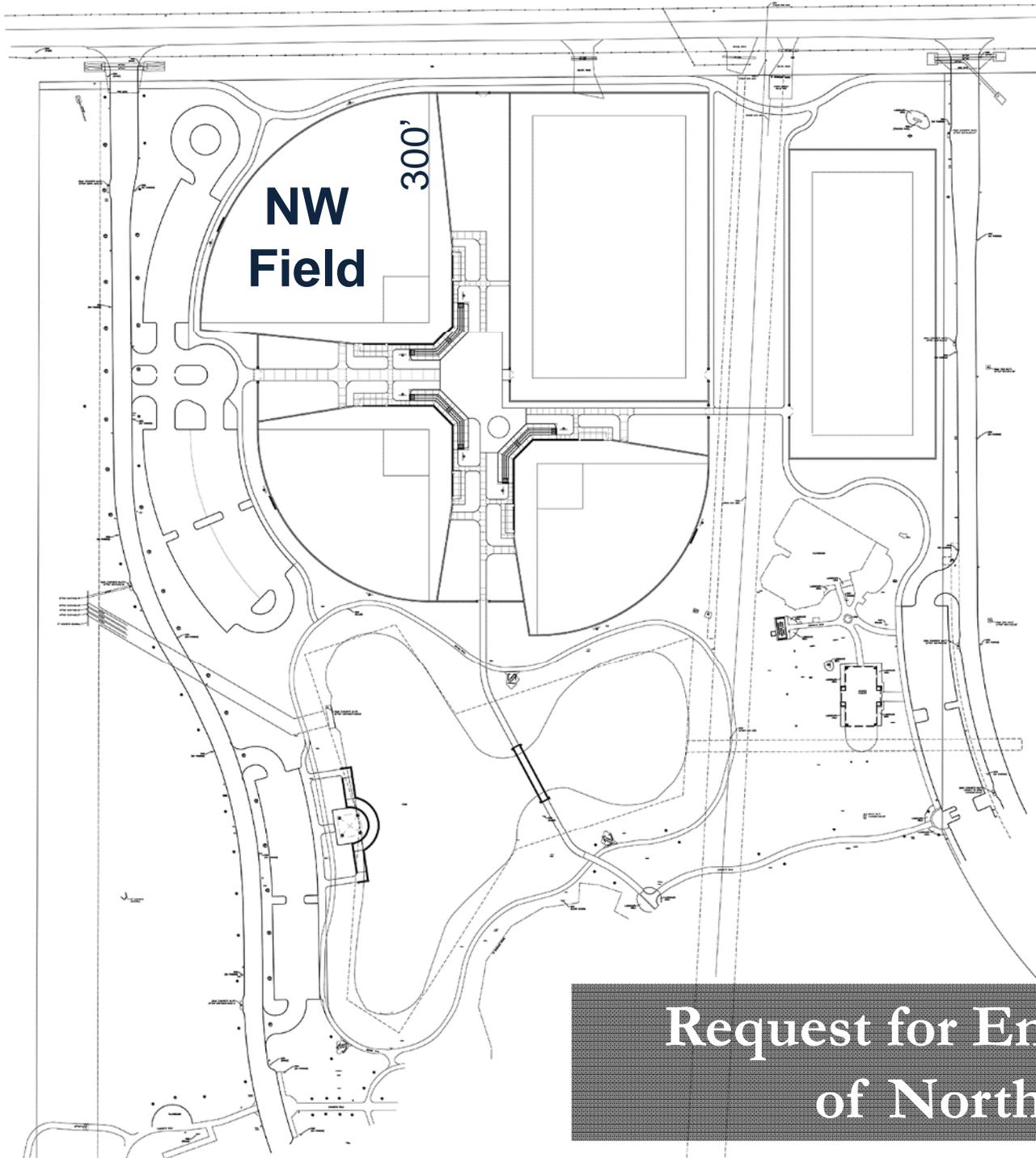
Possible Practice / Open Space Area

Connect to Existing Trail

Original Concept Plan

September 2015





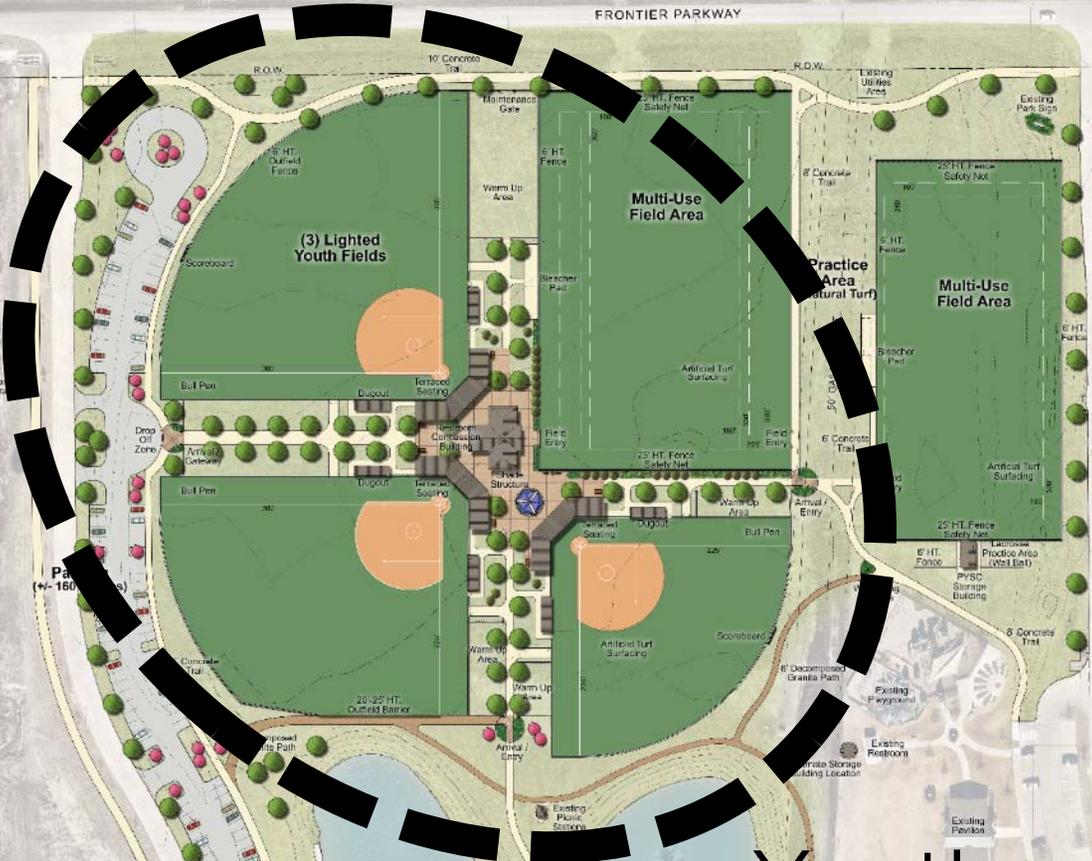
Request for Enlargement
of Northwest Field

Additional PYSC Program Items:

- A. Extended NW Baseball / Softball Field (300' Foul Line)
- B. Extended SW Baseball / Softball Field (Maximize Outfield)
- C. PYSC Storage Building
- D. Lacrosse Practice Area (Wall Ball)
- E. Bull Pens in Outfield
- F. Additional Scoreboards for Multi-Use Fields
- G. Netting at Bleacher Pads
- H. Shade Canopies over Multi-Use Field Seating
- I. Water Filling Stations at Multi-Use Fields
- J. Portable Press Box for Larger Multi-Use Field



FRONTIER PARKWAY



(3) Lighted Youth Fields

Multi-Use Field Area

Practice Area (Natural Turf)

Multi-Use Field Area

Youth Ballfields

Gravel Overflow Parking (+/- 200 Spaces)

Future Maintenance Facility Area







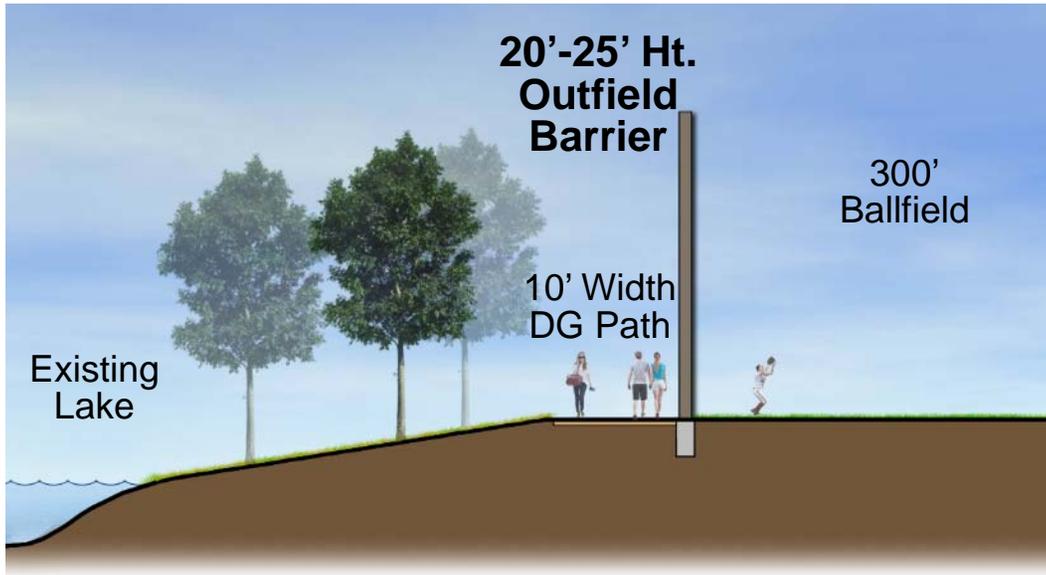
(3) Lighted Youth Fields

Multi-Use Field Area

Practice Area (Natural Turf)

Parking (+/- 160 Spaces)

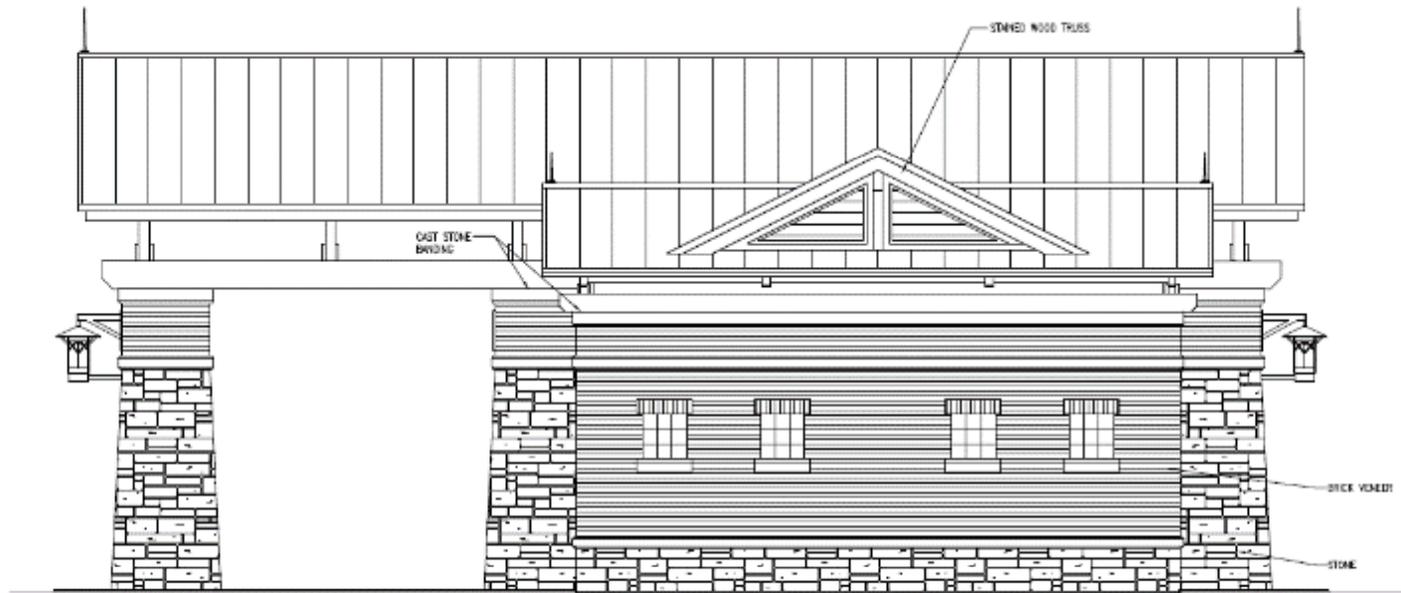
Alternate Storage Building Location







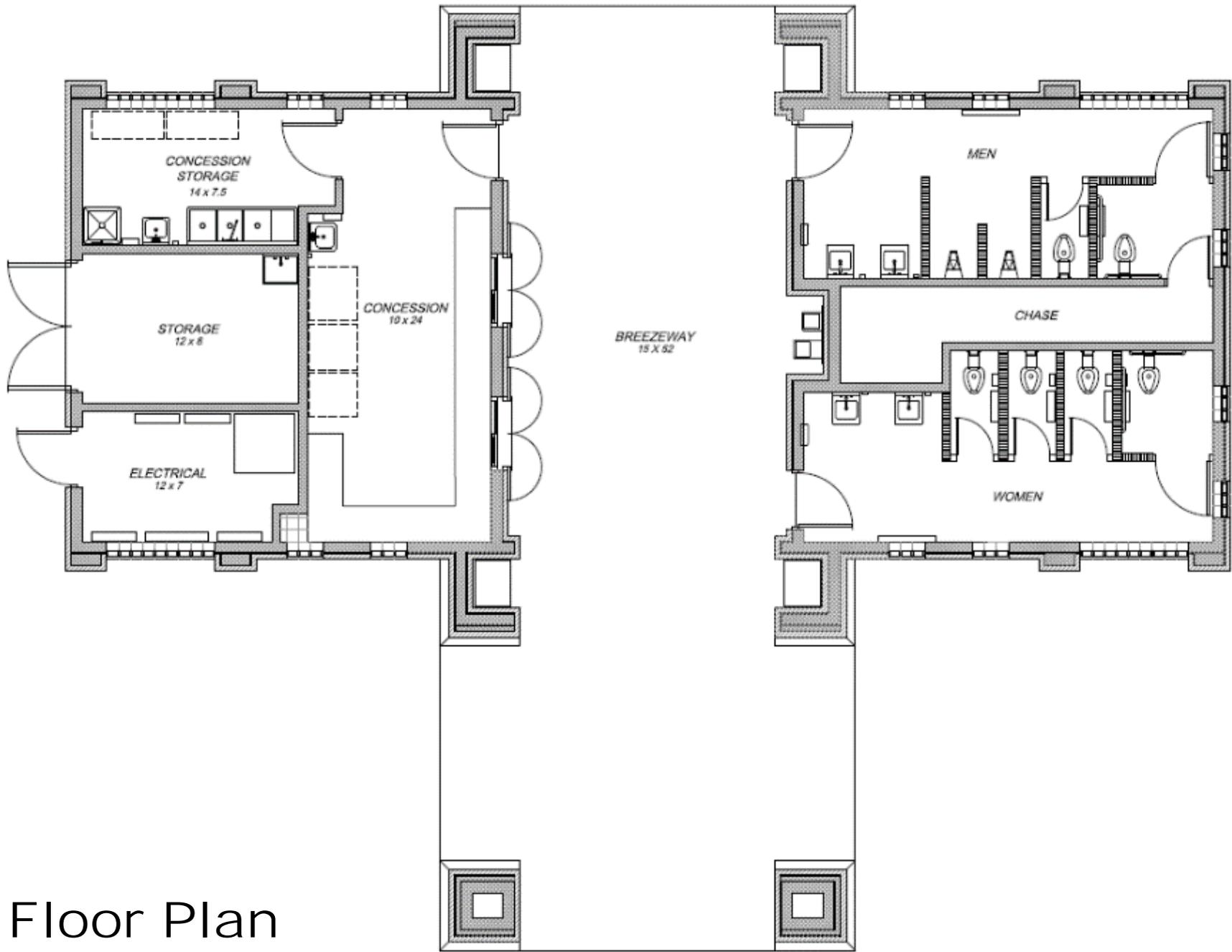




Side Elevation - South

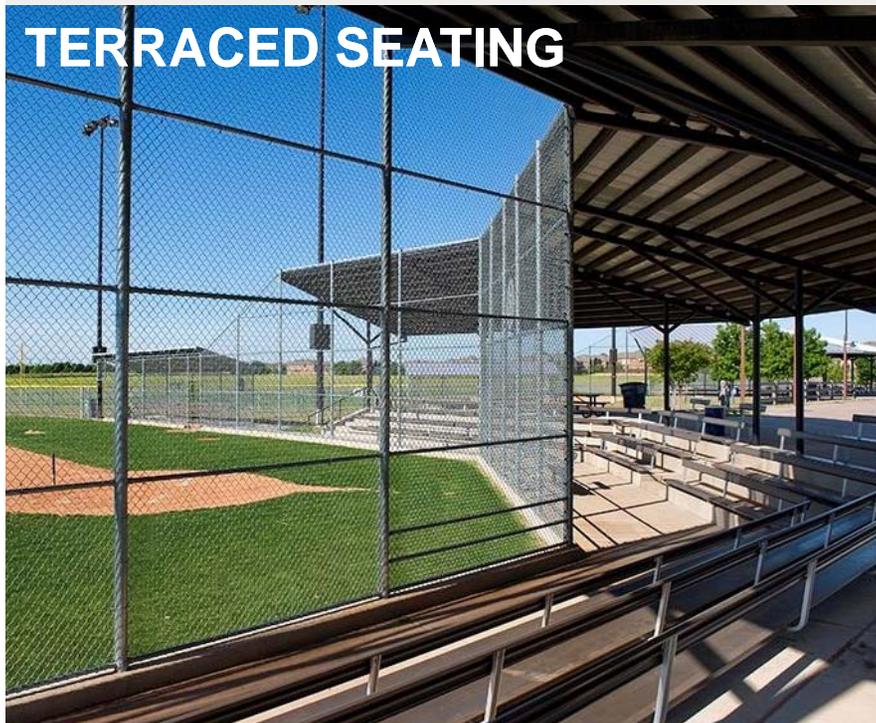


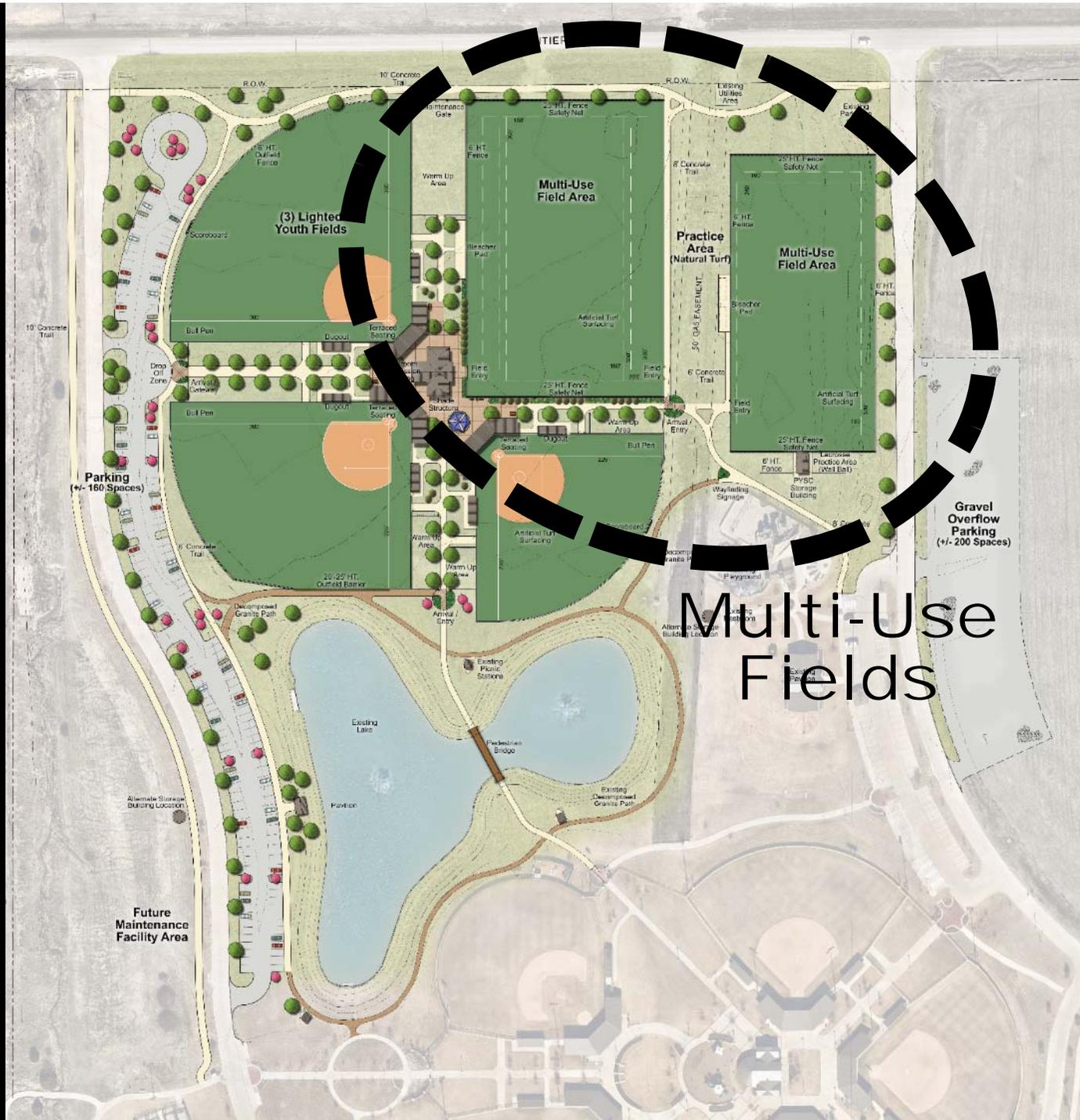
Side Elevation - North



Floor Plan

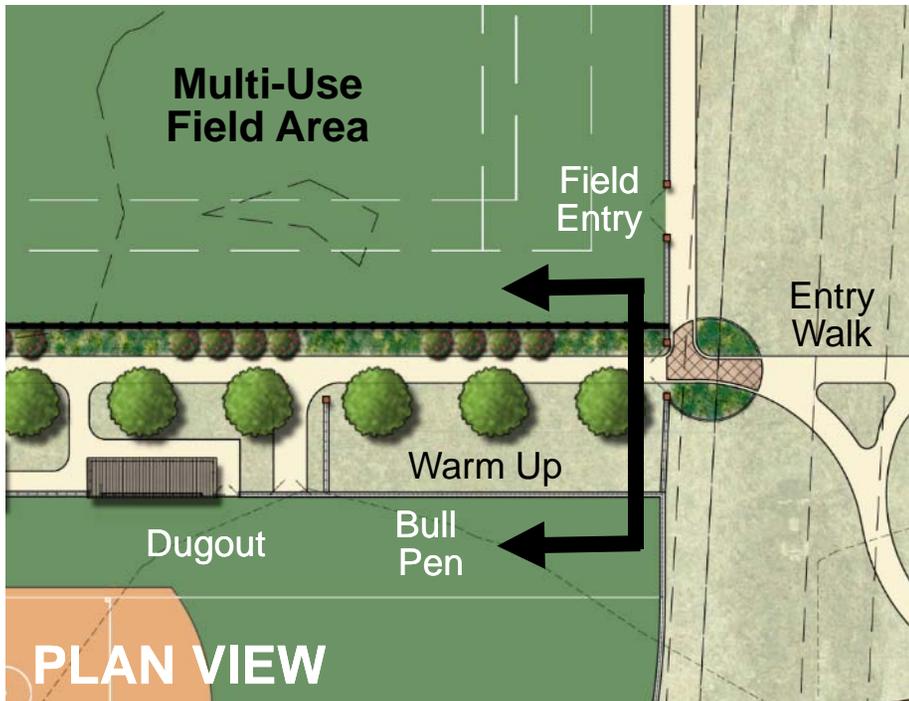
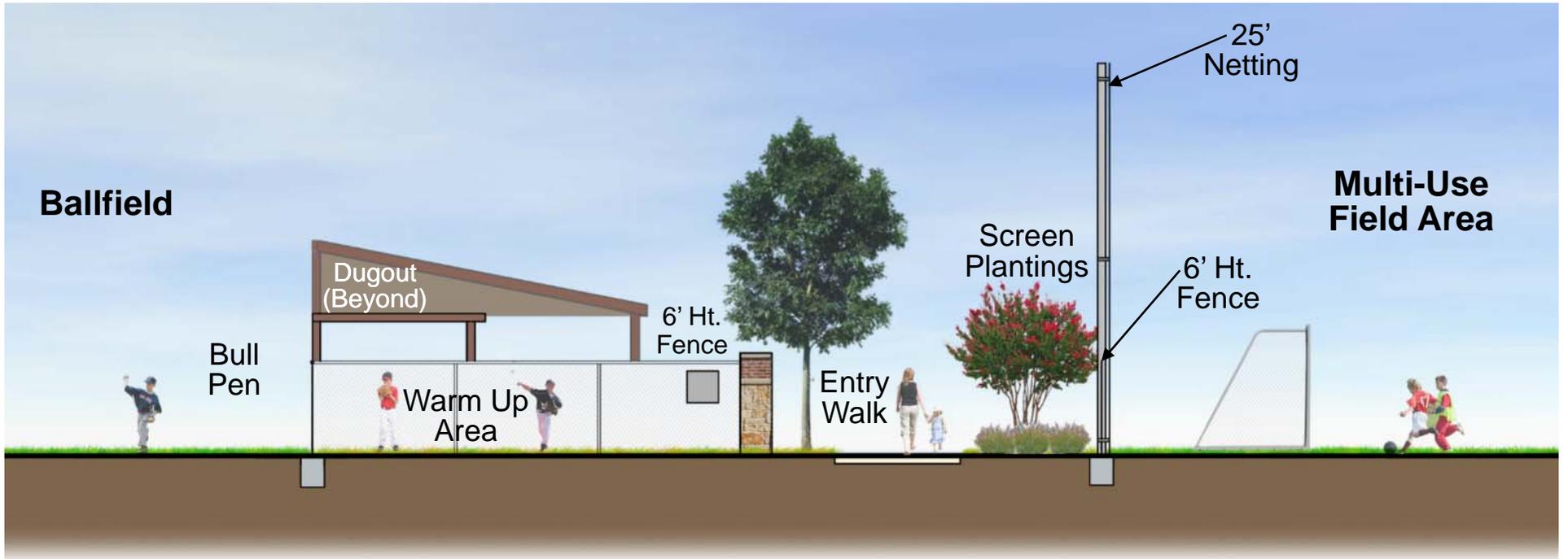


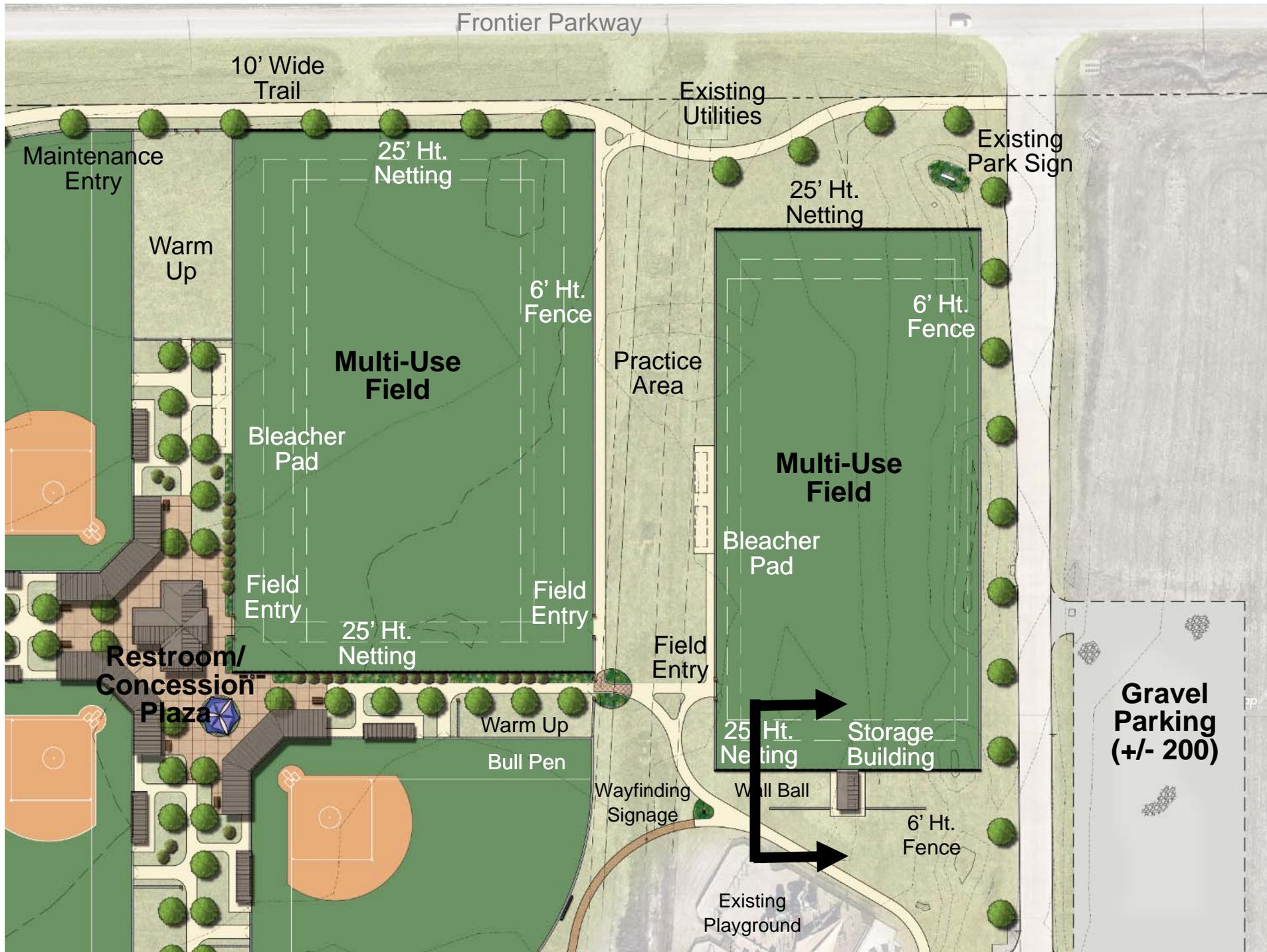




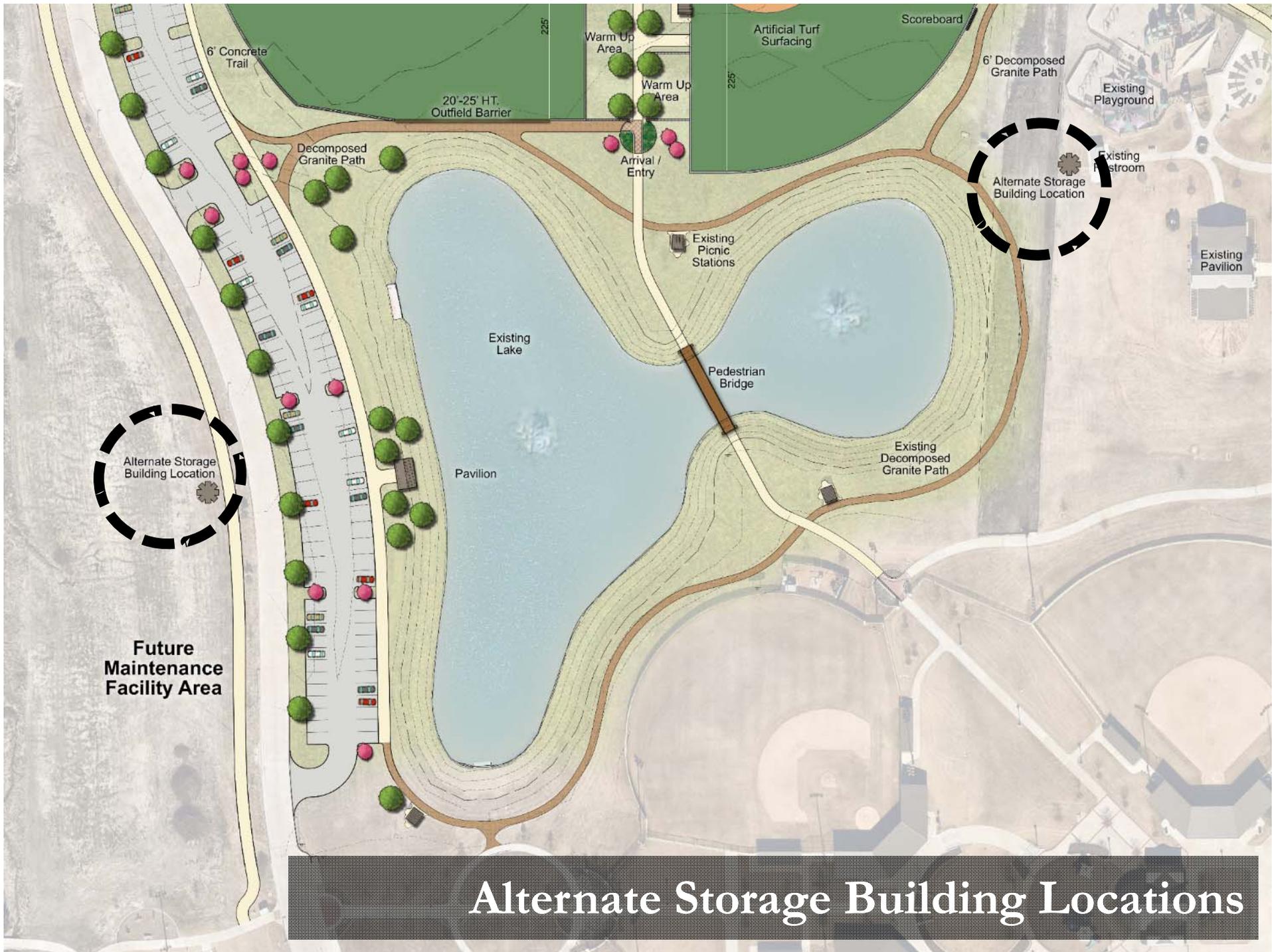
Multi-Use Fields



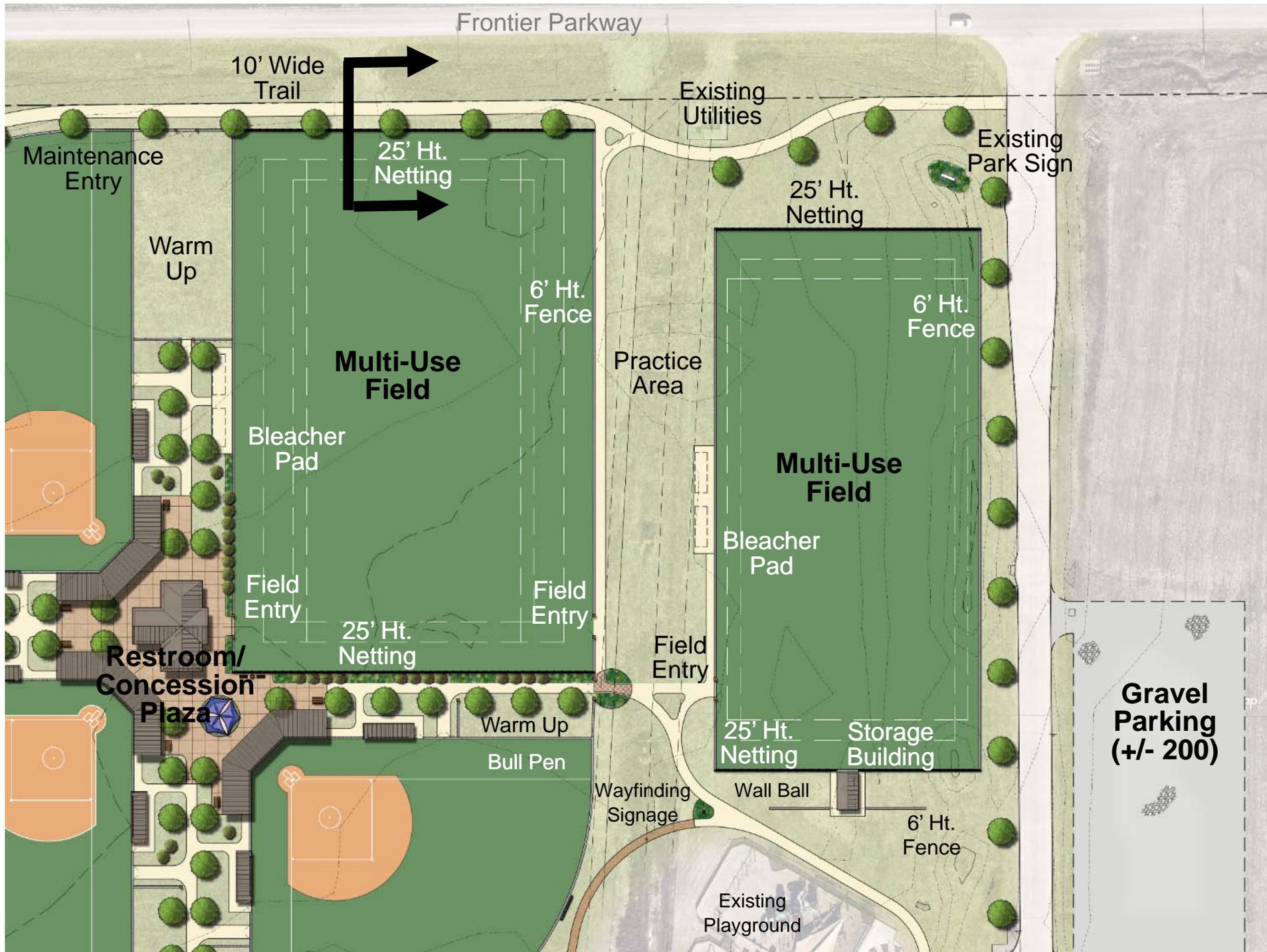








Alternate Storage Building Locations



Frontier Parkway

10' Wide Trail

Existing Utilities

Maintenance Entry

25' Ht. Netting

Existing Park Sign

Warm Up

25' Ht. Netting

6' Ht. Fence

Multi-Use Field

Practice Area

6' Ht. Fence

Bleacher Pad

Multi-Use Field

Bleacher Pad

Field Entry

Field Entry

Restroom/
Concession
Plaza

25' Ht. Netting

Field Entry

Warm Up

Bull Pen

25' Ht. Netting

Storage Building

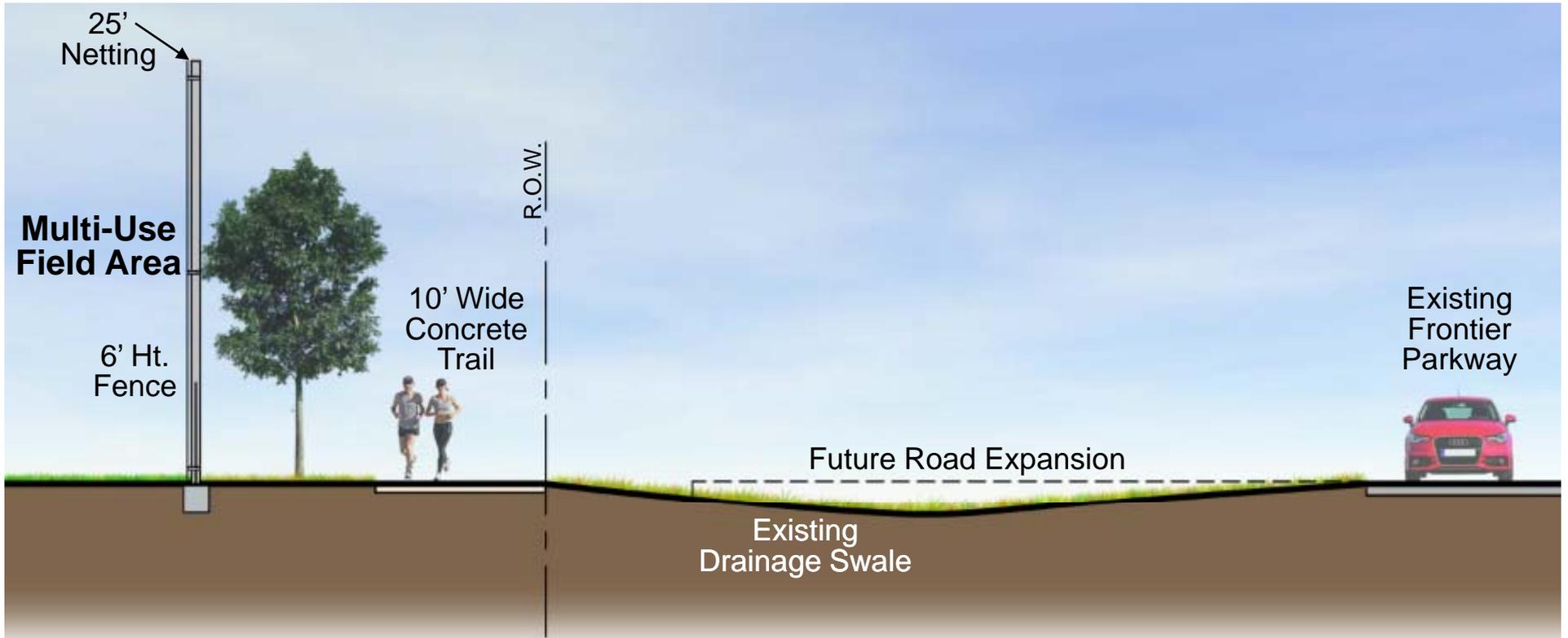
Gravel Parking
(+/- 200)

Wayfinding Signage

Wall Ball

6' Ht. Fence

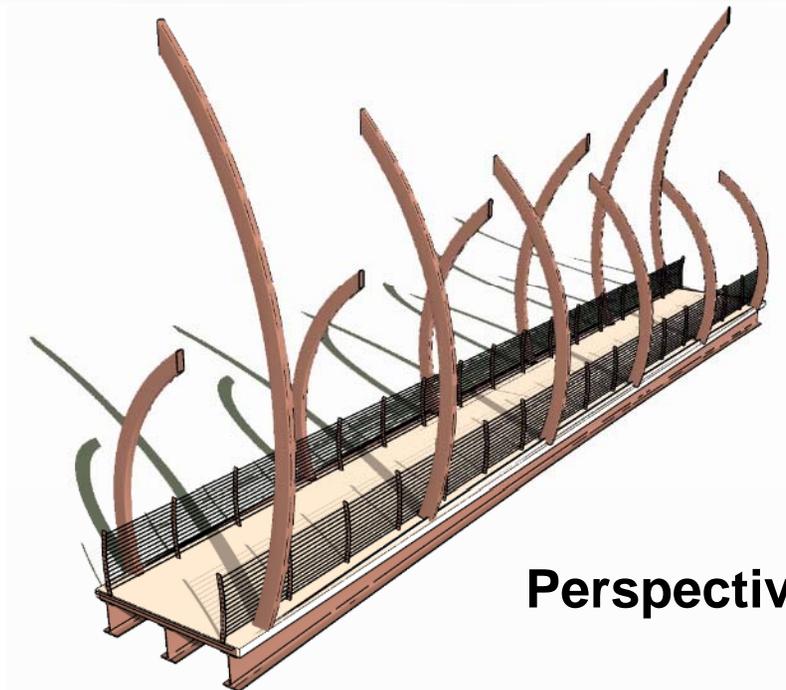
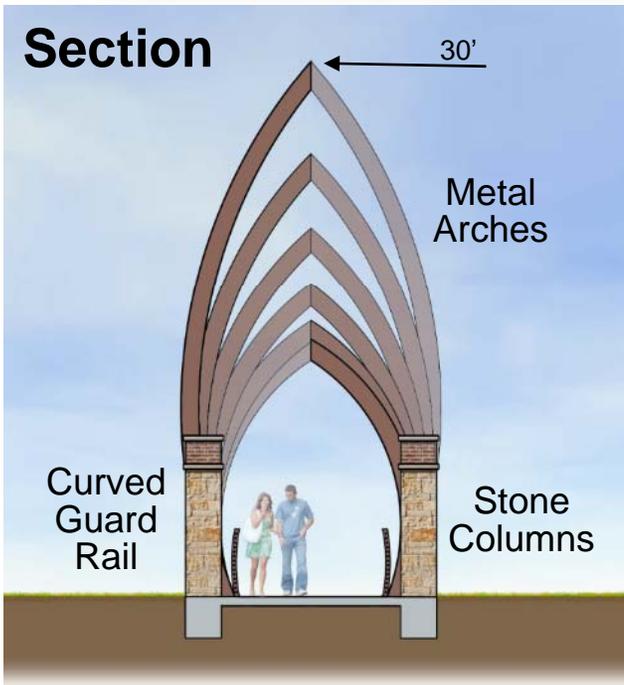
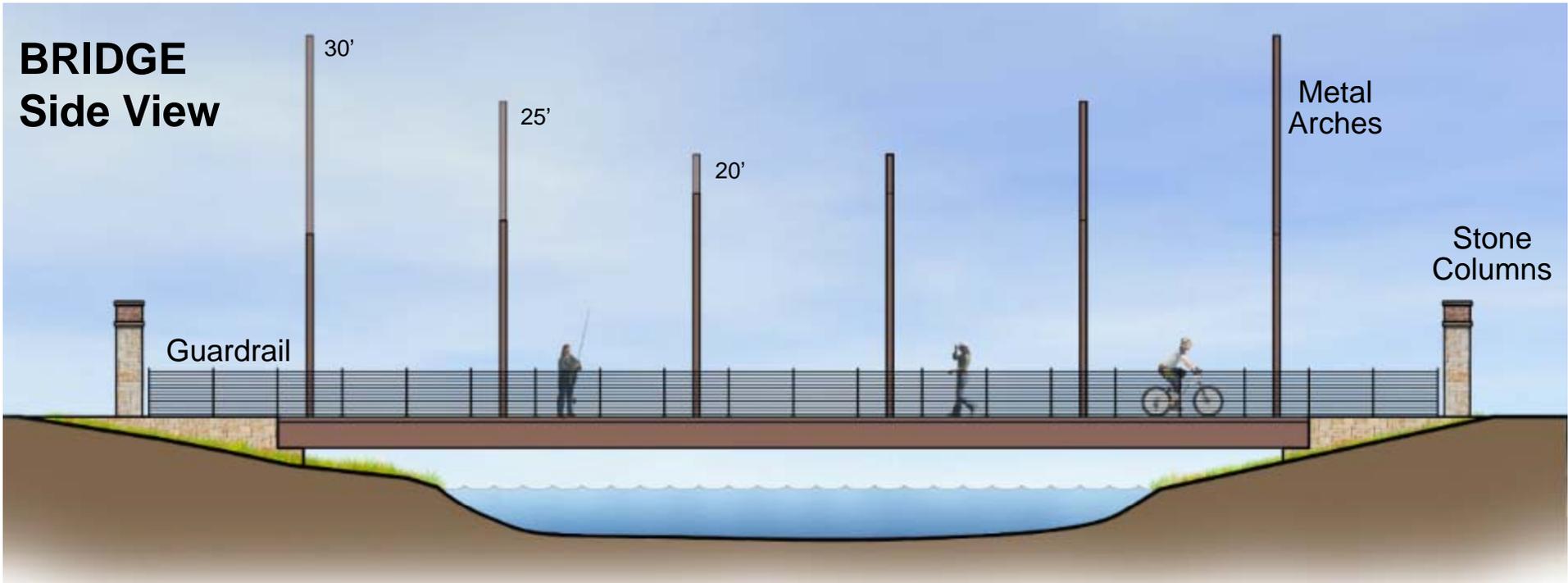
Existing Playground



FRONTIER PARKWAY







FRONTIER PARKWAY



Site Plan

Original Cost Estimate:

\$9,536,225 (*Design and Construction*)

Additional PYSA Program Items:

A. Extended NW Baseball / Softball Field (300' Foul Line).....	+/- \$500,000
B. Extended SW Baseball / Softball Field (Maximize Outfield)	+/- \$400,000
C. PYSC Storage Building.....	+/- \$150,000
D. Lacrosse Practice Area (Wall Ball).....	+/- 5,000
E. Bull Pens in Outfield.....	+/- 10,000
F. Additional Scoreboards for Multi-Use Fields.....	+/- 150,000
G. Netting at Bleacher Pads.....	+/- 25,000
H. Shade Canopies over Multi-Use Field Seating.....	+/- \$75,000
I. Water Filling Stations at Multi-Use Fields.....	+/- 30,000
J. Portable Press Box for Larger Multi-Use Field.....	+/- \$20,000

TOTAL: \$1,365,000

NEXT STEPS

- Topographic Survey
- Preliminary Design
- Design Development
**CMAR Involvement*
- Final Construction Documents
- Bid Phase
- Construction





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Agenda Item 9.

Consider and act upon authorizing the Town Manager to execute a Standard Form of Agreement between the Town and Dean Electric, Inc., dba Dean Construction, related to Construction Manager-At-Risk services for Town of Prosper Frontier Park North Field Improvements Project; an Addendum to the Standard Form of Agreement between the Town and the Construction Manager-At-Risk; and an Addendum to the General Conditions of the Contract for Construction. (JC)

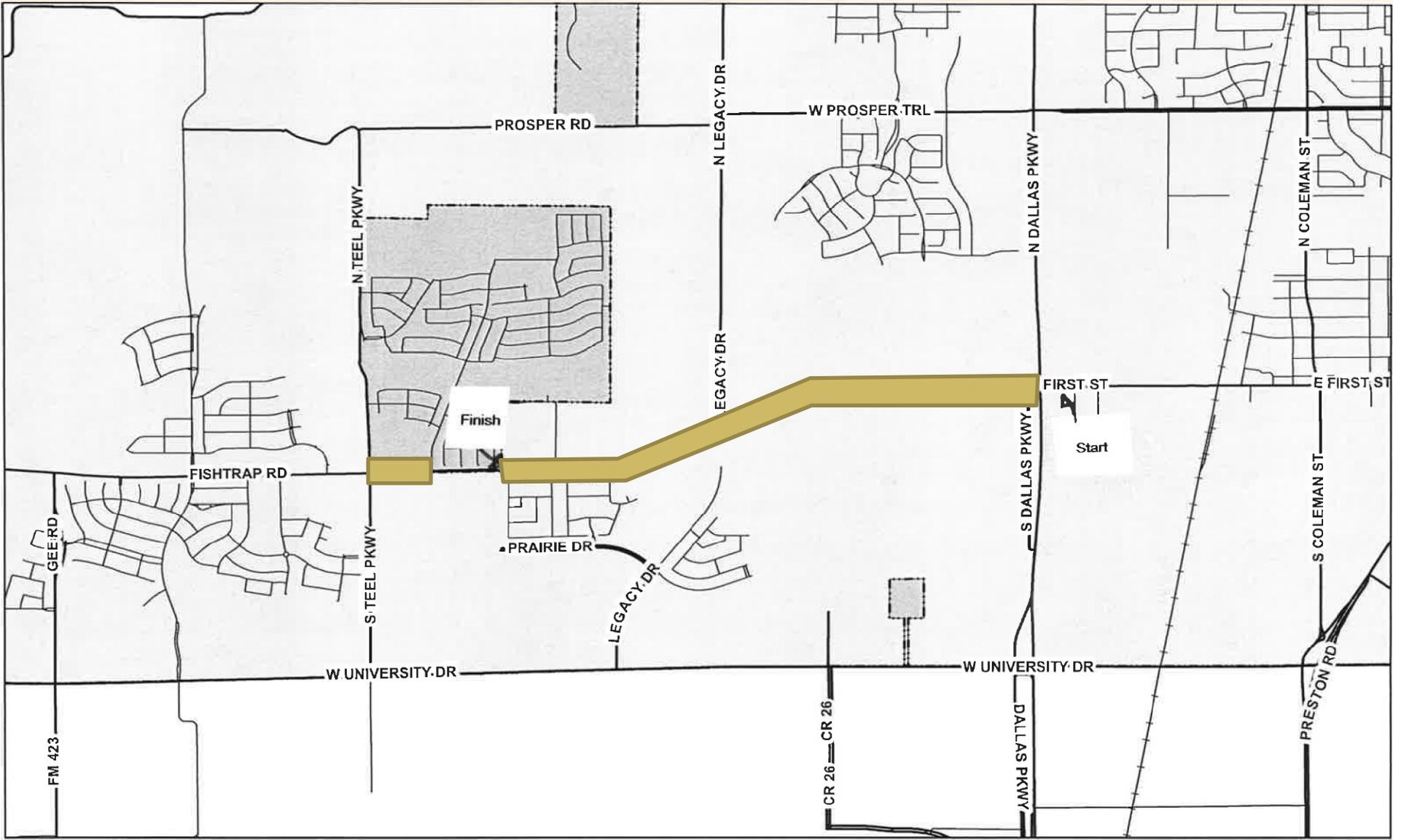


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Agenda Item 10.

Consider and act upon awarding Bid No. 2016-45-B to Pavecon Public Works, L.P., related to construction services for Prosper Road Improvement Project 2016 - Fishtrap Road (Dallas North Tollway to Teel Road) and First Street (Coit Road to Custer Road); and authorizing the Town Manager to execute a construction agreement for same. (FJ)







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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.



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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.*



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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.

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

- Preston Lakes Playground

FOR ILLUSTRATION ONLY, NOT FOR CONSTRUCTION PURPOSES.

Playground equipment



Color Scheme:

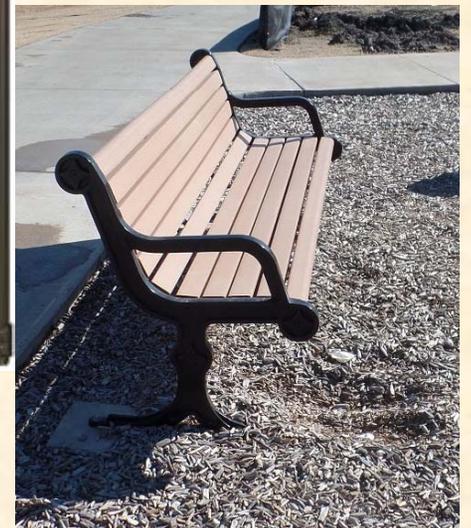
- Posts 
- Metals 
- Plastics 
- Panels 

Q-597

TOWN OF PROSPER



Trash Can

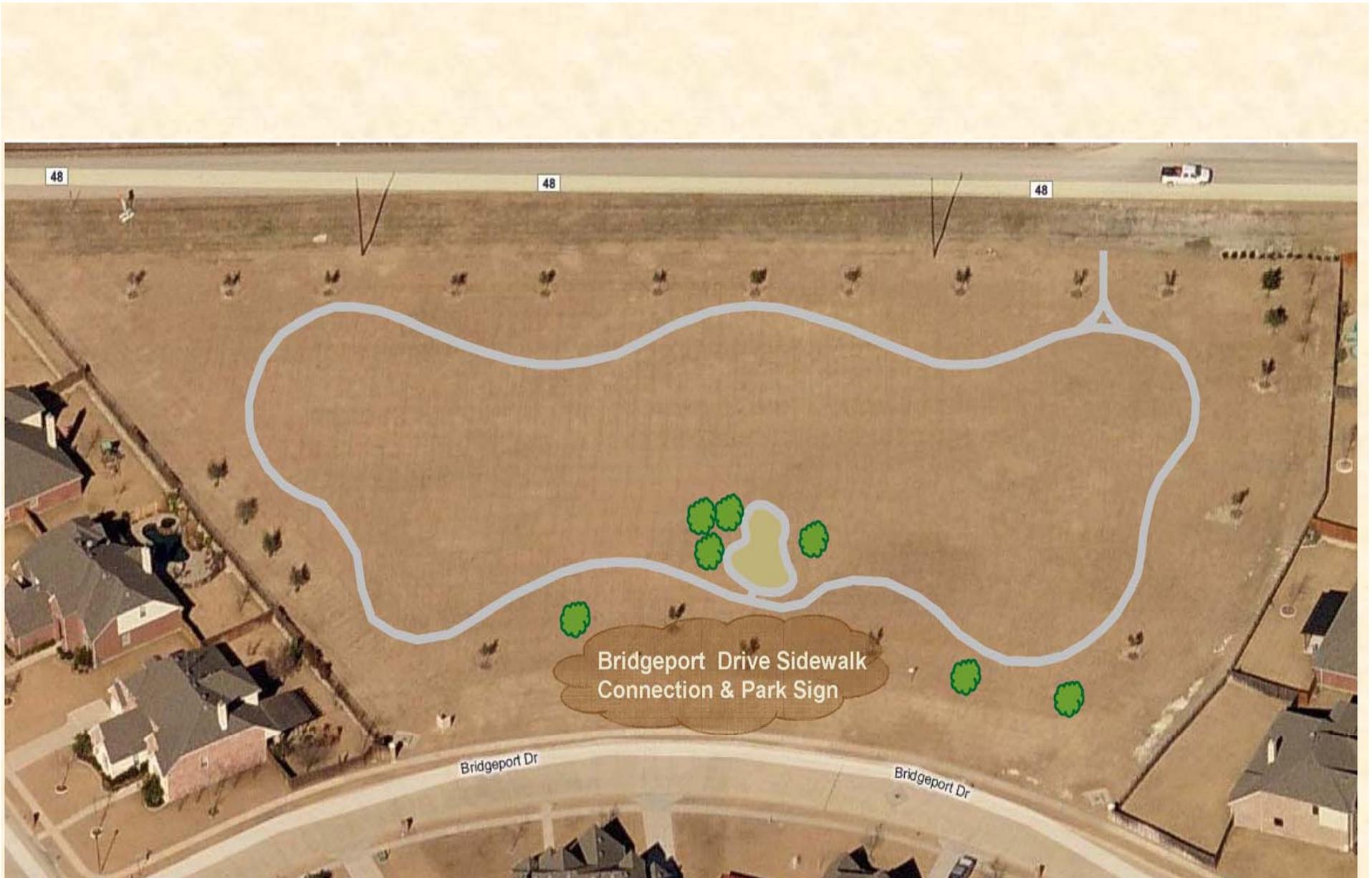


Bench

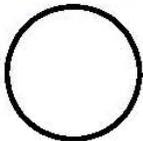


Two Bay Swing Set
(Colors to Complement Playground)

Preston Lakes Park Playground Equipment

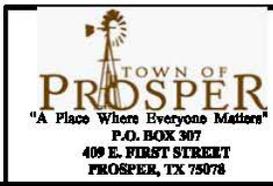


Preston Lakes Park Concept Plan (2009)

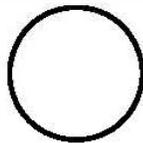


PRESTON LAKES PARK

SCALE: 1" = 60'-0"



TOWN OF PROSPER				
DATE:	REV.:		DRAWN BY:	SHEET NO.:
2/16			PN	1 OF 1



PRESTON LAKES PARK

SCALE: 1" = 60'-0"

TOWN OF
PROSPER
"A Place Where Everyone Matters"
P.O. BOX 307
409 E. FIRST STREET
PROSPER, TX 75078

SITE PLAN				
TOWN OF PROSPER				
DATE:	REV.:		DRAWN BY:	SHEET NO.:
2/16			PN	1 OF 1



Town of Prosper
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Agenda Item 14.

Adjourn