

Welcome to the February 25, 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 February 4, 2025, Town Council and Planning and Zoning Commission Joint Work Session. (MLS)

Agenda Item 2.

Consider and act upon the minutes of the February 6, 2025, Town Council Work Session meeting. (MLS)

Agenda Item 3.

Consider and act upon the minutes of the February 11, 2025, Town Council Work Session meeting. (MLS)

Agenda Item 4.

Consider and act upon the minutes of the February 11, 2025,
Town Council Regular meeting. (MLS)

Agenda Item 5.

Consider and act upon an ordinance canceling the May 3, 2025, General Election. (MLS)

Agenda Item 6.

Consider and act upon authorizing the Town Manager to execute a renewal agreement for video streaming services with Granicus through The Interlocal Purchasing System (TIPS) for \$76,574 over three years. (MLS)

Agenda Item 7.

Consider and act upon approval of a resolution authorizing the Town Manager to execute a Public Works Mutual Aid Agreement by and between the Town of Prosper and North Central Texas Participating Local Governments and/or Public/Political Subdivisions located wholly or partially within the State of Texas. (CJ)

Agenda Item 8.

Consider and act upon authorizing the Town Manager to enter into a Professional Services Agreement with Burgess and Niple for wastewater line smoke testing services totaling \$79,600. (CJ)

Agenda Item 9.

Consider and act upon the purchase of bunker gear and protective clothing from Delta Fire & Safety Inc. through BuyBoard Contract #698-23, in the amount of \$81,946. (SB)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute the First Amendment to the Thoroughfare Impact Fees Reimbursement Agreement between PPP 100 DEV LLC, PROSPER MEADOWS LP, SHADDOCK-PROSPER PARK PLACE 2, LLC, and the Town of Prosper, Texas, related to the construction of Teel Parkway, Prosper Trail, and Legacy Drive to serve the Park Place, Prosper Meadows, and Shaddock-Prosper developments. (HW)

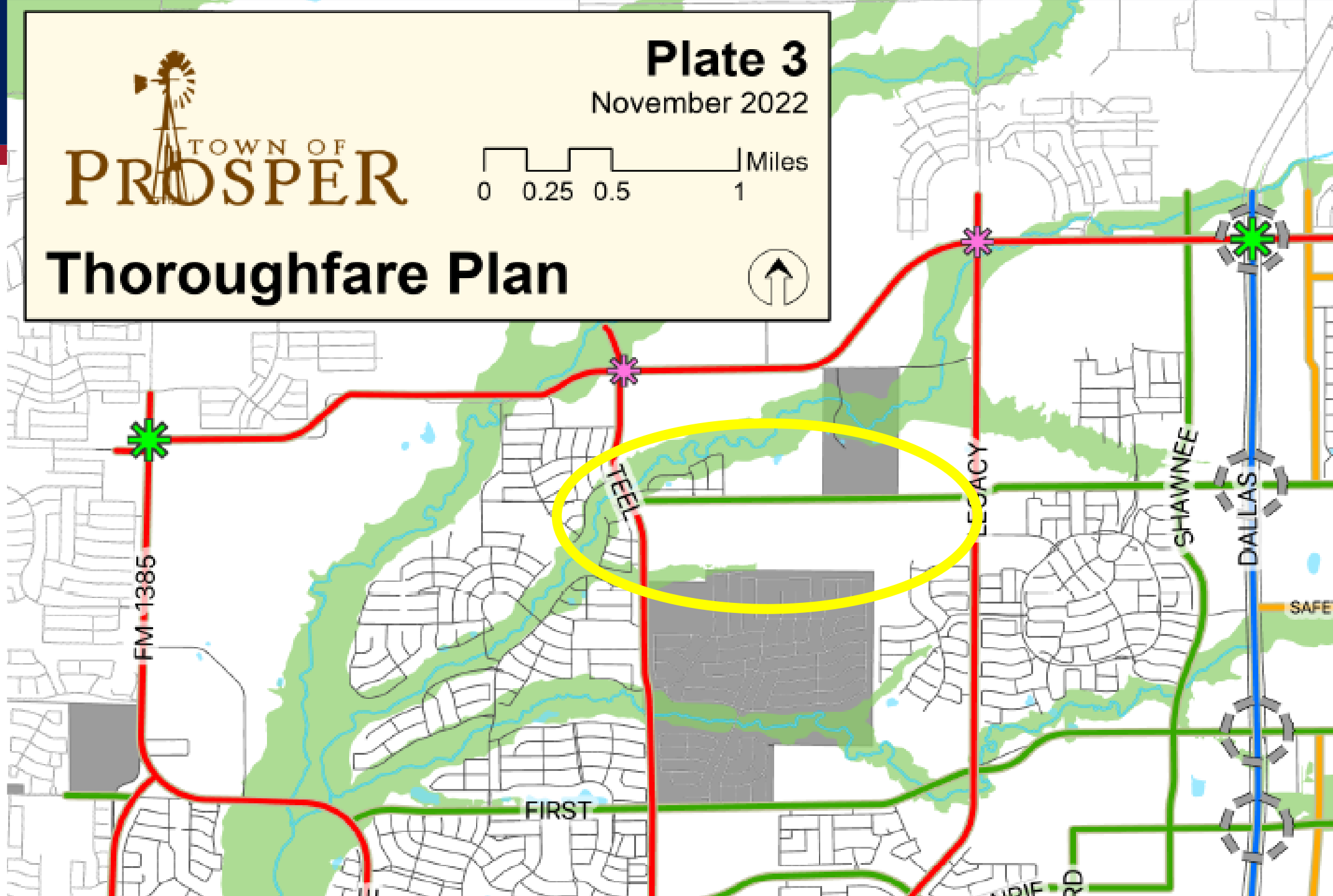


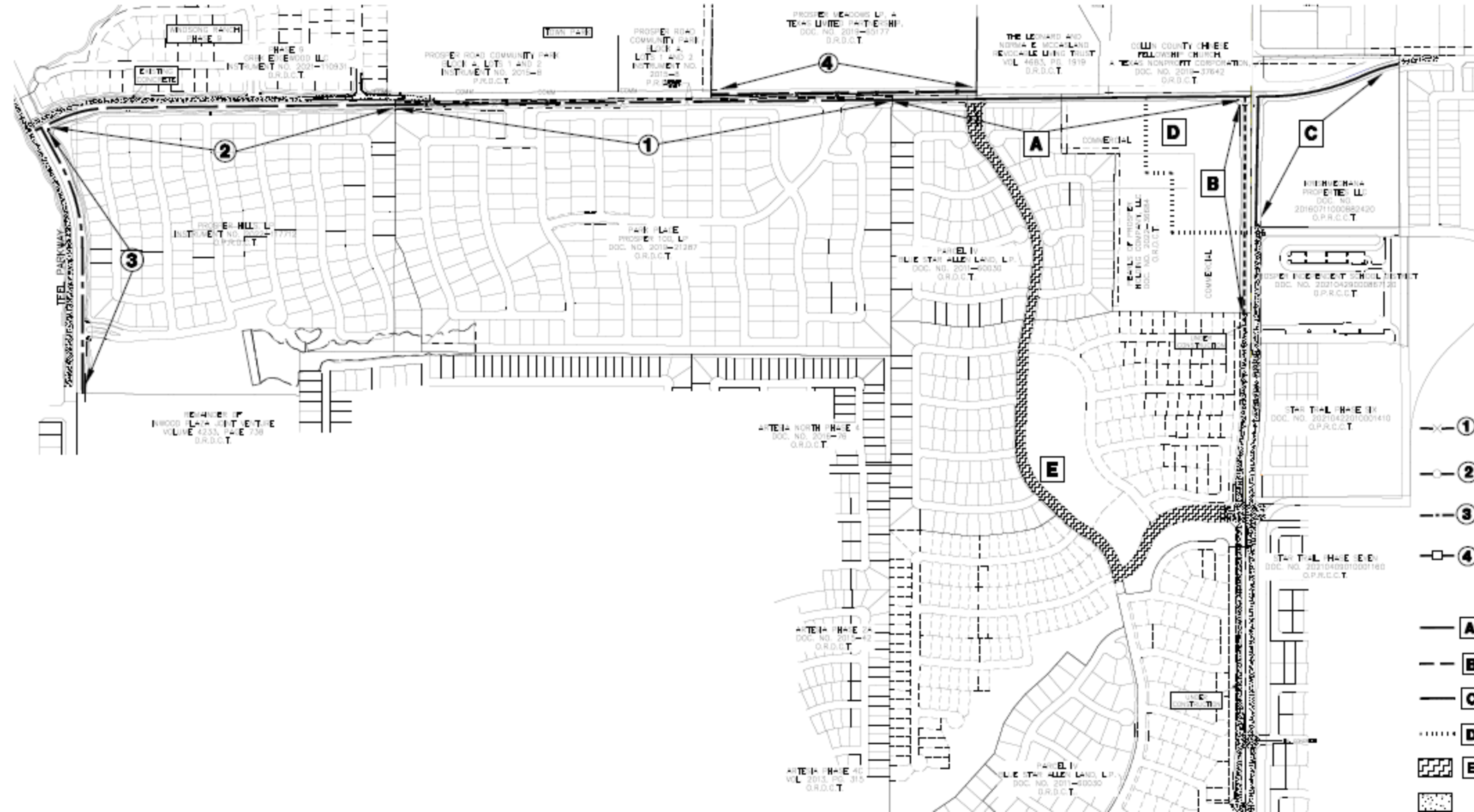
Plate 3

November 2022

0 0.25 0.5 1 Miles

Thoroughfare Plan





LEGEND:

ITEM	ESTIMATED COST
①	PROSPER TRAIL SOUTH LANES \$1,940,000
②	PROSPER TRAIL SOUTH LANES \$1,135,000
③	TEEL PARKWAY EAST LANES \$980,000
④	PROSPER TRAIL NORTH LANES \$630,000
	TOTAL ESTIMATED COST \$4,685,000
A	STAR TRAIL AGREEMENT \$1,480,000
B	TRD CONSTRUCTION RESPONSIBILITY AND TIMING \$525,000
C	STAR TRAIL AGREEMENT
D	PEARLS OF PROSPER
E	STAR TRAIL
	EXISTING CONCRETE

Agenda Item 11.

Consider and act upon an ordinance amending Section 12.09.003, "Speed Limits on Specific Streets," of Chapter 12 "Traffic and Vehicles," of the Town's Code of Ordinances by modifying the prima facie speed limit on SH 289 (Preston Road).
(HW)

Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement between the City of Celina and the Town of Prosper, Texas, related to cost participation in the reconstruction of Coit Road from Prosper Trail to Marigold Lane.
(CE)

Agenda Item 13.

Consider and act upon a resolution adopting the 2025 Parks, Recreation, and Open Space Master Plan. (DB)

Agenda Item 14.

Consider and act upon a request for a Façade Plan for a Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3R-1 and 3R-2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0143)
(DH)



Information

Purpose

- Construct two restaurant/retail buildings totaling 16,600 square feet and associated parking.

MATERIALS LIST

BRICKS (KING SIZE):

- ① ACHE - MOCHA BROWN ANTIQUE
- ② ACHE - HIGHLAND GRAY

STONE:

- ③ CORONADO STONE - FREEDOM STONE - TEXAS CREAM

STUCCO COLORS:

- SW 7045 ANONYMOUS
- SW 7043 WORLDLY GRAY

METALS:

- METAL CANOPY PAINTED SW 7048 URBAN BRONZE
- METAL COPING/CORNICE DARK BRONZE SW 7048 URBAN BRONZE
- METAL HAN DOORS TO BE PAINTED SW 7048 URBAN BRONZE
- DARK BRONZE STOREFRONT W/ VETRO GLASS SOLARBAN 60



ELEVATION NOTES

- 1) THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- 2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE PER THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- 3) WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- 4) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
- 5) WINDOWS SHALL BE MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.
- 6) ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

BUILDING 02	ELEVATION			
	EAST ELEVATION	WEST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
TOTAL SURFACE AREA SQFT (Inc. Glazing)	4,490	4,303	1,871	1,941
NET SURFACE AREA SQFT (Exc. Glazing)	3,123	4,303	1,630	1,739
MATERIAL PERCENTAGES				
ACHE - ROYAL OAK BRICK KINGS SIZE	18%	22%	18%	17%
ACHE - HIGHLAND GRAY BRICK KINGS SIZE	13%	12%	20%	15%
CORONADO STONE - FREEDOM STONE - TEXAS CREAM	17%	15%	41%	22%
3-COAT PAINTED STUCCO - SW 7046 ANONYMOUS	22%	2%	13%	20%
3-COAT PAINTED STUCCO - SW 7043 WORLDLY GRAY	20%	58%	15%	19%
TOTAL MASONRY	87%	77%	73%	74%
Metal Canopy/ Metal Coping	11%	2%	7%	6%
TOTAL SECONDARY MATERIALS	11%	2%	7%	6%
GLAZING	13%	1%	13%	13%



SITE PLAN

FACADE PLAN

GATES OF PROSPER
BLOCK E - LOT 3R16.3R2
DEWAPP-24-0143
BEING 3.01 ACRES OUT OF THE
BRADLEY SURVEY ABSTRACT NO.86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED: 01/07/2025

OWNER:
183 LAND CORPORATION INC.
1 COMBOS WAY
FRISCO, TEXAS 75034
CONTACT: NICKLAS LINK
PHONE: (972) 467-4654

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
200 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
CONTACT: NICHOLAS KIMLEY, P.E.
PHONE: (972) 381-2000

ARCHITECT:
OWEN ARCHITECTS
102 SOUTH ST., SUITE 100
DALLAS, TEXAS 75201
CONTACT: DAVID TRACINS
PHONE: (972) 788-1010

Agenda Item 15.

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)



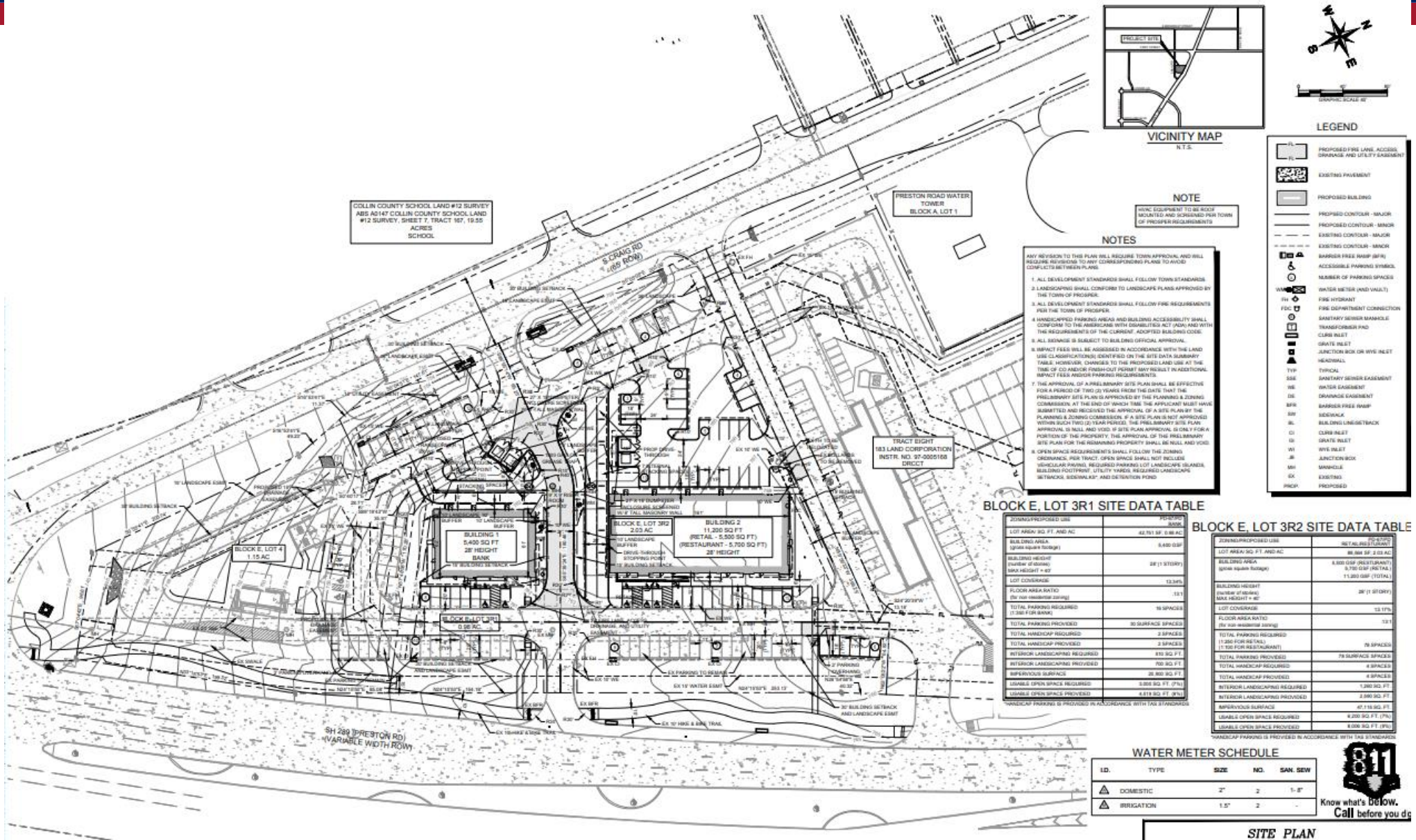
Information

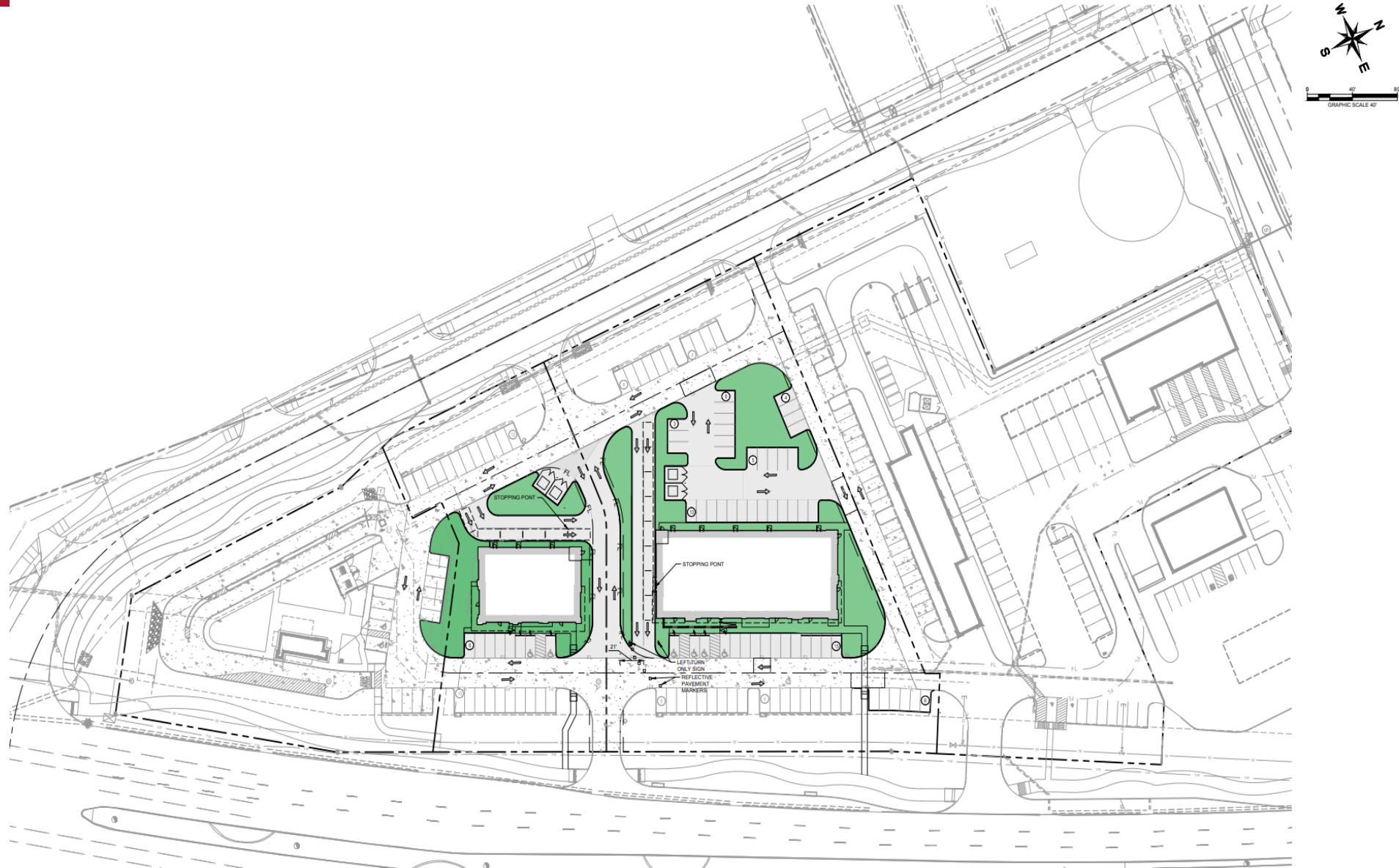
Purpose

- Construct two restaurant/retail buildings totaling 16,600 square feet and associated parking.

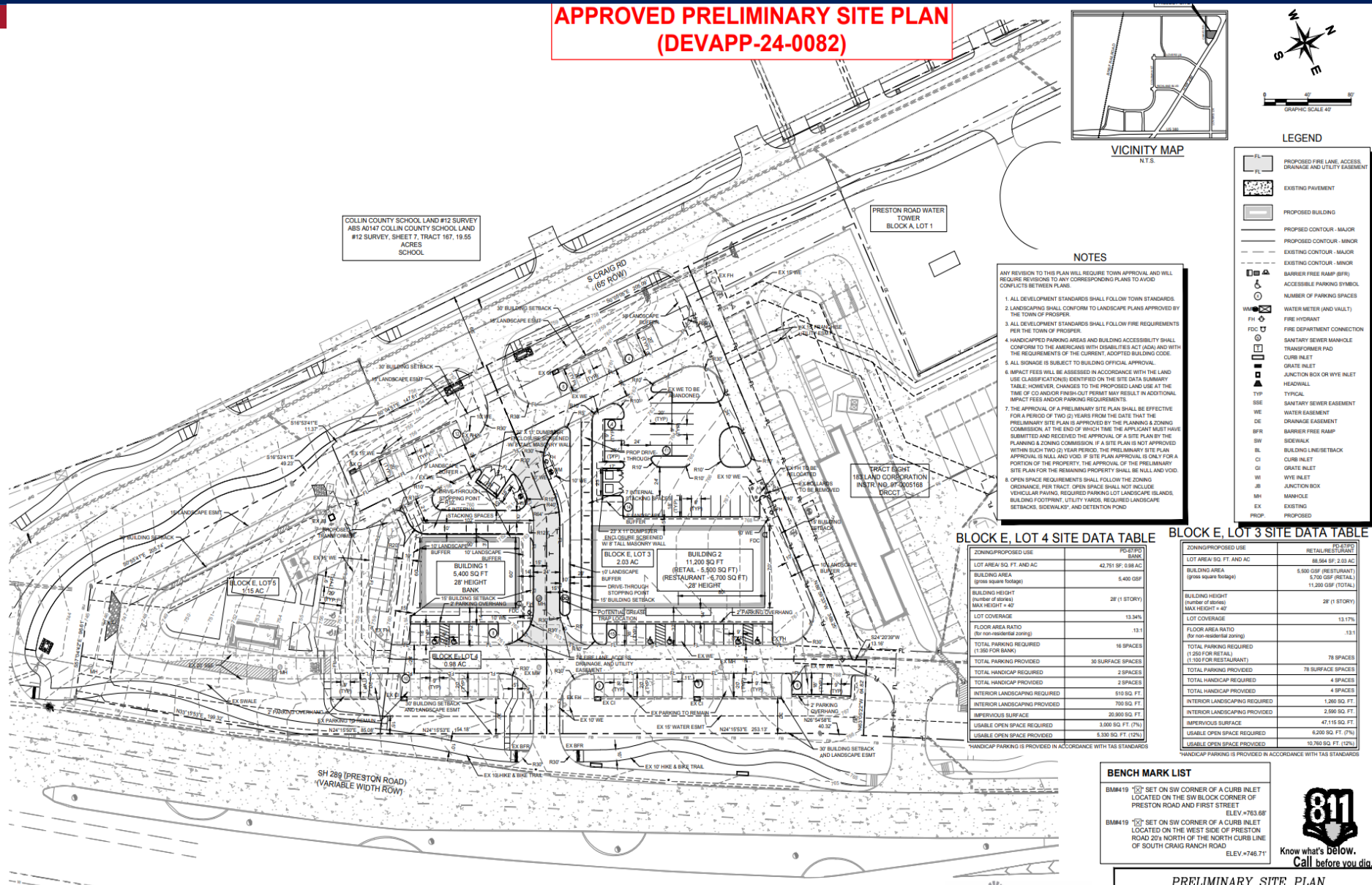
History

- A Preliminary Site Plan (DEVAPP-24-0082) was approved by the Planning & Zoning Commission on September 4, 2024.





APPROVED PRELIMINARY SITE PLAN
(DEVAPP-24-0082)



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 16.

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper, PPP 100 Dev, LLC, and Shaddock-Prosper Park Place 2, LLC, for the Park Place and Prosper Hills developments. (DB)

Park Improvement Fees

- \$1,500 per each single-family unit
- \$2,000 per each multi-family unit

- 1 acre per 35 residential units

OR

- 5% of the total development acreage (the Town selects the greater of the two)

Park Improvement Fees

Park Place – 206 lots @ \$1,500 = \$309,000

Prosper Hills - 166 lots @\$1,500 = \$249,000

Total PI Fees: \$558,000.00

Parkland Dedication Fees

Park Place - 206 lots @ 1 acre per 35 units = 5.886 acres x \$108,444 = \$638,270

Prosper Hills - 166 lots @ 1 acre per 35 units = 4.743 acres x \$90,018 = \$426,943

Total PD Fees: \$1,065,212.91

Total Fees Owed: \$1,623,212.91

Park Credits / Park Improvement Fees

Estimated park improvements to activate the land - \$436,312.50

- 12' Veloweb Trail (2250 linear feet)
- Increase from 6' (required) to 10' trail along Prosper Trail (750 linear feet)
- Primitive Trail (6150 linear feet)
- Site Furnishings

Funds placed into an escrow account to reimburse actual expenses

Town approves design, scheduling, and bids

Allows for early activation of park

Agenda Item 17.

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 551.089 - To deliberate security information collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity, pursuant to Section 2059.055 of the Texas Government Code, and all matters incident and related thereto.

Section 551.074 - To discuss and consider personnel matters, including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, 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.