

Welcome to the June 24, 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

Presentations

Agenda Item 1.

Recognition regarding the 1,000 Miles Mayor's Challenge with the Town of Little Elm. (TH)

Agenda Item 2.

Recognition of the inaugural 2025 Mayor's Teen Government Academy. (TR)

2025 Mayor's Teen Government Academy

- Prabhat Mandava
- Ava Tran
- Aaryan Srivatsan
- Aayan Ahmed
- Arjun Venkatakrishnan
- Avani Hindupur
- Roma Thakur
- Akshay Pechetty
- Ananya Sekar
- Ali Junaid
- Upasanaa Vijayakumar
- Lakshana Sowmithri
- Meghna Menon
- Abishek Misra
- Shivani Sankar

Consent Agenda

Agenda Item 3.

Consider and act upon the minutes of the June 10, 2025, Town Council Work Session meeting. (MLS)

Agenda Item 4.

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

Agenda Item 5.

Consider and act upon the minutes of the June 11, 2025, Town Council, Economic Development Corporation, and Planning and Zoning Commission Joint Work Session meeting. (MLS)

Agenda Item 6.

Consider and act upon canceling the July 8, 2025, Town Council Work Session and Regular meeting. (MLS)

Agenda Item 7.

Consider acceptance of the May monthly financial report for fiscal year 2025. (CL)

Agenda Item 8.

Consider and act upon authorizing the Town Manager to execute an audit engagement letter between Weaver and Tidwell, L.L.P., and the Town of Prosper, Texas, related to the fiscal year 2025 annual audit. (CL)

Agenda Item 9.

Consider and act upon authorizing the Town Manager to execute a contract between TDC2, L.L.C., and the Town of Prosper, Texas, related to relocating the fiber network infrastructure located on the Public Works site in an amount not to exceed \$76,621. (LJ)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute a contract between Astound Business Solutions and the Town of Prosper, Texas, related to establishing fiber network connectivity from Town Hall to Fire Station 4. (LJ)

Agenda Item 11.

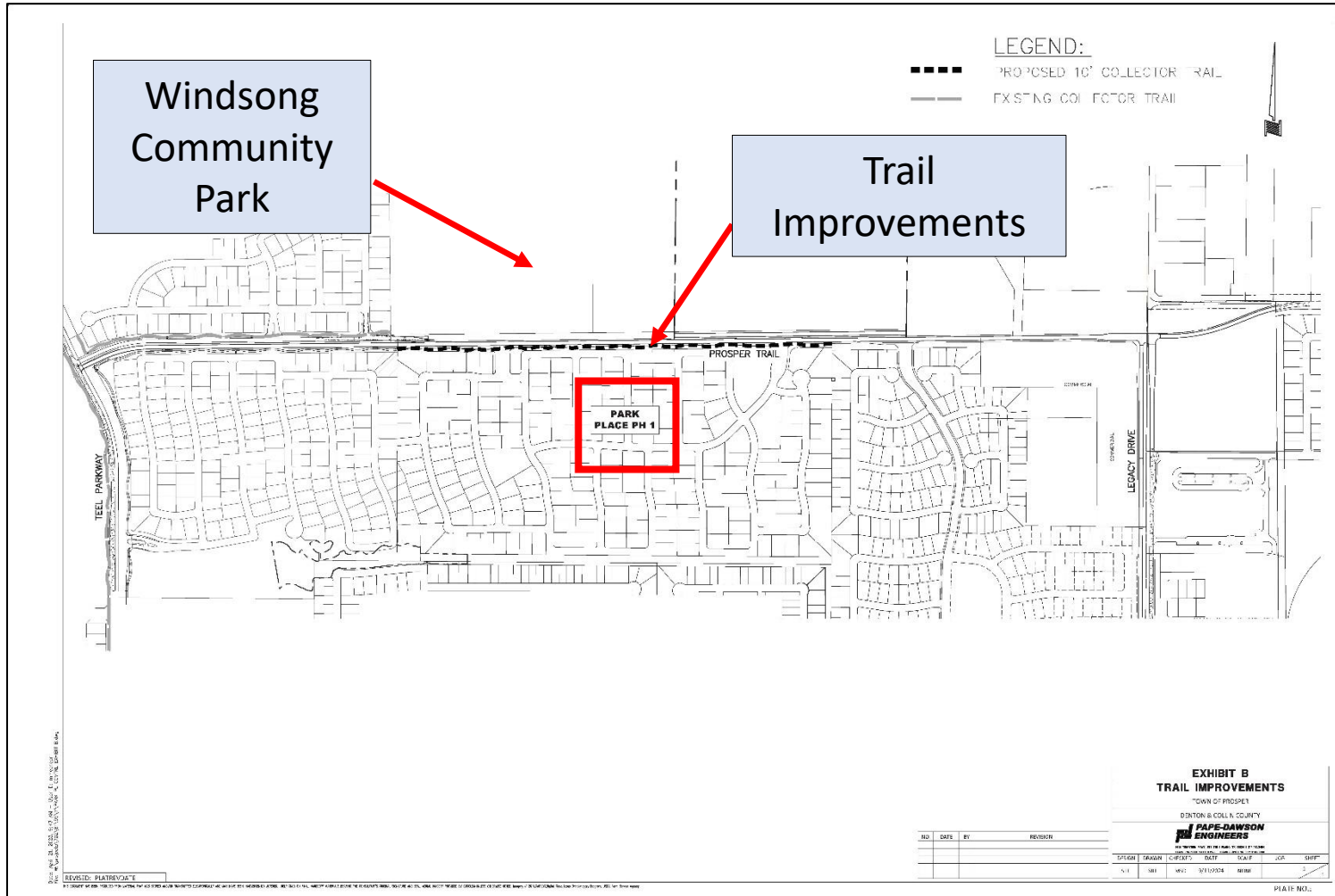
Consider and act upon a contract between the Town of Prosper and ZapStand, LLC for the equipment lease, installation, maintenance, and management of four emergency kiosks with AEDs to be placed in Frontier, Lakewood, and Raymond Community Parks. (DB)

Agenda Item 12.

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and PPP 100 DEV LLC, for the Park Place Phase 1 development. (DB)

History

- Developer presented a Park Improvement Fee Agreement to Town Council on February 25, 2025, requesting Park Fee Credits in exchange for widening the trail within their development, and construction of the Veloweb Trail and additional park amenities within Windsong Community Park.
- Request was denied by Town Council.
- Developer is requesting approval of an amended Park Improvement Fee Agreement requesting Park Fee Credits for the upsizing of the trail within their development only.
- Ten-foot Trail has already been constructed.



Subdivision Ordinance Section 6

Park Improvement Fees

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

Parkland Dedication Fees

- 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 Phase 1 – 206 lots @ \$1,500 = \$309,000

Parkland Dedication Fees

Park Place Phase 1 - 206 lots @ 1 acre per 35 units = 5.885714 acres x \$108,444 = \$638,270

Total Fees Owed: \$947,270

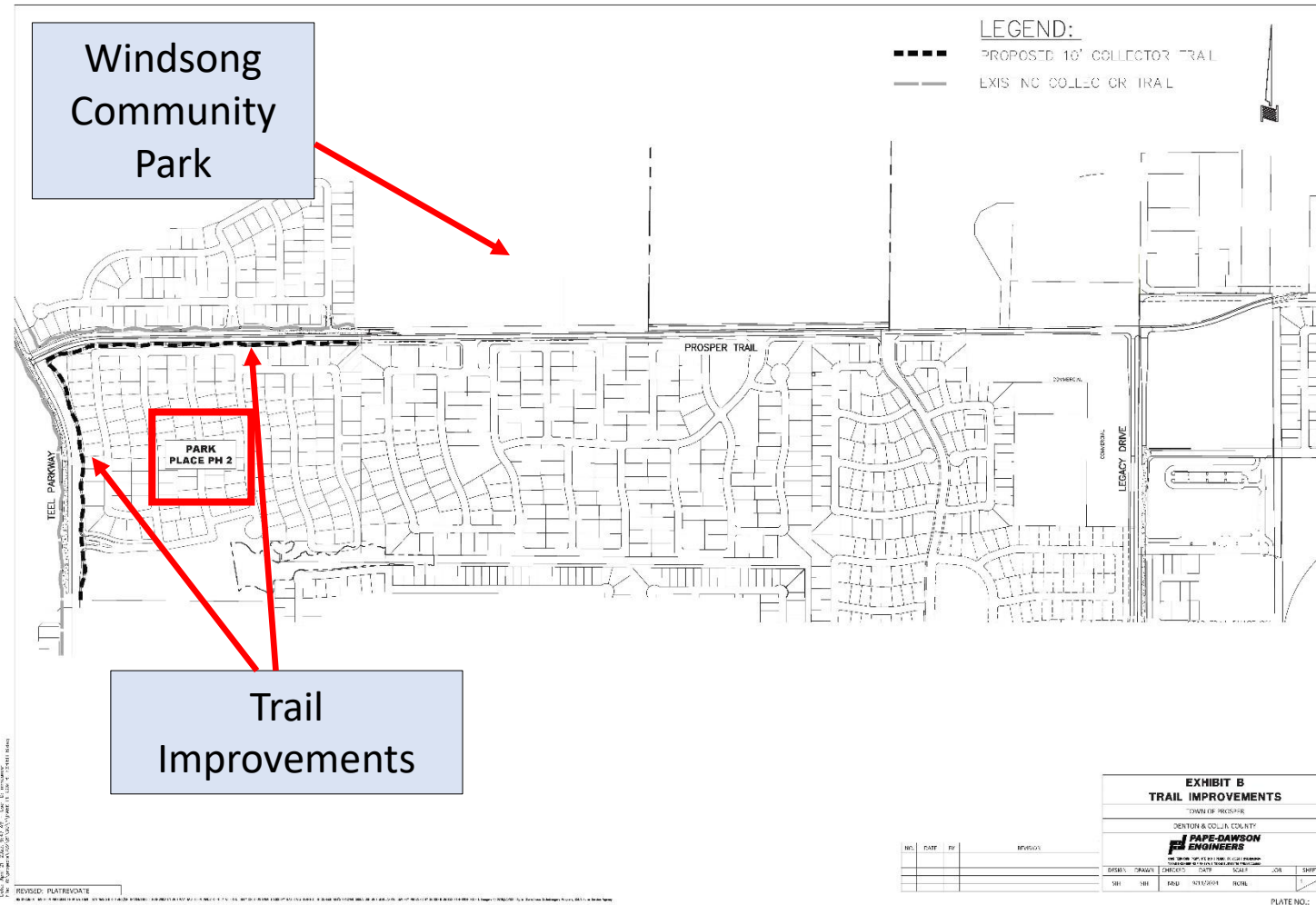
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Agenda Item 13.

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Prosper Park Place 2, LLC, for the Park Place Phase 2 development. (DB)

History

- Developer presented a Park Improvement Fee Agreement to Town Council on February 25, 2025, requesting Park Fee Credits in exchange for widening the trail within their development, and construction of the Veloweb Trail and additional park amenities within Windsong Community Park.
- Request was denied by Town Council.
- Developer is requesting approval of an amended Park Improvement Fee Agreement requesting Park Fee Credits for the upsizing of the trail within their development only.
- The perimeter trail has not yet been constructed.



Subdivision Ordinance Section 6

Park Improvement Fees

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

Parkland Dedication Fees

- 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 Phase 2 – 166 lots @ \$1,500 = \$249,000

Parkland Dedication Fees

Park Place Phase 2 - 166 lots @ 1 acre per 35 units = 4.742857 acres x \$90,018 = \$426,943

Total Fees Owed: \$675,943



\$115,463.80

ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	3,457	\$ 76.90	SF	34,570	\$ 7.69	\$ 265,843.30	along south side of W Prosper Trl and east side of Teel
5' Sidewalk - 4" Thick	5	LF	2,325	\$ 36.25					Onsite sidewalk
6' Sidewalk - 4" Thick	6	LF	3,457	\$ 43.50	SF	(20,742)	\$ 7.25	\$ (150,379.50)	Deduct for std 6' sidewalk along thoroughfares. \$/SF prorated from 5' onsite sidewalk pricing.
Total								\$ 115,463.80	

Agenda Item 14.

Consider and act upon a upon a resolution calling for a Public Hearing on Tuesday, August 12, 2025, on the Water, Wastewater, & Roadway Impact Fee, Land Use Assumptions, and Capital Improvements Plan. (DLH)

Agenda Item 15.

Consider and act upon authorizing the Town Manager to enter into an agreement with Mels Electric LLC, related to the construction of a temporary and a permanent traffic signal at the intersection of First Street and Legacy Drive for \$691,566. (RG)



LOCATION MAP

First Street and Legacy Drive

Temporary and Permanent Traffic Signals



Agenda Item 16.

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Service Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Craig Street Elevated Storage Tank Rehabilitation project for \$368,950. (PA)

LOCATION MAP

Craig Road Elevated Storage Tank Rehabilitation



Agenda Item 17.

Conduct a Public Hearing and consider and act upon a request for a Planned Development to create two single-family lots by subdividing a residential lot on Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street. (ZONE-24-0002) (DH)

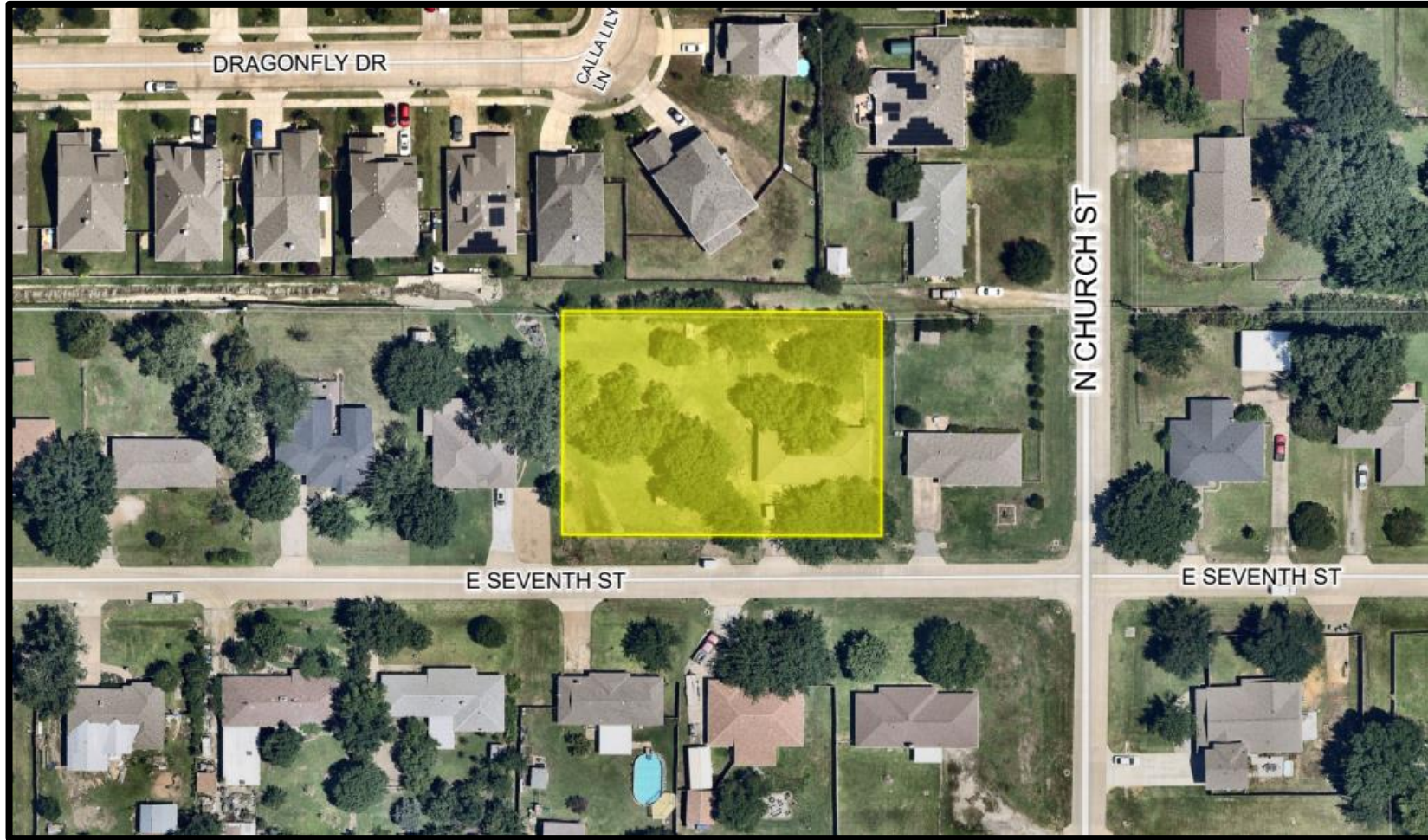
Planned Development
Haiman Addition, Block A, Lot 1
(ZONE-24-0002)

Information

Purpose:

The purpose of this zoning request is to change the current zoning from Single Family-15 to a Planned Development to be able to comply with the Town of Prosper's platting requirements in order to subdivide the property into two lots. The future plan for the property will be to sell the lots.

The lot is currently 28,000 square feet, and the applicant requests to subdivide the lot into two lots, bringing each lot to 14,000 square feet and not quite meeting the requirement of 15,000 square feet per the SF-15 zoning.



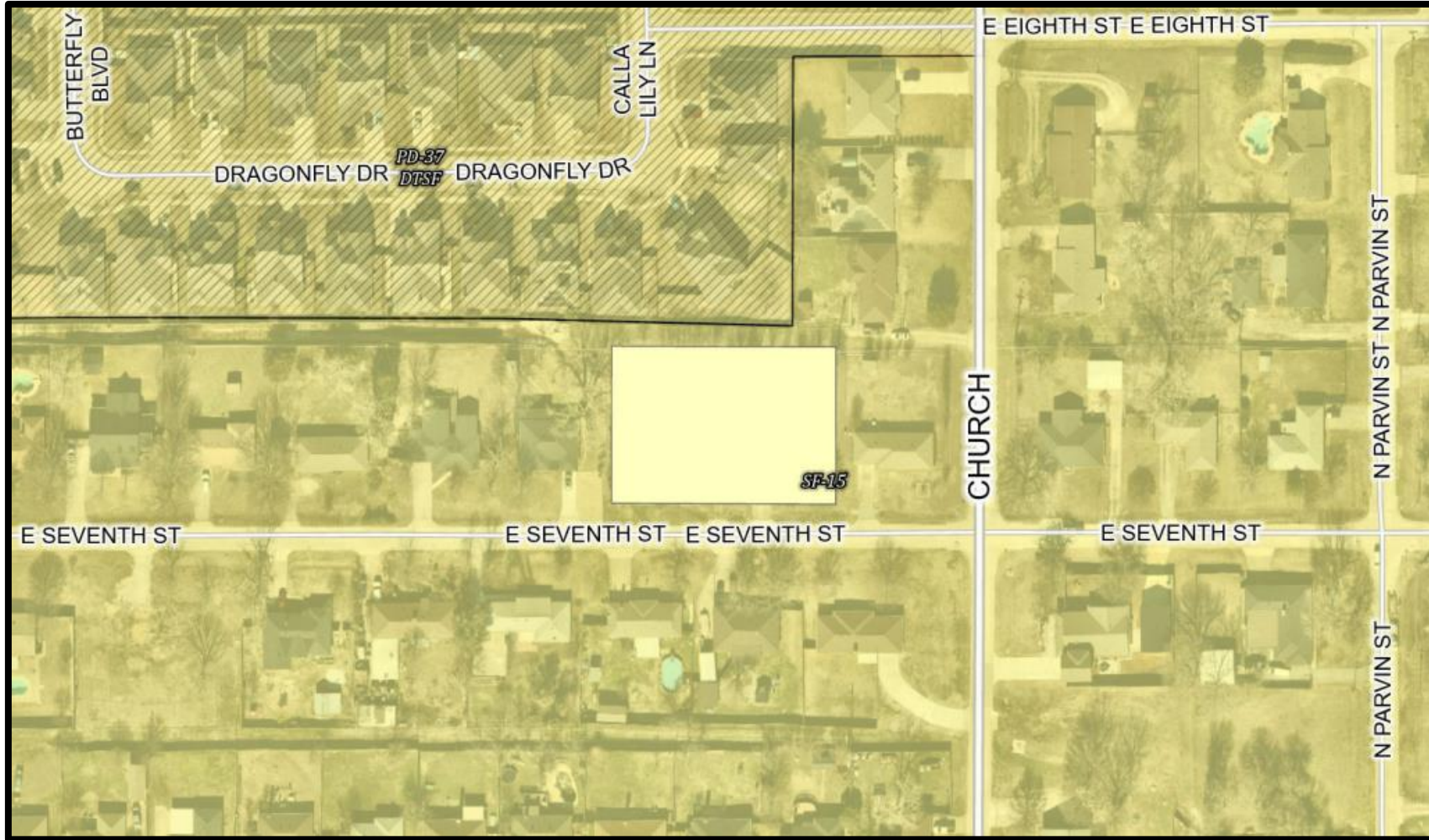
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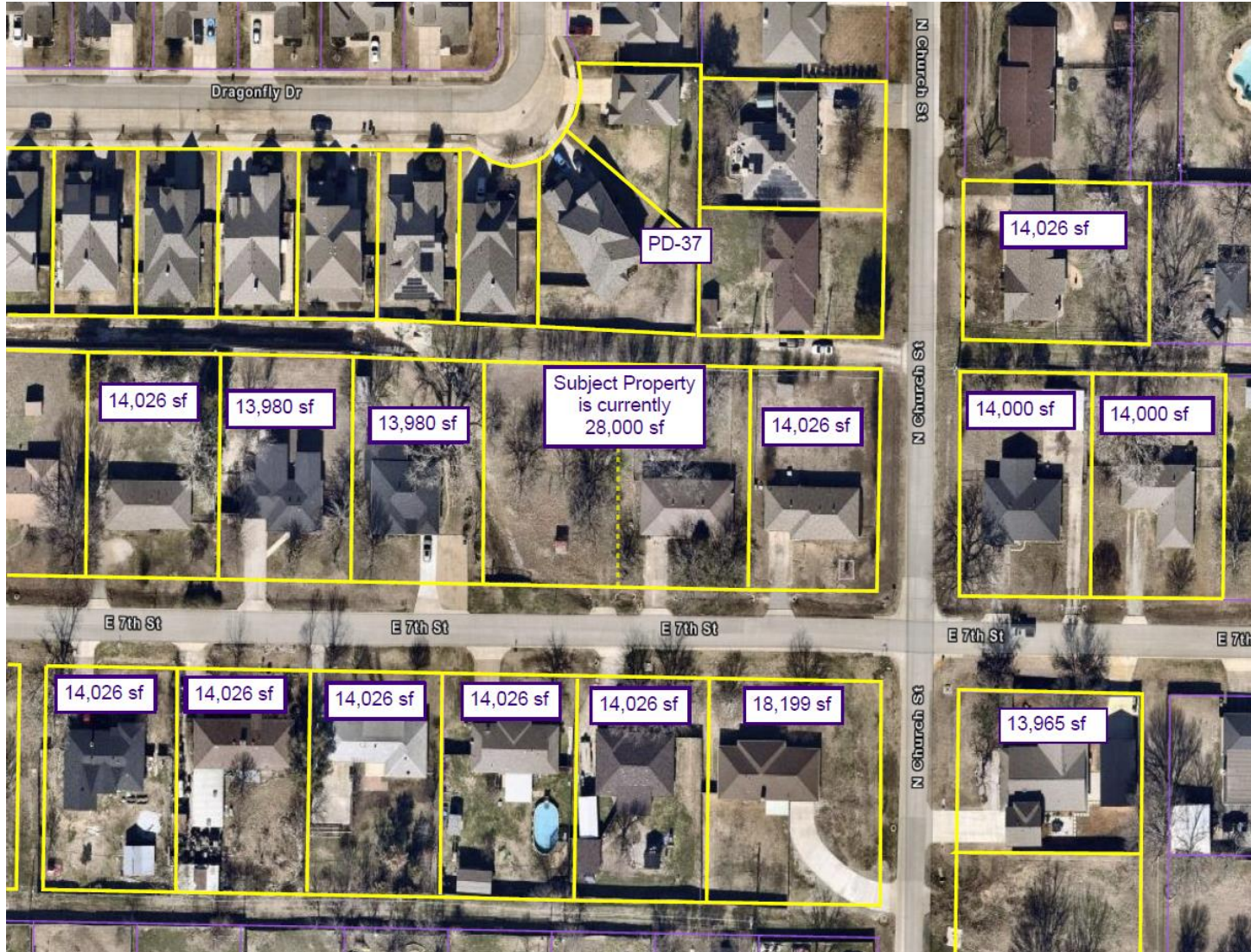
The property originally consisted of two tracts of land that were approximately 14,000 square feet each.

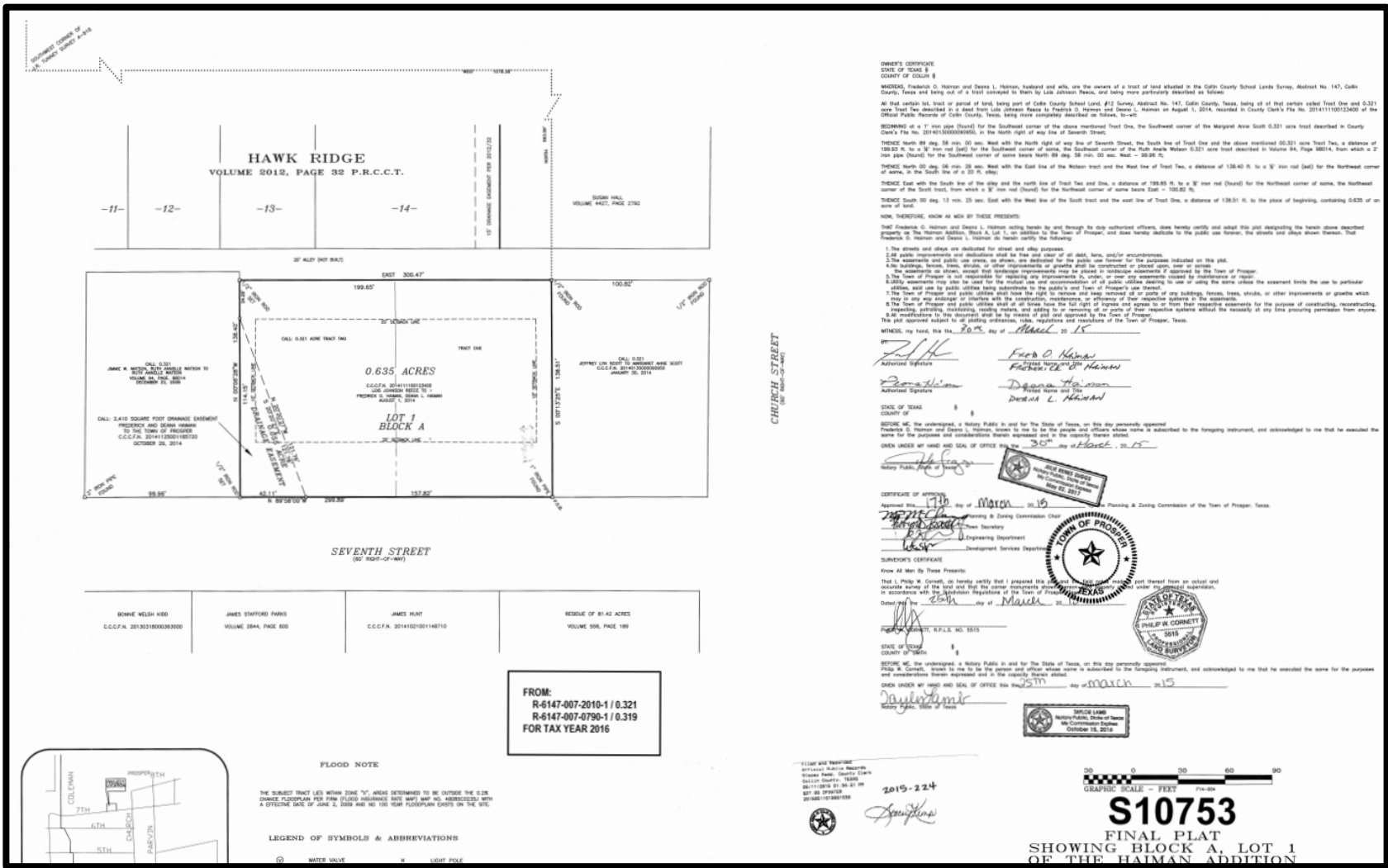
In March of 2015, the property was platted into one lot.

The proposal to subdivide the property into two lots is compatible with the surrounding development.

There are similar lots in the area that are less than 15,000 square feet.







Information Cont.

The two new lots would still comply with the standards of Single Family – 15, with the exception of the minimum lot area of 15,000 square feet.

Size of Yards:

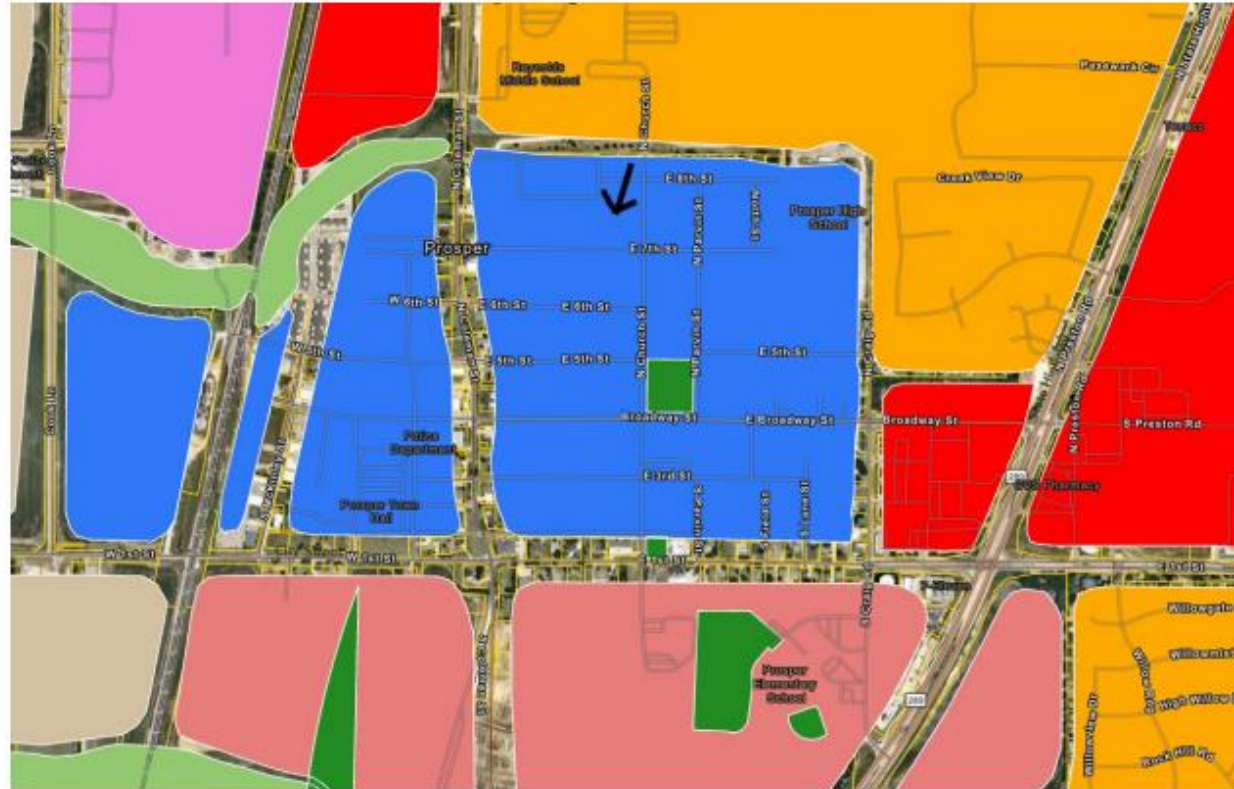
1. Minimum Front Yard — 35 feet.
2. Minimum Side Yard — 10 feet; 15 feet on corner adjacent to side street.
3. Minimum Rear Yard — 25 feet.

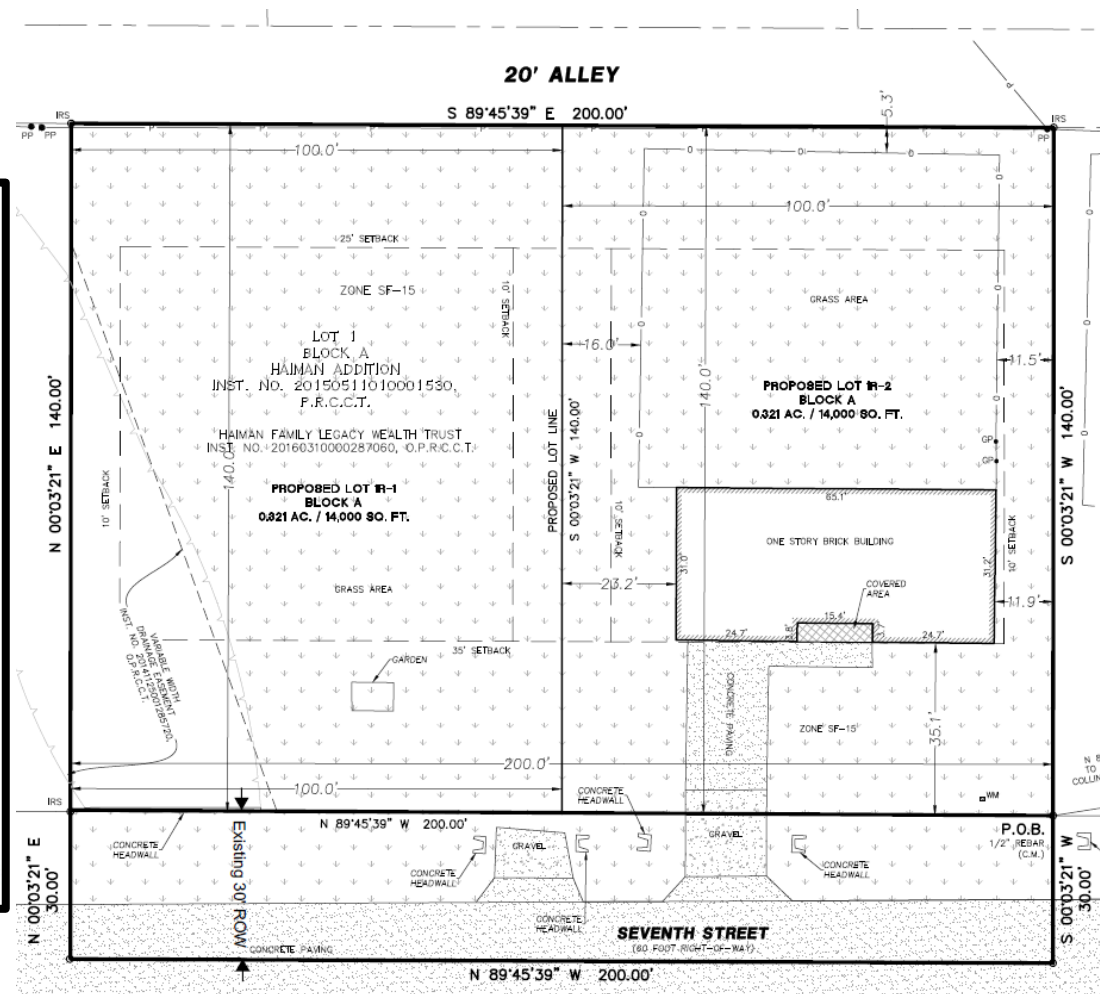
Size of Lots:

1. Minimum Lot Area — 14,000 square feet.
2. Minimum Lot Width — 100 feet.
3. Minimum Lot Depth — 135 feet.

Future Land Use Exhibit

- | | | |
|-------------------------------|---|--------------------------------|
| Dallas North Tollway District | Dallas North Tollway, Dedicated Truck Route | Low Density Residential |
| US Highway 380 District | 6 Lane Divided | Medium Density Residential |
| Parks | 4 Lane Divided | High Density Residential |
| Floodplain | Commercial Collector | Retail & Neighborhood Services |
| School District Properties | 3 Lane Undivided Couplet | Business Park |
| Town Limits | Access Roads | Old Town District |
| ETJ | Old Town Roads | Town Center |





Noticing

Notices:

- Mail out – May 23, 2025
- Newspaper – June 6, 2025

Citizen Response:

- One Letter in Favor of the Proposal

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (5-0) on June 3, 2025

Agenda Item 18.

Consider and act upon a request for a Waiver for Lot Frontage on Frontier South, Block A, Lot 3, on 1.7± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (WAIV-25-0003) (DH)

Frontier South,
Block A, Lot 3
(WAIV-25-0003)

Information

Purpose:

- Allow Lot 3 to have frontage onto a fire lane, access, utility, and drainage easement (F.A.U.D.E) instead of public right-of-way.

History:

- Approved conceptual plan in Planned Development-116 showed four lots with two lots not having frontage onto public right-of-way.

Subdivision Ordinance:

- Per Article 10.03, Section 137 (§ 10.03.137) of the Subdivision Ordinance, a waiver may be approved for lots in nonresidential developments that can not achieve access to a public street provided there is adequate access through public access easements from a public street.

Information Cont.

Criterion:

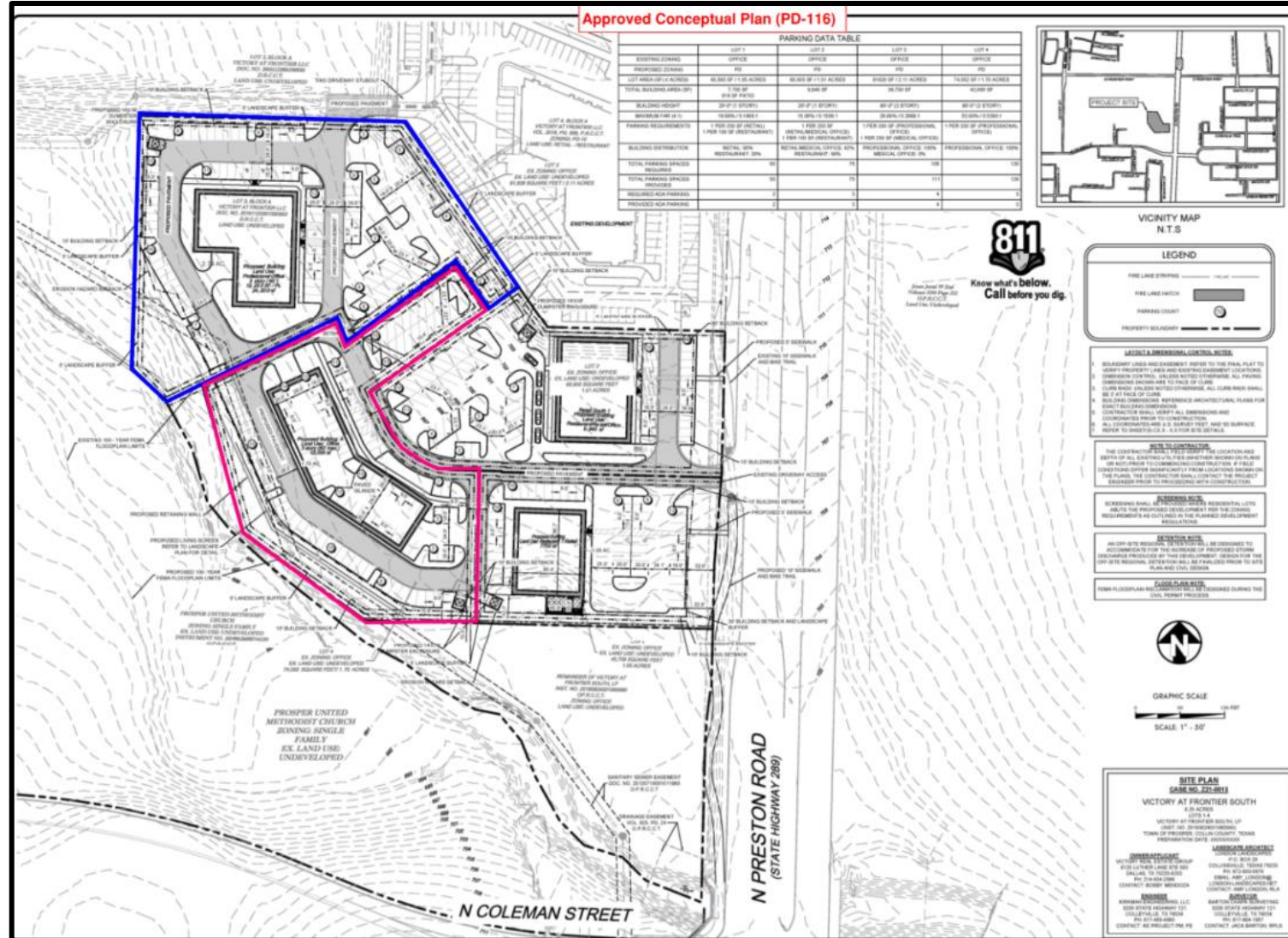
- The following criterion should be considered when evaluating a waiver request.
 - The nature of the proposed land use involved and existing uses of the land in the vicinity.
 - The number of persons who will reside or work in the proposed development.
 - The effect such subdivision waiver might have upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

Information Cont.

Findings:

- The following findings should be presented when evaluating a waiver request.
 - That there are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area
 - That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.





Agenda Item 19.

Consider and act upon a request for a Waiver for Lot Frontage on Victory at Frontier, Block A, Lots 3 and 9, on 13.3± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (WAIV-25-0001) (DH)

Victory at Frontier Block A, Lots 3 & 9 (WAIV-25-0001)

Information

Purpose:

- Allow Lots 3 and 9 to have frontage onto a fire lane, access, utility, and drainage easement (F.A.U.D.E) instead of public right-of-way.

Subdivision Ordinance:

- Per Article 10.03, Section 137 (§ 10.03.137) of the Subdivision Ordinance, a waiver may be approved for lots in nonresidential developments that can not achieve access to a public street provided there is adequate access through public access easements from a public street.

Information Cont.

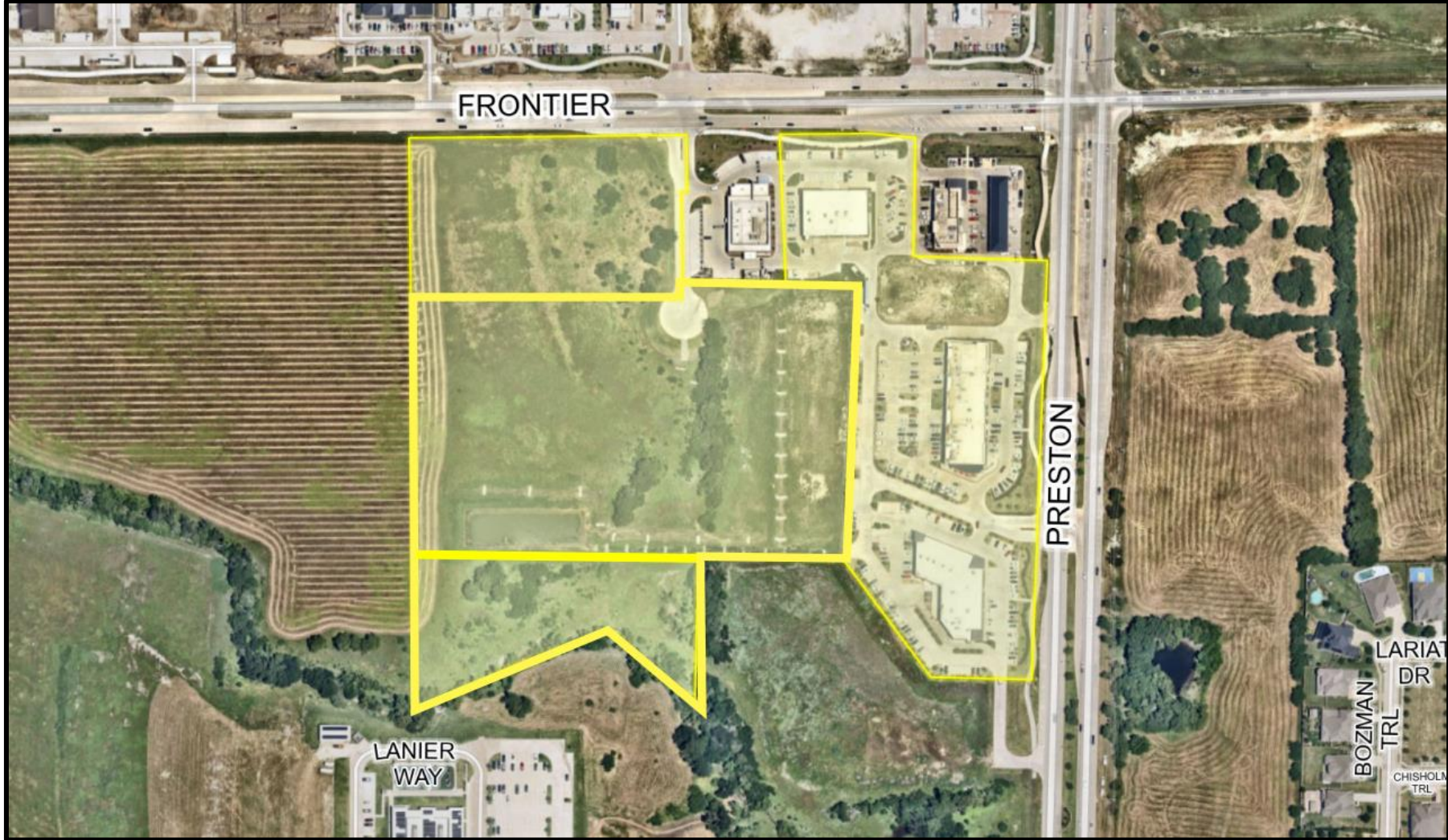
Criterion:

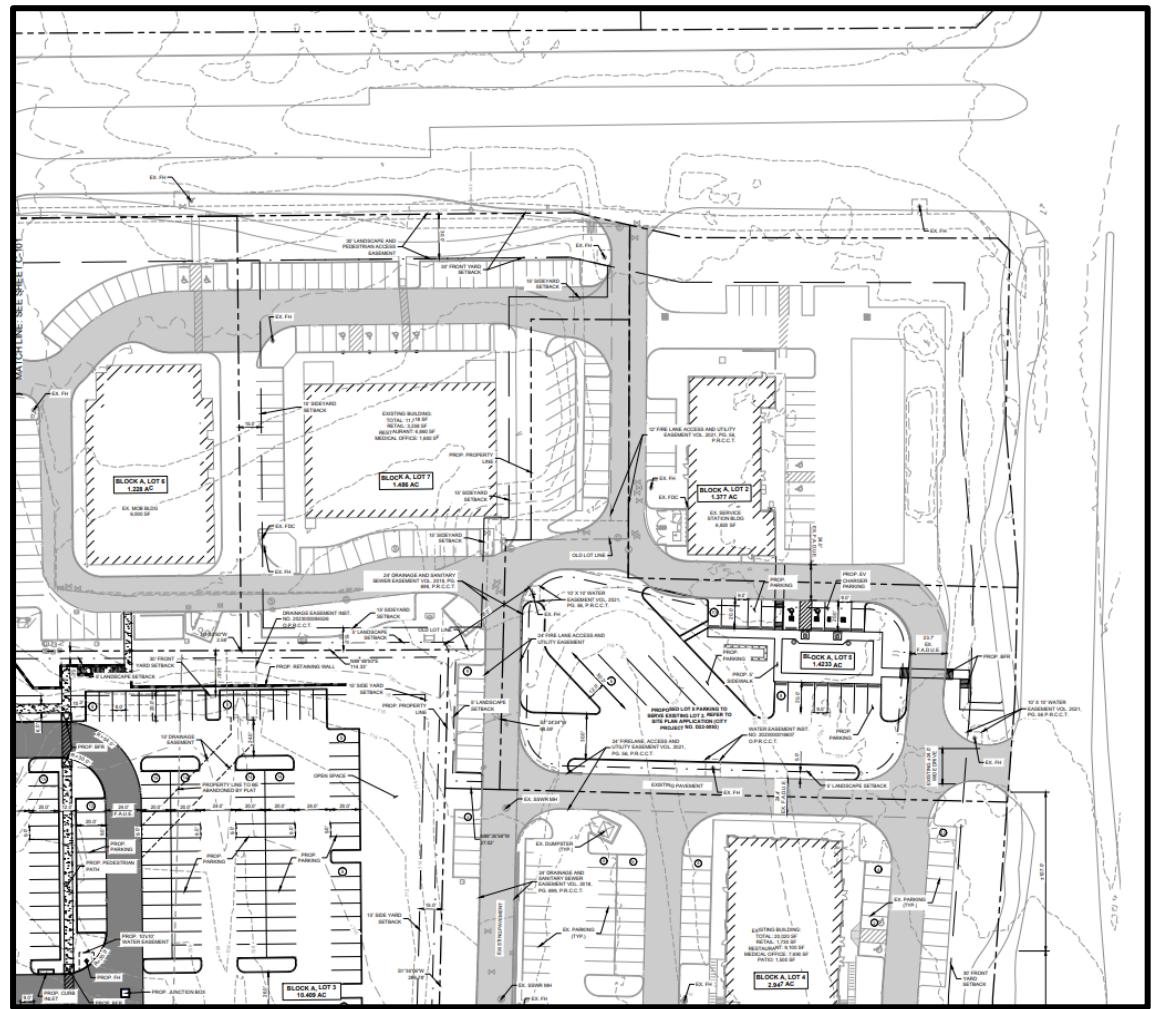
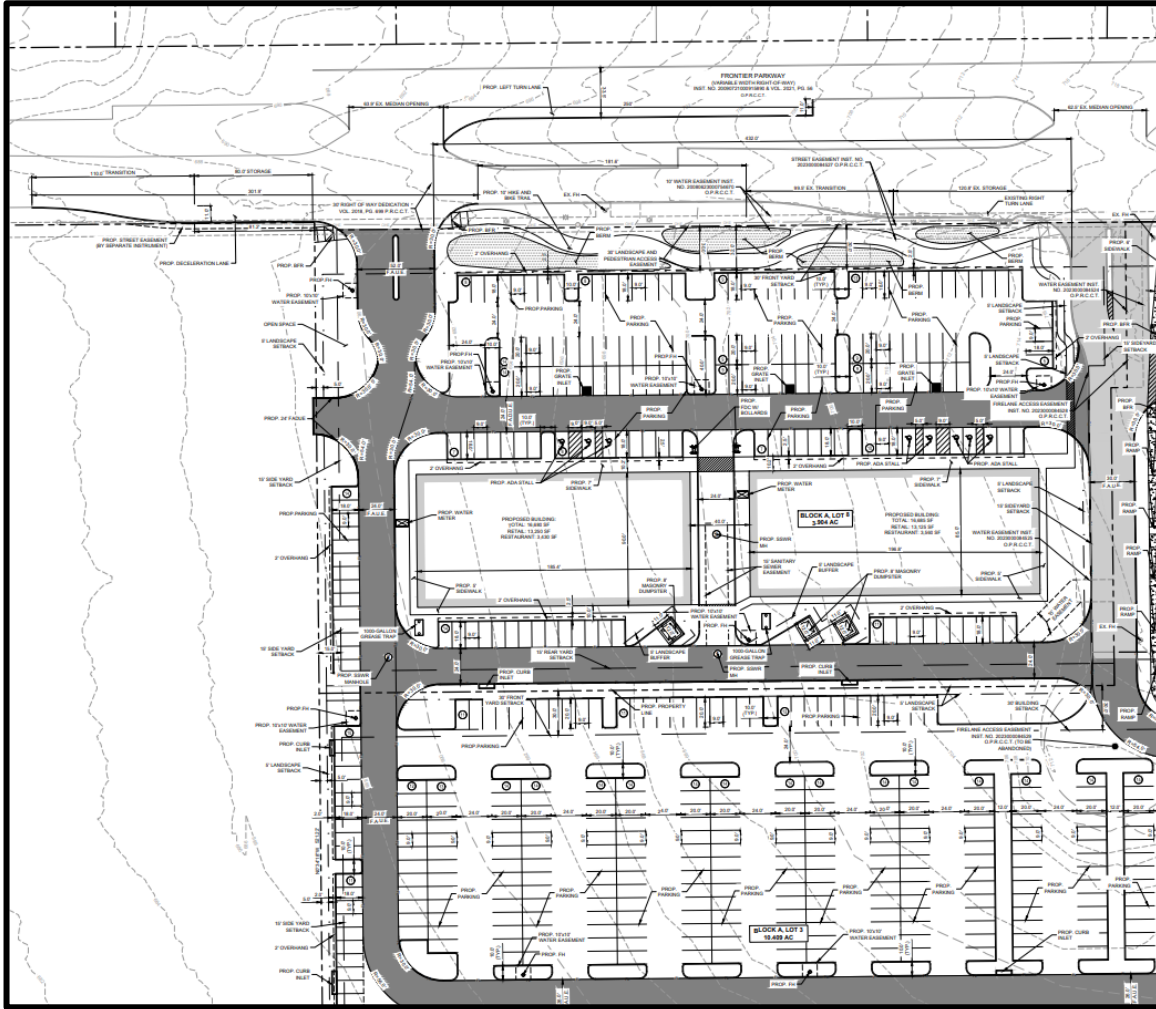
- The following criterion should be considered when evaluating a waiver request.
 - The nature of the proposed land use involved and existing uses of the land in the vicinity.
 - The number of persons who will reside or work in the proposed development.
 - The effect such subdivision waiver might have upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

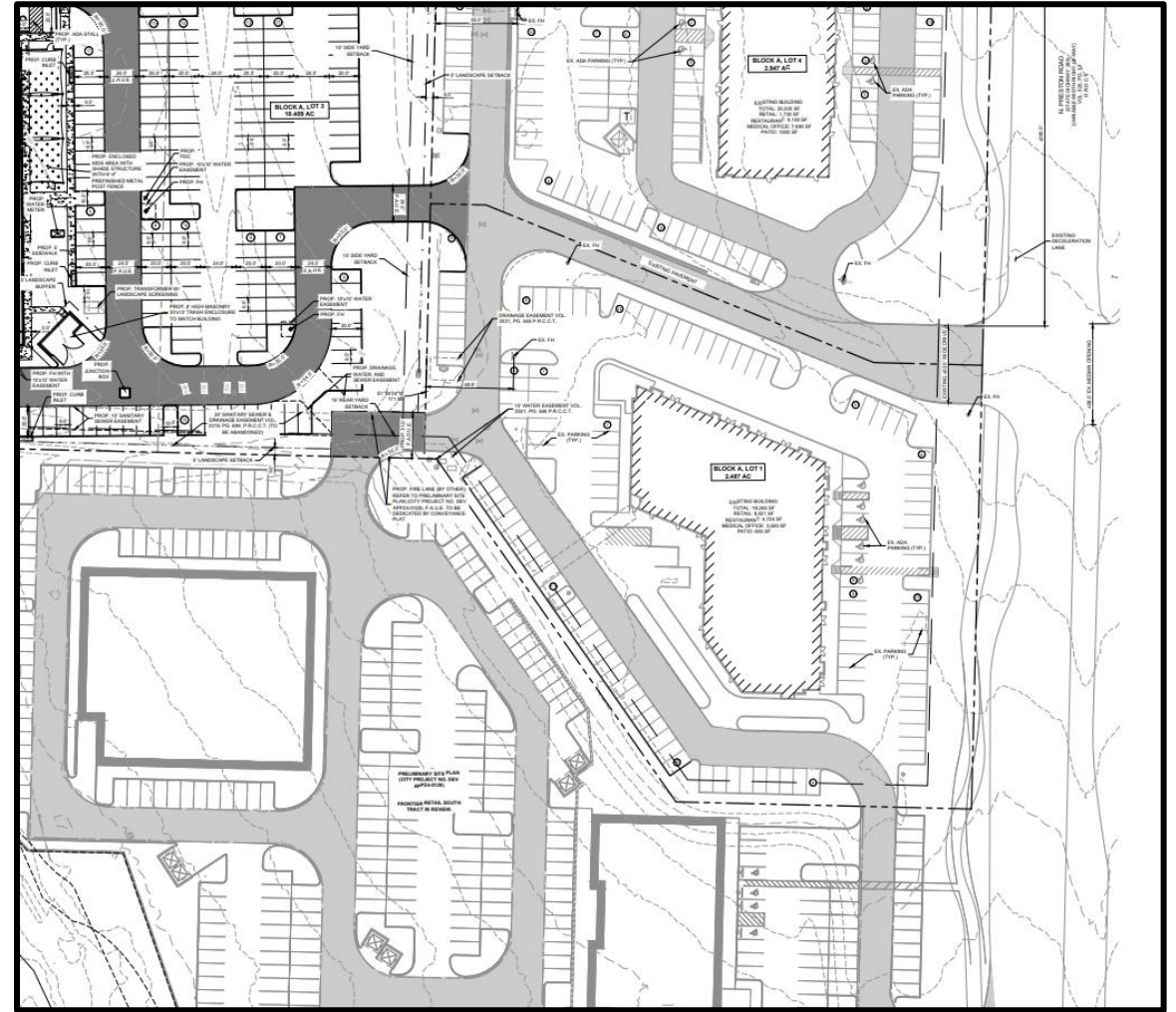
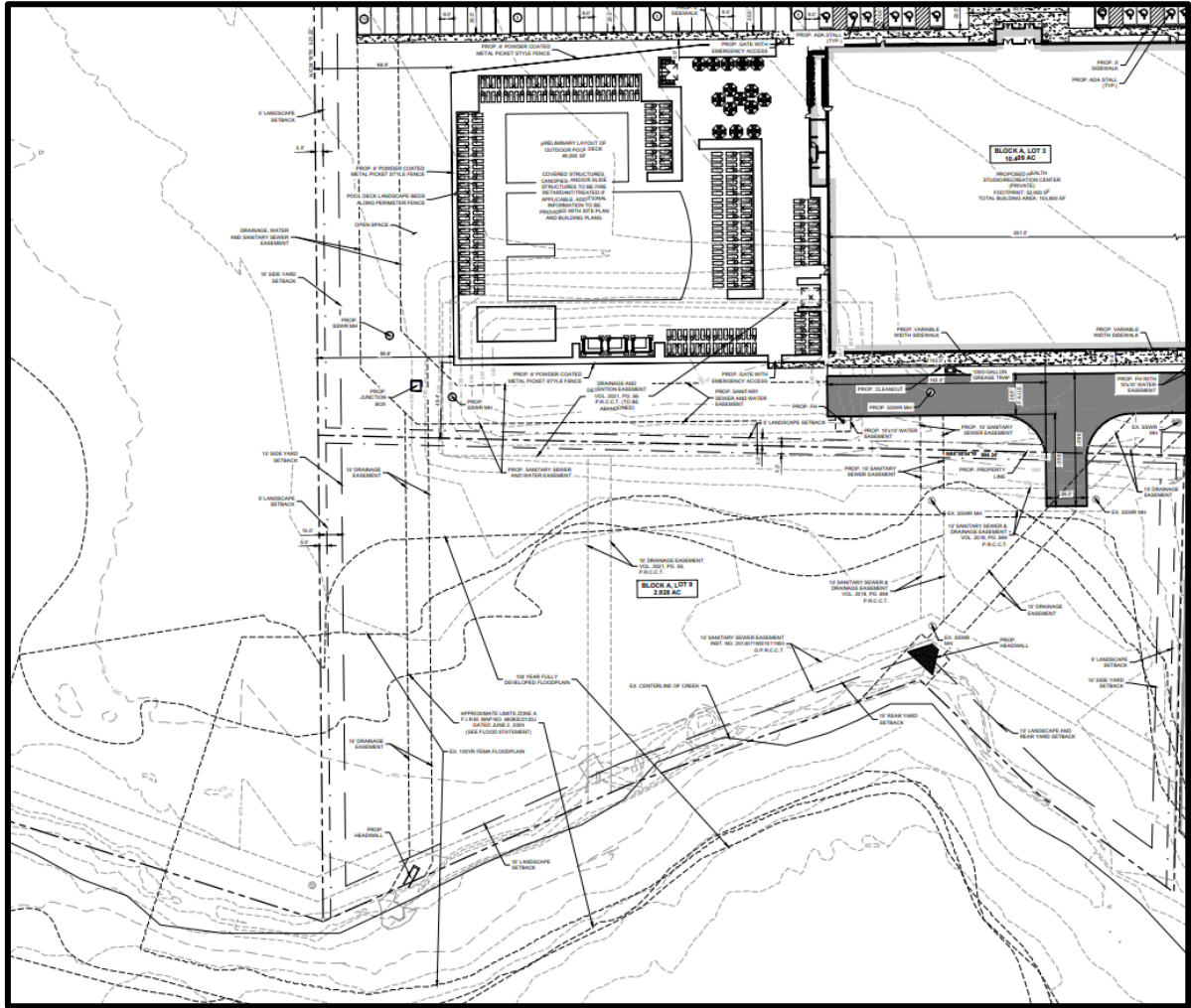
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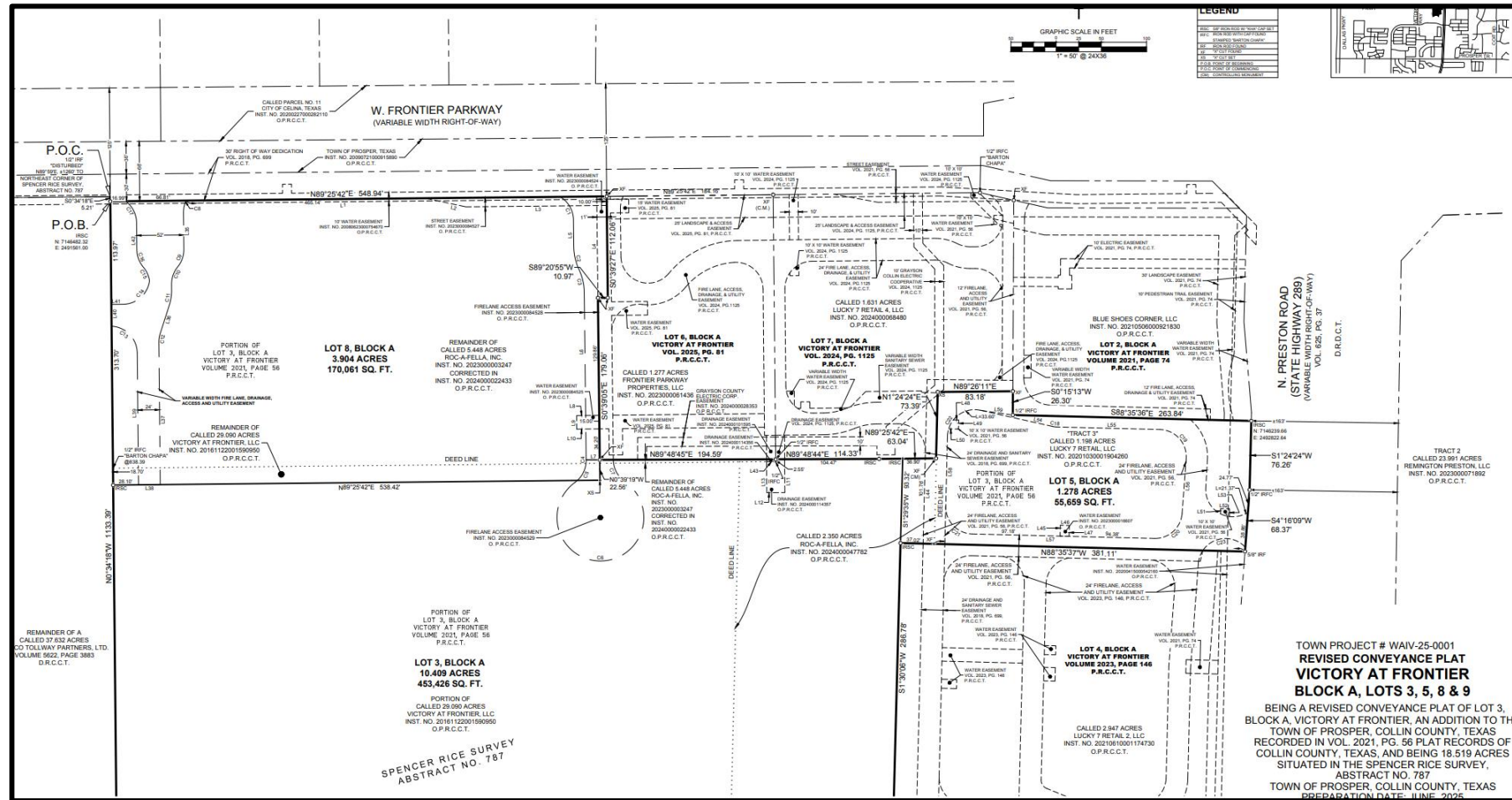
Findings:

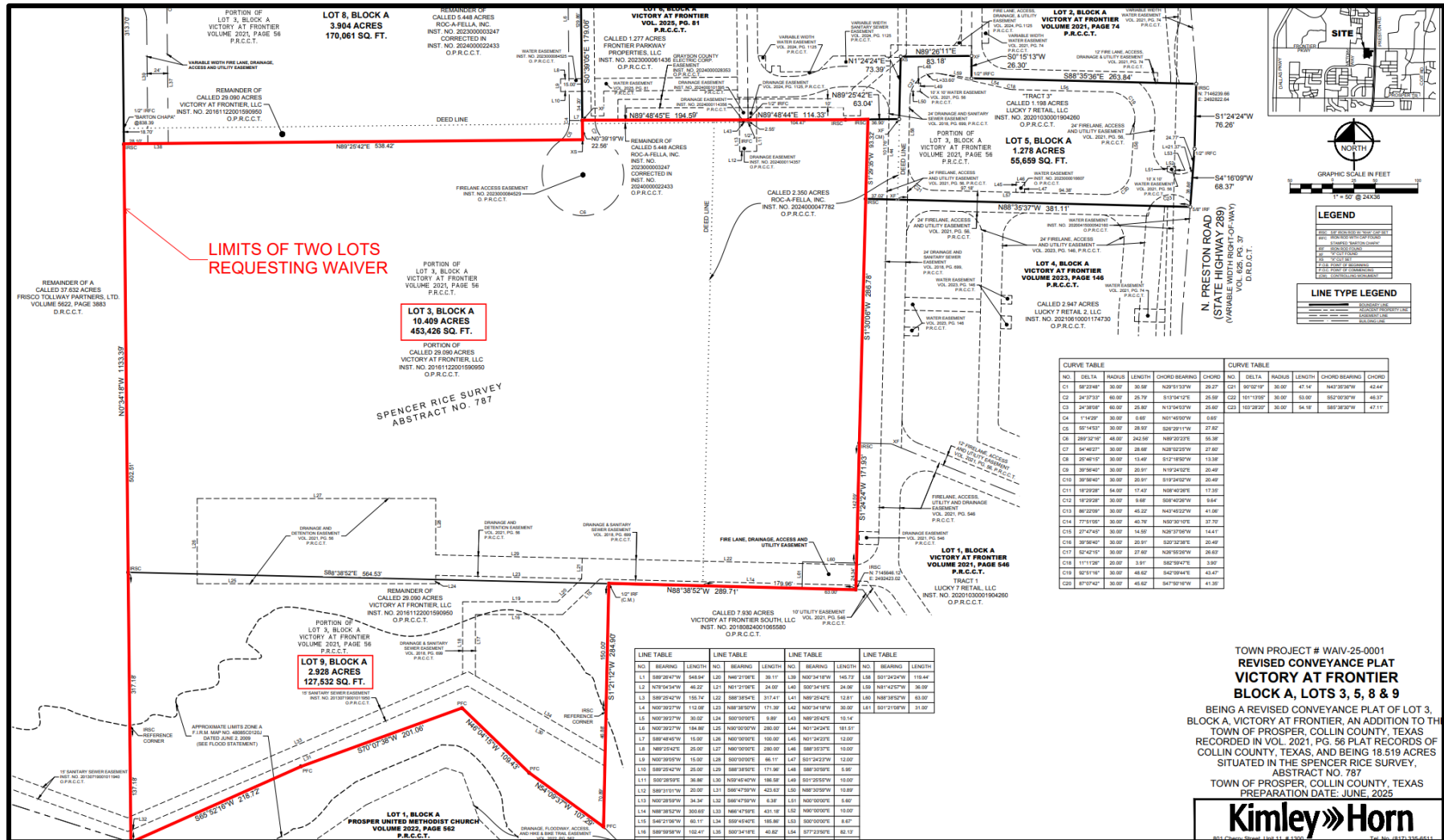
- The following findings should be presented when evaluating a waiver request.
 - That there are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area
 - That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.











Agenda Item 20.

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)

Frontier South
Block A, Lots 1-3
(DEVAPP-24-0128)

Information

Purpose:

- Construct two restaurant/retail buildings and one retail building totaling 62,730 square feet.
 - Lot 1 – Restaurant/Retail Building (12,400 SF)
 - Lot 2 – Restaurant/Retail Building (29,700 SF)
 - Lot 3 – Retail Building (20,630 SF) * **No Frontage Onto Public ROW** *

History:

- Approved conceptual plan in Planned Development-116 showed four lots with two lots not having frontage onto public right-of-way.

Information Cont.

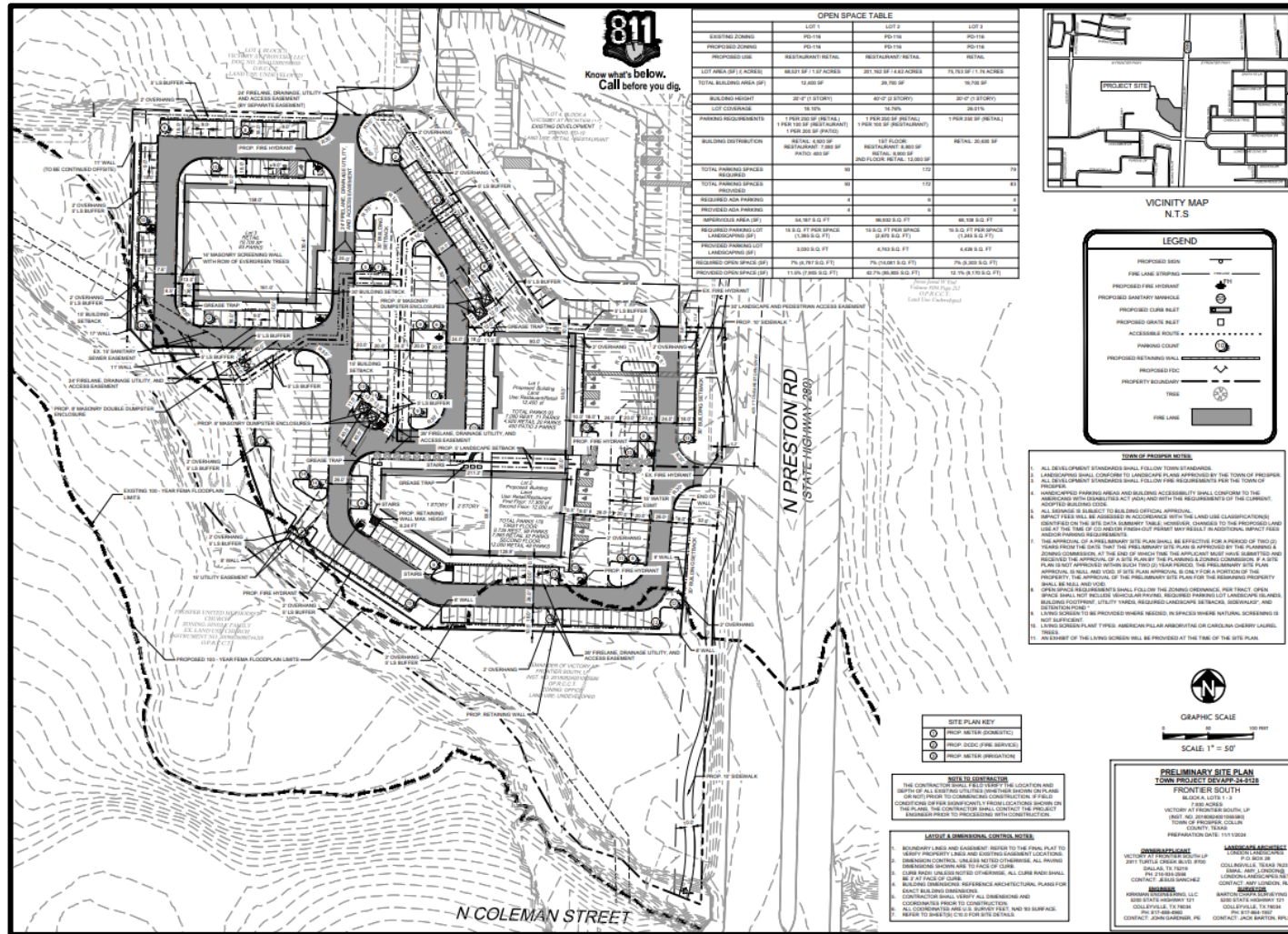
Screening:

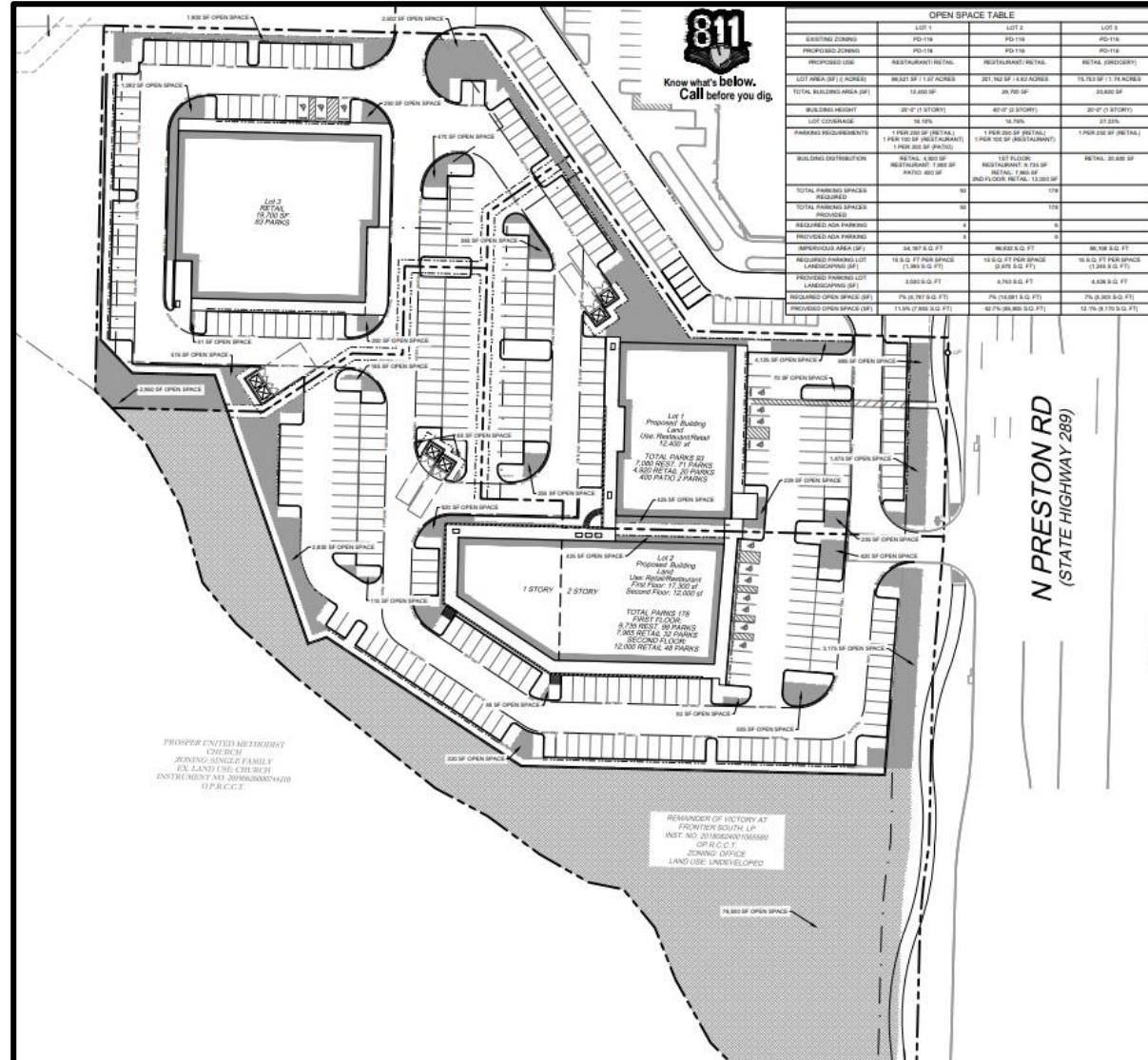
- Living screen proposed along southern boundary of Lot 2 due to adjacency with a lot being zoned single-family (Prosper United Methodist Church).
 - Comprised of either American Pillar Arborvitae or Carolina Cherry Laurel trees.
 - Details for the living screen will be provided with the site plan for Lot 2.

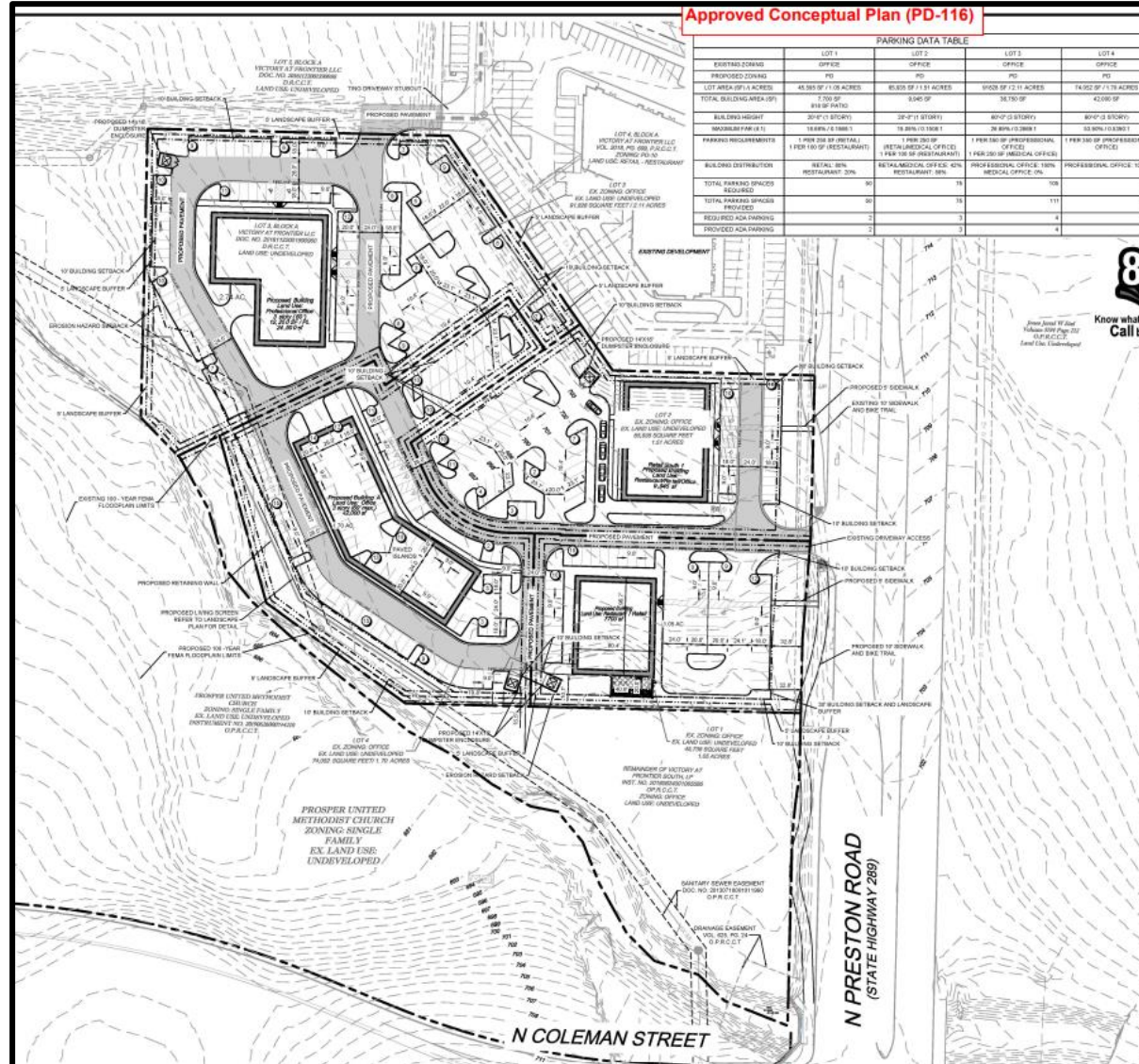
Conditions of Approval:

- Creation of Property Owner's Association (POA) prior to the recordation of a plat to subdivide the property.
- Town Council approval of a waiver of lot frontage along a public right-of-way for Lot 3.









Westside Addition
Block A, Lot 18R
(DEVAPP-24-0135)

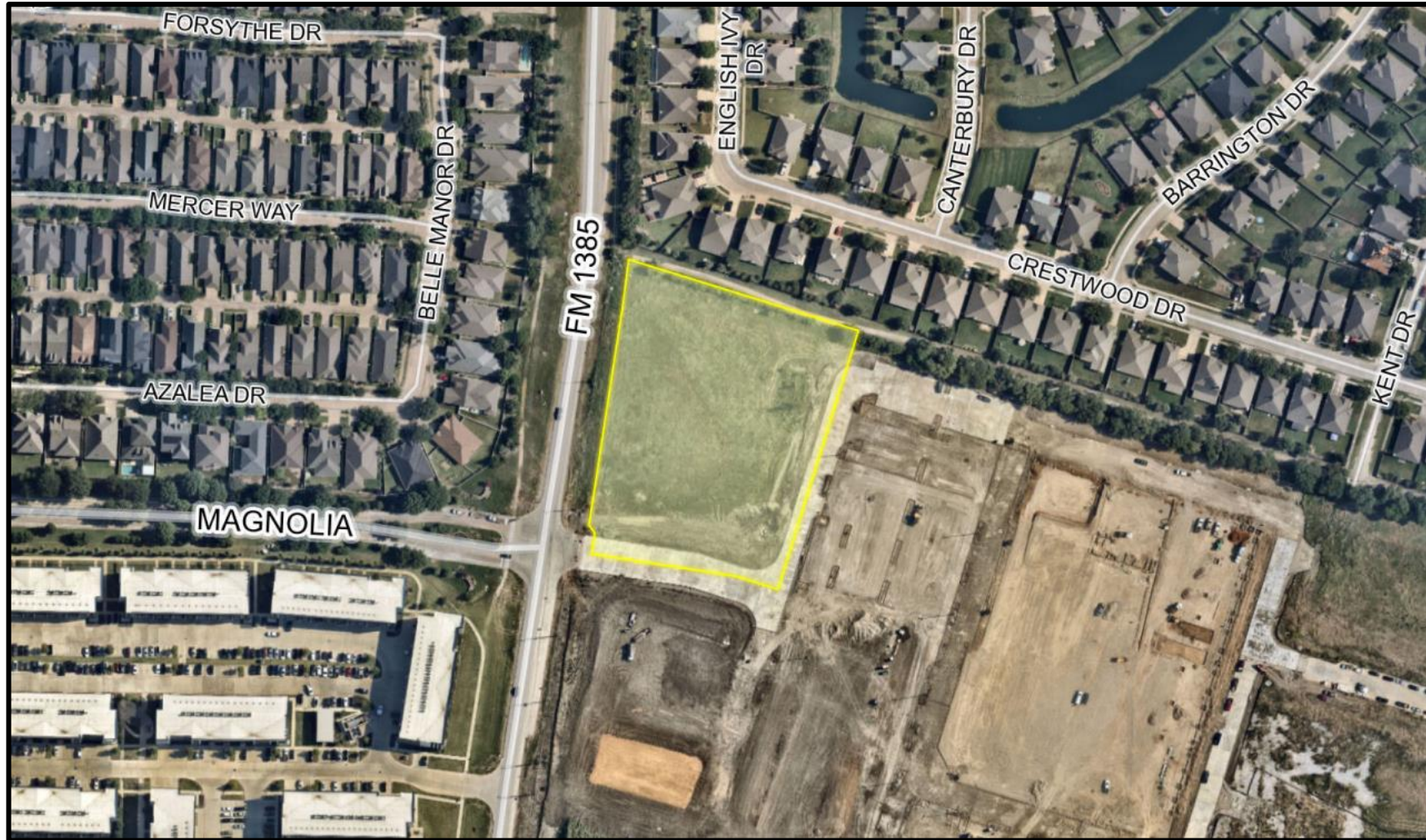
Information

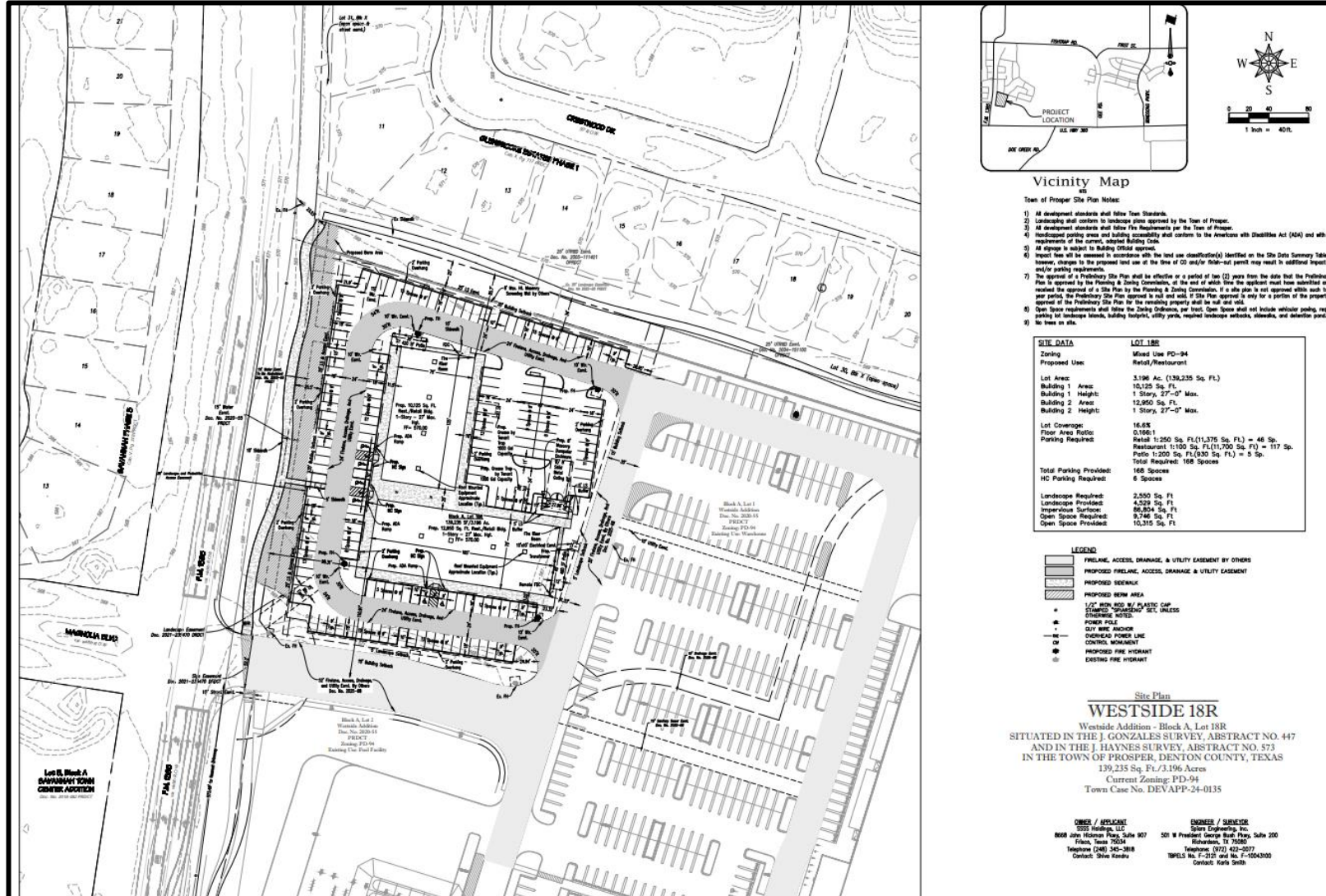
Purpose:

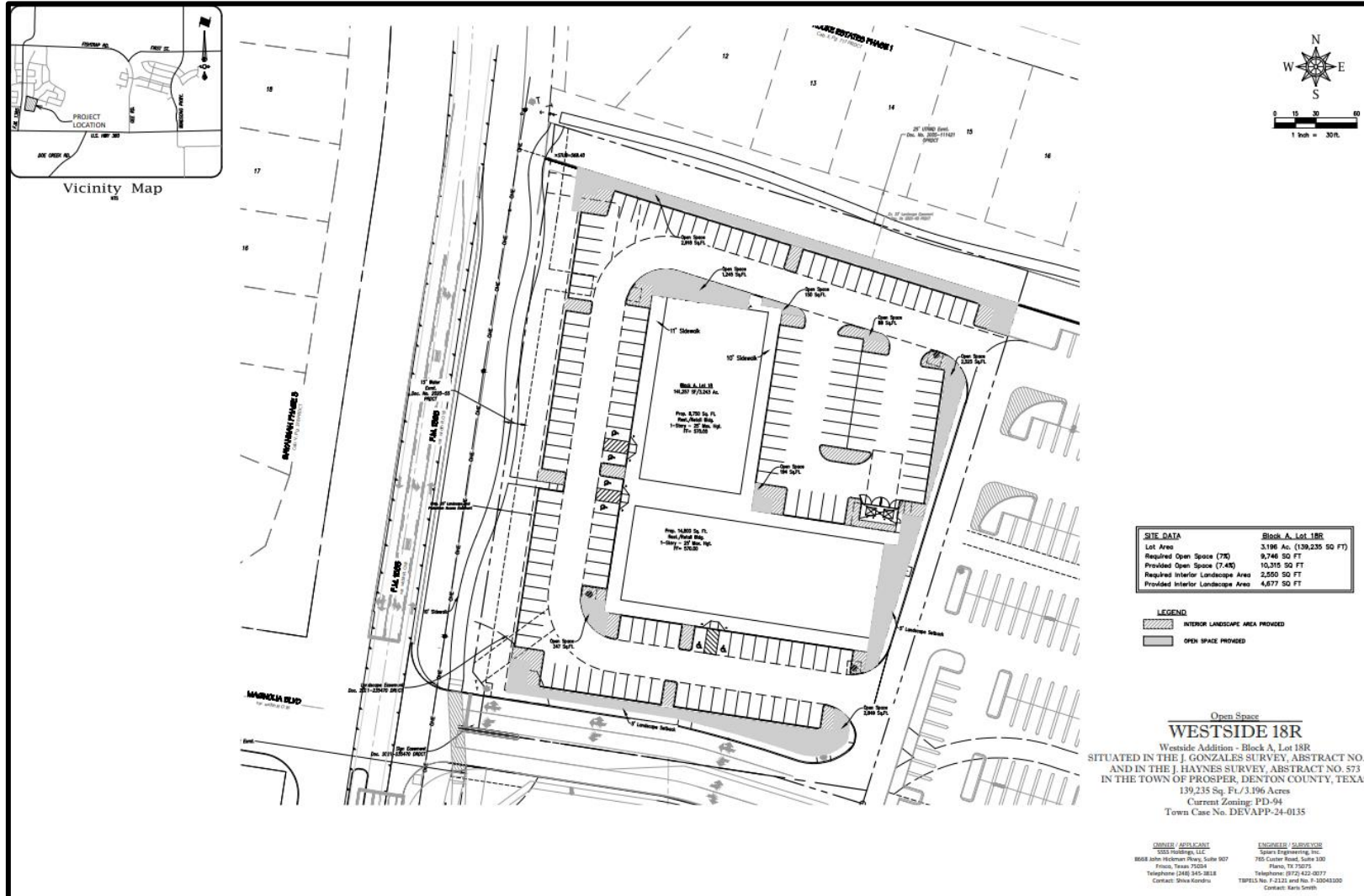
- Construct two restaurant/retail buildings totaling 23,075 square feet.
 - Building 1 – Restaurant/Retail Building (10,125 SF)
 - Building 2 – Restaurant/Retail Building (12,950 SF)

History:

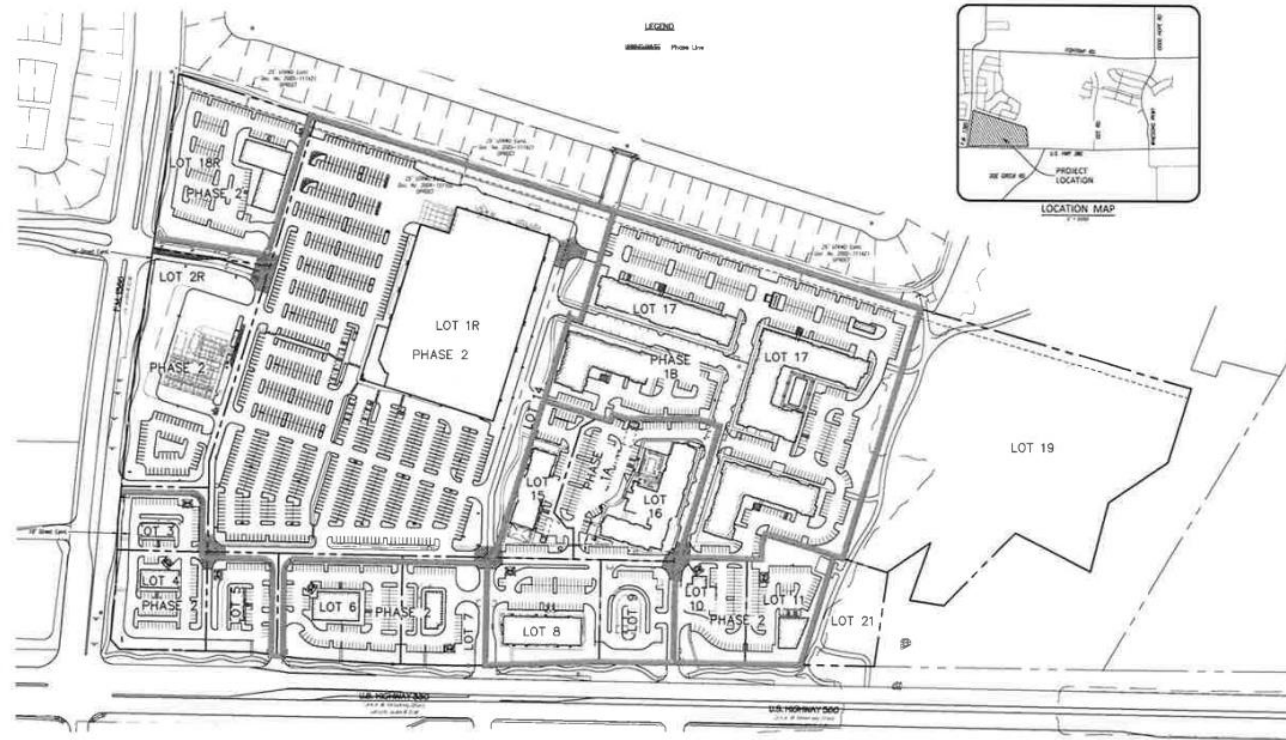
- Approved conceptual plan in Planned Development-94 showed similar configuration of Lot 18R.







PD-94 Conceptual Plan



TOWN OF PROSPER CASE NO. Z22-0020
Exhibit E-2

WestSide

BEING 63.737 ACRES OF LAND (GROSS)
63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447 &
IN THE P. BARNES SURVEY, ABSTRACT NO. 79 &
IN THE R. TAYLOR SURVEY, ABSTRACT NO. 167 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573 &
IN THE ANGUS JAMISON SURVEY
TOWN OF PROSPER, DENTON COUNTY, TEXAS

DESIGN/ENGINEER Bartlett Engineering, Inc. 703 Cedar Road, Suite 110 Prosper, TX 75077 Telephone: (972) 422-0077 FAX: (972) 422-0077 Contact: David Bartlett	CONSULTING ENGINEER WestSide Properties, LLC 1000 WestSide Properties, Suite 107 Frisco, Texas 75034 Telephone: (972) 445-5818 FAX: (972) 445-5818 Contact: Steve Bartlett	CONSULTING ENGINEER Carter Engineering & Associates, Inc. 1995 Raymond Drive, Suite 111 2508 John Redman Drive, Suite 111 Northbrook, IL 60062 Northbrook, IL 60062 Contact: Stephen Carter
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Victory at Frontier
Block A, Lots 1, 3, 4, 5, 7, 8, & 9
(DEVAPP-25-0014)

Information

Purpose:

- Construct two restaurant/retail buildings, one health studio, parking, and open space with a building area totaling 139,165 square feet.
 - Lot 3 – Health Studio (105,800 SF) * **No Frontage Onto Public ROW** *
 - Lot 5 – Parking (7-Eleven)
 - Lot 8 – Restaurant/Retail Buildings (33,365 SF)
 - Lot 9 – Open Space (Floodplain) * **No Frontage Onto Public ROW** *

Information Cont.

Inclusion of Additional Lots:

- The following lots are included in the preliminary site plan as they are being altered by the new development.
 - Lot 1 – Point of Access to Lot 3 (Health Studio)
 - Lot 4 – Point of Access to Lot 3 (Health Studio)
 - Lot 6 – Boundary Adjustment

Information Cont.

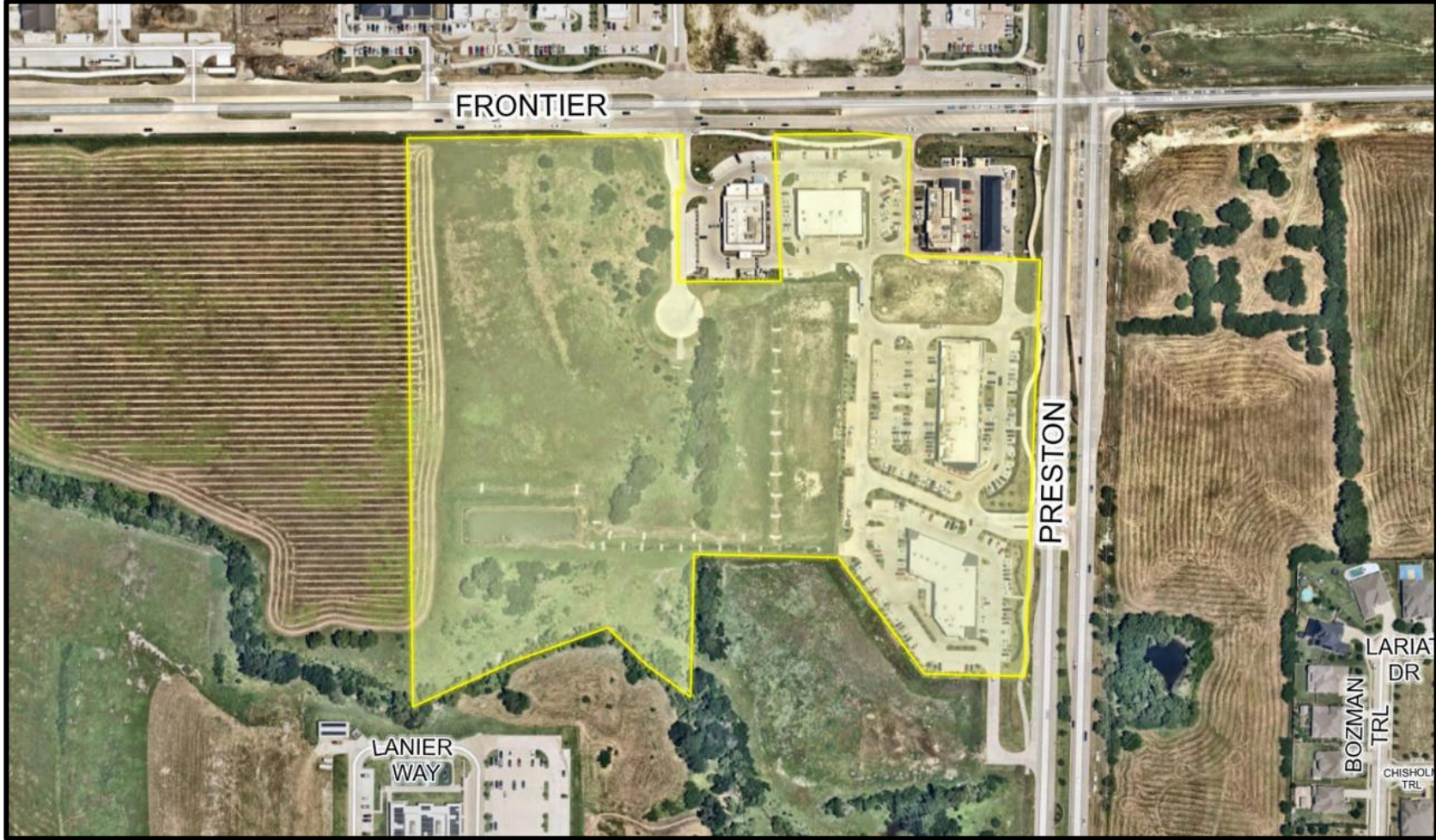
History:

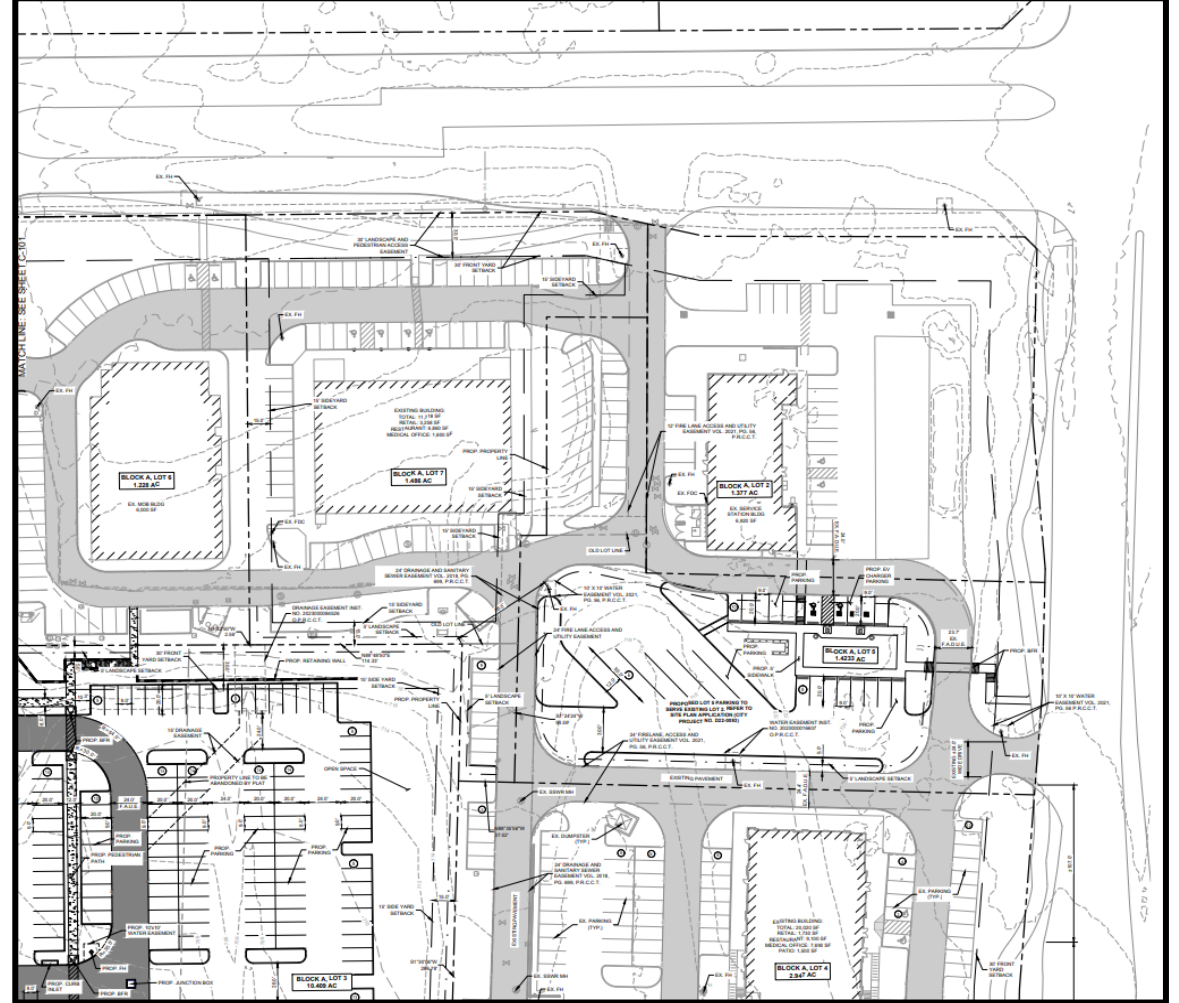
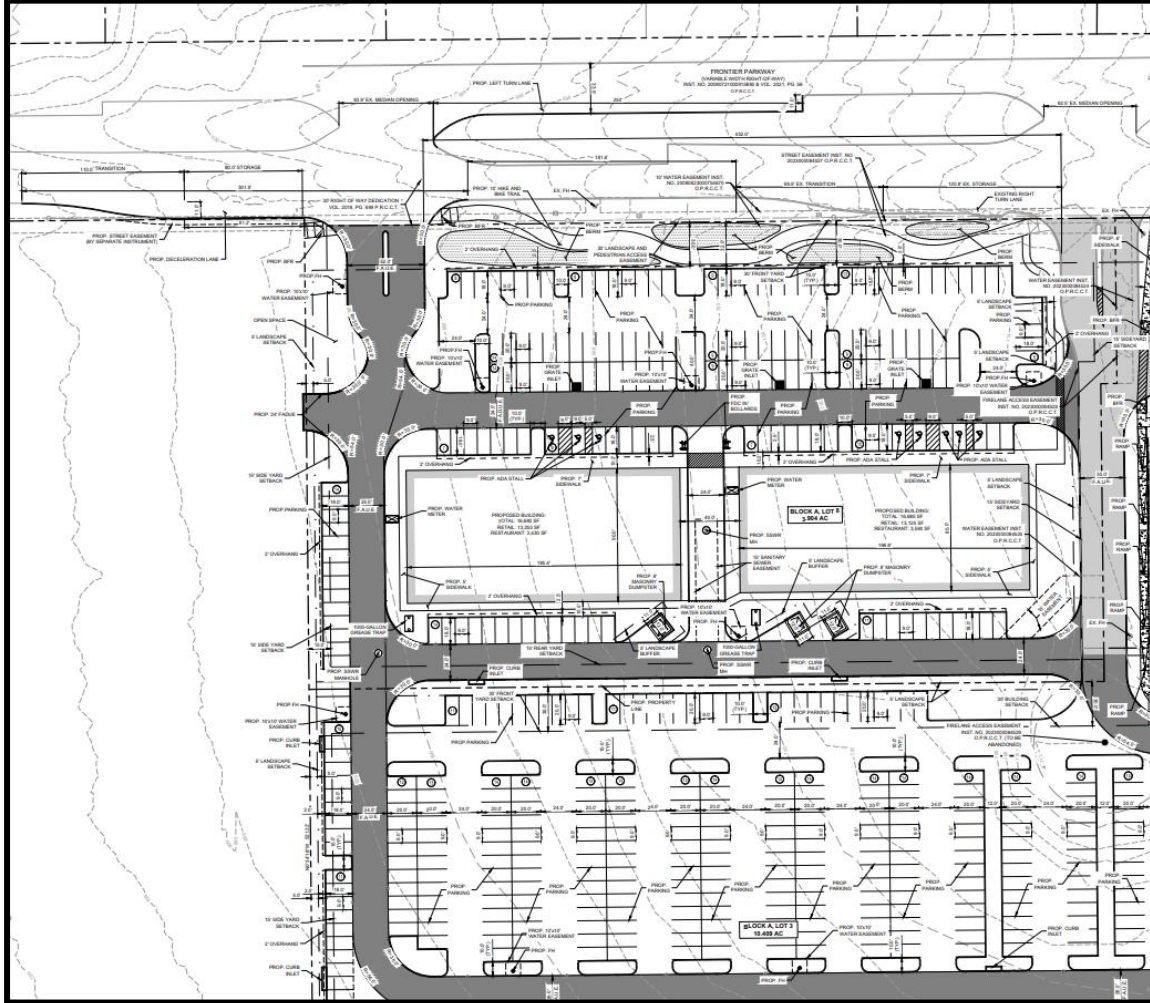
- A revised preliminary site plan (D21-0064) was approved by the Planning & Zoning Commission on September 21, 2021.
 - Lot 3 – Singular Lot (Lots 3, 5, and 8)
 - Lot 5 – Alternate Boundary Configuration
- A site plan for Lot 5 (DEVAPP-24-0095) was approved by the Planning & Zoning Commission on September 3, 2024.
 - Boundary matched expired preliminary site plan (D21-0064).

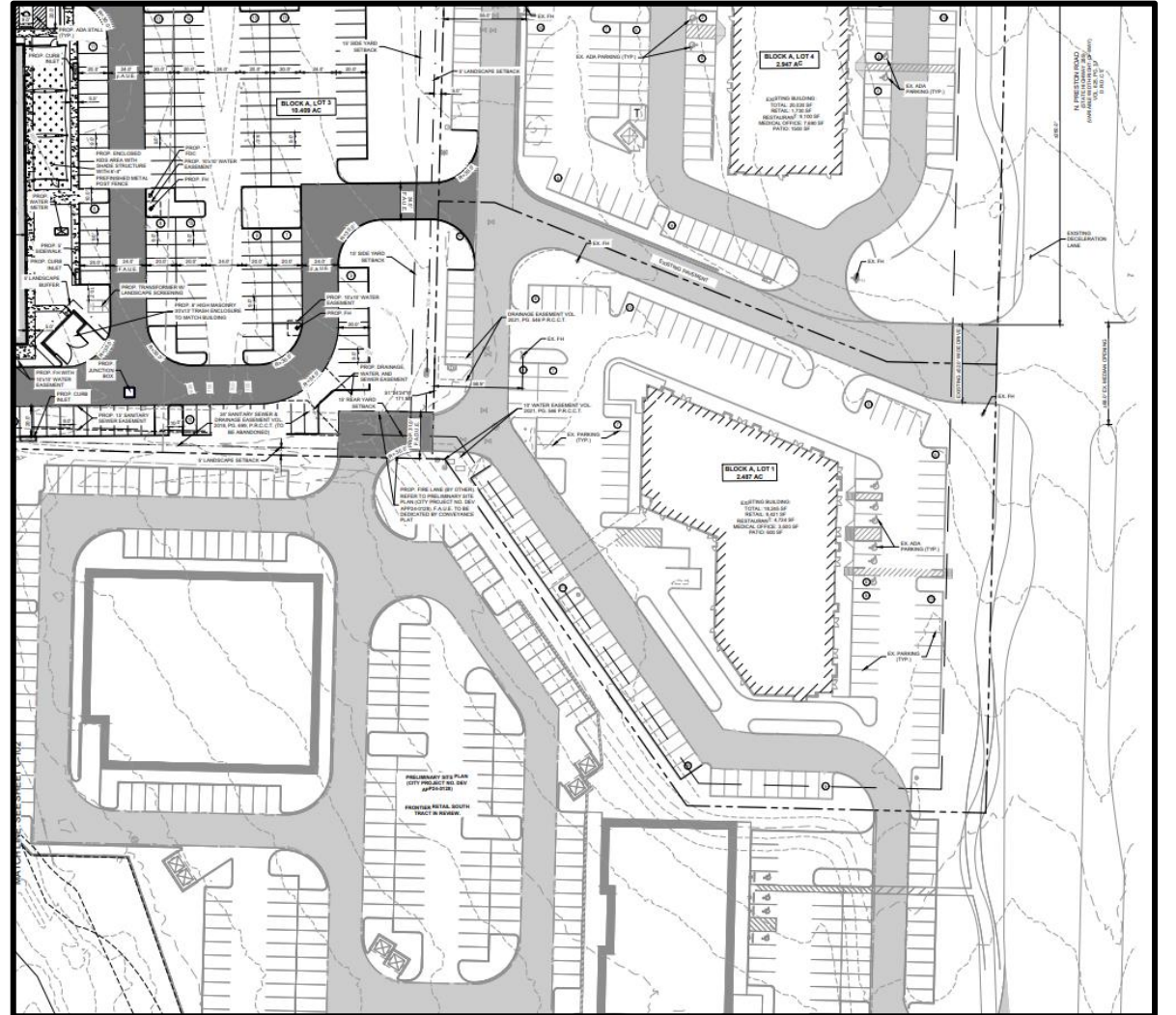
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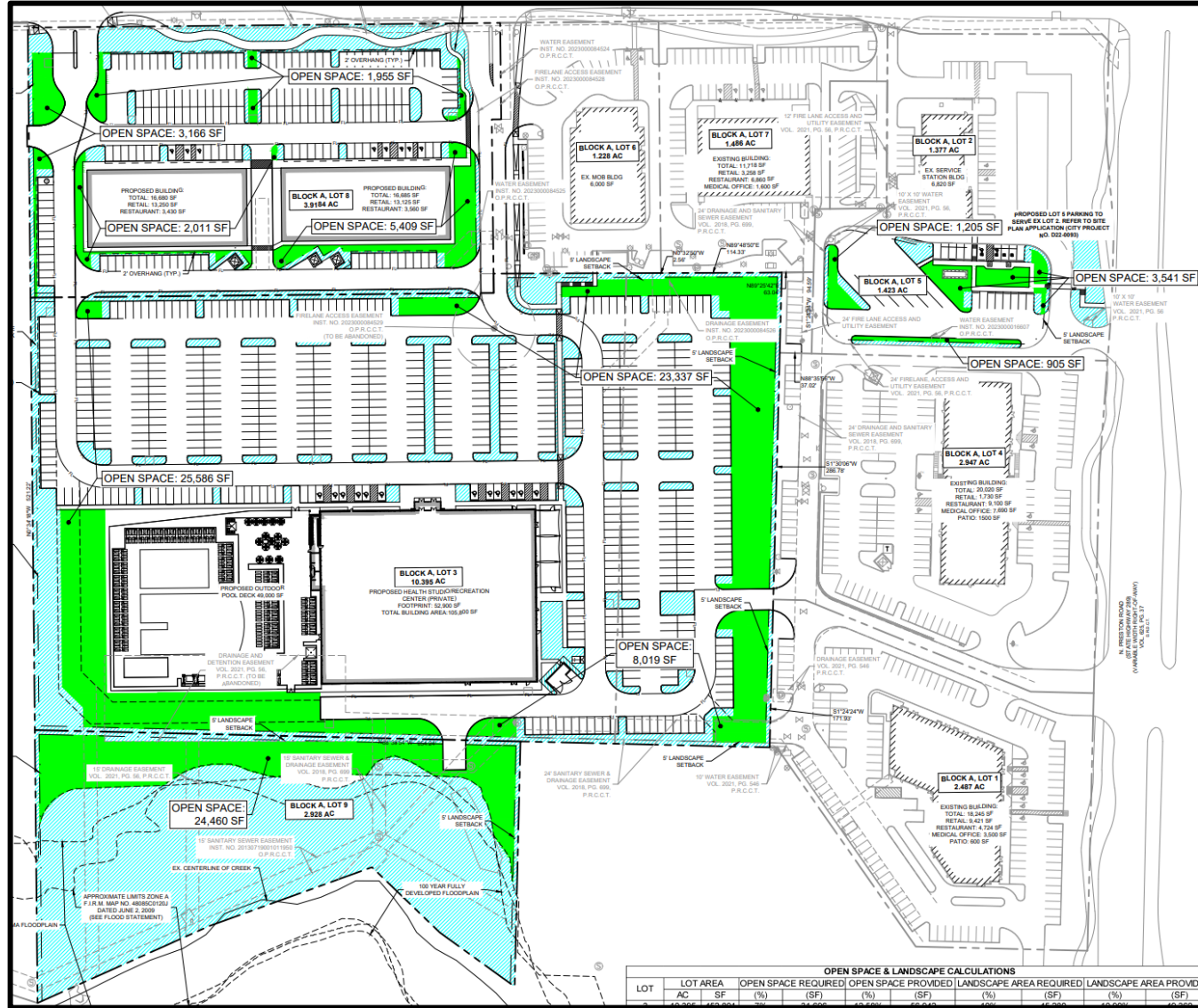
Conditions of Approval:

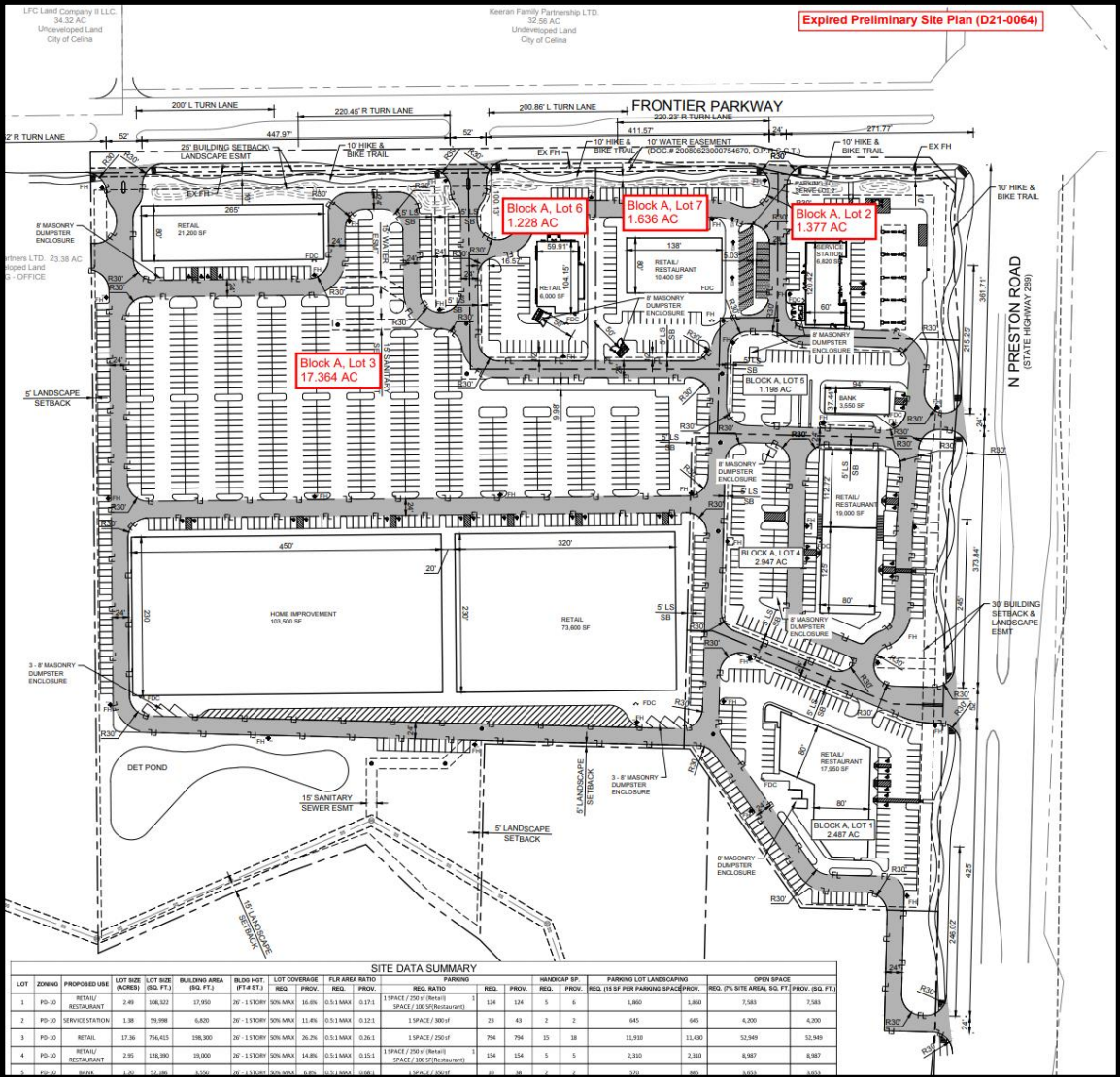
- Town Council approval of a waiver of lot frontage along a public right-of-way for Lot 3.

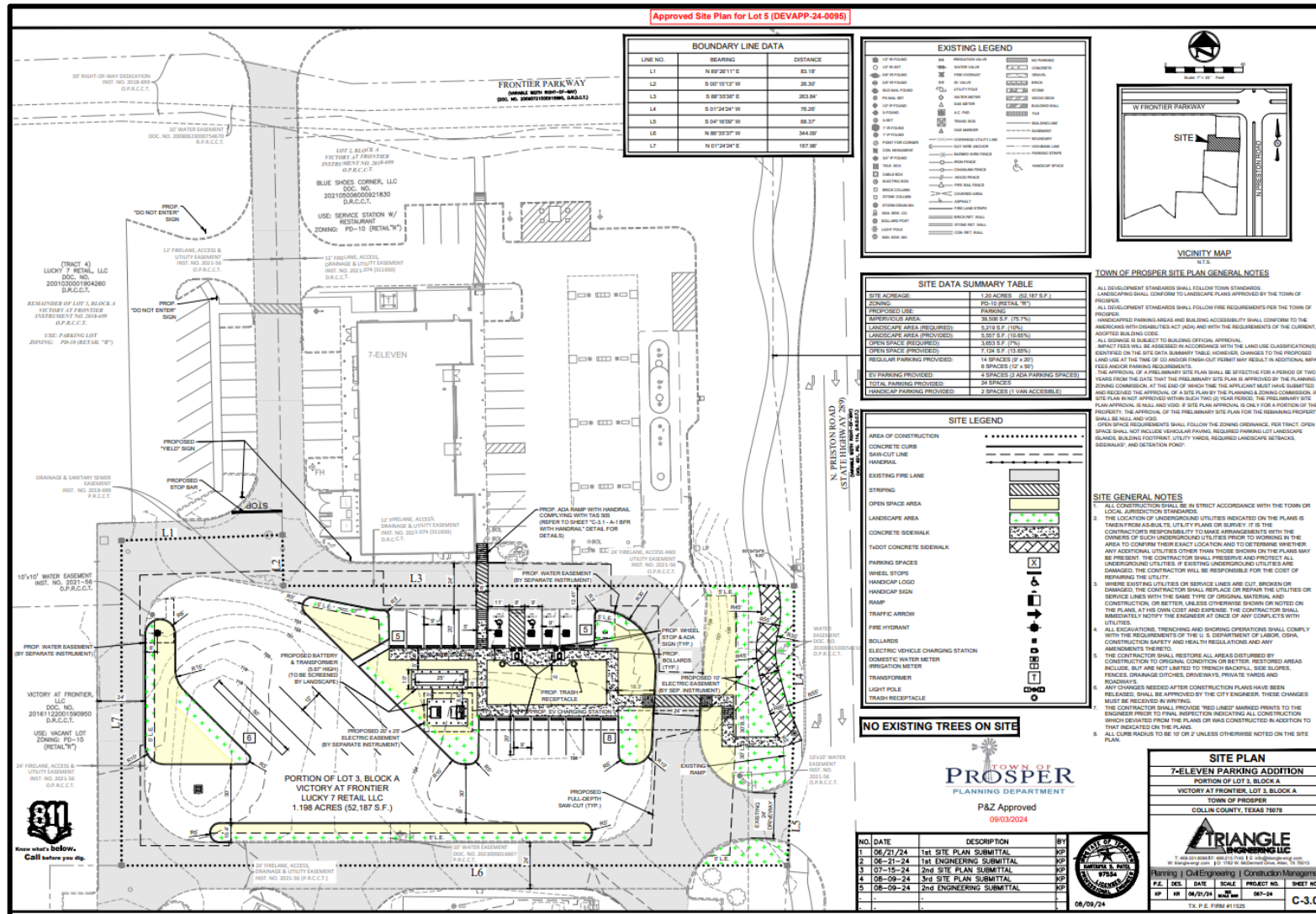












Prosper Center
Block A, Lots 10-11
(DEVAPP-25-0041)

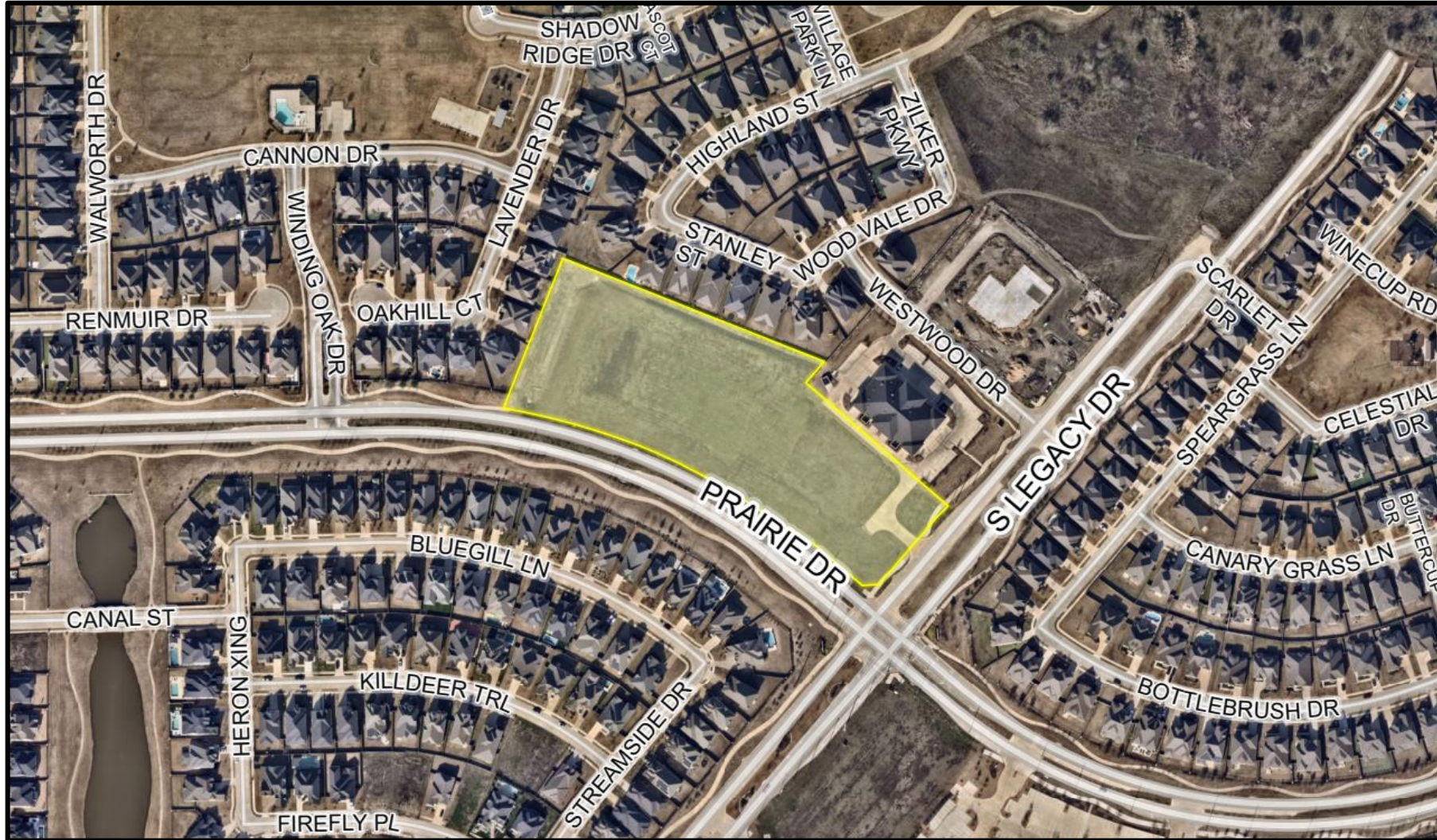
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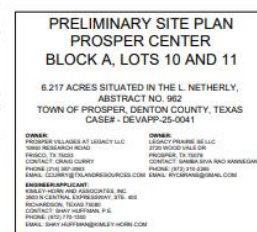
Purpose:

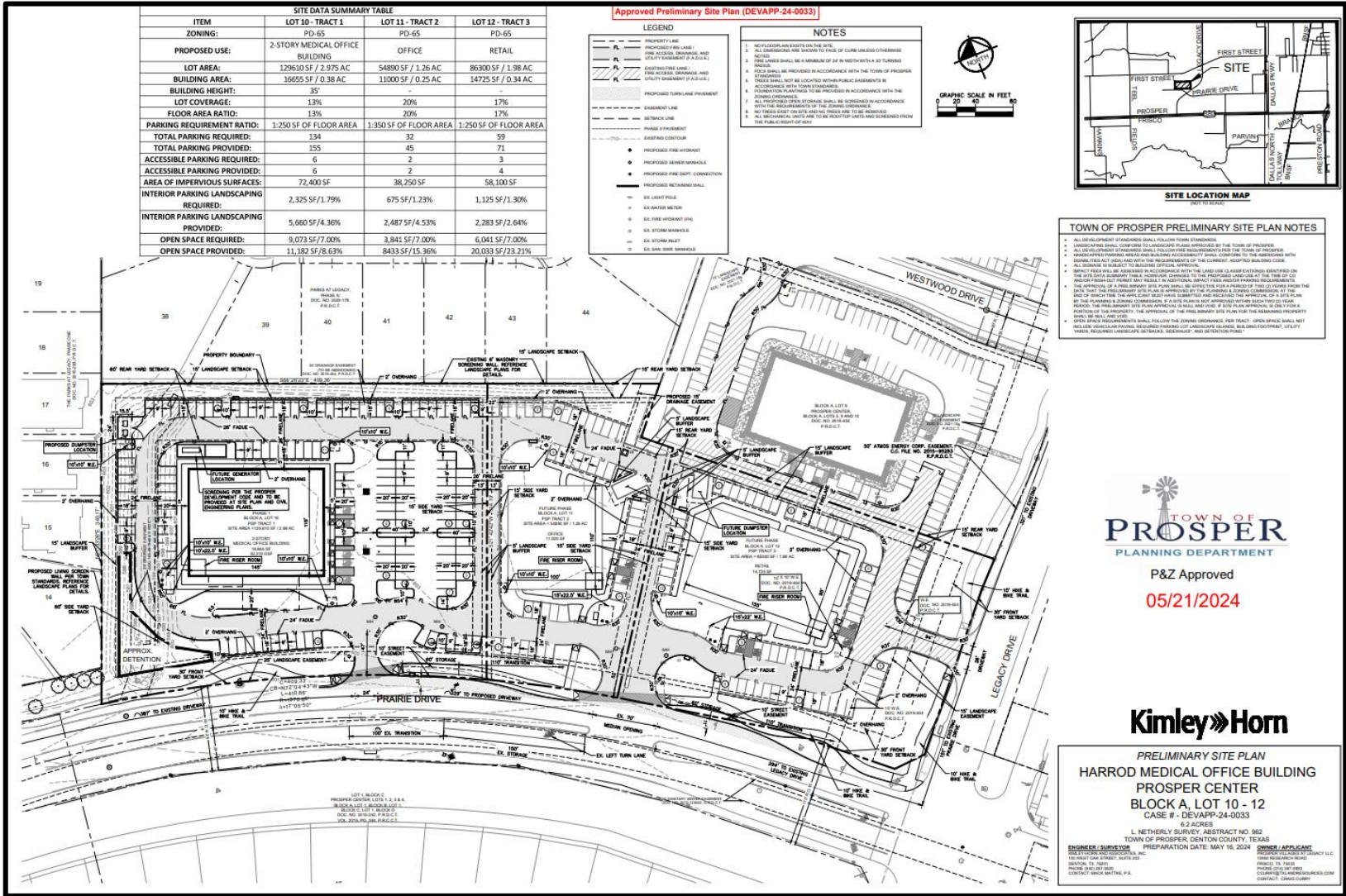
- Construct two restaurant/retail buildings and one medical office building totaling 38,855 square feet.
 - Lot 10 – Medical Office (16,655 SF)
 - Lot 11 – Restaurant/Retail Buildings (22,200 SF)

History:

- A preliminary site plan (DEVAPP-24-0033) was approved by the Planning & Zoning Commission on May 21, 2024.
 - Lots 10-12 – Three Lots (Lots 10-11)
 - Shared fire lane between Lots 10-11 converted into a drive aisle.







Citizen Comments

03:00

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 21.

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 advice relative to historical uses and historical designations of property in the Town, and all matters incident and related thereto.

Section 551.071 – To consult with the Town Attorney regarding legal issues associated with code enforcement and law enforcement activities, 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, Community Engagement Committee, Downtown Advisory Committee and the Bond Committee, 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.