

Welcome to the January 23, 2024, Prosper Town Council Meeting

Call to Order/Roll Call

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

Pledge to the Texas Flag

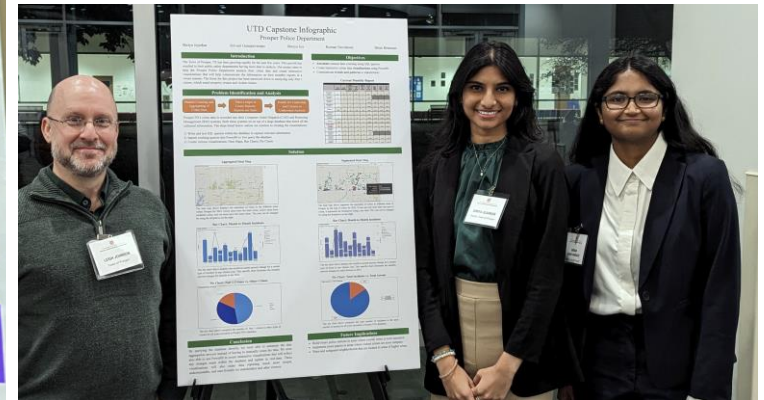
Honor the Texas flag; I pledge allegiance to thee,
Texas, one state under God, one and indivisible.

Announcements

Presentations

Agenda Item 1.

Presentation of a Proclamation to the University of Texas at Dallas Naveen Jindal School of Management recognizing its Capstone Senior Project program. (LJ)



UTD Capstone Seniors Fall 2023

Brian Brutocao, Roman Davidsson, David Diaz De Leon, Srivani Ganapavarapu, Shriya Jejurkar, Shreya Joy, Kadelin Nguyen, Dev Patel, Winston Shih, and Bryan Voon

Agenda Item 2.

Presentation of a Proclamation declaring the week of January 13-28, 2024, as Health for Humanity Yogathon. (MLS)

Agenda Item 3.

Recognize Frank Jaromin, Public Works Director, for his years of dedicated service to the Town of Prosper upon his retirement.
(CE)

Consent Agenda

Agenda Item 4.

Consider and act upon the minutes from the January 9, 2024, Town Council Work Session meeting. (MLS)

Agenda Item 5.

Consider and act upon the minutes from the January 9, 2024,
Town Council Regular meeting. (MLS)

Agenda Item 6.

Consider acceptance of the December 2023 monthly financial report. (CL)

Agenda Item 7.

Consider and act upon ratifying an emergency purchase expenditure to Consolidated Traffic Controls, Inc. related to the Town's emergency repair of a traffic signal pole located at Prosper Trail and the Dallas North Tollway (DNT). (FJ)

Agenda Item 8.

Consider and act upon an ordinance releasing 19.358 Acres, more or less, generally located west of FM 1385 in Denton County, from the Town's Extraterritorial Jurisdiction. (TW)

Agenda Item 9.

Consider and authorize the transfer of \$6,102,367.26 in American Rescue Plan Act (ARPA) funds to Upper Trinity Regional Water District (UTRWD) to support the expansion of the Doe Branch Wastewater Treatment Plant. (CE)

Transfer of ARPA Funds

- The Town designated approximately \$6.1M of ARPA funds for expansion of Doe Branch Treatment Plant by UTRWD
- Action authorizes transfer of funds to UTRWD for this purpose
- UTRWD currently expending funds towards design
- Currently negotiating contract for remaining amount for total expense

Agenda Item 10.

Consider and act upon an ordinance amending the Town of Prosper Zoning Ordinance by amending conditional development standards for certain location requirements of gas pumps contained in Subpart 3 and Subpart 17 of Subsection 1.4 of Section 1 of Chapter 3. (ZONE-23-0039) (DH)

Agenda Item 11.

Consider and act upon an ordinance to rezone 26.1± acres from Agricultural (AG) to Planned Development-126 (PD-126), for Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive. (ZONE-23-0030) (DH)

Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between James Riley and the Town of Prosper relative to Rock Creek Church. (DH)

Agenda Item 13.

Consider and act upon an ordinance to rezone 34.7± acres from Commercial (C) to Planned Development-119 (PD-119), for Collin County School Land Survey, Abstract No. 147, Tract 47, located north of West Prosper Trail and west of North Dallas Parkway. (Z22-0019) (DH)



Citizen Comments

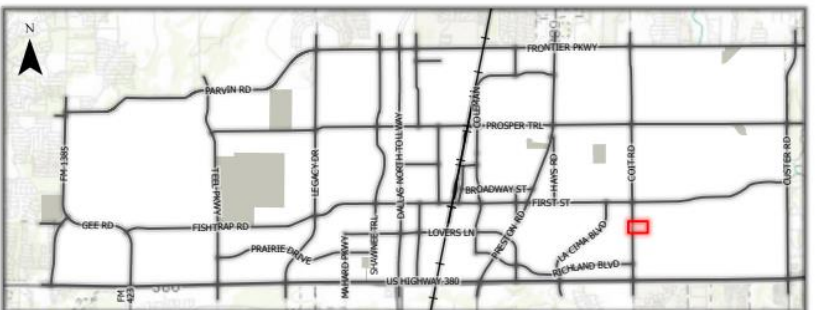
Regular Agenda

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened.

Agenda Item 14.

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road. (ZONE-23-0036) (DH)

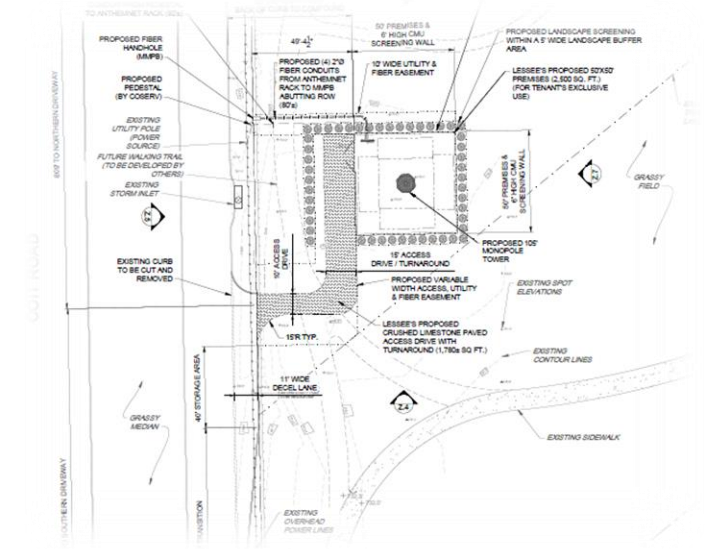
Aerial Location



Zoning

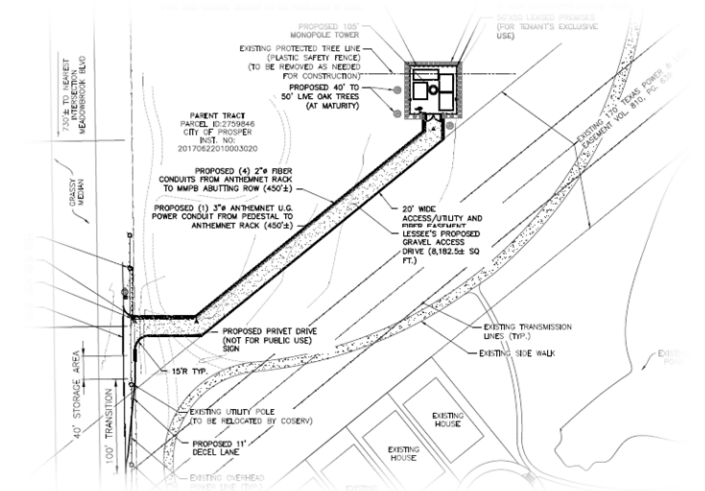


Previous Location

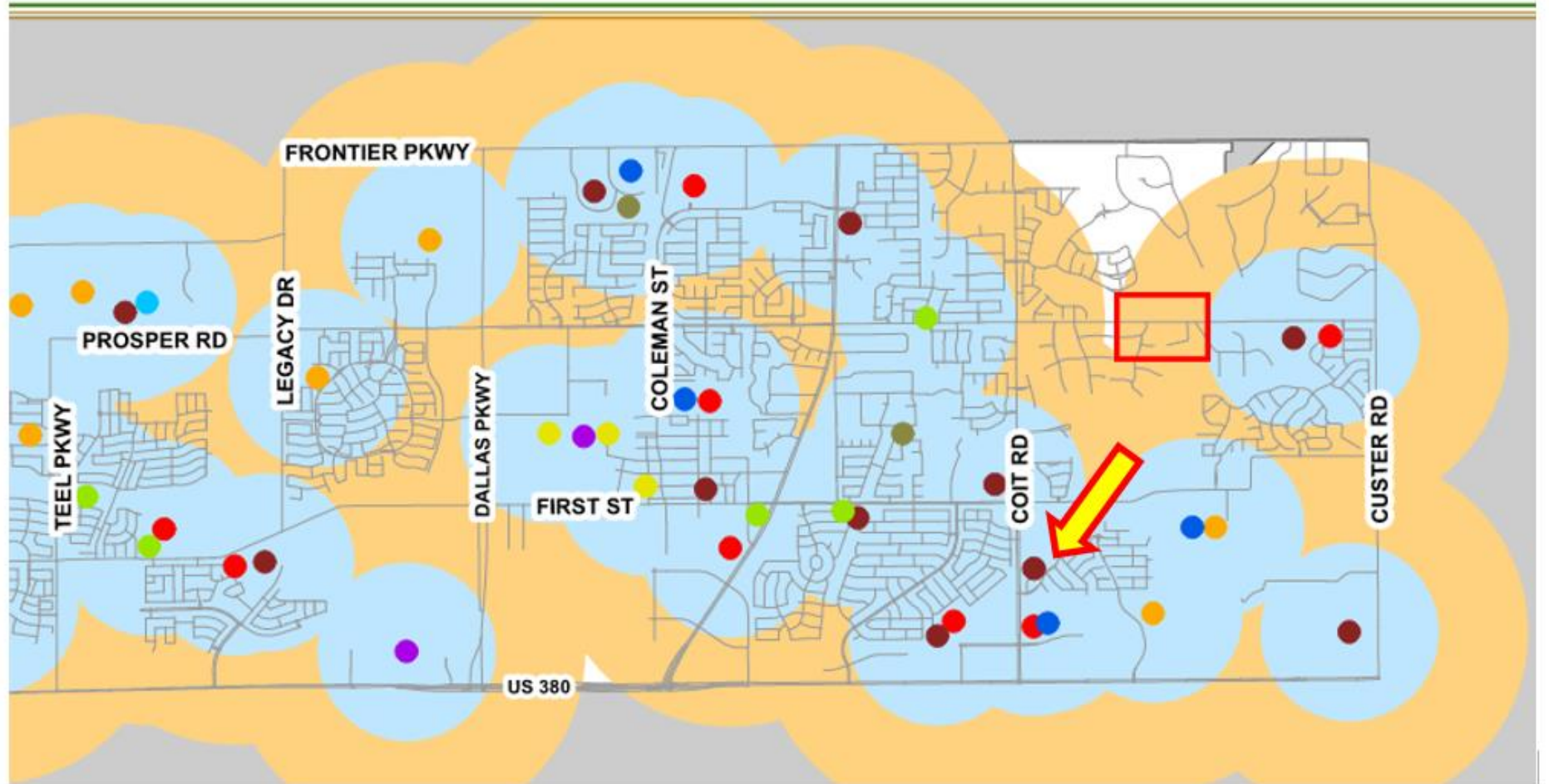


Current Location

The tower site shifted approximately 450 feet to the east.



Wireless Communication Exhibit



Legend

● Existing & Proposed Stadium Lights

● Existing Wireless Communication & Support Structure

● Proposed Wireless Communication & Support Structure

● ISD Existing School

● ISD Future School Site

● Town Property

● Town Facility

● Existing Water Tower

● Proposed Water Tower

1/2 Mile Coverage

1 Mile Coverage



Updated March 29, 2021

Exhibit A Survey

SURVEYOR'S NOTES

- This is a Zoning Site survey, made on the ground under the supervision of a Texas Registered Land Surveyor. Date of field survey is November 27, 2023.
- The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hyper S/R G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Texas North Central State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DB982. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Zoning Site survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This survey was conducted without the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

LINE	BEARING	DISTANCE
1	N 57°07'52" E	356.75'
2	S 89°52'14" W	50.00'
3	N 00°07'46" E	50.00'
4	N 89°52'14" E	50.00'
5	N 00°07'46" E	50.00'
6	S 89°52'14" W	25.00'
7	S 00°06'47" E	22.54'
8	S 50°55'15" W	319.67'
9	N 89°46'17" W	66.91'±

PARENT TRACT
PARCEL ID: 2759846
CITY OF PROSPER
INST. NO.
20170622010003020

POB (AS-SURVEYED)
50' X 50' LEASE AREA
2,500.0 SQ. FT.±
0.06 ACRES±
5' LANDSCAPE BUFFER
3600.0 SQ.FT.±
0.08 ACRES±
N:7134275.58
E:2498590.20



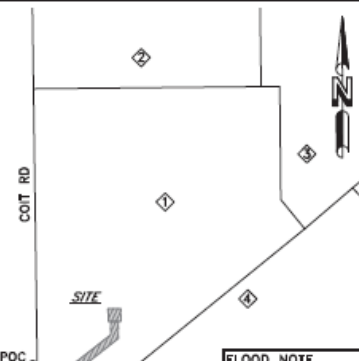
SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.

William H. Sommerville, III
Texas License No. 6094

PARENT TRACT OVERVIEW

- PARENT TRACT
PARCEL ID: 2759846
CITY OF PROSPER
INSTRUMENT NO: 20170622010003020
- PARCEL ID: 2619467
PROSPER SE FIRST & COIT LLC
INSTRUMENT NO: 20220418000612720
- PARCEL ID: 2619468
55 PROSPER LP
INSTRUMENT NUMBER: 184370
- PARCEL ID: 2811287
LAKEWOOD HOA INC.
INSTRUMENT NUMBER: 20200303000300280
- PARCEL ID: 2811269
NO INFORMATION AVAILABLE
- PARCEL ID: 2811268
SAIN, MICHAEL A. & BRANDI C.
INSTRUMENT NUMBER: 20210209000277440
- PARCEL ID: 2811267
ARGUETA, ALEJANDRO & BRITTANY ERIN GLASS
INSTRUMENT NUMBER: 20210311000484370
- PARCEL ID: 2811266
GOHEEN, CHRISTOPHER & ELIZABETH
INSTRUMENT NUMBER: 20210208000264460
- PARCEL ID: 2811265
SANDERSON, BRANT CHRISTOPHER & MICHELLE LOUISE
INSTRUMENT NUMBER: 20211119002378600



FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Flood No. 46085C0235J, which bears an effective date of June 2, 2009 and is NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

PROSPER COIT

JAMES STONE SURVEY, ABSTRACT NO. 847
COLLIN COUNTY, TEXAS

PROJECT NAME & SHEET DESCRIPTION

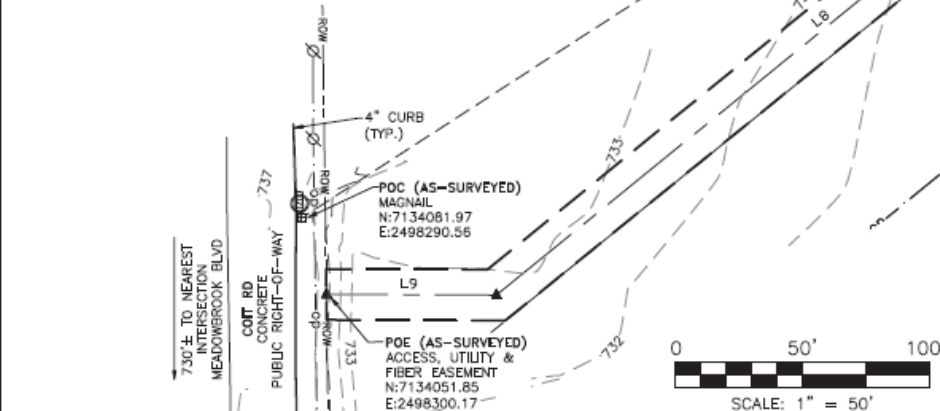
EXHIBIT A
ZONE-23-0036
SURVEY

SITE LOCATION INFORMATION:
PLAN TYPE: NEW SURVEY FOR TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK 1, LOT 1
CROSS REFERENCES TO ADJACENT TRACT IDENTIFIERS:
CHUCK ARDERIA
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT NO. 847

SHEET S.1

BY		DATE		REVISION		NO.		PROJECT NO. 23-10564		SHEET 1 OF 1	
TOWER INFO CENTER OF TOWER LATITUDE: 33.228667 LONGITUDE: -96.766236 (NAD 83) GROUND ELEVATION: 729' ABOVE MEAN SEA LEVEL (NAVD88) SITE ADDRESS: COIT RD PROSPER, TEXAS 75078											
VICINITY MAP COUNTY RD MEADOWBROOK BLVD COIT RD SITE											
TEXAS NORTH CENTRAL GRID NORTH CONVERGENCE 0°58'44.10650" TRUE NORTH TO MAGNETIC DECLINATION 2°41' E COMBINED SCALE FACTOR 0.999877377											
LEGEND ○ - 5/8" REBAR SET ● - FOUND PROPERTY MARKER POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POE - POINT OF ENDING ▲ - CALCULATED POINT (R) - REFERENCED INFORMATION (M) - MEASURED = POWER POLE + = GUY ANCHOR □ = POWER BOX □ = TELEPHONE PEDESTAL □ = SANITARY SEWER MANHOLE □ = TEMPORARY BENCHMARK 5/8" REBAR SET ELEVATION 729.62' --- RIGHT-OF-WAY --- OVERHEAD POWER											

SMW Engineering Group, Inc.
198 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-450-4986
www.smweng.com



50' X 50' LEASE AREA (AS-SURVEYED)
Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a midnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

5' LANDSCAPE BUFFER (AS-SURVEYED)
Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning of a Landscape Buffer being 5 feet in width and being bounded by a line 5 feet left of and parallel to the following described bounding line: thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Landscape Buffer contains 3,600.0 square feet or 0.08 acres, more or less.

ACCESS, UTILITY & FIBER EASEMENT (AS-SURVEYED)
Being a certain portion of that certain tract of land owned now or formerly by City of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 55°09'04" E leaving said right-of-way line a distance of 385.08 feet to a 5/8" rebar set; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 25.00 feet to the Point of Beginning of an Access, Utility & Fiber Easement being 20 feet in width lying 10 feet each side of the following described centerline: thence S 00°06'47" E a distance of 22.54 feet to a point; thence S 50°55'15" W a distance of 319.67 feet to a point; thence N 89°46'17" W a distance of 66.91 feet, more or less, to a point on the east right-of-way line of said Coit Road and the Point of Ending. Said above-described Easement contains 8,182.5 square feet or 0.19 acres, more or less.



Exhibit B

Enlarged Site Plan

ZONING NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

TOWER MATERIAL NOTE:
TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

EXISTING TREES NOTE:
NO EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT.

EXISTING PROTECTED TREE LINE (PLASTIC SAFETY FENCE) (TO BE REMOVED AS NEEDED FOR CONSTRUCTION)

EXISTING TREE CANOPY (TO BE TRIMMED AS NEEDED FOR CONSTRUCTION)

LESSEE'S COMPOUND WITH CRUSHED LIMESTONE TO 95% PROCTOR (2,500± SQ. FT.)

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY) (TYPx3)

PROPOSED 6' HIGH PRECAST MASONRY SCREENING WALL
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

PROPOSED (4) 2"Ø FIBER CONDUITS FROM ANTHEMNET RACK TO MMPB ABUTTING ROW (450'±)

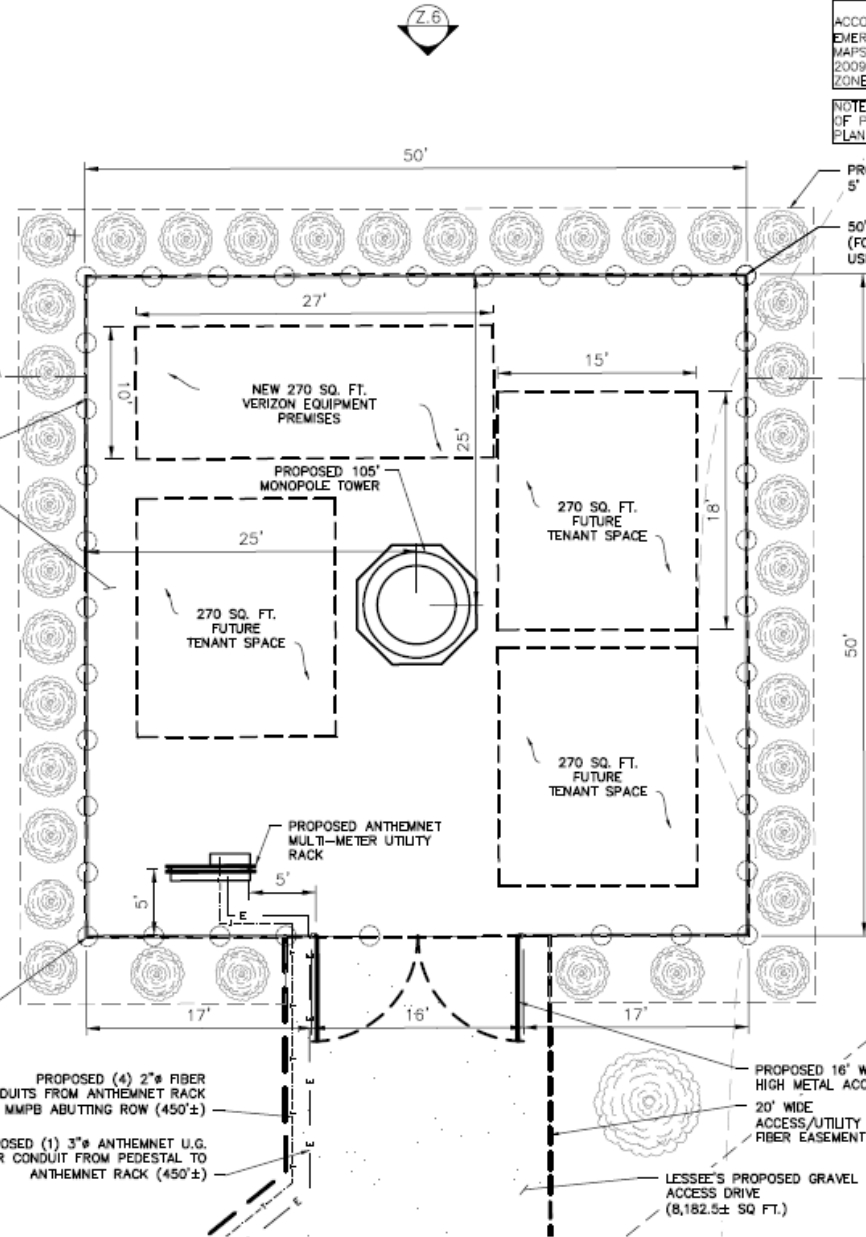
PROPOSED (1) 3"Ø ANTHEMNET U.G. POWER CONDUIT FROM PEDESTAL TO ANTHEMNET RACK (450'±)

FLOODS NOTE:
ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

PROPOSED LANDSCAPE SCREENING WITHIN A 5' WIDE LANDSCAPE BUFFER AREA

50'X50' LEASED PREMISES (FOR TENANT'S EXCLUSIVE USE)

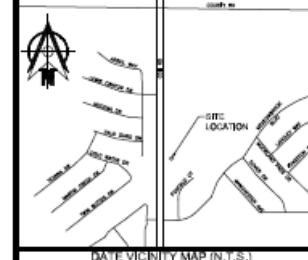


PREPARED FOR:



DATE OF CREATION: 12/04/2023		
REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWING	12/04/23
B	ZONING DRAWING	12/19/23
C	ZONING DRAWING	12/29/23

EXHIBIT B



FOR ZONING
REVIEW ONLY

ENGINEER:



**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

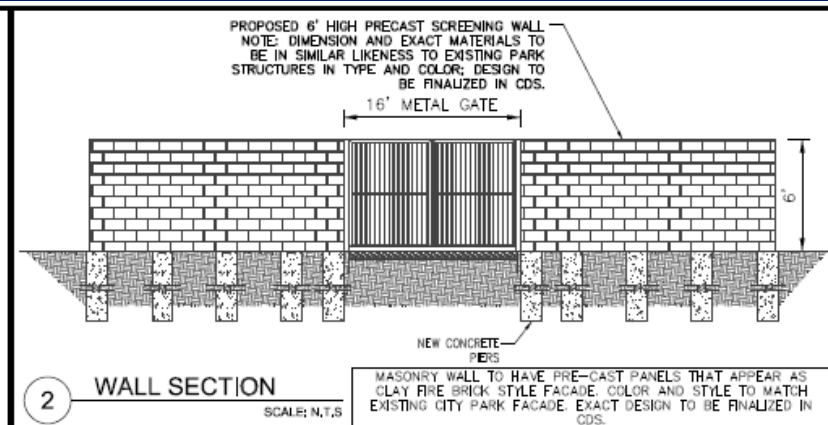
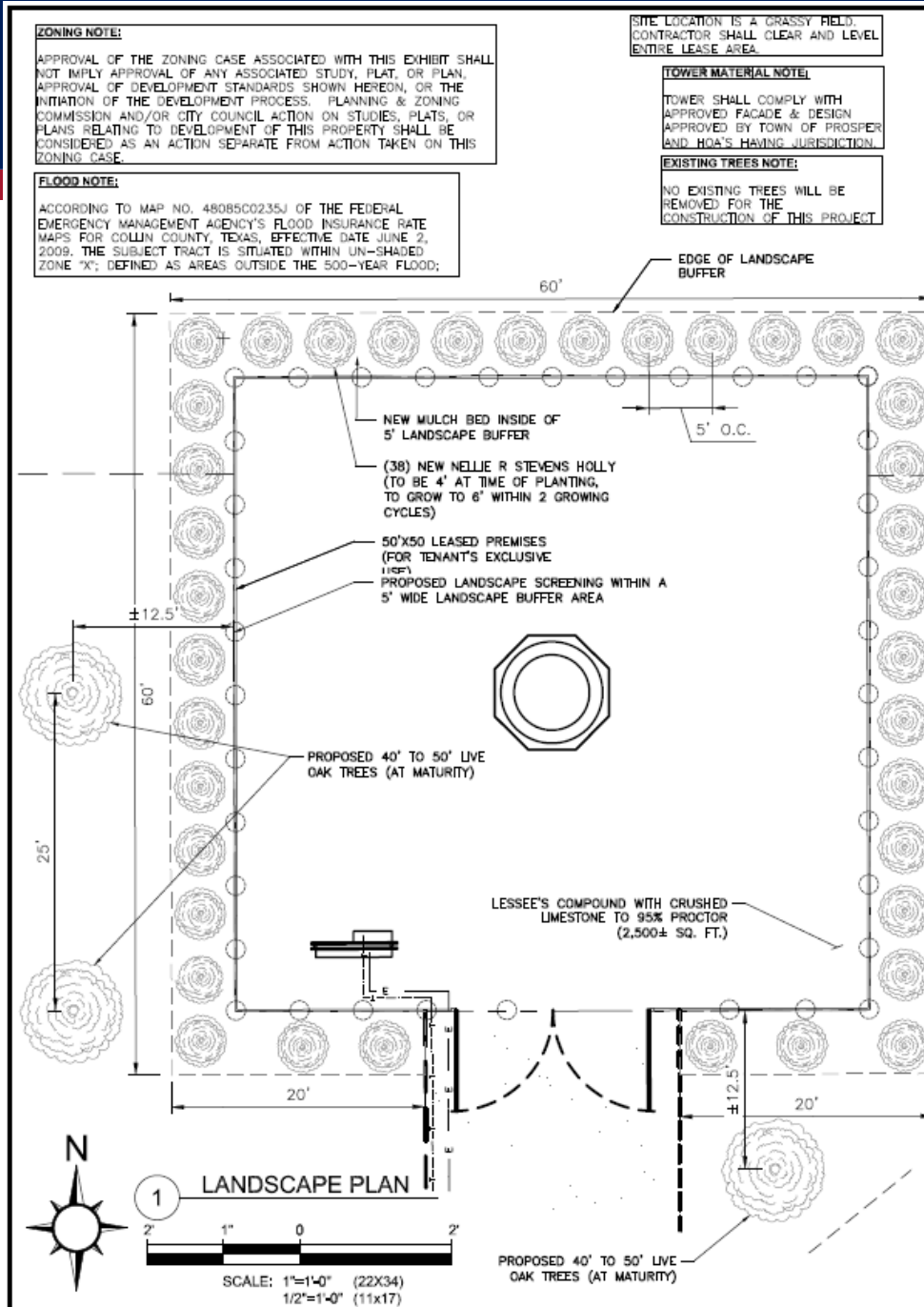
EXHIBIT B

ENLARGED SITE PLAN - PAGE 2 OF 2

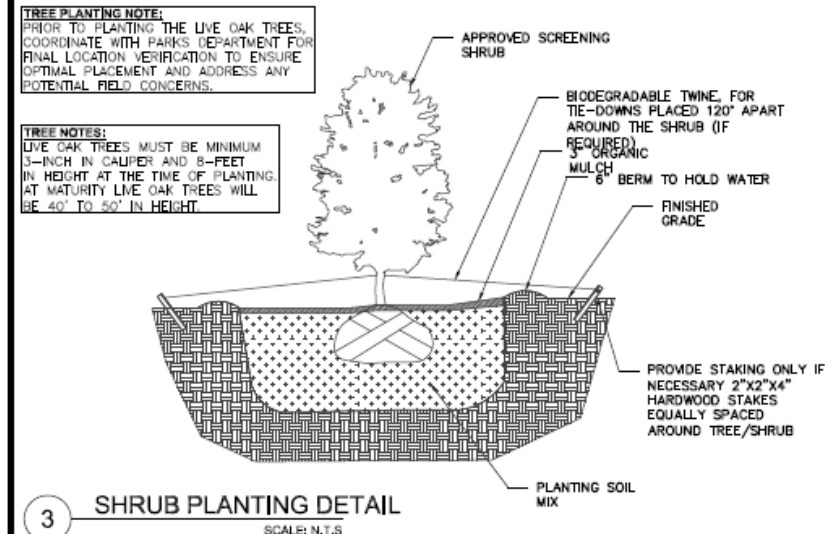
SITE LOCATION INFORMATION:
PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22,840-ACRE TRACT (.0514 ACRE
TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY,
ABSTRACT 847

Exhibit C

Landscape and Screening Plan



- LANDSCAPING NOTES**
- PRIMARY SCREENING:**
ALL PLANTS TO BE 5 GALLON SIZE AND PLACED @ 5' SPACING, ONLY DROUGHT TOLERANT NATIVE SPECIES TO BE USED. SHRUBBERY SHALL BE A MINIMUM OF FOUR FEET (4') IN HEIGHT AT TIME OF PLANTING, PLANTED EVERY FIVE FEET (5') OR LESS ON CENTER.
- APPROVED SPECIES:**
NELLIE R STEVENS HOLLY (WELL BRANCHED, MIN. HEIGHT OF 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES) (APPROX 38 PLANTS NEEDED TOTAL);
- IRRIGATION:**
NO IRRIGATION SYSTEM IS TO BE INSTALLED, A COMPANY IS TO BE CONTRACTED TO WATER THE PLANTS WEEKLY FOR THE FIRST 4 MONTHS AND THEN MONTHLY FOR THE NEXT 6 MONTHS.
- MAINTENANCE:**
PLANT USING 3" MULCH COVER, PLANTINGS TO BE MAINTAINED BY INDEPENDENT CONTRACTOR, TO BE PROVIDED BY TOWER DEVELOPER.
- PLANTING NOTES:**
1. MULCH WITH 4" MIN. ORGANIC MULCH,
2. LANDSCAPE CONTRACTOR TO GUARANTEE SHRUBS FOR 180 DAYS,
3. ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY,
4. SEED, MULCH, AND FERTILIZE IN DISTURBED AREAS,
5. REFER TO LANDSCAPE PLAN (DETAIL 1, THIS SHEET) FOR PLANTING LOCATIONS.



PREPARED FOR:

verizon

DATE OF CREATION: 12/04/2023

REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.15.23
C	ZONING DRAWINGS	12.28.23

EXHIBIT C

DATE VICINITY MAP (N.T.S.)

FOR ZONING REVIEW ONLY

ENGINEER:

SMW

PRELIMINARY DRAWING
(NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT C
ZONE-23-0036
LANDSCAPE AND SCREENING PLAN

SITE LOCATION INFORMATION:
PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22.840-ACRE TRACT (.0514 ACRE TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

SHEET Z.3

Exhibit D

Façade Plan (South Elevation)

ZONING NOTE:
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FLOOD NOTE:
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NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

TOWER MATERIAL NOTE:
TOWER SHALL COMPLY WITH APPROVED FAÇADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

TOWER NOTES:
1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.
2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

TOP OF TOWER
ELEV.: 105' AGL

VERIZON RAD CENTER
ELEV.: 100' AGL

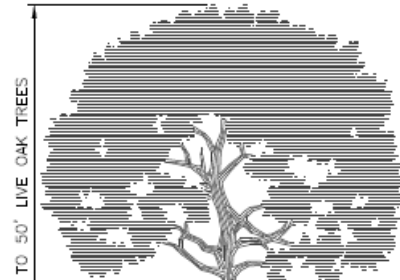
FUTURE CARRIER SPACE
ELEV.: 90' AGL

FUTURE CARRIER SPACE
ELEV.: 80' AGL

FUTURE CARRIER SPACE
ELEV.: 70' AGL

PROPOSED 105' MONOPOLE TOWER

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)



(38) NEW NELLIE R STEVENS HOLLY (TO BE 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES)

729' A.M.S.L.

PROPOSED LANDSCAPING (PER CITY REQUIREMENTS)

PROPOSED 6' HIGH PRECAST SCREENING WALL
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

1 SOUTH ELEVATION (VIEW LOOKING NORTH)
SCALE: N.T.S.

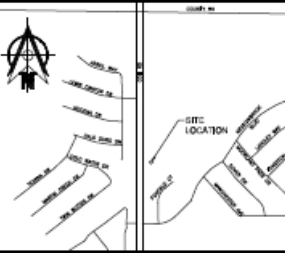
PREPARED FOR:



verizon

DATE OF CREATION: 12/04/2023		
REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWINGS	12.01.23
B	ZONING DRAWINGS	12.19.23
C	ZONING DRAWINGS	12.28.23

EXHIBIT D



DATE VICINITY MAP (N.T.S.)

FOR ZONING
REVIEW ONLY

ENGINEER:



**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D

ZONE-23-0036
FAÇADE PLAN - PAGE 1 OF 4

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22.840-ACRE TRACT (.0514 ACRE
TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY,
ABSTRACT 847

SHEET Z.4

Exhibit D

Façade Plan (West Elevation)

ZONING NOTE:

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

FLOOD NOTE:

ACCORDING TO MAP NO. 48085C0235J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.
PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

TOWER MATERIAL NOTE:

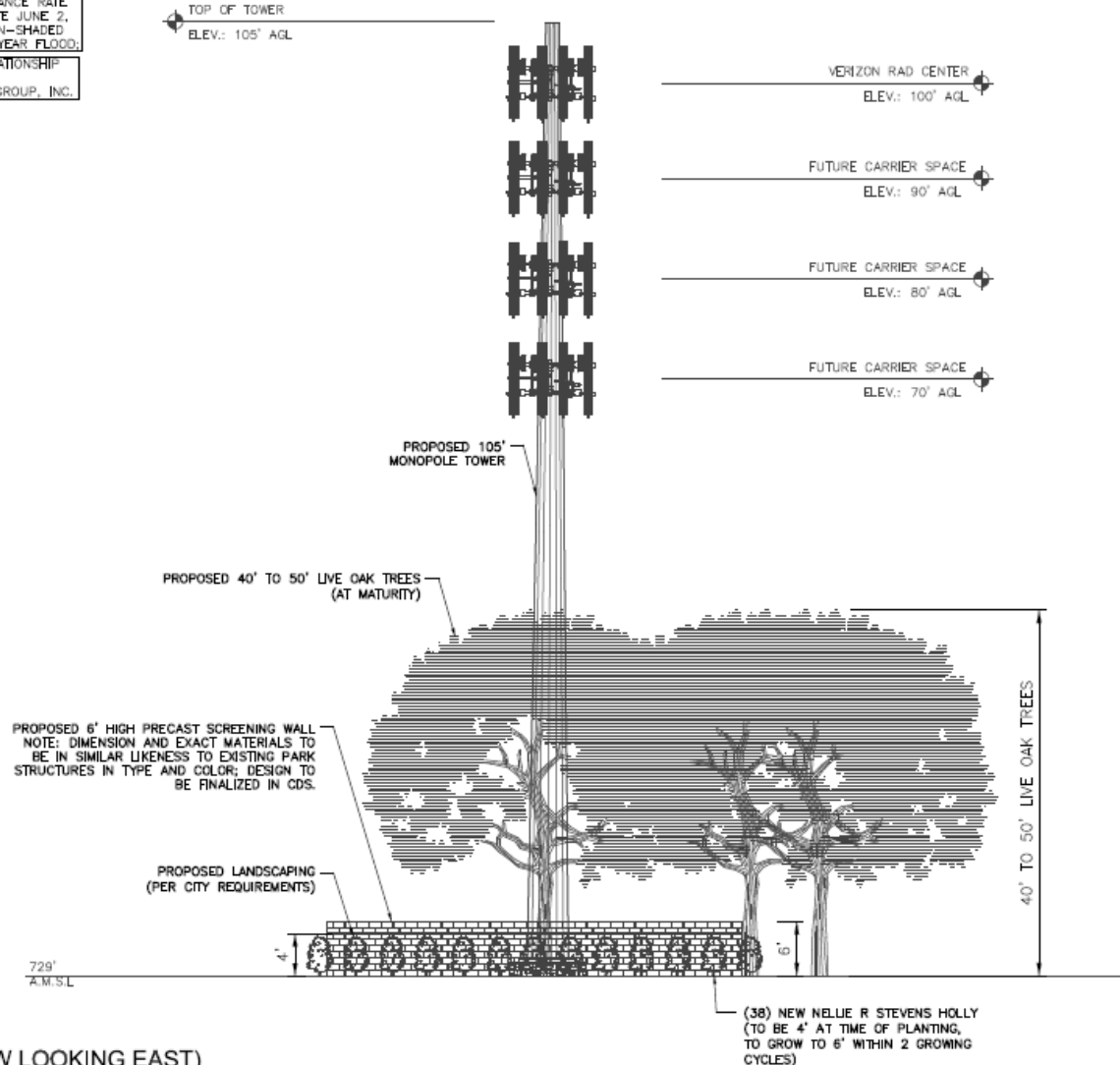
TOWER SHALL COMPLY WITH APPROVED FAÇADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

TOP OF TOWER
ELEV.: 105' AGL

TOWER NOTES:

1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.
2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.



1 WEST ELEVATION (VIEW LOOKING EAST)

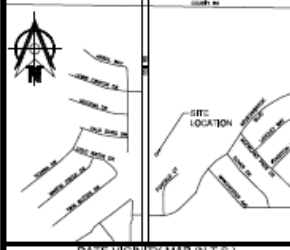
SCALE: N.T.S.

PREPARED FOR:



REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.15.23
C	ZONING DRAWINGS	12.29.23

EXHIBIT D



DATE: VICINITY MAP (N.T.S.)

FOR ZONING
REVIEW ONLY

ENGINEER:



PRELIMINARY
DRAWING
(NOT VALID UNLESS
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D

ZONE-23-0036
FAÇADE PLAN - PAGE 2 OF 4

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22.840-ACRE TRACT (B514 ACRE
TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY,
ABSTRACT B47

SHEET Z.5

Exhibit D

Façade Plan (North Elevation)

ZONING NOTE:
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NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

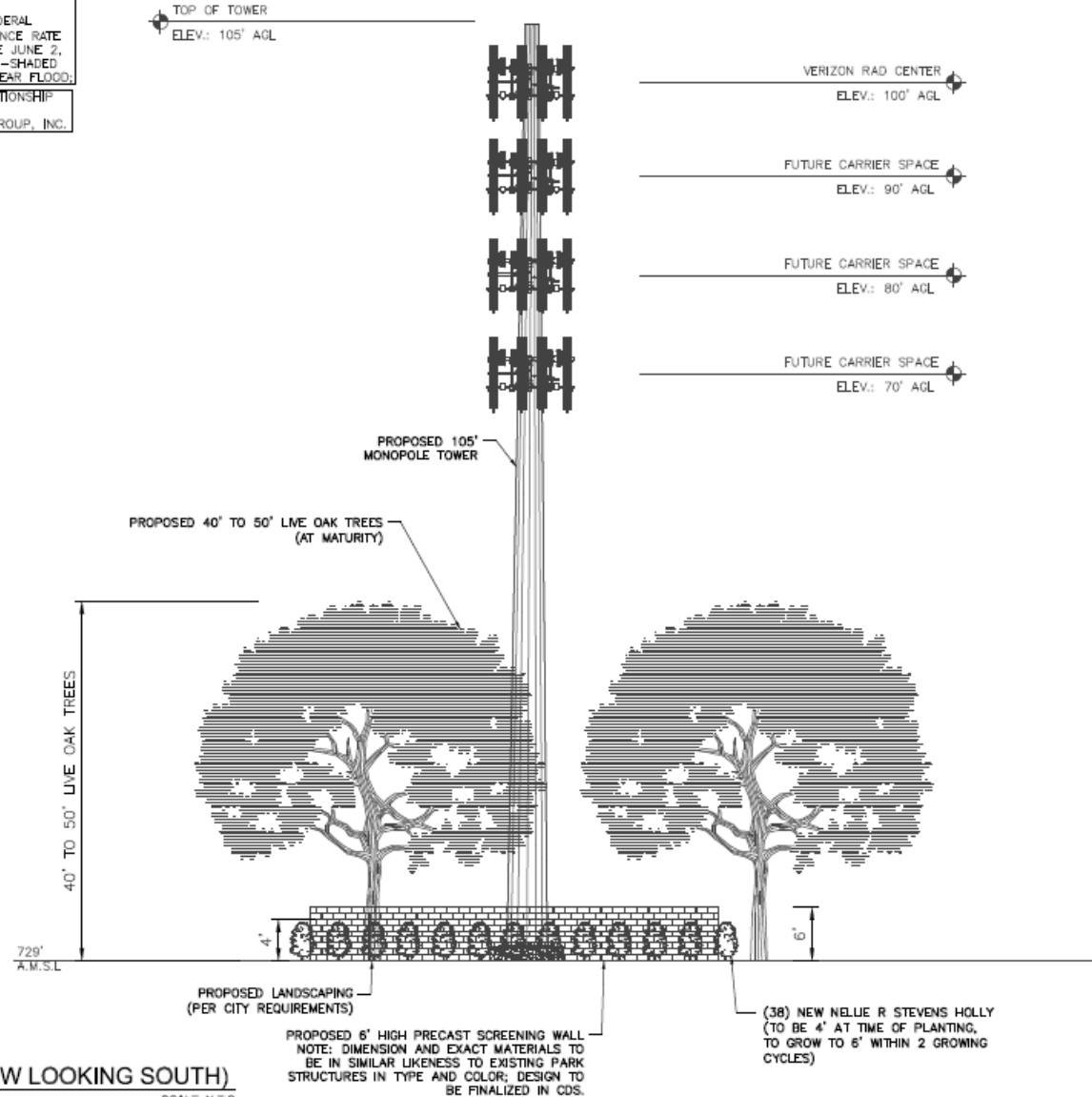
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SITE LOCATION IS A GRASSY FIELD. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

TOWER MATERIAL NOTE:
TOWER SHALL COMPLY WITH APPROVED FAÇADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

TOWER NOTES:
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1 NORTH ELEVATION (VIEW LOOKING SOUTH)
SCALE: N.T.S.

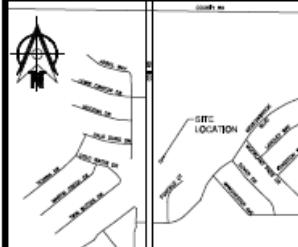
PREPARED FOR:



verizon

DATE OF CREATION: 12/04/2023		
REV. NO.	REV. DESCRIPTION	DATE
1	ZONING DRAWINGS	12.04.23
2	ZONING DRAWINGS	12.15.23
3	ZONING DRAWINGS	12.22.23

EXHIBIT D



DATE: VICINITY MAP (N.T.S.)

FOR ZONING
REVIEW ONLY

ENGINEER:



**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D

ZONE-23-0038
FAÇADE PLAN - PAGE 3 OF 4

SITE LOCATION INFORMATION:

PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22.840-ACRE TRACT (0.514 ACRE
TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY,
ABSTRACT #47

SHEET Z.6

Exhibit D

Façade Plan

(East Elevation)

ZONING NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

FLOOD NOTE:
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NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

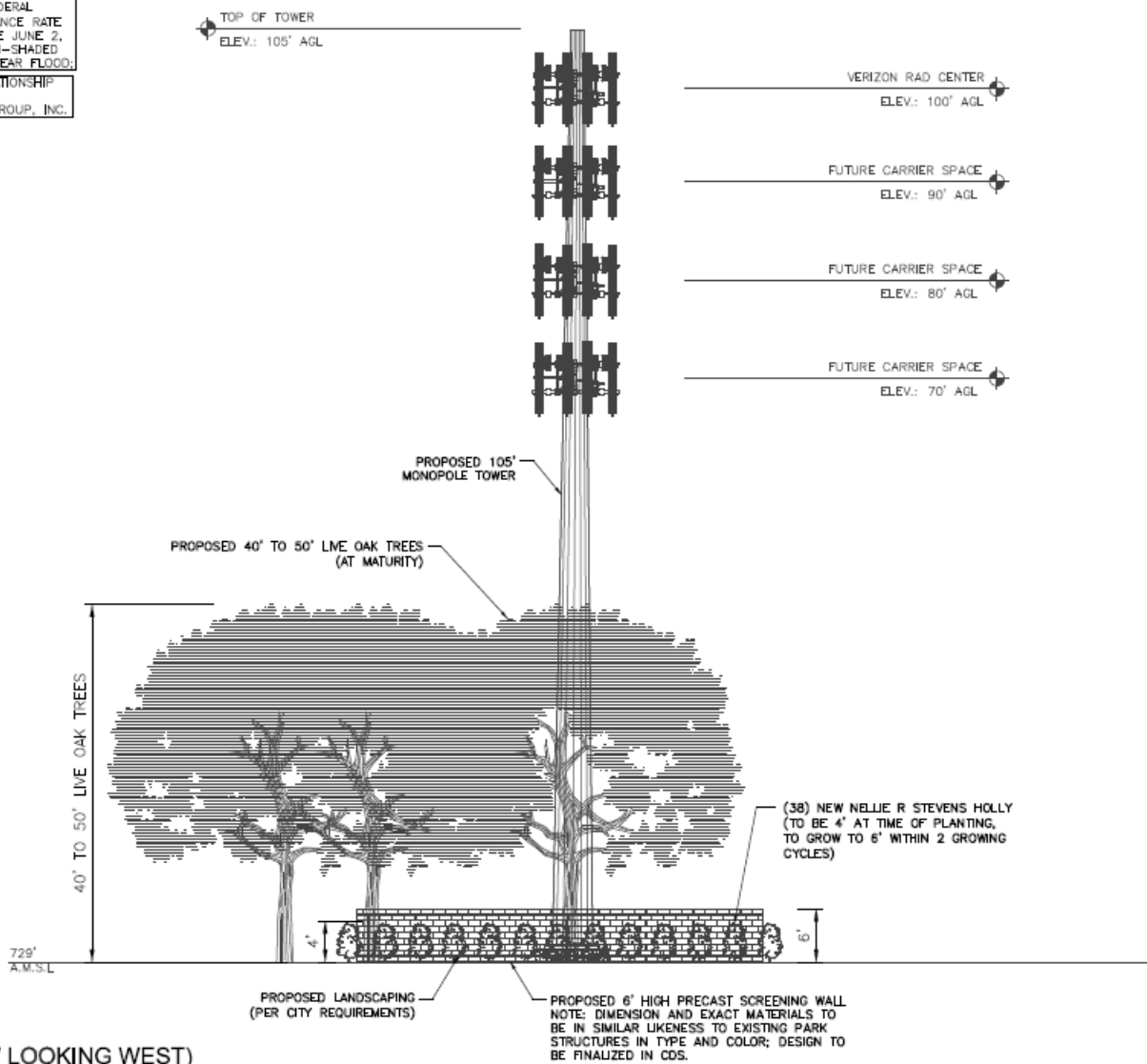
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STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

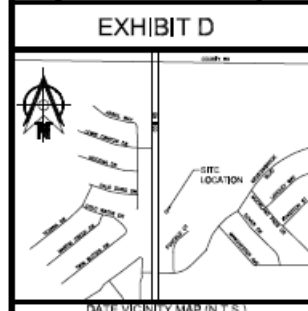


1 EAST ELEVATION (VIEW LOOKING WEST)
SCALE: N.T.S.

verizon

DATE OF CREATION: 12/04/2023

REV. NO.	REV. DESCRIPTION	DATE
A	ZONING DRAWINGS	12/04/23
B	ZONING DRAWINGS	12/19/23
C	ZONING DRAWINGS	12/22/23



FOR ZONING REVIEW ONLY

ENGINEER:
SMW
ENGINEERING & DESIGN, INC.
10000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
TEL: 817.335.1111 FAX: 817.335.1112

PRELIMINARY DRAWING
(NOT VALID UNLESS STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:
EXHIBIT D
ZONE-23-0038
FAÇADE PLAN - PAGE 4 OF 4

SITE LOCATION INFORMATION:
PLAN TYPE: NEW 105' MONOPOLE TOWER
PROPERTY OWNER: TOWN OF PROSPER
LEGAL DESCRIPTION: LAKEWOOD PRESERVE, BLOCK A, LOT 1,
GROSS ACREAGE: 22.840-ACRE TRACT (2574 ACRE TOWER ADDITION)
SURVEY ABSTRACT NAME: JAMES STONE SURVEY, ABSTRACT 847

Agenda Item 15.

Consider and act upon awarding CSP No. 2024-10-B to Zachry Construction Corporation, related to construction services for the Legacy Drive (Prairie – First) – 4 Lanes project; and authorizing the Town Manager to execute a construction agreement for same.
(HW)

Bids Received:

Four (4) – December 15, 2023

Updated CSP Percentages:

- Cost Proposal = 65%
- Project Timeline = 25%
- Qualifications/Exp = 10%

Range of Proposals (Cost):

\$9,146,215.80 - \$10,734,386.85

Engineer's Estimate:

\$9,700,000

Budget:

\$10,000,000

Range of Proposals (Time):

205 days – 395 days

Recommendation:

Zachary Construction Corp.

\$9,146,215.80

243 days



Agenda Item 16.

Consider and act upon awarding CSP No. 2024-11-B to Maya Underground Contractors LLC, related to construction services for the Dallas North Tollway (Prosper Trail - Frontier) 12-inch Waterline project; and authorizing the Town Manager to execute a construction agreement for same. (HW)

Bids Received:

Nine (9) – December 14, 2023

Updated CSP Percentages:

- Cost Proposal = 65%
- Project Timeline = 25%
- Qualifications/Exp = 10%

Range of Proposals (Cost):

\$1,114,647 - \$2,307,344

Engineer's Estimate:

\$2,539,748

Budget:

\$2,500,000

Range of Proposals (Time):

60 days - 210 days

Recommendation:

Maya Underground Contractors

\$1,198,943.50

60 days



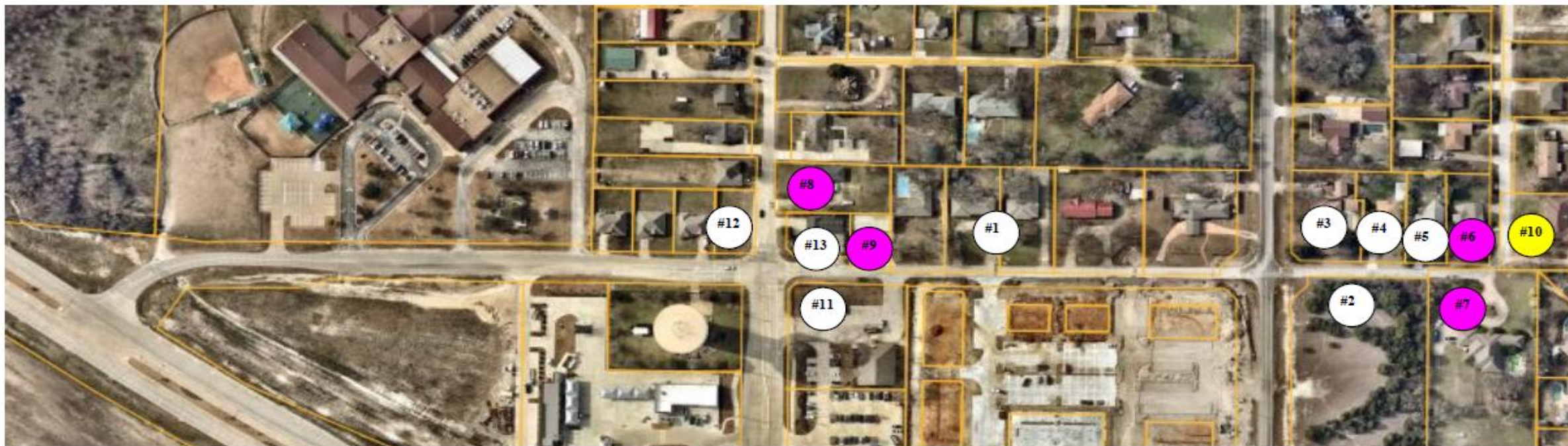
Agenda Item 17.

Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, declaring the public necessity to acquire certain properties for right-of-way, drainage easements, a water easement, a street easement, a sidewalk easement and temporary construction easements for the construction of the Craig Road (Preston - Fifth) project; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for said Project; appointing an appraiser and negotiator as necessary; authorizing the Town Manager to establish just compensation for the property rights to be acquired; authorizing the Town Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the Town Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful. (HW)



Craig Road (Preston-Fifth) Right-of-way and Easement Acquisition

Overall Location Map



PARCEL #	OWNER	Right- of way (acres)	Drainage Easement (acres)	Temporary Construction Easement (acres)	Water Easement (acres)	Street Easement (acres)	Sidewalk Easement (acres)
1	EASTERN HEIGHTS SUBDIVISION		0.0180	0.0268			
2	PROSPER TEXAS CAPITAL , LLC		0.0545				
3	TOWSON ADDITION, LOT 2		0.0265				
4	TOWSON ADDITION, LOT 1		0.0188				
5	CRAIG SERIES		0.0172				
6	PAUL A. BASDEN	0.0072	0.0126				
7	THE MAHARD 2003 PARTNERSHIP, LP	0.1262	0.0087				
8	CLAYTON WALWOOD & MEGAN WALVOORD	0.069		0.0144			
9	JIM C. SPRADLEY & CAROL SPRADLEY	0.0557		0.0278			
10	BOBBY D. JONES & WANDA L. JONES	0.0727					
11	TEXAS BANK			0.0476			0.0352
12	VILLAGE OF PROSPER			0.0168		0.0260	
13	STANTON ADDITION			0.0211	0.0119		



Right-of-way



Right-of-way & Easement



Easement

LOT 1, BLOCK A
THE VILLAGE OF
PROSPER
(VOL. Q, PG. 413)

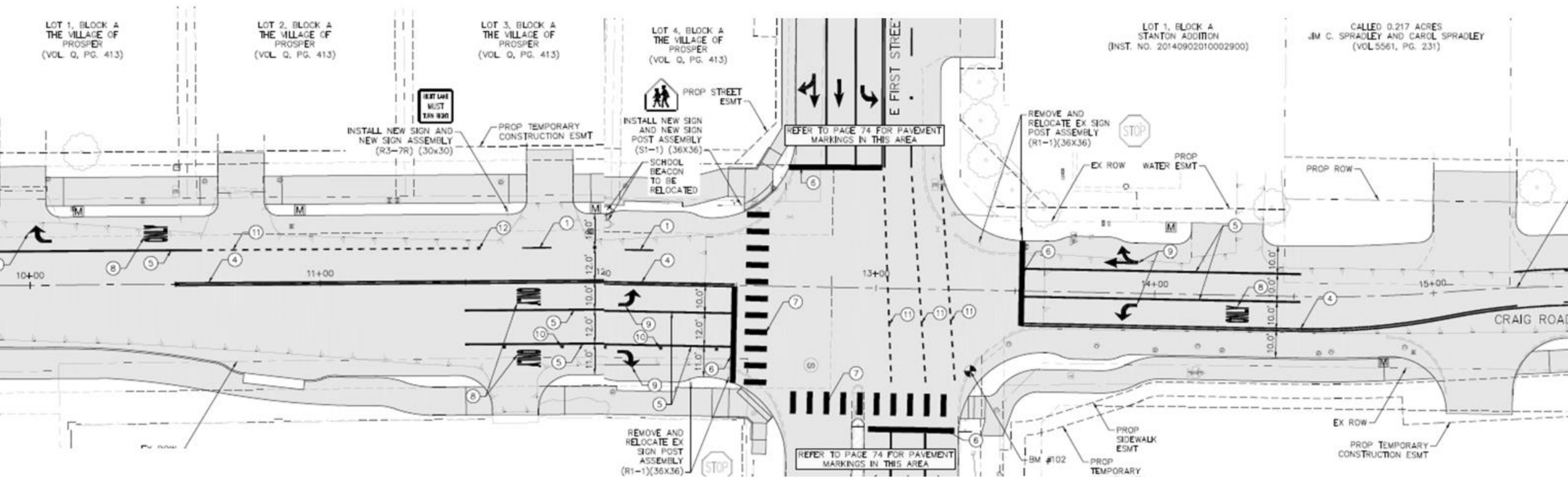
LOT 2, BLOCK A
THE VILLAGE OF
PROSPER
(VOL. Q, PG. 413)

LOT 3, BLOCK A
THE VILLAGE OF
PROSPER
(VOL. Q, PG. 413)

LOT 4, BLOCK A
THE VILLAGE OF
PROSPER
(VOL. Q, PG. 413)

LOT 1, BLOCK A
STANTON ADDITION
(INST. NO. 20140902010002900)

CALLED 0.217 ACRES
JIM C. SPRADLEY AND CAROL SPRADLEY
(VOL. 5561, PG. 231)



Agenda Item 18.

Discuss and consider Town Council Subcommittee reports. (DFB)

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

Executive Session

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

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.

Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, and the Community Engagement Committee, and all matters incident and related thereto.

Section 551.071 – To consult with the Town Attorney regarding legal issues associated with Article 1.09 and Article 8.03 of the Town's Code of Ordinances, and Chapter 214 of the Texas Local Government Code, and all matters incident and related thereto.

The Town Council will reconvene after Executive Session.

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

Adjourn