

# Welcome to the October 14, 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 of the September 16, 2025, Town Council Regular meeting. (MLS)

## Agenda Item 2.

Consider and act upon the minutes of the September 23, 2025, Town Council Work Session meeting. (MLS)

## Agenda Item 3.

Consider and act upon the minutes of the September 23, 2025,  
Town Council Regular meeting. (MLS)

## Agenda Item 4.

Consider and act upon a Resolution calling the remaining portion of the Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2014 for Redemption Prior to Maturity; and Enacting Other Provisions Relating to the Subject. (CL)

## Agenda Item 5.

Consider and act upon a Resolution to deny the application of Oncor Electric Delivery Company LLC to change rates within the Town. (MLS)

## Agenda Item 6.

Consider and act upon authorizing the Town Manager to execute an agreement regarding the Police Department's (PD) Analytics and Management Platform for the purchase of public safety technology enhancements. (DK/SB)

## Agenda Item 7.

Consider and act upon approving the purchase of meter transmission units (MTUs) from Aclara Technologies, LLC, for \$175,921.20 for the use with water meters. (CJ)



## Agenda Item 8.

Consider and act upon an annual fixed-price agreement for the purchase of Hydrogen Sulfide Odor Control Technology for the Town's wastewater system, at the unit prices guaranteed, from Helix Laboratories, Inc., a sole source provider. (CJ)

## Agenda Item 9.

Consider and act upon authorizing the Town Manager to execute a five-year contract renewal for \$370,198 between the Town of Prosper and Tyler Technologies for the Enterprise Permitting and Licensing software. (LJ)

## Agenda Item 10.

Consider and act upon an ordinance to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west side of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012) (DH)

## Agenda Item 11.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between 289 (Preston) & 380, LP, 183 Land Corporation, GOP #3 LLC, and GOP Multifamily LLC and the Town of Prosper relative to Subdistricts 2 and 3 of the Gates of Prosper. (DH)

## Agenda Item 12.

Consider and act upon a request for the removal of a historic tree at 591 Harrison Lane. (DH)

# Historic Tree Removal (591 Harrison Lane)

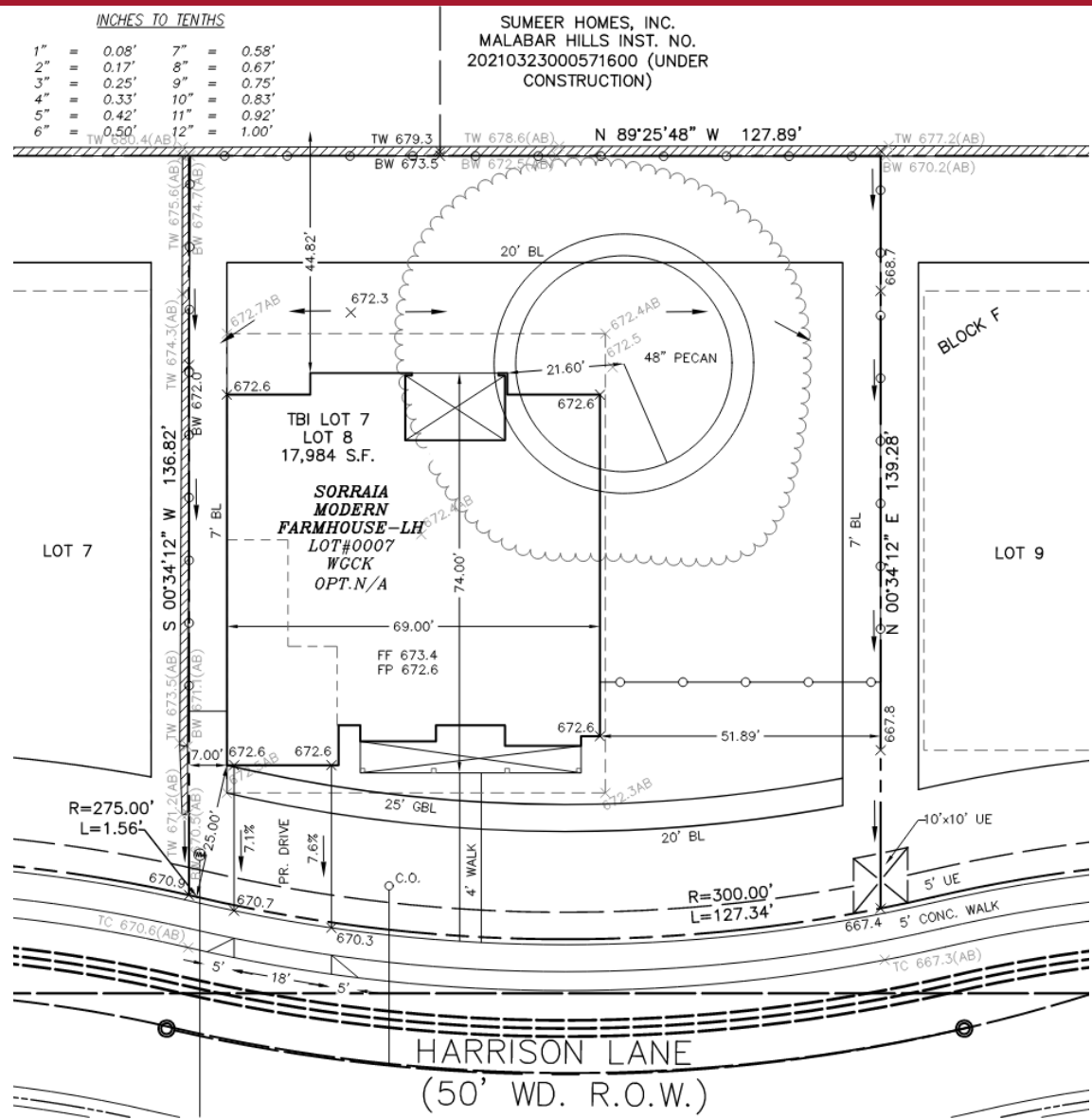
# Background

## Purpose:

- Removal of a historic tree due to the construction of a single-family home with a front facing garage.
  - The home was intended to be constructed with a 20-foot front building line.
  - The attached front facing garage requires the home to have a 25-foot front building line.

## Determination:

- The increased setback pushed the foundation of the home within six feet of the tree.
- The foundation's proximity to the tree has caused root damage that will result in the death of the tree.







# Tree Mitigation Requirements

## Historic Trees:

- Exceed 40-Caliper Inch Diameter
- Removal Requires Town Council Approval
- 400 Percent Mitigation Rate

## Tree Credit:

- Credit received for the initial preservation of the tree will be paid back on top of the mitigation fee.

## Required Mitigation:

- 76 Replacement Trees or Fee of \$39,655 (Developer Opting to Pay Fee)

# Tree Mitigation Calculation

## Historic Tree Removal:

- $52.9 \text{ (Historic Tree Caliper Inches)} \times 4 \text{ (400\% Mitigation Rate)} = 211.6 \text{ (Caliper Inches Required)}$
- $211.6 \text{ (Caliper Inches Required)} / 3 \text{ (Average Caliper Inches Per Tree)} = 71 \text{ (Replacement Trees)}$
- $211.6 \text{ (Caliper Inches Required)} \times 175 \text{ (Rate)} = \$37,030 \text{ (Fee In Lieu of Tree Replacement)}$

## Preserved Tree Credit:

- $1 \text{ Positive Credit} = 1 \text{ Tree (3 Caliper Inches)}$
- $52.9 \text{ Caliper Inches (Historic Tree)} = 5 \text{ Positive Credits (Trees Greater Than 24 Caliper Inches)}$
- $5 \text{ (Positive Credits)} \times 3 \text{ (Average Caliper Inches Per Tree)} = 15 \text{ (Caliper Inches Credited)}$

## Tree Mitigation Calculation Cont.

### Tree Credit Reclamation:

- $15 \text{ (Caliper Inches Credited)} / 3 \text{ (Average Caliper Inches Per Tree)} = 5 \text{ (Replacement Trees)}$
- $15 \text{ (Caliper Inches Required)} \times 175 \text{ (Rate)} = \$2,625 \text{ (Fee In Lieu of Replacement)}$

### Totals:

- $71 \text{ (Historic Tree)} + 5 \text{ (Reclaimed Credit)} = \mathbf{76} \text{ (Total Number of Replacement Trees)}$
- $\$37,030 \text{ (Historic Tree)} + \$2,625 \text{ (Reclaimed Credit)} = \mathbf{\$39,655} \text{ (Total Fee for Removal of Tree)}$

*\* The total amount owed to the Town (\$39,655.00) is in an escrow account awaiting a final decision from Town Council. \**

## Agenda Item 13.

**[TABLED TO NOVEMBER 11]** Conduct a Public Hearing and consider and act upon a request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025) (DH) *Town Staff has requested this item to be tabled.*

## Agenda Item 14.

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)

Saddle Creek Commercial,  
Block A, Lots 2R and 3  
(DEVAPP-25-0088)







## Information

**Purpose:** The applicant requests approval of a preliminary site plan that will create a lot for the dental office and a remainder lot. The lots will consist of the following:

**Lot 2R:** Five one-story and four two-story buildings.

Total of 108,836 square feet.

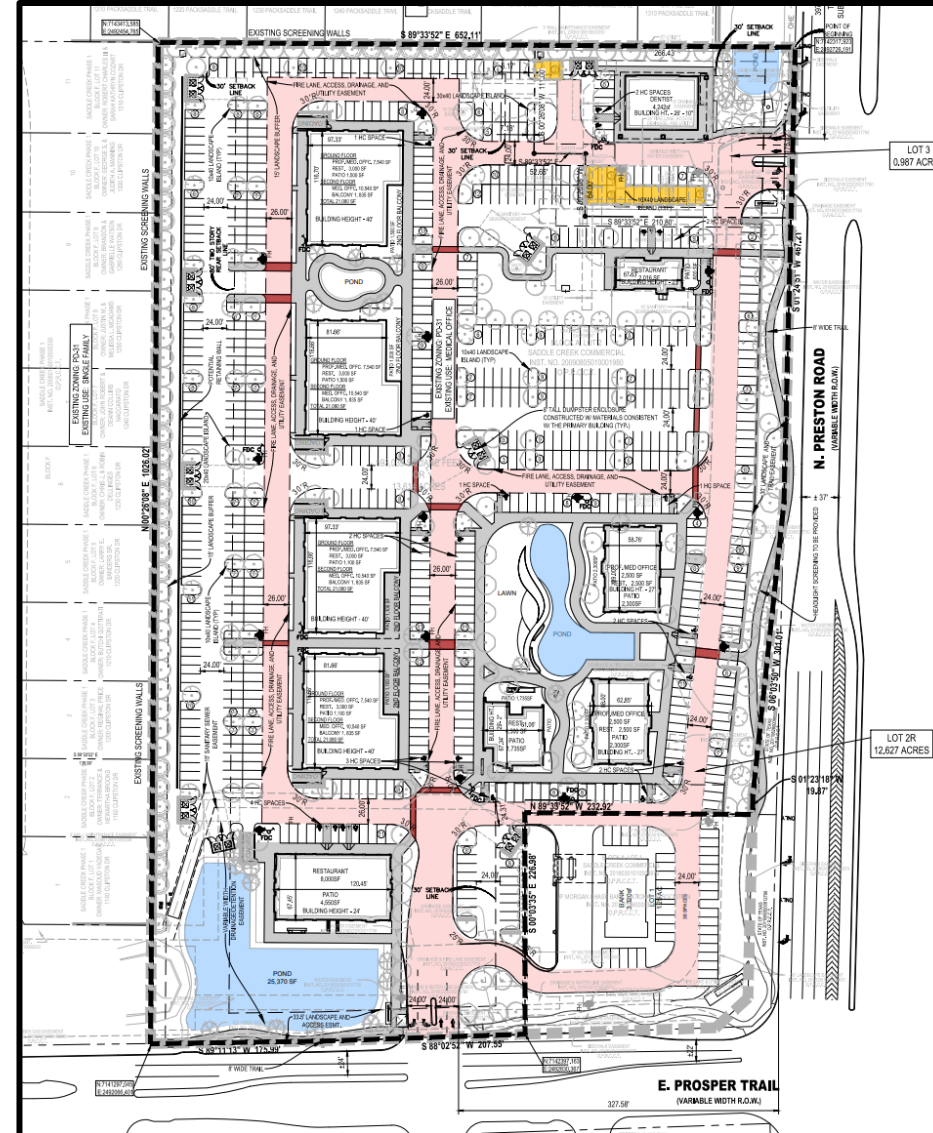
Proposed office and restaurant uses in compliance with PD-31.

**Lot 3:** An existing 4,242 square foot dental office.

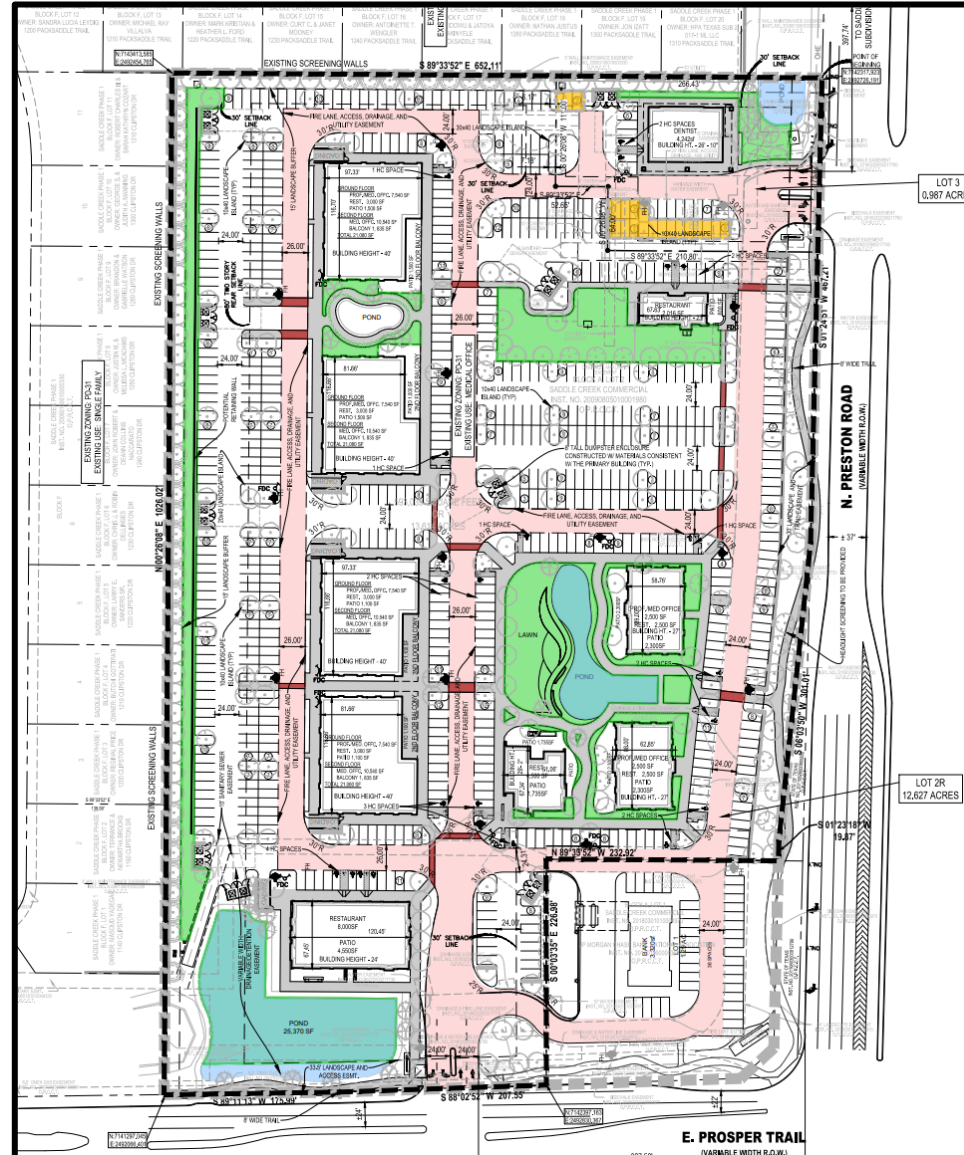
The parking and drive-aisle configuration around the office will remain until Lot 2R develops.

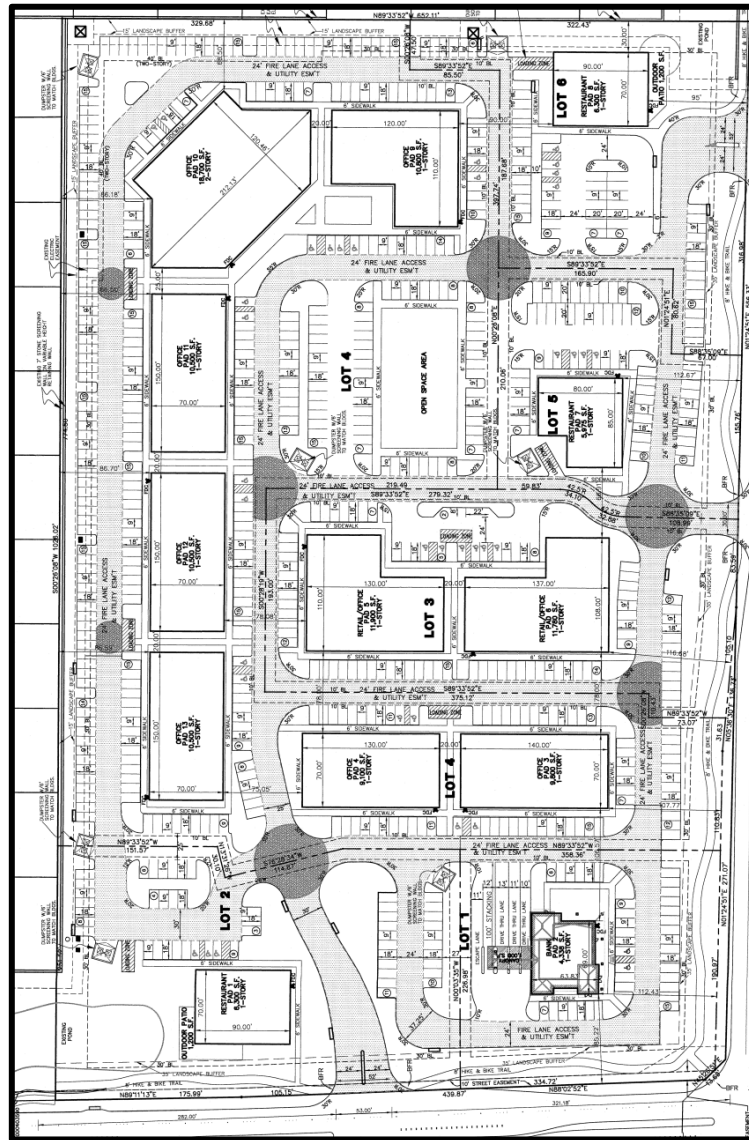
**History:** The first preliminary site plan was approved on this property in 2007 (D07-0026). After expiring, the same preliminary site plan layout was approved in 2010 (D10-0011) and then again in 2016 (D15-0098). The last approved plan is included as attachment.

# Preliminary Site Plan



# Open Space Plan





# 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 15.

Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH)



# Planned Development Prosper Oaks (ZONE-24-0022)

## Agenda Item

Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022)

# Background

## Previous Meetings:

- Tabled at Town Council meeting on August 26
- Tabled at Town Council meeting on September 16

# Updated Proposal

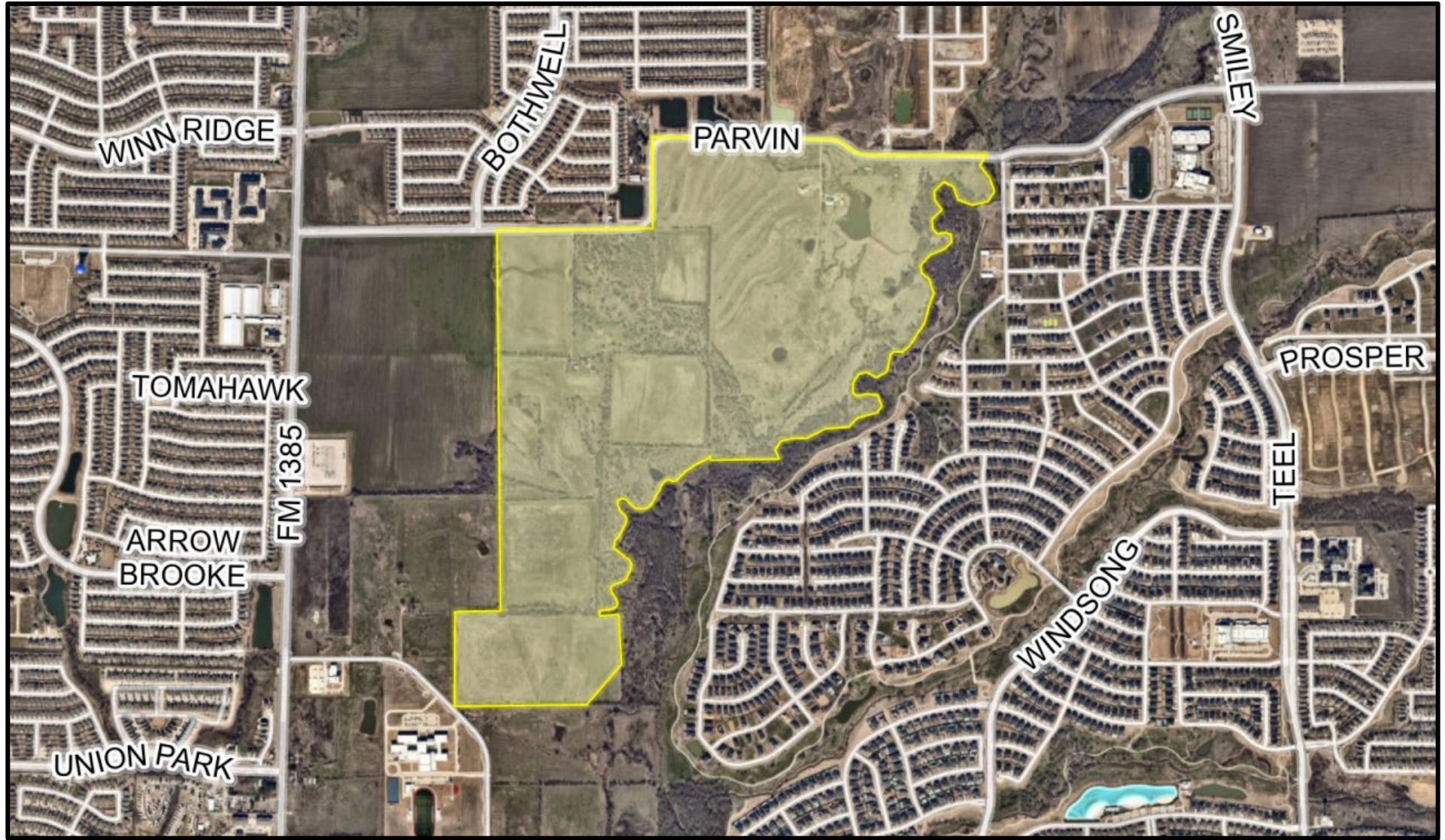
## Modifications:

- Reduction of maximum number of dwelling units in both tracts from 800 to 775.
- Reduction of the maximum number of dwelling units in the western tract from 525 to 500.
- Reduction of the maximum number of Type E Lots from 200 to 175.
- Increase in the minimum width for Type E Lots from 55 feet to 60 feet.
- Removal of the Craftsman style home from the proposed elevations.

# Proposal

## Purpose:

- Construct a maximum of 775 single-family homes on 373.5 acres (359.2 Net Acres).
  - Eastern Tract – Max. of 275 Single-Family Homes (181.8 Acres – 172.7 Net Acres)
  - Western Tract – Max. of 500 Age-Restricted Single-Family Homes (191.7 Acres – 186.5 Net Acres)





# Future Land Use Plan

## Medium Density Residential:

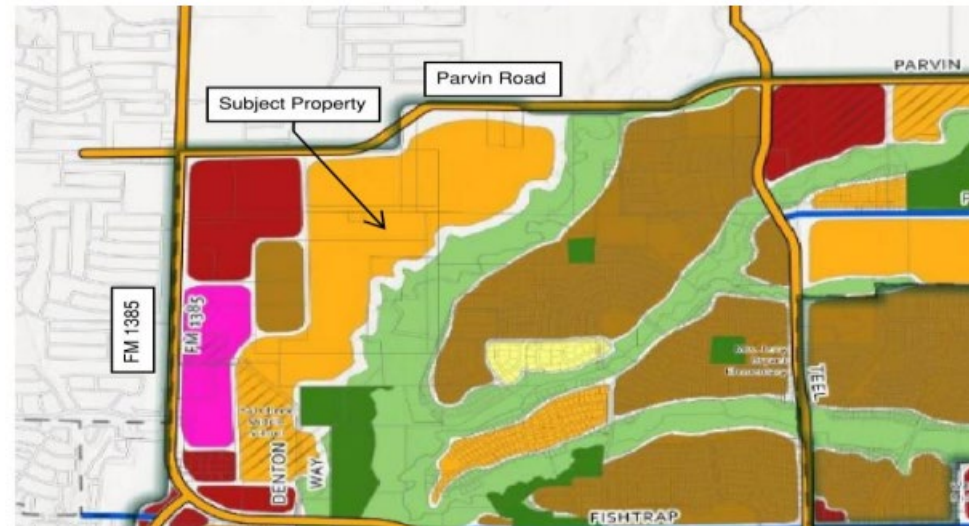
- Recommends single-family detached dwelling units on lots ranging from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within 1.6 to 2.5 dwellings units per acre.

## Both Tracts:

- Lot sizes ranging from 7,500 square feet to 20,000 square feet with an overall density of 2.2 units per acre.

*\* The request for an amendment to the Future Land Use Plan for the western tract was withdrawn as the proposal is now compliant with the designation of Medium Density Residential due to the density calculation being for the entire development instead of for two separate tracts. \**

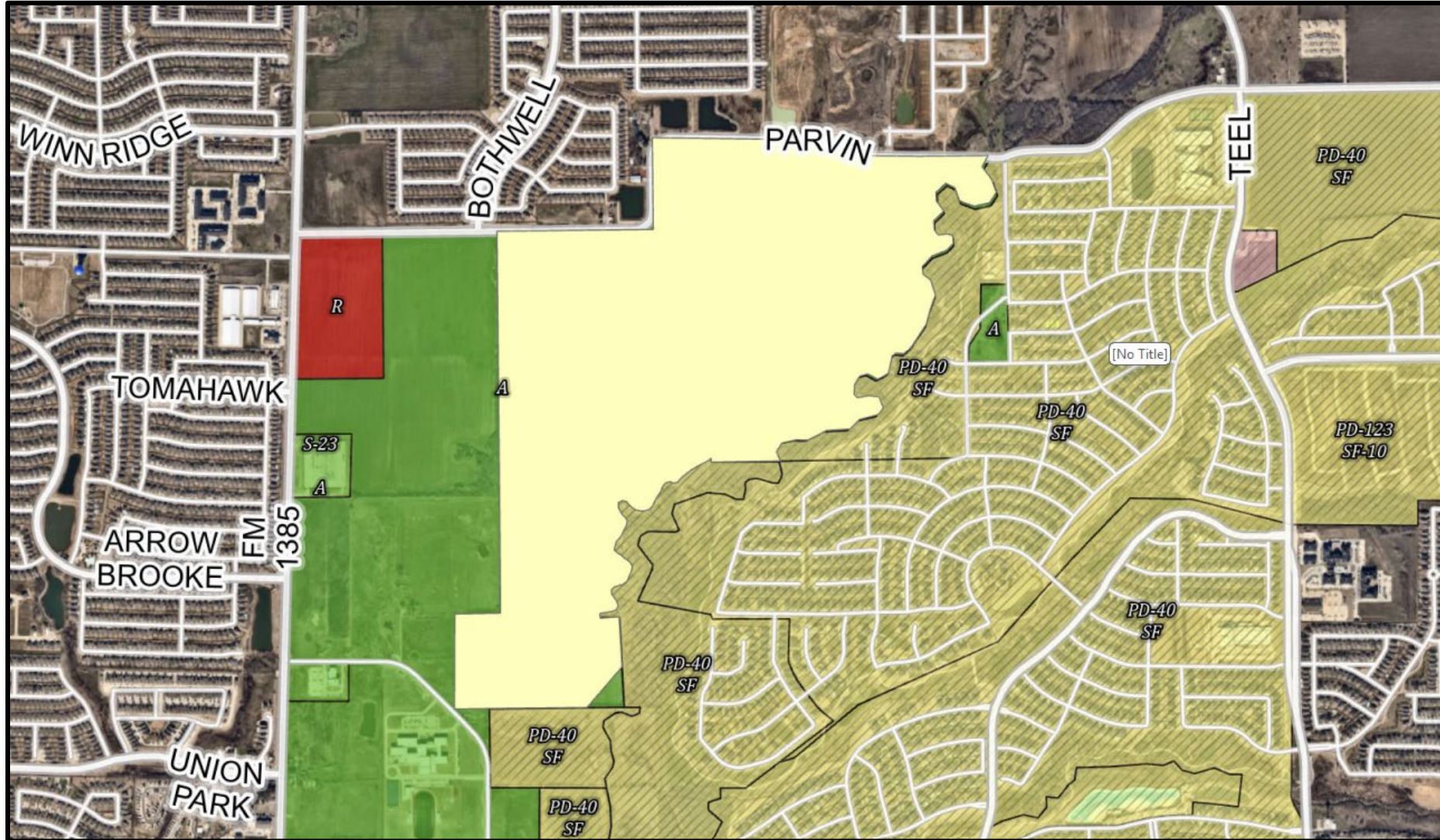
## Future Land Use Exhibit





## Zoning

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	Vacant	Medium Density Residential
<b>North</b>	City of Celina	Single-Family Residential	N/A
<b>East</b>	Planned Development-40 (Single-Family)	Single-Family Residential (Windsong Ranch)	High Density Residential
<b>South</b>	Planned Development-40 (Single-Family)	Vacant	Parks
<b>West</b>	Agricultural	Vacant	High Density Residential and Retail & Neighborhood Services



# Single-Family Residential Section (Eastern Tract)

# District Regulations

## Base Zoning:

- Type A Lots developed to Single Family-12.5 District standards.
- Type B Lots developed to Single Family-10 District standards.

## Lot Types:

- Type A Lots (12,500 SF; 80' x 135')
- Type B Lots (10,000 SF; **75'** x 125')

## Lot Count:

- Max. of 275 Lots (Min. of 100 Type A Lots & Min. of 10% to be 20,000 SF)

## District Regulations Cont.

	Single Family-12.5 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type A Lots)	Single Family-10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type B Lots)
Size of Yards	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
Size of Lots	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'
Minimum Dwelling Area	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF
Minimum Enclosed Parking (Garage) Area	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF
Maximum Height	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'
Maximum Lot Coverage	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%

# Permitted Uses

## By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Child Care Center, Home
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center

## Permitted Uses Cont.

### By Right:

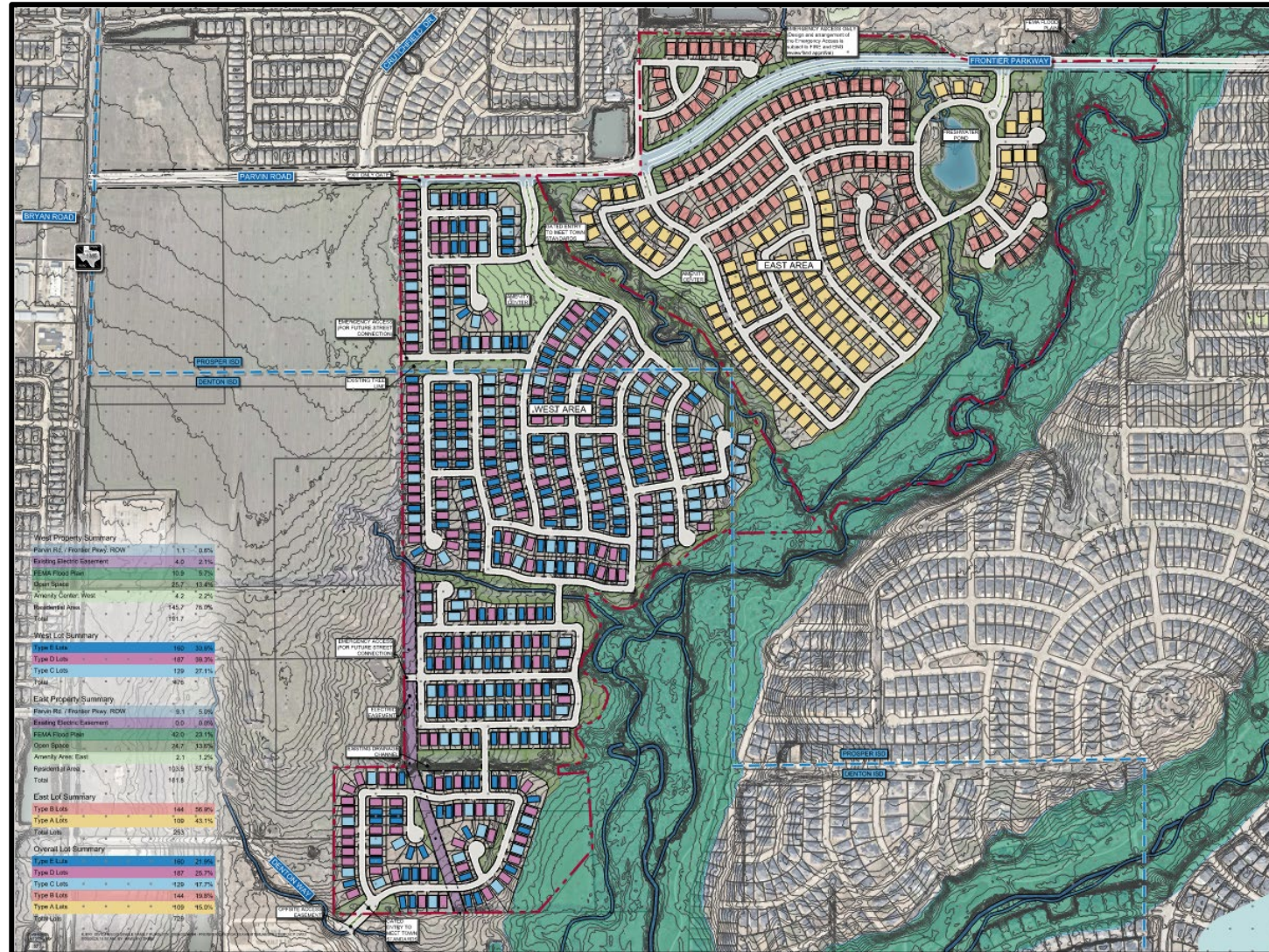
- Private Street Development
- Private Utility, Other Than Listed
- School, Public
- Single-Family Dwelling, Detached
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Sports Courts, etc.)

## Permitted Uses Cont.

### By Specific Use Permit:

- Child Care Center, Licensed
- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height





# Open Space and Amenities

## Open Space:

- Minimum of 30 Acres Required (Non-Contiguous)
  - Min. of 10,000 SF (Each Area)
  - Min. of 40' in Width (Each Area)

# Open Space and Amenities Cont.

## Amenities:

- Resident Amenity Area
  - Completed prior to issuance of a Certificate of Occupancy for the 138<sup>th</sup> home (out of 275).
- Pocket Park w/ Playground
  - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
  - Completed at the end of the phase that it will be located in.

# Open Space and Amenities Cont.

## Amenities:

- Potential Amenities (Min. of Three)
  - Event Lawn
  - Fire Pit
  - Fishing Pier
  - Game Lawn
  - Outdoor Grilling Station
  - Pavillion
  - Putting Green
  - Sports Court





**Event Lawn**



**Fire Pit Amenity**





**Game Lawn**

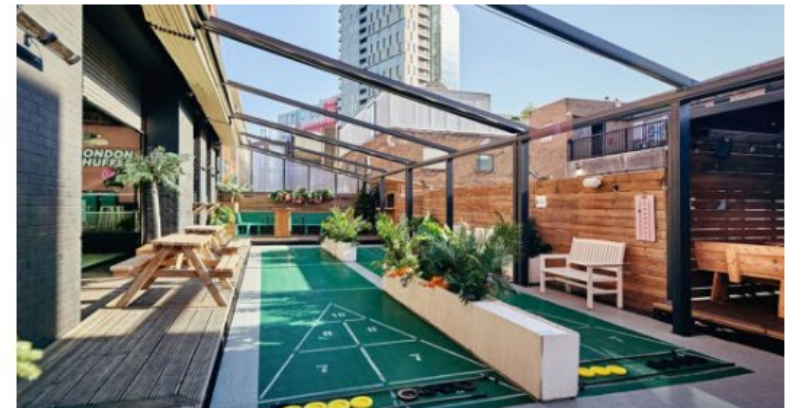


**Pavilions**





**Putting Green**



**Sports Court**

# Age-Restricted Single-Family Residential Section (Western Tract)

# District Regulations

## Base Zoning:

- Type C, D, and E Lots developed to Single Family-10 District standards.

## Lot Types:

- Type C Lots (10,000 SF; **75'** x 125')
- Type D Lots (8,800 SF; **65'** x 125')
- Type E Lots (7,500 SF; **60'** x 125')

## Lot Count:

- Max. of 500 Lots (Min. of 100 Type C Lots & Max. of 175 Type E Lots)



## District Regulations Cont.

	Single Family-10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type C Lots)	Proposed District Regulations (Type D Lots)	Proposed District Regulations (Type E Lots)
Size of Yards	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
Size of Lots	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 8,800 SF  <b>Minimum Lot Width:</b> 65'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 7,500 SF  <b>Minimum Lot Width:</b> 60'  <b>Minimum Lot Depth:</b> 125'
Minimum Dwelling Area	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 2,000 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,550 SF
Minimum Enclosed Parking (Garage) Area	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF
Maximum Height	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'
Maximum Lot Coverage	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%

# Permitted Uses

## By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- Private Street Development

## Permitted Uses Cont.

### By Right:

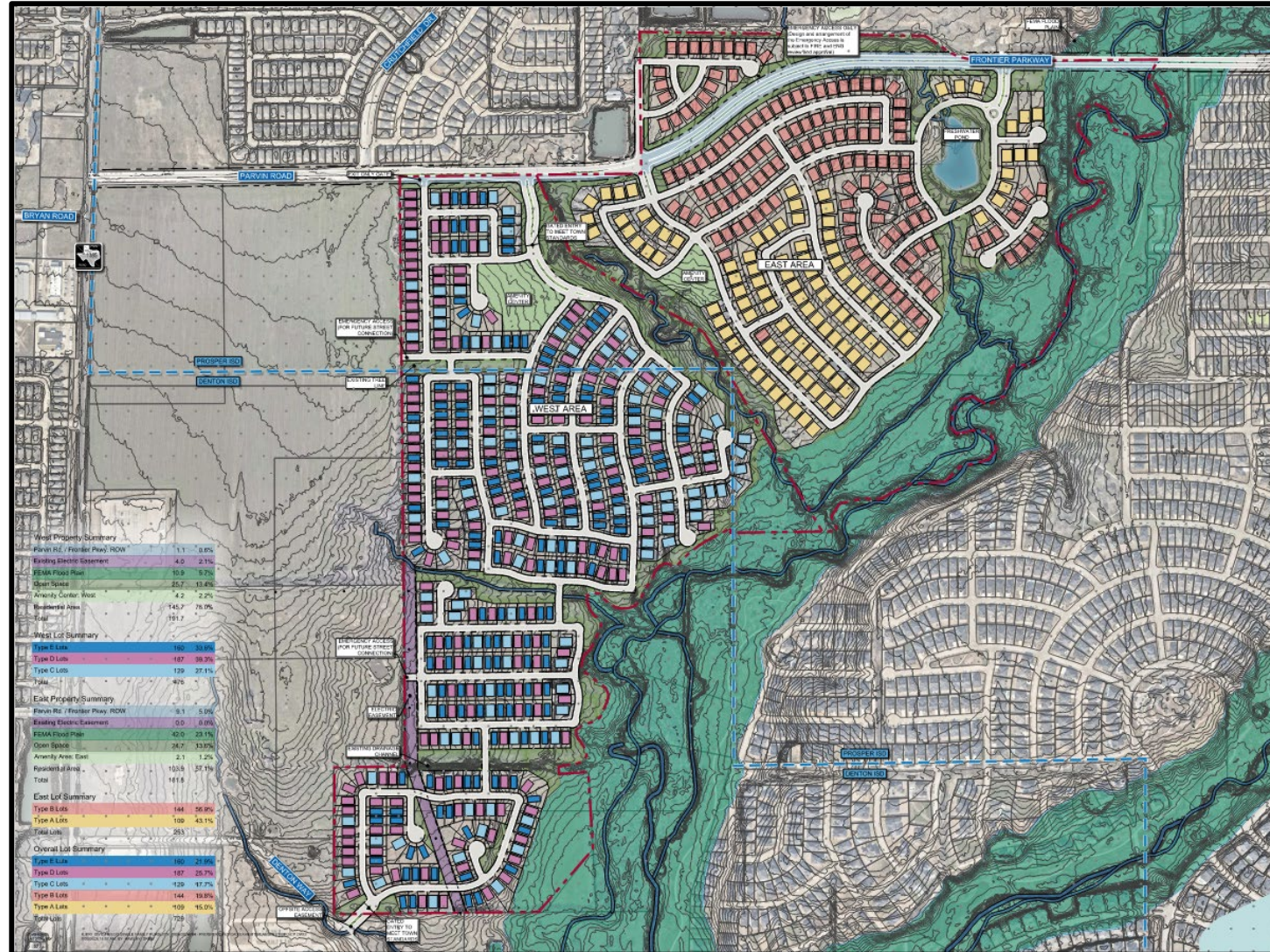
- Private Utility, Other Than Listed
- Single-Family Dwelling, Detached (Active Adult Community)
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Food Trucks, etc.)

## Permitted Uses Cont.

### By Specific Use Permit:

- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height







# Open Space and Amenities

## Open Space:

- Minimum of 20 Acres Required (Non-Contiguous)
  - Min. of 10,000 SF (Each Area)
  - Min. of 40' in Width (Each Area)

# Open Space and Amenities Cont.

## Amenities:

- Amenity Center or Clubhouse
  - Completed prior to issuance of a Certificate of Occupancy for the 263<sup>rd</sup> home (out of 525).
- Swimming Pool w/ Shade Structure(s)
  - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
  - Completed at the end of the phase that it will be located in.



# Open Space and Amenities Cont.

## Amenities:

- Potential Amenities (Min. of Three)
  - Bocce Ball Court
  - Event Lawn
  - Fire Pit
  - Game Lawn
  - Outdoor Spa
  - Pavillion w/ Outdoor Grilling Station
  - Putting Green
  - Shuffleboard Court or Table
  - Sports Court



**Bocce**



**Event Lawn**





**Fire Pit Amenity**





**Food Truck Stations**



**Game Lawn**





**Outdoor Spa**



**Pavilions**



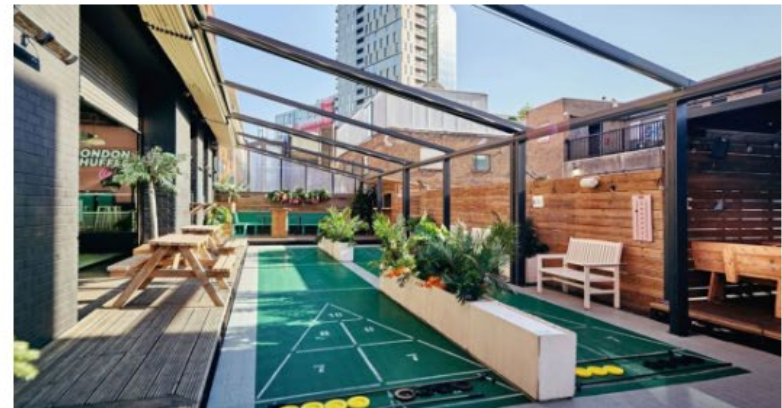


**Putting Green**



**Shuffleboard**





**Sports Court**

# Both Sections (Eastern & Western Tracts)



# Architectural Standards

## Building Materials:

- Cementitious Fiber Board
- Clay Fired Brick
- Granite
- Marble
- Stone (Natural or Manufactured)
- Stucco (Three-Coat)

# Architectural Standards Cont.

## Building Design:

- The exterior façade of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred percent (100%) masonry.
- On front façades, cementitious fiber board may constitute up to fifty percent (50%) of the area for stories other than the first story. Additionally, cementitious fiber board may be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
- On side and rear façades, cementitious fiber board may constitute up to twenty percent (20%) of all stories.

# Architectural Standards Cont.

## Building Design:

- Any portion of an upper story, excluding windows, that faces public or private open space, public or private parks, or hike and bike trails, shall be one hundred percent (100%) masonry and may be comprised of cementitious fiber board.
- The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
- On Modern Farmhouse style homes (see Exhibit F), cementitious fiber board may constitute up to eighty percent (80%) of the area for stories other than the first story.
- Cementitious fiber board may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, exposed sidewalls/gable ends above lower roofs, exposed rafter tails, or other architectural features as approved by the Director of Development Services.

# Architectural Standards Cont.

## Roofing:

- Materials
  - Roof material shall consist of standing seam copper, standing seam metal, natural slate shingles, imitation slate shingles, cementitious tile, or composition 30-year laminated shingles, or other materials as approved by the Director of Development Services.
- Pitch
  - Main residential structures shall have a minimum slope of six by twelve (6:12).
  - Accessory structures shall have a minimum slope of 1.25:12.

# Architectural Standards Cont.

## Entries and Driveways:

- Entries
  - All homes shall have a covered porch, stoop, or portico at the main front entry.
- Driveways
  - All driveways shall be broomed finished concrete, salt finished concrete, stained patterned concrete, or brick/stone pavers.



TUDOR



TRANSITIONAL



HIGH PLAINS



MODERN FARMHOUSE





CLASSIC



CHATEAU



MEDITERRANEAN



HILL COUNTRY





SPANISH



TRADITIONAL

# Screening and Fencing

## Adjacent to Thoroughfares:

- Min. of 50% ornamental metal for fencing adjacent to Parvin Road and Frontier Parkway.

## Adjacent to Open Space:

- Decorative metal fencing adjacent to open space areas.

## Adjacent to Single-Family:

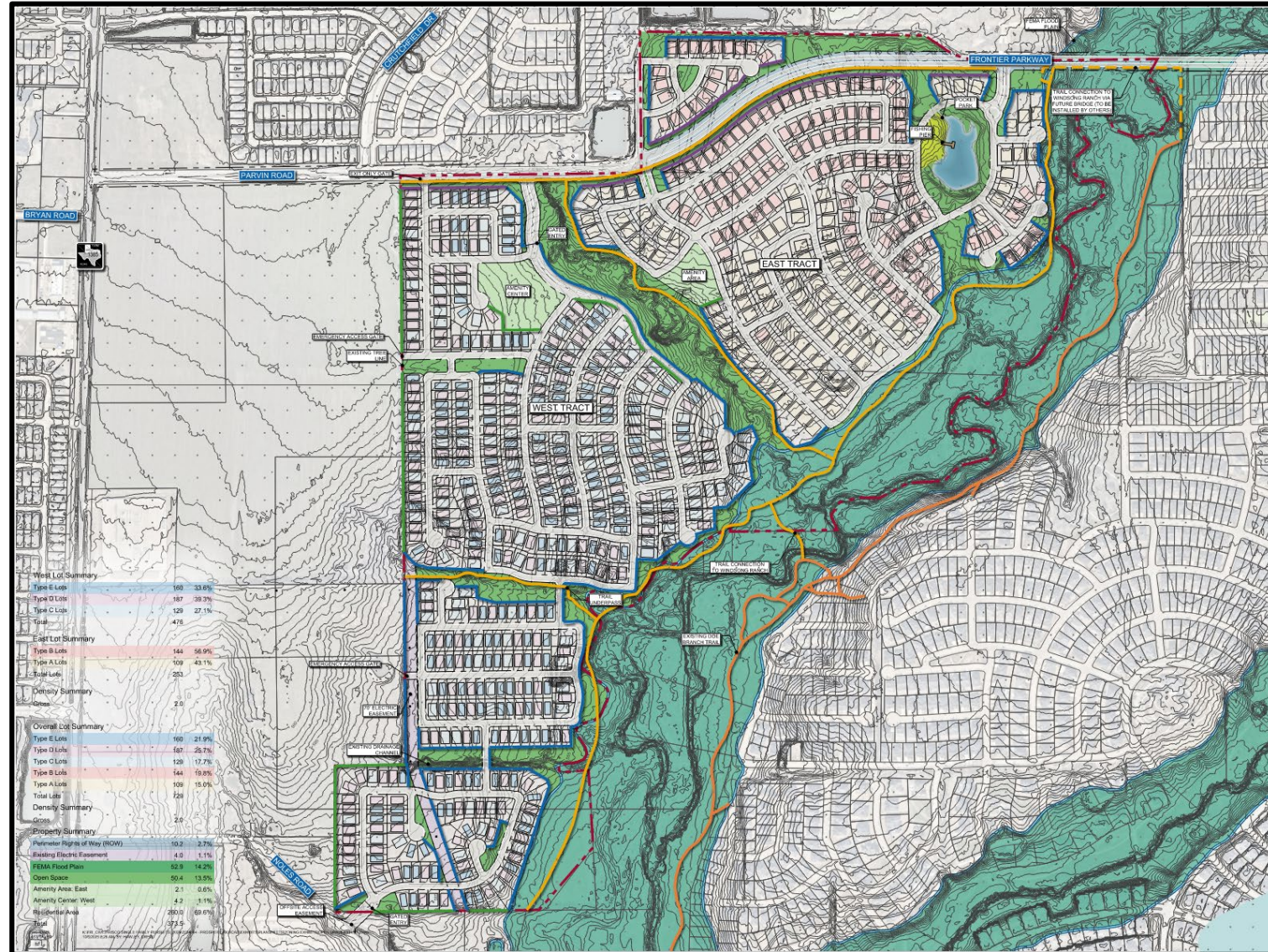
- Board on board wooden fencing adjacent to single-family homes.

# Pedestrian Connectivity

## Hike & Bike Trails:

- Ten-foot hike and bike trails along Parvin Road, Frontier Parkway, and Doe Branch.
- Connection to existing hike and bike trails for Windsong Ranch.
- Trail enhancements such as butterfly gardens, overlooks, trail heads, trail way stations, etc. provided at the entrances of private community trails.









**Nature Overlooks & Butterfly Gardens**





**Walking / Fitness Trails**

# Noticing

## Notices:

- Friday, August 8<sup>th</sup>

## Citizen Response:

- Three Letters of Support



# Recommendation

## Town Staff:

- Approval

## Planning & Zoning Commission:

- Denial (4-0)
  - Density in Western Tract
  - Width of Type E Lots (55')
  - Lack of Connectivity to Amenity Center in Western Tract

# Prosper Oaks by Toll Brothers

**Case No. ZONE-24-0022**

**City of Prosper, Texas**







# *Toll Brothers* VALUES

## Be the Best

Our people bring their best in everything they do. Be extraordinary!

- Deliver excellence every day.
- Step out. Be bold. Own it.

## Do the Right Thing

We are ethical in our interactions and take pride in making sure we do things right.

- Live with integrity.
- Be open. Take responsibility. Make things right.

## Take Care of Each Other

Our People—employees, customers, subs, and partners—are our greatest strength.

- Get to know people and build strong relationships.
- Listen more. Respect and help each other.

## Delight the Customer

Deliver an experience that would delight you! Do all that you can to exceed expectations.

- Treat internal and external customers similarly.
- Continually enhance the experience with your customers.

## Create Value

Our success is directly related to our commitment to drive growth and profitability.

- Be efficient with time and resources.
- Add value through your work.

## Honor Our History

Remember the lessons we've learned in our 50+ years. Build upon our past to make tomorrow even better.

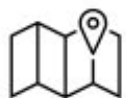
- Share our stories.
- Embrace our unique culture.





# TOLL BROTHERS AMERICA'S LUXURY HOMEBUILDER BRAND EXPERIENCE

PROTECTING, MAINTAINING, & GROWING THE TOLL BROTHERS  
BRAND BUILT OVER 58 YEARS



PRESTIGIOUS  
LOCATIONS



DISTINCTIVE  
ARCHITECTURE



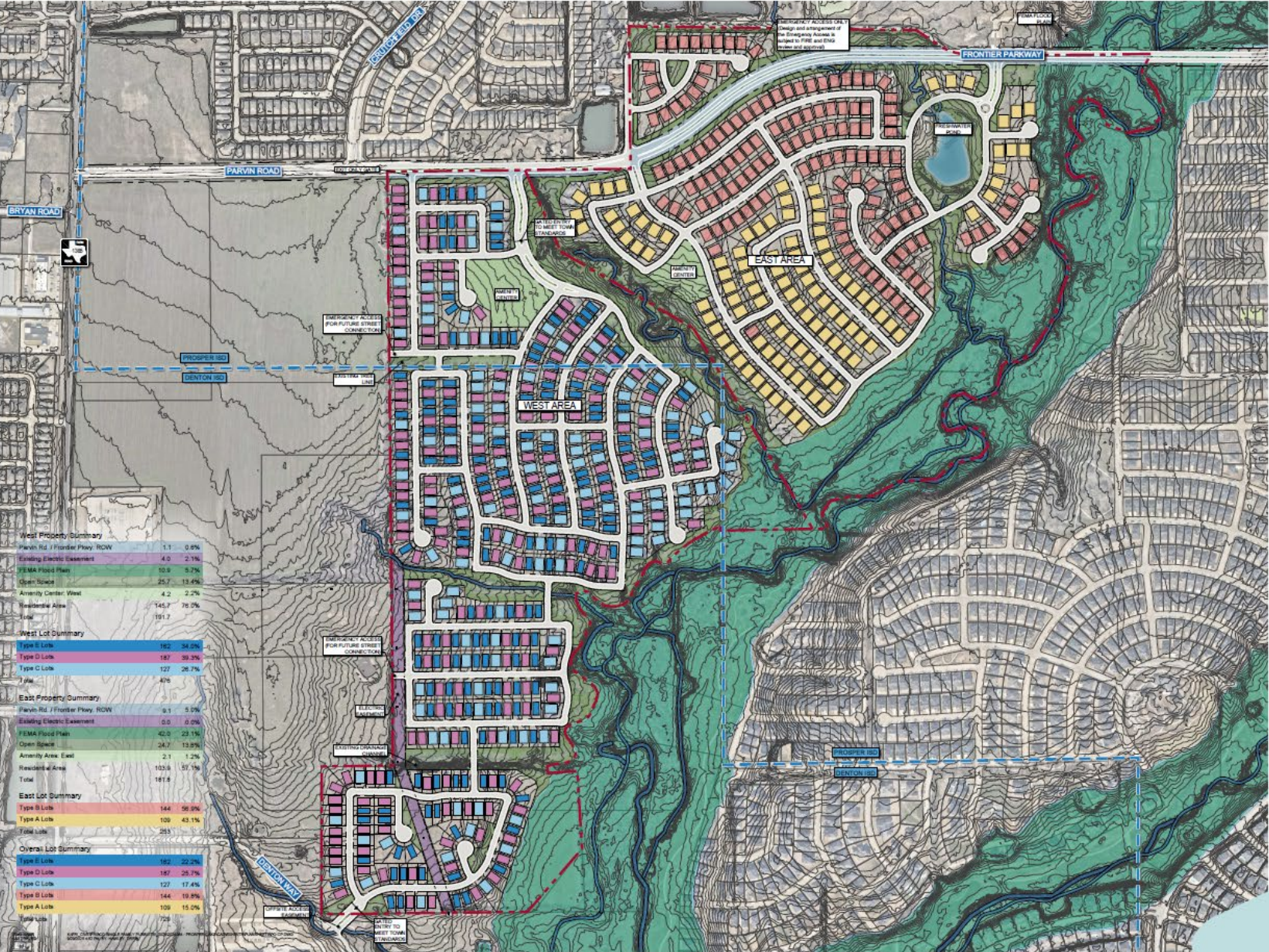
UNRIVALED  
CHOICE



EXTRAORDINARY CUSTOMER  
EXPERIENCE



# Planned Development Concept Plan



West Property Summary		
Parvin Rd. / Frontier Pkwy. ROW	1.1	0.6%
Existing Electric Easement	4.0	2.1%
FEMA Flood Plain	10.9	5.7%
Open Space	25.7	13.4%
Amenity Center: West	4.2	2.2%
Residential Area	145.7	76.0%
Total	191.7	

West Lot Summary		
Type E Lots	162	34.0%
Type D Lots	187	39.3%
Type C Lots	127	26.7%
Total	476	

East Property Summary		
Parvin Rd. / Frontier Pkwy. ROW	9.1	5.0%
Existing Electric Easement	0.0	0.0%
FEMA Flood Plain	42.0	23.1%
Open Space	24.7	13.6%
Amenity Area: East	2.1	1.2%
Residential Area	103.9	57.1%
Total	181.8	

East Lot Summary		
Type B Lots	144	56.9%
Type A Lots	109	43.1%
Total Lots	253	

Overall Lot Summary		
Type E Lots	162	22.2%
Type D Lots	187	25.7%
Type C Lots	127	17.4%
Type B Lots	144	19.8%
Type A Lots	109	15.0%
Total Lots	729	

CONCEPT PLAN  
**Prosper Oaks**  
Prosper, Texas  
**Kimley»Horn**  
400 North Oglethorpe Drive, Suite 105  
Dallas, TX 75208  
P: 469-501-0200  
State of Texas Registration No. F-405

TOLL BROTHERS

September 2025



# Planned Development Concept Plan

## Key takeaways to West tract:

- All 55-ft product is now 60-ft.
- Added inspirations images to define how pocket parks will be developed.
- Added additional buffering along Parvin Road and Frontier Parkway.
- Reduced allowed uses in the Development Standards.
- Updated Exhibit F – Architectural Styles to reflect to eliminate Craftsman and Mission styles.



Original Modern Farmhouse



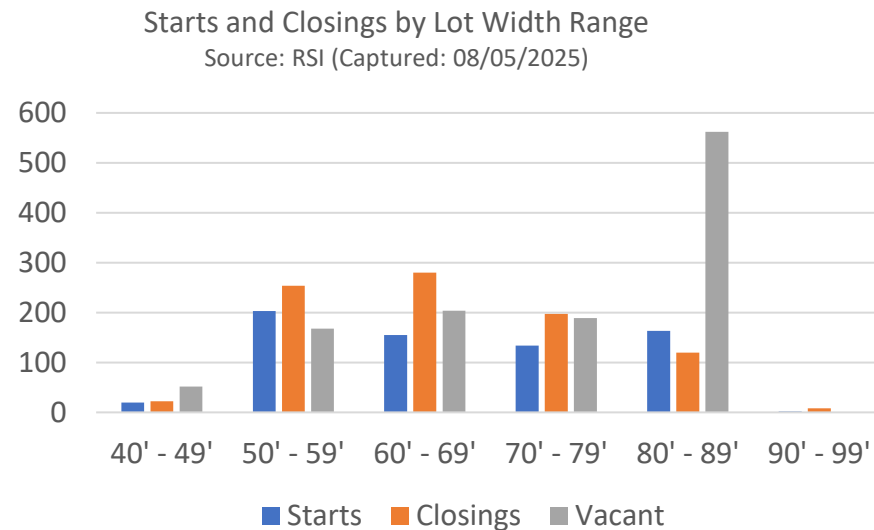
Revised Modern Farmhouse



# Planned Development Concept Plan

## Key takeaways for East tract:

- Minimum lot size, i.e. requirement for ten (10) percent of home to be above 20,000SF.
  - Current plan show minimum lot size of 10,328SF.
  - Current plan shows average lot size of 13,580 SF.
  - Current plan shows largest lot size of 26,133 SF – current plan exceeds 10%.
- Using inspirations images, provided concept plan to define how pocket parks will be developed.
- Added additional buffering along Parvin Road and Frontier Parkway.
- Reduced allowed uses in the Development Standards.
- Updated Exhibit F – Architectural Styles to reflect to eliminate Craftsman and Mission styles.
- Updated garage minimums to be 600 SF.

















































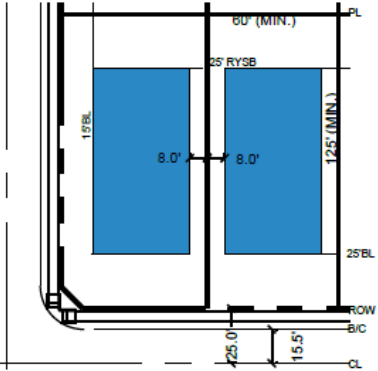
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			8am-Noon Pickleball Community Play 9:30-10:30am Yoga 11am-Noon Stretch & Alignment 6-8pm Vine & Vineyards Club 	8:30-9:30am R&R Workout 5-9:30pm Pickleball Community Play 	8:30-9:30am Pilates Noon-1pm Balance & Strength Training 3-5pm Game Club 6pm Drumming Class 	8:30-9:30am R&R Workout 11am-Noon Line Dancing 2:30-5pm Happy Hour 
9:30-10:30am Pilates 5 	8am Hike Club—Carpool Meetup Clubhouse 8am-Noon Pickleball Community Play 5-6pm Pickleball Fitness Class	6 8:30-9:30am R&R Workout 6pm Boxing Class 6pm Pool & Picks 	8am-Noon Pickleball Community Play 9:30-10:30am Yoga 11am-Noon Stretch & Alignment 	8:30-9:30am R&R Workout 5-9:30pm Pickleball Community Play	8:30-9:30am Pilates Noon-1pm Balance & Strength Training 3-5pm Game Club 3-6pm Hop & Brew Beer Club 6pm Drumming Class 	8:30-9:30am R&R Workout 11am-Noon Line Dancing 4-8pm Oktoberfest Happy Hour
9:30-10:30am Pilates 12 	8am Hike Club—Carpool Meetup Clubhouse 8am-Noon Pickleball Community Play 5-6pm Pickleball Fitness Class	13 8:30-9:30am R&R Workout 6pm Boxing Class 6pm Pool & Picks 	8am-Noon Pickleball Community Play 9:30-10:30am Yoga 11am-Noon Stretch & Alignment 6-8pm High Spirit Society 	8:30-9:30am R&R Workout 5-9:30pm Pickleball Community Play 	8:30-9:30am Pilates Noon-1pm Balance & Strength Training 3-5pm Game Club 5:30-8:30pm Poker 6pm Drumming Class 	8:30-9:30am R&R Workout 11am-Noon Line Dancing 2:30-5pm Happy Hour 
9:30-10:30am Pilates 19 	8am Hike Club—Carpool Meetup Clubhouse 8am-Noon Pickleball Community Play 5-6pm Pickleball Fitness Class	20 8:30-9:30am R&R Workout 6pm Boxing Class 6pm Pool & Picks 	8am-Noon Pickleball Community Play 9:30-10:30am Yoga 11am-Noon Stretch & Alignment 5pm Goal Getters Club	8:30-9:30am R&R Workout 5-6pm Book Club 5-9:30pm Pickleball Community Play 6-8pm Art Club 6:30pm Heart Healthy Hangout 	8:30-9:30am Pilates 11:30am Lunch Bunch Noon-1pm Balance & Strength Training 3-5pm Game Club 6pm Drumming Class 	8:30-9:30am R&R Workout 11am-Noon Line Dancing Noon-5pm Mistletoe Market Noon-5pm Happy Hour 
9:30-10:30am Pilates 26 	8am Hike Club—Carpool Meetup Clubhouse 8am-Noon Pickleball Community Play 5-6pm Pickleball Fitness Class 7pm Cribbage—Clubhouse	27 8:30-9:30am R&R Workout 6pm Boxing Class 6pm Pool & Picks	28 8am-Noon Pickleball Community Play 9:30-10:30am Yoga 11am-Noon Stretch & Alignment 	8:30-9:30am R&R Workout 5-9:30pm Pickleball Community Play	8:30-9:30am Pilates Noon-1pm Balance & Strength Training 3-5pm Game Club 5-8pm Halloween Pickleball SMASH 6pm Drumming Class 	



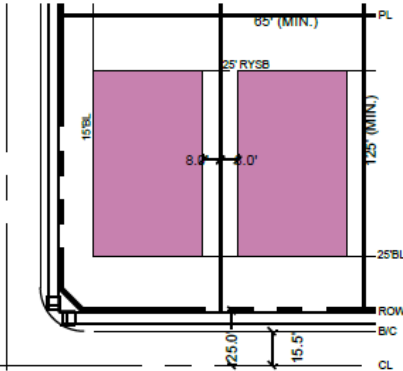
# Planned Development Concept Plan



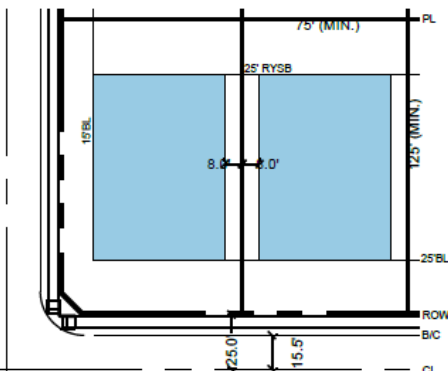
WEST AREA



TYPE E LOT



TYPE D LOT



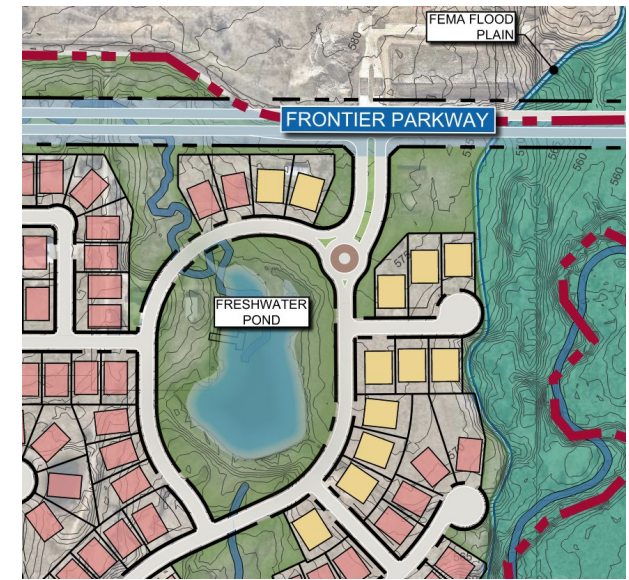
TYPE C LOT

# Dock - East

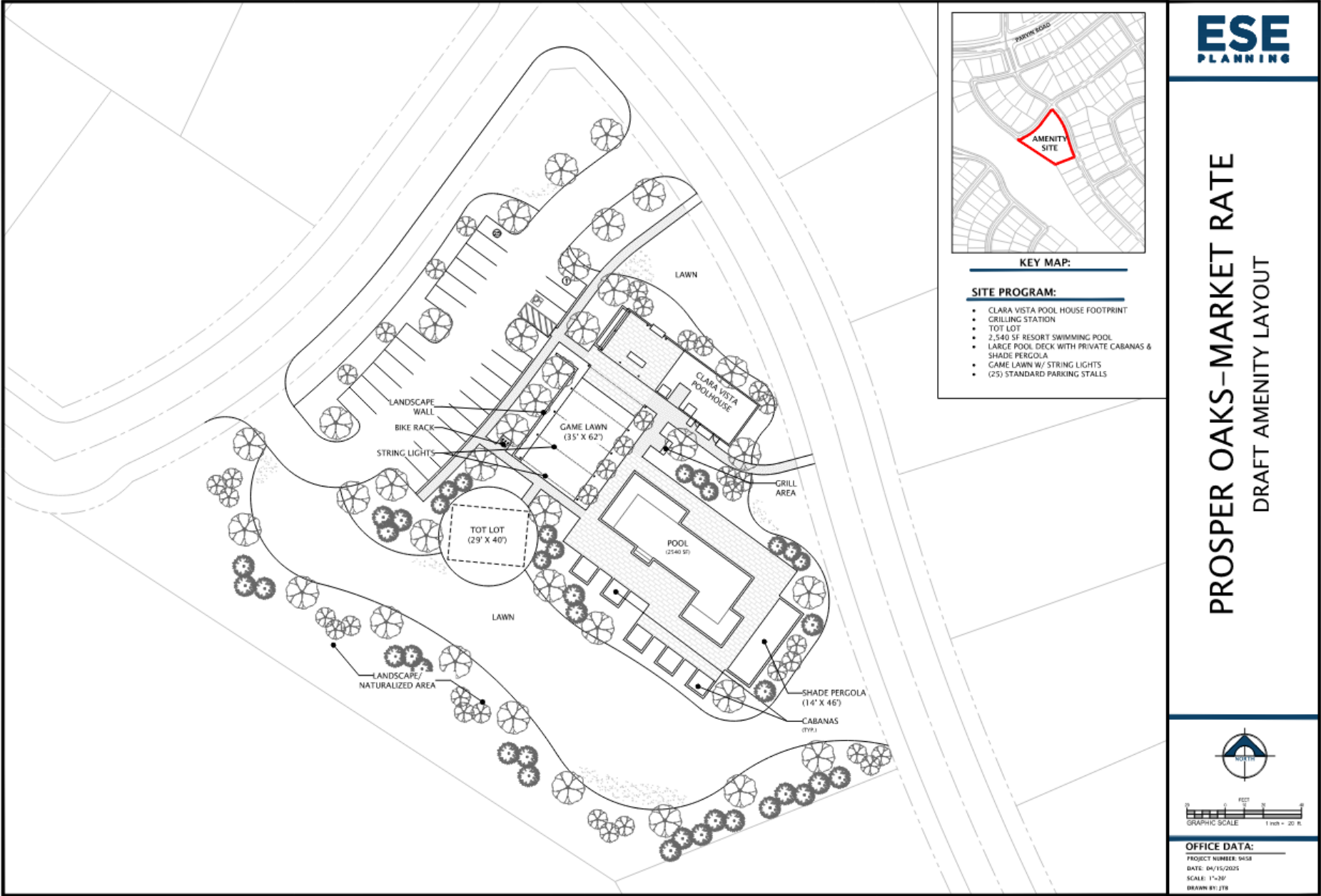


## Plan Legend:

- 1 Neighborhood Entry Drive
- 2 Pond Fountain (Pond is 2.48ac)
- 3 Fishing Pier
- 4 Pedestrian Bridge (115lf)
- 5 Pavilion (2,000sqft)
- 6 Event Lawn
- 7 Playground (.13ac)
- 8 Native - Hydroseed
- 9 Canopy / Ornamental Trees
- 10 Sidewalk / Trail



# Amenity Center - East







**FASCIA/TRIM/DOORS  
/FRAMES/COLUMNS**  
SW 7019 Gauntlet Gray

A close-up photograph of a stone veneer wall. The stones are irregular in shape and size, with a mix of light beige, tan, and greyish-brown tones. The texture is rough and natural. The stones are arranged in a pattern that mimics traditional ashlar masonry but with more variation in color and shape. The lighting is even, highlighting the natural grain and texture of the stone.

**STONE VENEER**  
Solstice Flint Hills Ashlar Blend



**CHIMNEY**  
Crossville Native Metals  
Graphite Black



**SIMULATED WOOD  
CLADDING & SOFFIT**  
Timbertech Weathered Teak

**STANDING SEAM  
METAL ROOF**  
Berridge Zinc Grey

Persons that are shown are no greater than half of the total number of showers required by Section 609.2 and is located in the closet of or at the entrance of each pod.

**POOLHOUSE**  
ENCLOSED AREA: 724 SF  
COVERED AREAS: 1370 SF

## TOLL BROTHERS



# Amenity Center - East



# Park - North

## Plan Legend:

- 1 Sidewalk
- 2 Shade Structure (450sf)
- 3 Decomposed Granite
- 4 Flexible Seating Area
- 5 Event Lawn
- 6 Planting
- 7 Native - Hydroseed
- 8 Signature Shade Trees
- 9 Street Trees
- 10 Ornamental Trees

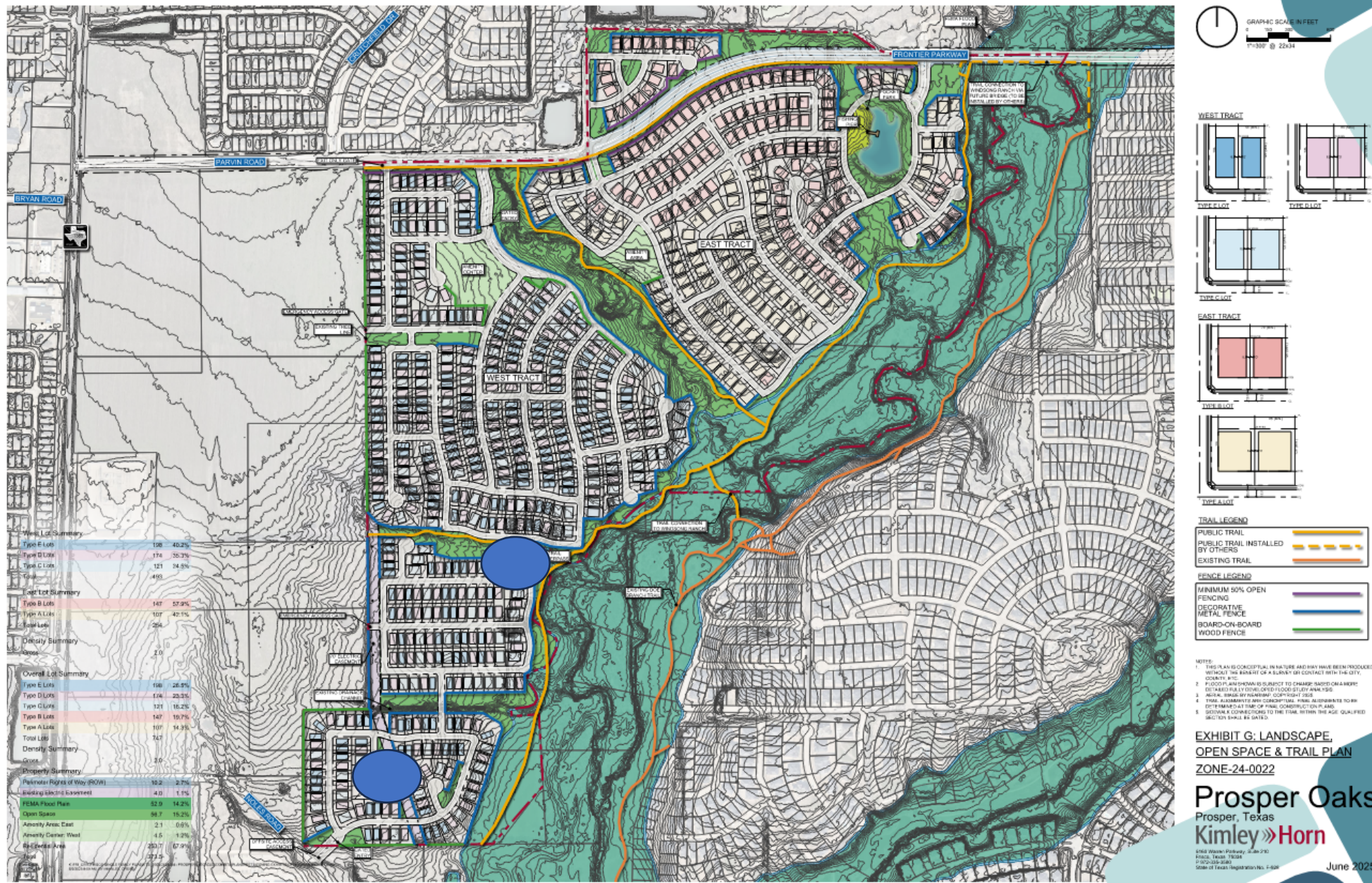




# Park - North







# Trail Plan

TOLL BROTHERS



## Plan Legend:

- 1 Sidewalk
- 2 Shade Structure (600sf)
- 3 Vehicular Bridge w/ Trail Crossing
- 4 Flexible Seating Area
- 5 Event Lawn
- 6 Planting
- 7 Native - Hydroseed
- 8 Existing Trees
- 9 Street Trees
- 10 Ornamental Trees
- 11 Pedestrian Bridge / Overlook



# Trail Plan

## Plan Legend:

- 1 Sidewalk
- 2 Shade Structure (375sf / each)
- 3 Community Gardens
- 4 Flexible Seating Area
- 5 Fitness Lawn
- 6 Planting
- 7 Native - Hydroseed
- 8 Utility Easement / Lawn
- 9 Street Trees
- 10 Ornamental Trees



# Trail Plan



# Distinctive Architecture



*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER



# Toll Brothers



From the moment you have your first interaction through your closing walkthrough and into the early days in your new Toll Brothers home, you are met with professionalism and thoughtful attention to detail. With a commitment to the highest standards of quality and service, our sales, production, and customer care teams are here to support you every step of the way as you make your home your own.

# CLASSIC

---

The "Classic Elevation" combines timeless charm with modern elegance. Its painted brick exterior and composite roof with occasional accent standing seam metal offer a sleek yet durable look. Detailed brickwork, may include rowlock, double rowlock, and soldier course, adding subtle texture. With clean lines and simple design, this elevation exudes refined sophistication.





# CHATEAU

---

The "Chateau Elevation" exudes the elegance of the French Riviera and countryside, featuring a full stucco façade and a durable concrete tile roof. Decorative touches like stucco bands and louvers enhance its refined look, while arched eaves add a graceful, classic touch. With its sleek and sophisticated design, this elevation embodies timeless French architectural charm.





# HILL COUNTRY

---

The "Hill Country Elevation" captures the rustic charm of Texas and the southwestern U.S. with its stone and stucco front façade, wrapped in stucco for a cohesive look. A composite roof provides durability and is often complemented by an accenting standing seam metal roofing for added style. This design reflects the traditional architecture of the region, offering a blend of rugged materials and simple elegance.



# HILL COUNTRY

---





# MEDITERRANEAN

---

The "Mediterranean Elevation" embraces the essence of southern European architecture with its full stucco exterior and distinct low-pitched concrete tile roof. It features classic elements like arched door entryways, stucco banding, and decorative corbels and shutters in select areas, evoking the warmth and elegance typical of Mediterranean design.





# MODERN FARMHOUSE

---

The "Modern Farmhouse Elevation" offers a contemporary twist on the classic American farmhouse. It features vertical board and batten siding often combined with stucco and brick or stone accents, wrapped in stucco for a clean, modern look. A composite roof adds durability and is typically paired with accent standing seam metal details. Some designs include a flat roof with faux cable supports at the main entry, blending rustic charm with modern aesthetics.



# MODERN FARMHOUSE

---





# TRADITIONAL

---

The "Traditional Elevation" embodies classic Texas style with its brick and stone façade, creating a timeless and sturdy look. A composite roof ensures durability, with some displaying accent standing seam metal roofing. When present, cedar accents such as roof brackets, louver vents, and corbels add warmth and character. The design balances tradition with a modern touch, featuring clean square lines for a contemporary feel. Intricate brick detailing, including soldiers, rowlocks, and pattern work, further enhances the elevation's craftsmanship.





# TRANSITIONAL

---

The "Transitional Elevation" blends contemporary modern, Hill Country, and Mediterranean influences for a unique, elegant look. Its exterior is primarily stucco with stone accents, complemented by a sleek concrete tile roof. Modern details such as cedar or cementitious siding, parapet walls, and occasional flat roofs enhance its clean, minimalist aesthetic. This elevation combines timeless design with contemporary simplicity, creating a refined, elegant style.



# TRANSITIONAL

---





# TUDOR

---

The "Tudor Elevation" reflects the classical elegance of Tudor revival style, featuring a composite roof with steep pitches reminiscent of cottage or manor homes. The façade combines painted brick with vertical board and batten elements, enhancing its timeless appeal. A decorative arched roofline adds a refined, graceful touch, capturing the charm and sophistication of traditional Tudor architecture.





# Questions





TOLL BROTHERS



Ad Valorem Values for Age Qualified Section				
	DISD	PISD	Total	Town Revenue (\$0.505/\$100)
Lot Count	391	85	476	
AG Land Value (2024)	\$ -	\$ -	\$ 32,196	
	\$ -	\$ -		
Total AG AV	\$ -	\$ -	\$ 32,196	\$ 162.59
Market Rate \$/Home	\$ 388,901	\$ 930,386		
Less Homestead	\$ (68,058)	\$ (162,818)		
	\$ 320,843	\$ 767,568		
<b>Total Market Rate AV</b>	<b>\$ 125,449,740</b>	<b>\$ 65,243,318</b>	<b>\$ 190,693,058</b>	<b>\$ 962,999.94</b>
Regency \$/Home	\$ 822,985	\$ 822,985		
Less Homestead	\$ (144,022)	\$ (144,022)		
Less +65	\$ (10,000)	\$ (10,000)		
	\$ 668,963	\$ 668,963		
<b>Total Regency AV</b>	<b>\$ 261,564,386</b>	<b>\$ 56,861,823</b>	<b>\$ 318,426,210</b>	<b>\$ 1,608,052.36</b>
Difference \$/Home	\$ 348,119	\$ (98,606)		
AV Difference ALL Homes	\$ 136,114,646	\$ (8,381,495)	\$ 127,733,151	\$ 645,052.41
Additional Benefits				
Private Street Benefit				\$ 501,613
Vehicle Trip/Day	(1,994)	(434)	(2,428)	
<b>Total Benefit ALL Homes</b>				<b>\$ 1,146,665.32</b>



# Oakbridge Case Study

Concept 1





stonebridge















## Agenda Item 16.

Consider and act upon authorizing the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160. (DB)

# Funding History

Item	Approval Date	Scope	Cost
GMP #1	December 12, 2023	Site Work	\$8,543,776
GMP #2	May 28, 2024	Baseball Complex, Multipurpose fields (no lights, hydromulch), 8 Pickleball Courts, Playground, Restroom, Parking	\$9,363,174
Change Order #1	December 10, 2024	Trail (partially grant funded), Multipurpose Field Irrigation	\$1,350,756
Change Order #2	January 14, 2025	Tennis Courts	\$536,146
Change Order #3	July 22, 2025	Multipurpose Field Lighting (\$950,000 funded by PASO)	\$1,932,621
Current Total	September 23, 2025		<b>\$21,726,473</b>
Change Order #4 (Proposed)	initially September 23, 2025	Sod in lieu of hydromulch in common areas, irrigation work for future well	\$504,200
		Professional Service Amendments	\$108,960
Total if CO #4 is approved			<b>\$22,339,633</b>

# Potential Future Funding Requests

Change Order #5 (Future)	TBD	Water Well and Submersible Pumps	* \$2,279,877
Design	March 21, 2022 - Present	Dunaway Associates, original contract through Amendment #5	\$1,461,850
Project Management	February 27, 2024	Peak Program Value, original contract through Amendment #2	\$287,600
Water to Establish Park		Required charge to project budget	\$225,000
<b>Estimated Total Project Cost</b>			<b>\$26,485,000</b>

\* Approximate Cost – Well and pump system to be bid



# Funding Sources

Raymond Community Park Sources vs. Uses Accounting	
Total Project Funding Sources per CIP on 15 JUL 2025	26,485,000
Current Uses Approved by the Town Council after CO #3	<u>(23,973,797)</u>
<b>Total Unencumbered Sources After CO #03</b>	<b>2,511,203</b>
Pending Uses Budget for DCI Change Order # 04	(504,200)
Pending Uses for Professional Fees (DWY + PPV)	(108,960)
<b>Total Sources Budget After CO #4 + Fees</b>	<b>1,898,044</b>

## Dean Construction Change Order

- Sodding (in lieu of hydromulch) of areas between the multipurpose fields - \$353,129
  - If using hydromulch, seeded areas will be wet and potentially muddy for months before grass is fully grown in. May be difficult to utilize MP Fields while establishing seed.
  - Rye grass seed is used for the winter months because it will be too late in the growing season to establish Bermuda seed. Bermuda needs warm weather to germinate. The rye grass must be killed out in the Spring before re-seeding with Bermuda seed.
- Installation of infrastructure needed to connect irrigation system to well water source and pumps - \$81,752
- Owner's Contingency - \$69,319 (16%)





## Peak Performance Value Professional Services Amendment

- Extension of professional services contract to cover added scope and project closeout to include October – January (\$47,250)
  - Substantial Completion – December 5
  - Final Completion / Town Acceptance – December 30
- Pre-construction services for the well (\$34,210)
- Total - \$81,460

## Dunaway Associates Professional Services Amendment

- Coordination, Design, and Plan Development for the Multipurpose Field Lighting (\$18,500)
- Coordination, Design, and Plan Development to include the irrigation connection to well water source and electrical revisions (\$9,000)
- Total - \$27,500

## Project Future

- Tour of Site for Town Council
- Well bidding if Change Order #4 is approved
- Change Order #5 – Award contract for well installation
- Open pickleball and tennis courts – late November
- Substantial Completion (Well not included) – December 5
- Final Completion (Well not included) – December 30



## Well Project Timeline

- Design and procurement docs ready – October / November
- Proposals from candidates – November
- ‘Best Value’ candidates’ interviews – December / January
- Bid Award / NTP - January
- Pumps (3) Lead Time – 3 months (best case) - April
- Construction – approx 4 - 6 weeks – June / July
- Completion - Summer

## Agenda Item 17.

Receive an update on the safety concerns and enforcement efforts regarding E-Motorcycles and E-Bikes. (DK/SB)

# E-Motorcycle & E-Bicycle (E-Bike) Safety Initiative



# Background and Context

**Like many municipalities in North Texas, the Town of Prosper is experiencing increasing safety concerns related to juveniles operating E-motorcycles and E-bikes in unauthorized areas—including public roadways, sidewalks, parking lots, and Town parks.**

**SAFETY is the primary concern**

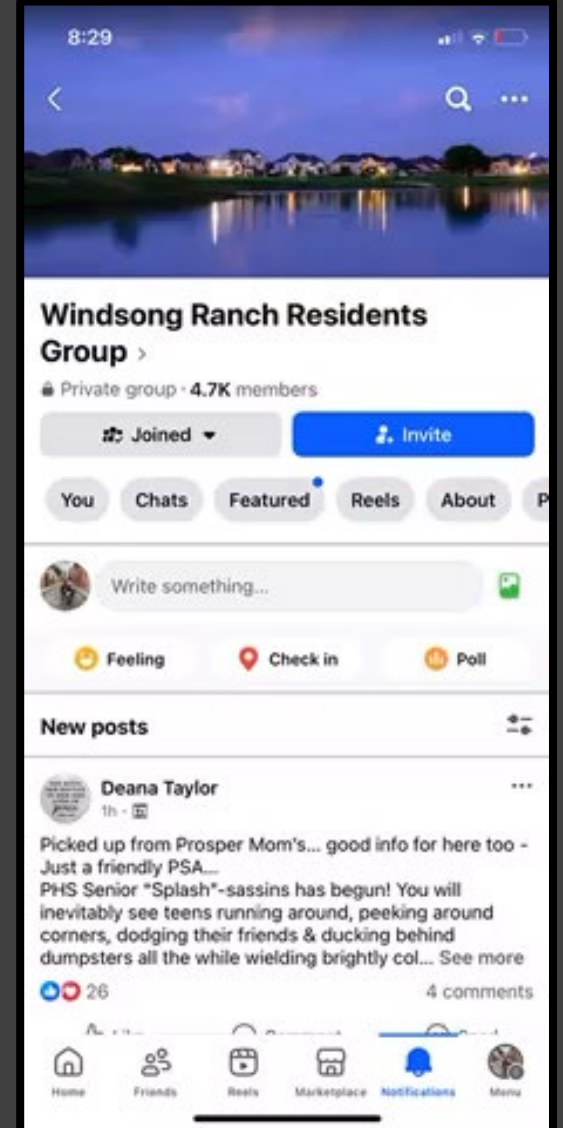
- the safety of the juvenile riders and
- The safety of our motorists and pedestrians who travel our public rights-of-way

**Reducing the costly and unnecessary damage to Town Parks and public property is also a concern**

**Many parents and young operators are unaware of the distinction between:**

- E-motorcycles and
- E-bikes
- Resulting in hazardous conditions and violations of state motor vehicle laws, and use of unauthorized vehicles in public spaces.

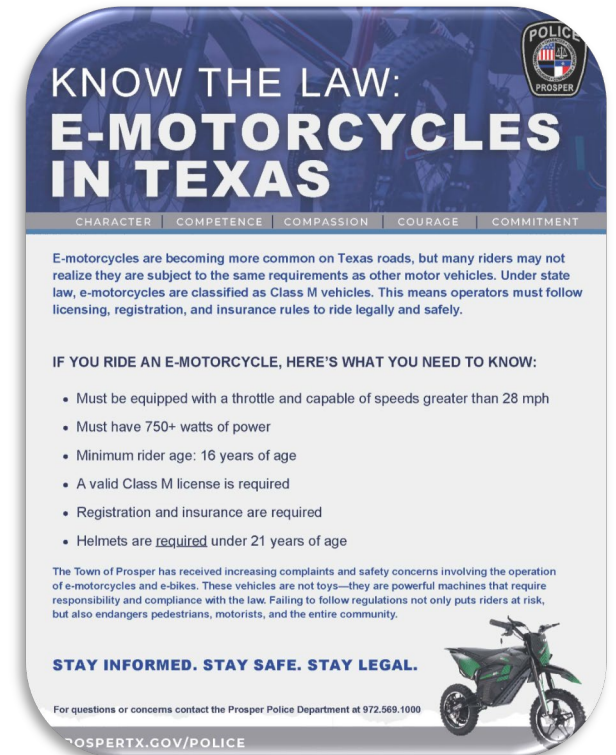
**Therefore, the Prosper Police Department has launched a coordinated education and enforcement initiative to address the dangerous, destructive, and illegal operations of these devices.**



# Legal Framework: Summary of Applicable State Law

## E-Motorcycles

- If the device **does not have operable pedals** or **exceeds 750W** motor output →
  - it is legally classified as a **motor vehicle**.
- Requires:
  - **Class M Driver's License (Minimum 16 years of age),**
  - **registration, (License plate)**
  - **Insurance.** We will **TOW** uninsured E-Motorcycle
  - **Helmet** required if under 21 years of age
  - **(Parents Liability** - allowing an unlicensed driver to operate a motor vehicle)
- **Mini-motorcycles and pocket-bikes are not authorized for street use.**





# Legal Framework: Summary of Applicable State Law


Continued


## E-Bikes


- Classified into **3 classes** depending on assistance level and speed.
  - Class 3** requires rider to be age 15 or older.
  - No license, registration, or insurance required.
  - Must comply with **bicycle traffic laws**.
  - Subject to **local Ordinances**.


### BICYCLE AND E-BIKE LAWS

CHARACTER | COMPETENCE | COMPASSION | COURAGE | COMMITMENT

**E-BIKE LAWS IN TEXAS**

**CLASS 1**

**CLASS 2**

**CLASS 3**

PEDAL ASSIST	✓		✓
THROTTLE		✓	
TOP SPEED (ASSISTED)	20 MPH	20 MPH	28 MPH
MAX POWER	750 WATTS	750 WATTS	750 WATTS
MINIMUM RIDER AGE	NONE	NONE	15
HELMET	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
LICENSE	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

FOR YOUR SAFETY, IT IS RECOMMENDED TO ALWAYS WEAR A HELMET WHEN OPERATING ANY BICYCLE OR ELECTRIC BIKE.

**Bicycles and E-Bikes in Texas Rights & Rules**

- Riders of bicycles and e-bikes have the same rights and duties as motor vehicle drivers.
- Parents/guardians must ensure children follow traffic laws.

**Traffic Rules**

- Stop at stop signs and walk bikes through crosswalks.
- Ride on the right to avoid impeding traffic flow.
- (Texas Transportation Code 551.101 & 551.103)

**Safety Equipment**

- Brakes: Must skid on dry, level pavement.
- Night Riding:
  - Front white light (visible up to 500 ft).
  - Rear red reflector or light (visible 50-300 ft).
  - (Texas Transportation Code 551.104)

**E-Bike Classes** (Texas Transportation Code 664.001)  
**Class 1 & 2:**

- No age restriction, max speed 20 mph.
- Class 1: Pedal assist required.
- Class 2: Hand throttle (optional pedals).

**Class 3:**

- Minimum age: 15, max speed 28 mph.
- Requires pedal assist and speedometer.

**E-Bike Requirements** (Texas Transportation Code 551.107 & 664.002)

- Max motor: 750 watts.
- Permanent label must show:
  - E-bike class (1, 2, or 3).
  - Top assisted speed.
  - Motor wattage.

For questions or concerns contact the Prosper Police Department at 972- 569-1000

PROSPERTX.GOV/POLICE

# Types of Devices



## Electronic Bicycle (E-Bike)

- Electric motor
- Has pedals
- Class 1, 2, or 3 (Class 3 goes faster)
- Must be allowed where regular bikes are



## Electronic Scooter (E-Scooter)

- Electric motor
- Can be propelled by human power alone
- Includes one-wheels & electronic skateboards



## Motor-Assisted Scooter

- Electric or gas motor
- Cannot be propelled by human power alone



## Pocket Bicycle / Mini-Motorbike

- Electric motor or internal combustion engine
- No pedals

# Legal Framework: Summary of Applicable Town Ordinances

## Town of Prosper Ordinances

### Adopted April 8, 2025

- **E-Bikes classified as motor vehicles**

No person shall operate a motor vehicle off the pavement or main-traveled portion of the roadway or a designated or permitted parking area onto any private or public property without the effective consent of the owner

### Adopted July 22, 2025

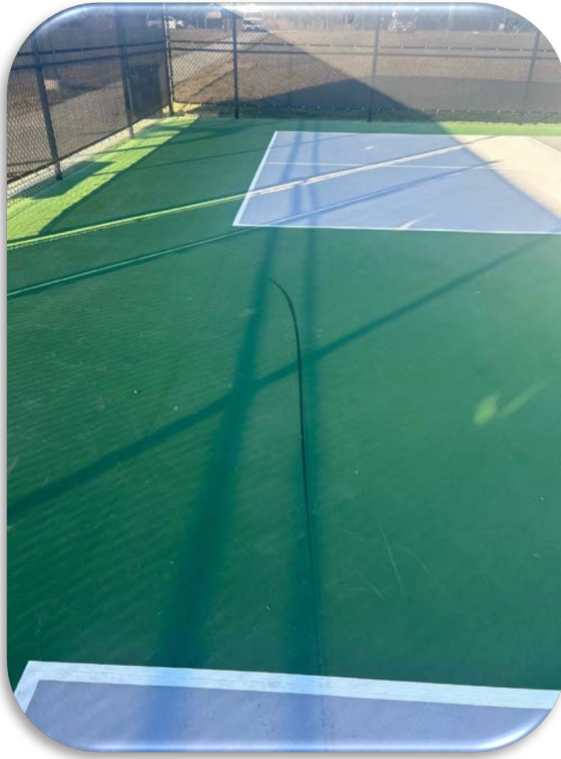
- E-bikes **prohibited in specific park zones:**
  - playgrounds, pedestrian-only paths, athletic fields,
  - courts, and certain trail areas.

Violations classified as **Class C misdemeanors**





# Lakewood Park



# Educational Campaign and Enforcement

Under PPD's Stratified Policing Model – specifically Repeat Incidents, Sergeant Michael Alonso has been assigned this initiative which includes

- Enforcement.
- A community-focused social media campaign.
- There is no warning period, the objective is to achieve compliance and increase the safety for everyone through education and enforcement

UNCLASSIFIED // LAW ENFORCEMENT SENSITIVE



**PROSPER POLICE DEPARTMENT**  
CRIME ANALYSIS UNIT  
801 Safety Wy, Prosper, TX 75078, USA  
972-569-1080 - awollet@prospertx.gov

Bulletin #: PPD RI2025-  
Date Released: April 25, 2025  
Assigned to: Sgt. Alonso  
Expires: May 25, 2025  
Monitored: April 25, 2025

## REPEAT INCIDENTS

### E-Bike Issues At Lakewood Park




Flock Trailer Camera Positioning

#	CASE #	DATE	TIME	DOW	ADDRESS	CALL TYPE	DISPOSITION	OFFICER	DURATION
1	25001946	1/25/2025	17:39	SAT	LAKEWOOD PARK	RECKLESS DRIVING	NO REPORT	WALKIEWICZ	4 MINS
2	25000020	2/1/2025	11:01	SAT	LAKEWOOD PARK	JUVENILE PROBLEM	NO REPORT	WIGGINS AND FLORES	11 MINS
3	25003125	2/6/2025	19:45	THU	LAKEWOOD PARK	JUVENILE PROBLEM	UNABLE TO LOCATE	KENT	5 MINS
4	25003290	2/6/2025	18:44	SAT	LAKEWOOD PARK	JUVENILE PROBLEM	UNABLE TO LOCATE	WEIKLE	9 MINS
5	25004865	2/25/2025	17:31	TUE	LAKEWOOD PARK	JUVENILE PROBLEM	NO REPORT	ALLEN	8 MINS
6	25010396	4/21/2025	15:30	MON	LAKEWOOD PARK	JUVENILE PROBLEM	NO REPORT	FRANKLIN	18 MINS

An anonymous report has been brought to our attention of an disturbing encounter that occurred at Lakewood Park. The incident involved three teenage males operating e-bikes recklessly along pedestrian pathways. According to the report, the individuals were observed riding at high speeds, performing stunts such as wheelies, and ignoring the safety of others.

When a park goer calmly asked the individuals to ride more responsibly, they responded with verbal aggression, began circling the individual at close range, and shouted profanities and threats.

Residents are encouraged to report suspicious and reckless behaviors as the department remains committed to addressing this behavior through situational awareness during park patrols and document all E-Bike related contacts.

The Prosper Police Department is taking a cross-disciplinary, technology supported approach to addressing this issue. As of 4/24, the Flock trailer has been moved to Lakewood Park and labeled in Flock as "Lakewood" trailer for recent e-bike violations.


An operations discussion will be launched to coordinate a targeted enforcement strategy. Officers will be briefed during shift changes and are expected to maintain high visibility patrolling in the area.

Sergeant Michael Alonso malonso@prospertx.gov  
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# Public Education Campaign (Social-Media & Community Outreach)

- The social media campaign is focused on highlighting the differences between E-motorcycles and E-bikes
- The content will be published on all the Town's social media platforms, the Town's website, and through HOAs:
  - Infographics
  - FAQ PDFs
  - Video reels (e.g. helmet use, prohibited park zones)
  - Collaboration with the PISD PD
  - Collaboration with the School District Media Department
  - Home Owners' Associations
- **Temporary signage** at parks, trails, and event locations with scannable ordinance info is work In progress.



## BICYCLE AND E-BIKE LAWS

CHARACTER | COMPETENCE | COMPASSION | COURAGE | COMMITMENT

### E-BIKE LAWS IN TEXAS

	CLASS 1	CLASS 2	CLASS 3
PEDAL ASSIST	✓		✓
THROTTLE		✓	
TOP SPEED (ASSISTED)	20 MPH	20 MPH	28 MPH
MAX POWER	750 WATTS	750 WATTS	750 WATTS
MINIMUM RIDER AGE	NONE	NONE	15
HELMET	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
LICENSE	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

FOR YOUR SAFETY, IT IS RECOMMENDED TO ALWAYS WEAR A HELMET WHEN OPERATING ANY BICYCLE OR ELECTRIC BIKE.

**Bicycles and E-Bikes in Texas Rights & Rules**

- Riders of bicycles and e-bikes have the same rights and duties as motor vehicle drivers.
- Parents/guardians must ensure children follow traffic laws.

**Traffic Rules**

- Stop at stop signs and walk bikes through crosswalks.
- Ride on the right to avoid impeding traffic flow.
- (Texas Transportation Code 551.101 & 551.103)

**Safety Equipment**

- Brakes: Must skid on dry, level pavement.
- Night Riding:
  - Front white light (visible up to 500 ft).
  - Rear red reflector or light (visible 50-300 ft).
  - (Texas Transportation Code 551.104)

**E-Bike Classes (Texas Transportation Code 664.001)**

**Class 1 & 2:**

- No age restriction, max speed 20 mph.
- Class 1: Pedal assist required.
- Class 2: Hand throttle (optional pedals).

**Class 3:**

- Minimum age: 15, max speed 28 mph.
- Requires pedal assist and speedometer.

**E-Bike Requirements (Texas Transportation Code 551.107 & 664.002)**

- Max motor: 750 watts.
- Permanent label must show:
  - E-bike class (1, 2, or 3).
  - Top assisted speed.
  - Motor wattage.

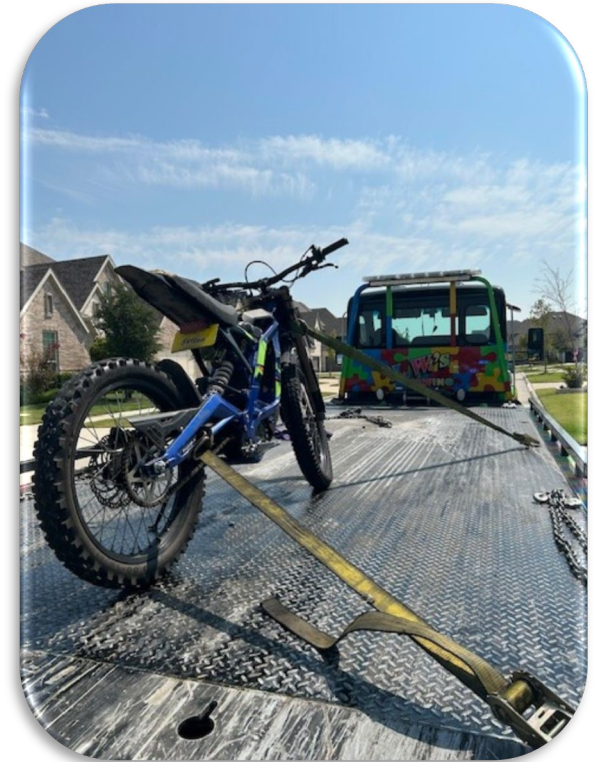
For questions or concerns contact the Prosper Police Department at 972-569-1000

PROSPERTX.GOV/POLICE



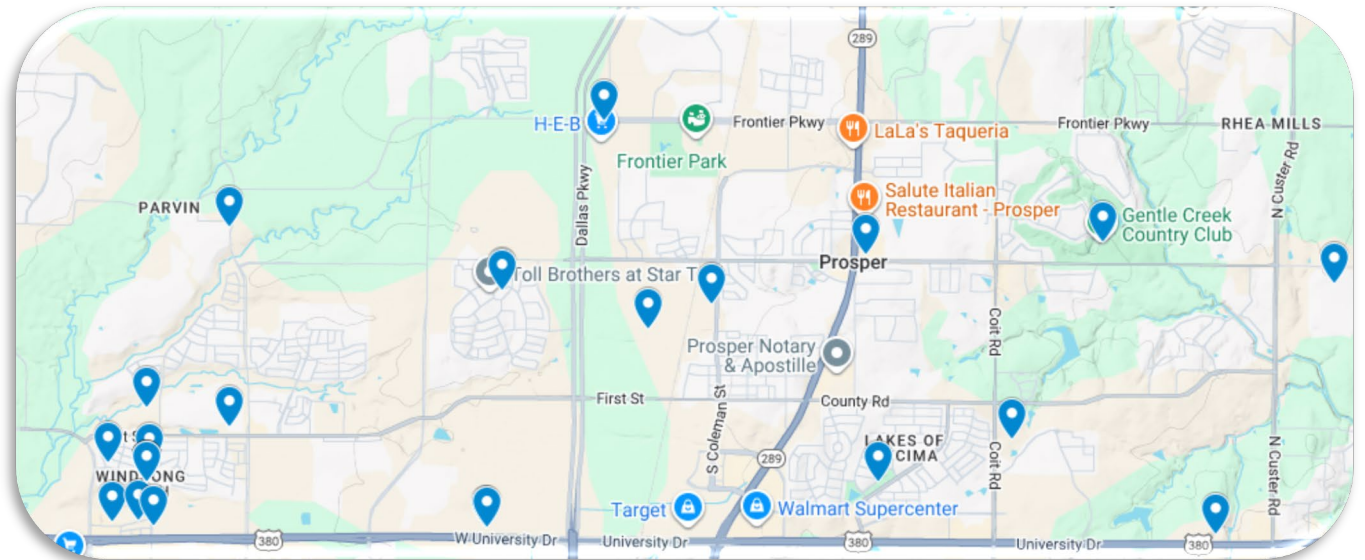
# E-Motorcycle Enforcement

- **Ongoing effort in citing operators in violation of:**
  - Unlicensed vehicle operation (Class M required)
  - No insurance / no registration
  - Helmet law for minors
  - Operating unauthorized devices (e.g., pocket bikes)
  - Prohibited park/trail use
- **Uninsured vehicles have been impounded**
- **Citing Parents for allowing unlicensed juveniles to operate a motor vehicle**



As of 10/06/2025, PPD has responded to **27** calls for service (CFS) related to this initiative.

- 13 CFS in Windsong,
- the remaining 14 throughout the town to include Lakewood Subdivision and Star Trail.
- ENFORCEMENT:
  - 3 Towed E-Motorcycles (2 of the 3 Owners resided in Celina)
  - 3 Citations
  - 7 Contacts with legally ridden E-Bikes
  - 11 UTL (Unable to Locate)
  - 7 Ran from Police





# Proposed Regulations: Restrictions

## Both E-Motorcycles and E-Bikes

### Safety Regulations:

- No operating e-bikes or e-scooters while wearing headphones, earbuds, or other devices that restrict hearing (children under age 16), safety **helmet** required
- No carrying passengers (unless device is designed for additional seating or a properly attached child safety seat)
- No riding after dusk without front white light and rear reflector
- Speed limits for hike/bike trails (e.g. 10–15 mph)
- Registration/Decal program (FREE)

### Restrictions:

- No mini-motorbikes or pocket bikes on any public property
- No Class 3 E-Bikes operated by children under the age of 15
- No E-bikes or scooters on unimproved surfaces (only to connect to another paved trail; max. 20 ft. distance)
- No E-scooters on public streets not designated as “local” or roads with speed limit over 30 mph by operators under age 16

*Note: restrictions do not apply to e-bikes and e-scooters being operated on private property*



# Proposed Regulations: Penalties

1. First offense shall be fined \$100 and be required to take a bicycle safety course
2. Second offense shall be fined \$200. The operator, and their parent or guardian if the operator was a child, shall be required to attend a hearing before the municipal court judge.
3. Third offense shall be fined \$500. The operator, and their parent or guardian if the operator was a child, shall be required to attend a hearing before the municipal court judge.
4. Starting with the second offense, the device shall be confiscated by the issuing officer and released to child accompanied by parent or guardian during business hours.

# Long-Term Strategy

## **Bike Safety Programs**

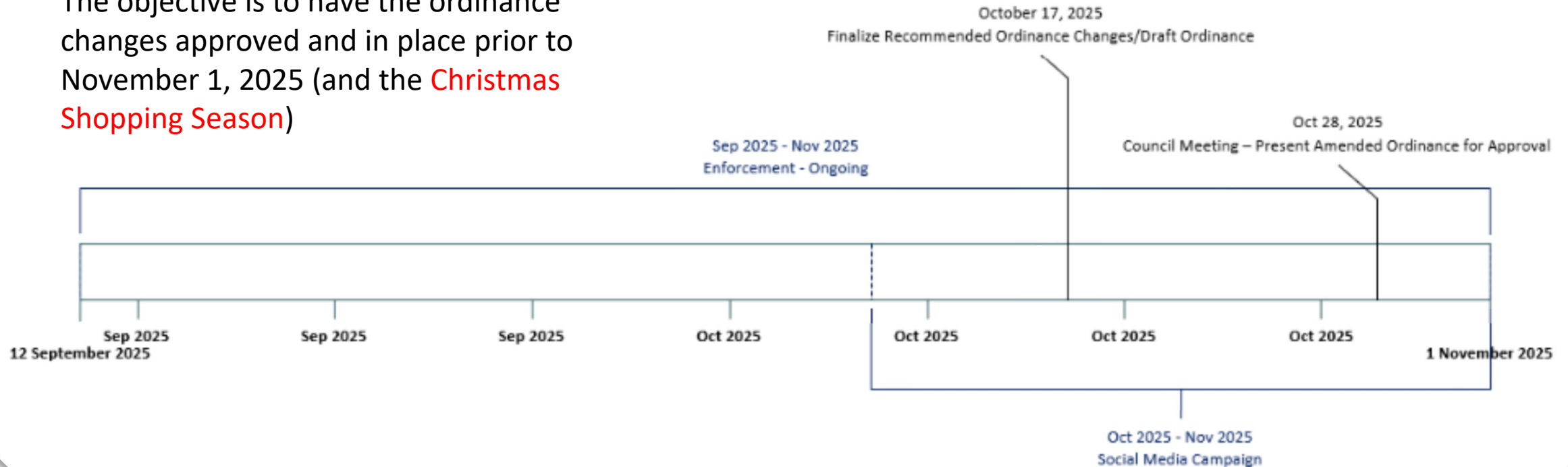
- PPD will coordinate with Parks to host and facilitate bike safety courses at least twice a year
- The safety programs will have curriculum and activities that are specific to E-Bikes

## **Engineering & Parks**

- Permanent signage for **Parks and Trails** reflecting updated codes

# Program Timeline

The objective is to have the ordinance changes approved and in place prior to November 1, 2025 (and the **Christmas Shopping Season**)





We appreciate your dedication to ensuring the safety of everyone who resides, works, and visits Prosper.

This initiative serves as another demonstration of the Council's commitment to achieving Municipal Excellence.

Thank You!

## Agenda Item 18.

Discussion regarding the 2026 Special Events Calendar. (KS)

# Special Events Survey:

- **May 1, 2025 - May 31, 2025**
- **213 Responses**

## **What do you enjoy most about Town of Prosper events?**

- Strong Sense of Community & Small-Town Feel
- Free, Accessible, and Local

## **What would you improve or do differently for future Town of Prosper events?**

- Parking & Accessibility
- Event Diversity & Inclusion
- Better Communication & Promotion



## 2026 Special Events Calendar:

- Parks and Recreation Board on August 14, 2025
- Joint Parks and Recreation/Community Engagement Committee discussion on September 11, 2025
- Community Engagement Committee meeting on September 29, 2025

The calendar has been updated to reflect feedback received during these meetings. Staff now recommends approval of the proposed 2026 Special Event Calendar in order to begin promoting the events and securing vendors for the scheduled dates.

# 2026 Special Events Calendar:

Date:	Time:	Event:	Location:
February - 21	9:00 a.m. - 11:00 a.m.	Prosper Fishing Derby	Frontier Park
March - 11	9:00 a.m. - 11:00 a.m.	Mayor's Coffee for Active Adults	Fire Station #2 (Teel)
March - 28	8:00 a.m. - Finish	P-Town Throwdown Pickleball Tournament	Raymond Community
May - 7	12:00 p.m. - 1:00 p.m.	National Day of Prayer	Town Hall
May	TBD	Prosper on Tap (Blooms and Bubbly)	Broadway St.
May	TBD	Downtown Block Party	Broadway St.
May - 25	10:00 a.m.	Memorial Day Ceremony	Frontier Park
July - 2	5:00 p.m. - 10:00 p.m.	Pride in the Sky	Frontier Park
July - 18	TBD	Prosper on Tap (Bourbon, Beer & Bubbly)	Broadway St.
September - 22	10:00 a.m. - 1:00 p.m.	Active Adult Fair	TBD
October	TBD	Prosper on Tap (NFL Kick Off)	Broadway St.
October - 14	11:00 a.m. - 1:00 p.m.	Mayor's Luncheon	LDS Church
October - 17	4:00 p.m. - 8:00 p.m.	Celebrate Prosper	Frontier Park
November - 6	5:00 p.m. - 6:00 p.m.	Arbor Day Celebration	TBD
November - 7	8:00 a.m. - 11:00 a.m.	Veterans Day Honor Run	Frontier Park
November - 21	TBD	Prosper on Tap (Friendsgiving Sip & Stroll)	Broadway St.
December - 1	5:00 p.m. - 7:30 p.m.	Sensory Photos with Santa	Town Hall Lobby
December - 5	3:00 p.m. - 7:00 p.m.	Christmas Festival	Town Hall Parking Lot

## Agenda Item 19.

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 551.074 - 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, and the Downtown Advisory Committee, and all matters incident and related thereto.

Section 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any work session or regular agenda item.

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.