



Welcome to the January 28, 2025,  
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

# Consent Agenda

## Agenda Item 1.

Consider and act upon the minutes from the January 14, 2025, Town Council Work Session meeting. (MLS)

## Agenda Item 2.

Consider and act upon the minutes from the January 14, 2025, Town Council Regular meeting. (MLS)



## Agenda Item 3.

Consider and act upon the minutes from the January 16, 2025, Town Council and EDC Joint Work Session meeting. (MLS)

## Agenda Item 4.

Consider and act upon approval of a Professional Services Agreement with Can Do Racquet Sports for recreation program instructor services. (DB)

## Agenda Item 5.

Consider and act upon approving a Professional Services Agreement between Kimley Horn and the Town of Prosper, Texas, for design services and preparation of a Master Plan for the Doe Branch Community Park property (Project #PK202513) for \$129,600; and authorizing the Town Manager to execute documents for the same. (DB)

## Agenda Item 6.

Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Kleinfelder, Inc., and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the Upper Doe Branch Wastewater Line project for \$113,115. (PA)



## LOCATION MAP

### UPPER DOE BRANCH WASTEWATER LINE (TEEL PKWY—PISD STADIUM)



## Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2025-04-B to Quality Excavation, LLC, related to the Wilson Creek Wastewater Line project, for \$263,134 and authorize \$10,000 for construction phase contingencies. The total purchase order amount is \$273,134. (PA)

# Wilson Creek Wastewater Line

**Bids Received:**

Five (5) – December 19, 2024

**CMAR Percentages:**

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

**Budget Amount**

\$365,000

**Range of Proposals (Cost):**

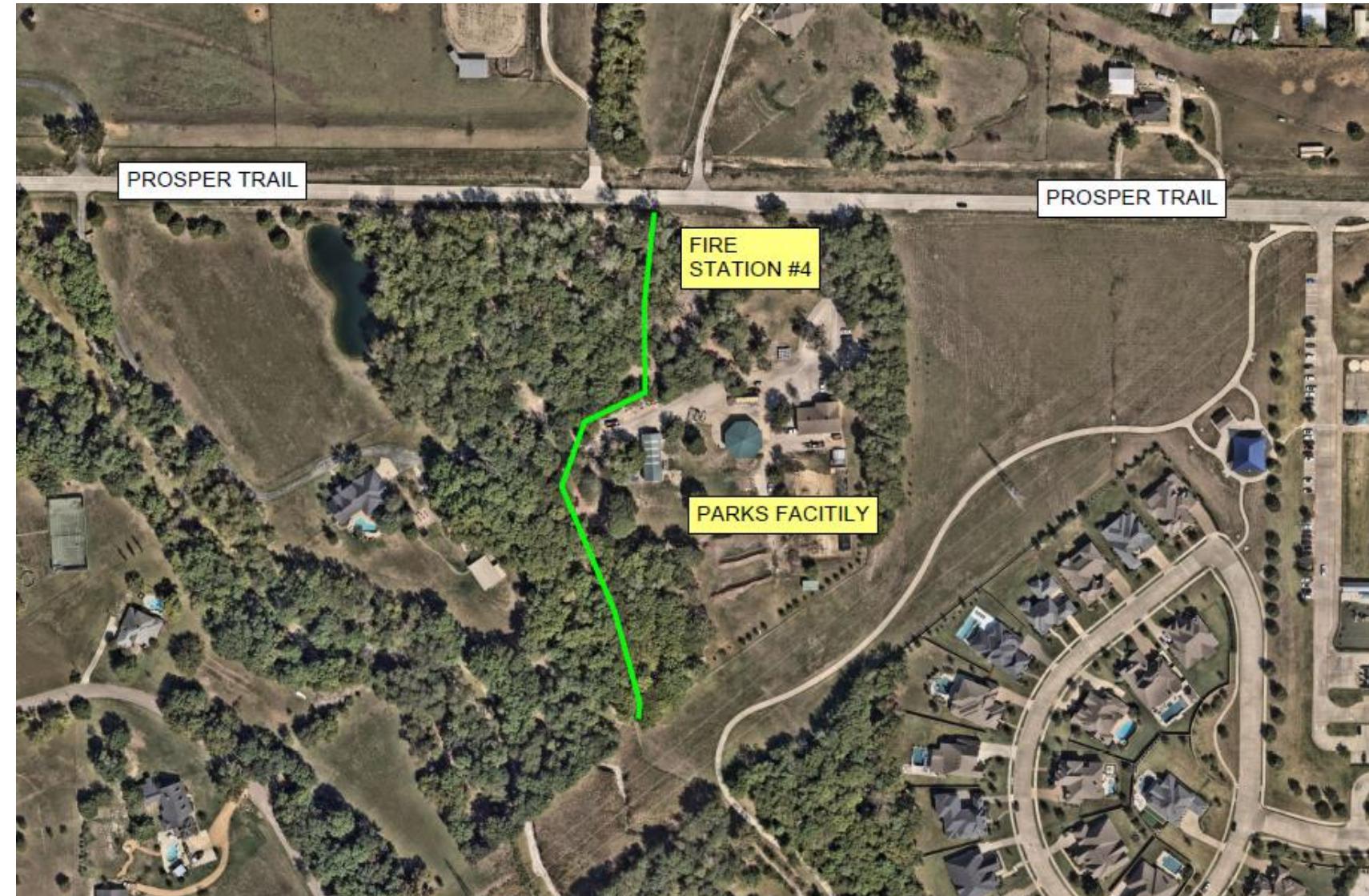
\$245,394 - \$563,517

**Range of Proposals (Time):**

70 days – 210 days

**Recommendation:**

Quality Excavation, LLC  
\$273,134 - 70 days



## Agenda Item 8.

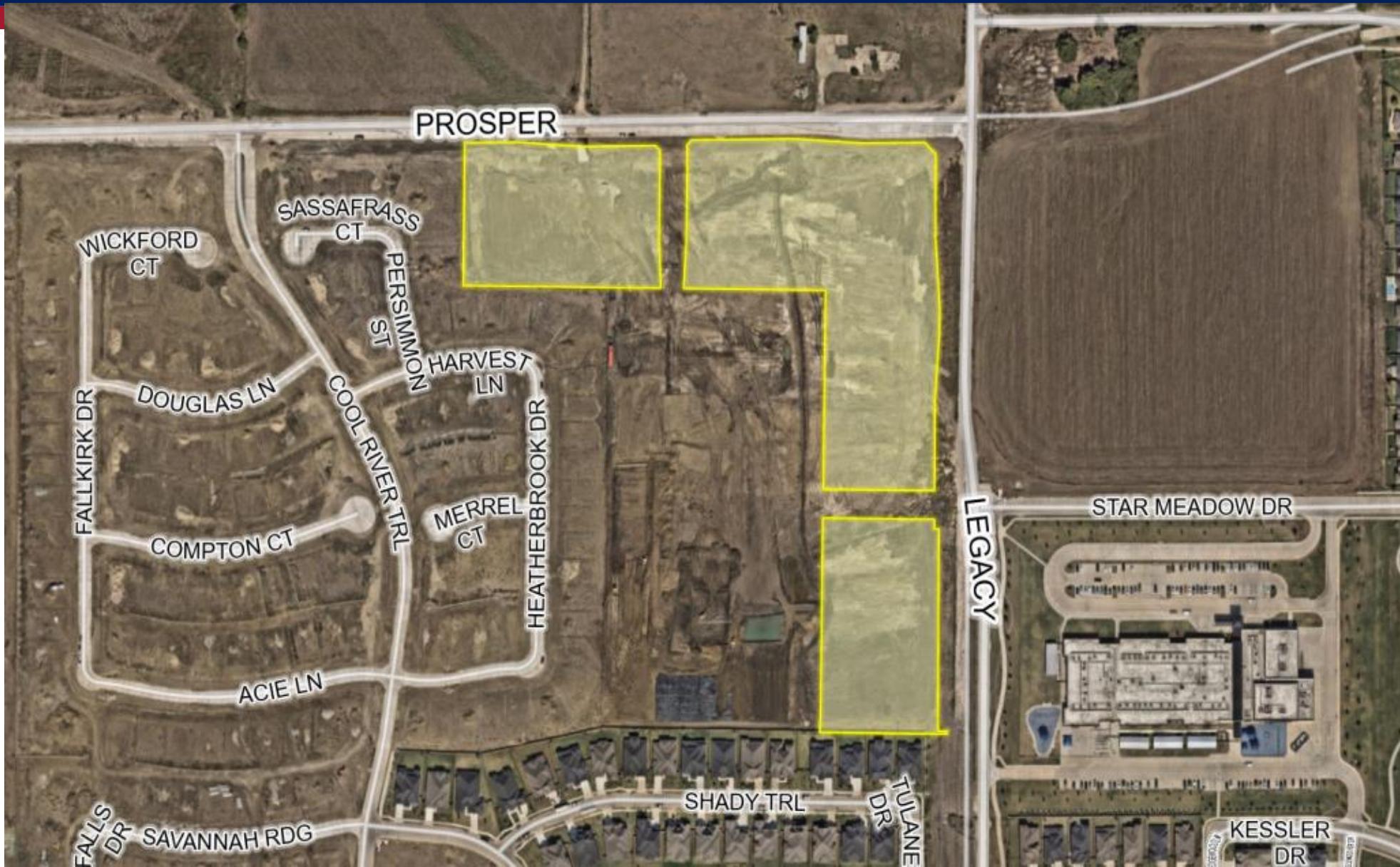
Consider and act upon approving the purchase of one (1) 2025 Ford Interceptor for \$49,508 from Silsbee Ford utilizing TIPS Contract 240901 and six (6) 2025 Chevrolet Tahoe's from Reliable Chevrolet for \$302,358 utilizing the Sheriff's Association of Texas Contract. (DK)

## Agenda Item 9.

Consider and act upon an ordinance repealing Section 12.08.006 of Chapter 12 Article 12.08, "Truck Routes," of the Code of Ordinances regarding the prohibition of commercial vehicles on certain streets and renumbering remaining sections of Article 12.08. (TW)

## Agenda Item 10.

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)



# Information

## Purpose

- Construct nine buildings totaling 58,400 square feet and associated parking.
  - Block D
    - Lot 1 – Daycare (10,400 SF)
    - Lot 2 – Professional Office Building (7,500 SF)
  - Block E
    - Lot 1 – Drive-Through Restaurant (1,400 SF)
    - Lot 2 – Automobile Service Station (4,000 SF)
    - Lot 3 – Gas Station (4,700 SF)
    - Lot 4 – Drive-Through Restaurant (3,300 SF)
    - Lot 5 – Restaurant/Retail Building (11,400 SF)

## Information Cont.

### Purpose Cont.

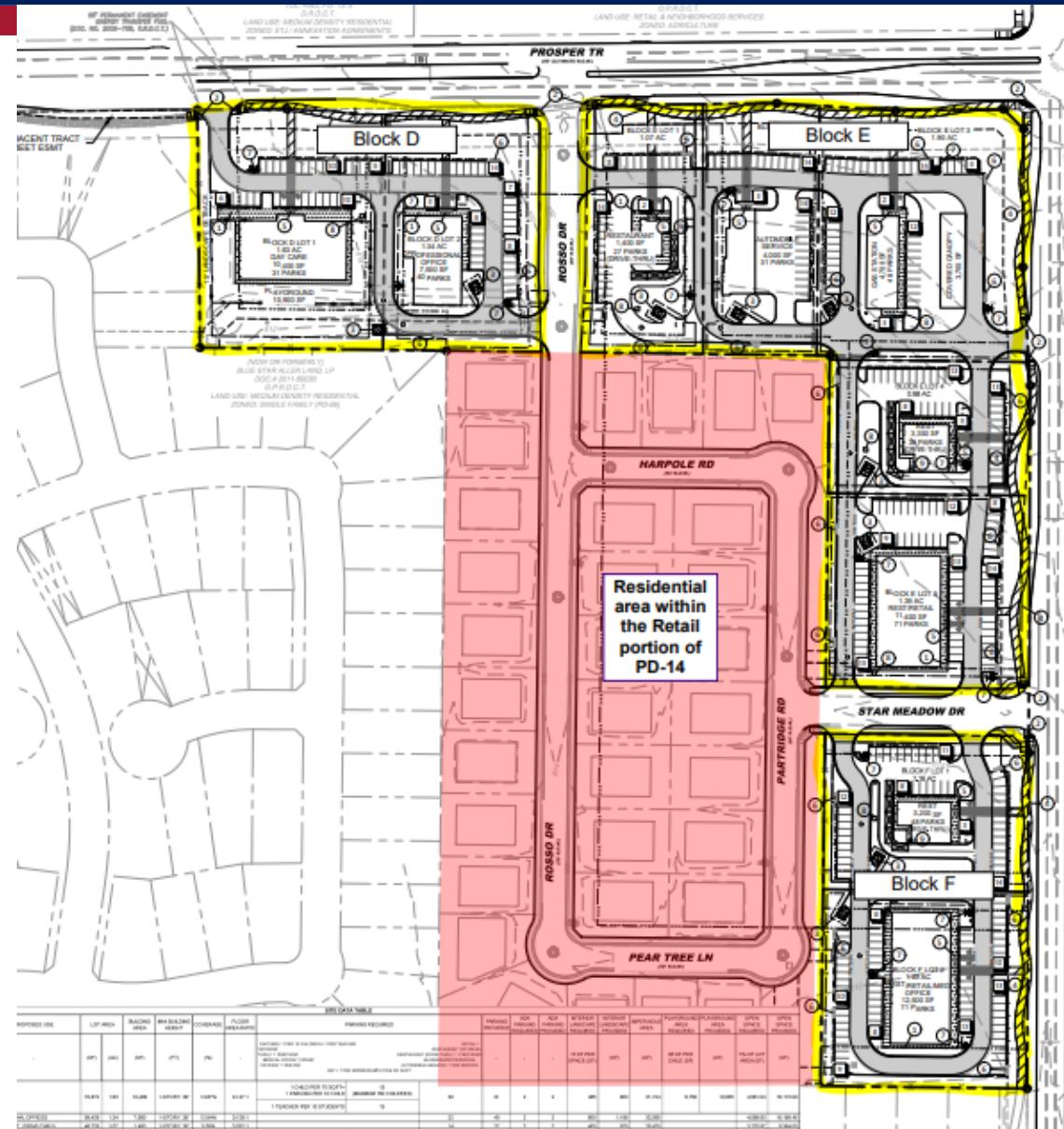
- Block F
  - Lot 1 – Drive-Through Restaurant (3,200 SF)
  - Lot 2 – Office/Restaurant/Retail Building (12,500 SF)

### Residential Adjacency

- The site is zoned Planned Development-14 with a base zoning of Retail.
- Per Planned Development-14, Single-Family is a permitted use in the Retail area.
- The typical regulations for commercial development adjacent to residential development are not applicable because of the Retail base zoning.



# TOWN OF PROSPER





# Citizen Comments

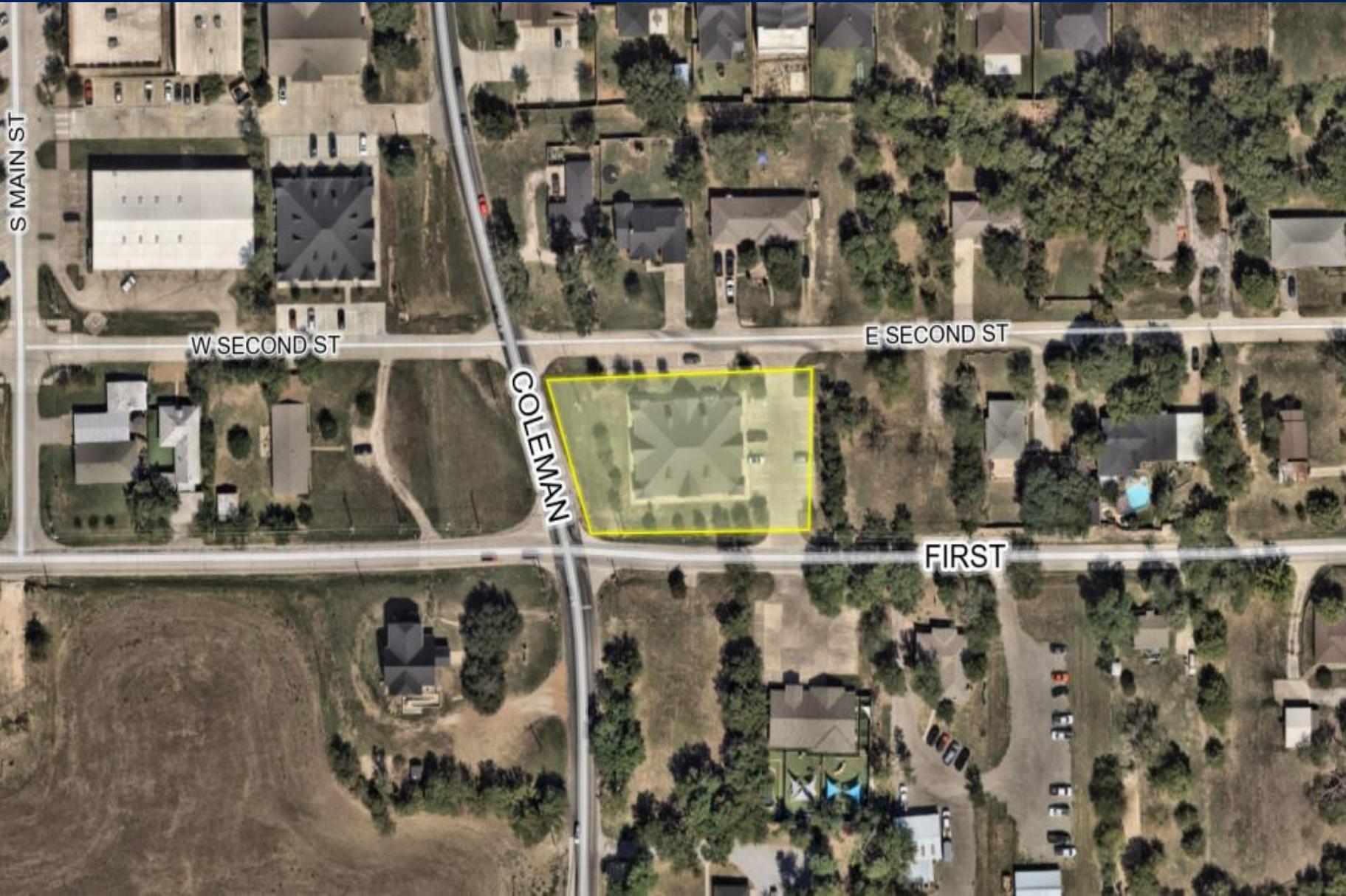


## Regular Agenda

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 11.

Conduct a public hearing and consider and act upon a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on  $0.6\pm$  acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026) (DH)



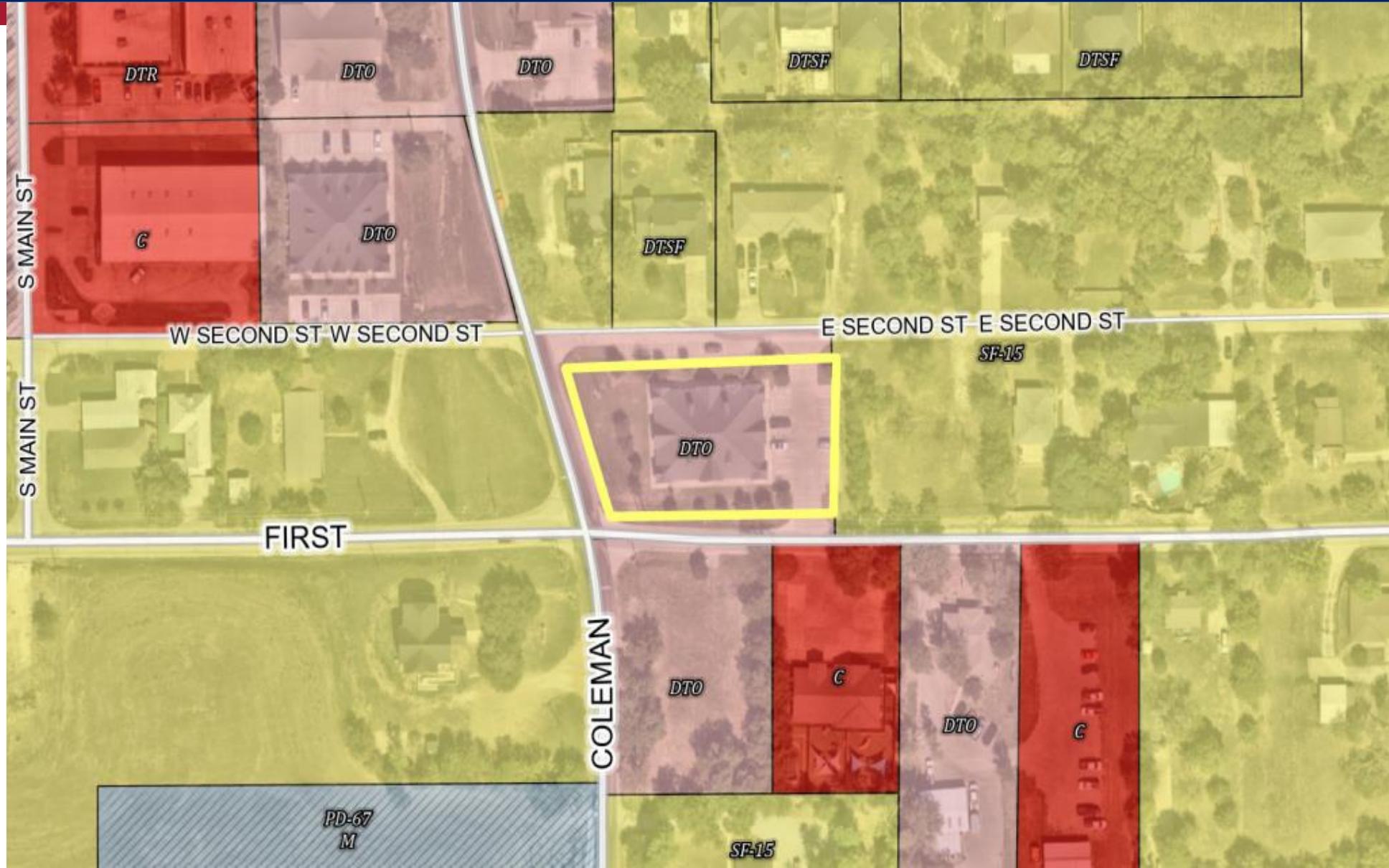
# Information

## Purpose

- Rezone property to Planned Development for an existing professional office to accommodate the acquisition of right-of-way along First Street.
- Acquisition of right-of-way would render site legal nonconforming.
- Planned Development addresses standards such as setbacks, landscaping, and open space to allow the site to remain in conformance with Town regulations.



# PROSPER

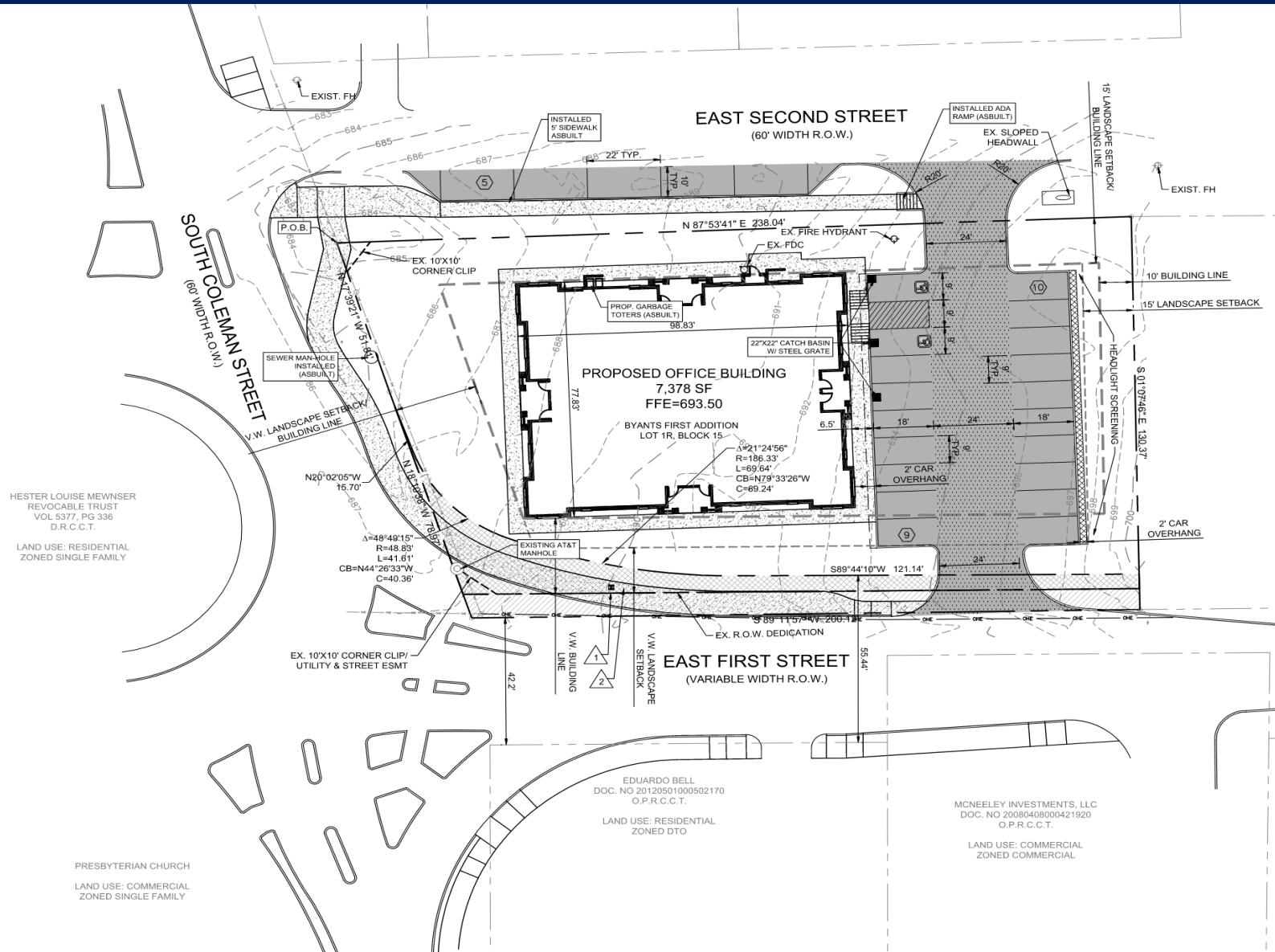


## Surrounding Area

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Downtown Office	Professional Office	Old Town District
<b>North</b>	Single Family-15	Single-Family	Old Town District
<b>East</b>	Single Family-15	Single-Family	Old Town District
<b>South</b>	Downtown Office	Vacant	Old Town District
<b>West</b>	Single Family-15	Single-Family	Old Town District

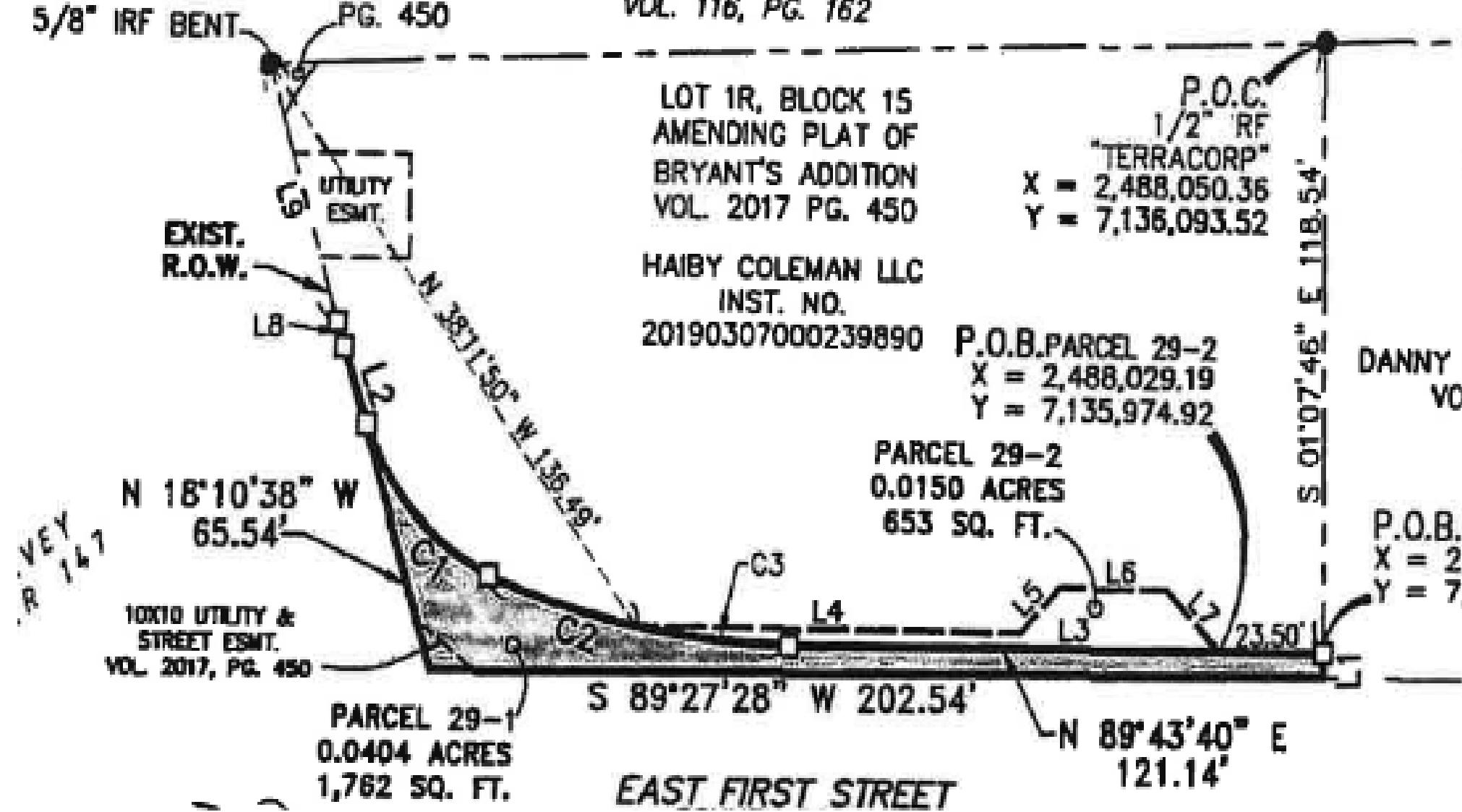


# THE TOWN OF PROSPER



5/8" IRF BENT  
VOL. 2017.  
PG. 450

EAST 2ND STREET  
VOL. 116, PG. 162



# District Regulations

	District Regulations (Downtown Office)	District Regulations (Development Standards)
<b>Front Setback (Coleman Street)</b>	<b>Setback:</b> 25'	<b>Setback:</b> 5'
<b>Side Setback (Second Street)</b>	<b>Setback:</b> 15'	<b>Setback:</b> 15'
<b>Side Setback (First Street)</b>	<b>Setback:</b> 15'	<b>Setback:</b> 5'
<b>Rear Setback (Adjacent to Residential)</b>	<b>Setback:</b> 10'	<b>Setback:</b> 10'
<b>Lot Depth (Measured from Coleman)</b>	<b>Minimum:</b> 120'	<b>Minimum:</b> 120'

# Landscaping and Open Space

	Required Landscaping (Commercial Requirements)	Proposed Landscaping (Development Standards)
<b>Northern Boundary (Second Street)</b>	<b>Buffer:</b> 15' Landscape Area	<b>Buffer:</b> 15' Landscape Area
<b>Eastern Boundary (Adjacent to Residential)</b>	<b>Buffer:</b> 15' Landscape Area	<b>Buffer:</b> 15' Landscape Area
<b>Southern Boundary (First Street)</b>	<b>Buffer:</b> 15' Landscape Area	<b>Buffer:</b> 5' Landscape Area
<b>Western Boundary (Coleman Street)</b>	<b>Buffer:</b> 15' Landscape Area	<b>Buffer:</b> 5' Landscape Area
<b>Parking Terminus Landscaping (First Street)</b>	<b>Dimension:</b> 9' x 18'	<b>Width:</b> 5' x 18'
<b>Open Space</b>	<b>Requirement:</b> 7% of Net Lot Area	<b>Requirement:</b> 6% of Net Lot Area

# Conclusion

## Notices

- Friday, January 10

## Citizen Response

- None

# Recommendation

## **Town Staff**

- Approval

## **Planning & Zoning Commission**

- Approval (7-0)



## Agenda Item 12.

Presentation of the 2025 Parks and Recreation Open Space Master Plan. (DB)



# Parks, Recreation & Open Space Master Plan

*Town Council Update*

January 28, 2025



## FRONTIER PARK



**Address:**  
1551 W Frontier Pkwy

**Acres:**  
79.71

**Classification:**  
Community Park

**Amenities:**

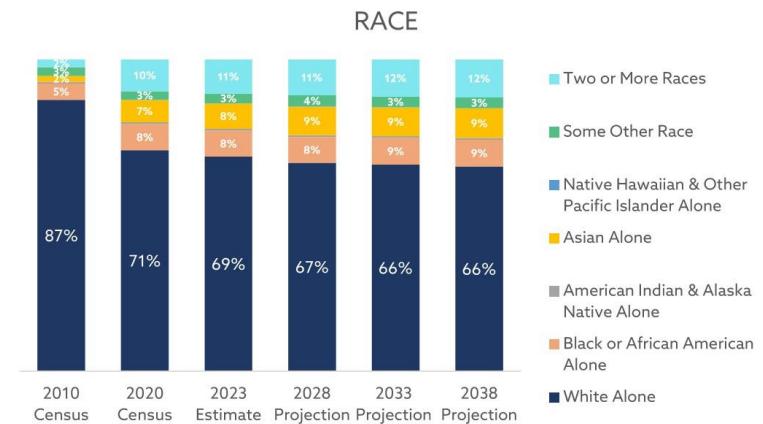
- Trails (miles) - 1.7
- Backstops - 5
- Baseball Field - 6
- Benches - 12
- Concession Stand - 3
- Drinking Fountains - 2
- Grills - 6
- Multipurpose Field - 2
- Open Space
- Parking
- Pavilion - 3
- Picnic Tables - 26
- Playground - 4
- Restrooms - 3
- Soccer Field - 11
- Softball Field - 2
- Splash Pad
- Pond
- Batting Cages - 4
- Lacrosse Field - 1
- Catch and Release Fishing



- Location
- Size
- Classification
- Amenities
- Photography

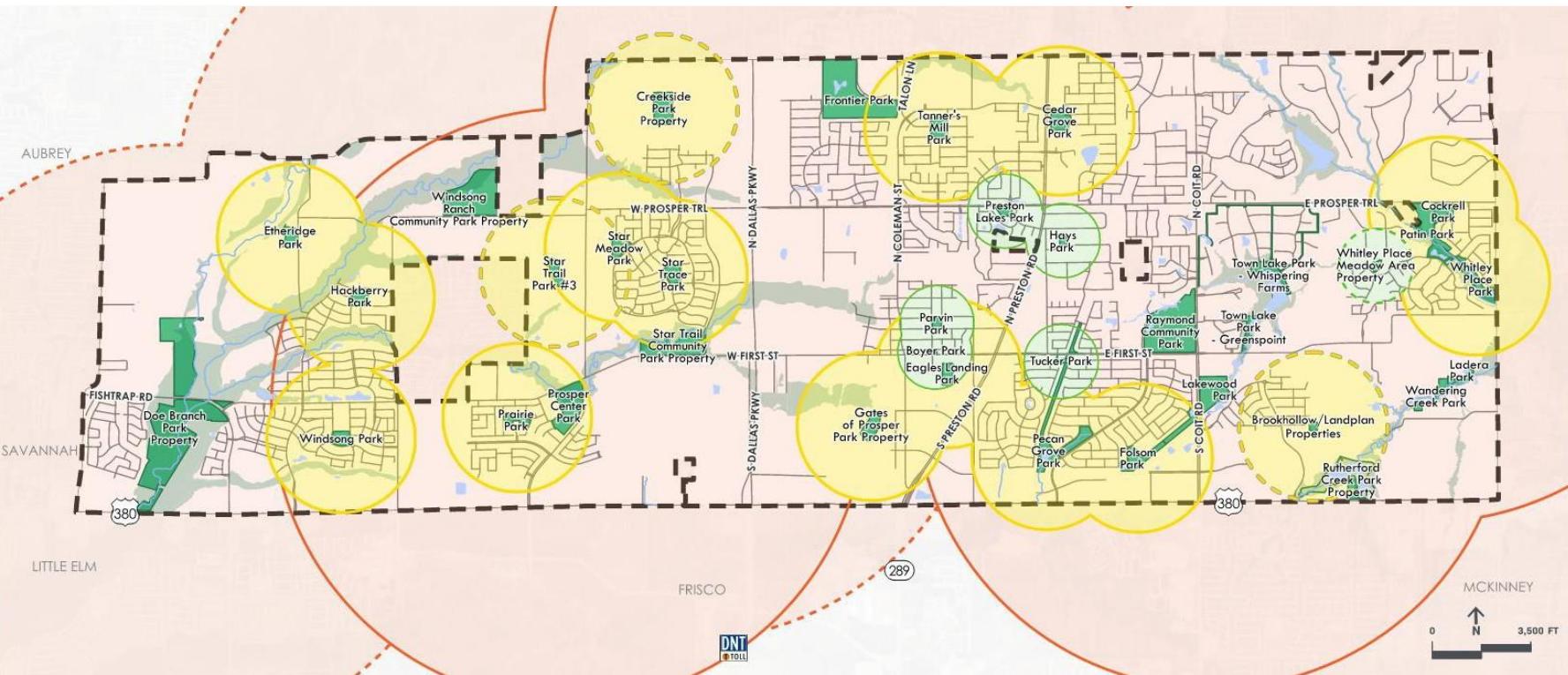
# Population & Demographics

- Projected Growth
- Age / Gender / Ethnicity
- Education / Employment
- Household Size & Incomes



	2023 Demographic Comparison	Prosper	USA
Population	Annual Growth Rate (2020 - 2023)	10.15%	0.61%
	Projected Annual Growth Rate (2023-2038)	5.26%	0.30%
Household	Annual Growth Rate (2023-2038)	15.45%	0.81%
	Average Household Size	3.31%	2.53%
Age Segment Distribution	Ages 0 - 19	32%	24%
	Ages 20 - 34	19%	20%
	Ages 35 - 54	30%	25%
	Ages 55 - 74	17%	23%
	Ages 75+	3%	7%
	White Alone	68.8%	60.6%
Race Distribution	Black Alone	8.4%	12.5%
	American Indian	0.6%	1.1%
	Asian	8.1%	6.2%
	Pacific Islander	0.1%	0.2%
	Some other Race	3.1%	8.7%
	Two or More Races	10.9%	10.6%
Hispanic / Latino Population	Hispanic / Latino Origin (any race)	11.2%	19.4%
	All Others	88.8%	8.6%
Income Characteristics	Per Capita Income	\$62,389	\$41,310
	Median Household Income	\$164,477	\$72,603

# Standard Analysis



## NRPA PARK ACREAGE GUIDELINES COMPARED TO CURRENT POPULATION

Classification	Existing Acreage	NRPA Guidelines for 2024 Population of 39,364	Difference Between NRPA Guidelines and Existing Prosper Parks
Pocket Park	9.08	9.84 - 19.68	(0.77) - (10.61)
Neighborhood Park	147.40	39.36 - 78.73	99.62 - 60.25
Community Park	178.49	196.82 - 314.91	(68.75) - (186.84)
Greenbelt/Linear Parks	27.85	n/a	n/a
Total:	362.81	246.03 - 413.32	116.78 - (50.51)

# Benchmark Analysis



Allen Coppell Frisco  
Grapevine Little Elm The Colony

Agency	Total Acres Owned or Managed	Total Miles of Trail Owned or Managed	Acres per 1,000 residents	Trail Miles per 1,000 residents
Prosper Parks & Recreation	656	61.00	17.37	1.62
Grapevine Parks & Recreation	1,740	65.24	33.10	1.24
Little Elm Parks & Recreation	639	46.60	10.92	0.80
The Colony Parks & Recreation	1,517	32.98	33.44	0.73
Coppell Parks & Recreation	644	29.60	15.32	0.70
Allen Parks & Recreation	2,251	83.00	19.00	0.70
Frisco Parks & Recreation	2,423	33.00	10.48	0.14

## ✓ System Inventory

- Park Acreage Owned / Managed
- Miles of Trails
- Acres Developed vs Natural Areas
- Number of Developed Parks
- Total Playgrounds
- Recreation Facilities & Aquatics

## ✓ Staffing

## ✓ Operating Expense

## ✓ Programming

# Recreation Programming

- Prosper is a growing agency with a rapidly developing program portfolio.
- Over 38 different program and service offerings across 11 core program areas
- **Core Program Areas**
  - *Active Adults*
  - *Adult Athletics*
  - *Arts*
  - *Educational*
  - *General Fitness*
  - *Inclusive/Adaptive*
  - *STEM*
  - *Social Recreation*
  - *Travel*
  - *Wellness*
  - *Youth Sports*





# Needs Assessment

# Community Vision & Citizen Survey

- Focus Group Meetings (2)  
✓ March 27<sup>th</sup>
- Online survey open April 16<sup>th</sup> – May 19<sup>th</sup>
- 1,540 responses – Strong Response!
- Quantifiable Priorities / Weighted Matrix



# Priority Rankings (Outdoor)

Rank	Priorities	Higher	Moderate	Lower
1	Additional Trail Connections Throughout Prosper	•		
2	Additional Hike / Bike / Walk / Jog / Run Trails	•		
3	Multipurpose / Multigenerational Recreation Center	•		
4	Add Shade to Park Playgrounds	•		
5	Open Spaces / Natural Areas	•		
6	Picnic Areas / Pavilions	•		
7	Playgrounds	•		
8	Indoor Athletic Complex (for Active Sports)		•	
9	Sprayground / Water Splashpads		•	
10	Water Features (Fishing Pond, Fountains)		•	
11	Aquatic Center		•	
12	Dog Park		•	
13	Amphitheater		•	
14	Natural Surface Trails / Tracks (for BMX, Pump Track, etc.)			•
15	Leisure Outdoor Swimming Pool			•
16	Performing Arts Center			•
17	Outdoor Exercise Equipment in Parks and/or Along Trails			•
18	Disc Golf			•
19	Skate Park			•


 HIGHER


 MODERATE


 LOWER

# Priority Rankings (Indoor)

**Rank    Priorities**

1	Exercise, Fitness Area, Group Class Area	•
2	Basketball, Pickleball, Tennis, Badminton Spaces	•
3	Outdoor Aquatics Adjacent to Recreation Center	•
4	Indoor Aquatics (lap lanes, splashpad, activity pool)	•
5	Indoor Walking, Jogging Track	•
6	Connecting Trails to the Facility	•
7	Space for Young Children & Programs	•
8	Space for Teens & Programs	•
9	Indoor Play Area for All Abilities	•
10	Multiuse Space for Events, Banquets	•

# Most Needed Facilities



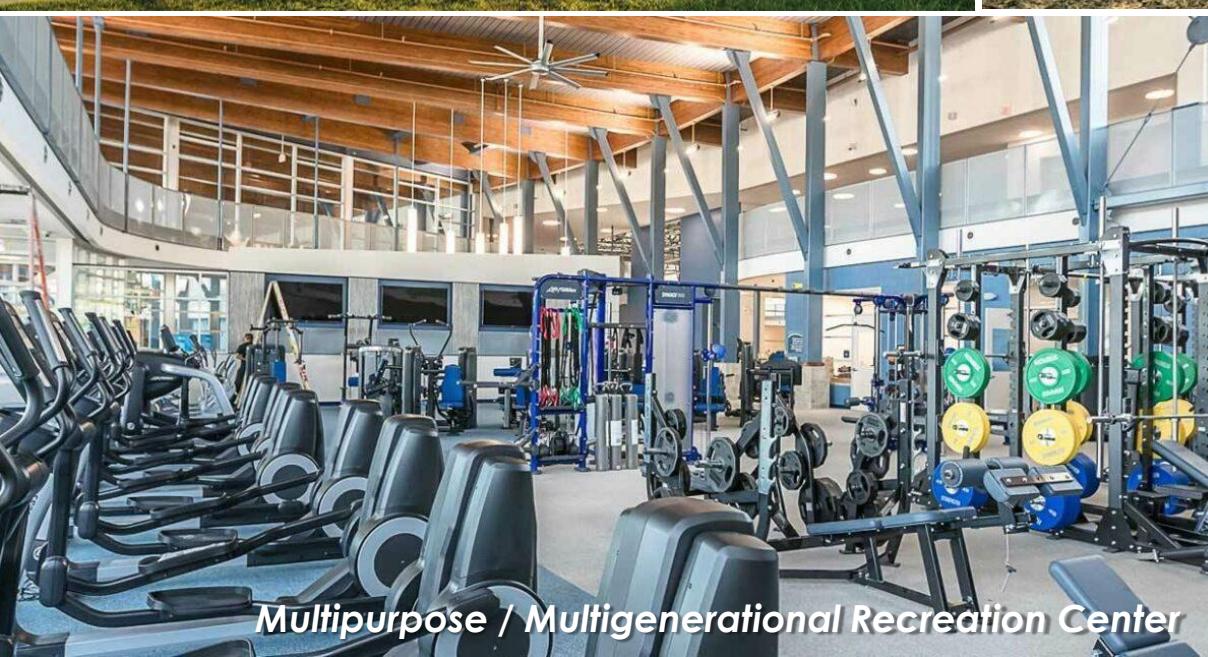
*Additional Trail Connections*



*Add Shade to Park Playgrounds*



*Picnic Areas / Pavilions*



*Multipurpose / Multigenerational Recreation Center*



*Open Spaces / Natural Areas*



(Possible locations as noted: pending future funding and budgets)



(Possible locations as noted: pending future funding and budgets)

(Possible locations as noted: pending future funding and budgets)

LOWER PRIORITY ITEMS		PARK FACILITY LOCATIONS												FUTURE PARK FACILITY LOCATIONS					
ACTION PLAN ITEM		Budget Ranges		PARK FACILITY LOCATIONS												FUTURE PARK FACILITY LOCATIONS			
14	Natural Soft Surface Trails / Tracks (for BMX, Pump Track,etc.)	\$400,000 - \$5000,000 per mile		Boyer Park	Cedar Grove Park	Chapel Hill Hike & Bike	Cockrell Park	Etheridge Park	Folsom Park	Frontier Park	Gates of Prosper Park Property	Hackberry Park	Hays Park	Lakes of La Cima Hike & Bike Trail Area (East)	Lakes of La Cima Hike & Bike Trail Area (West)	Lakewood Park	Parvin Park	Patin Park	Pecan Grove Park
15	Leisure Outdoor Swimming Pool	Varies														Prairie Park	Preston Lakes Park	Prosper Center Park	
16	Performing Arts Center	Varies														Star Meadow Park	Star Trace Park	Tanner's Mill Park	
17	Outdoor Exercise Equipment in Parks and/or Along Trails	\$7,500 - \$15,000 each														Town Lake Park - Greenspoint	Town Lake Park - Whispering Farms	Tucker Park	
18	Disc Golf	\$20,000 - \$30,000														Whispering Farms Hike & Bike Area	Whitley Place Park	Windsong Park	
19	Skate Park	Varies														Brookhollow/Landplain Properties	Greekside Park Property	Doe Branch Park Property	
																Ladera Park	Raymond Community Park	Rutherford Creek Park Property	
																Star Trail Community Park Property	Cool River Park	Wandering Creek Park	
																Whitley Place Meadow Area Property	Windsong Ranch Community Park Property		



# Funding Sources

Action Item		Budget Range
Higher Priorities	1 Additional Trail Connections Throughout Prosper	\$550,000 - \$1,000,000 per mile
	2 Additional Hike / Bike / Walk / Jog / Run Trails	\$550,000 - \$1,000,000 per mile
	3 Multipurpose / Multigenerational Recreation Center	Varies
	4 Add Shade to Park Playgrounds	\$75,000 - \$150,000 range
	5 Open Spaces / Natural Areas	Varies
	6 Picnic Areas / Pavilions	\$100,000 - \$250,000
	7 Playgrounds	\$450,000 - \$650,000
Moderate Priorities	8 Indoor Athletic Complex (for Active Sports)	Varies
	9 Sprayground / Water Splashpads	\$750,000 - \$1,500,000
	10 Water Features (Fishing Pond, Fountains)	Varies
	11 Aquatic Center	Varies
	12 Dog Park	\$500,000 - \$1,000,000
	13 Amphitheater	Varies
Lower Priorities	14 Natural Surface Trails / Tracks (for BMX, Pump Track, etc.)	\$400,000 - \$500,000 per mile
	15 Leisure Outdoor Swimming Pool	Varies
	16 Performing Arts Center	Varies
	17 Outdoor Exercise Equipment in Parks and/or Along Trails	\$7,500 - \$15,000 each
	18 Disc Golf	\$20,000 - \$30,000
Future Consideration	19 Skate Park	Varies

# Final Adoption

- Parks & Recreation Board
- Town Council
- Submit to TPWD
- Annual CIP Planning



# Recreation Center Benchmarking

Center Name	City	Opened	Square Feet	Cost	Cost/SF	Aquatics
Pflugerville Recreation Center	Pflugerville	2026	140,000	\$82,500,000	\$589	Yes
Greenville Sportspark	Greenville	2026	120,000	\$56,000,000	\$467	Yes
Taylor Rec Center	Taylor	2026	64,800	\$55,000,000	\$849	Yes
DeSoto Rec Center	DeSoto	2026	74,000	\$53,000,000	\$716	Yes
Terrell Recreation Center, Allen	Allen	2023	149,000	\$55,000,000	\$369	No

Item #	Description	Option 1	Option 2	Option 3	Comments
		40,000 SF	50,000 SF	60,000 SF	
		Total Budget w/Escalation & Contingencies	Total Cost w/Escalation & Contingencies	Total Cost w/Escalation & Contingencies	
1.00	<b>Town of Prosper Recreation Center</b>				
A.1	Design and Professional Fees	3,129,280	3,755,136	4,161,942	
A.2	Furnishings, Fixtures & Equipment + Teledata/Security/AV (Allowance)	2,184,400	2,621,280	2,905,252	
A.5	General Conditions+ Fee + Soft Costs	2,641,600	3,169,920	3,513,328	
A.3	Reception + Offices + Circulation	3,255,118	3,906,142	4,329,307	
A.4	Break Room and Restrooms	930,097	1,116,117	1,237,029	
A.8	Lockeroom	4,223,728	5,068,473	5,617,558	
A.10	Community Room	1,160,621	1,392,746	1,543,626	
A.11	Fitness Area	1,288,320	1,545,984	1,713,465	
A.12	Jogging Track	6,196,394	7,435,672	8,241,203	
A.13	Aerobics and Spin	772,992	927,590	1,028,079	
A.14	Gym	4,986,840	5,984,209	6,632,498	
A.15	Sitework	5,134,914	6,161,897	6,829,435	
A	<b>Owner's Budget - Recreation Center without Aquatics Program</b>	35,904,303	43,085,164	47,752,724	
B.1	Lap Pool, Lazy River + 2 Story Slide	8,449,678	10,139,614	11,238,072	
B.2	Add 3 Story Slide, Dive Tank, Aerobics Pool, & Zero Beach Kiddie Pool		9,906,000	10,979,150	
B	<b>Owner's Budget - Recreation Center with Aquatics Program</b>	44,353,981	63,130,778	69,969,946	



## Agenda Item 13.

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 Planned Development district regulations, pursuant to Division 24 of Article 2 of the Town's Zoning Ordinance, and all matters incident and related thereto.

Section 551.071 – To consult with the Town Attorney regarding legal issues associated with amortization agreements, 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, law enforcement activities, 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.