



Welcome to the May 28, 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

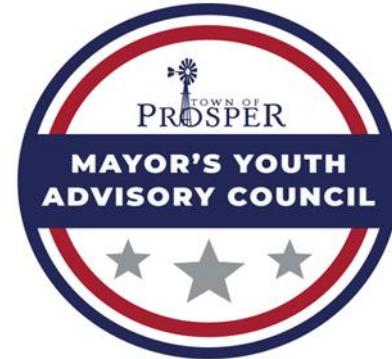
Presentations

Agenda Item 1.

Recognition of the 2024 Inaugural Mayor's Youth Advisory Council. (RB)

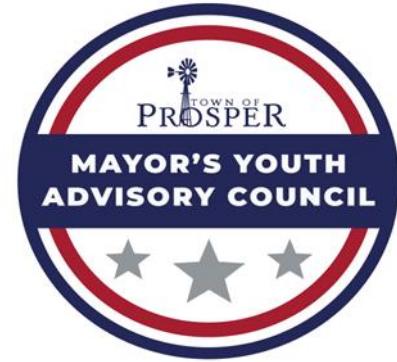
Program Details

- Leadership opportunity for students to help shape policies and programs
- Spring 2024 Pilot Program launched in January 2024. MYAC will run concurrently with the school year starting in Fall 2024.
- Comprised of 15 Prosper high school juniors and seniors
- CEC members alternate attendance at monthly meetings



Purpose and Desired Outcomes

- Build positive relationships between students, elected officials, and Town staff
- Create a forum for student leaders to communicate important issues to Town leaders
- Collaborate with others to identify problems and propose solutions
- Inspire future Town leaders to serve their community
- Connect with other like-minded teens



Application & Selection Process

- CEC Determined Eligibility and Selection Process
- Online Application Including Video
- Promoted Through Town Channels and PISD



MYAC Goals and Objectives



Goal 1: Offer guidance to the Town Council on youth-related issues.

Goal 2: Assist with special initiatives.

Goal 3: Design and implement youth-centered events.

Goal 4: Serve and grow as ambassadors for the Town of Prosper.

Goal 5: Participate in volunteer opportunities in the community.



THE TOWN OF PROSPER

Brainstorming and Goal-Setting Exercise



Fire Banquet



Library Video



View at: youtube.com/TownofProsper



Special Projects

- Parks, Recreation & Open Space Focus Group, Advisory Board
- Library Master Plan Focus Group



MYAC Class of 2024

Akhil Kotturi
Andrew Beitel
Anna Williams
Dallin Hansen
Dana Rylee Sorensen
Jacob Sentlingar
Julie Fahrenthold
Mckenzie Kingston

Maryn Shellberg
Remi Richardson
Rithika Chakrapani
Ryan Church
Shivani Ainampudi
William He
Yolandie Venter





Agenda Item 2.

Proclamation recognizing the Prosper High School Women's Soccer Team. (MLS)

Agenda Item 3.

Recognition of members of the Police Department for life-saving efforts. (DK)

Consent Agenda

Agenda Item 4.

Consider and act upon the minutes from the May 14, 2024, Town Council Regular meeting. (MLS)



Agenda Item 5.

Consider acceptance of the April 2024 monthly financial report.
(CL)

Agenda Item 6.

Consider and act upon approving an ordinance to authorize the Town Manager to execute certain agreements, contracts, and grant applications by increasing the contract and related authority to \$50,000.00 and authorizing the delegation to any Assistant Town Manager. (RBS)

Agenda Item 7.

Consider and act upon an ordinance amending Chapter 8, "Offenses and Nuisances," of the Town's Code of Ordinances by adopting a new Article 8.10 prohibiting the solicitation of occupants of vehicles on public roadways. (TW/DK)

Agenda Item 8.

Consider and act up an ordinance amending Article 12.08 of Chapter 12, “TRAFFIC”, prohibiting certain commercial vehicles from operating on Prosper Trail. (CE)

Agenda Item 9.

Consider and act upon authorizing the Town Manager to enter into a contract amendment with Republic Services adjusting the fees for Commercial recycling provided through 95-gallon carts and providing a discount to Homeowners Associations for 95-gallon trash service. (CL)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to approve a contract between the Town of Prosper and Coffey Global for Freedom Fest 2024 for an amount not to exceed \$106,300. (DB)

Agenda Item 11.

Consider and act upon authorizing the Town Manager to approve the proposal for the Prosper Christmas Festival Rentals between 5 Star Rental, and the Town of Prosper, Texas, related to the Prosper Christmas Festival for \$32,103.02. (DB)

Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between the Town of Prosper and Bowmen Sports for recreation program instructor services for an estimated amount of \$27,090. (TH)



Agenda Item 13.

Consider and act upon approving the emergency repair of North Legacy Drive north of Prosper Trail for \$44,870. (CE)

Agenda Item 14.

Consider and act upon authorizing the Town Manager to execute a contract with Nouveau Technology Services, LP, for interior improvements to the Police Department Headquarters building for \$37,283. (CE)

Agenda Item 15.

Consider and act upon authorizing the Town Manager to approve the purchase of traffic signal-related items for the Gee Road and Acacia Parkway Traffic Signal project, from Consolidated Traffic Controls, Inc., utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program for \$125,448. (PA)

Agenda Item 16.

Consider and act upon authorizing the Town Manager to approve an agreement for repairs to the traffic signal preemption equipment on Preston Road with Consolidated Traffic Controls, Inc., utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program for \$82,557. (HW)

Agenda Item 17.

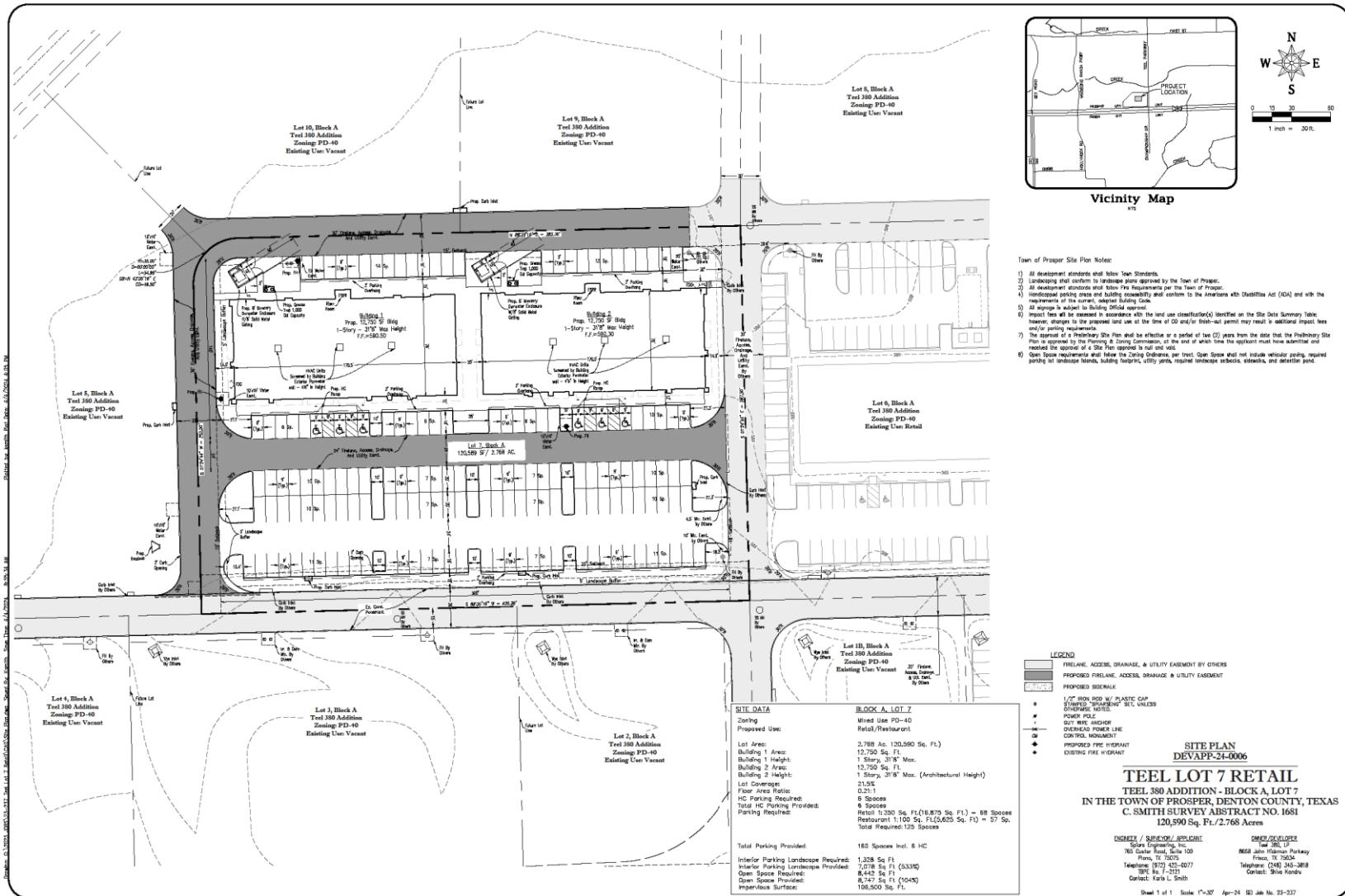
Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on Preliminary Site Plans and Site Plans. (DH)



DEVAPP-24-0006

Site Plan

Teel 380 Addition, Block A, Lot 7





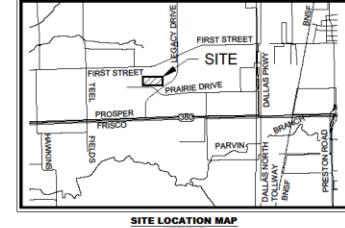
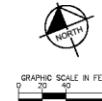
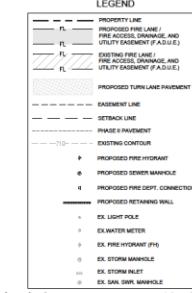
THE TOWN OF PROSPER

DEVAPP-24-0033

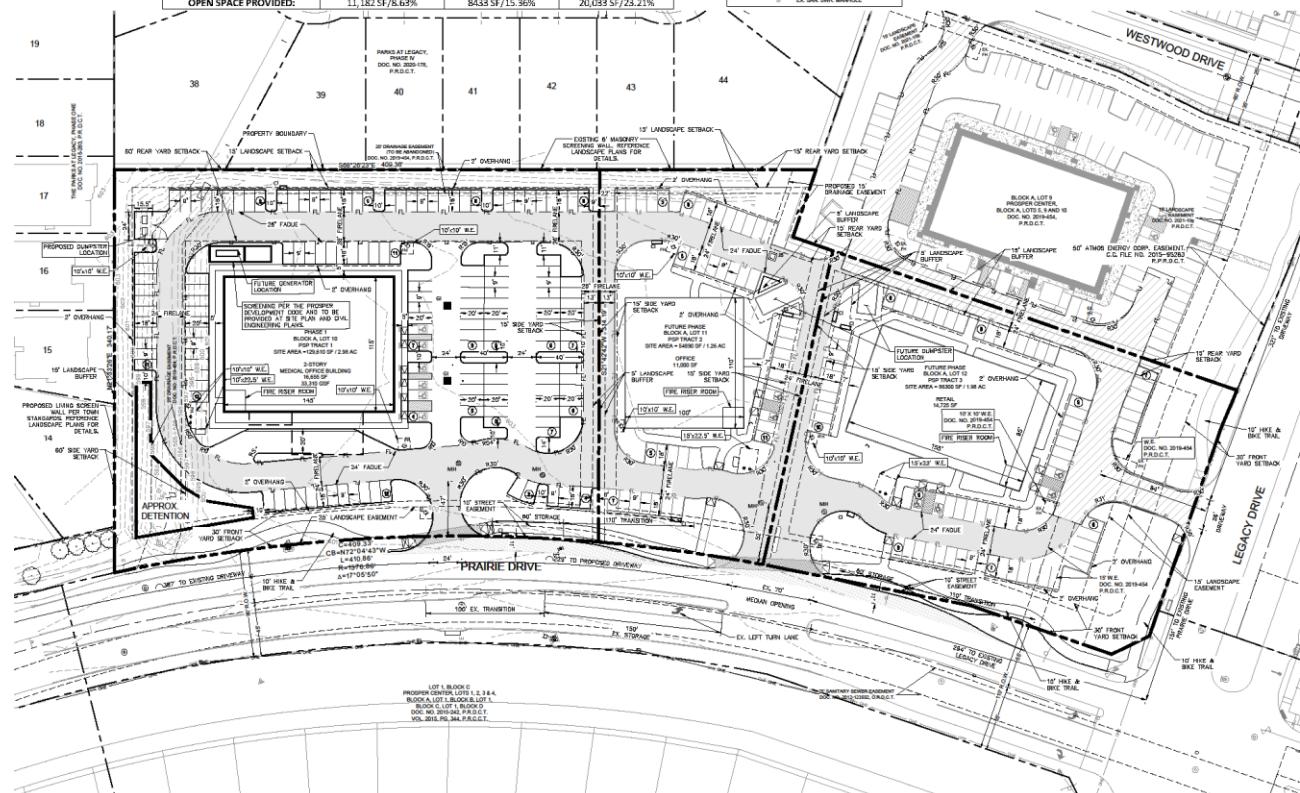
Preliminary Site Plan

Harrod Medical Office Building Block A, Lots 10-12

Site Data Summary Table			
ITEM	LOT 10 - TRACT 1	LOT 11 - TRACT 2	LOT 12 - TRACT 3
ZONING:	PD-65	PD-65	PD-65
PROPOSED USE:	2-STORY MEDICAL OFFICE BUILDING	OFFICE	RETAIL
LOT AREA:	12960 SF / 2.975 AC	54890 SF / 1.26 AC	86300 SF / 1.98 AC
BUILDING AREA:	16655 SF / 0.38 AC	11000 SF / 0.25 AC	14725 SF / 0.34 AC
BUILDING HEIGHT:	35'	-	-
LOT COVERAGE:	13%	20%	17%
FLOOR AREA RATIO:	1.3%	20%	17%
PARKING REQUIREMENT RATIO:	1:250 SF OF FLOOR AREA	1:350 SF OF FLOOR AREA	1:250 SF OF FLOOR AREA
TOTAL PARKING REQUIRED:	334	32	59
TOTAL PARKING PROVIDED:	155	45	71
ACCESSIBLE PARKING REQUIRED:	6	2	3
ACCESSIBLE PARKING PROVIDED:	6	2	4
AREA OF IMPERVIOUS SURFACES:	72,400 SF	88,250 SF	58,100 SF
INTERIOR PARKING LANDSCAPING REQUIRED:	2,325 SF / 1.79%	675 SF / 1.23%	1,125 SF / 1.30%
INTERIOR PARKING LANDSCAPING PROVIDED:	5,660 SF / 4.36%	2,487 SF / 4.53%	2,283 SF / 2.64%
OPEN SPACE REQUIRED:	9,073 SF / 0.00%	3,842 SF / 7.00%	6,041 SF / 7.00%
OPEN SPACE PROVIDED:	11,182 SF / 6.62%	8433 SF / 15.36%	20,039 SF / 23.21%



TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES



Kimley»Horn

PRELIMINARY SITE PLAN
HARROD MEDICAL OFFICE BUILDING
PROSPER CENTER
BLOCK A, LOT 10 - 12

CASE # - DEVAPP-24-0033
6.2 ACRES
L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS
ENGINEER / SURVEYOR: PREPARATION DATE: MAY 16, 2024
TITLE FIRM / REGISTRAR: TEXAS
100 WEST CEM ST., SUITE 203
DENTON, TX 76201
PHONE: (214) 367-3993
CONTACT: WACK MARTINE, P.E.
OWNER(S) / APPLICANT:
CLOUD RESOURCES LLC
10000 LBJ Fwy, Ste 1000
FORT WORTH, TX 76102
PHONE: (817) 282-0000
CLOUD@CLOUDRESOURCES.COM



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 18.

Consider adoption of a resolution directing publication of Notice of Intention to issue Certificates of Obligation for the purpose of funding costs associated with the construction wastewater improvements. (CL)

Debt Issuance Calendar

Certificates of Obligation, Series 2024 Issuance
OR Water and Sewer Revenue Bonds, Series 2024
Preliminary Schedule of Events

<u>Status</u>	<u>Due Date</u>	<u>Event</u>
In Progress	28-May	Town Council approves publication of Notice of Intent for the Certificates. Publication will occur in the Town's paper of record.
	3-Jun	1st publication of Notice of Intent for Certificates
	10-Jun	2nd publication of Notice of Intent for Certificates
	17-Jun	Draft Official Statement distributed to the Town and Bond Counsel
	24-Jun	Hilltop Securities receives comments on Official Statement
	16-July	Rating Agency site visit with the Town
	23-July	Town Council consideration of Certificates of Obligation Parameter Ordinance* OR Water and Sewer Revenue Bonds
	30-July	Electronically mail Official Statement to potential purchasers**
	6-Aug or after	Earliest day for pricing; Pricing Officer adopts final pricing**
	4-Sep or after	Earliest date for closing and delivery of funds to the Town**

* Pricing must occur within 90 days of Council approval of the CO parameter ordinance.

** Preliminary, subject to change.

Debt Issuance – Series 2024, Notice of intent to issue Certificates of Obligation

COs must post projects to be financed in local paper of record at least twice, first more than 30 days before the governing body's vote on the CO issuance and again a week after the initial posting.

Projects	Amount
Doe Branch Parallel Interceptor: 2103-WW	\$3,750,000
Doe Branch Expansion, Phase 3 WWTP: 2322-WW	\$27,500,000
Grand Total, Series 2024 CO's or Revenue Bonds	\$31,250,000*

**Not to exceed \$31,500,000 due to issuance costs.*

Debt Issuance – UTRWD Funding Schedule & Projects

Projects	Preliminary Project Amounts	Town's Portion (50%)
Doe Branch Parallel Interceptor: 2103-WW	\$32,506,655	\$16,253,327.50
Doe Branch Expansion, Phase 3 WWTP: 2322-WW	\$209,892,554	\$104,946,277.00
Grand Total	\$242,399,209	\$121,199,604.50

DUE (no later than)	ARPA	Bonds	TBD (Future)	TOTAL
Mar 1, 2024	\$6,102,367.26			\$6,102,367.26
Nov 1, 2024		\$31,250,000*		\$31,250,000
Nov 1, 2025		\$31,250,000		\$31,250,000
Future			\$52,597,237.24	\$52,597,237.24
TOTAL	\$6,102,367.26	\$62,500,000	\$52,597,237.24	\$121,199,604.50

*Not to exceed \$31,500,000 due to issuance costs

Agenda Item 19.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2024-20-B to Mountain Cascade of Texas, LLC, related to the Lower Pressure Plane Phase 2 Water Pipeline project, for \$7,101,331. (PA)

Bids Received:

Eight (8) – April 25, 2024

Updated CSP Percentages:

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

Engineers Estimate

\$10,275,000

Budget Amount

\$11,163,985

Range of Proposals (Cost):

Base Bid + Option 1

\$7,101,331 - \$12,717,475

Base Bid + Option 2

\$6,925,511 - \$13,295,225

Range of Proposals (Time)

273 days - 395 days

Recommendation:

Mountain Cascade of Texas

\$7,101,331 - 360 days

LOWER PRESSURE PLANE (LPP) PUMP STATION AND LPP WATER LINE PHASE 2



Agenda Item 20.

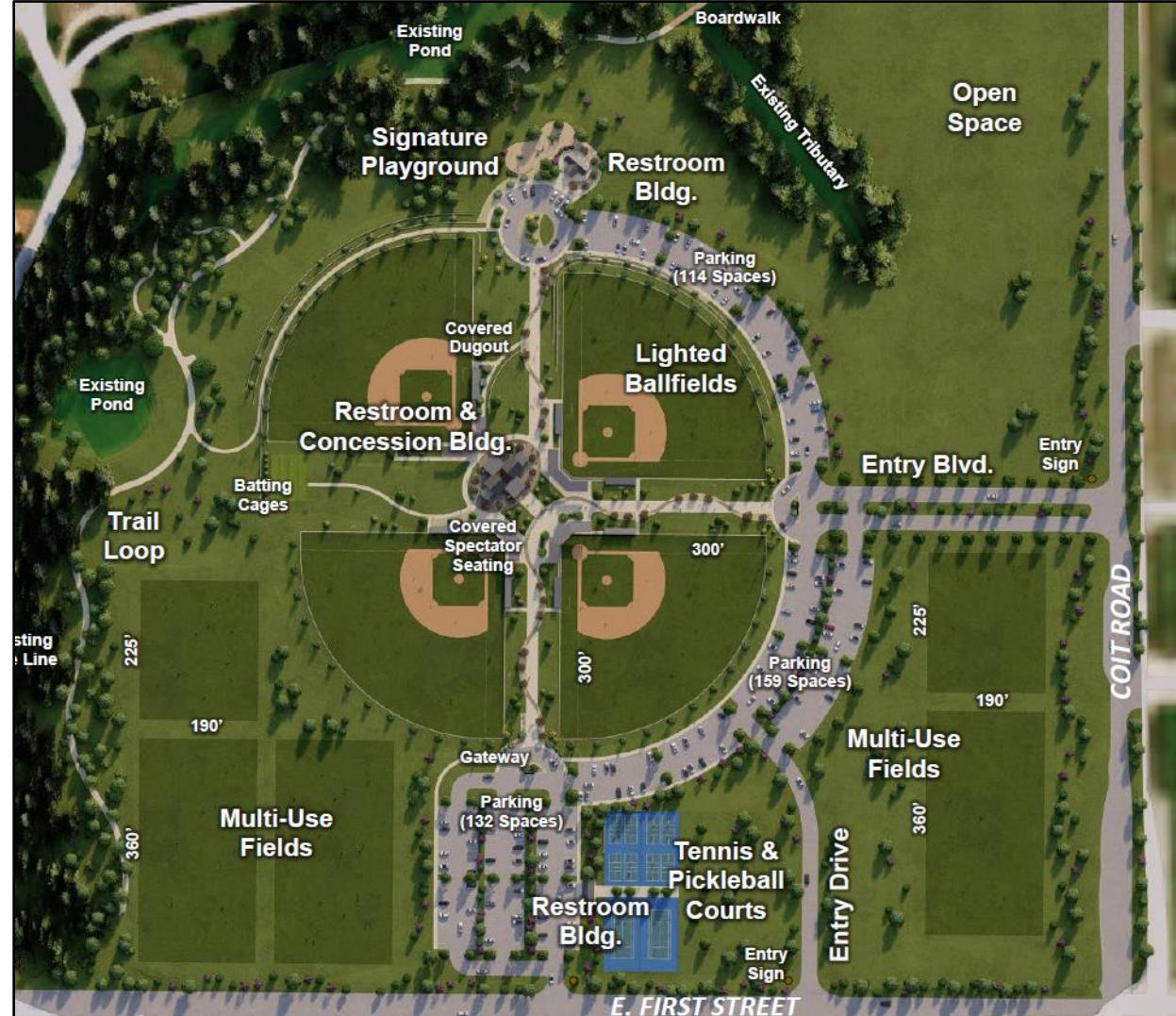
Consider and act upon authorizing the Town Manager to execute a Guaranteed Maximum Price (GMP) Contract #2 between the Town of Prosper and Dean Construction related to Site Development for Raymond Community Park in the amount of \$9,363,174. (DB)

Raymond Community Park

Project Budget

• Design, Testing & PM	\$1.9 M
• Contingency	\$1.2 M
• Construction	<u>\$16.7 M</u>
• Total Cost	\$19.8 M

**Anticipated Completion in
Summer 2025**



GMP Detail

GMP #s 1 + 2

• Bids + GC Costs Total	\$16.7 M
• Contingency	<u>1.2 M</u>
• Total	\$17.9 M

Scope Added from 100% DDs (all included in costs above)

- Coit Road Walkway
- Development Services Landscape Requirements
- Full Onsite Detention Ponds (3)

GMP #2 Items Included in Base Bid

- Lighted Four Field Baseball Complex with Restroom Concession Building
- Storm Drain System, Sanitary Sewer Lines with Required Lift Station
- Required Onsite Detention Ponds (3)
- Multipurpose Fields (5) without lighting
- Pickleball Courts (8) with Lighting
- Multi-Level, Accessible Playground with Integral Shade
- Restroom at Playground
- 400+ Parking Spaces

Possible GMP Contingency Use

The CIP Subcommittee and project team recommend the following prioritized items that are ready to be added to the project:

Pedestrian lighting	\$ 204,000
Restrooms @ Tennis	258,000
Tennis courts (2)	557,000
Shade structures @ Tennis & PB	35,000
Other amenities (site furnishings)	<u>146,000</u>
Total Owner's Contingency	\$ 1.2 M

Possible Use of Alternative Funds with Good ROI

CIP Subcommittee has asked staff to identify funding outside of project funds for Well System

- Onsite Well System for Irrigation - \$1,201,855
- Anticipated cost for municipal water - \$250k - \$300k / year
- Will pay for itself in 4-5 years through water expense savings

Options for Additional Funding

Bid and Design Completed

• Playground Pavilion	\$ 91,000
• Batting Cages w/ trail & furnishings	239,000
• Park Monument Sign @ First St.	17,000
• Additional Trees / Landscape	114,000

No Bid or Design Currently (estimates)

• Baseball Field Artificial Turf	\$ 7.5M
• Multipurpose Artificial Turf	6.9M
• Trail / Bridge*	800,000

*Currently applying for funding through Collin County Grant Program



Agenda Item 21.

Consider and act upon authorizing the Town Manager to execute an amendment to the agreement between the Town of Prosper, Texas, and Brown, Reynolds, Watford, Architects, Inc., related to architectural and engineering design services for Fire Station No. 4 for \$342,300. (SB)

Fire Station No. 4

3980 E. Prosper Trail



Background

- November 9, 2021 - Town Council approved the Architectural Design Agreement with BRW \$608,300 based on construction cost estimate of \$4,600,000 + a provision for an additional 8.85% fee on amount exceeded
- June 14, 2022 - Town Council approved the CMAR agreement with Pogue Construction
- August 23, 2022 - Town Council Update
 - Included schematic design
 - Discussion of reduction of the building or further value engineering
- January 10, 2023 - Town Council GMP review
 - GMP \$10,213.950, Decision to postpone project to October 2023
- June 2023 - CIP Subcommittee recommended an additional postponement of 1 Year

- Due to delays, the project must undergo reviews to the International Building Codes (IBC) and the International Fire Codes (IFC)
 - The Town of Prosper adopted the 2021 IBC and IFC, January 2023
 - All construction documents must be updated
- Projected cost to complete the design \$465,465
- BRW has proposed to amend the contract from \$608,300 to \$950,680 and remove the provision of the 8.85% fee exceeding the original estimate
 - \$123,165 Remaining on purchase order
 - \$342,300 Additional funding



Fire Station 4 Construction Project

Budget for Fire Station 4 Project	Prior Budget	Amount Encumbered	Expenditures to Date	Estimate August 2022	Project Total January 2023	2024
Professional Services Budget - 750-5410-10-00-2137-FC	623,380	623,380	485,215	623,380	608,380	950,680
Other Development Costs - 750-5410-10-00-2203-FC	601,620	8,250	8,250	678,274	553,274	553,274
Construction of Facility - 750-6610-10-00-2205-FC	6,000,000			9,923,346	GMP 10,213,950	Est. 10% Increase 11,235,345
Furniture, Fixtures, & Equipment - 750-6610-10-00-2206-FC	775,000			775,000	715,000	715,000
Project Cost	8,000,000	631,630	493,465	12,000,000	12,090,604	13,454,299
Alternate 2 - Natural Gas Line	N/A	N/A	N/A	N/A	195,000	195,000
Total Project With Alternates	8,000,000	631,630	493,465	12,000,000	12,285,604	13,649,299

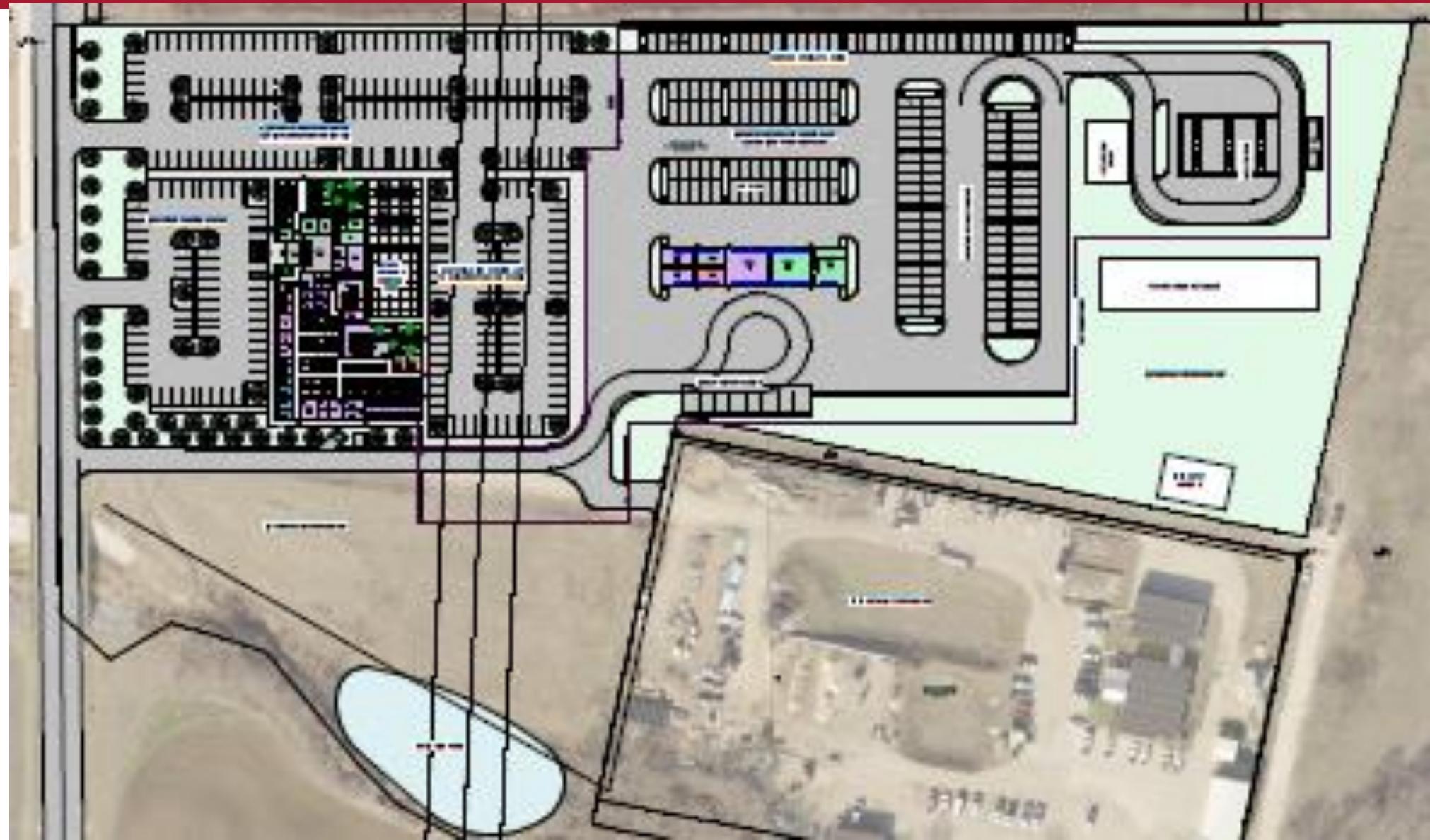
- Construction cost estimated at 10% increase since previous GMP
- The sanitary sewer was approved in the FY23 CIP budget
- Fire Engine 4 projected delivery date August 2024

Agenda Item 22.

Consider and act upon authorizing the Town Manager to enter into a Professional Services Agreement with Quorum Architects in the amount of \$1,780,000 for the design of the proposed Public Works/Parks Service Center. (CE)

Public Works/Parks Service Center

- Design Budget - \$1.8M
 - \$1.2M Capital Dedicated Funds
 - \$600,000 Utility Funds
- Received 12 Proposals in February
- Interviewed three firms
- Recommend Quorum Architects
- Estimate \$15M in available funding for construction



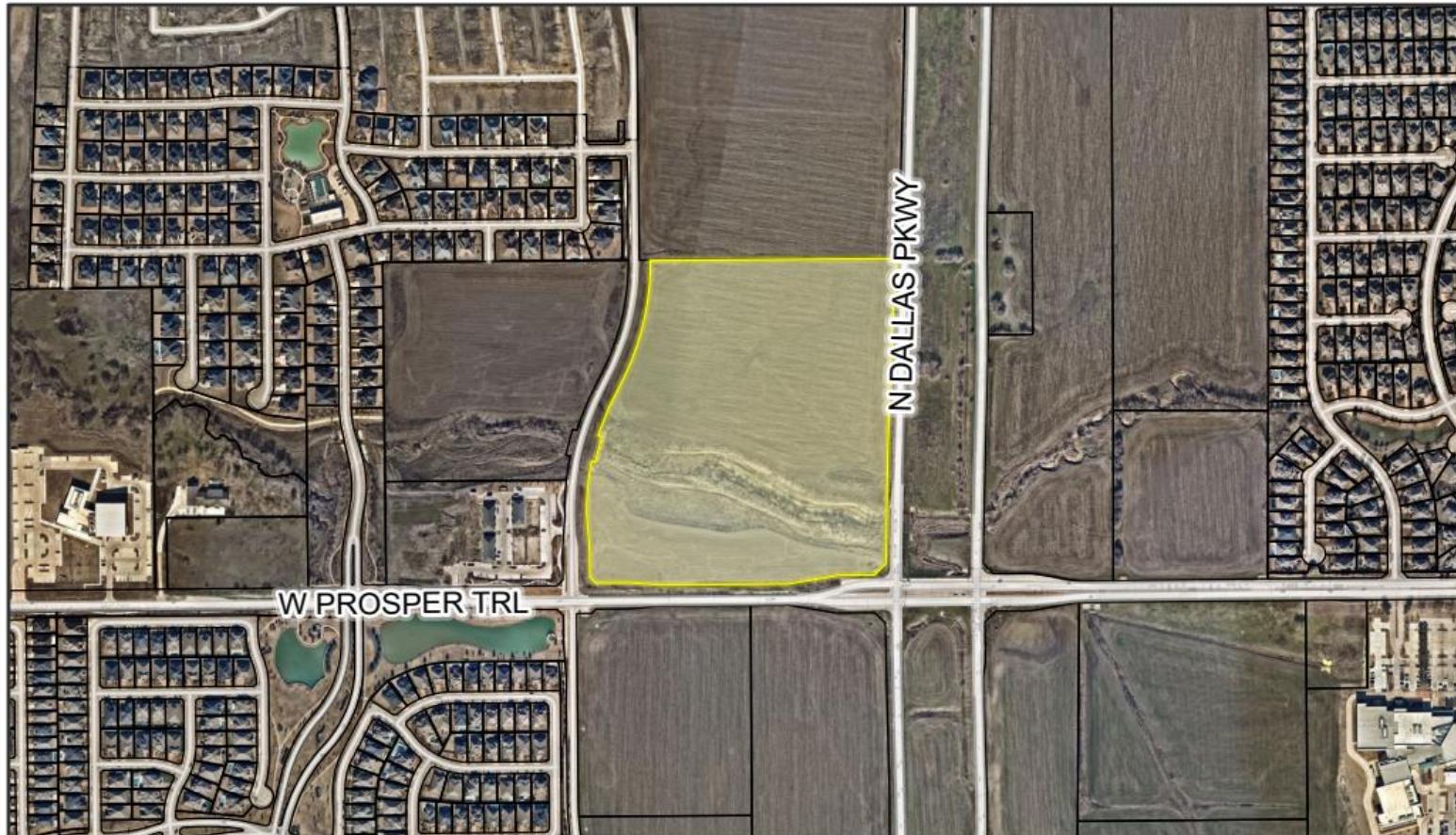
Public Works/Parks Service Center

- Proposal
 - Update Master Plan
 - Determine Phasing
 - Design required onsite services for future phases
- Total Proposal Cost
 - Lump Sum of \$1,780,000

Agenda Item 23.

Conduct a public hearing to consider and act upon a request for a rezoning of 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001) (DH)

Location



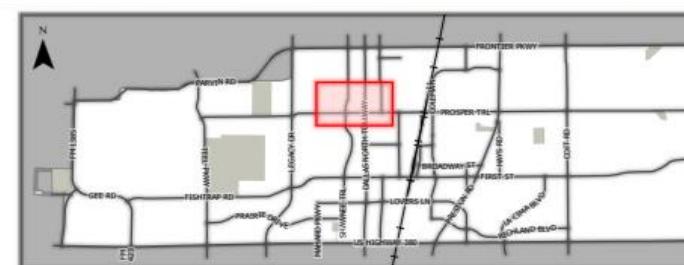
ZONE-24-0001

Prosper Arts District



TOWN OF
PROSPER

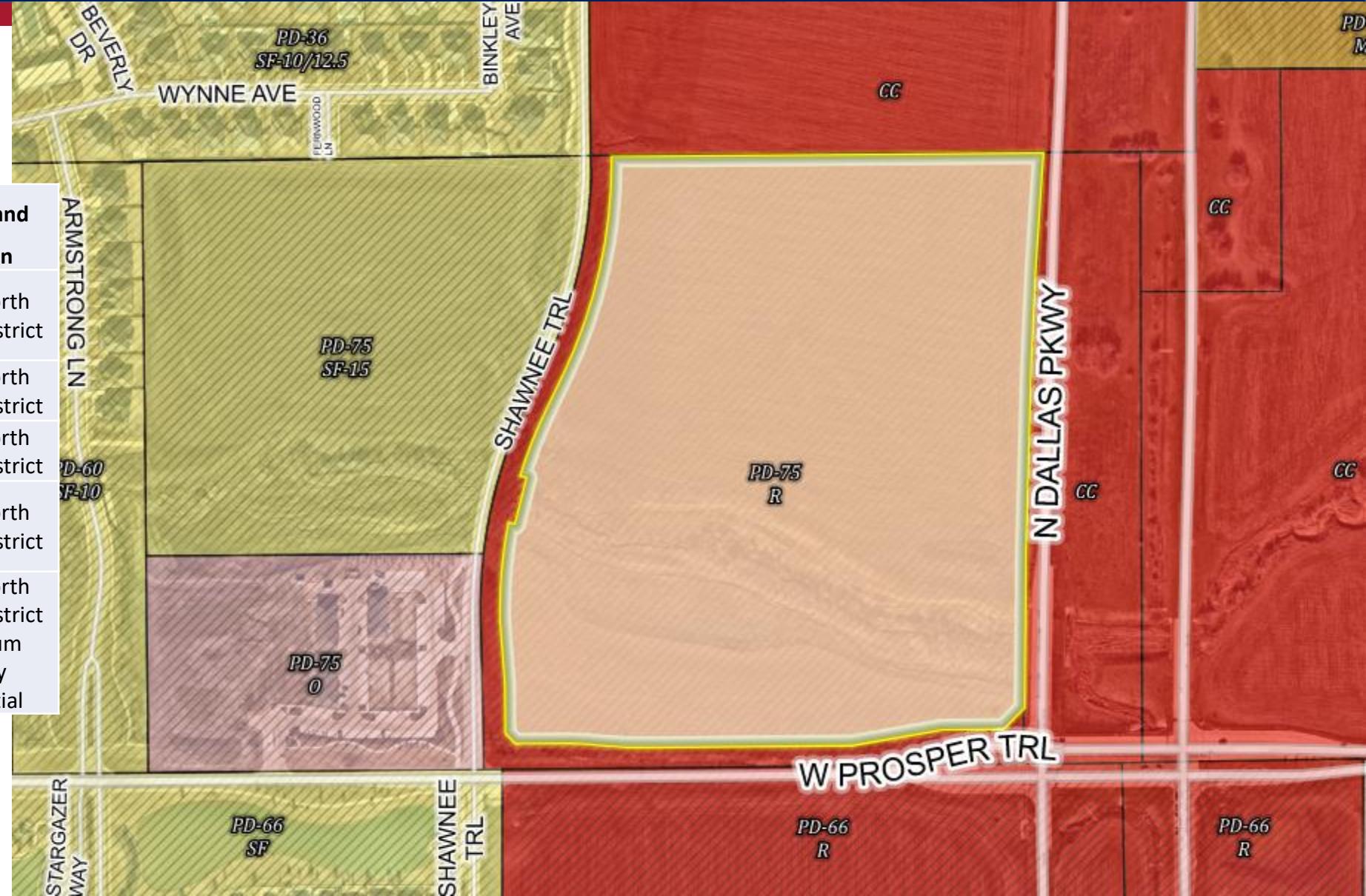
0 340 680 1,360
Feet



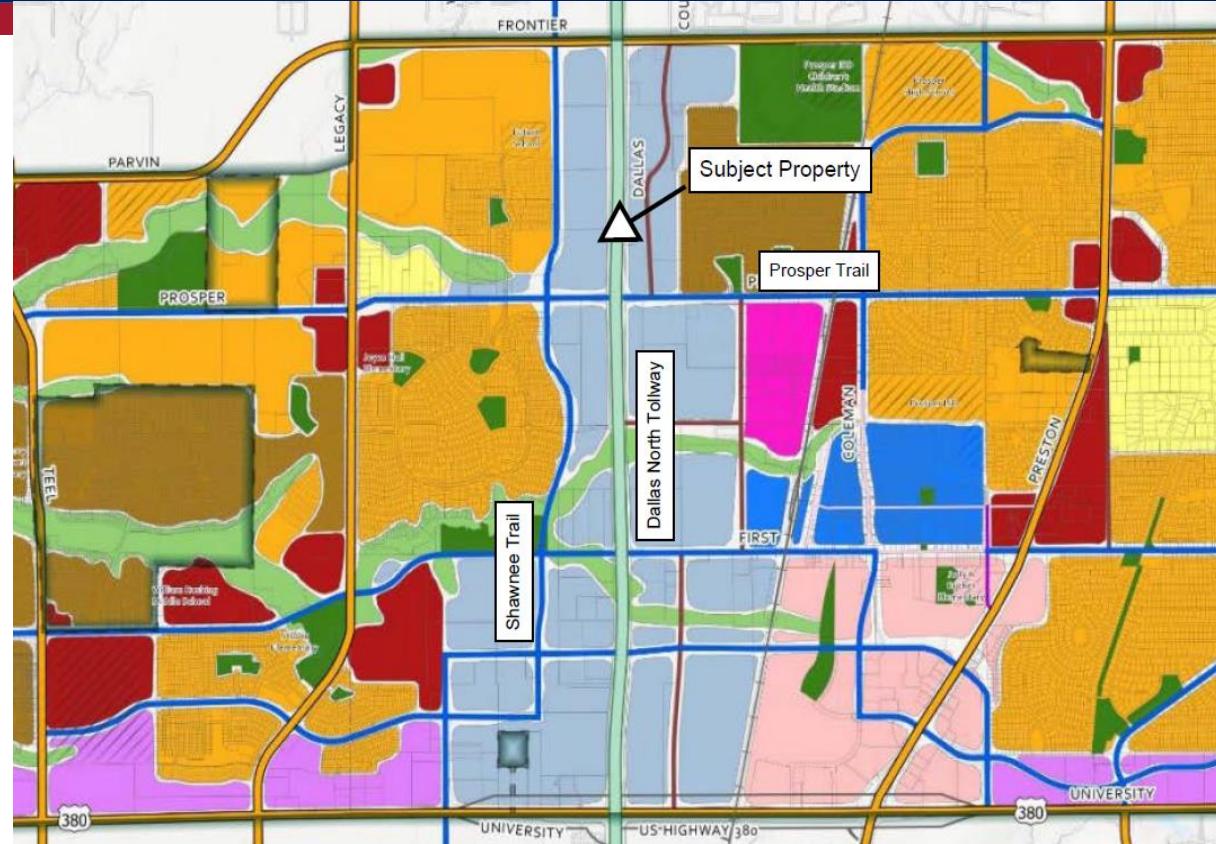
Planned Development

Zoning & Land Use

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-75 (Retail)	Vacant	Dallas North Tollway District
North	Commercial Corridor	Vacant	Dallas North Tollway District
East	Commercial Corridor	Vacant	Dallas North Tollway District
South	Planned Development-66 (Retail)	Vacant	Dallas North Tollway District
West	Planned Development-75 (Office & Single Family-15)	Office & Vacant	Dallas North Tollway District & Medium Density Residential



Future Land Use Plan



Future Land Use

- Yellow: Low Density Residential
- Orange: Medium Density Residential
- Brown: High Density Residential
- Red: Retail & Neighborhood Services
- Pink: Business Park
- Blue: Old Town District
- Light Pink: Town Center

- Light Blue: Dallas North Tollway District
- Pink: US Highway 380 District
- Dark Green: Parks
- Light Green: Floodplain
- White with grey lines: School District Properties
- Black: Town Limits
- White with black outline: ETJ

- Light Green: Dallas North Tollway, Dedicated Truck Route
- Orange: 6 Lane Divided
- Blue: 4 Lane Divided
- Brown: Commercial Collector
- Purple: 3 Lane Undivided Couplet
- Grey: Access Roads
- Pink: Old Town Roads

Dallas North Tollway District

The Dallas North Tollway District will consist of the most intense land uses within Prosper. A diverse mixture of office, retail, and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a “campus feel”—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this District. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented to minimize visibility from the Tollway. The Town may explore an overlay zoning district to better accommodate the preferred development outcomes in the Dallas North Tollway District.

Use Appropriateness			
		Residential	Nonresidential
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	○ ○ ○
Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	● ● ●
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	● ● ●
Single-Family, Medium Lot	○ ○ ○	Neighborhood Office and Commercial	● ● ○
Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	● ● ●
Townhome	○ ○ ○	Neighborhood Shopping Center	● ● ○
Duplex	○ ○ ○	Regional Shopping Center	● ● ●
Senior Housing	● ○ ○	Light Industrial/Flex Space	○ ○ ○
Apartment	● ● ○	Civic/Recreation/Open Space	● ● ○

● ● ● = Appropriate primary uses

● ● ○ = Conditional as primary uses

● ○ ○ = Conditional as secondary uses

○ ○ ○ = Inappropriate use

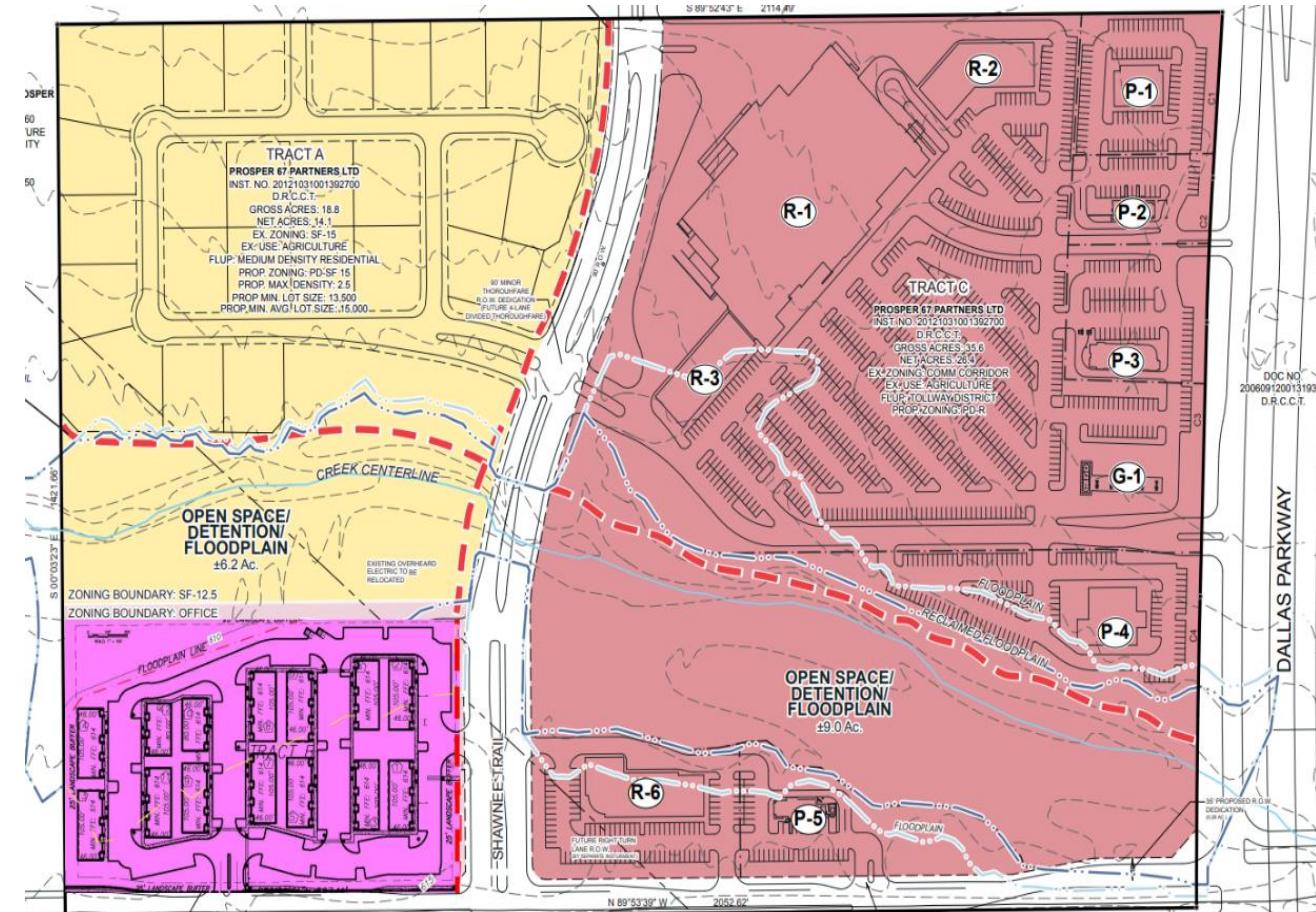
Current Zoning Planned Development-75

Property was rezoned PD-75 on March 26, 2019 (Ordinance No. 19-16).

Office – The northwest corner of Shawnee Trail and Prosper Trail.

Single Family-15 – The west side of Shawnee Trail, north of the office development.

Retail – Between Dallas Parkway and Shawnee Trail, north of Prosper Trail. This is the property which the applicant requests to rezone, creating a new Planned Development.



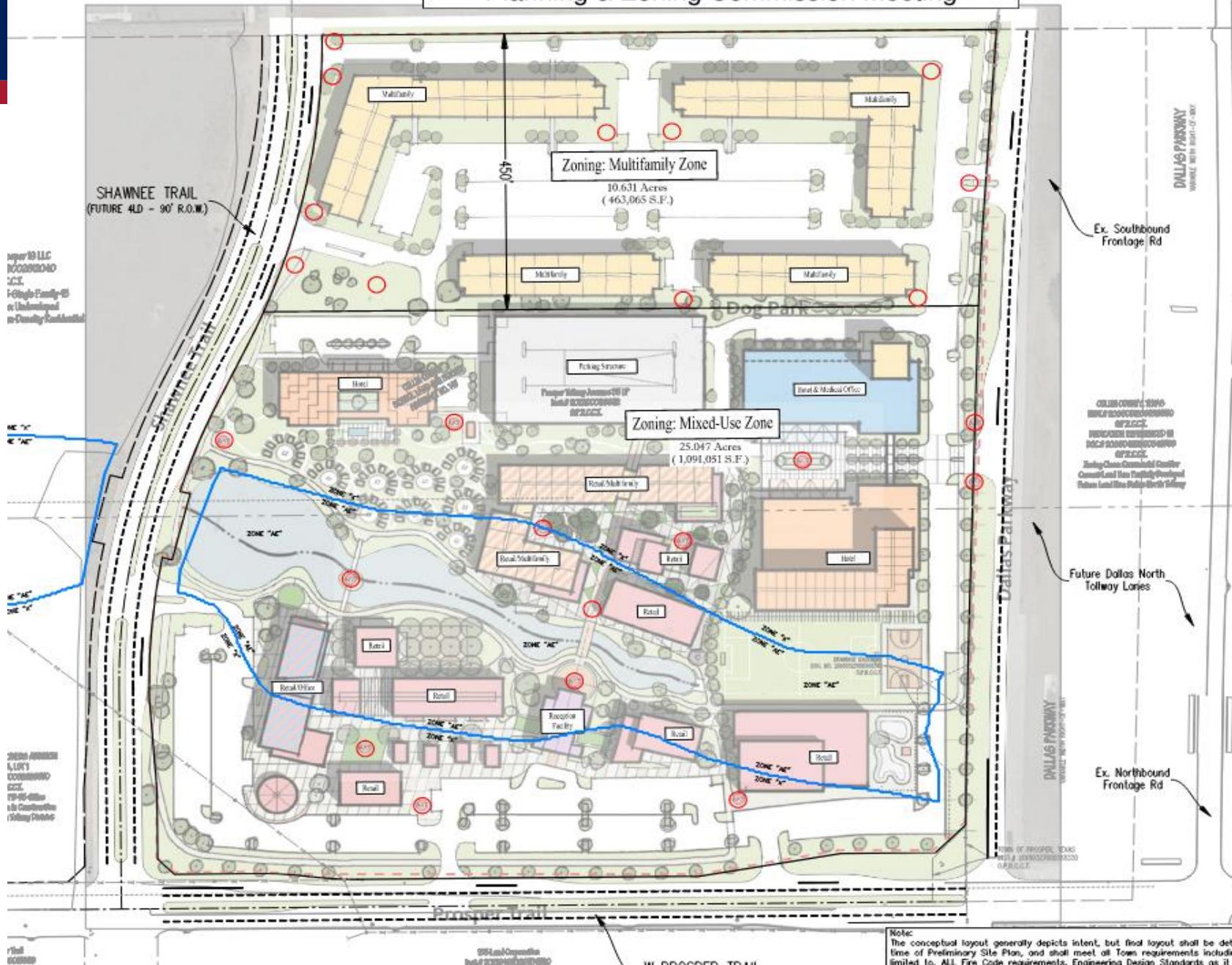


Previous Conceptual Plan (Exhibit D)

Legacy Gardens Phase I
Kishland Property 222 LLC
Class: FD-BB-Single Family/100%Single Family-125
Current: Land Use Single Family
Future Land Use: Medium Density Residential

Exhibit D
Previous Conceptual Plan from the April 23, 2024,
Planning & Zoning Commission Meeting

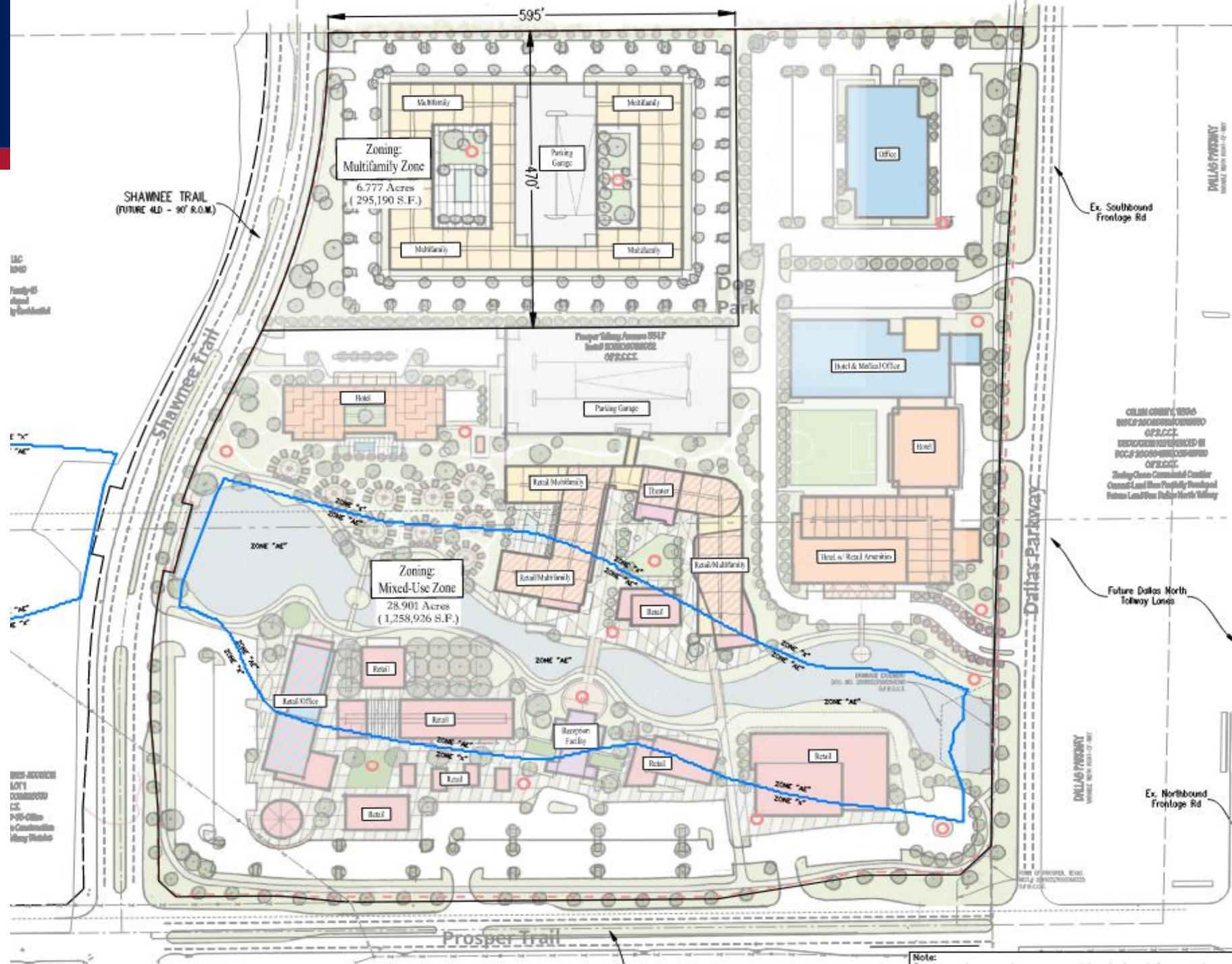
Note: Approximate location of public art.





TOWN OF PROSPER

Updated Conceptual Plan (Exhibit D)



Uses – Multifamily Zone

Permitted

1. Multifamily Dwelling
2. Accessory Building
3. House of Worship
4. Municipal Uses Operated by Town of Prosper
5. Park or Playground
6. Private Recreation Center
7. Home Occupation

Uses – Mixed-Use Zone

Permitted

1. Administrative, Medical or Professional Office
2. Wine Bar
3. Cocktail Lounge
4. Cigar Bar
5. Antique Shop and Used Furniture
6. Artisan's Workshop
7. Automobile Parking Lot/Garage
8. Automobile Paid Parking Lot/Garage
9. Bank, Savings and Loan, or Credit Union
10. Beauty Salon/Barber Shop
11. Business Service
12. Caretaker's/Guard's Residence
13. Catering
14. Civic/Convention Center
15. Convenience Store without Gas Pumps
16. Dry Cleaning, Minor
17. Governmental Office
18. Gymnastics/Dance Studio
19. Health/Fitness Center
20. Hospital
21. Hotel, Full Service
22. Hotel, Residence/Extended Stay (XO2)
23. House of Worship
24. Insurance Office

Uses – Mixed-Use Zone

Permitted, cont.

- 25. Meeting/Banquet/Reception Facility
- 26. Mobile Food Vendor
- 27. Multifamily, if over a minimum 1-floor of non-residential uses.
- 28. Municipal Uses Operated by the Town of Prosper
- 29. Museum/Art Gallery
- 30. Outdoor Merchandise Display, Temporary
- 31. Park or Playground
- 32. Print Shop, Minor
- 33. Private Club
- 34. Private Recreation Center
- 35. Restaurant (without a drive-through)
- 36. Retail Stores and Shops
- 37. Retail/Service Incidental Use
- 38. Theater, Neighborhood

Uses – Mixed-Use Zone

Specific Use Permit

1. Commercial Amusement, Indoor
2. Commercial Amusement, Outdoor
3. Farmer's Market
4. Furniture, Home Furnishings and Appliance Store
5. Helistop
6. Outdoor Merchandise Display, Incidental
7. Pet Day Care
8. Rehabilitation Care Institution
9. Veterinarian Clinic and/or Kennel, Indoor

Multifamily Units:

All multifamily units will consist of one, two and three bedrooms. The minimum size of a one-bedroom or two-bedroom unit is 850 square feet. An additional 150 square feet is required for an additional (third) bedroom. No more than ten percent of the units may contain three-bedrooms.

Density:

The maximum number of residential units allowed within the entire Planned Development is 515.

Multifamily Zone – The density in this zone is 50 units per acre. The maximum number will be based on the area, which may fluctuate somewhat as the plans are finalized. Per the Conceptual Plan (Exhibit D), the property is shown as 6.777 acres. At 50 units per acre, the maximum number of units is 338.

Mixed-Use Zone – The maximum density of this zone is 60 units per acre with a maximum of 350 total units.

Building Height:

Multifamily Zone – Five (5) stories, no greater than sixty (60) feet from finished grade.

Parking garage height will be no greater than that of the wrapped residential building.

Mixed-Use Zone – Nine (9) stories, no greater than 110 feet along Shawnee Trail and 14 stories, no greater than 170 feet along Dallas Parkway.

Parking garage height varies depending on whether the garage is stand-alone or in conjunction with another building. Stand-alone garages shall not exceed seven (7) stories or 75 feet. Attached garages cannot be taller than the adjoining or wrapped building.



Building Setbacks:

Building setbacks are defined in Exhibit C. Multifamily structures can have a 10-foot or greater front setback with 30-foot side and rear setbacks. Buildings shall be 30 feet apart. There are no setback requirements in the Mixed-Use Zone, with the exception of meeting Fire Code standards.

Parking:

All multifamily units within the Planned Development will be parked as follows:

- One and one-half (1.5) spaces per dwelling unit for one-bedroom and two-bedroom units
- For every additional room, an additional parking space is required.

Multifamily Zone – The arrangement of multifamily buildings shall be organized so that resident parking is provided in a structured garage that is wrapped by the residential units. A maximum 25% of the garage may be exposed; however, the architecture of that portion must have architecture to give the appearance of a building rather than a parking garage. Visitor and other ancillary parking may be located on the drive aisle/fire lane that wraps the multifamily development.

Mixed-Use Zone – Parking for the multifamily will be in structured garages. Parking between uses is intended to be shared. A shared parking arrangement will be determined at the time of preliminary site plan review.

Sidewalks:

Multifamily Zone – Seven-foot sidewalks are required in front of buildings. This will allow for entry doors into each unit from the exterior of the building and a space for outdoor patios.

Mixed-Use Zone – A 15-foot sidewalk is required along the fronts of primary buildings, along drive aisles and parking rows.

Landscape Buffers:

The minimum landscape buffers along the streets shown on the Thoroughfare Plan are as follows:

- Twenty-five (25) feet along Prosper Trail
- Twenty-five (25) feet along Shawnee Trail
- Thirty (30) feet along Dallas Parkway.

In the Multifamily Zone, the requirement for landscape islands in the surface parking that surrounds the building is one island between a maximum of seven parking spaces.

The standard Ordinance requirement for the Multifamily district is one landscape island between every five parking spaces for parking areas between the building and a public street and one island between every 12 parking spaces for parking elsewhere on the site.

Open Space and Trails:

The floodplain bisects the property east to west. This natural feature was identified the existing Planned Development as an open space area with walking paths, and it is a primary feature of this proposal. It is intended to be an amenity to serve both zones with connecting trails/sidewalks throughout the development.

The amount of open space proposed for the entire development is 15%, which is approximately 5.4 acres. Exhibit C, Section G(1) describes the criteria for the development of the open space, including the following:

- A minimum 30% of the Multifamily Zone area will be open space. Of this, one-third must be provided within the bounds of that zone. The remaining area can be allocated elsewhere within the entire development.
- No more than 60% of the useable open space can be detention or within floodplain.
- Amenities are required within the open space.
- Buildings must side or face the open space areas to the greatest extent possible.

Detention/Retention:

Detention located within the Floodplain must meet all Town of Prosper, FEMA and all other applicable regulations. The proposed man-made water feature, located in the approximate location of the existing creek bed, will be sized to accommodate the proposed development on both sides as shown on the Conceptual Plan.

Architectural Standards:

Buildings will be designed to front onto adjacent public streets with minimal parking in front of the buildings. Garages that are visible from the Tollway will be designed so that it will appear as a building façade rather than a structured garage.

Building Materials:

Examples of buildings are provided in Exhibit F. These will be further refined when preliminary site plan and site plan applications are submitted for review.

Regarding building materials, the applicant proposes the following:

- All buildings must be a minimum of eighty percent (80%) primary materials, excluding windows and doors on each façade.
- Primary materials include fiber cement panel, metal composite material (examples include, but not limited to Centria and Alucobond), steel plate, clay fired brick, natural and manufactured stone, granite, and marble. *(In the Mixed-Use Zone, fiber cement panel is excluded as a primary material.)*
- On each façade, stucco is limited to a maximum ten percent (10%) on the first floor, a maximum thirty percent (30%) on the second and third stories, and a maximum fifty percent (50%) on the fourth story and above. *(In the Mixed-Use Zone, stucco and fiber cement panels are each limited to these percentage caps.)*
- No single finish shall cover more than eighty percent (80%) of the front of any building.
- First floors in the Mixed-Use Zone will have a minimum ceiling height of 14 feet and will have windows covering 60% of the facades that face a major street and/or public-realm.

Public Art:

A minimum of 24 public art installations shall be included throughout the entire project. The placement and types of public art will be determined at the time of development and are subject to the approval of the Director of Development Services.

Phasing:

The project will be developed in the following manner:

Phase 1A:

- Site-wide infrastructure for all 34 Acres
- Hotel Carbon
 - 144 Rooms (Only for Hotel Guests)
 - 12 Social Spaces (Primarily for Hotel Guests but available to the public as Event/Meeting Rental Space)
 - Performance Center (Open to the Public – Leased to a 3rd Party Operator)
 - Conference Center (Open to the Public)
 - Streaming & eSports Center (Open to the Public – Leased to a 3rd Party Operator)
 - Retail Operations (Open to the Public – Leased to a 3rd Party Operator)
 - Restaurants
 - Protein Bar (Open to the Public)
 - Sports Bar (Open to the Public)
 - Food Hall (Open to the Public)
- XO2 Tower
 - Luxury Condo residences (specialized for medical recovery)
 - 1 floor of Retail Flex Space
 - 3 floors of leased medical and out-patient office
 - Rooftop workout and relaxation facility
 - Outdoor Recreation Area
 - Soccer field
 - Running track
 - Covered sports pavilion
 - Enclosed multi-sport court
- Mixed-Use Zone Parking Garage

Phasing:

Phase 1B:

- Multi-Family Zone - Phase 1B Multifamily cannot begin until Phase 1A has a building permit and begins construction.

Phase 2:

- Mixed-Use retail and multi-family
- Theater
- Reception Facility
- Retail on the southeast quadrant

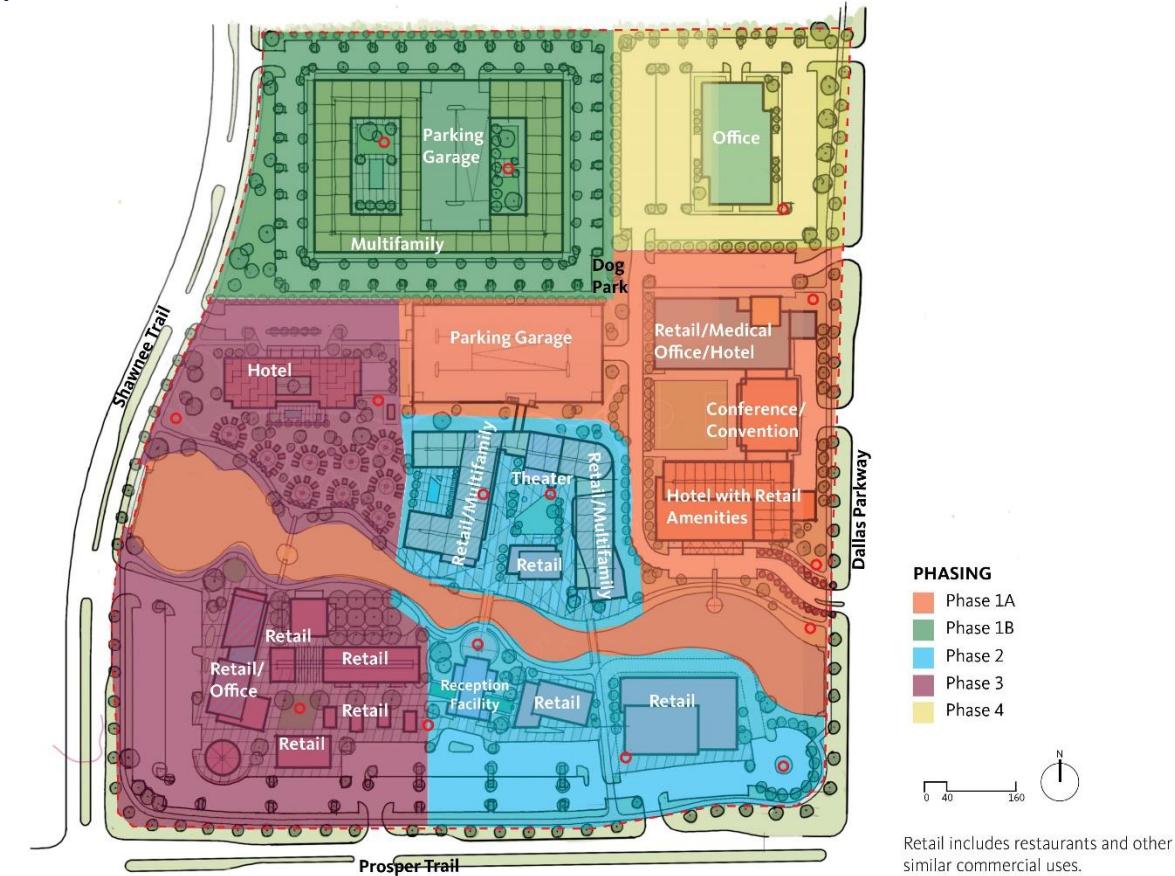
Phase 3:

- Hotel Voz on the far west
 - 4-diamond hotel status
 - Luxury pods called Hako that will be complementary to the 4-diamond Hotel Voz
- Retail in the southwest quadrant

Phase 4:

- Office on Dallas Parkway

PHASING DIAGRAM



Conceptual Elevations Retail (Exhibit F)



Conceptual Elevations Hotel (Exhibit F)



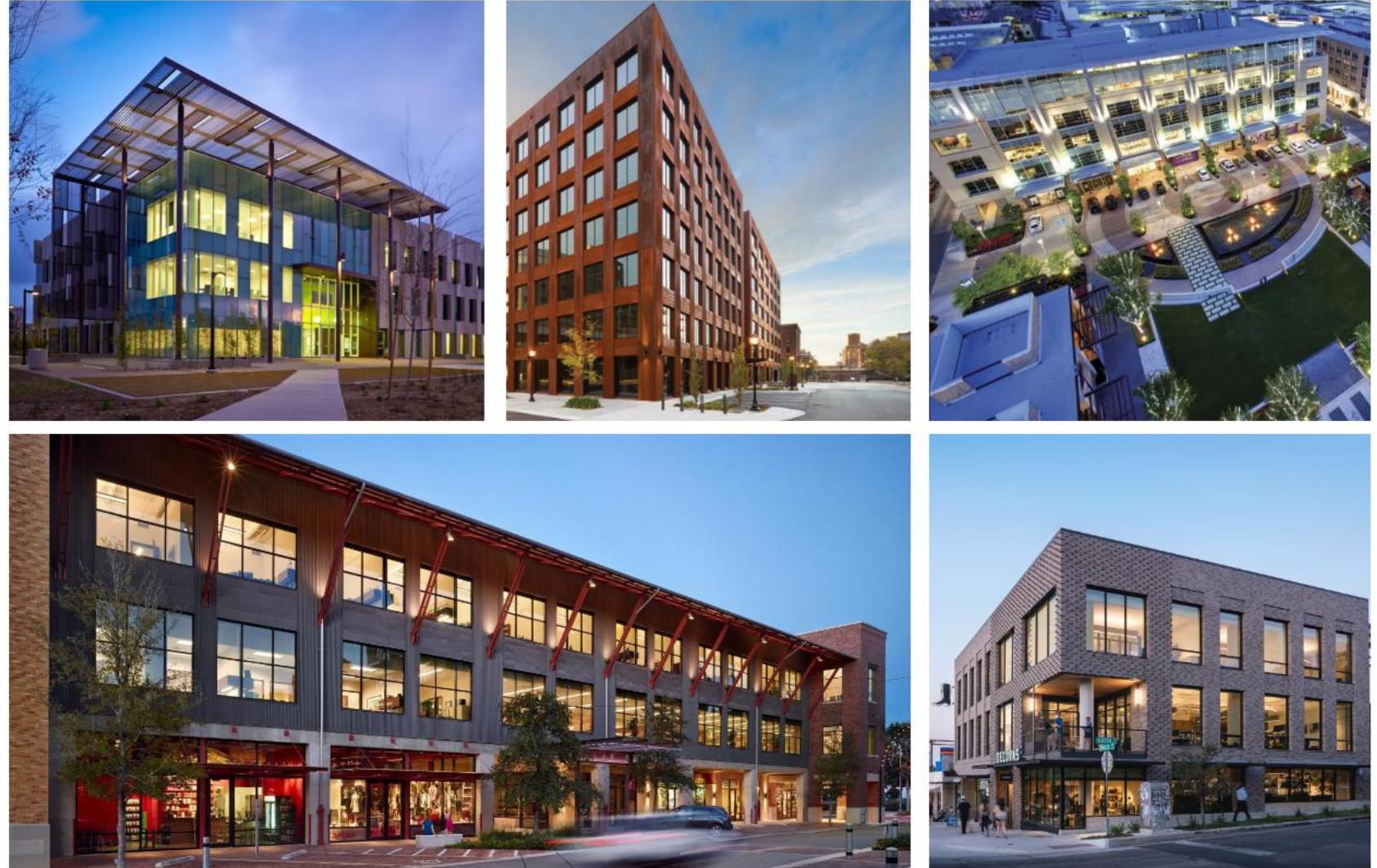
Conceptual Elevations Multifamily (Exhibit F)





TOWN OF
PROSPER

Conceptual Elevations Office (Exhibit F)



Planning & Zoning Commission

April 23, 2024 – Held Public Hearing and Tabled case to May 7, 2024

May 7, 2024 – Item was Tabled to May 21, 2024, without discussion

May 21, 2024 – Item was Approved (5-1) with conditions. Commissioner Jackson voted in opposition; no reason was given.

Planning & Zoning Commission Motion

Approve this item subject to staff comments plus the following changes:

- Phasing is going to be adjusted. Phase 1A will include the infrastructure plus the medical office/hotel, conference/convention center, hotel with retail amenities on the east side of the project closest to Dallas Parkway, including the parking garage.
- Phase 1B will be the multifamily in the northwest quadrant.
- Phase 2 will be mixed-use retail, multifamily, and theatre, plus the reception facility and retail on the southeast quadrant.
- Phase 3 will be the hotel plus retail on the far west side of the project. The hotel in Phase 3 will have 4-diamond status and will include luxury pods called Hako that will be complementary to the 4-diamond hotel named Hotel VOZ.
- Additional updates to the Mixed-Use Zone, Section 5.ii.3 in Exhibit C, removing fiber cement from number 2 and adding it to number 3.
- Under G.1.viii, in Exhibit C, strike items 2 and 3.
- Move three items to a Specific Use Permit category as opposed to approved by right, which will be the Commercial Amusement Indoor facility, Furnishing, Home Furnishing and Appliance Store, and the Veterinarian Clinic and/or Kennel, Indoor.
- The trigger for Phase 1B is that Phase 1A will need to have started construction – building permits.
- Phase 4 remains the same with office.

Conclusion

Notices:

- For Planning & Zoning Commission Meeting: Mailings sent Friday, April 12th
- For Town Council: Noticed in the newspaper on May 10th

Citizen Response:

- Favorable comments received at the Public Hearing on April 23, 2024.

Recommendation:

- Approval

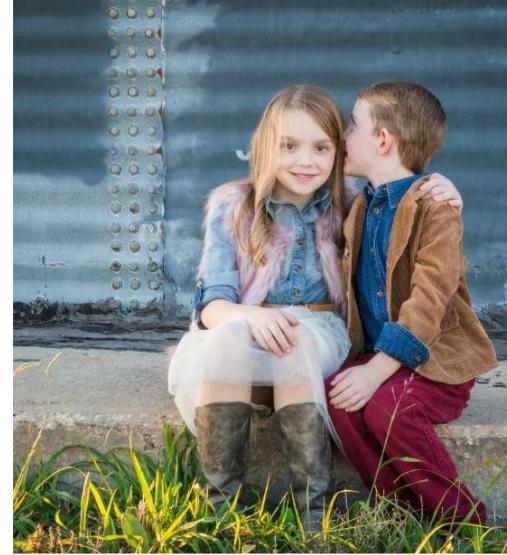


CAPITALIZE



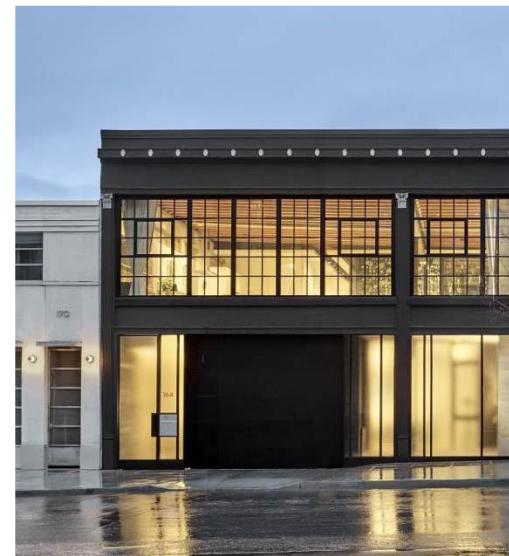
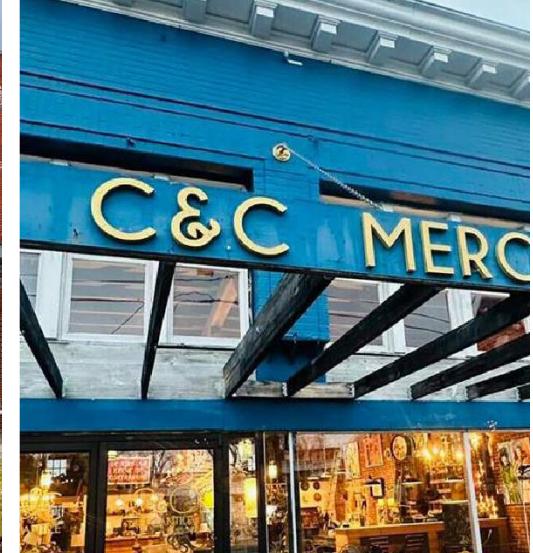
HOUSE OF TANGRAM









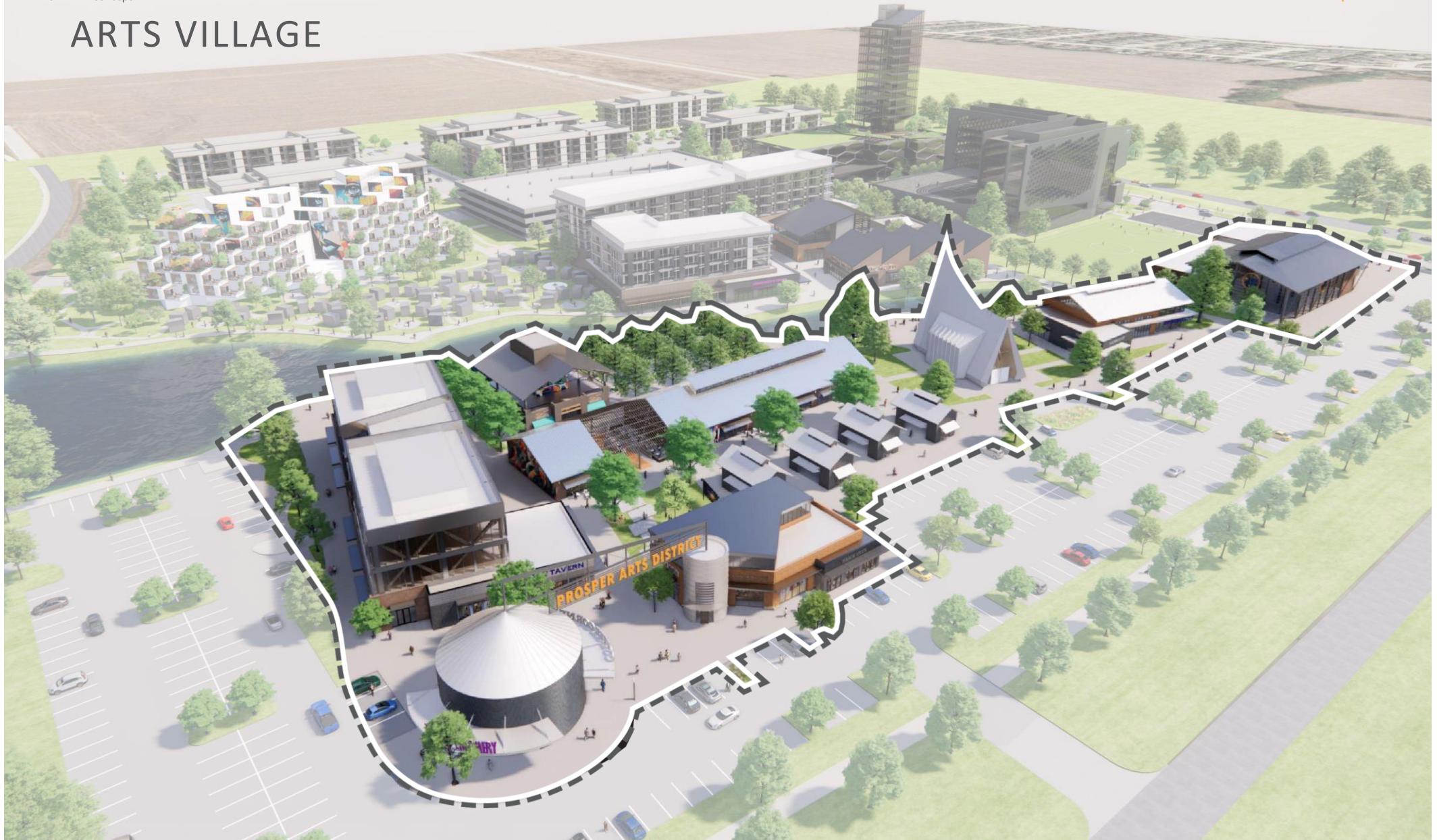


SITE





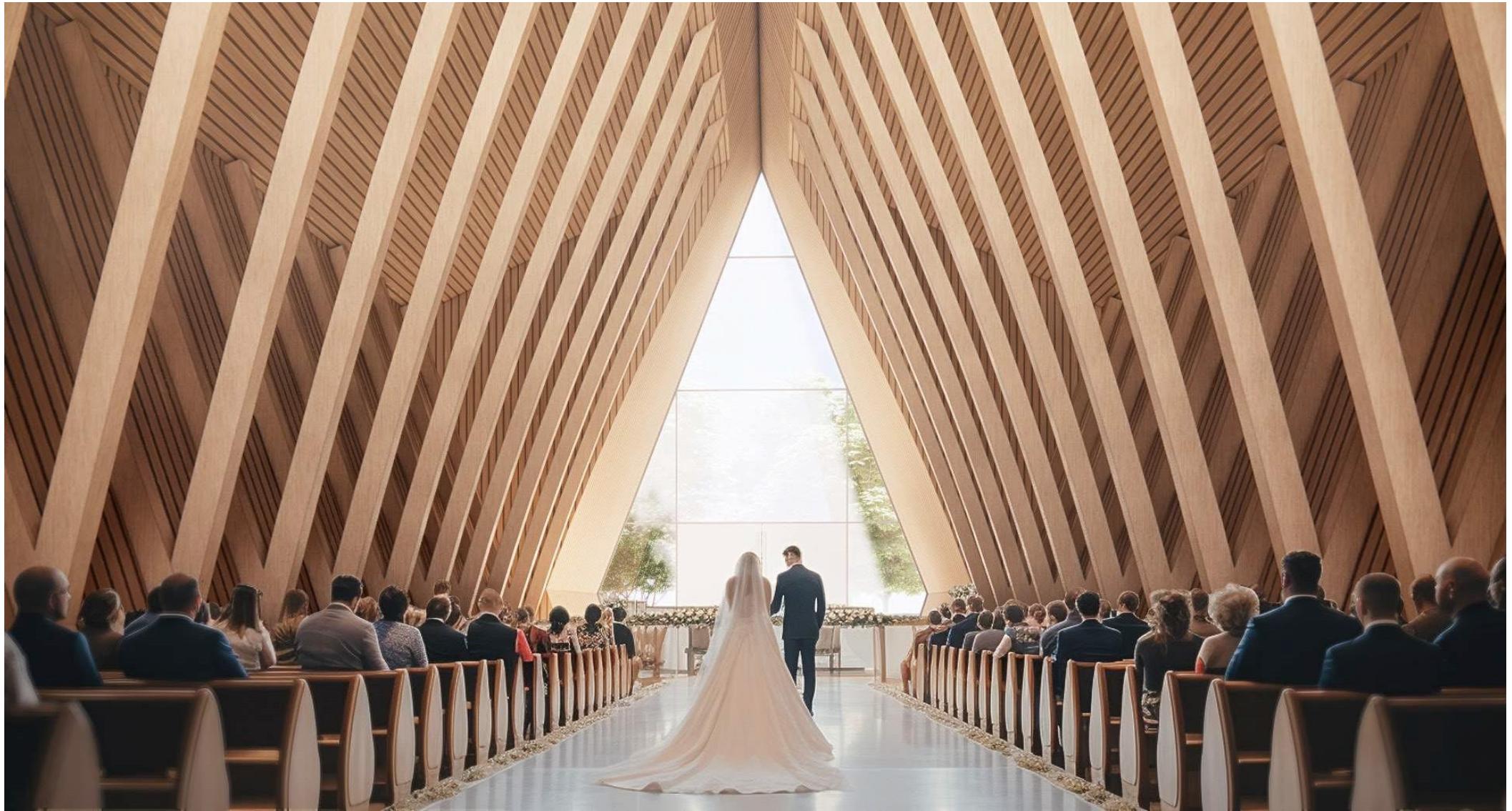
ARTS VILLAGE











NORTH VILLAGE

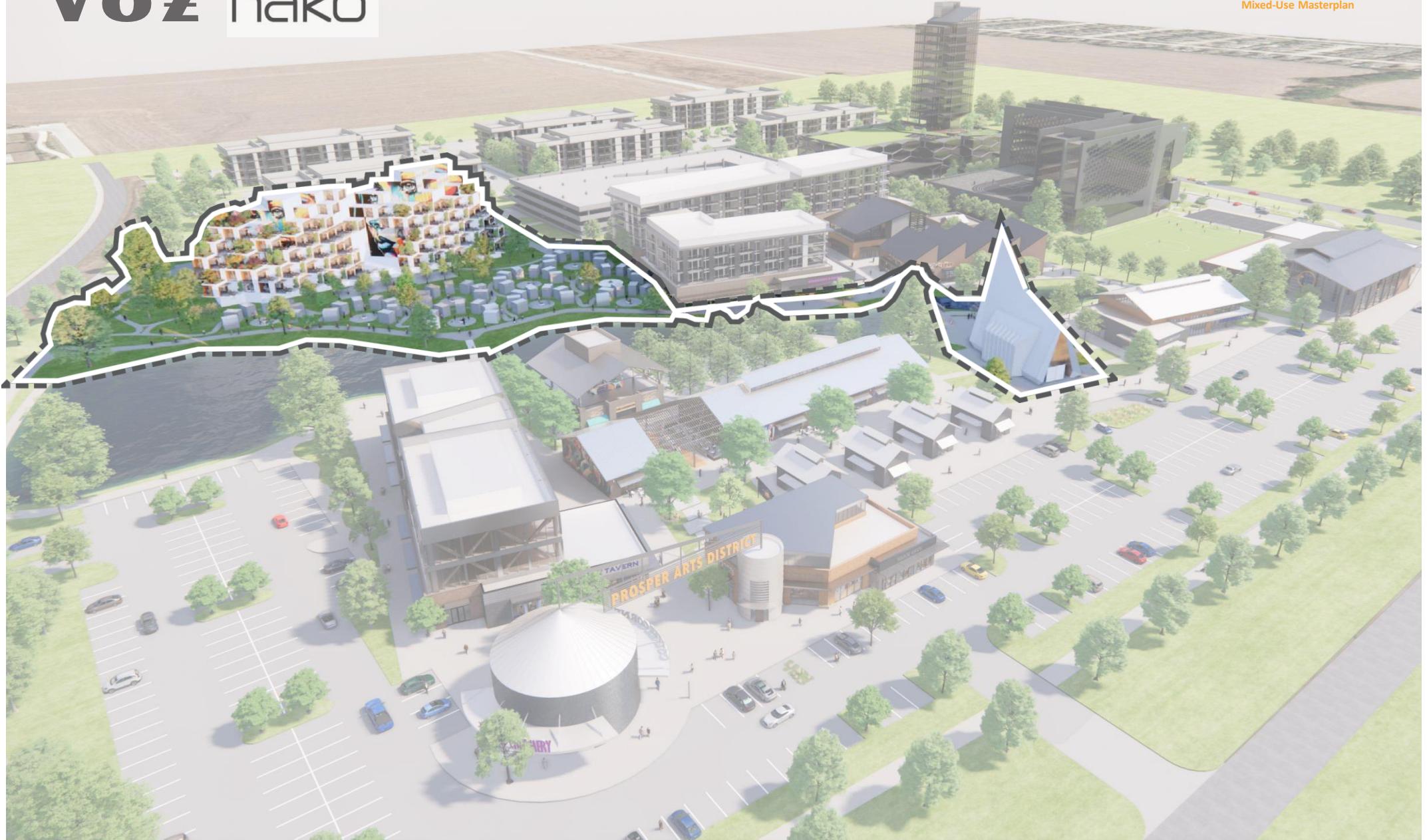
PROSPER ARTS DISTRICT
PROSPER, TX | MAY 2024

Mixed-Use Masterplan



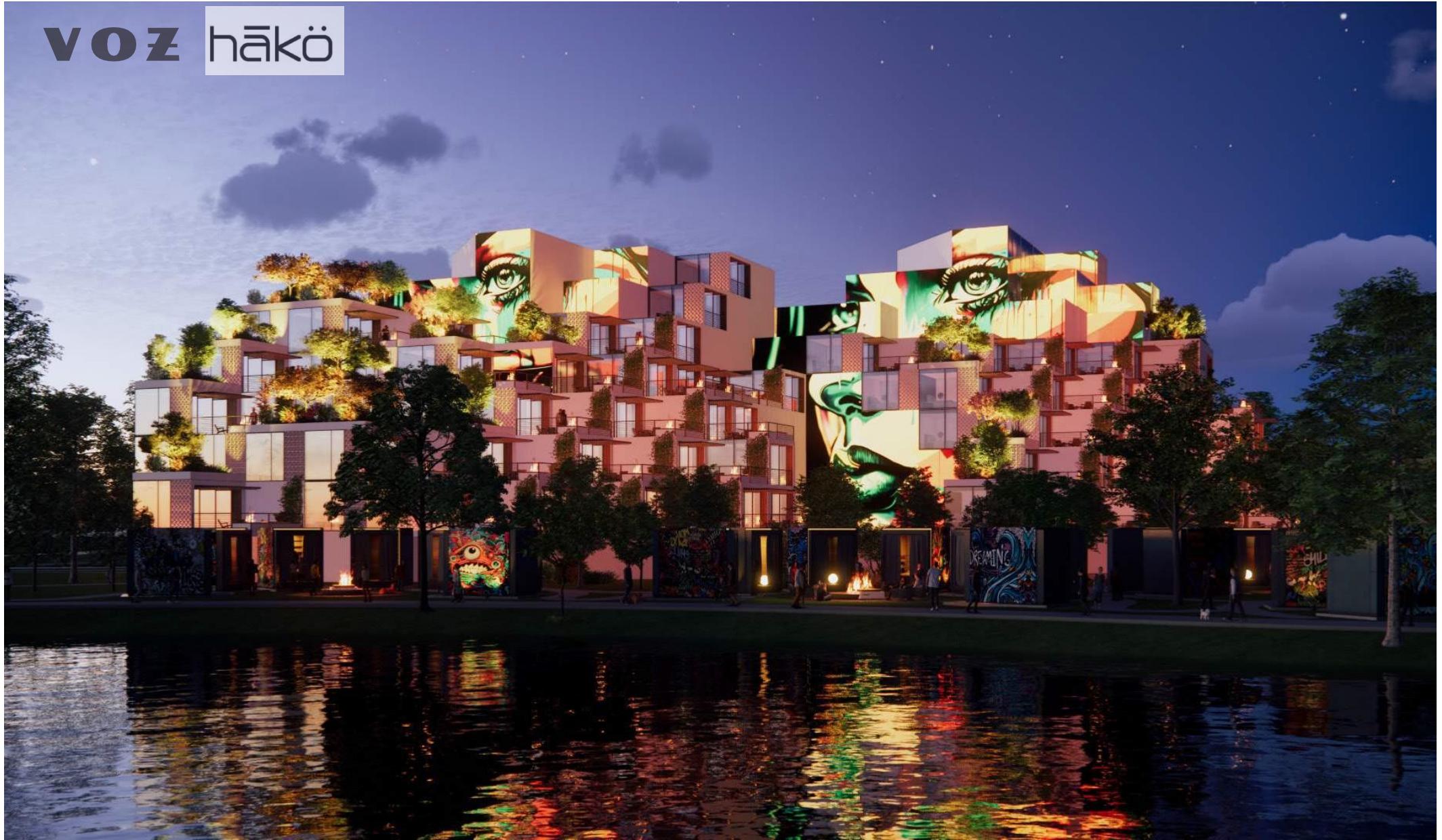
CAPITALIZE |  HOUSE OF TANGRAM

Gensler





voz hākö



Gensler















Athlete Hospitality Re-imagined

OUR PROMISE

For athletes at any level who are serious about their craft, we will provide a frictionless, highly-personalized hospitality experience that empowers them and those who support them to reach their fullest potential on and off the field.

Hotel Carbon doesn't represent an evolution of hospitality, but rather a reimagining of it. We exist to help athletes reach their full potential. Every amenity we provide and every service we perform is geared toward realizing that single-minded goal.

Copyright 2022 Hotel Carbon HQ, Inc. Privileged & Confidential

Gensler



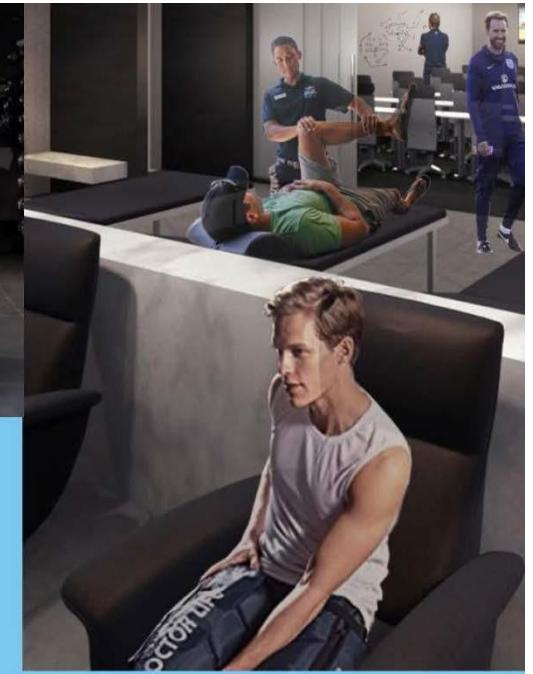
01 / COMFORT

Accommodations meet innovation. Technology helps us achieve an enclosed ecosystem driven entirely by touch-free interaction. Luxurious, custom-tailored, sports centric amenities and safety & security – all rolled into one seamless package.



02 / PERFORMANCE

Expert level practice breeds expert level performance. That's why our world class facilities were created in partnership with industry leaders to rival what you'd find in an Olympic training center for traditional and emerging sport of gaming.



03 / RECOVERY

Proper restoration and recovery strategies are vital to an athlete's recovery – particularly on the road. Our world-class recovery facilities help players stay in peak form.





Designed Dedicated to Athlete's Comfort and Wellness



ACCOMMODATIONS

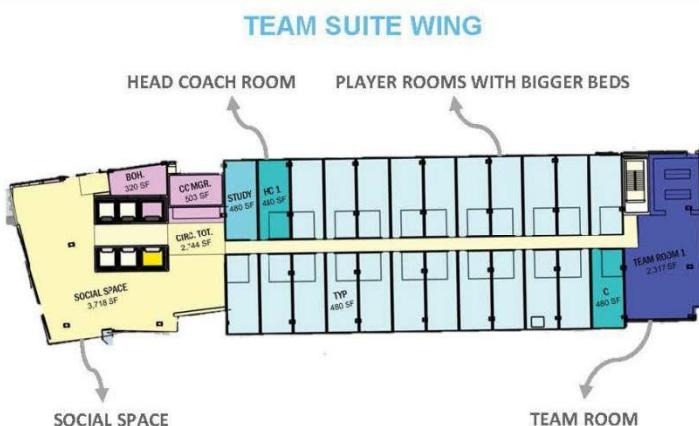


- Exclusive marketing to athletic groups.
- A Wing for Your Team: Design with dedicated training, recovery, study hall/co-working, gaming, and social spaces is just the beginning.



FOOD AND BEVERAGE

- Athletes-friendly menus for everyone:
- Nutrition-centric menus
- Offerings suitable for various types of diets
- Accessible 24/7 for high frequency meals.
- Dedicated team space for large group dining



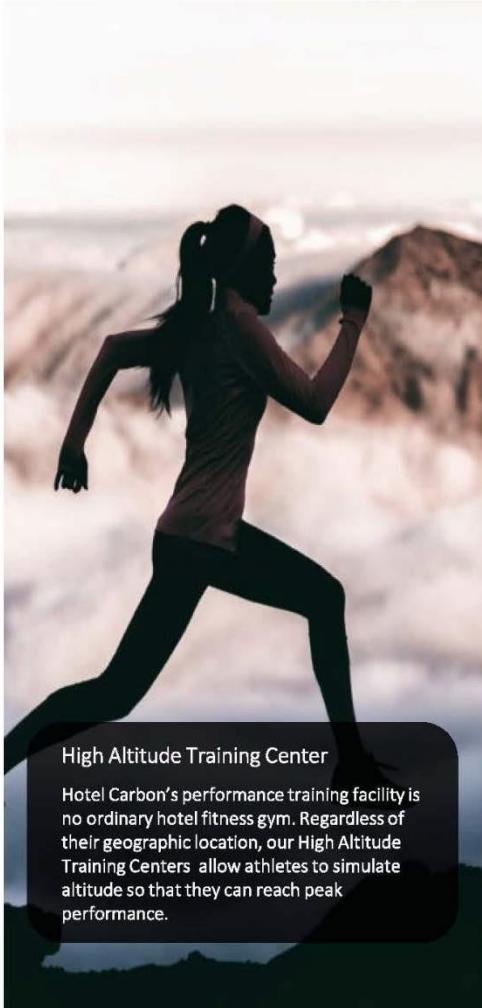
LONGHOUSE
RAW BAR - SUSHI - NOODLE BAR



PERFORMANCE

Access to Premium for Both Guests and Local Markets

HOTEL
CARBON



High Altitude Training Center

Hotel Carbon's performance training facility is no ordinary hotel fitness gym. Regardless of their geographic location, our High Altitude Training Centers allow athletes to simulate altitude so that they can reach peak performance.



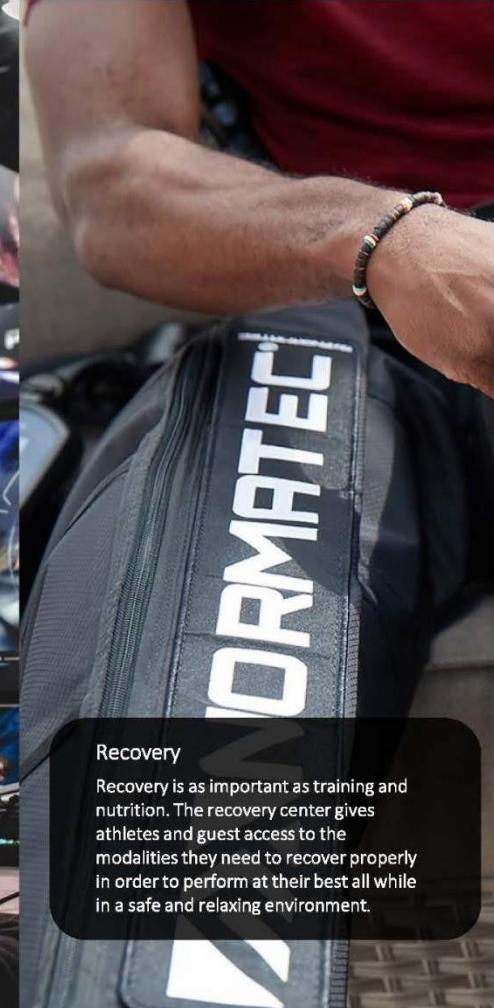
Training Facility

Expert level practice breeds expert level performance. Inspired by the Olympic training facilities, our performance centers are designed to give athletes everything they need and want under one roof when on the road and at home.



eSports & Gaming

Our eSports training center attracts regional players and cultivates youth teams in the local markets. Gamers will have access to state-of-the-art equipment in our streaming booths and gaming center—doubling as a competition area.



Recovery

Recovery is as important as training and nutrition. The recovery center gives athletes and guests access to the modalities they need to recover properly in order to perform at their best all while in a safe and relaxing environment.



Exterior Is Made of Carbon

Façade materials express unique qualities of carbon such as strength, sheer structure, darkness and reflectivity...





HOTEL
CARBON



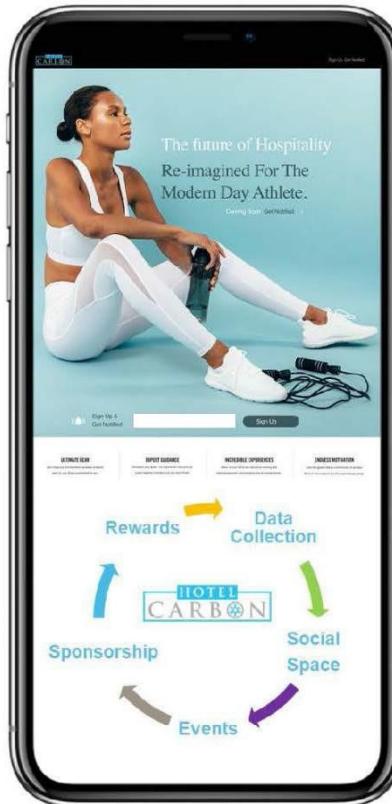


CARBON CULTURE

Carbon isn't simply a hotel. It's an ecosystem.

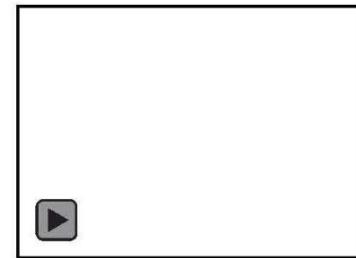


Each dedicated communal space takes lifestyle to the next level with connectivity. We've created a synergistic community where everything is connected — where athlete's real and digital lives are merged to create a fully immersive experience that continues even after their stay with us has ended.



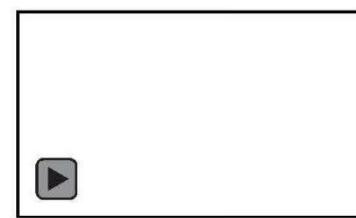
CARBON CULTURE MANAGER

Our CCM's are a hybrid of concierge, butler and Team Mom. In an otherwise seamless automated environment, they're here to provide an irreplaceable level of hands-on human support. As the face of Hotel Carbon, they handle everything from reservations and scheduling of training, recovery, to entertainment needs guest may have.



INNOVATION

From interactive retail walls, to exclusive experiences with top brands and elite athletes, Carbon Culture ties it all together in a 360-degree ecosystem fueled by data and driven by technology.



CONTENT & REWARDS

This same synergy carries into the Carbon Culture App enhancing the experience post stay and for the local community as well. Exclusive content from monetizable sponsored events, eSports and gaming streams will be accessible in the app.

The CarbonFootprint wearable customizes guest services and delivers magical, immersive, experiences on-site and digitally.



Frictionless Passage & Payment



Performance Tracking



Food Requirements







Floor Plan – Standard Guestroom – Double Occupancy



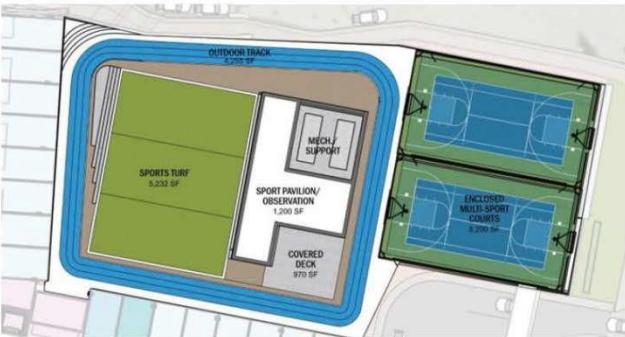
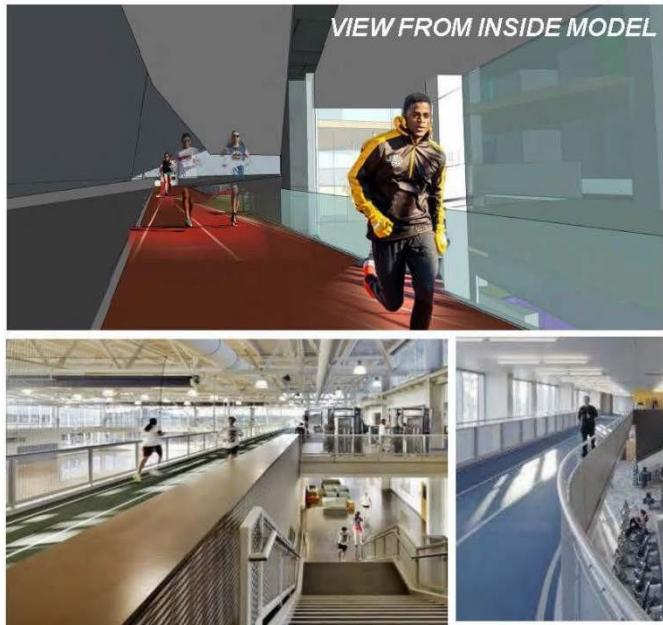
SOUTH PARCEL – TYPICAL GUESTROOM (LEVELS 3 - 7)

Copyright 2022 Hotel Carbon HQ, Inc. Privileged & Confidential



Track Experience

An indoor and outdoor running circuit which threads through different program areas creating a variety of interior experiences while also informing exterior overhangs (main drop-off).

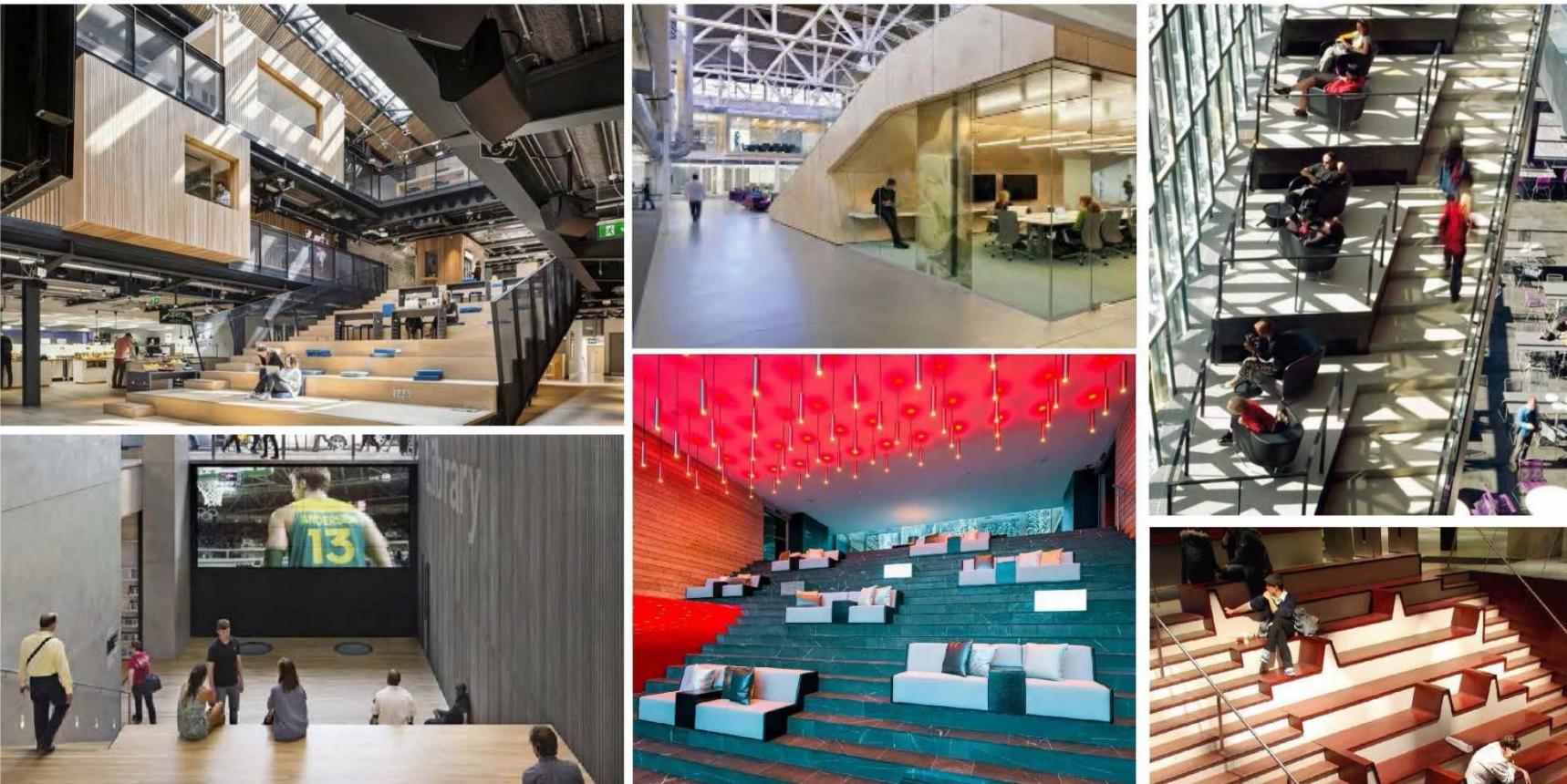




Interior Splinter Lobby Stair as “Social Condenser”



The Lobby Stair is the connective thread across all the vertically stacked program components. It has multiple platforms to pause for eating, socializing, or athletic activities. Most of its perimeter is glazed so that occupants are able to view different events surrounding them, such as the World-Class Gym, Retail, F&B, Recovery Zone and outdoor functions.



Copyright 2022 Hotel Carbon HQ, Inc. Privileged & Confidential



Underside Building Lighting



Offset building surfaces are utilized to create dynamic and unexpected lighting facades for cars and pedestrians. It also serves to express the “gymnastics” (stretching/stacking) of the building design.



Copyright 2022 Hotel Carbon HQ, Inc. Privileged & Confidential





Bold, Iconic Lighting Based on Exterior Features

Seams which connect different facets of the exterior skin become opportunities for lighting reveals. This approach feels more integrated and related to the form of the building, rather than arbitrary up-lights or spots. Also recommend a large "O-Carbon" logo facing Dallas Tollway.



PROJECTION SURFACE FOR WELCOMING GUESTS





Design Mood Board

HOTEL
CARBON



CONCEPTUAL MASTER PLAN

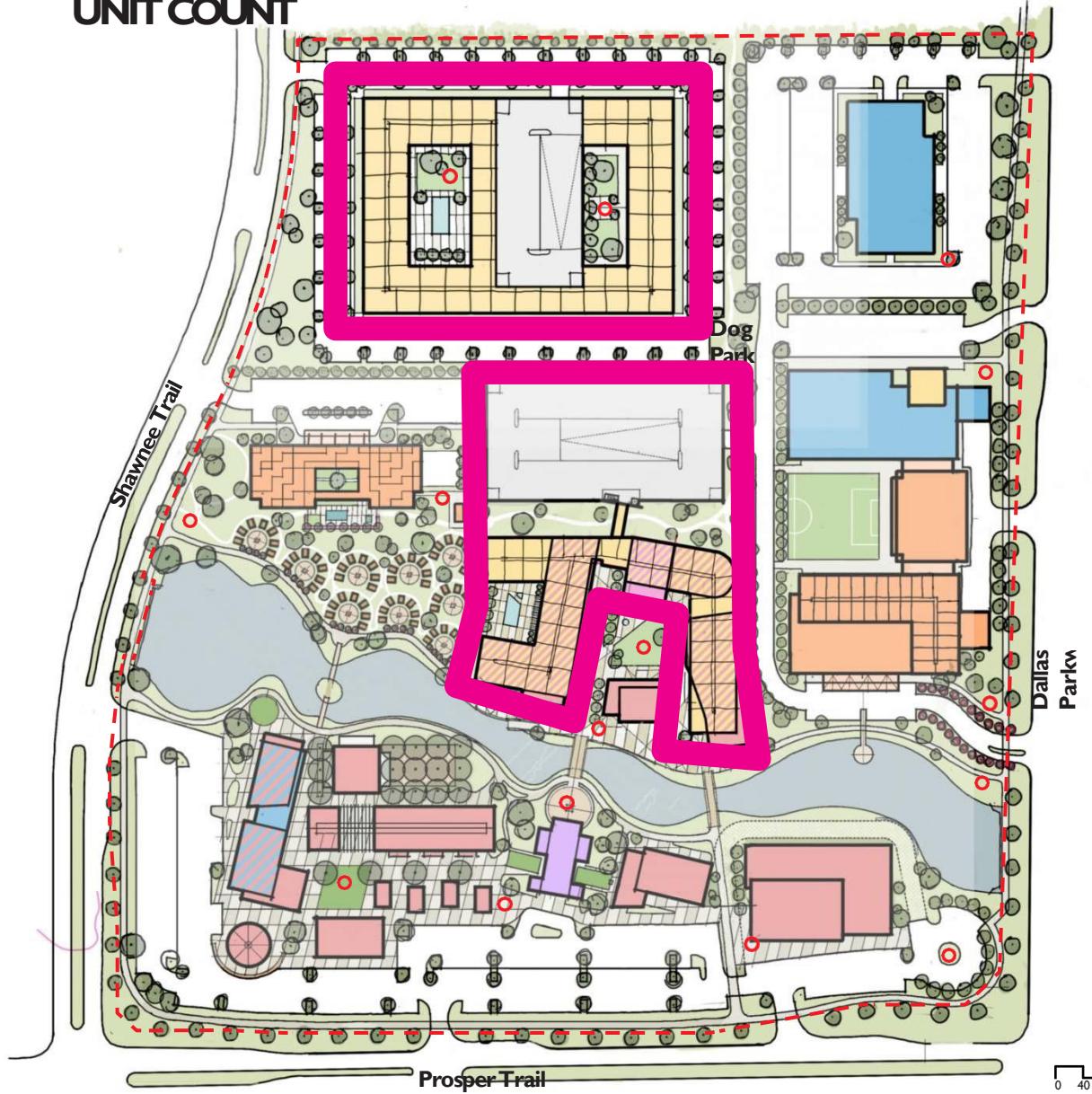
CAPITALIZE | Ⓜ HOUSE OF TANGRAM

PROSPER ARTS DISTRICT
PROSPER, TX | MAY 2024



Gensler

MULTIFAMILY: STRUCTURE PARKED & UNIT COUNT



Gensler

MULTIFAMILY ZONE:

3. Building Configuration.
 - ii. The Multifamily shall wrap the structured parking so that no more than 25% of the structured parking garage is exposed to the drive aisle/fire lane. The height of the garage shall not exceed the height of the adjoining multifamily building. All associated appurtenances to the garage, such as an elevator shaft or mechanical equipment, shall be completely screened.
 - iii. Any elevation or portion of an elevation of a structured garage that is not wrapped by a building or is visible from Dallas Parkway/Tollway shall have architectural styles and materials compatible with the adjacent or attached structure to ensure the exposed structured garage elevation gives the appearance of a building rather than a blank parking garage. Cladding, murals, or other artistic expressions shall be used to enhance the overall architectural character of the structured garage.

MIXED-USE ZONE:

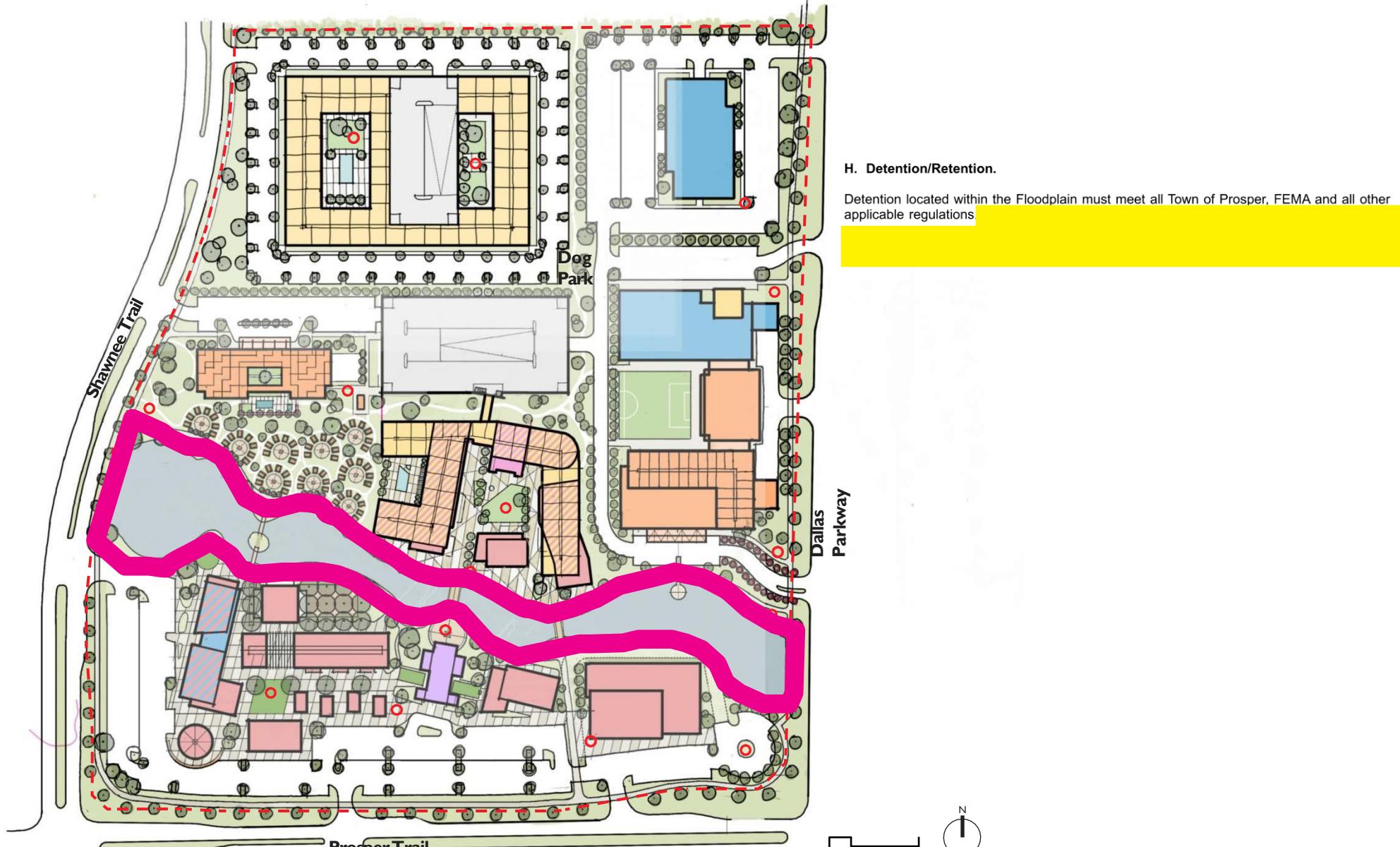
3. Building Configuration.
 - ii. First Floor: The ceiling height of the first floor shall be a minimum fourteen (14) feet in height.

TOTAL DWELLING UNITS

2. Regulations.
 - i. Residential Density. Maximum sixty (60) dwelling units per acre, up to 350 total units.



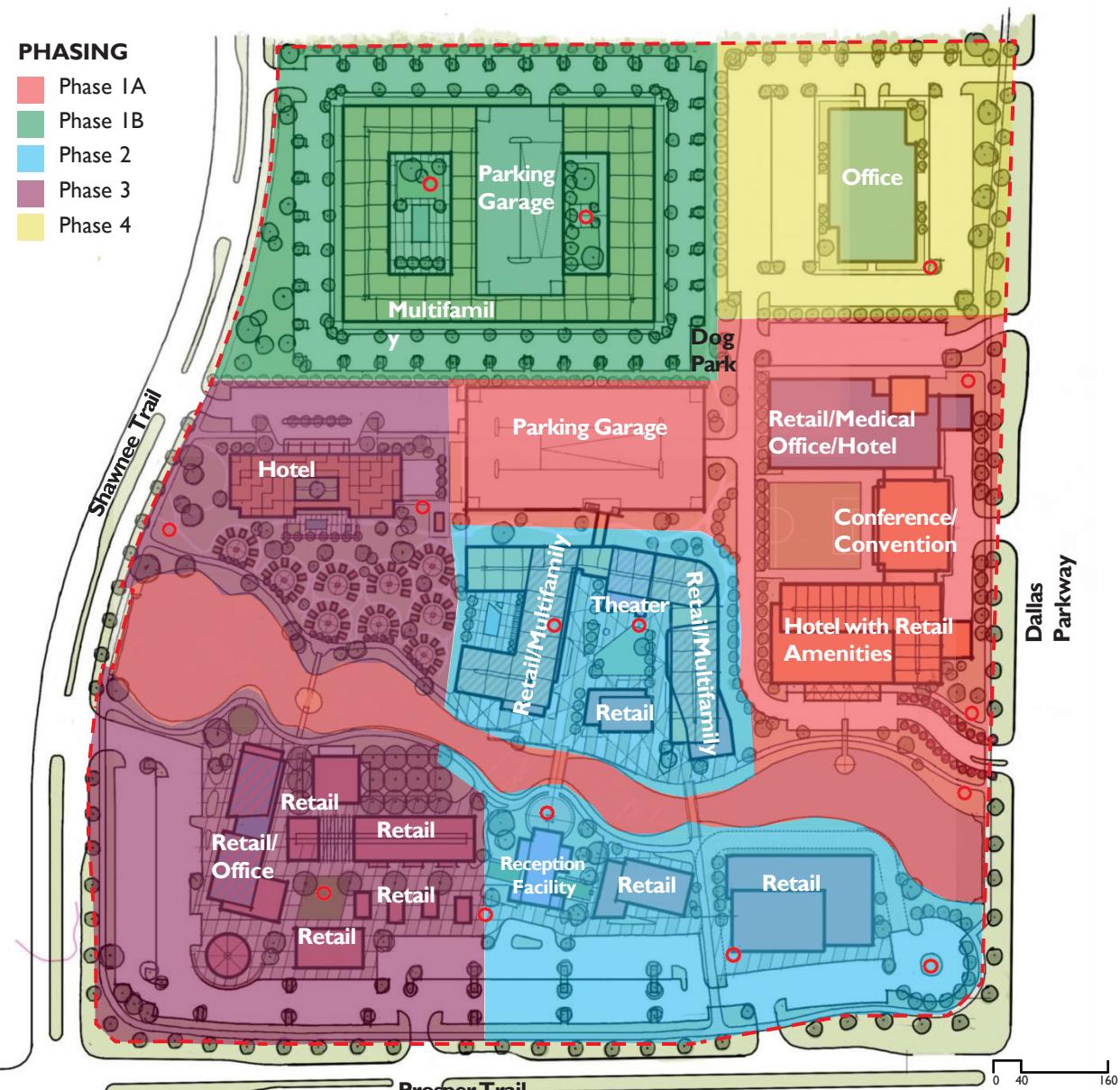
WATER FEATURE



H. Detention/Retention.

Detention located within the Floodplain must meet all Town of Prosper, FEMA and all other applicable regulations

PHASING DIAGRAM



Retail includes restaurants and other similar commercial uses.

Gensler

Phase 1A:

- Site-wide infrastructure for all 34 Acres
- Hotel Carbon
 - » 144 Rooms (Only for Hotel Guests)
 - » 12 Social Spaces (Primarily for Hotel Guests but available to the public as Event/Meeting Rental Space)
 - » Performance Center (Open to the Public – Leased to a 3rd Party Conference Center (Open to the Public))
 - » Streaming & eSports Center (Open to the Public – Leased to a 3rd Party Operator)
 - » o Retail Operations (Open to the Public – Leased to a 3rd Party Operator)
 - » Restaurants
 - Protein Bar (Open to the Public)
 - Sports Bar (Open to the Public)
 - Food Hall (Open to the Public)
 - XO2 Tower
 - » Luxury Condo residences (specialized for medical recovery)
 - » 1 floor of Retail Flex Space
 - » 3 floors of leased medical and out-patient office
 - » Rooftop workout and relaxation facility
 - Outdoor Recreation Area
 - » Soccer field
 - » Running track
 - » Covered sports pavilion
 - » Enclosed multi-sport court
 - Mixed-Use Zone Parking Garage

Phase 1B:

- Multi-Family Zone
- Phase 1B Multifamily cannot begin until Phase 1A has a building permit and begins construction.

Phase 2:

- Mixed-Use retail and multi-family
- Theater
- Reception Facility
- Retail on the southeast quadrant

Phase 3:

- Hotel Voz on the far west
- » 4-diamond hotel status
- » Luxury pods called Hako that will be complementary to the 4-diamond Hotel Voz
- Retail on the southwest quadrant

Phase 4:

- Office on Dallas Parkway

MIXED-USE ZONE UPDATED USES

1. Uses. Except as noted below, the Mixed-Use Zone of Tract C shall develop in accordance with the Retail District, as it exists or may be amended, and in accordance with the regulations described below.

i. Permitted Uses:

1. Administrative, Medical or Professional Office
2. Wine Bar
3. Cocktail Lounge
4. Cigar Bar
5. Antique Shop and Used Furniture
6. Artisan's Workshop
7. Automobile Parking Lot/Garage
8. Automobile Paid Parking Lot/Garage
9. Bank, Savings and Loan, or Credit Union
10. Beauty Salon/Barber Shop
11. Business Service
12. Caretaker's/Guard's Residence
13. Catering
14. Civic/Convention Center
15. Convenience Store without Gas Pumps
16. Dry Cleaning, Minor
17. Governmental Office
18. Gymnastics/Dance Studio
19. Health/Fitness Center
20. Hospital
21. Hotel, Full Service
22. Hotel, Residence/Extended Stay (XO2)
23. House of Worship
24. Insurance Office
25. Meeting/Banquet/Reception Facility
26. Mobile Food Vendor
27. Multifamily, if over a minimum 1-floor of non-residen...
28. Municipal Uses Operated by the Town of Prosper
29. Museum/Art Gallery
30. Outdoor Merchandise Display, Temporary
31. Park or Playground
32. Print Shop, Minor
33. Private Club
34. Private Recreation Center
35. Restaurant (without a drive-through)
36. Retail Stores and Shops
37. Retail/Service Incidental Use
38. Theater, Neighborhood

ii. Permitted with Specific Use Permit:

1. Commercial Amusement, Indoor
2. Commercial Amusement, Outdoor
3. Farmer's Market
4. Furniture, Home Furnishings and Appliance Store
5. Helistop
6. Outdoor Merchandise Display, Incidental
7. Pet Day Care
8. Rehabilitation Care Institution
9. Veterinarian Clinic and/or Kennel, Indoor

CHARACTER LANGUAGE



Gensler

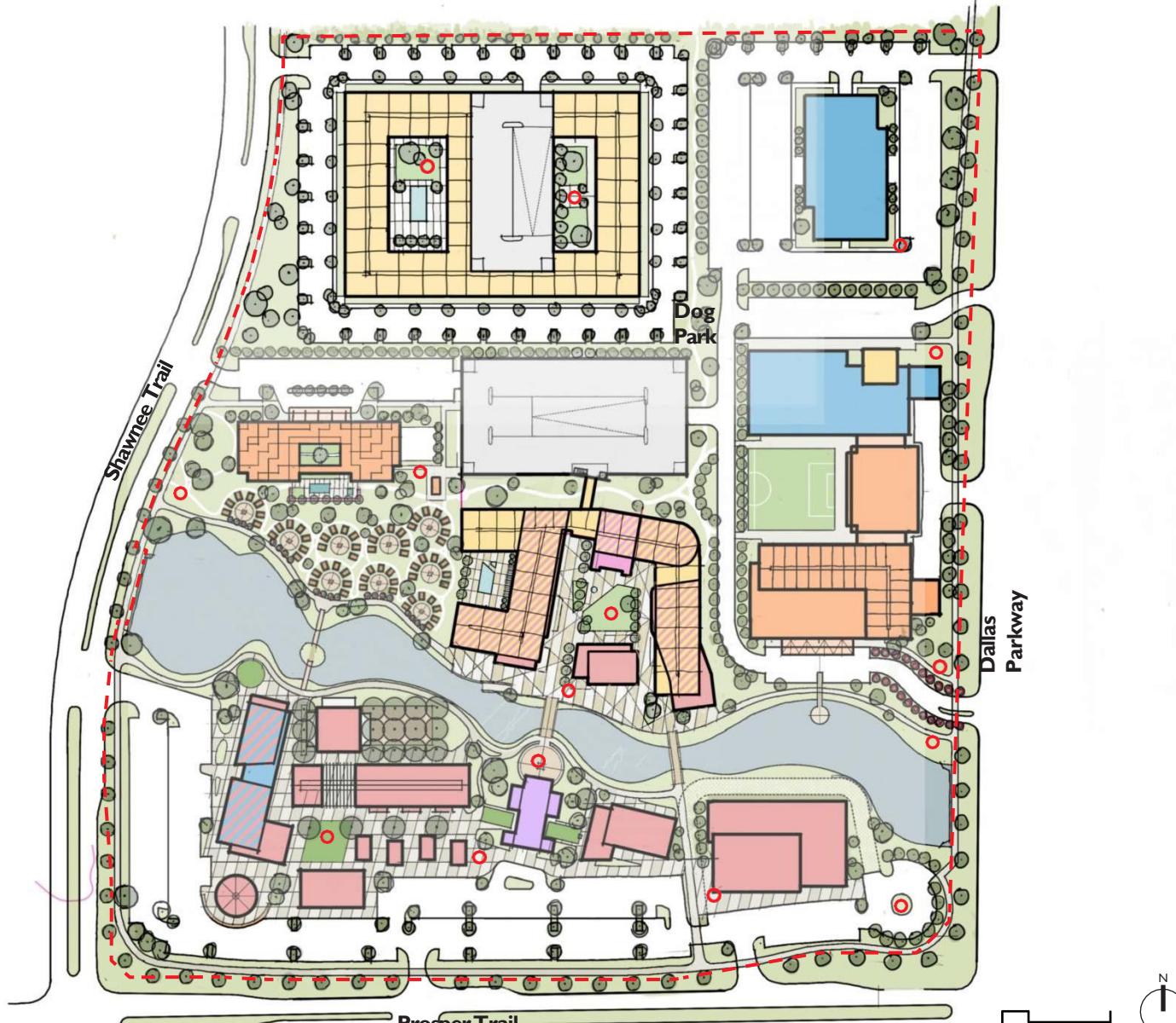
ii. Design Guidelines.

1. All buildings must be a minimum of eighty percent (80%) primary materials, excluding windows and doors on each façade.
2. For purposes of this section, primary materials shall include: fiber cement panel, metal composite material (examples include, but not limited to Centria and Alucobond), steel plate, clay fired brick, natural and manufactured stone, granite, and marble.
3. On each façade, stucco is limited to a maximum ten percent (10%) on the first floor, a maximum thirty percent (30%) on the second and third stories, and a maximum fifty percent (50%) on the fourth story and above.
4. All materials and exterior colors shall be compatible throughout the development.
5. Horizontal and vertical building articulation is required on all elevations. This may be achieved through recessed or projected architectural elements, variations in roof line, etc.
6. No single finish shall cover more than eighty (80) percent of the front of any building.
7. Storefronts on façade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awning signage, and lighting fixtures. Retail ground floor shall have windows covering a minimum of 60% of the major street and/or public-realm fronting façade(s).
8. [REDACTED]

CONCEPTUAL MASTER PLAN

CAPITALIZE | Ⓜ HOUSE OF TANGRAM

PROSPER ARTS DISTRICT
PROSPER, TX | MAY 2024



Gensler



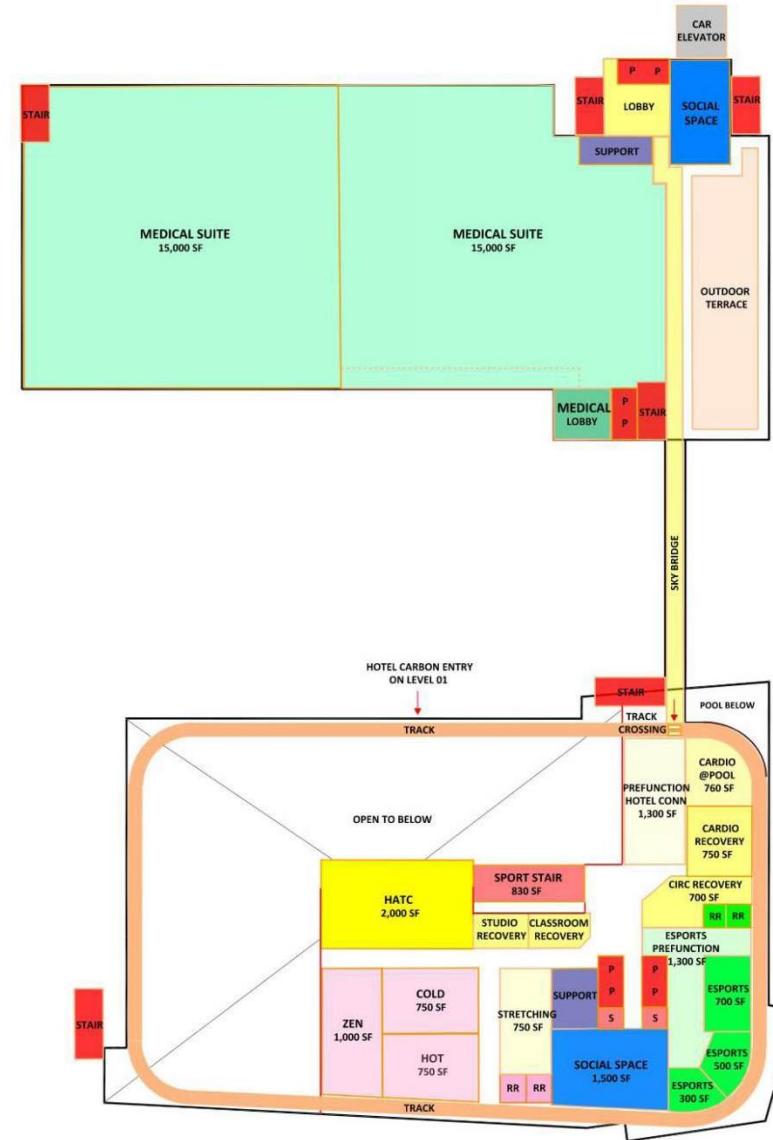
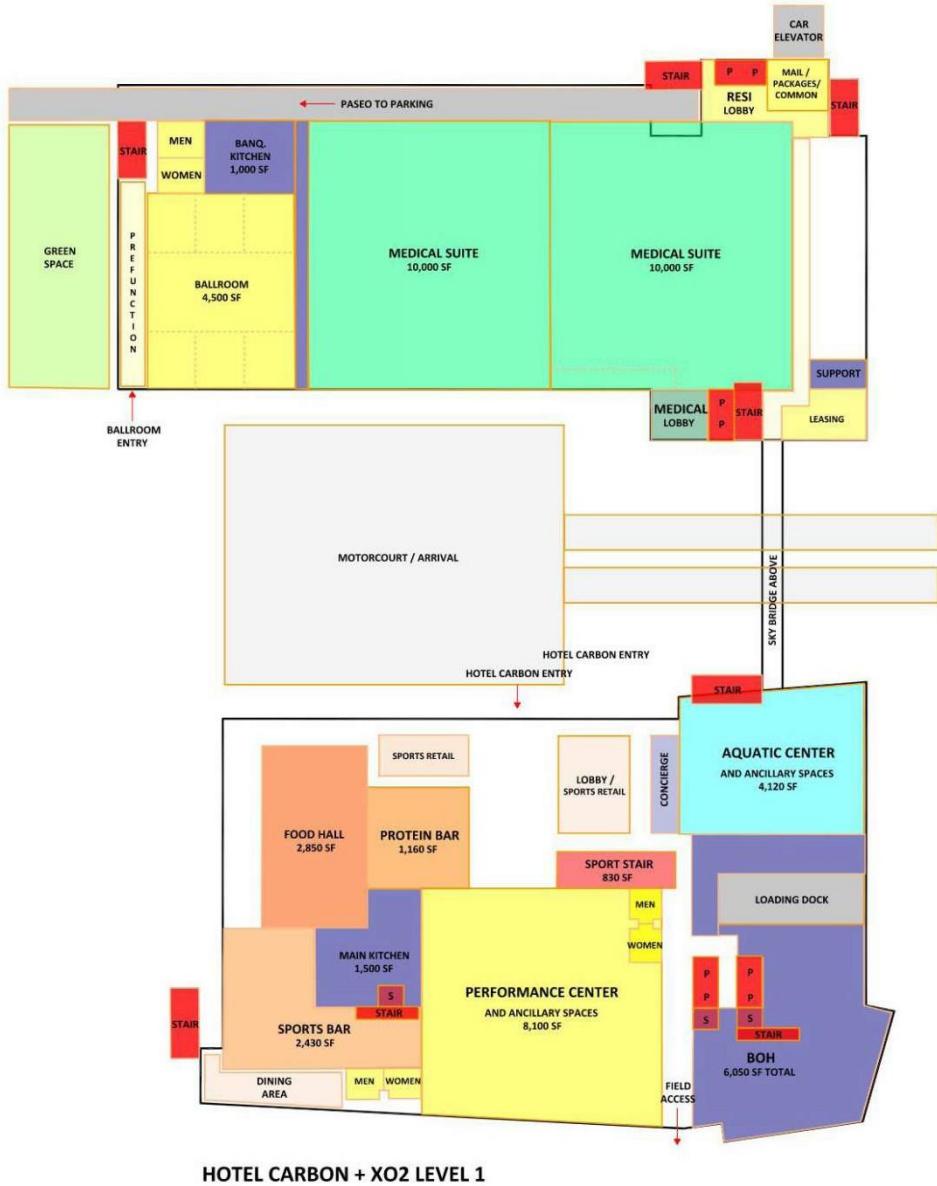
PROSPER ARTS DISTRICT

THANK YOU!

Q&A

COFFEE CORNER

THE COUNTRY TAVERN



Agenda Item 24.

Consider and act to adopt and reaffirm the revised Strategic Visioning Priorities of the Prosper Town Council. (MC)

Strategic Visioning Priorities

Objectives:

1. Acceleration of Infrastructure
2. Development of Downtown as a Destination
3. Commercial Corridors are Ready for Development
4. Excellence of Municipal Services
5. A Growing and Diversified Tax Base

Agenda Item 25.

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 the 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 551.071 - To consult with the Town Attorney regarding legal issues associated with code enforcement activities and substandard structures, 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.



TOWN OF
PROSPER

Adjourn