



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.

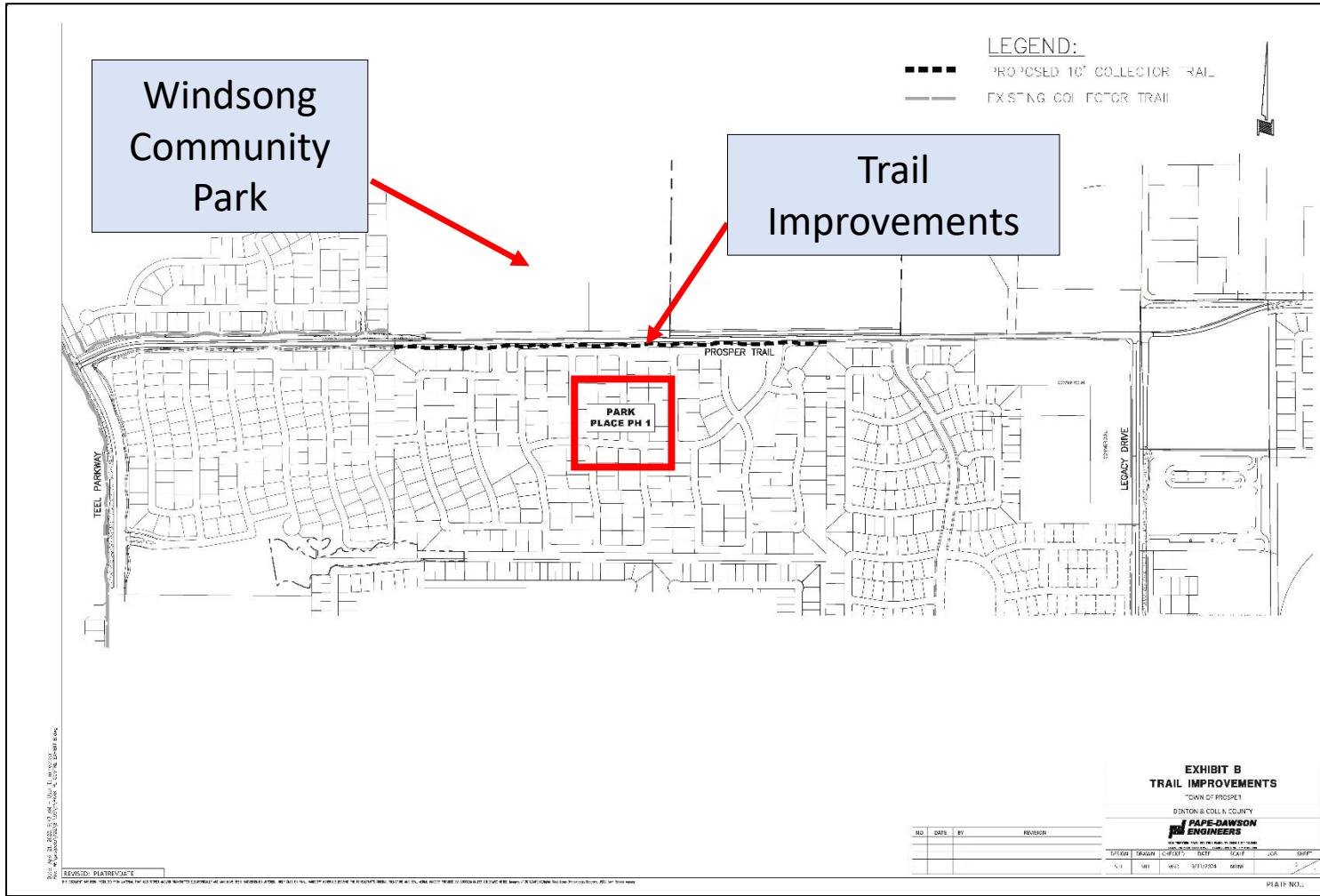
Consider and act upon a contract between the Town of Prosper and ZapStand, LLC for the equipment lease, installation, maintenance, and management of four emergency kiosks with AEDs to be placed in Frontier, Lakewood, and Raymond Community Parks. (DB)

## 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**



## Requested Park Fee Credits – Upsized Sidewalk

**\$93,515.90**

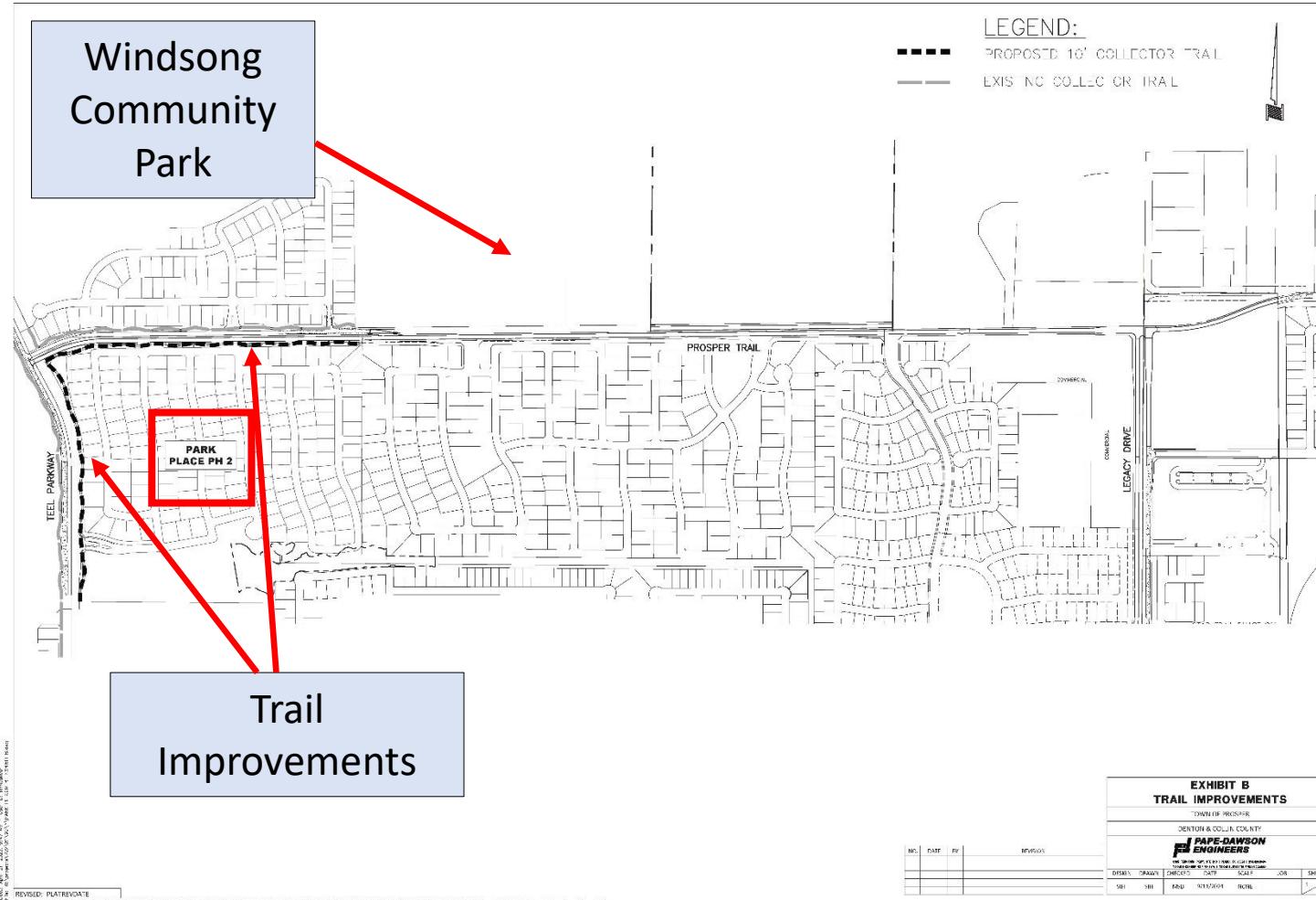
ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	2,710	\$ 71.15	SF	27,100	\$ 7.12	\$ 192,816.50	along EB W Prosper Trl
5' Sidewalk - 4" Thick	5	LF	7,600	\$ 31.55					Onsite sidewalk
6' Sidewalk - 4" Thick	6	LF	2,710	\$ 37.86	SF	(16,260)	\$ 6.31	\$ (102,600.60)	Deduct for stnd 6' sidewalk along thoroughfares. \$/SF prorated from 5' onsite sidewalk pricing.
10' Hike and Bike Barrier Free Ramp					EA	4	\$ 3,250.00	\$ 13,000.00	along EB W Prosper Trl at Azalea Dr & Park Place entrances
6' Standard Barrier Free Ramp					EA	(4)	\$ 2,425.00	\$ (9,700.00)	Deduct for stnd BFR
Total								\$ 93,515.90	

## 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)

Calculus with  
Applications



## 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**



## Requested Park Fee Credits – Upsized Sidewalk

**\$115,463.80**

ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									
10' Hike and Bike Trail - 5" Thick	10	LF	3,457	\$ 76.90	SF	34,570	\$ 7.69	\$ 265,843.30	Tracor 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  $0.6\pm$  acre, located on the north side of Seventh Street and  $120\pm$  feet west of Church Street. (ZONE-24-0002) (DH)



# Planned Development

## Haiman Addition, Block A, Lot 1

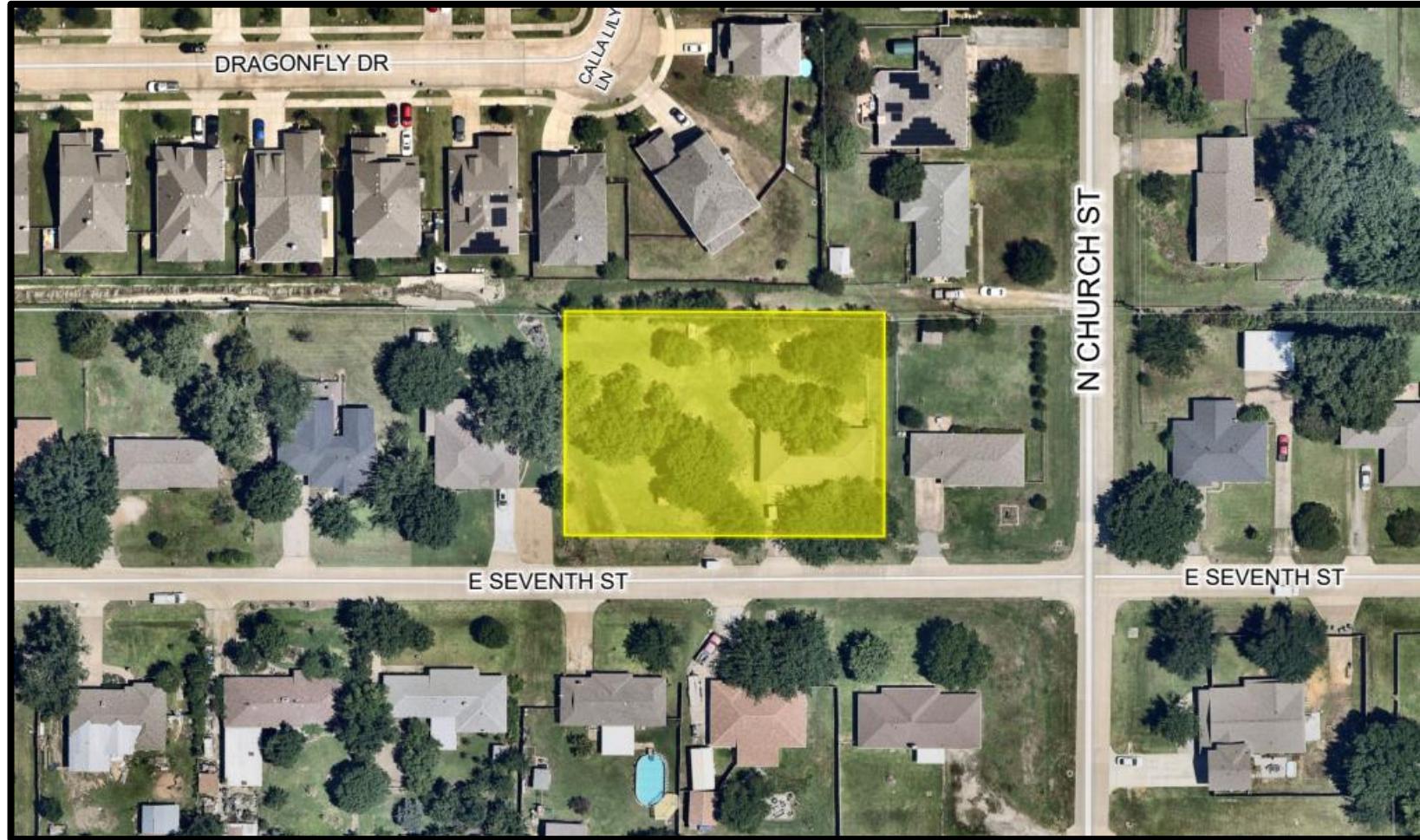
### (ZONE-24-0002)

## 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.



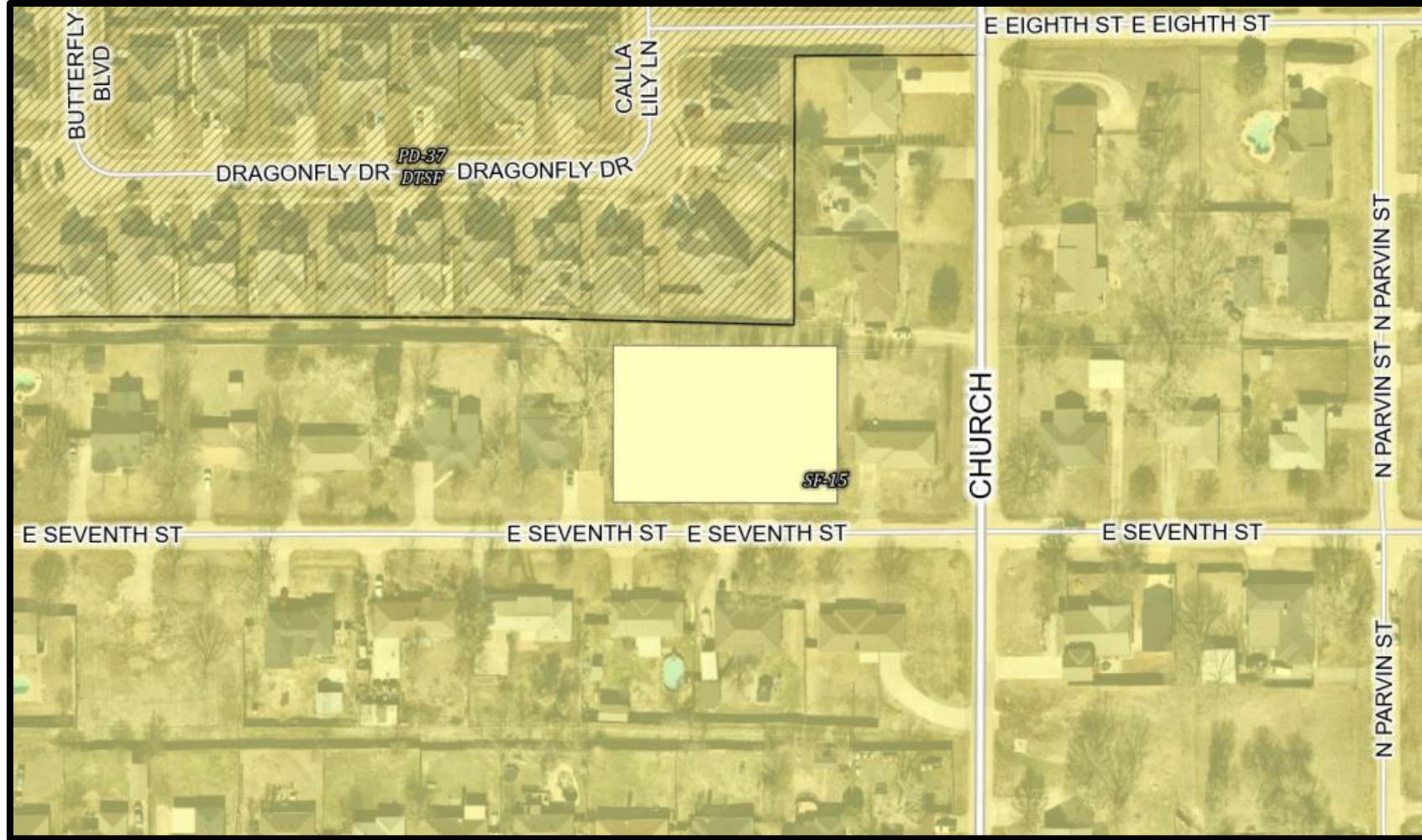
## Information Cont.

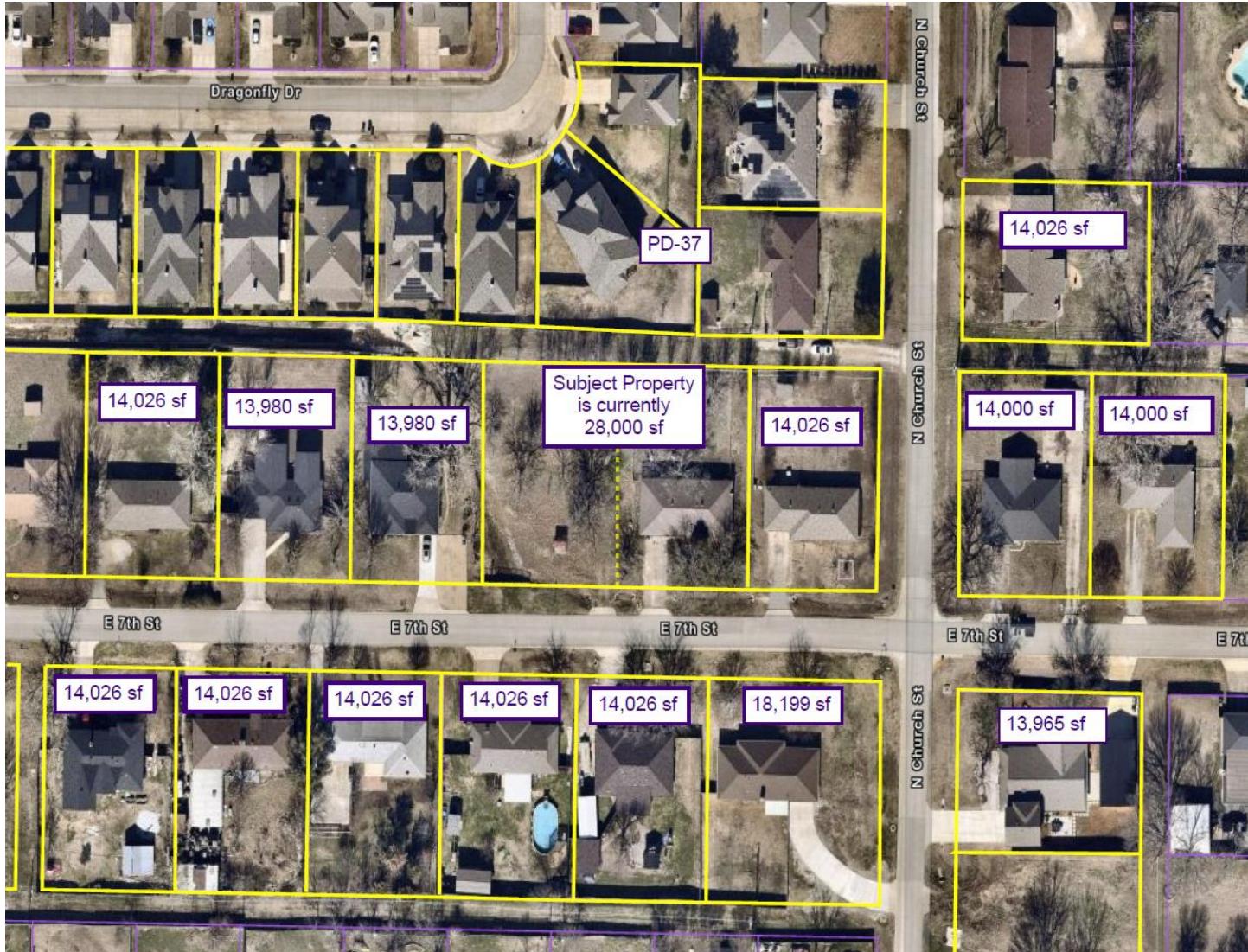
The property originally consisted of two tracts of land that were approximately 14,000 square feet each.

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.







# THE TOWN OF PROSPER

## Information Cont.

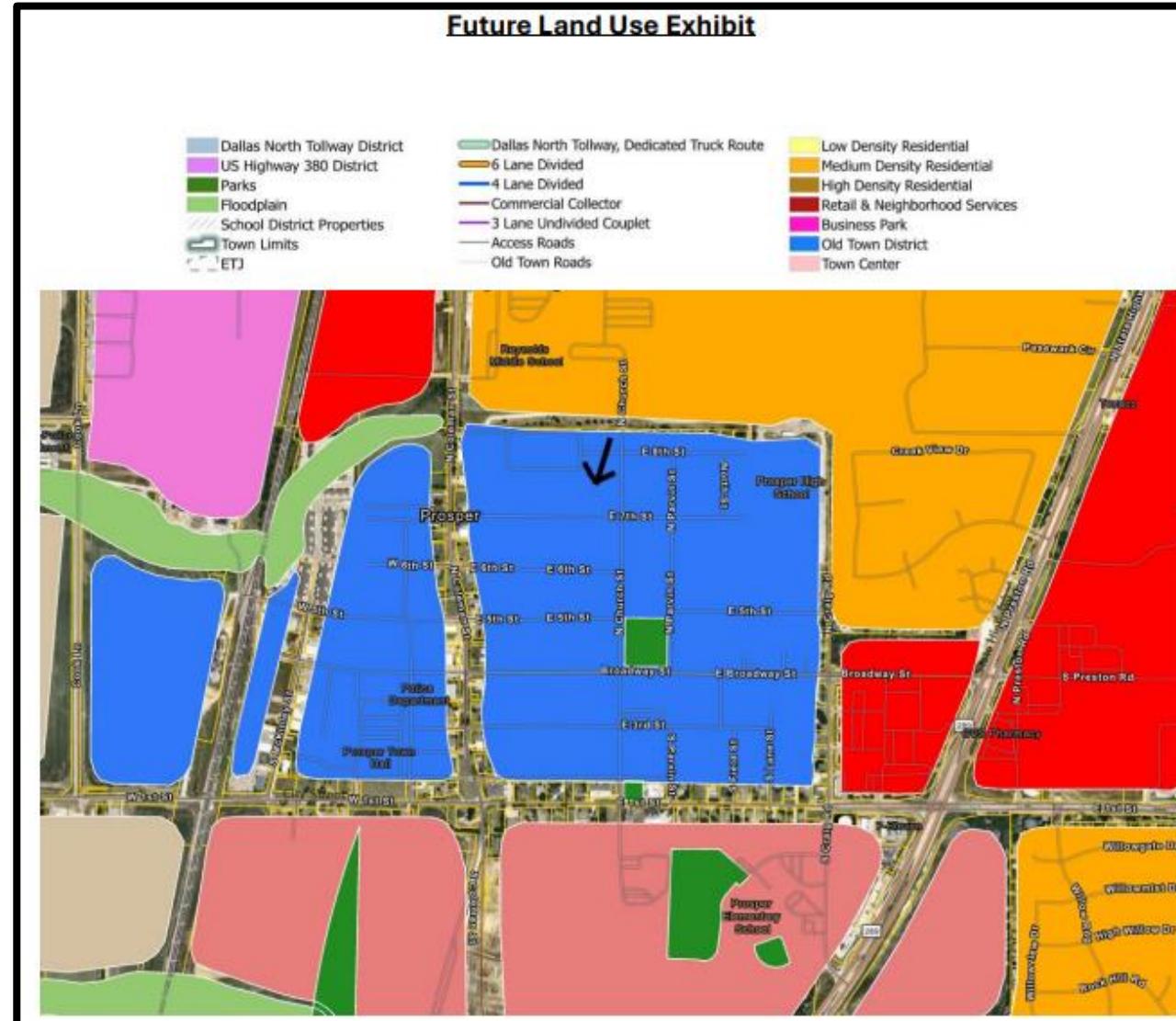
The two new lots would still comply with the standards of Single Family – 15, with the exception of the minimum lot area of 15,000 square feet.

### 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:

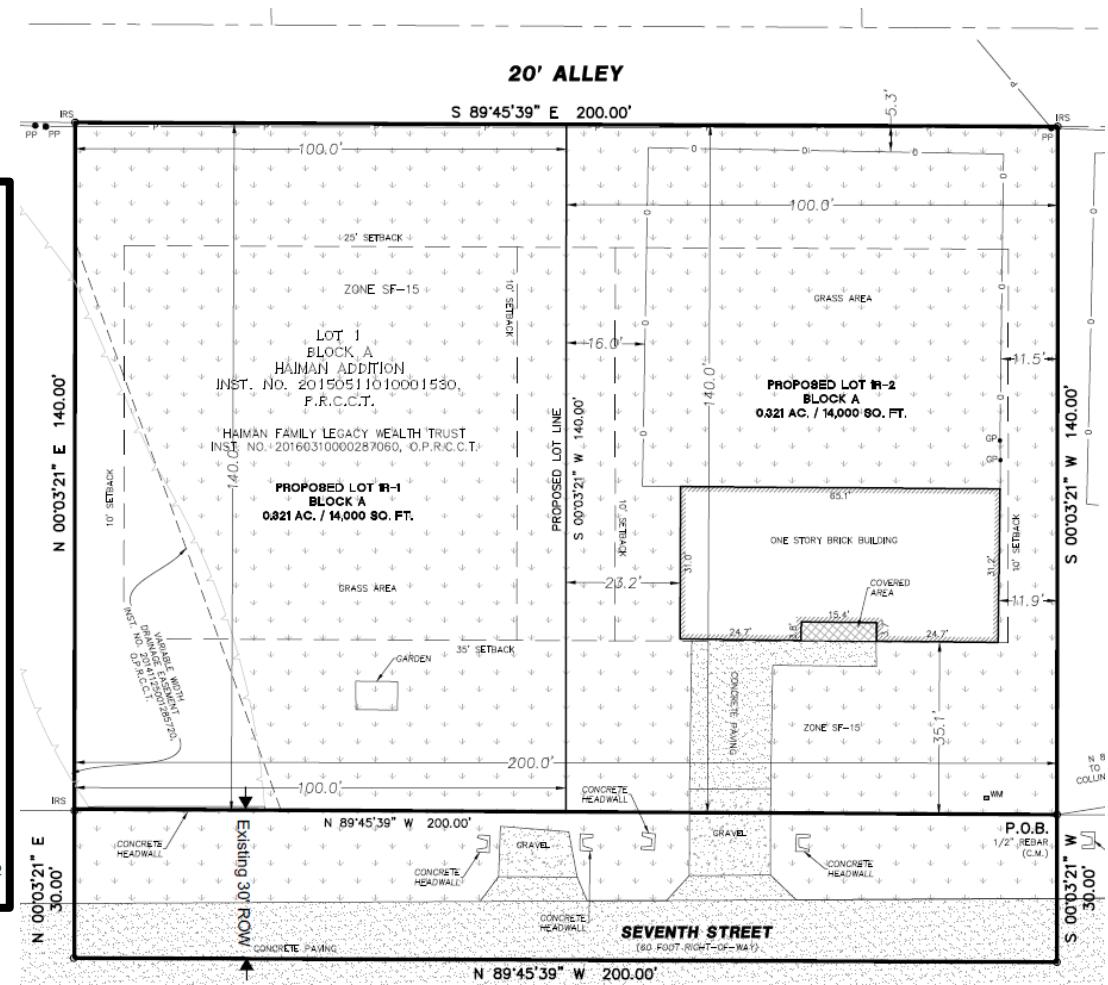
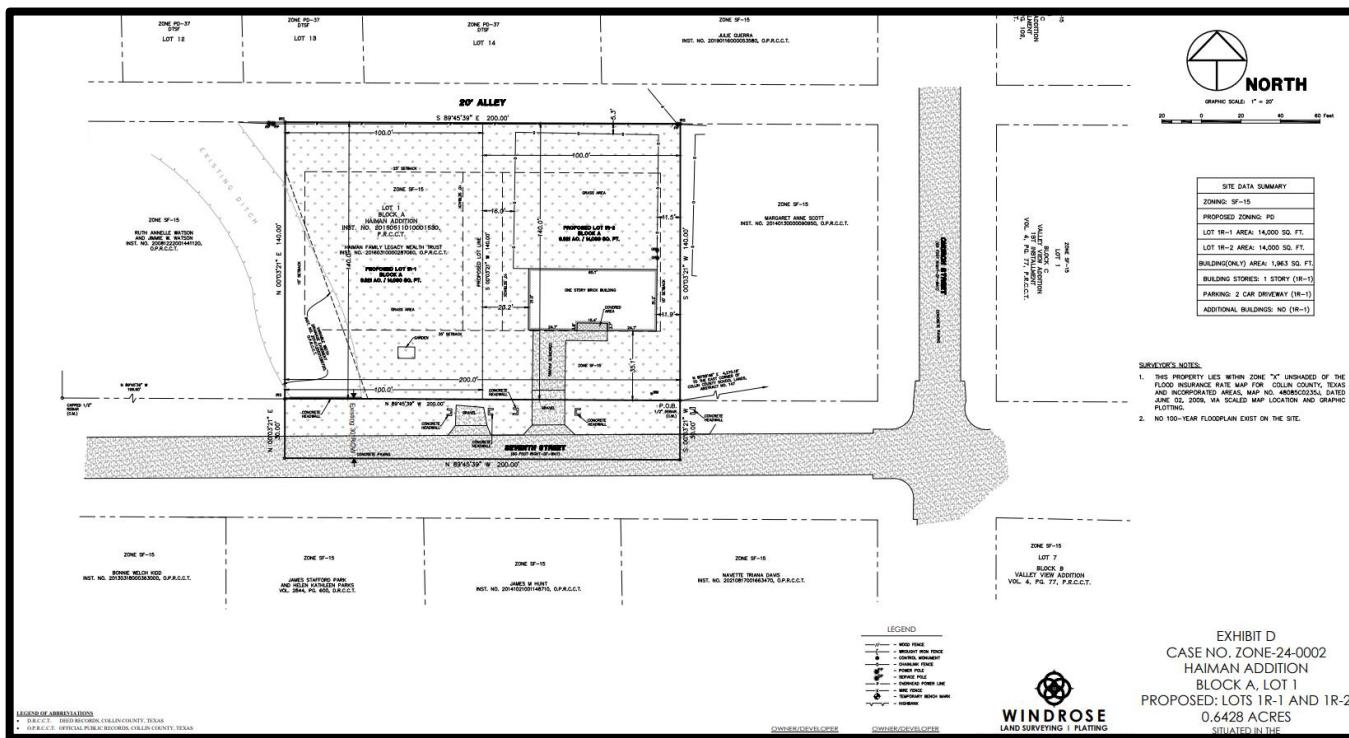
1. Minimum Lot Area — 14,000 square feet.
2. Minimum Lot Width — 100 feet.
3. Minimum Lot Depth — 135 feet.





# THE TOWN OF PROSPER

# Conceptual Plan



# 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  $1.7\pm$  acres, located on the west side of Preston Road and  $500\pm$  feet north of Coleman Street. (WAIIV-25-0003) (DH)



**Frontier South,  
Block A, Lot 3  
(WAIIV-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.

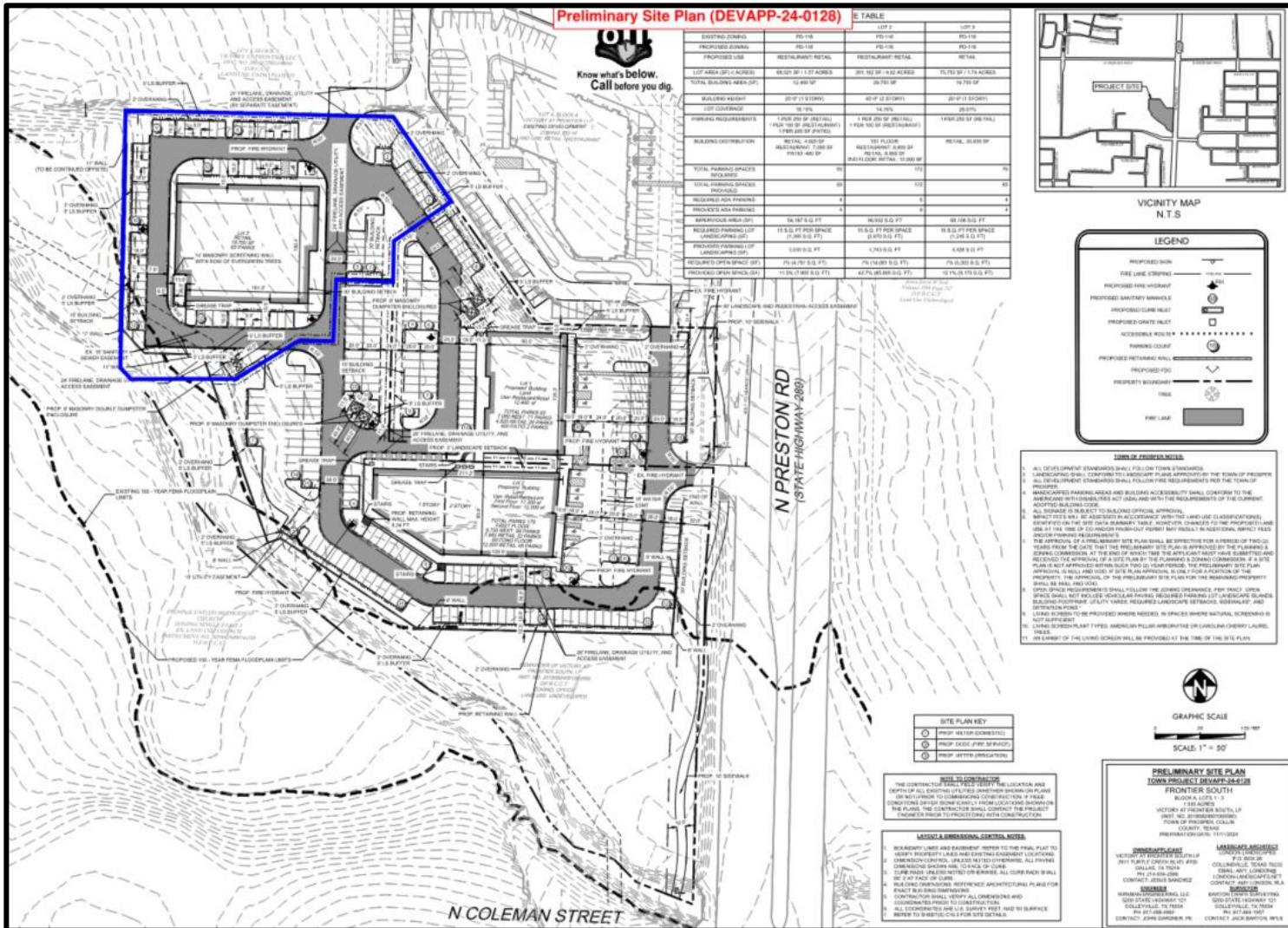
### Findings:

- 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.





# TOWN OF PROSPER





## 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 (WAIIV-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.

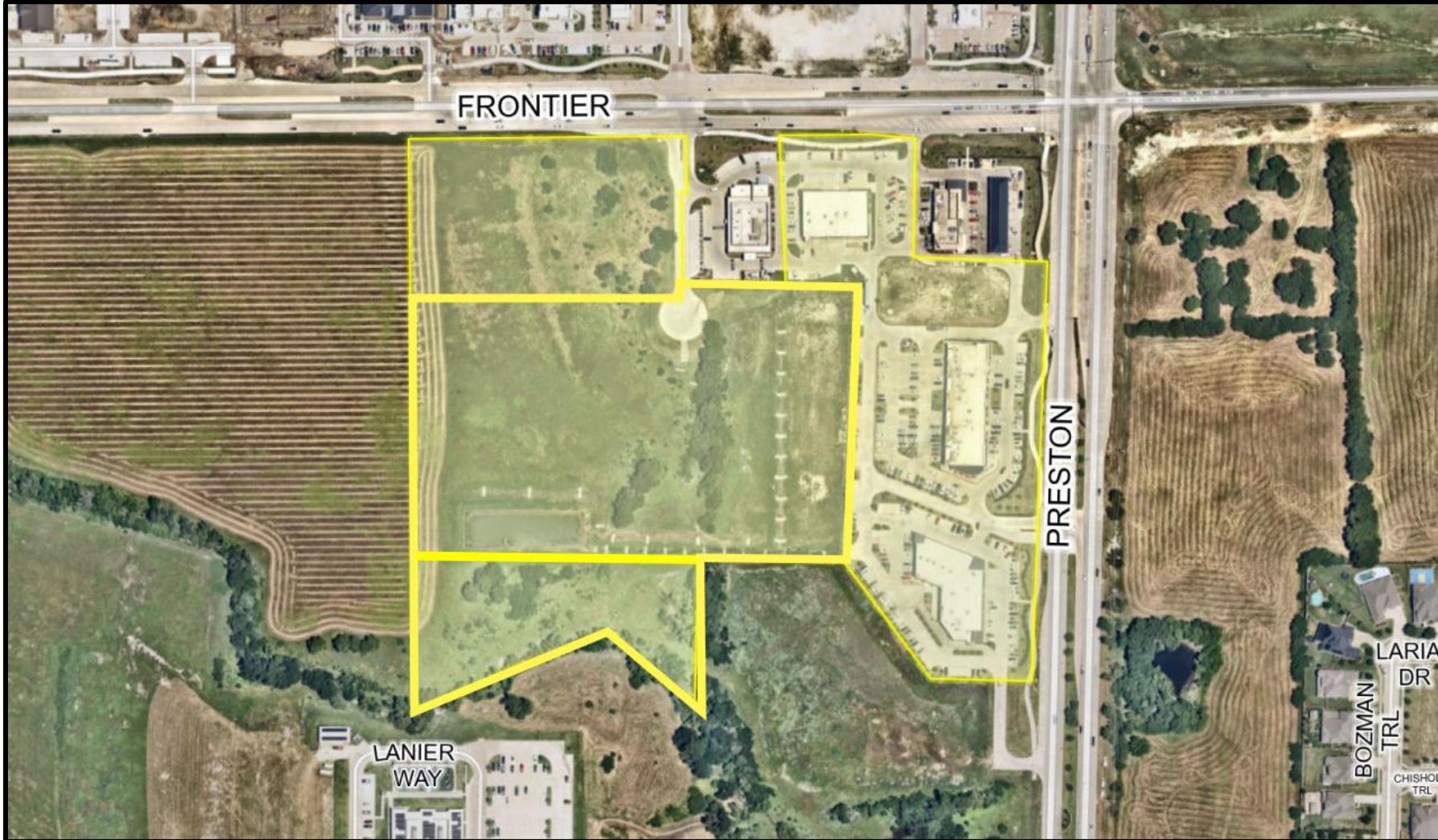
### Criterion:

- 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.

## Information Cont.

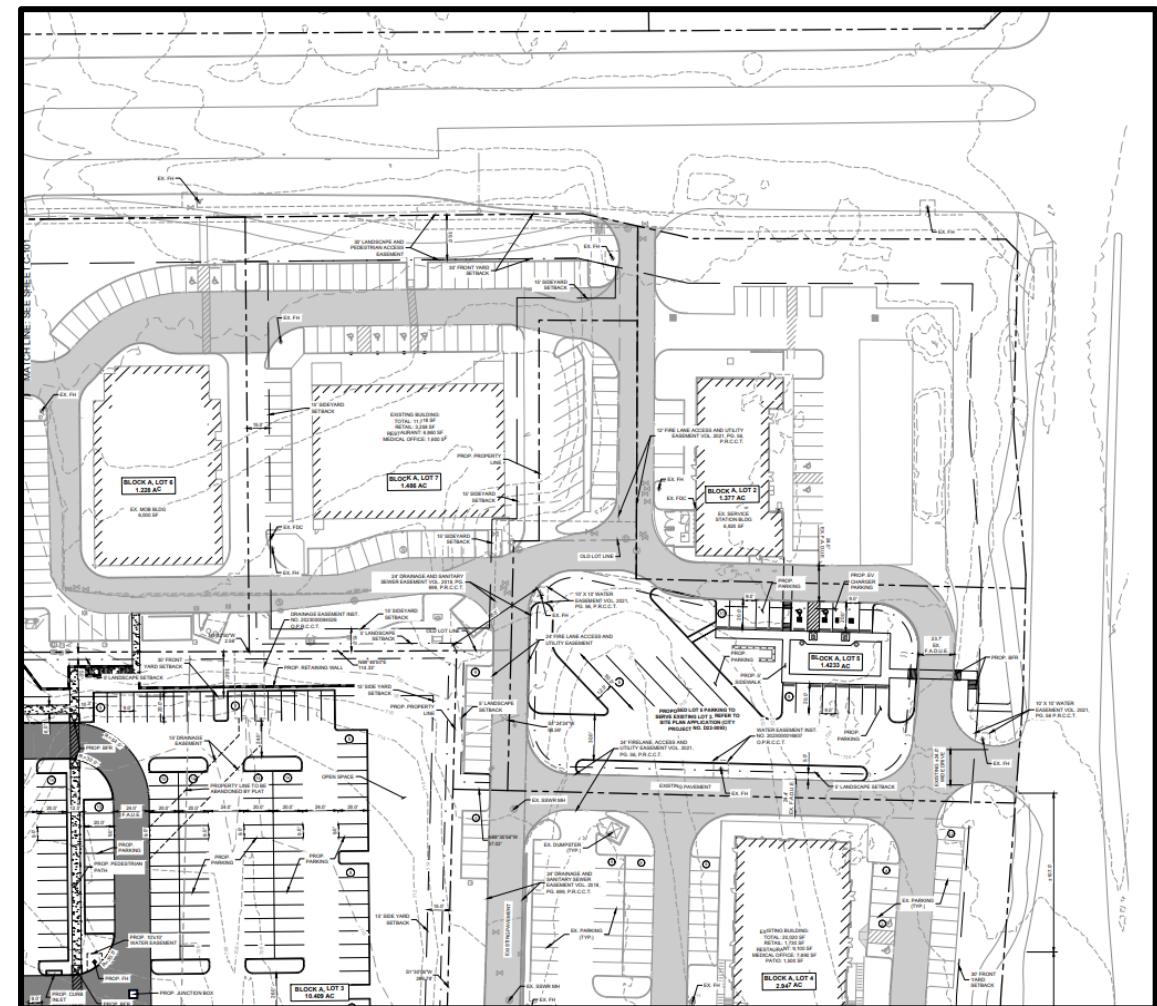
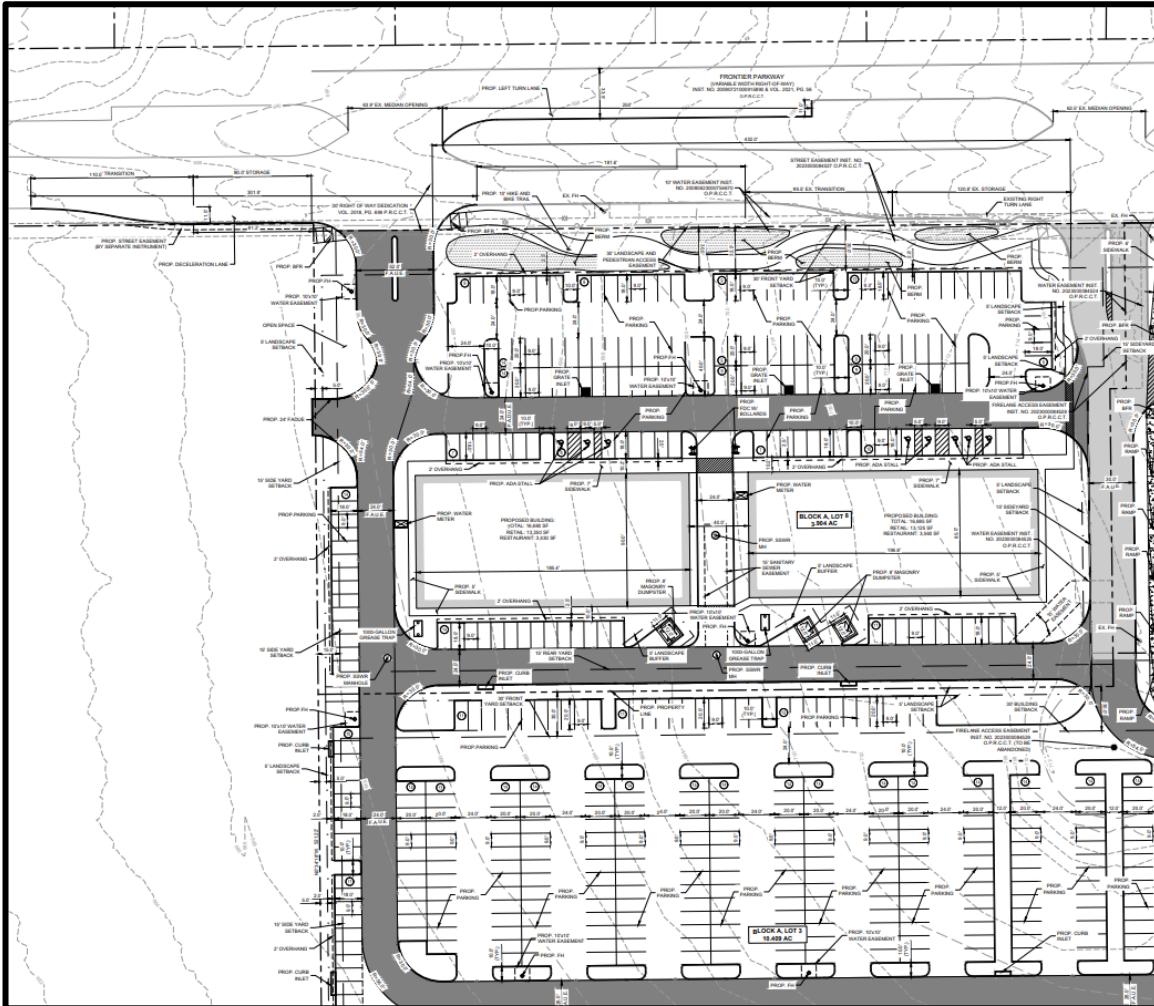
### Findings:

- 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.



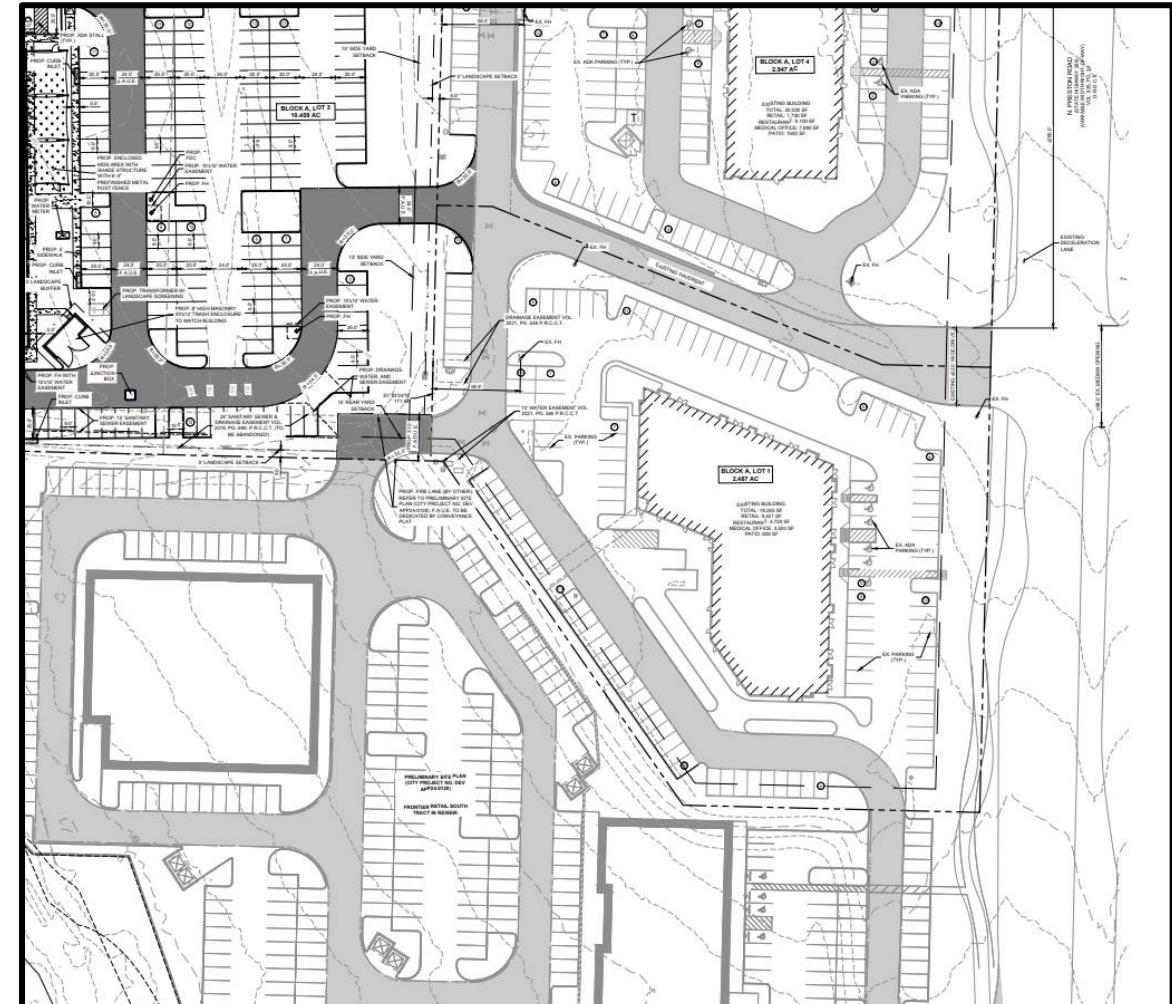
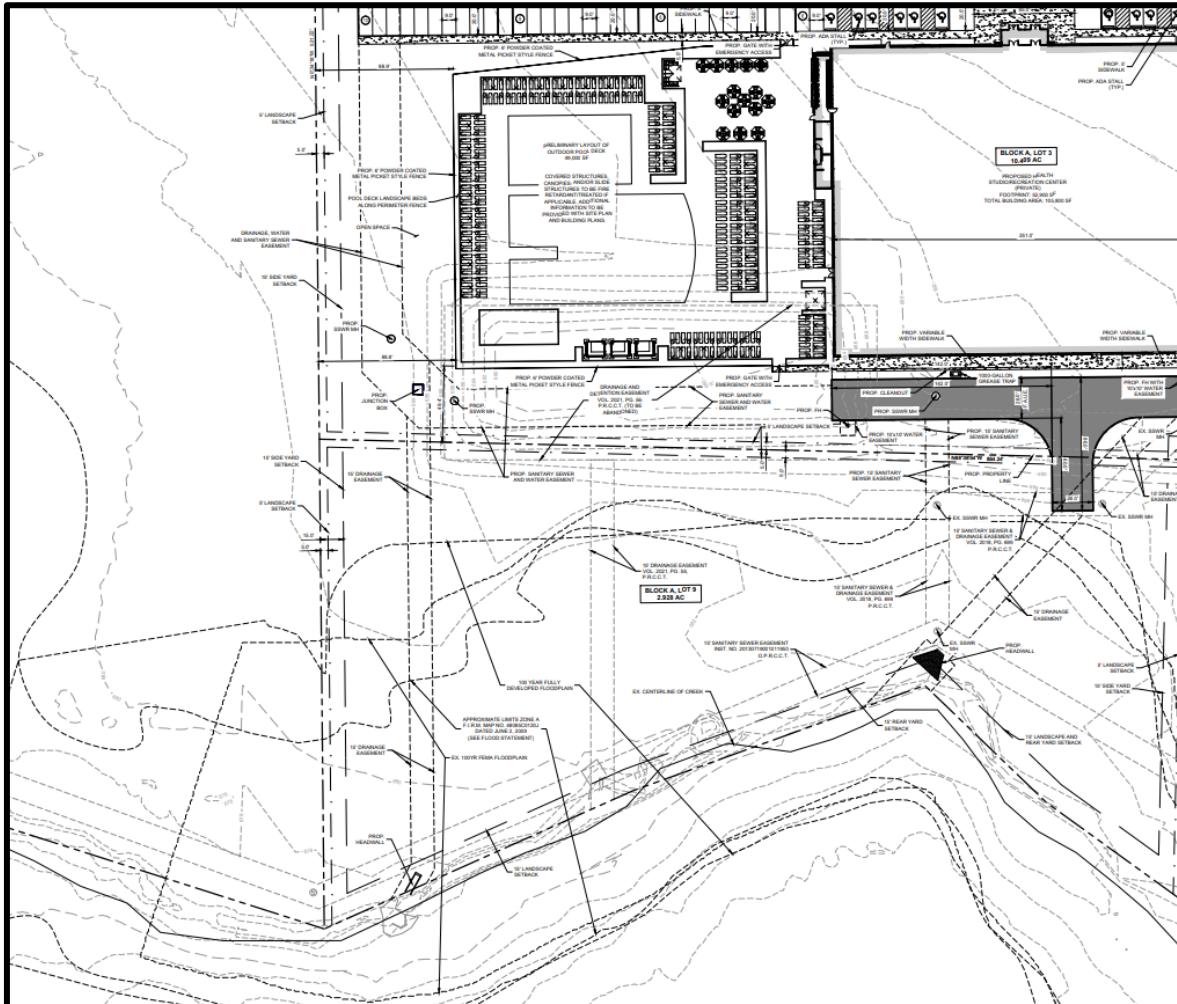


TOWN OF  
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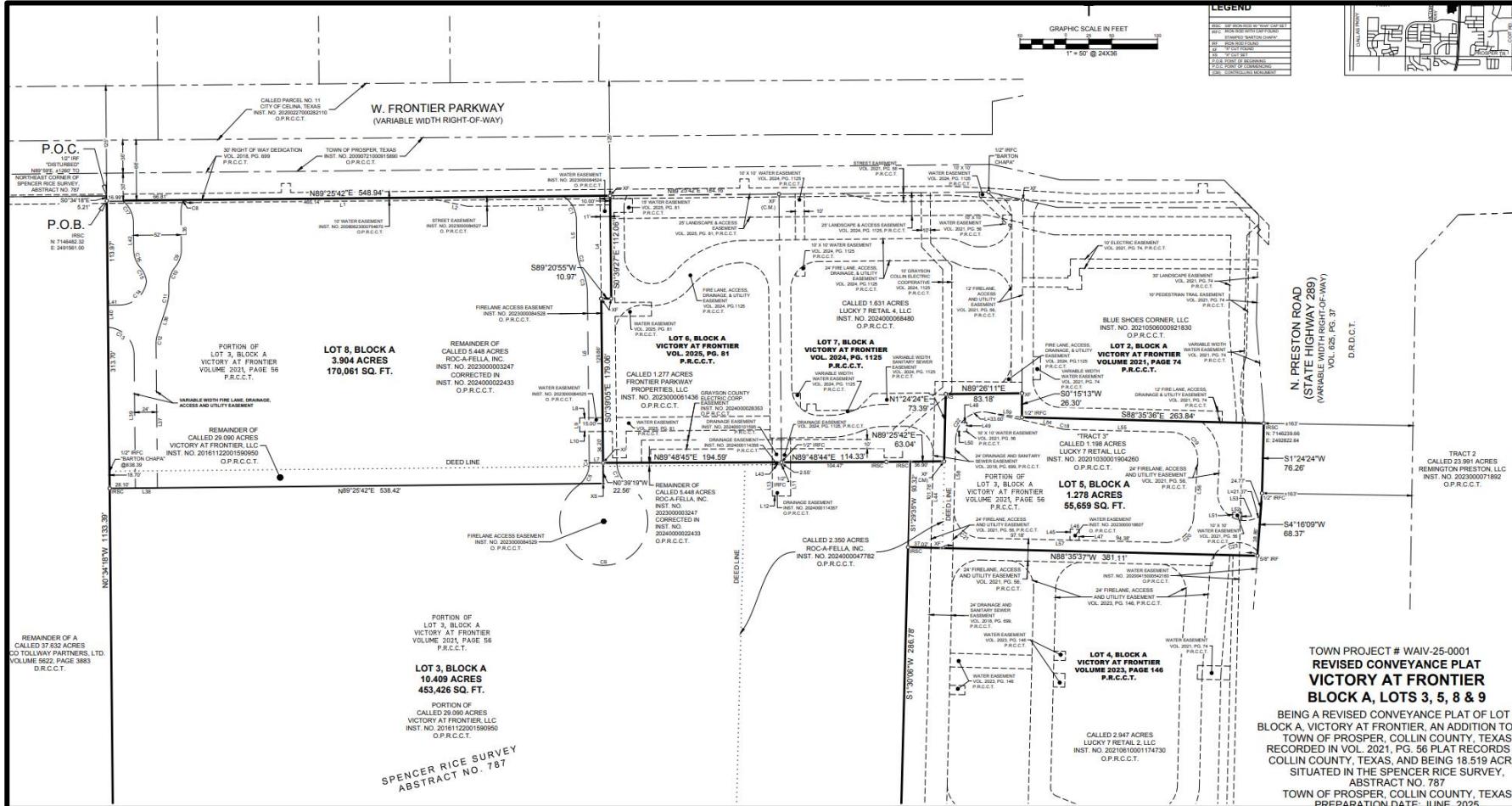


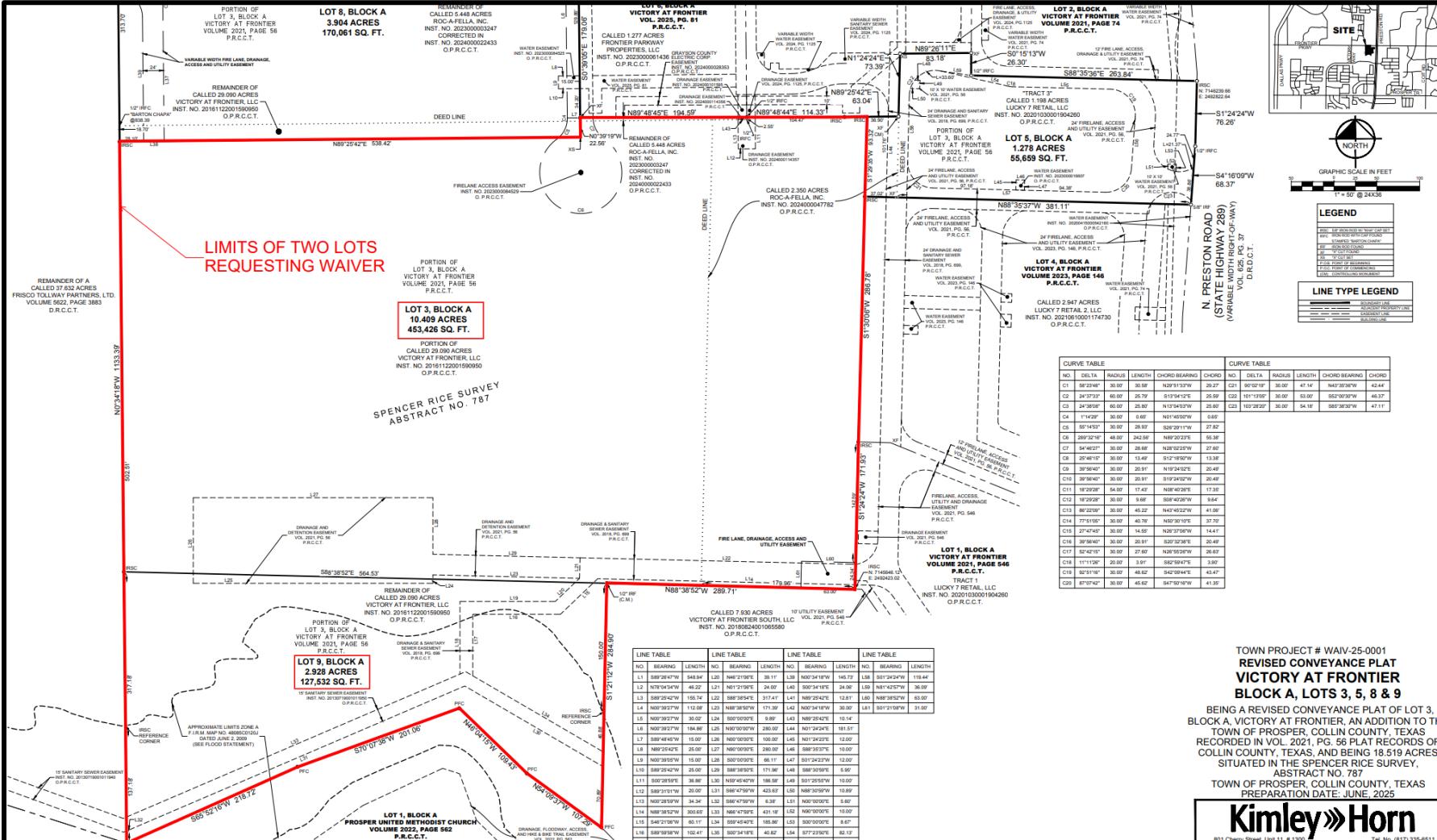
# TOWN OF PROSPER





# TOWN OF PROSPER





**TOWN PROJECT # WAIV-25-0001  
REVISED CONVEYANCE PLAT  
VICTORY AT FRONTIER  
BLOCK A, LOTS 3, 5, 8 & 9**

BEING A REVISED CONVEYANCE PLAT OF LOT 3,  
BLOCK A, VICTORY AT FRONTIER, AN ADDITION TO THE  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
RECORDED IN VOL 2021, PG. 56 PLAT RECORDS OF  
COLLIN COUNTY, TEXAS, AND BEING 18.519 ACRES  
SITUATED IN THE SPENCER RICE SURVEY.  
ABSTRACT NO. 787  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARATION DATE: JUNE, 2025

Kimley-Horn

## 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.

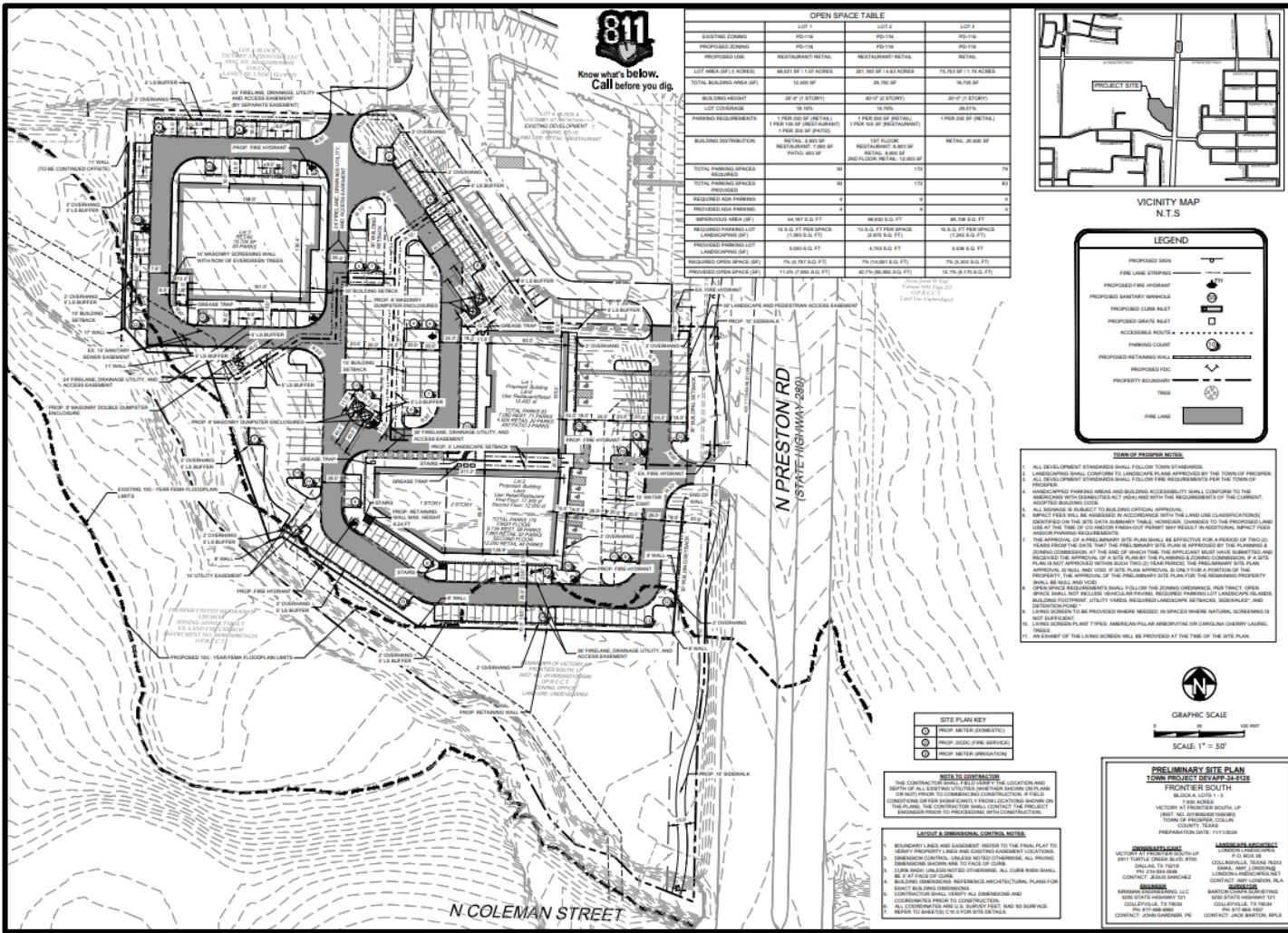
### Conditions of Approval:

- 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.



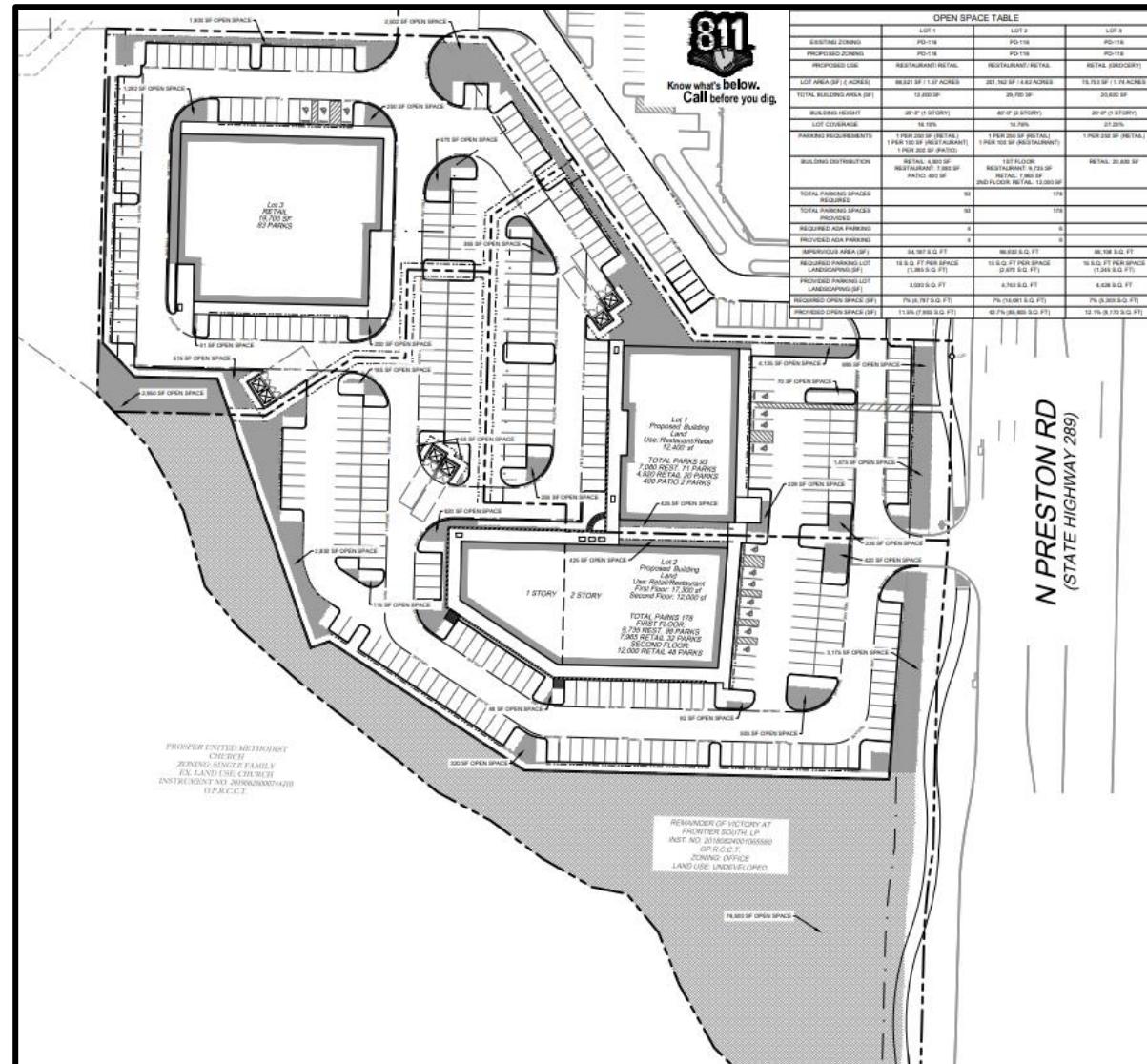


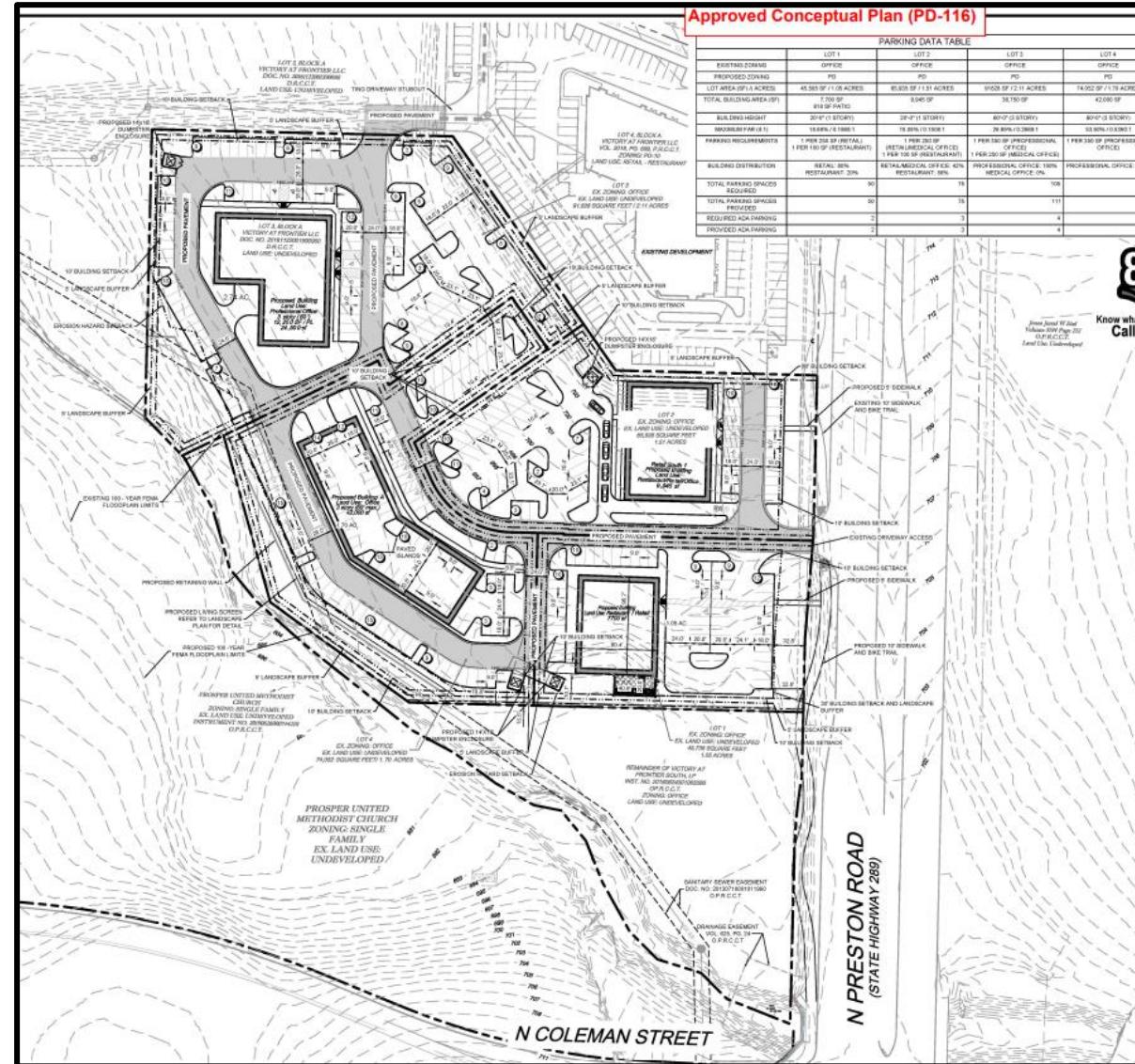
# TOWN OF PROSPER





# TOWN OF PROSPER







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

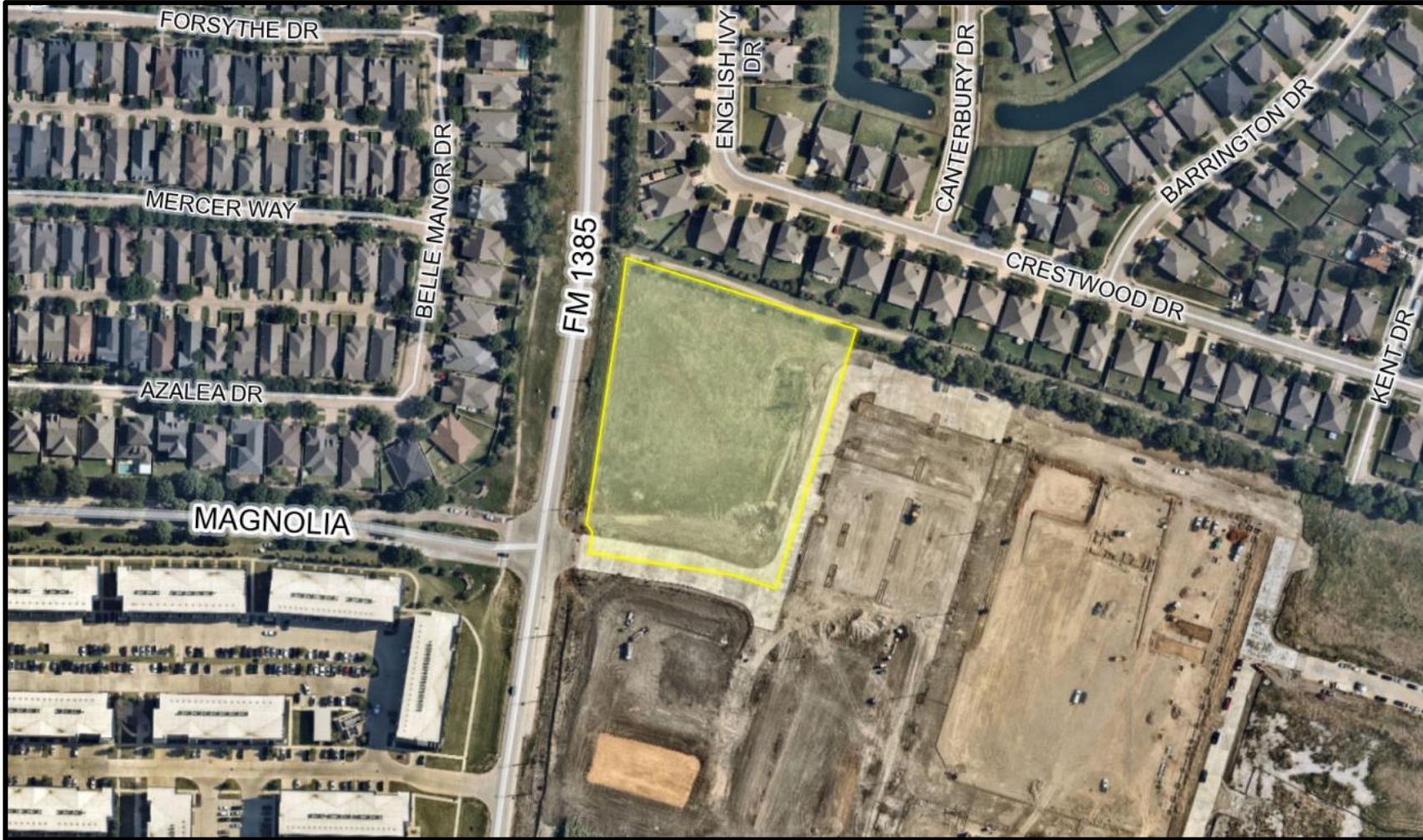
# Information

## 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)

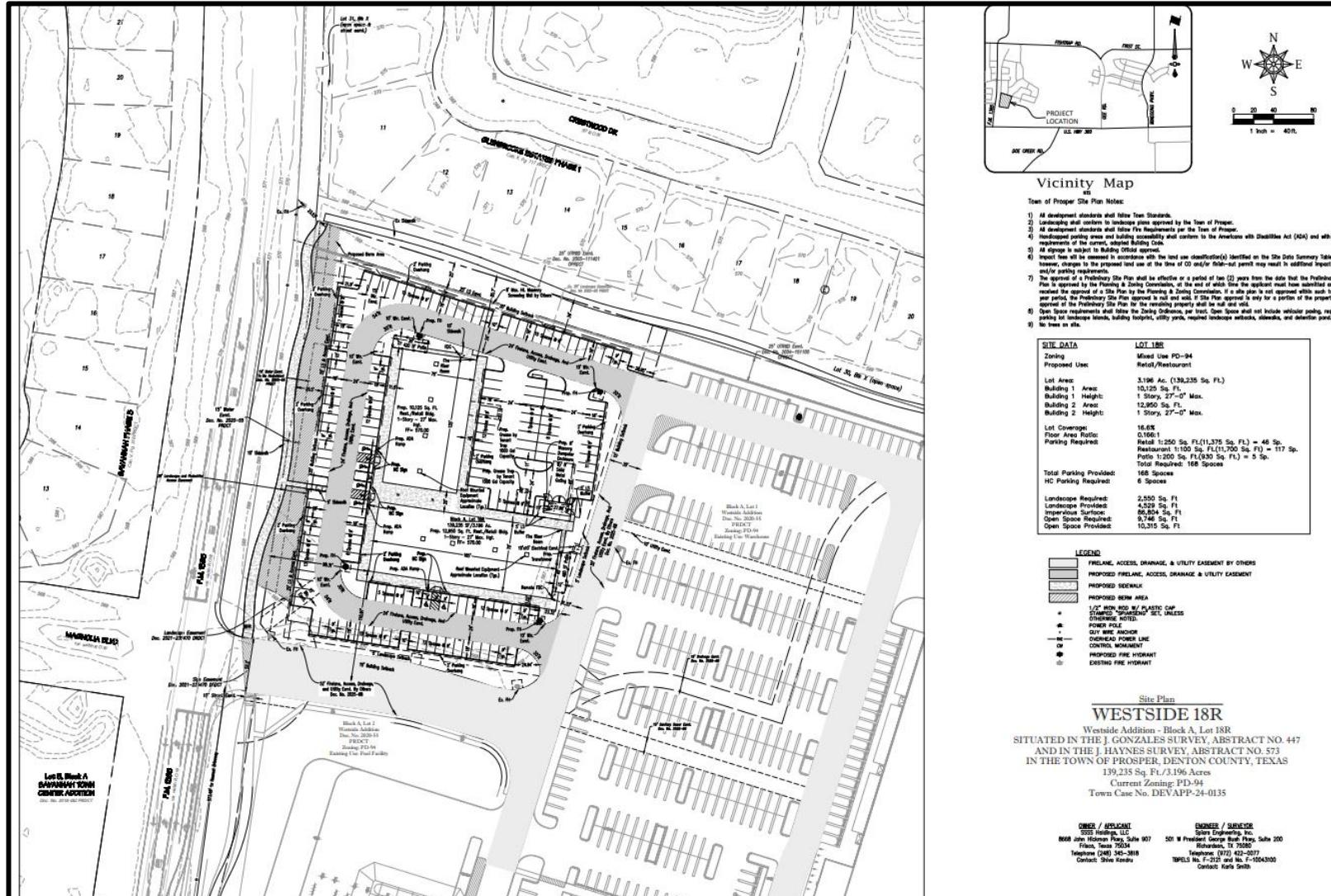
## History:

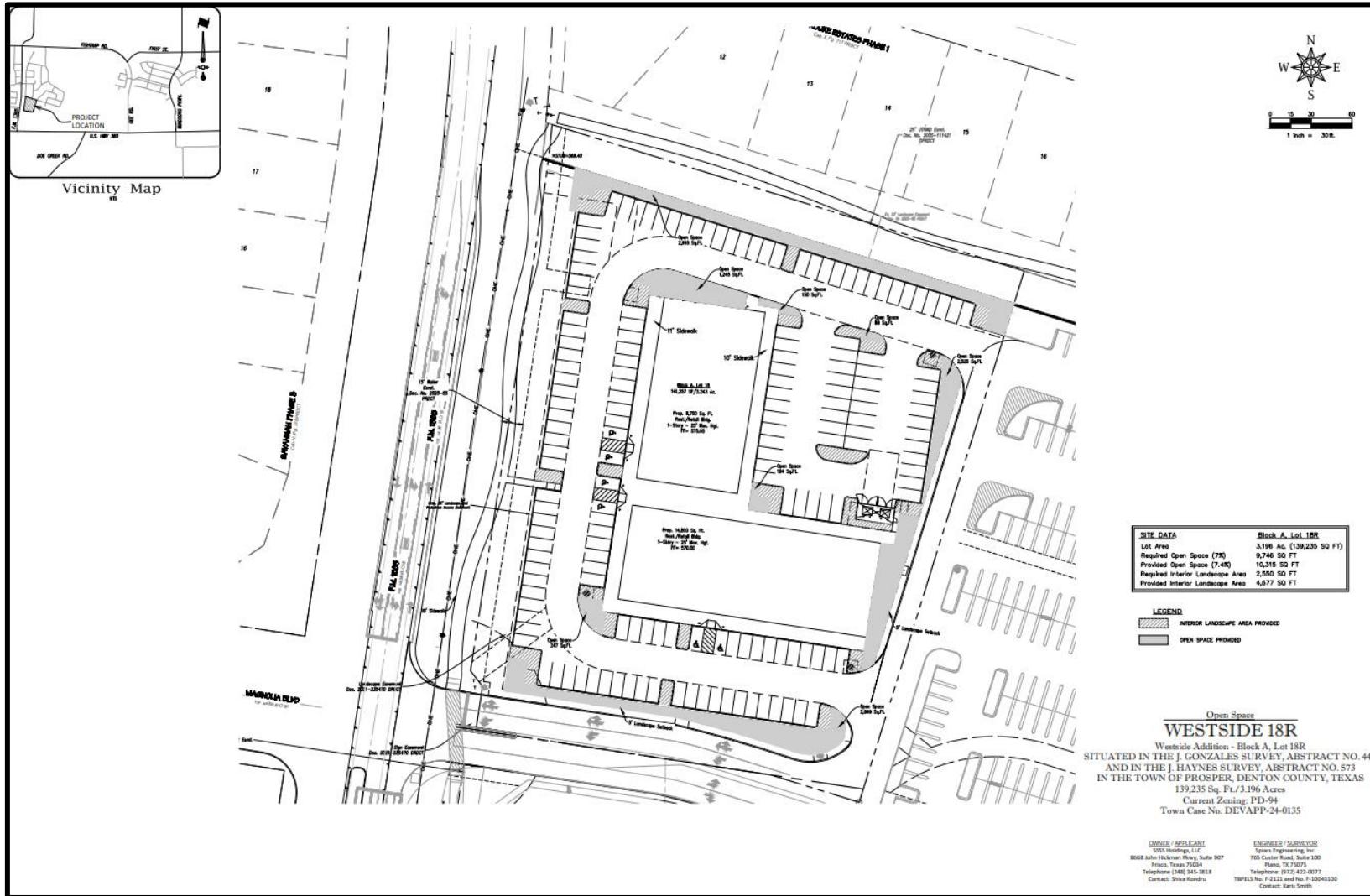
- Approved conceptual plan in Planned Development-94 showed similar configuration of Lot 18R.



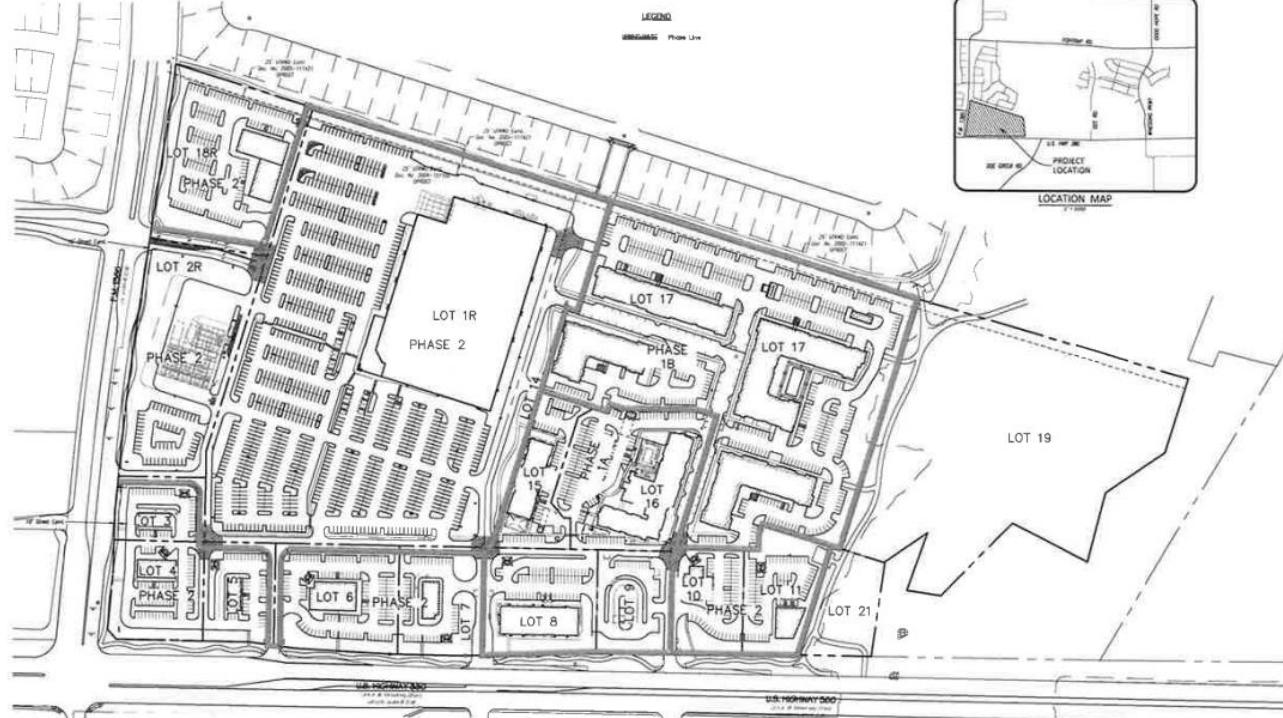


TOWN OF  
**PROSPER**





PD-94 Conceptual Plan



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

**WestSide**

BEING 63.371 ACRES OF LAND (GROSS)  
63.017 ACRES (NET)

IN THE B. HODGES SURVEY, ABSTRACT NO. 447 &  
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



# **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.

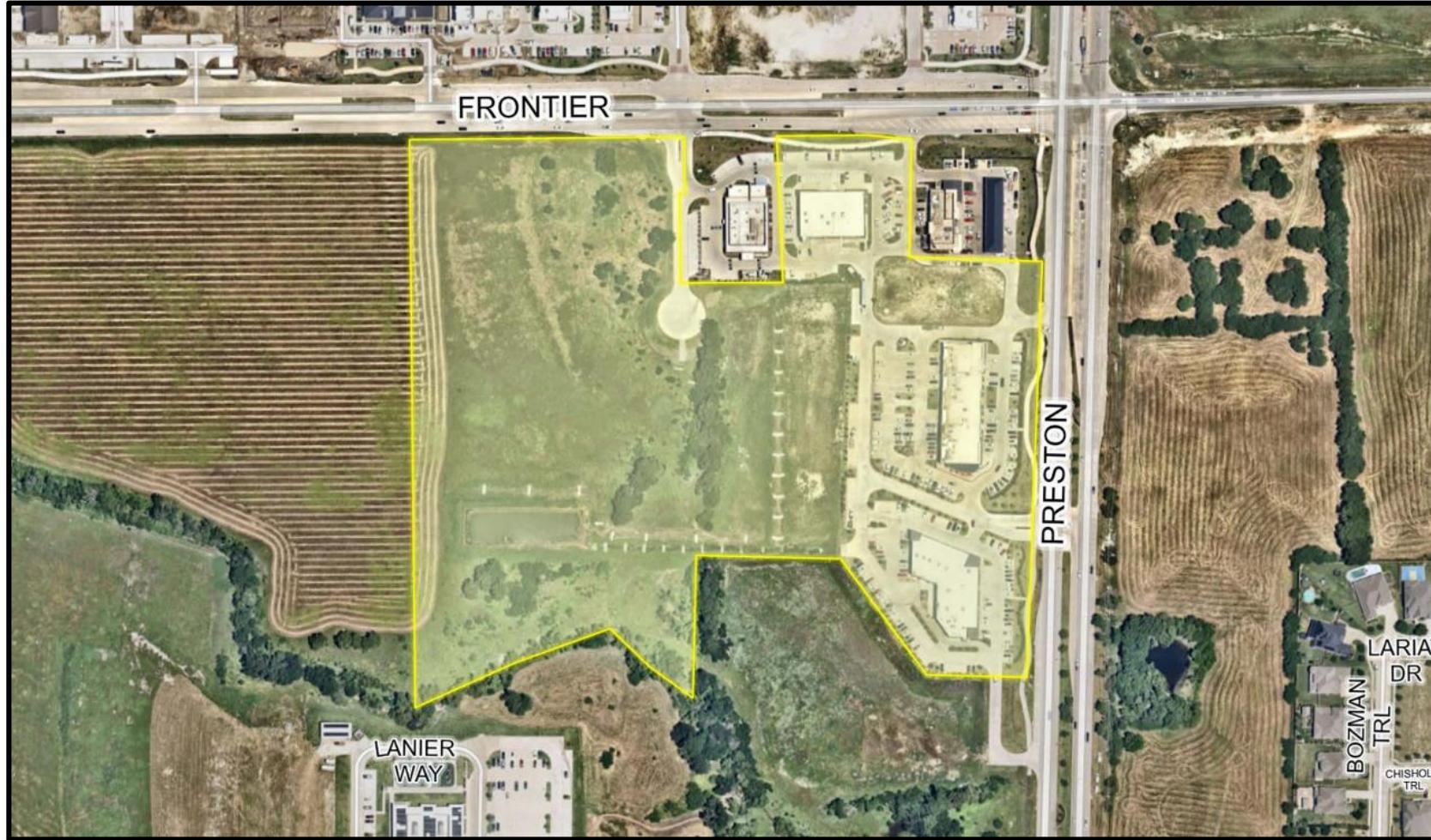
### History:

- 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).

## Information Cont.

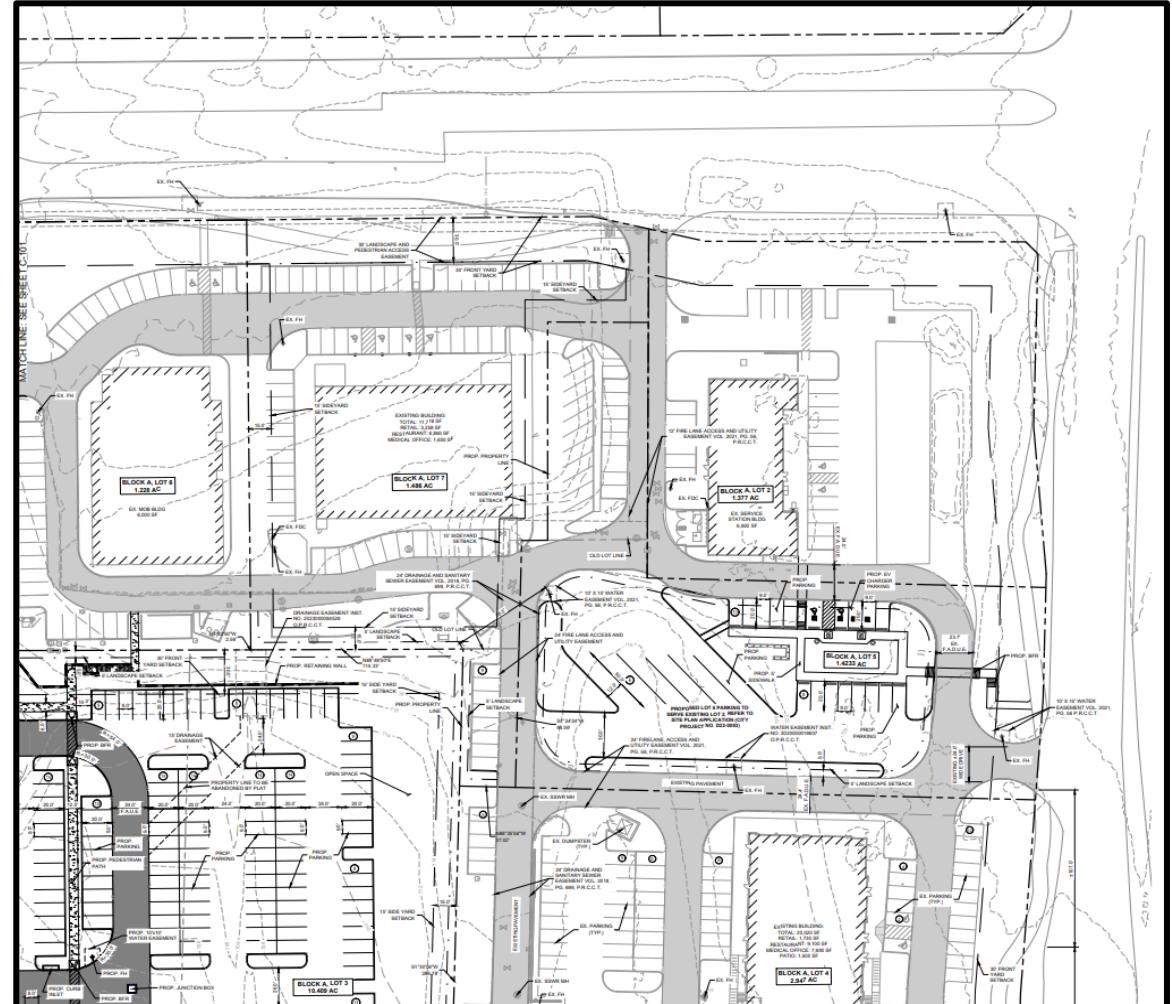
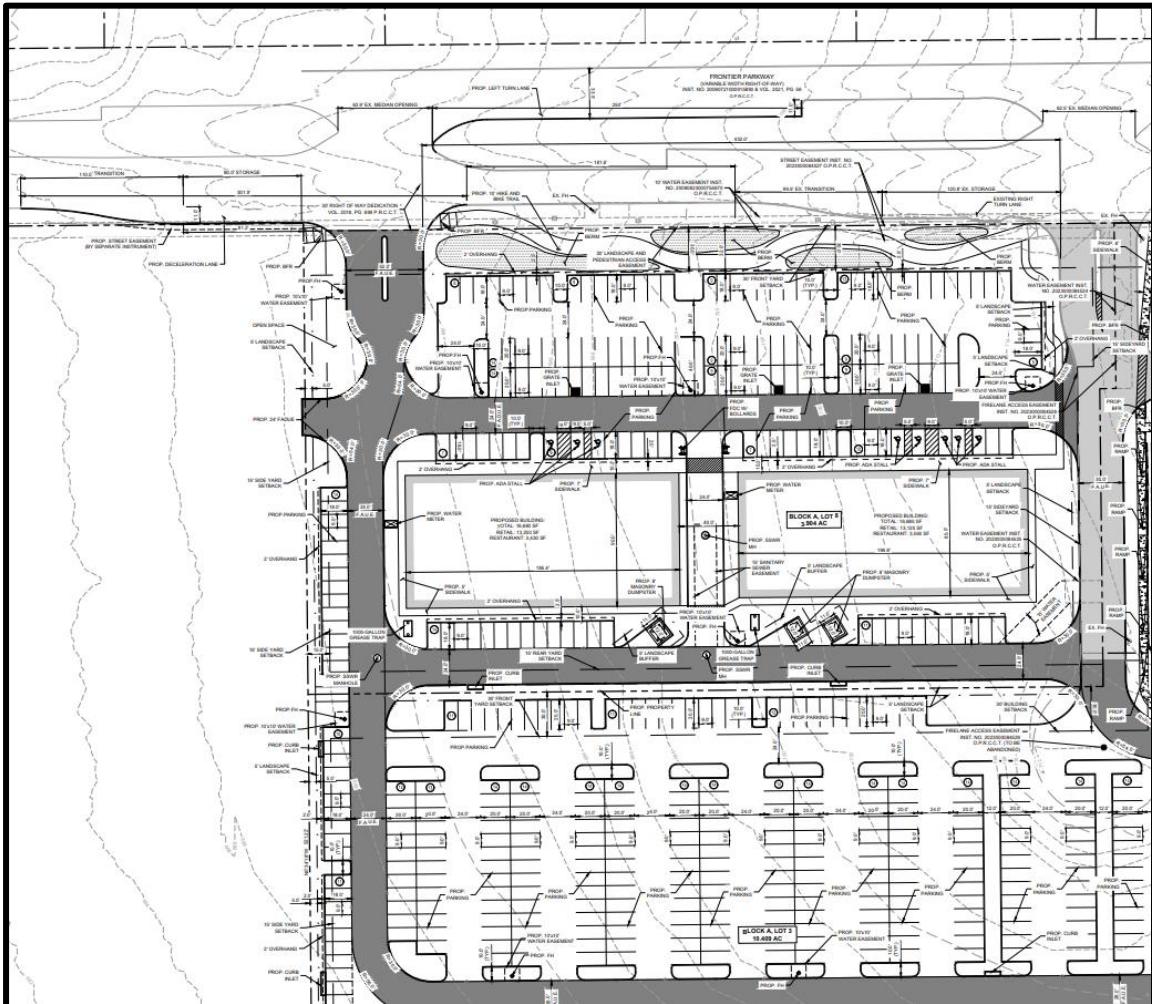
### Conditions of Approval:

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



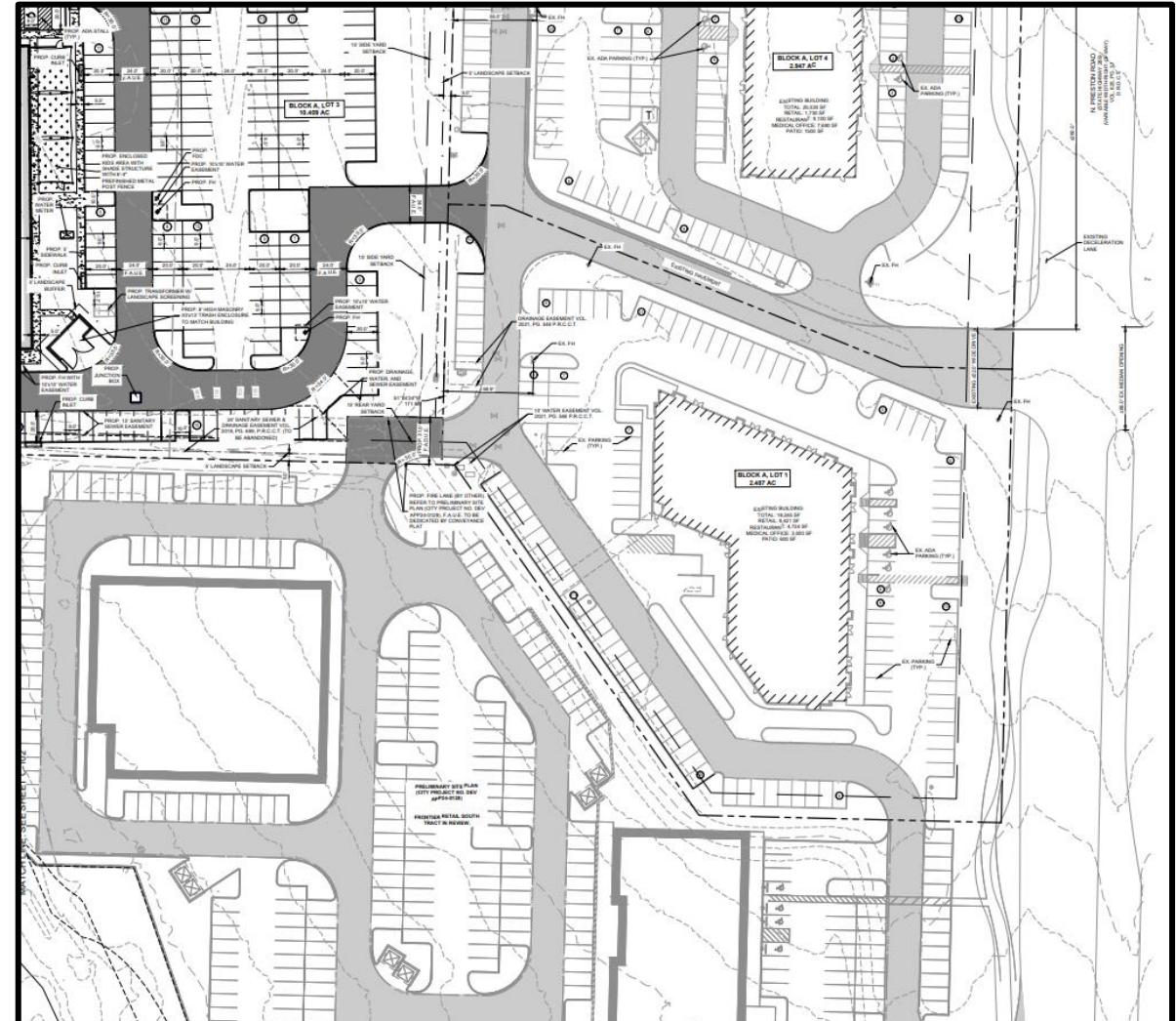
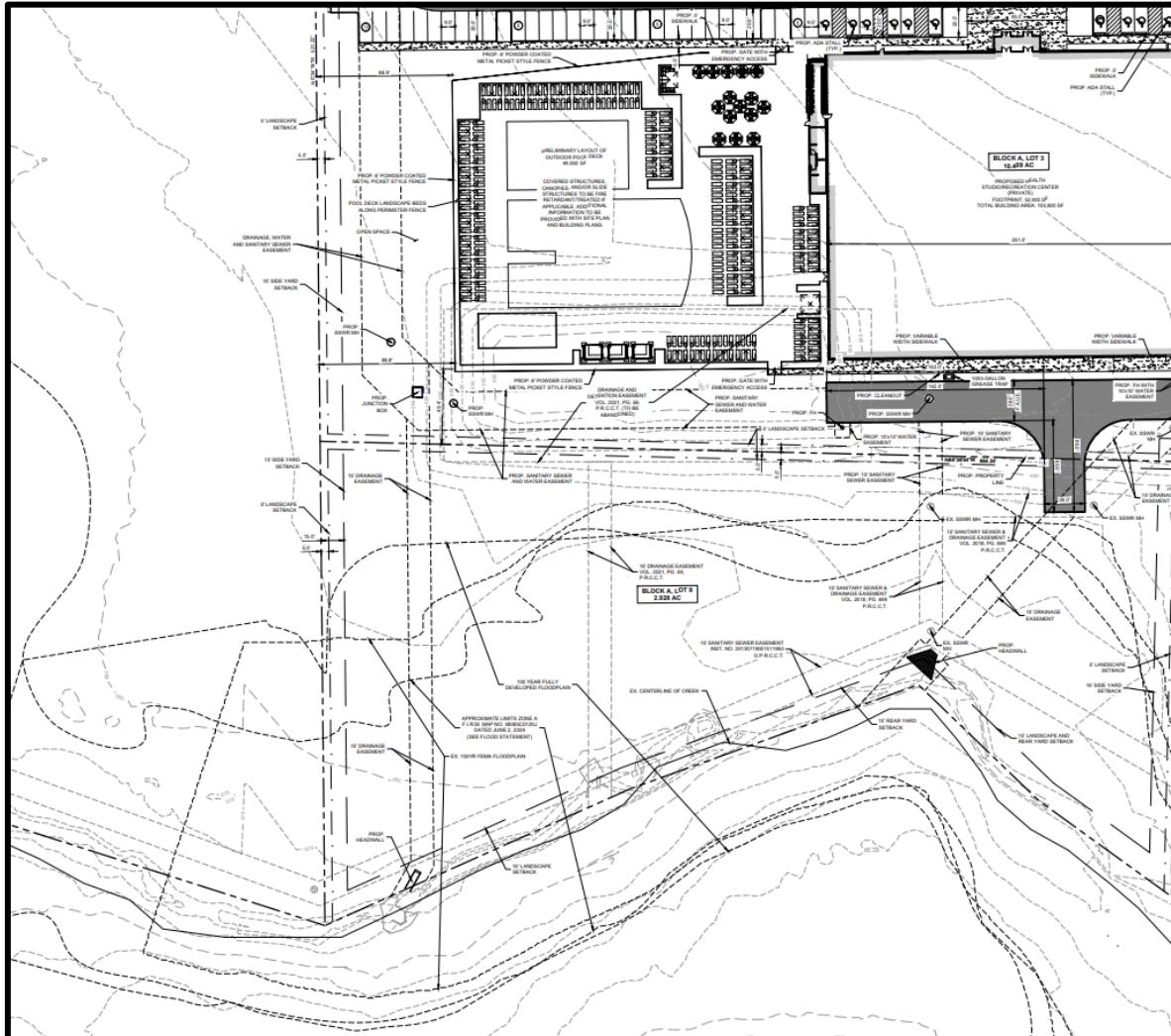


# TOWN OF PROSPER



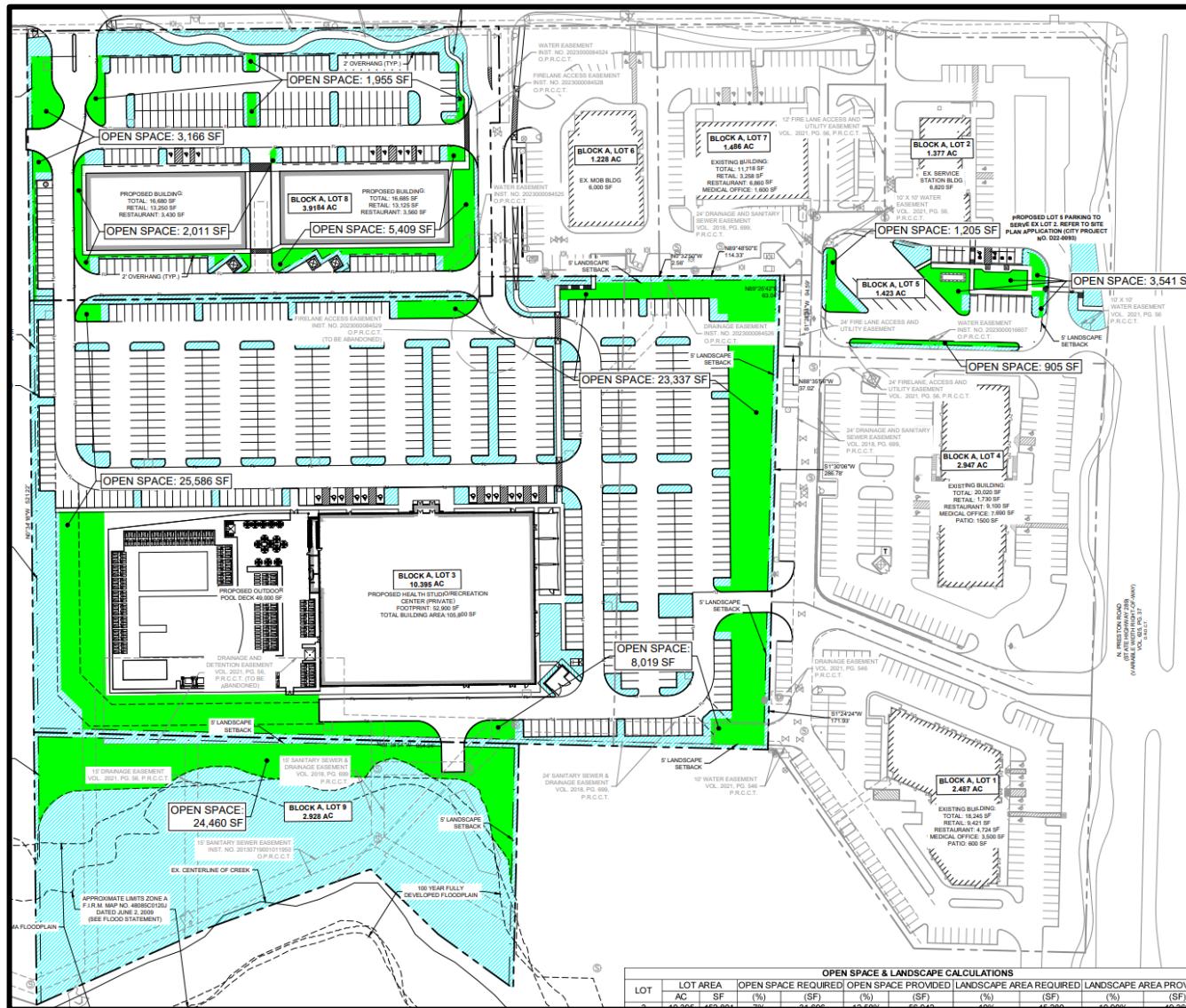


# TOWN OF PROSPER



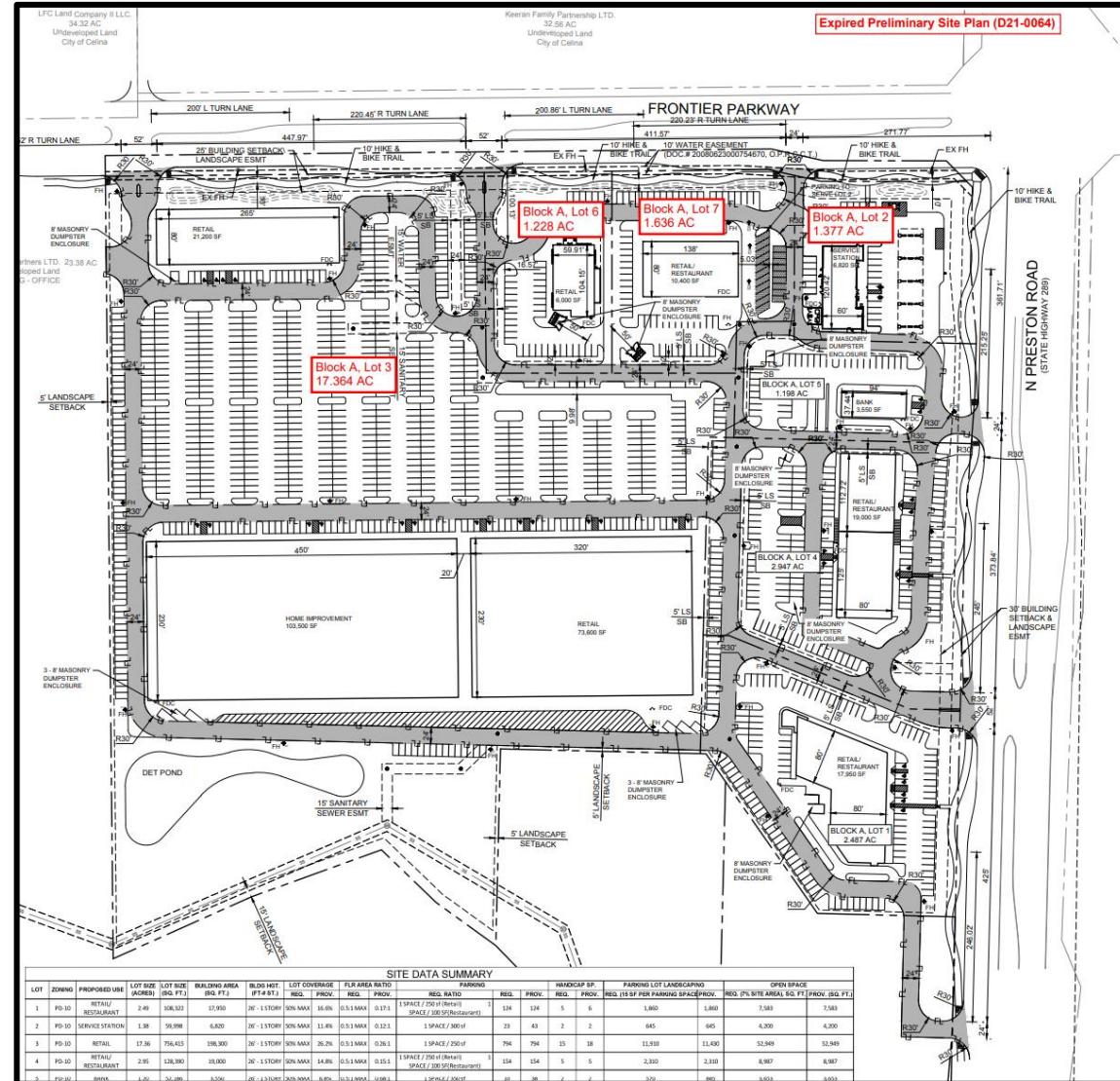


# TOWN OF PROSPER





# THE TOWN OF PROSPER

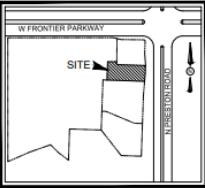
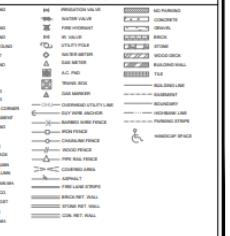




Approved Site Plan for Lot 5 (DEVAPP-24-0095)

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 89°28'11"E	83.16'
L2	S 00°15'13"W	26.39'
L3	S 88°33'34"E	263.84'
L4	S 01°24'24"E	76.26'
L5	S 04°18'00"W	68.37'
L6	N 88°35'37"W	344.09'
L7	N 01°24'24"E	167.98'

**EXISTING LEGEND**



## VICINITY MAP

TOWN OF PROSPER SITE PLAN GENERAL NOTES

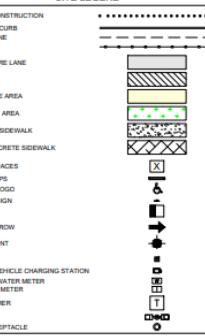
ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.  
LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF  
NEW HAMPSHIRE.  
ALL DEVELOPMENT STANDARDS SHALL FOLLOW REQUIREMENTS FOR THE TOWN OF  
NEW HAMPSHIRE.  
HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE  
REQUIREMENTS OF THE TOWN OF NEW HAMPSHIRE AND THE REQUIREMENTS OF THE CURRENT  
ADOPTED BUILDING CODE.  
THE TOWN OF NEW HAMPSHIRE OFFICIAL APPROVAL OF THE  
IMPACT FEES WILL BE AWARDED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS  
AND THE ZONING COMMISSION'S APPROVAL OF THE PLANS.  
LAND USE AT THE TIME OF CO-ANNUAL FINISH OFFPUTT MAY RESULT IN ADDITIONAL IMPACT  
FEES AND/OR PARKING REQUIREMENTS.  
THE TOWN OF NEW HAMPSHIRE PLANS SHALL BE EFFECTIVE FOR A PERIOD OF TWO  
YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING  
COMMISSION. THE TOWN OF NEW HAMPSHIRE PLANS SHALL BE APPROVED BY THE TOWN  
AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION.  
THE TOWN OF NEW HAMPSHIRE PLANS SHALL BE APPROVED BY THE TOWN OF  
PLANNING & ZONING COMMISSION. THE TOWN OF NEW HAMPSHIRE PLANS SHALL BE APPROVED  
BY THE TOWN OF NEW HAMPSHIRE AND IF NO, THEN SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE  
TOWN OF NEW HAMPSHIRE PLANS. THE TOWN OF NEW HAMPSHIRE PLANS SHALL BE APPROVED  
BY THE TOWN OF NEW HAMPSHIRE AND IF NO, THEN SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE  
TOWN OF NEW HAMPSHIRE PLANS.  
THE TOWN OF NEW HAMPSHIRE PLANS SHALL FOLLOW THE ZONING ORDINANCE, PERMIT TRACT, OPEN  
SPACE SHALL NOT INCLUDE VEHICLE PARKING, REQUIRED PARKING LOT, LANDSCAPE  
PLACEMENT, AND LANDSCAPE REQUIREMENTS. THE TOWN OF NEW HAMPSHIRE PLANS  
SHALL BE NULL AND VOID.

**SITE DATA SUMMARY TABLE**

GE	1.20 ACRES (52,187 S.F.)
USE	PD-10 (RETAIL "R")
AREA	50,500 S.F. (78.7%)
AREA (REQUIRED)	5,219 S.F. (10%)
AREA (PROVIDED)	5,557 S.F. (10.05%)
(REQUIRED)	3,653 S.F. (7%)
(FRONTED)	7,124 S.F. (13.82%)
PARKING PROVIDED	6 SPACES (12' x 30')
PROVIDED	4 SPACES (2 ADA PARKING SPACES)
PARKING PROVIDED	24 SPACES
PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)

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**SITE LEGEND**



## SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OR CITY PLANS.
  2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERSHIP OF THE UTILITIES TO DETERMINE THE EXACT LOCATION OF THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE LOCATED IN THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED OR DESTROYED DURING THE CONSTRUCTION PROCESS OR DURING THE PROCESS OF REPAIRING THE UTILITY.
  3. IN THE EVENT THAT ANY EXISTING OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR CONSTRUCTION, OR REPAIR THE DAMAGE, OR REPAIR THE CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT THE CONTRACTOR'S COST AND EXPENSE. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL DAMAGE AND THE COST OF REPAIR OR REPAIR OF THE UTILITIES.
  4. INVESTIGATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION INDUSTRY REGULATIONS AND STATE AND LOCAL CONSTRUCTION AMENDMENTS THEFT.
  5. IN THE EVENT THAT THE CONTRACTOR RESTORES ALL AREAS DESTROYED BY CONSTRUCTION TO ORIGINAL CONDITION ON BETTER RESTORED AREAS PROVIDED, THE CONTRACTOR SHALL RESTORE ALL AREAS, GATES, GATES, FENCES, DRIVeways, COTTAGES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  6. ALL AREAS NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPOINTED BY THE CITY ENGINEER, THESE CHANGES MAY BE MADE BY THE CONTRACTOR.
  7. THE CONTRACTOR SHALL PROVIDE RED MASKED PRINTS TO THE CITY ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL NOT CONSTRUCT ANY FEATURES WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT WHICH WAS SHOWN ON THE PLANS.
  8. ALL CURBS RADIUS TO BE 12' OR UNLESS OTHERWISE NOTED ON THE SITE PLANS.
  9. ALL CURBS RADIUS TO BE 12' OR UNLESS OTHERWISE NOTED ON THE SITE PLANS.
  10. ALL CURBS RADIUS TO BE 12' OR UNLESS OTHERWISE NOTED ON THE SITE PLANS.

**SITE PLAN**

**7-ELEVEN PARKING ADDITION**  
PORTION OF LOT 3, BLOCK A  
VICTORY AT FRONTIER, LOT 3, BLOCK A  
TOWN OF PROSPER



**ELEVEN PARKING ADDITION**  
 PORTION OF LOT 3, BLOCK A  
 VICTORY AT FRONTIER, LOT 3, BLOCK A  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS 75078

 **TRIANGLE**  
 ENGINEERING LLC

469-331-8566 FAX: 469-332-7465 E.C. info@triangleeng.com  
 triangle-llc.com O: 1700 W. MainStreet, Allen, TX 75002

CS.	DATE	SCALE	PROJECT NO.	HEET NO.
1	06/25/13	INCH	765-34	

**1 Civil Engineering | Construction Management**

8/09/24 TX, P.E. FIRM #11525 C-3.0



# Prosper Center

## Block A, Lots 10-11

### (DEVAPP-25-0041)

# Information

## 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.





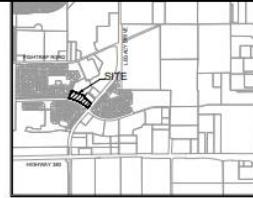
# THE TOWN OF PROSPER

SITE DATA SUMMARY TABLE	
ZONING	LOT 10
PROPOSED USE	3 STORY MEDICAL OFFICE BUILDING
LOT AREA	120.00' x 2.785 AC
BUILDING AREA	16,055 SF x 0.38 AC
PERMITTING	0%
LOT COVERAGE	12.48%
ROOF AREA/RATIO	0.3 : 1
1/250 SF OF FLOOR AREA	
NON-TRAILER HOMEDOM	154
HANDICAP PARKING REQUIRED	155
HANDICAP PARKING PROVIDED	0
PARKING LOT LANDSCAPING REQUIRED	6
PARKING LOT LANDSCAPING PROVIDED	0
SOIL EROSION AND SEDIMENT CONTROL	2,325 SF x 1.79%
SOIL EROSION AND SEDIMENT PROVIDED	3,085 SF x 1.00%
SOIL EROSION AND SEDIMENT DEFICIENCY	107.27%
OPEN SPACE	0.073 SF x 7.00%
OPEN SPACE REQUIRED	10,684 SF x 8.4%
LOT 11	RETAINING WALL
14,160' SF x 3.24 AC	22,200' SF x 0.51 AC
PERMITTING	0%
LOT COVERAGE	15.72%
ROOF AREA/RATIO	0.2 : 1
1/250 SF OF FLOOR AREA	
NON-TRAILER HOMEDOM	130
HANDICAP PARKING REQUIRED	109
HANDICAP PARKING PROVIDED	0
PARKING LOT LANDSCAPING REQUIRED	2,100 SF x 1.49%
PARKING LOT LANDSCAPING PROVIDED	1,440 SF x 1.00%
SOIL EROSION AND SEDIMENT CONTROL	107.27%
OPEN SPACE	8,863 SF x 7.00%
OPEN SPACE REQUIRED	14,072 SF x 9.00%

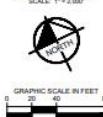
NOT

1. ALL DRAINS/SEWERS TO BE CURVED OUTWARD UNLESS NOTED OTHERWISE.
  2. ALL RADIALS 3' OR 12' UNLESS NOTED OTHERWISE.
  3. FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH THE PRO-  
REQUISITES AND SHALL HAVE A MIN. INNER TURNING RADIUS OF 30'.
  4. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH PRO-  
REQUISITES AND SHALL BE LOCATED IN A 12'X12' WATER EGRESS.
  5. ALL STOOP SEWS TO BE INSTALLED AT LEAST 4'-0" FROM SURFACE  
STRUCTURE.

## **PROSPER STANDARD NOTES**



### VICINITY MAP



## LEGEND

KF

KEY	TYPICAL
BFR	BARRIER-FREE RAMP
CI	CURB INLET
JB	JUNCTION BOX
GI	GRAVE INLET
HW	HEADWALL
LS	LANDSCAPE
ME	MEETING
CD	CLAMPDOWN
FH	FIRE HYDRANT
WM	WATER METER
IRR	IRRIGATION METER
FDC	FIRE DEPARTMENT CONNECTION
P	NUMBER OF PARKING SPACES

PRELIMINARY SITE PLAN  
PROSPER CENTER  
BLOCK A, LOTS 10 AND 11

6.217 ACRES SITUATED IN THE L. NETHERLY,  
ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS

**OWNER:**  
PROSPER VILLAGES AT LEGACY LLC  
10000 LEGACY DR STE 100  
FORT WORTH, TX 76131  
CONTACT: CRAIG CURRY  
PHONE: (214) 320-1000  
EMAIL: CRAIGCURRY@PROSPERVILLAGESOURCES.COM

**OWNER:**  
LEGACY PRAIRIE SE LLC  
10000 LEGACY DR STE 100  
FORT WORTH, TX 76131  
CONTACT: SAMIRA SVA RAH KHNAGHEH  
PHONE: (877) 711-2386

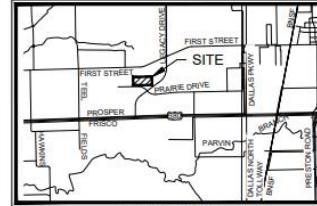
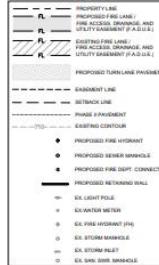
**ENGINEER/APPLICANT:**  
KIRBY HORN AND ASSOCIATES, INC.  
2600 N CENTRAL EXPY, SUITE 375  
FORT WORTH, TX 76101  
CONTACT: SHAY HUFFMAN, P.E.  
PHONE: (817) 799-1380  
EMAIL: SHAY.HUFFMAN@KIRBYHORN.COM



# THE TOWN OF PROSPER

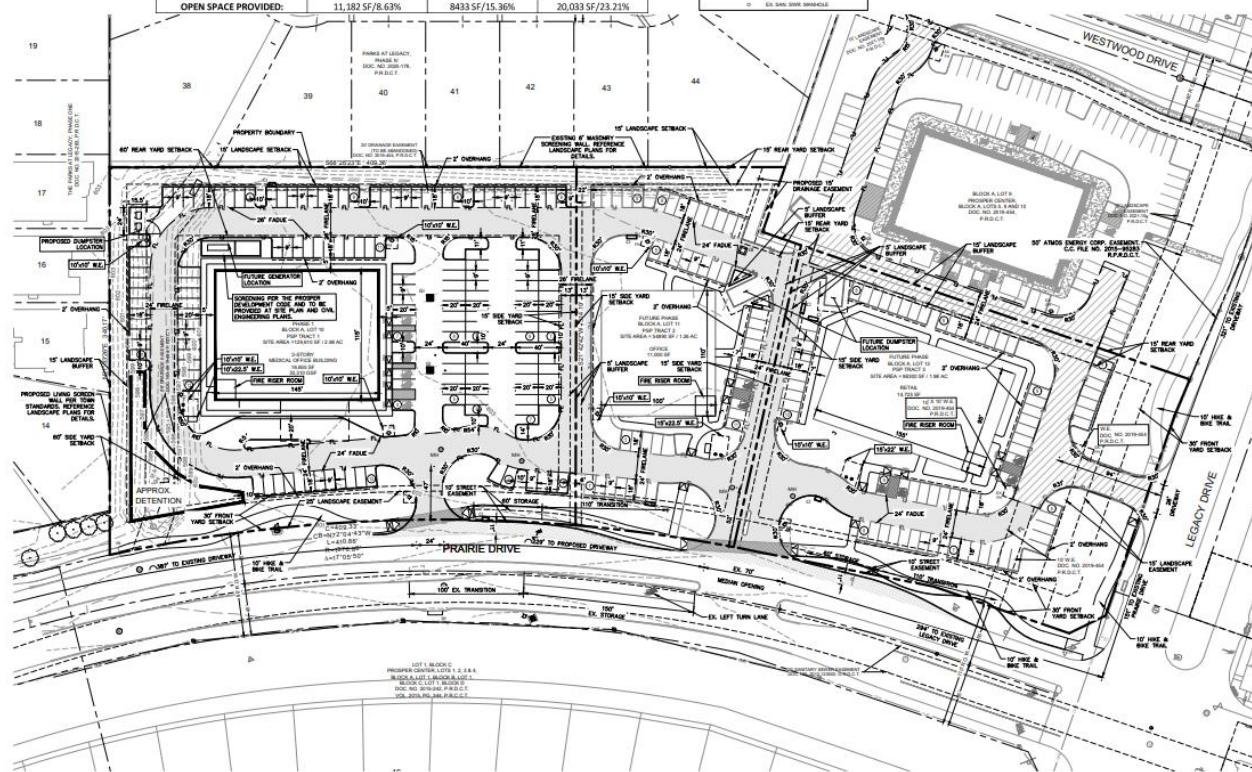
SITE DATA SUMMARY TABLE			
ITEM	LOT 10 - TRACT 1	LOT 11 - TRACT 2	LOT 12 - TRACT 3
ZONING:	PD-65	PD-65	PD-65
PROPOSED USE:	2-STORY MEDICAL OFFICE BUILDING	OFFICE	RETAIL
LOT AREA:	129610 SF / 2.97 AC	54899 SF / 1.26 AC	86300 SF / 1.98 AC
BUILDING AREA:	16655 SF / 0.38 AC	11000 SF / 0.25 AC	14725 SF / 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:	134	32	71
ACCESSIBLE PARKING PROVIDED:	155	45	71
ACCESSIBLE PARKING REQUIRED:	6	2	3
ACCESSIBLE PARKING PROVIDED:	6	2	4
AREA OF IMPERVIOUS SURFACES:	72,400 SF	38,250 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 REQ'D/PROVIDED:	9,073 SF / 7.00%	3,841 SF / 0.00%	6,041 SF / 0.00%

Approved Preliminary Site Plan (DEVAPP-24-00)



**SITE LOCATION MAP**  
(NOT TO SCALE)

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES



TOWN OF  
**PROSPER**  
PLANNING DEPARTMENT

P&Z Approved  
05/21/2024

**Kimley-Horn**

PRELIMINARY SITE PLAN  
HARROD MEDICAL OFFICE BUILDING

**HARROD MEDICAL OFFICE BUILDING  
PROSPER CENTER  
BLOCK A LOT 10-12**

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: **PROSPECTIVE** PREPARATION DATE: MAY 16, 2024  
MCKEEHORN AND ASSOCIATES, INC.  
1215 WEST CAMP STREET, SUITE 230  
FORT WORTH, TEXAS 76104  
PHONE: (817) 287-9800  
FAX: (817) 287-9801  
E-MAIL: [info@mckeehorn.com](mailto:info@mckeehorn.com)  
OWNER / APPLICANT  
CROSSOVER VILLAGE LLC, LLLC  
15000 RESEARCH ROAD  
FORT WORTH, TEXAS 76131  
PHONE: (214) 381-9900



# 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.