



**Welcome to the November 11, 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.

Proclamation recognizing December 13, 2025, as Salvation Army Red Kettle Campaign Day. (MLS)

Consent Agenda

Agenda Item 2.

Consider and act upon the minutes of the October 28, 2025, Town Council Work Session meeting. (MLS)



Agenda Item 3.

Consider and act upon the minutes of the October 28, 2025, Town Council Regular meeting. (MLS)



Agenda Item 4.

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



Agenda Item 5.

Receive the Quarterly Investment Report for the Fourth Quarter.
(CL)

Agenda Item 6.

Consider and act upon a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing generally encompassing property adjacent to the Dallas North Tollway and the downtown area. (CE)

Agenda Item 7.

Consider and act upon a Resolution casting the Town of Prosper's votes for the Collin County Central Appraisal District Board of Directors (CCAD). (MLS)

Agenda Item 8.

Consider and act upon a Resolution casting its votes for the Denton County Central Appraisal District Board of Directors (DCAD). (MLS)

Agenda Item 9.

Consider and act upon approving the purchase of wired networking infrastructure, from SHI Inc., utilizing the Texas Department of Information Resources (DIR) Purchasing Contract for \$751,620. (LJ)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute documents between Climatec, LLC and the Town of Prosper for the installation of a Building Automation System (BAS) at the Central Fire Station in the amount of \$65,732. (RC)

Agenda Item 11.

Consider and act upon a request for a Façade Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3B, on 12.2± acres, located on the northwest corner of Preston Road and University Drive. (DEVAPP-25-0031) (DH)



Gates of Prosper, Phase 3B

Block B, Lot 3B

(DEVAPP-25-0031)

Information

Purpose:

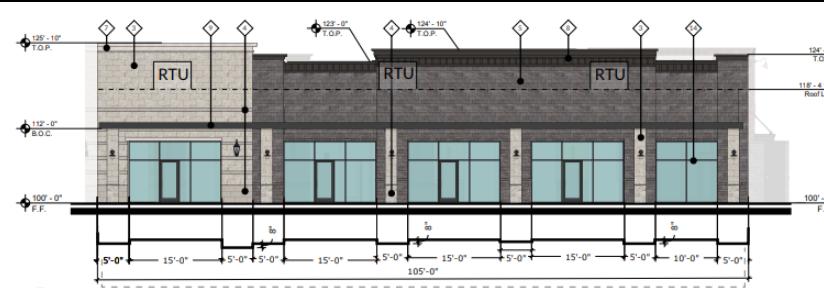
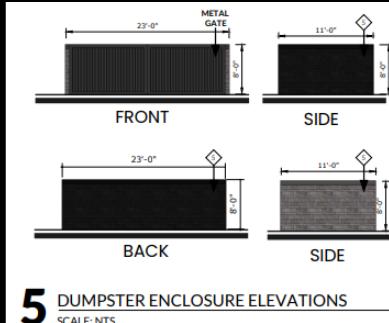
The Façade Plan is for three restaurant buildings totaling 38,516 square feet.

Facade Plans shall be approved by the Town Council, subject to a recommendation by the Planning & Zoning Commission.

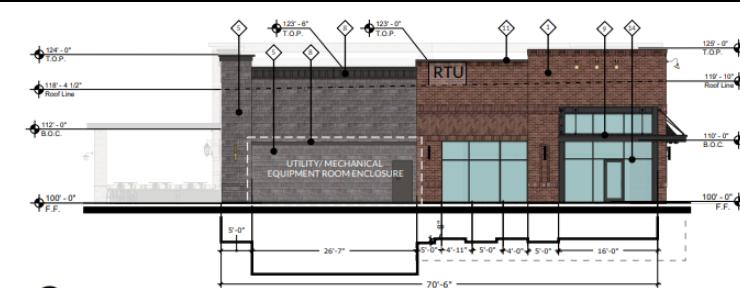




TOWN OF
PROSPER



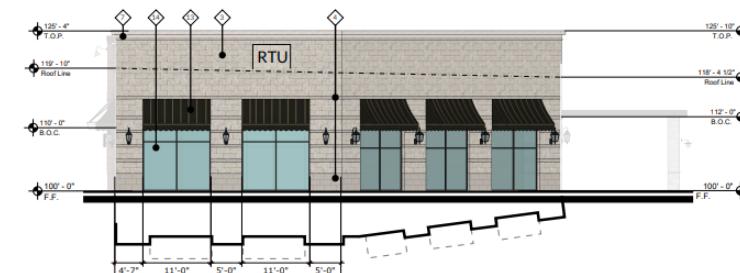
EAST ELEVATION BLDG A (BACK)	
PRIMARY MATERIALS (MASONRY) SF: 1573 85%	
1-BRICK	0
2-BRICK	0
3-MR STONE	379
4-MR STONE	44
5-MR STONE	1128
SECONDARY MATERIALS SF:	275 15%
METAL	195
TOTAL MATERIALS SF:	1848 100%
GLAZED AREA SF:	699
TOTAL WALL AREA SF:	2,247



NORTH ELEVATION BLDG A (SIDE)	
PRIMARY MATERIALS (MASONRY) SF: 1357 91%	
1-BRICK	625
2-BRICK	732
3-MR STONE	0
4-MR STONE	0
5-MR STONE	0
SECONDARY MATERIALS SF:	336 9%
METAL	208
TOTAL MATERIALS SF:	1495 100%
GLAZED AREA SF:	274
TOTAL WALL AREA SF:	1,761



WEST ELEVATION BLDG A (FRONT)	
PRIMARY MATERIALS (MASONRY) SF: 2334 91%	
1-BRICK	798
2-BRICK	0
3-MR STONE	430
4-MR STONE	44
5-MR STONE	543
SECONDARY MATERIALS SF:	222 9%
EFS	67
METAL	135



SOUTH ELEVATION BLDG A (SIDE)	
PRIMARY MATERIALS (MASONRY) SF: 1648 94%	
1-BRICK	0
2-BRICK	0
3-MR STONE	1540
4-MR STONE	0
5-MR STONE	108
SECONDARY MATERIALS SF:	112 6%
EFS	62
METAL	95



PROSPER





PROSPER



4 BUILDING C_SOUTH ELEVATION (BACK)

SCALE: 1/8" = 1'-0"

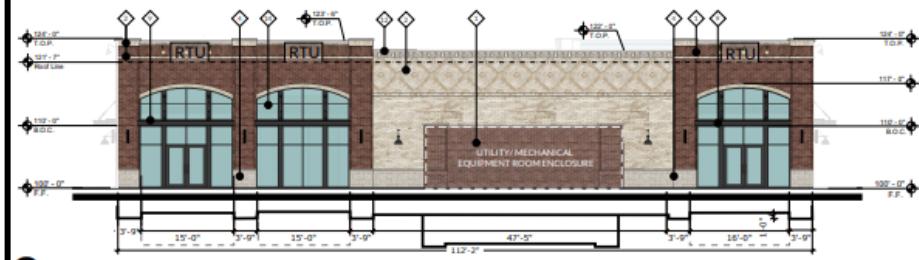
SOUTH ELEVATION BLDG C (BACK)	
PRIMARY MATERIALS (STRUCTURE) SF: 15423 88%	
1-BRICK	844
2-BRICK	681
3-MILSTONE	0
4-MILSTONE	0
SECONDARY MATERIALS SF:	220 12%
GLAZING SF:	20
MATERIALS:	100%
TOTAL MATERIALS SF:	15643 100%
GLAZING SF:	220
TOTAL WALL AREA SF:	25000



3 BUILDING C_WEST ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"

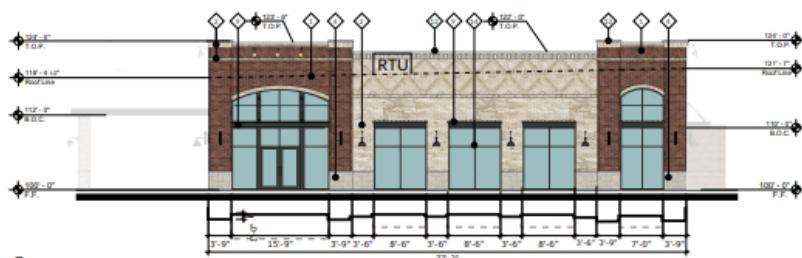
WEST ELEVATION BLDG C (SIDE)	
PRIMARY MATERIALS (STRUCTURE) SF: 1481 96%	
1-BRICK	879
2-BRICK	543
3-MILSTONE	0
4-MILSTONE	0
SECONDARY MATERIALS SF:	62 4%
GLAZING SF:	20
MATERIALS:	100%
TOTAL MATERIALS SF:	1550 100%
GLAZING SF:	20
TOTAL WALL AREA SF:	2500



2 BUILDING C_NORTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

NORTH ELEVATION BLDG C (FRONT)	
PRIMARY MATERIALS (STRUCTURE) SF: 15148 92%	
1-BRICK	855
2-BRICK	682
3-MILSTONE	0
4-MILSTONE	0
SECONDARY MATERIALS SF:	110 7%
GLAZING SF:	21
MATERIALS:	100%
TOTAL MATERIALS SF:	15664 100%
GLAZING SF:	21
TOTAL WALL AREA SF:	25000



1 BUILDING C_EAST ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"

EAST ELEVATION BLDG C (SIDE)	
PRIMARY MATERIALS (STRUCTURE) SF: 1143 94%	
1-BRICK	399
2-BRICK	667
3-MILSTONE	0
4-MILSTONE	0
SECONDARY MATERIALS SF:	74 4%
GLAZING SF:	21
MATERIALS:	100%
TOTAL MATERIALS SF:	1217 100%
GLAZING SF:	21
TOTAL WALL AREA SF:	2500

Agenda Item 12.

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)



Mustang Texas Realty Addition, Block A, Lots 1-2 (DEVAPP-24-0152)

Information

Purpose:

The Site Plan consists of a 10,934 square foot retail building and a 14,329 square foot restaurant/retail building with a 400 square foot patio and associated parking.

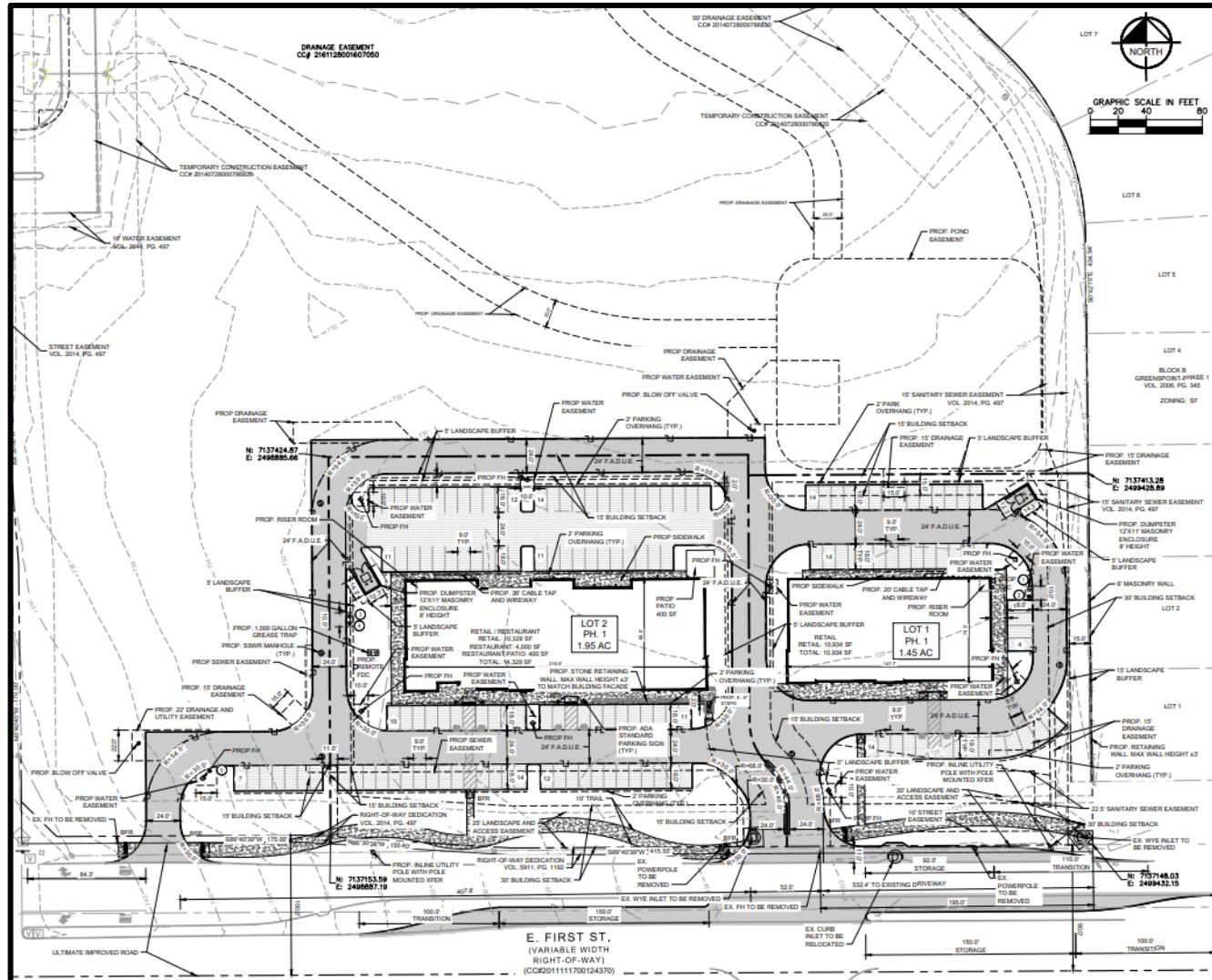
History:

A Preliminary Site Plan (DEVAPP-24-0049) was approved by the Planning & Zoning Commission on August 6, 2024. The plan was shown in two phases with Lots 1-2 shown in Phase 1 and Lot 3 shown in Phase 2. The Site Plan conforms to the approved Preliminary Site Plan.



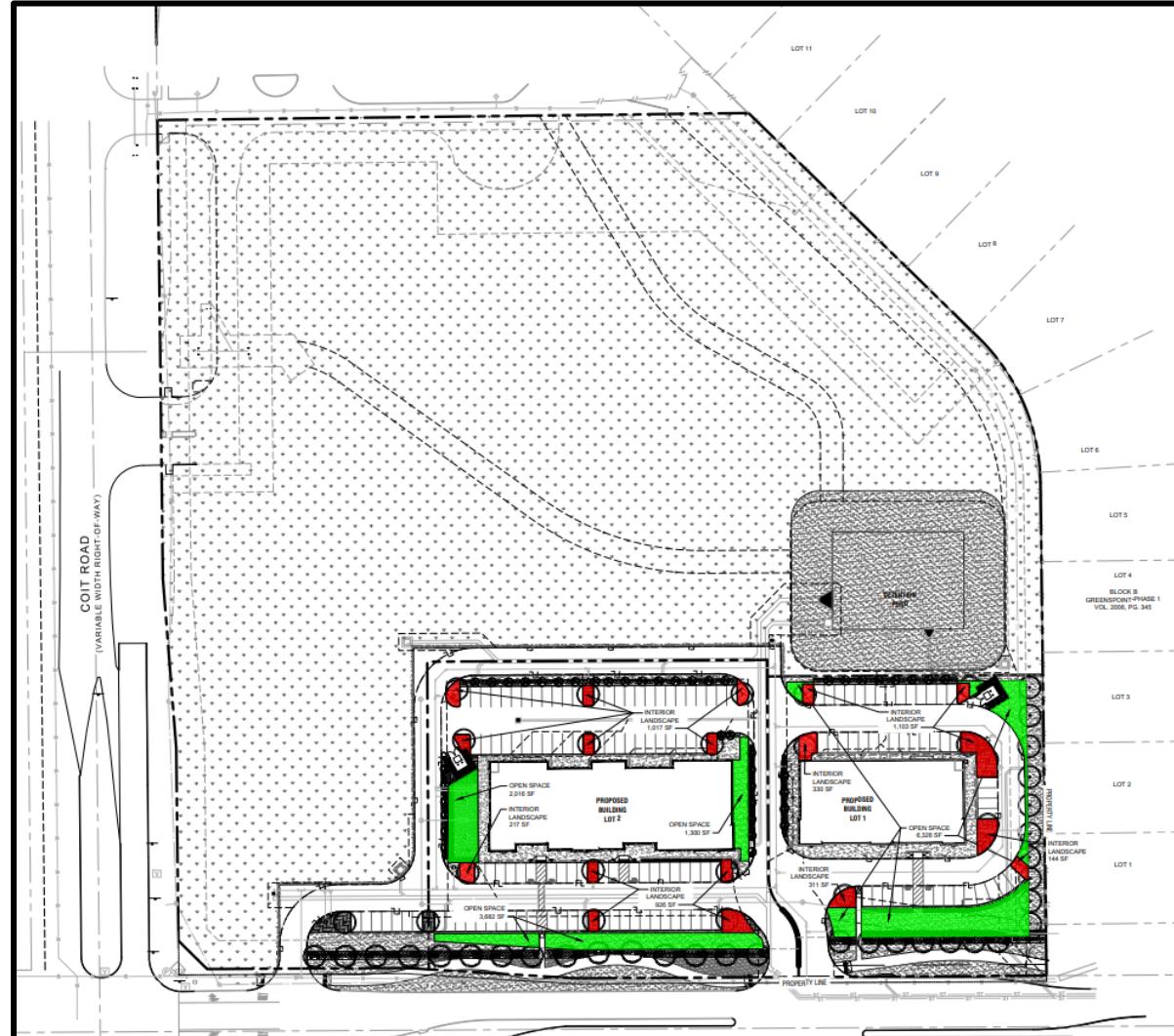


THE TOWN OF PROSPER



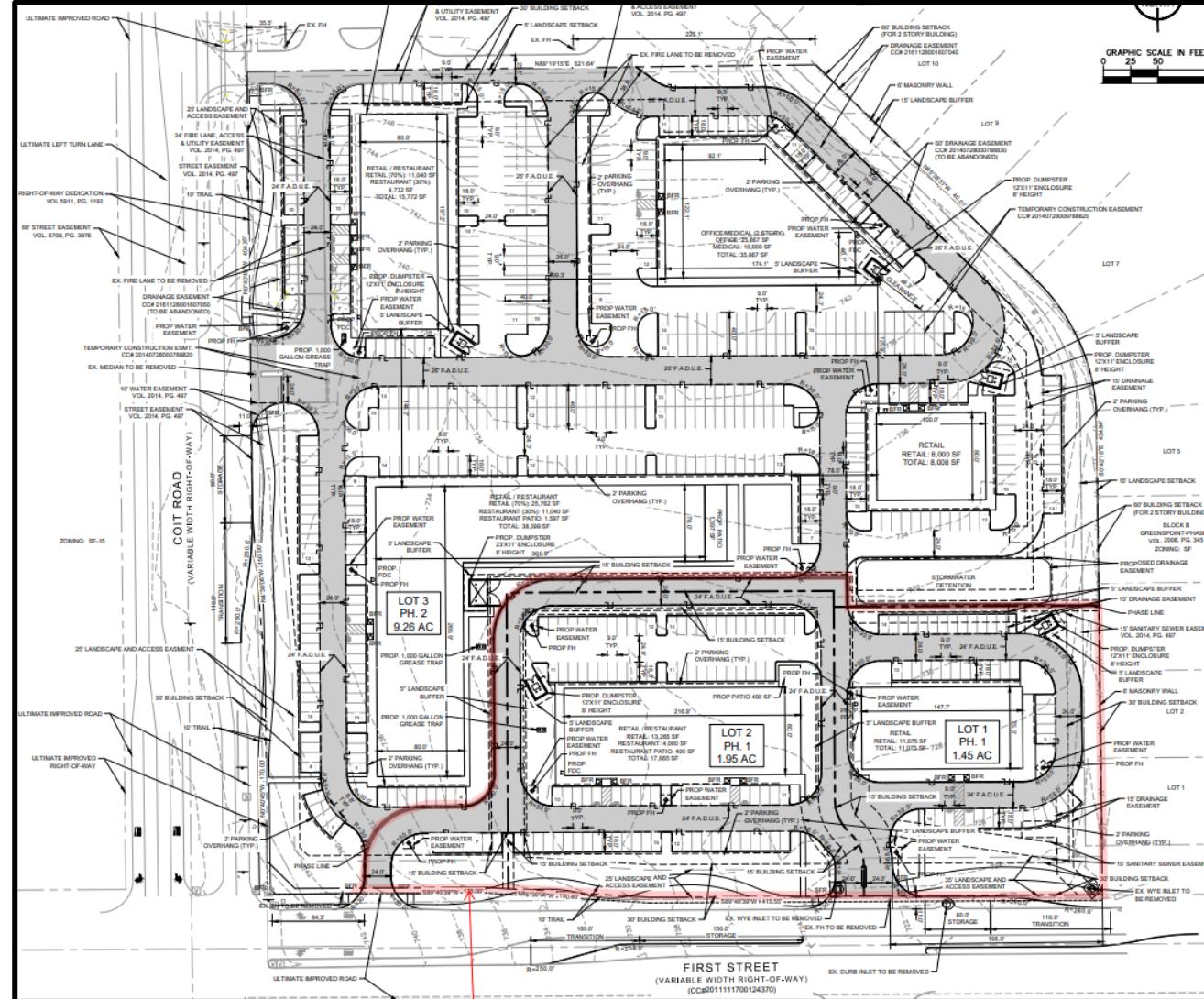


TOWN OF PROSPER





TOWN OF PROSPER





**Westfork Crossing,
Block A, Lots 9-10 & 11X
(DEVAPP-24-0174)**

Information

Purpose:

The Preliminary Site Plan consists of three lots (Lots 9-10 & 11X). Lots 9 and 10 contain two restaurant/retail and retail buildings totaling 157,300 square feet. Lot 11X contains open space and floodplain.

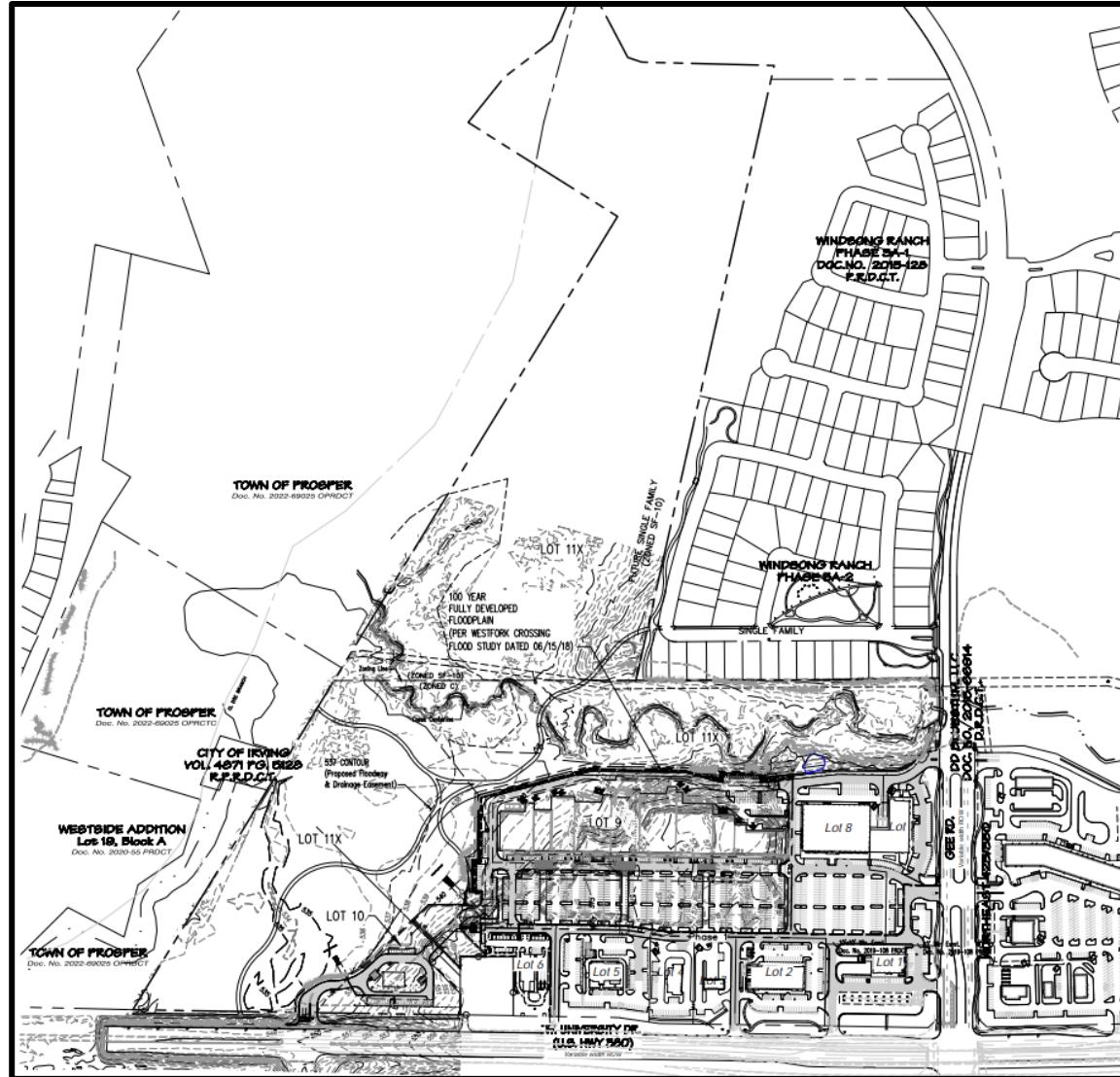
History:

A Preliminary Site Plan for Westfork Crossing (D22-0039) was approved on June 8, 2022; however, it has expired. This Preliminary Site Plan serves to replace the expired plan with minor revisions.



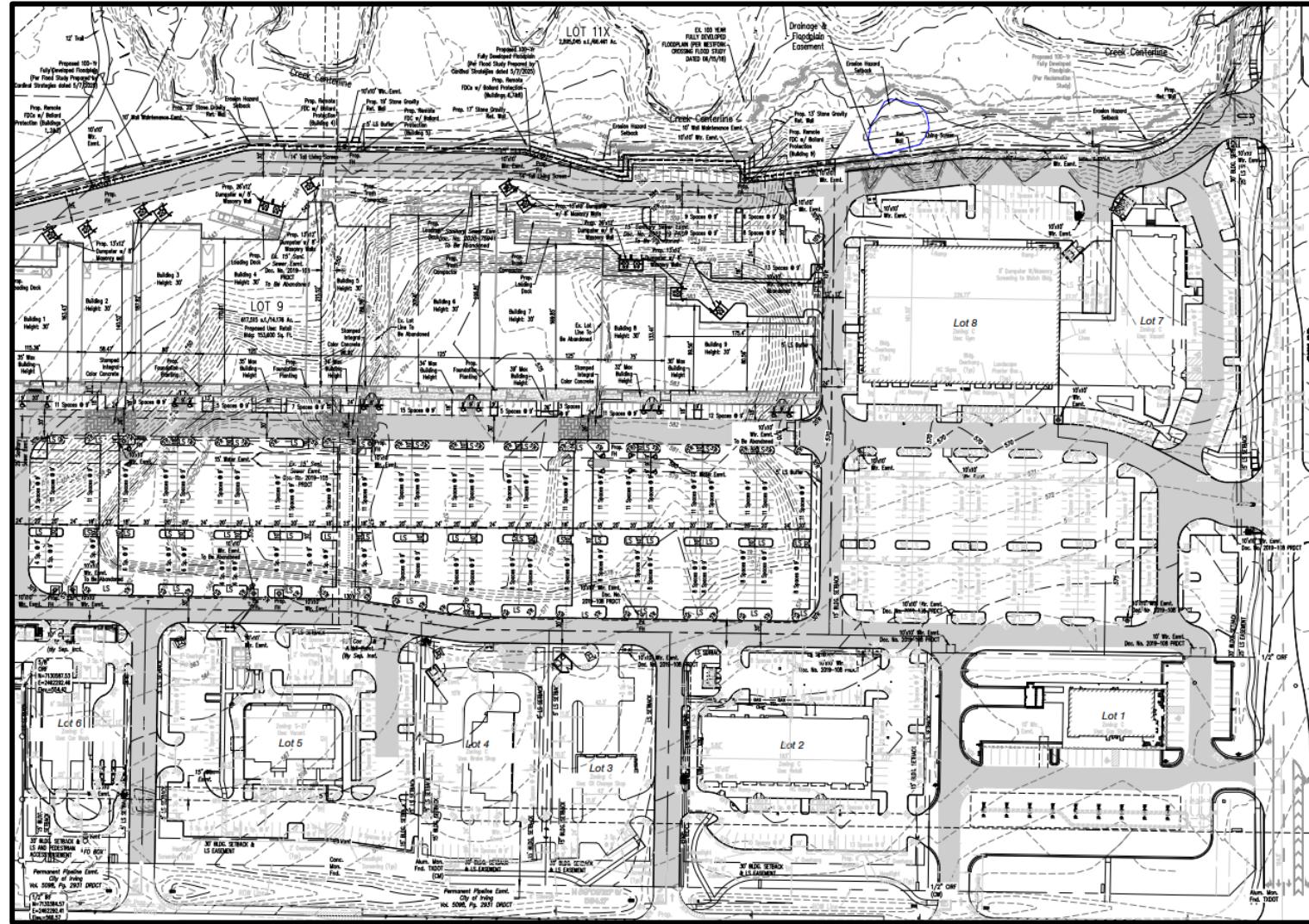


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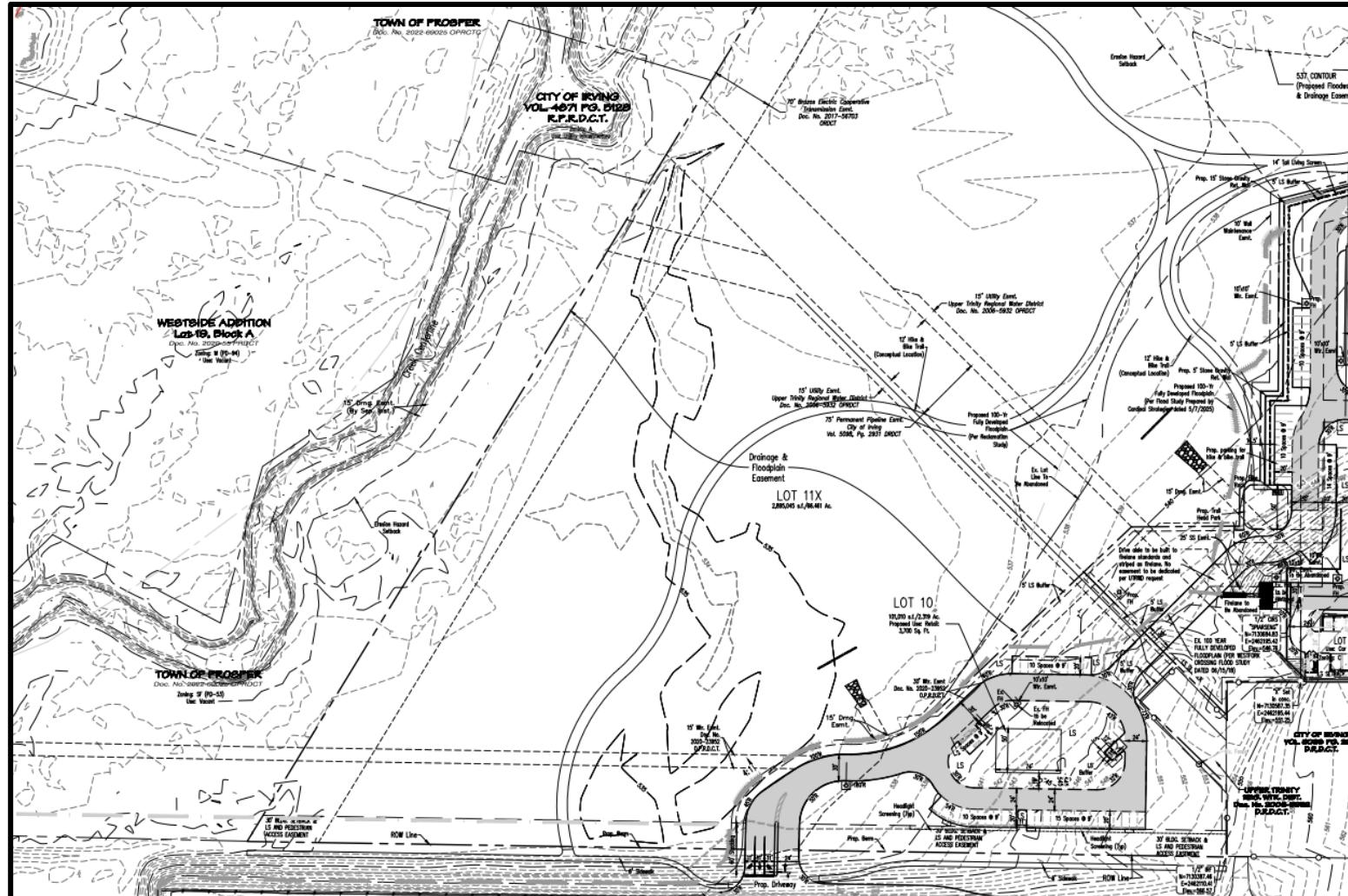


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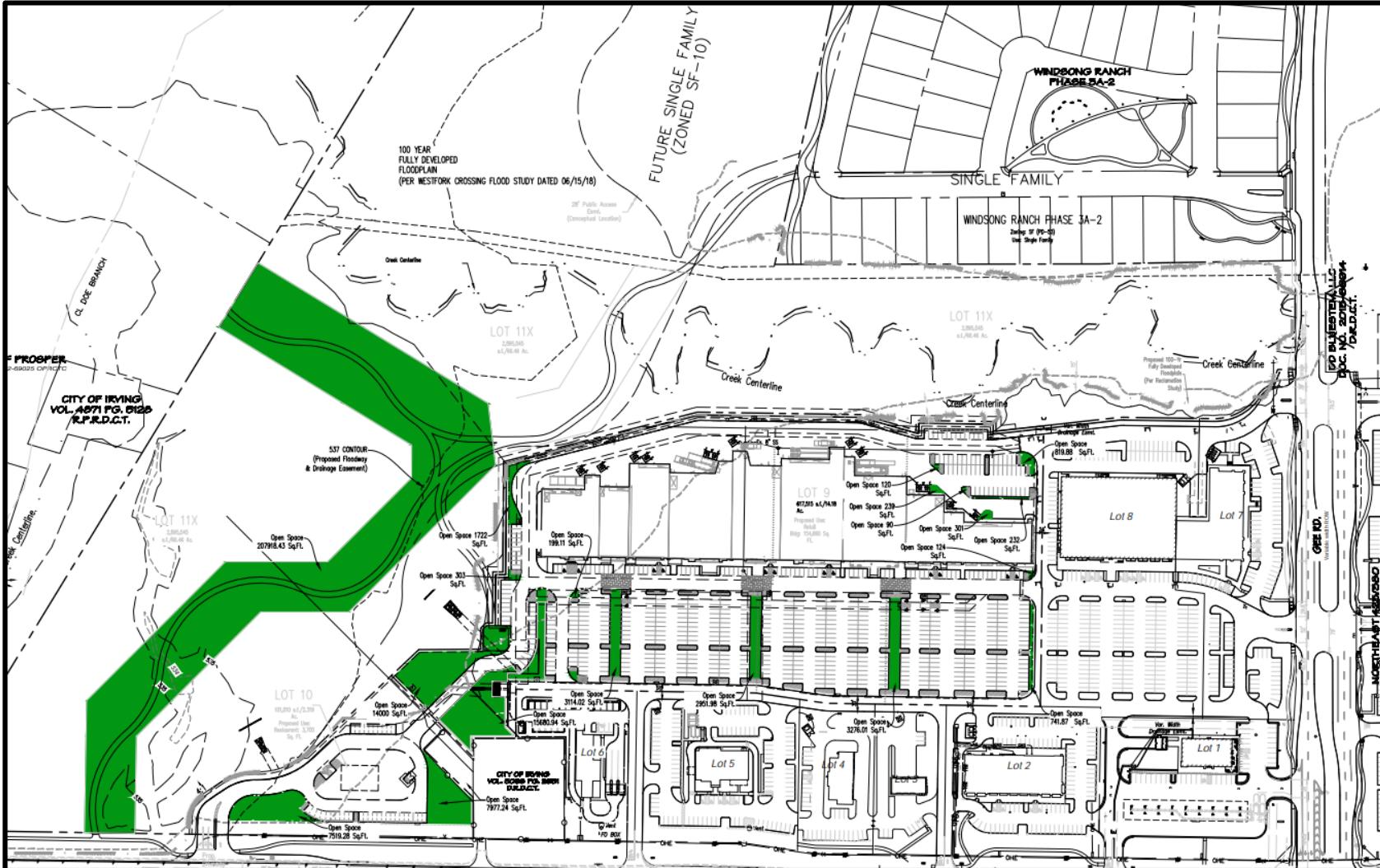


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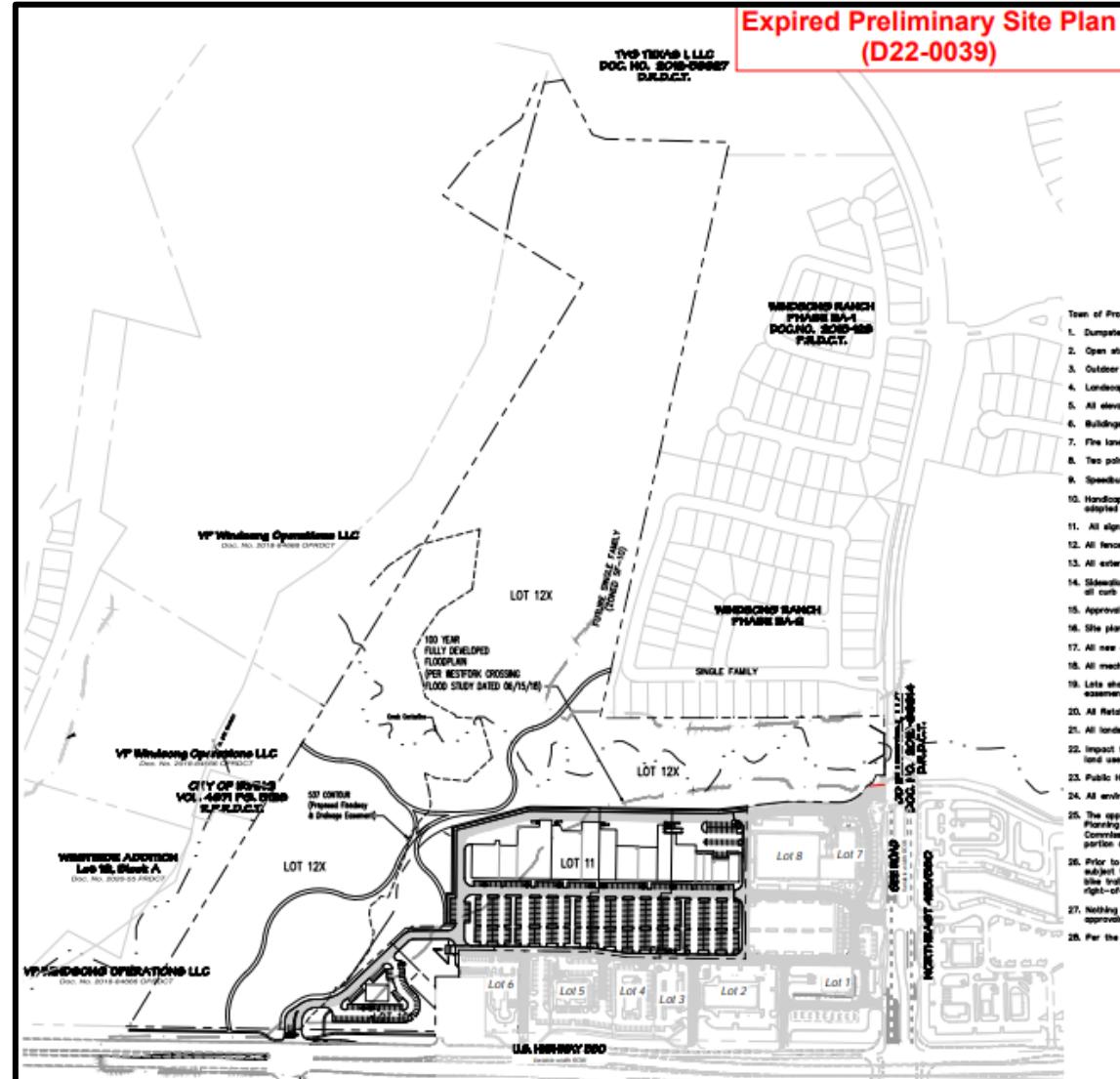
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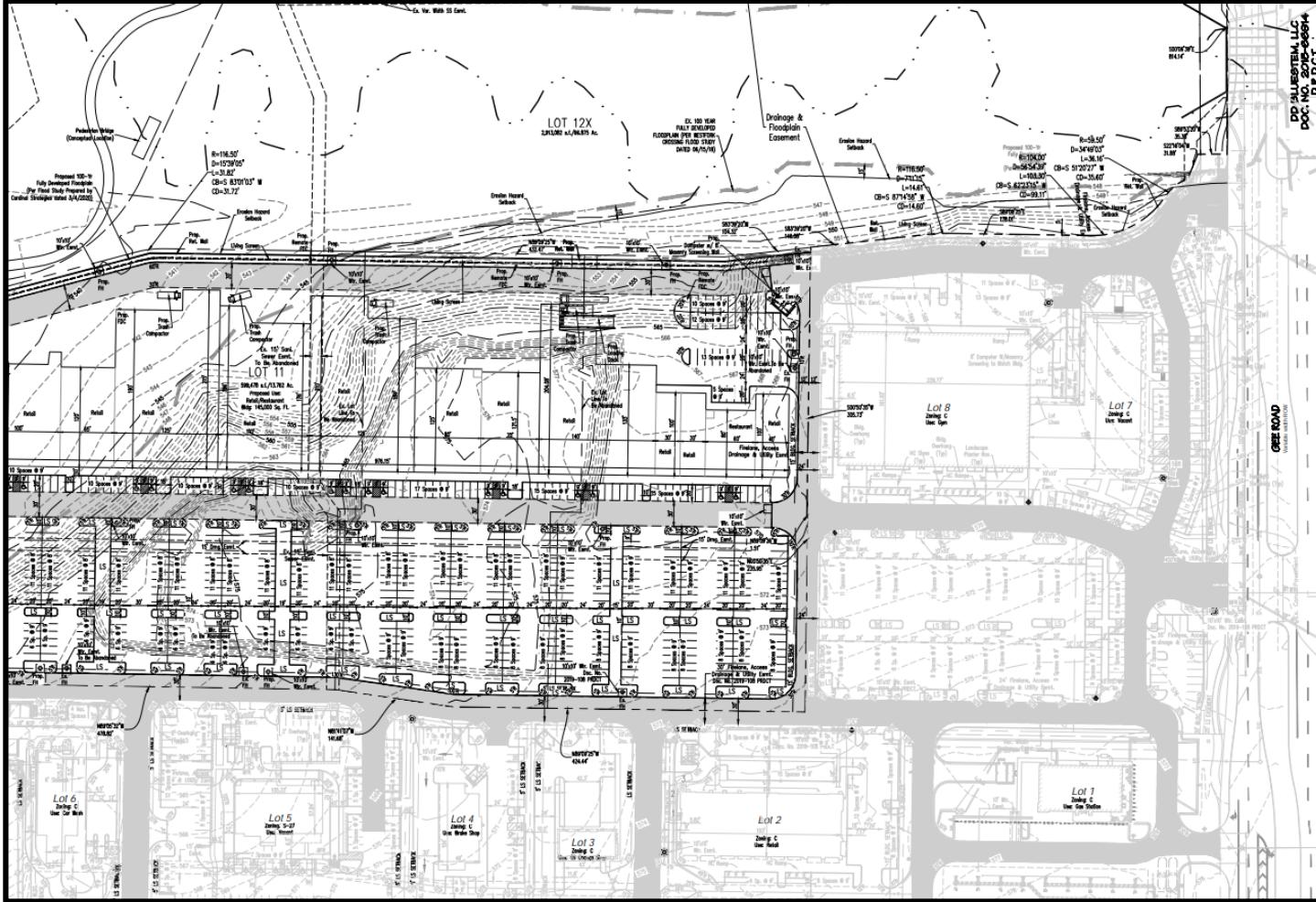
TOWN OF PROSPER

Expired Preliminary Site Plan (D22-0039)



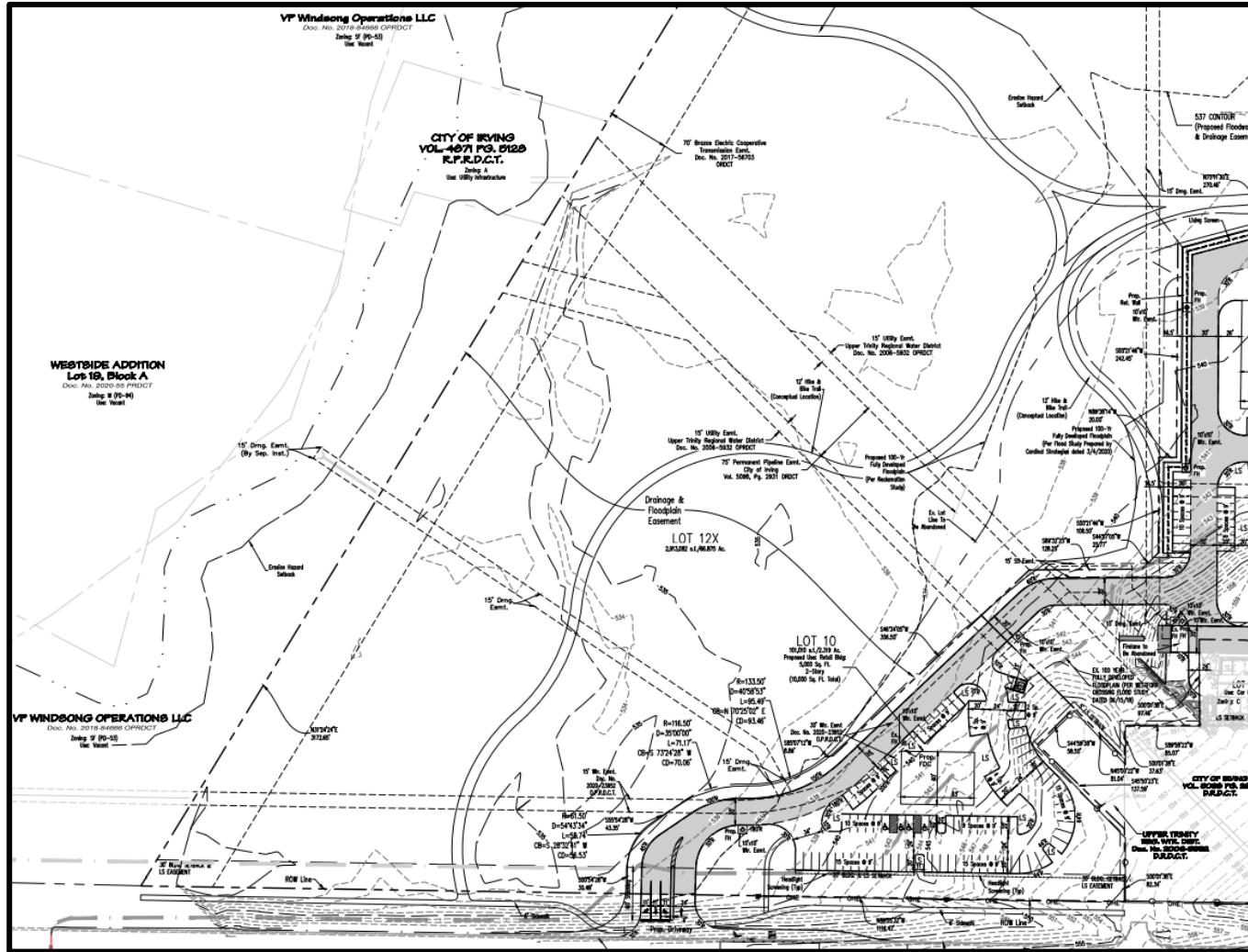


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Gates of Prosper, Phase 3B

Block B, Lot 3B

(DEVAPP-25-0033)

Information

Purpose:

The Site Plan consists of three restaurant buildings totaling 38,516 square feet and associated parking.

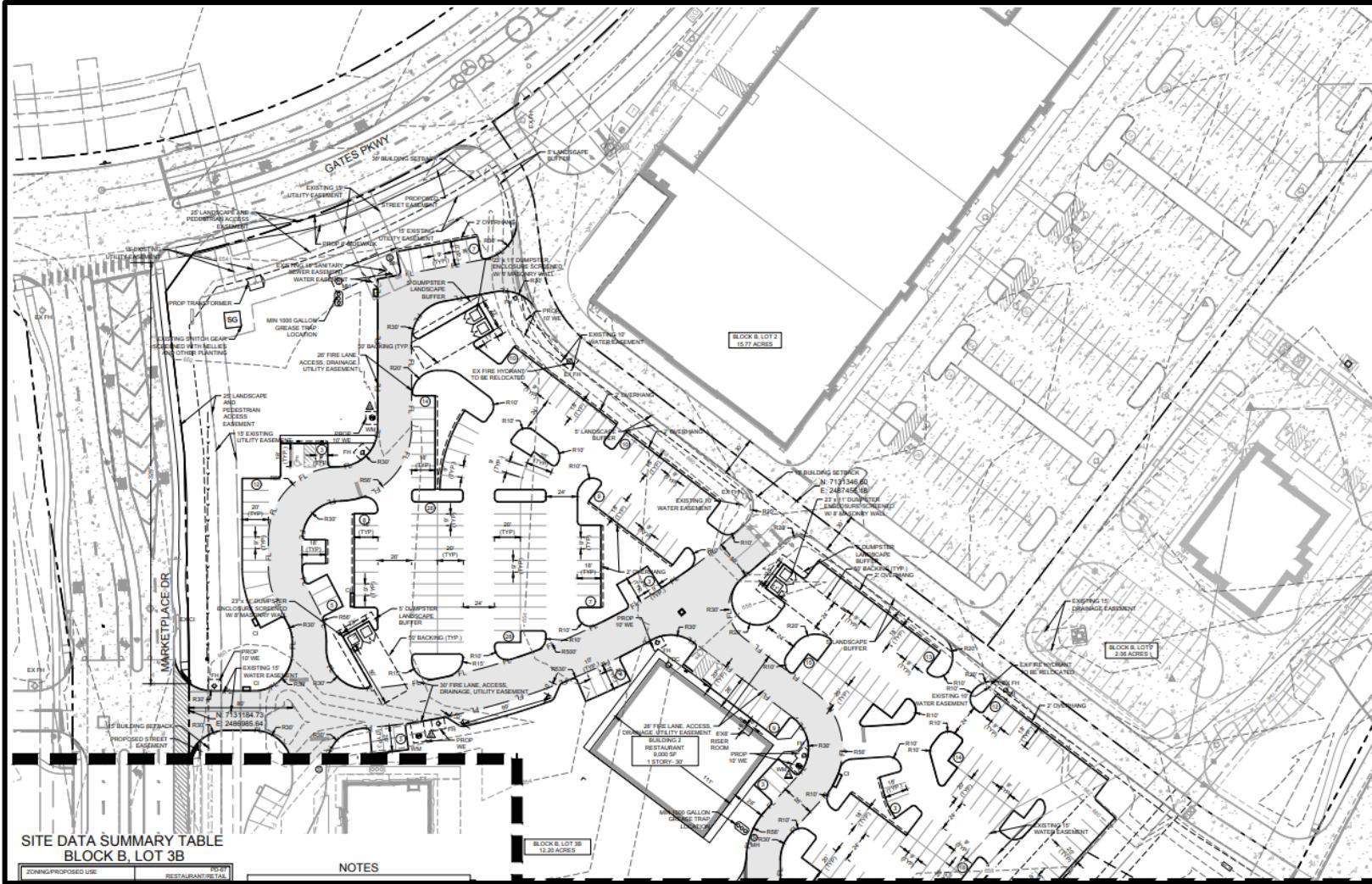
History:

A Preliminary Site Plan (DEVAPP-24-0157) was approved by the Planning & Zoning Commission on May 6, 2025. The only change from the approved Preliminary Site Plan to the proposed Site Plan is the removal of one restaurant building as the original plan showed four.



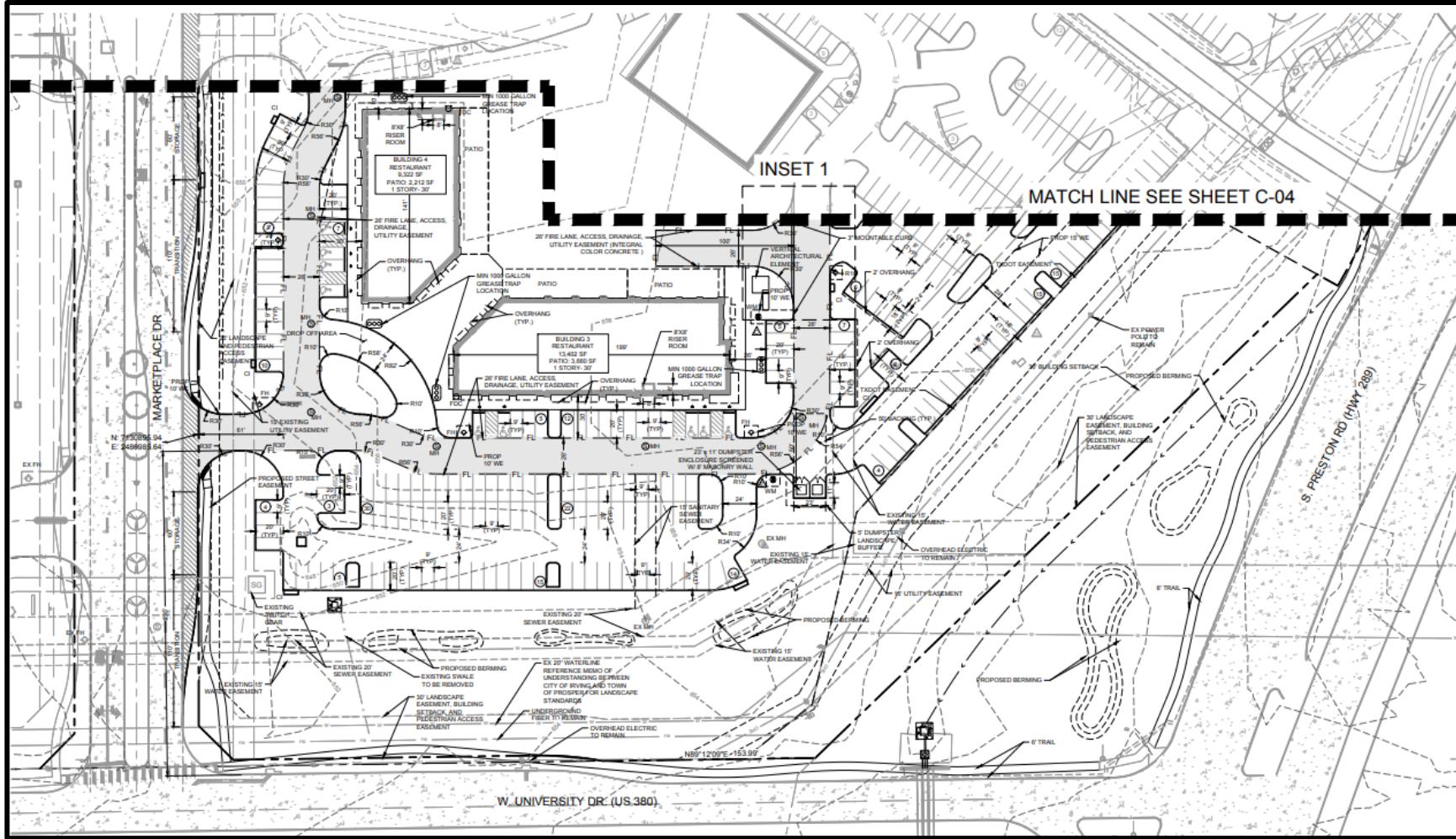


TOWN OF PROSPER



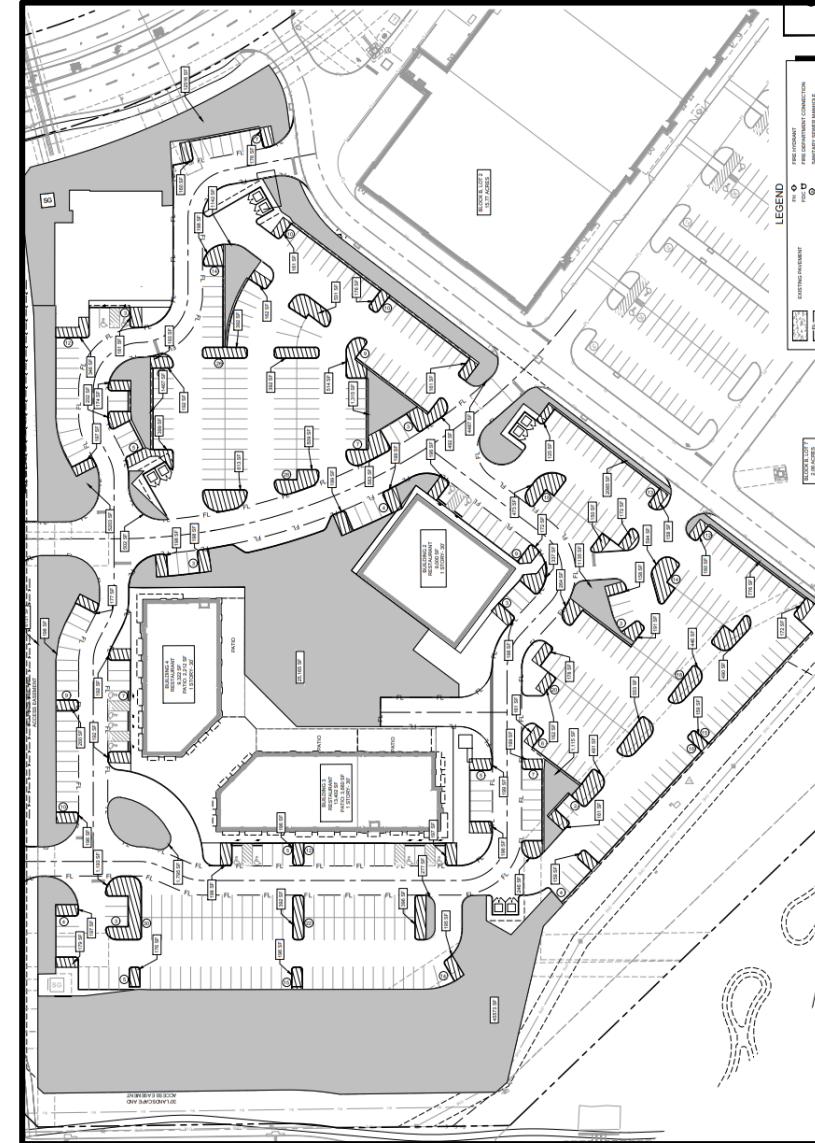


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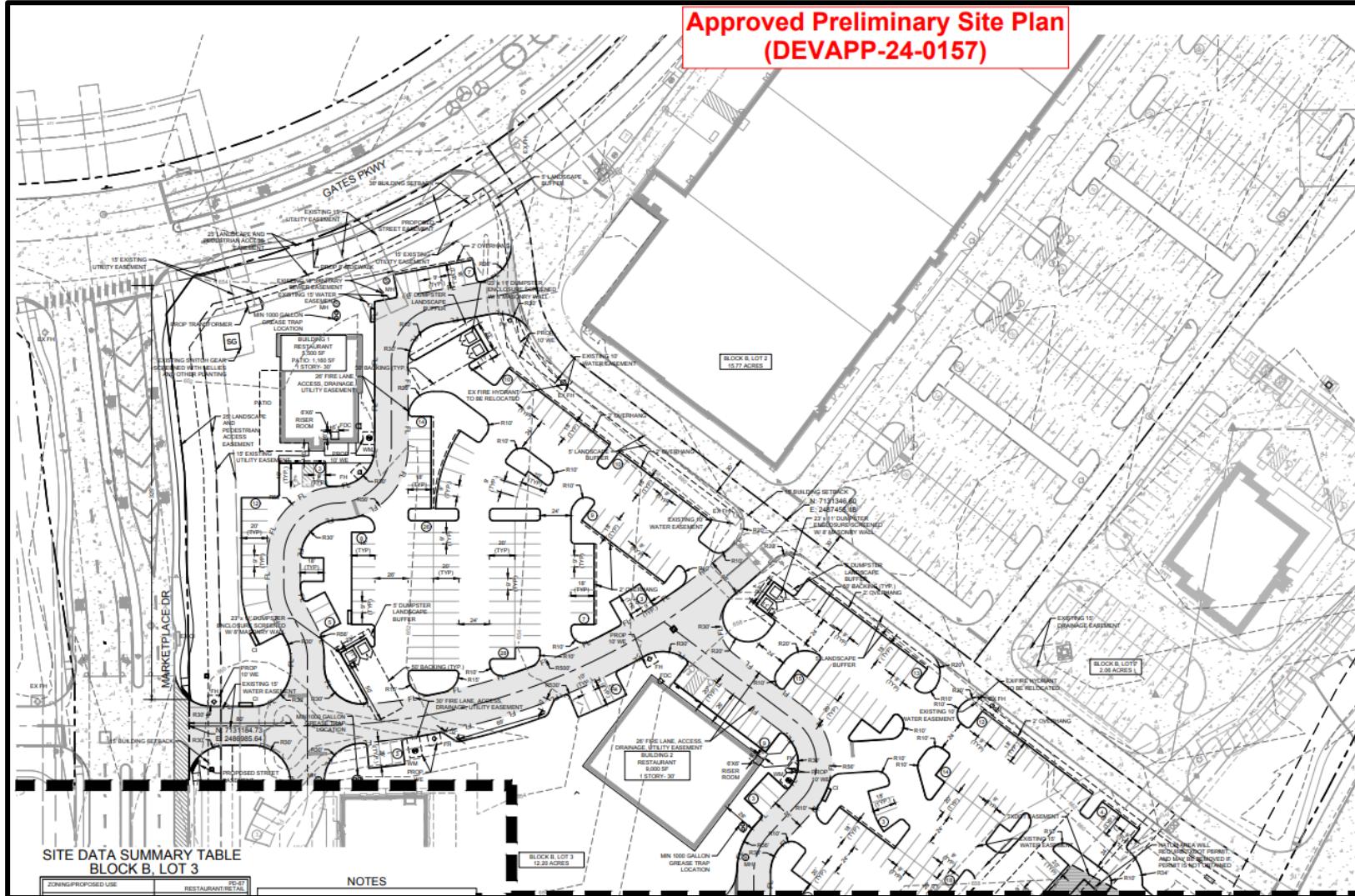




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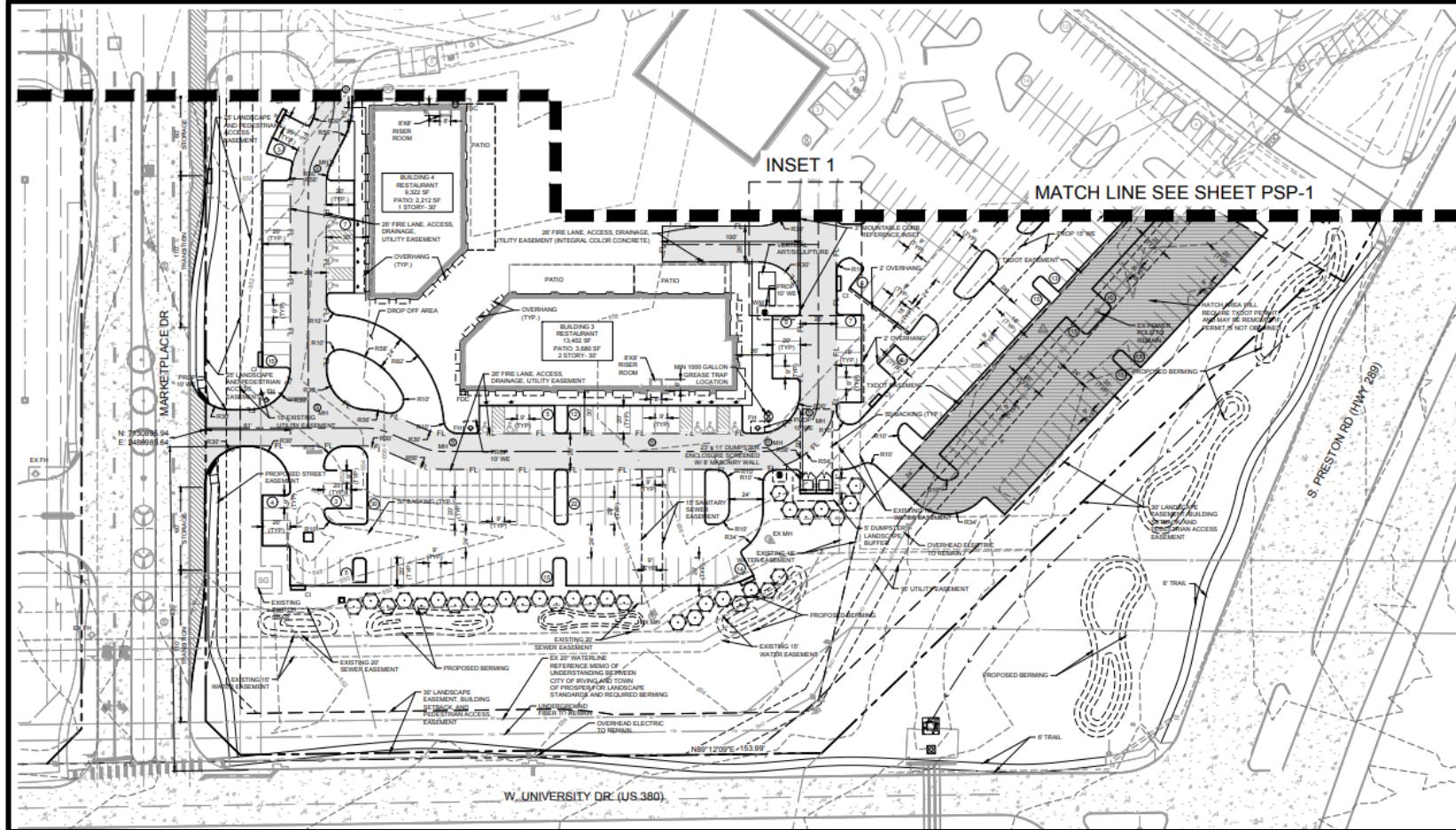


**Approved Preliminary Site Plan
(DEVAPP-24-0157)**





TOWN OF PROSPER





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 13.

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)



Bella Prosper

(ZONE-24-0025)

Proposal

Purpose:

- Construct a mixed-use development consisting of the following items:
 - Assisted Living
 - Commercial Uses (Hotel, Restaurant, Retail, etc.)
 - Multifamily
 - Townhomes

Background

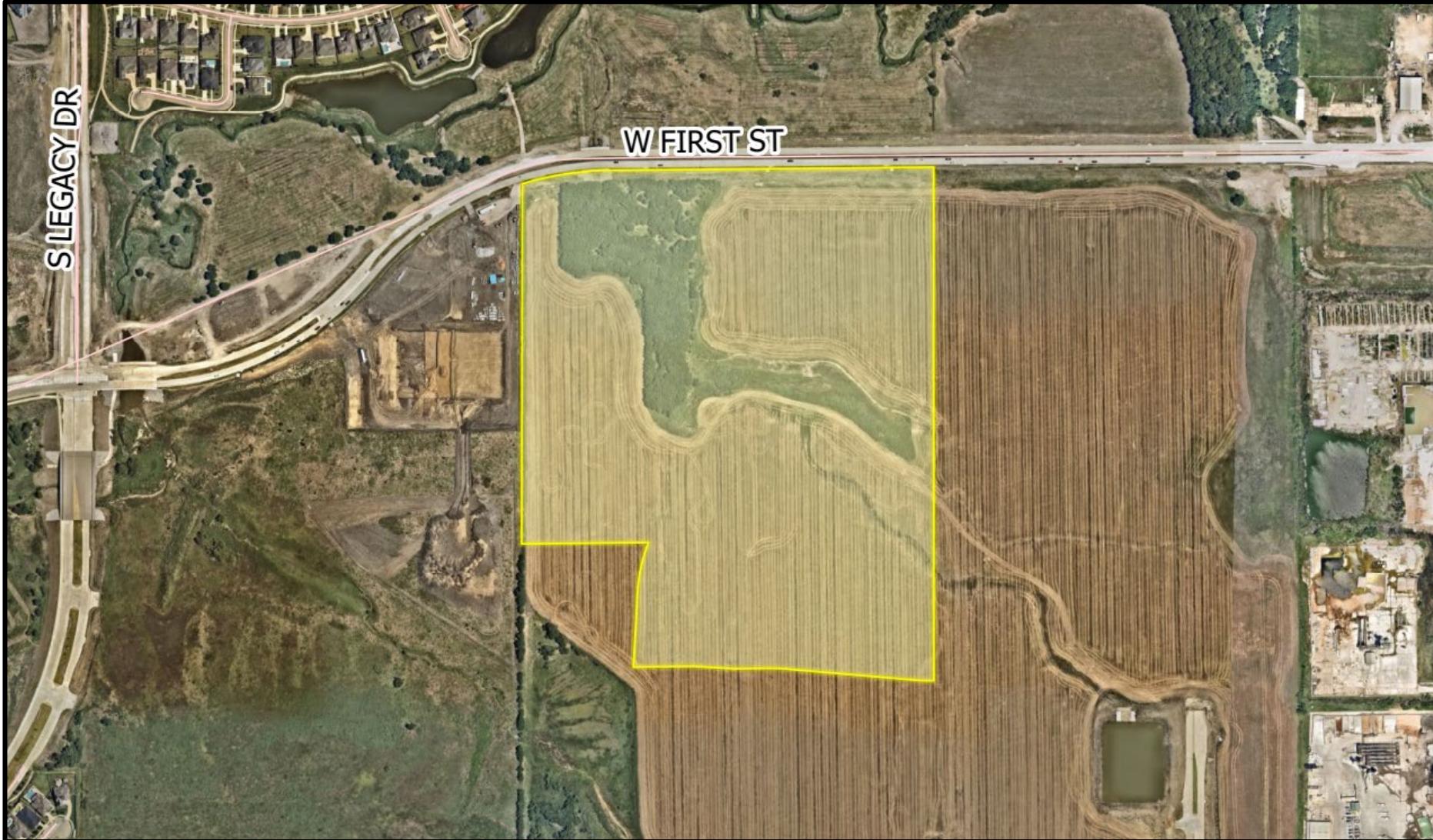
The applicant began the zoning process by discussing the project with Staff in early 2024. After several meetings and reviews of preliminary plans, an official application was submitted in December of 2024.

Following a couple rounds of review, the applicant presented the proposed development at the May 6, 2025, Planning & Zoning Commission Work Session. The following week, on May 13, 2025, the applicant presented at the Town Council Work Session.

In response to the feedback at these meetings, the applicant updated the plan as follows:

- Reduction of Number of Multifamily Dwellings (550 to 435)
- Reduction of Number of Townhome Units (94 to 88)
- Addition of Curvilinear Street (Townhome Section)
- Removal of Second Hotel (Substituted with Additional Restaurant/Retail)
- Reconfiguration of Assisted Living Building and Full-Service Hotel (Facing Amphitheater Area)

The applicant and Staff continued to work on revising the plans until such time that they were presented to the Planning and Zoning Commission for consideration on September 15, 2025, when they were recommended for approval by a vote of 5-0.

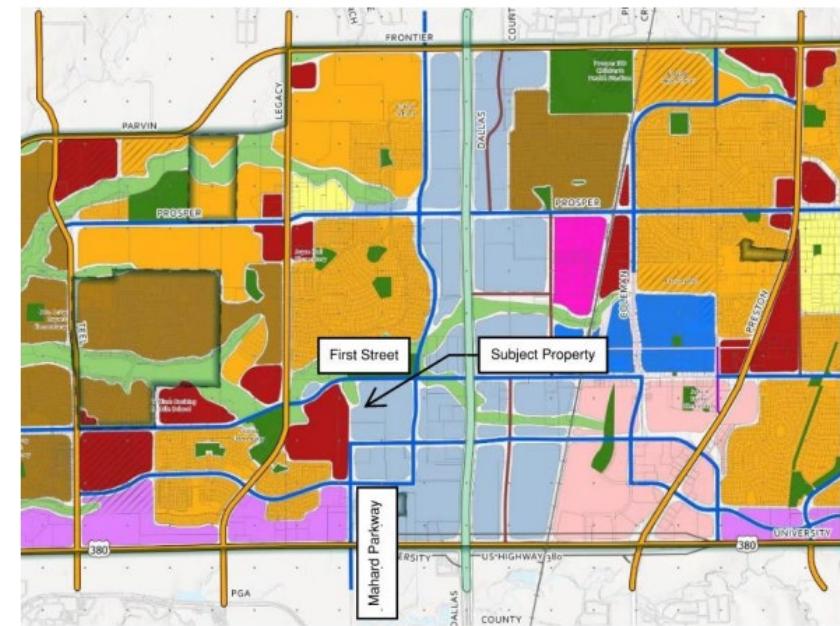


Future Land Use Plan

Dallas North Tollway District:

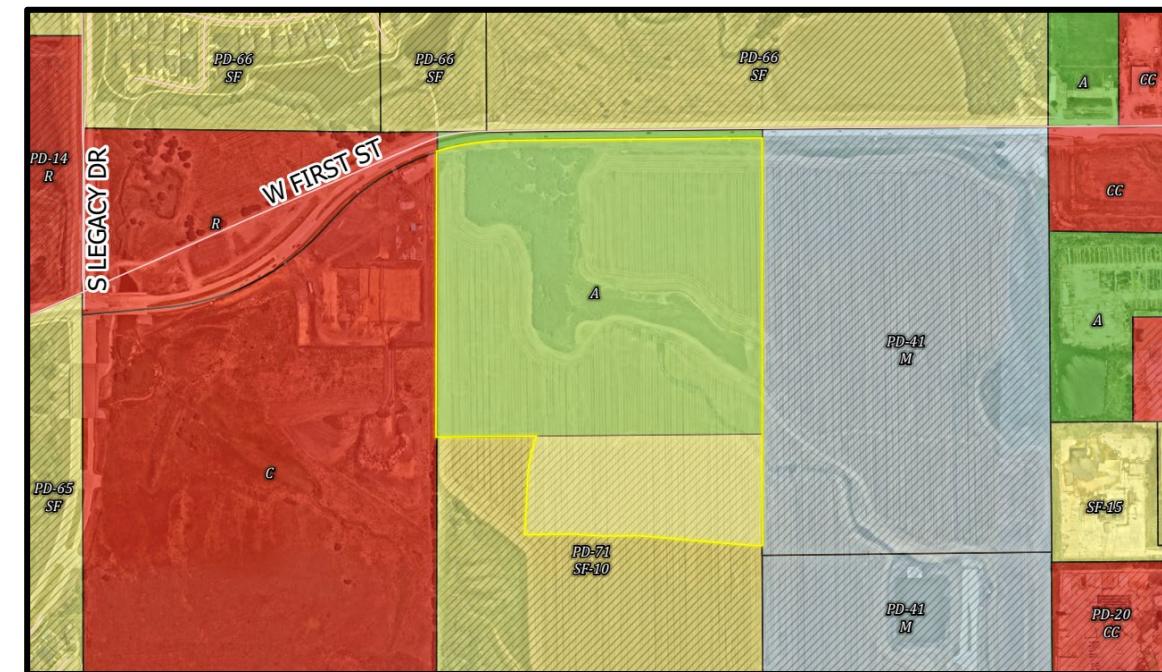
- Recommends the most intense land uses within the Town.
 - Encourages mixed-used development containing a mixture of office, retail, and residential uses.
 - Mixed-use loft/apartments are identified as the most appropriate residential use.

Future Land Use Exhibit



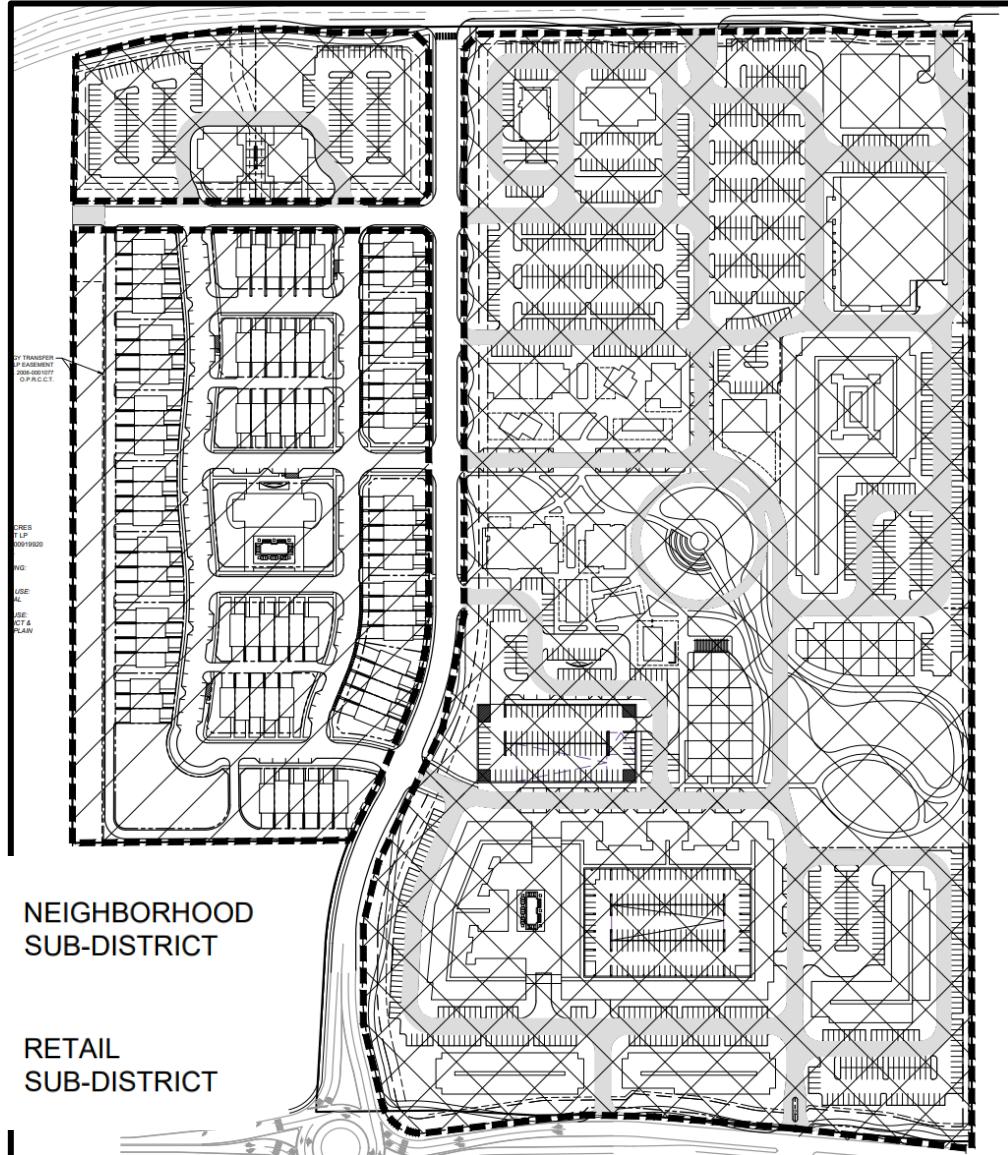
Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural and Planned Development-71	Vacant	Dallas North Tollway District
North	Planned Development-66 (Star Trail)	Single-Family Residential	Medium Density Residential
East	Planned Development-41 (Multifamily)	Vacant	Dallas North Tollway District
South	Planned Development-71 (Single Family-10)	Vacant	Dallas North Tollway District
West	Commercial	Community Center (Children's Hunger Fund)	Retail & Neighborhood Services

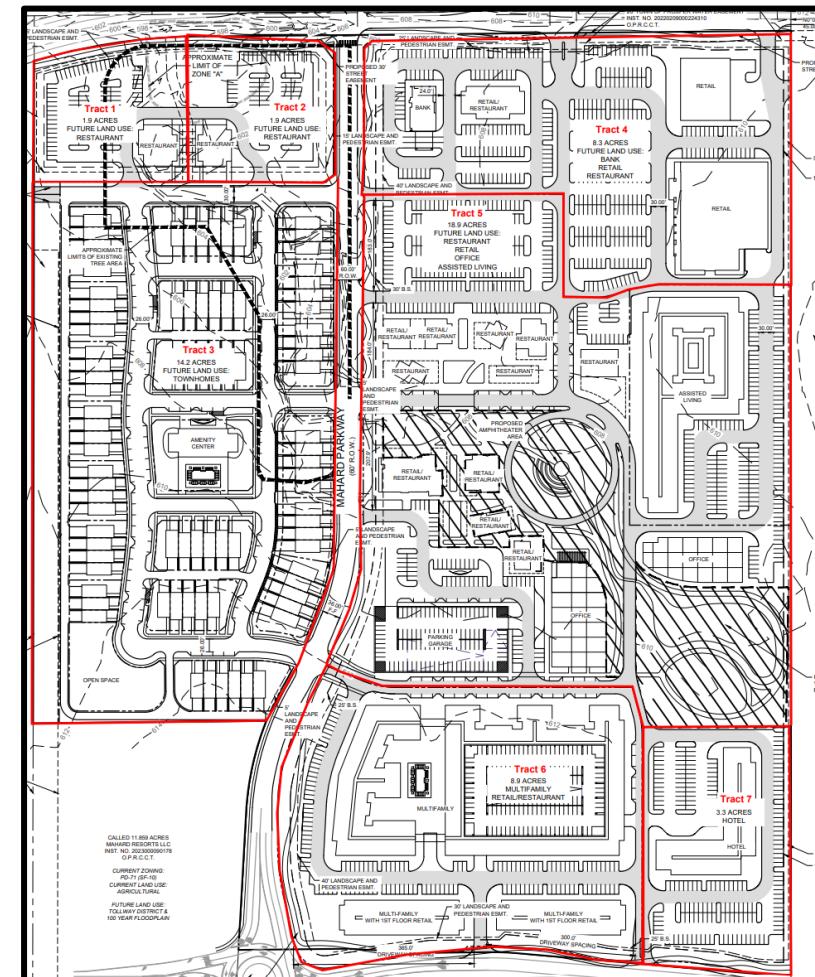




TOWN OF PROSPER



The development is broken into two subdistricts and seven tracts.





Subdistrict Regulations (Neighborhood Subdistrict)

District Regulations

(The following represent the proposed deviations from standard regulations.)

Townhome:

- Density: Decrease from 10 UPA to **8 UPA** (88 Total Units)
- Setbacks: Decrease in Front (25' to 20'); Increase in Rear (20' to 25')
- Height: Increase from 40' to **45'**

Multifamily:

- Density: **435 Units**
- Height: Decrease from 8 Stories to **5 Stories**
- Lot Coverage: Increase from 45% to **80%**



Subdistrict Regulations (Retail Subdistrict)

District Regulations

(The following represent the proposed deviations from standard regulations.)

Assisted Living:

- Number of Units: **249**
- Height: Increase from 2 Stories to **5 Stories**

Full-Service Hotel:

- Height: Increase from 2 Stories to **8 Stories**

Other Commercial Uses:

- Floor Area Ratio: Increase from 0.4:1 to **0.8:1**



General Regulations (Both Subdistricts)

Architectural Standards

Building Materials:

- Primary (Min. of 75%)
 - Brick
 - Cementitious Panel System (Max. of 35%)
 - Glazing (Curtain or Window Wall)
 - Stone (Natural or Manufactured)
- Secondary (Max. of 25%)
 - Clapboard Siding
 - Metal Panel Systems
 - Resin-Impregnated Wood Panel System
 - Stucco (Three-Coat)
- First Floor of Buildings
 - Masonry Cladding (Min. of 90%)
 - Metal Panel Systems (Non-Residential Uses Only)
- Multifamily Buildings
 - Brick
 - Cementitious Panel System
 - Stone (Natural or Manufactured)
- Office Buildings
 - Decorative or Enhanced Concrete Tilt Wall (Max. of 60%)
 - Primary Materials
 - Secondary Materials

Building Design:

- Articulation
 - Articulation will be accentuated by the inclusion of architectural building features, awnings or canopies, or different building materials and is required where retail or service uses take place on the first floor of a building and building façades front both streets and driveways.
- Awnings, Canopies, and Overhangs
 - Awnings and canopies will be comprised of materials that are complimentary to the building.
- Door and Windows
 - Windows will be transparent on 30% of ground floor façade areas facing open space or right-of-way and 20% of upper floor façade areas facing right-of-way.
- Embellishments and Mechanical Equipment
 - Architectural embellishments and mechanical equipment may extend 20 feet above the building height provided they are setback at a distance equal to their height or are integral parts of the building façade.

Building Design Continued:

- Entries
 - Entries will be highlighted using building articulation and entry canopies.
- Façade Composition
 - Façade compositions will consist of architecturally compatible multi-tenant storefronts, defined and articulated building entrances, and accentuated and unique features for “feature buildings” located at the intersection of streets.
- Height
 - Hotel: Minimum of 4 Stories
 - Multifamily: Minimum of 3 Stories
 - Office: Minimum of 2 Stories
 - Restaurant/Retail: Minimum of 1 Story
 - Townhome: Minimum of 2 Stories

Building Design Continued:

- Parking Structures
 - Parking structures will have horizontal and vertical articulation, clearly marked entries and exits for vehicles and pedestrians, and architectural finishes compatible to surrounding buildings if visible from the street.
- Projections
 - Projections into Fire, Access, Utility, and Drainage Easements (F.A.U.D.E.) are permitted if there are no encroachments into building setbacks, extensions over public right-of-way, and extensions over public utilities located within a fire lane or public utility easement.
- Roof Form
 - Roofs will be flat or low-pitched (2.5:12 or lower) with parapets.

Development Guidelines

Triggers:

- The full length of Mahard Parkway, as shown on the conceptual plan, will be constructed with the townhome section.
- A minimum of 50,000 square feet of commercial development will be constructed prior to the construction of the multifamily.

Phasing:

This project will be constructed in five phases.



Open Space

Townhomes:

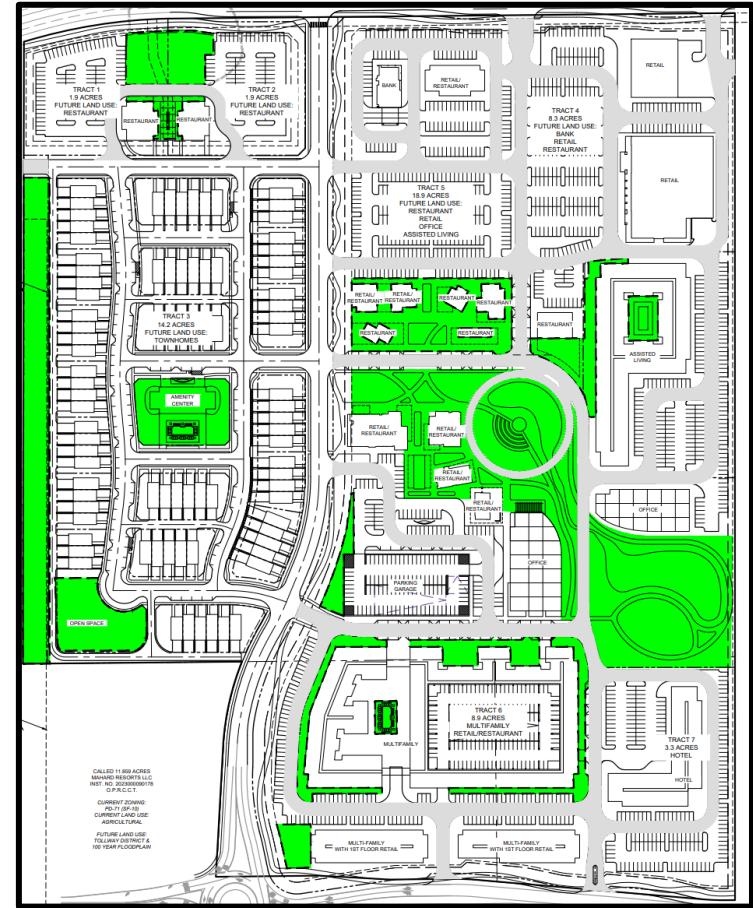
- Exclusively within Townhome Area (Min. of 20%)

Multifamily:

- Incorporated with Entire Development (Min. of 30%)
 - Amphitheater Area and Water Feature

Commercial Uses:

- Incorporated with Entire Development (Min. of 7% for Each Lot)
 - Amphitheater Area and Water Feature



Noticing

Notices:

- Friday, September 26th

Citizen Response:

- None

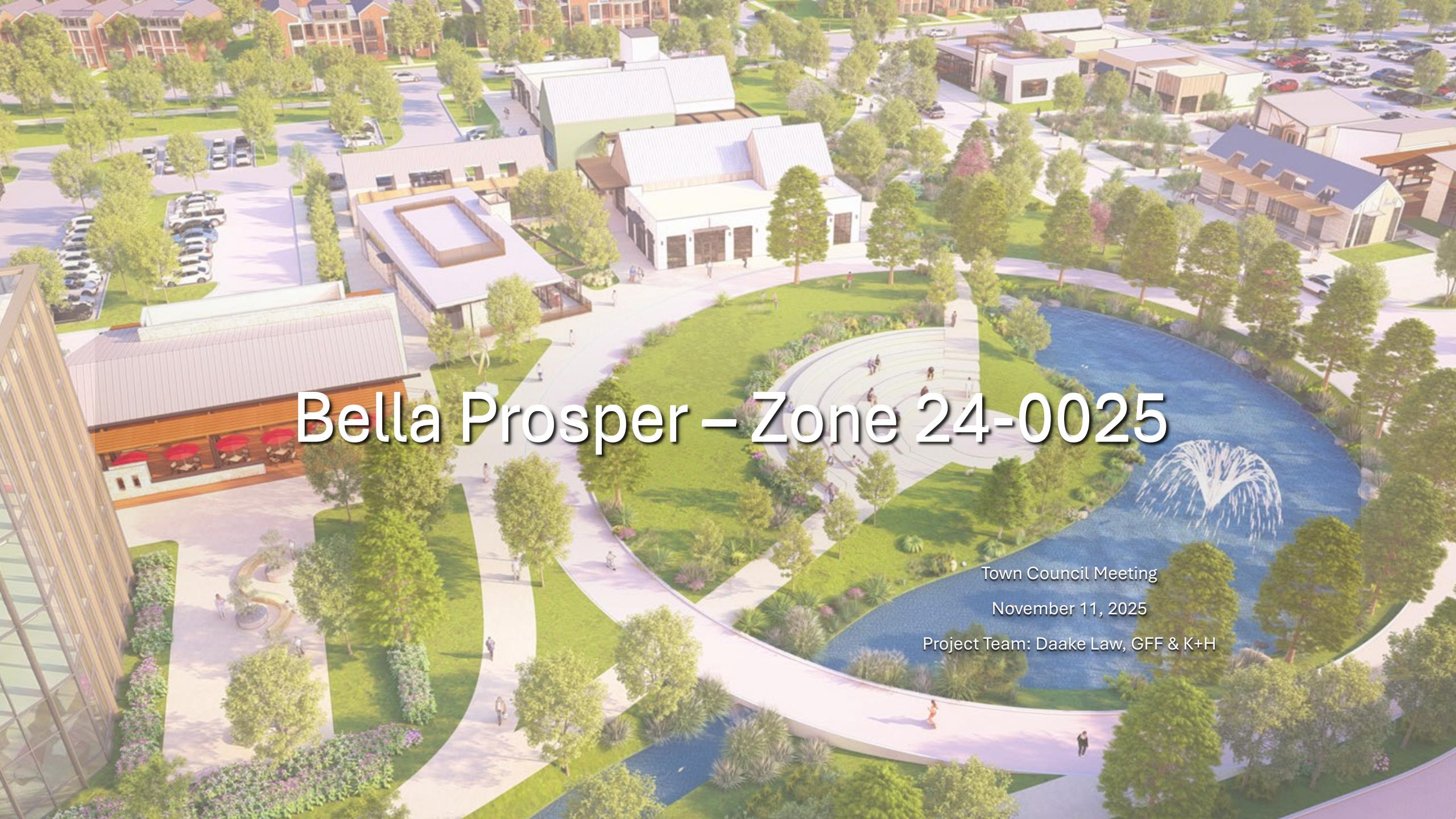
Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (5-0)



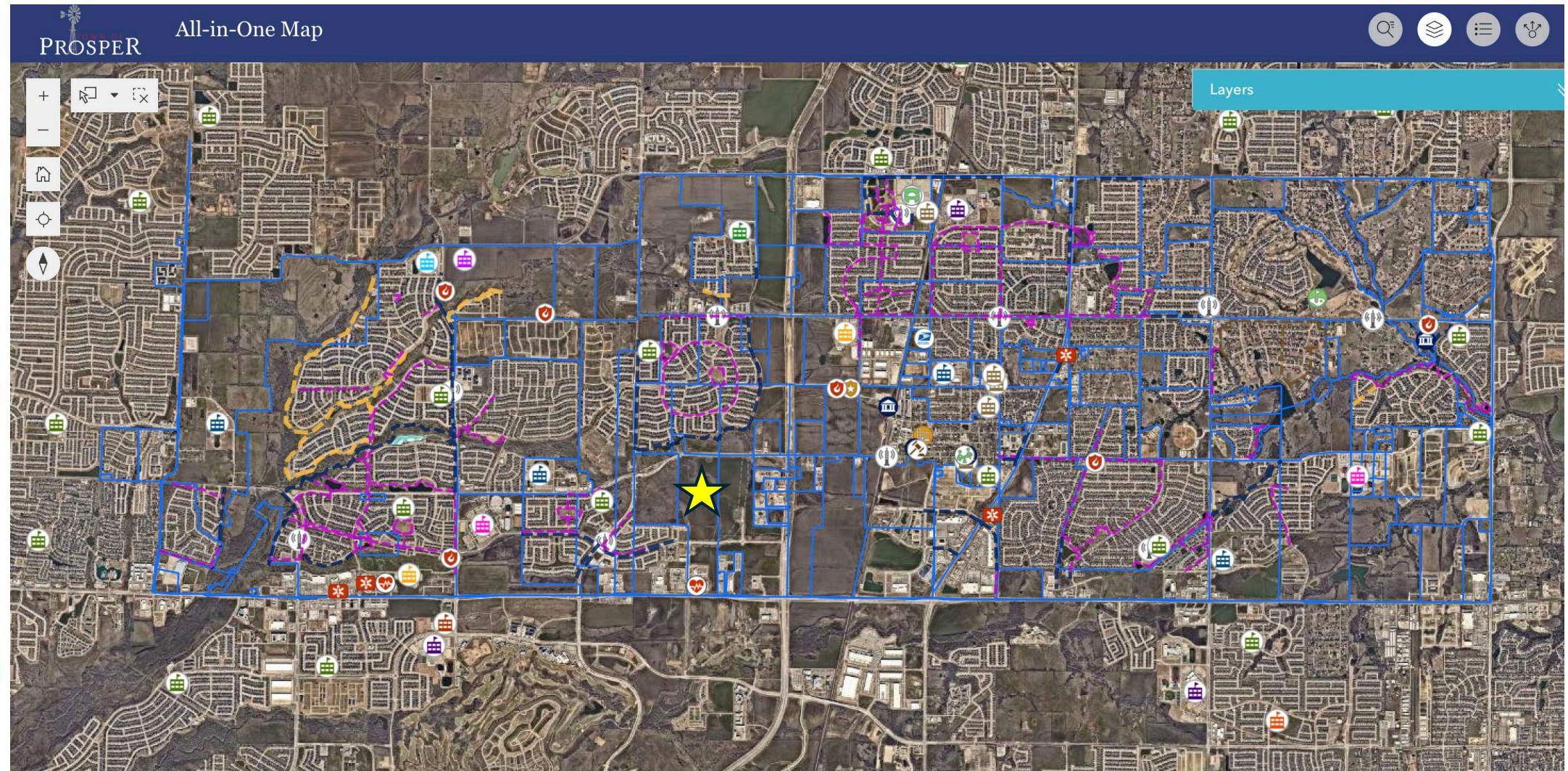
Bella Prosper – Zone 24-0025

Town Council Meeting

November 11, 2025

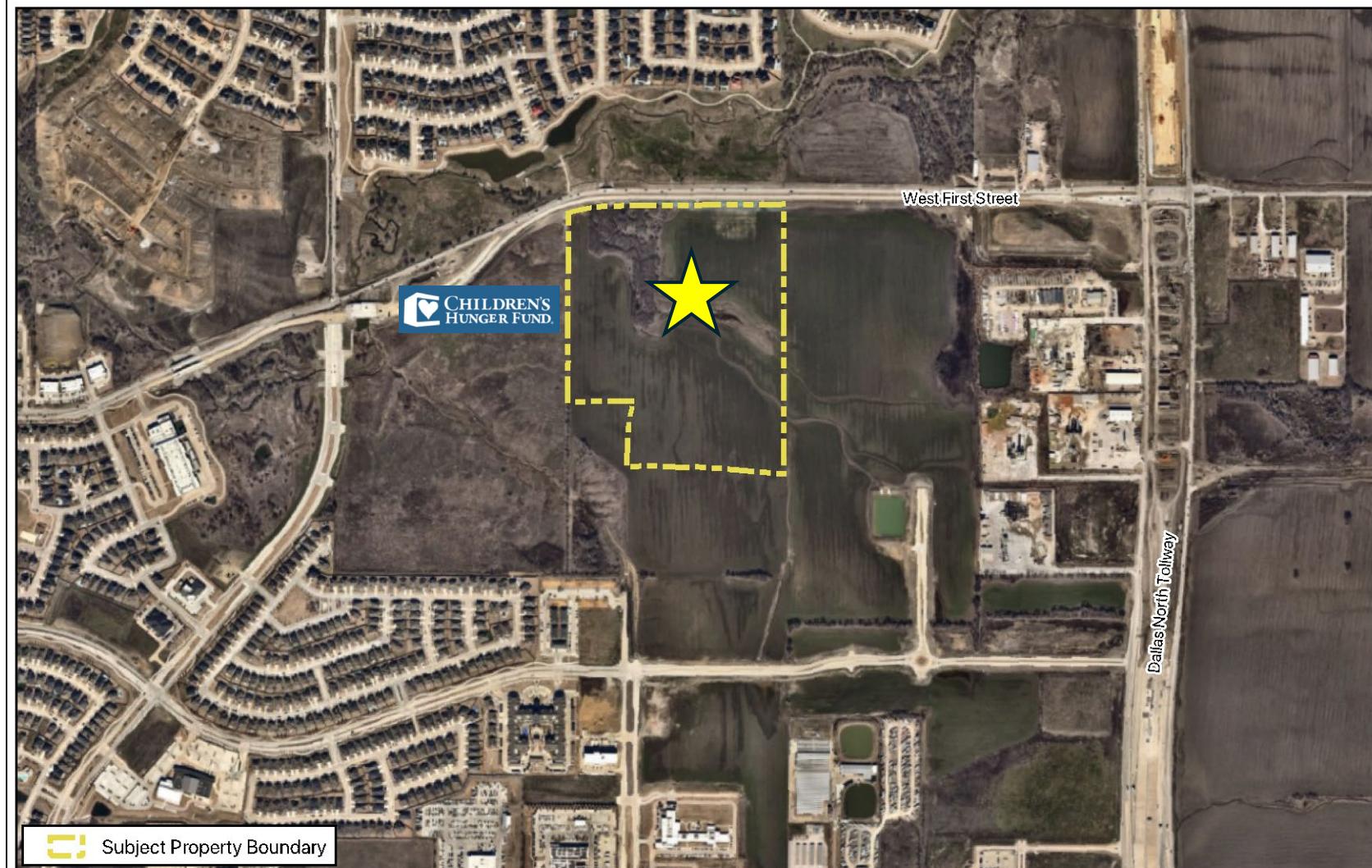
Project Team: Daake Law, GFF & K+H

VICINITY MAP | Town of Prosper



VICINITY MAP | Site Location

- 60 acres, Town of Prosper city limits, Collin County, TX
- Located between Legacy Drive (W) & Dallas N. Tollway (E)
- West First Street (N) & the extension of Lovers Lane (S)



The Law Offices of Robert D. Daake, PLLC
322 W. Walnut Street, Suite 210
Celina, TX 75009
05/05/2025

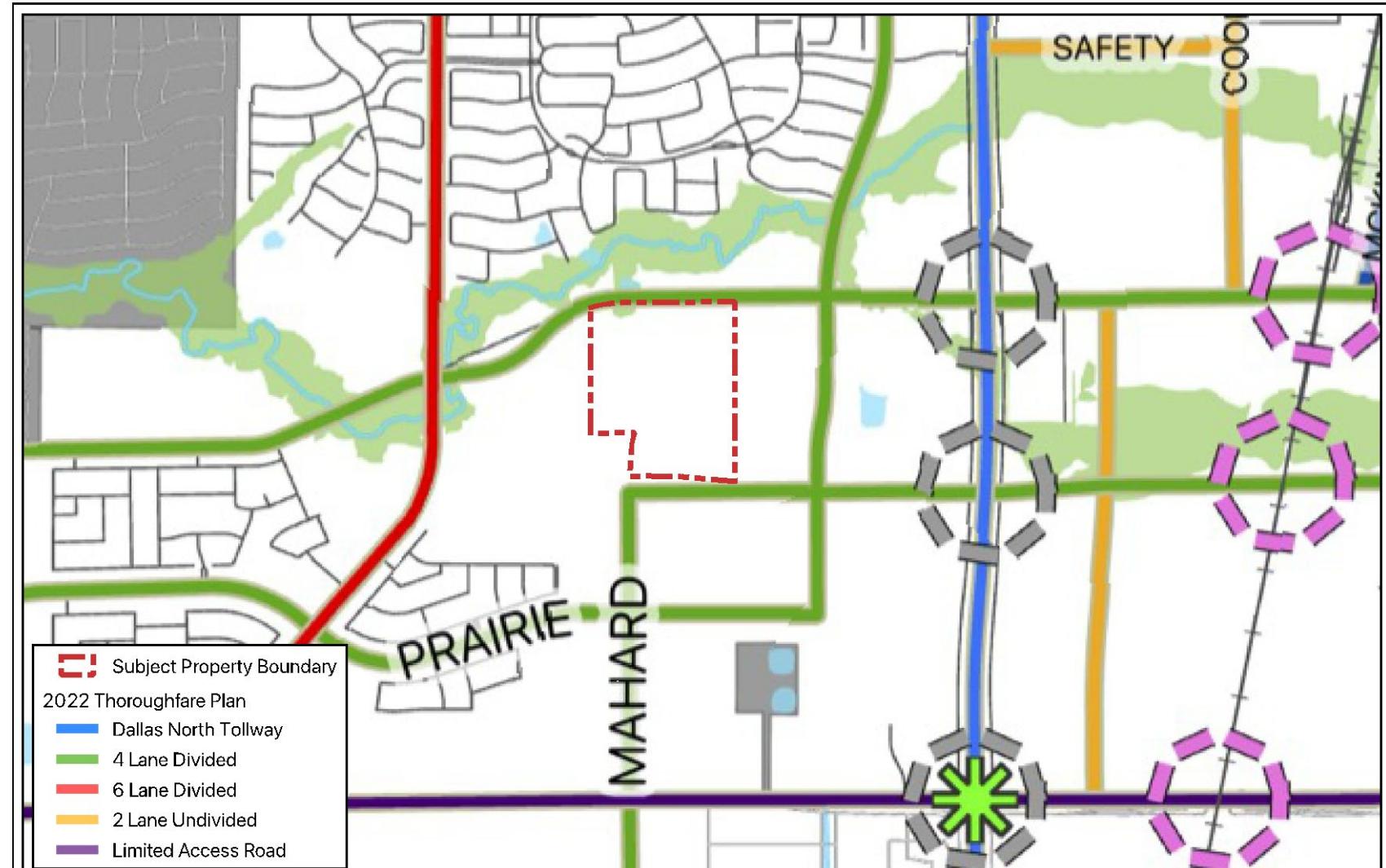
Subject Property
Location Map

500 1,000 1,500 2,000 2,500 ft

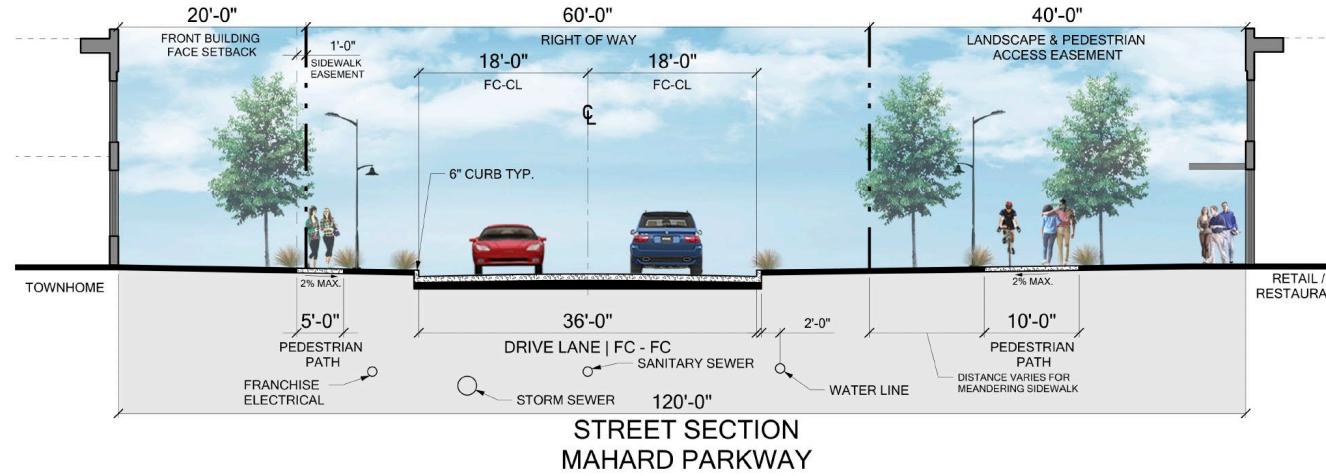
DaakeLaw
The Law Offices of Robert D. Daake PLLC

THOROUGHFARE PLAN

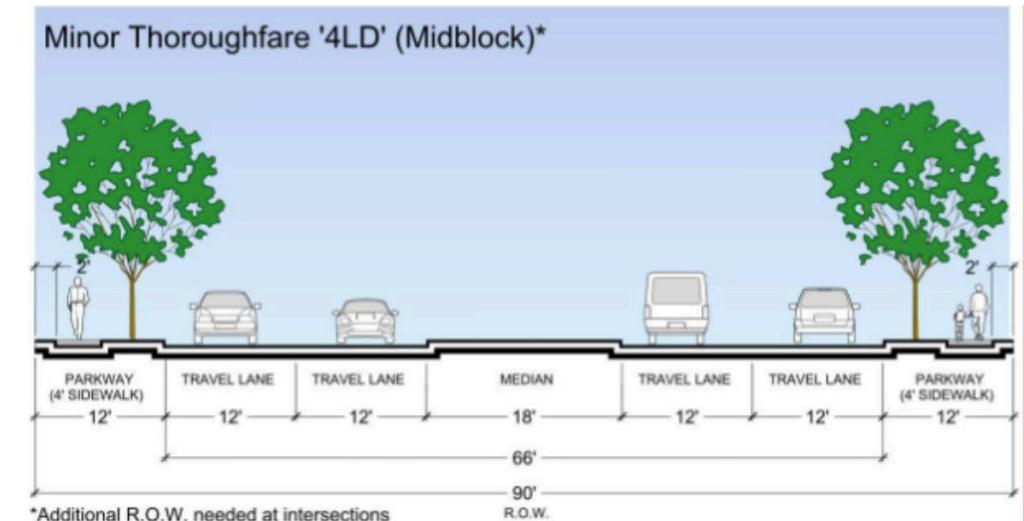
- Adopted 2022
- Between Legacy Dr (0.3 mi) & DNT (approx. 0.5 mi to the east)
- Mahard not shown through the property



MAHARD PARKWAY | Typical Cross-Section

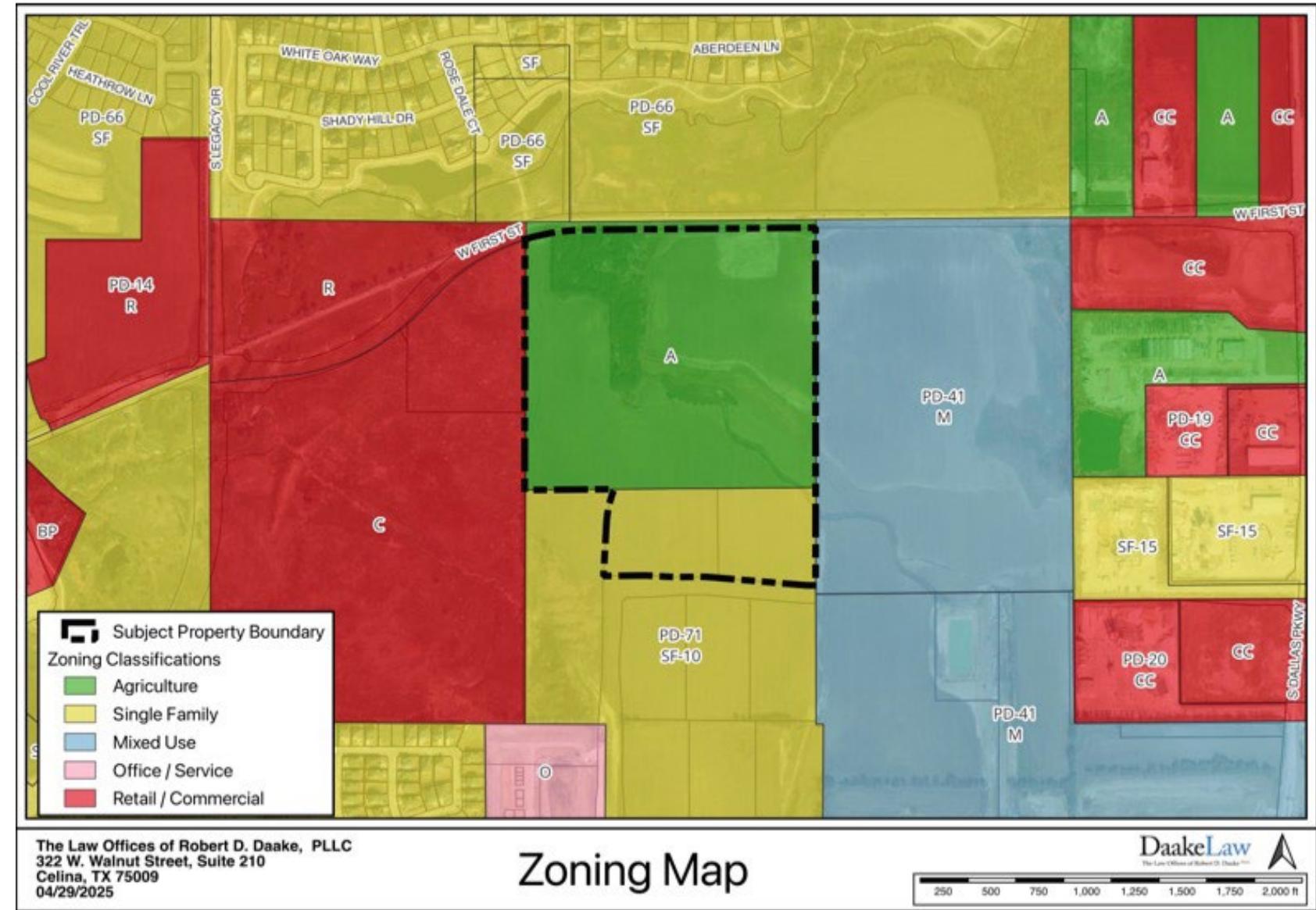


Proposed Mahard Prkwy through site



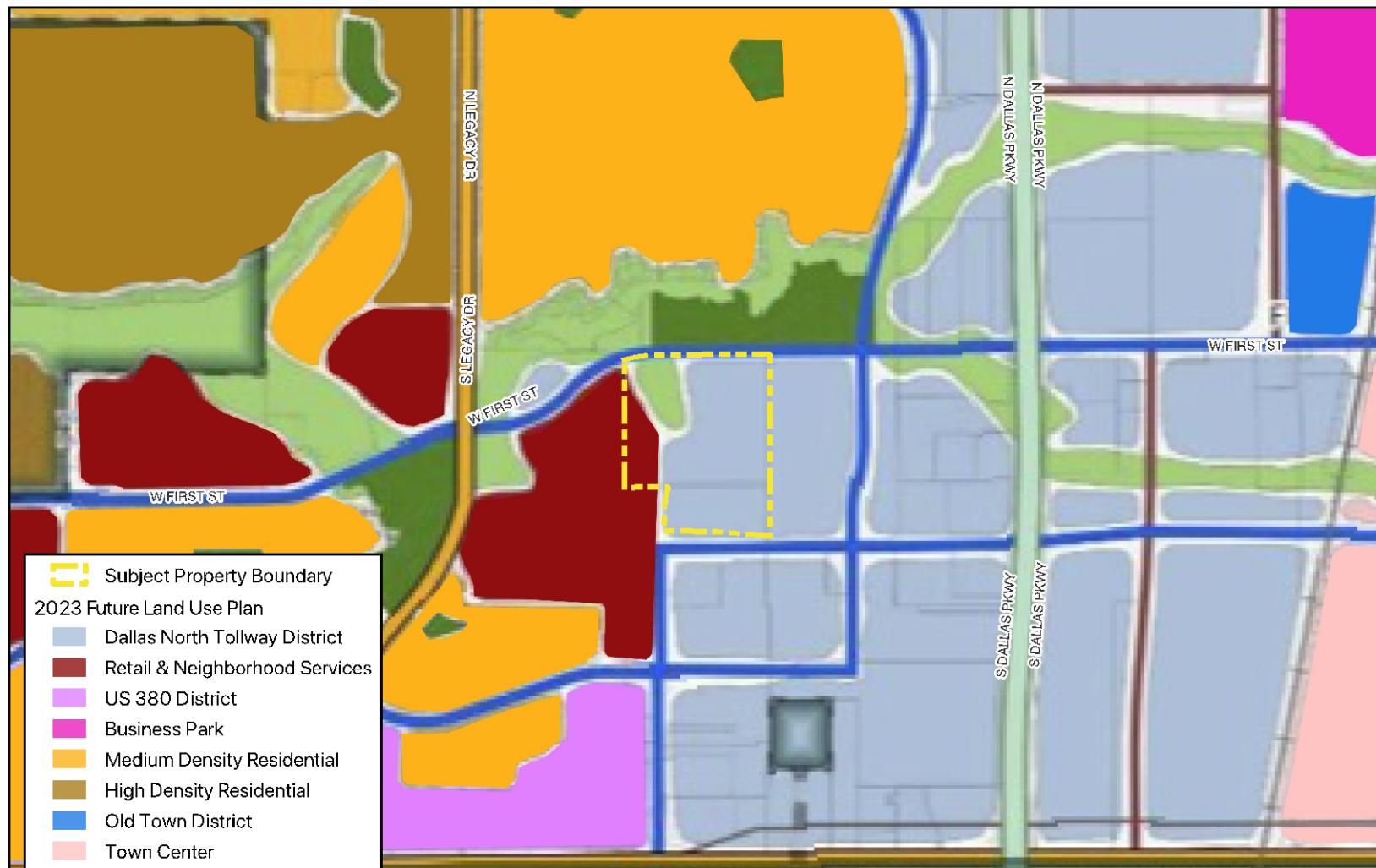
ZONING EXHIBIT | Existing Zoning

- Property is flanked by commercial and mixed use zoning.
- Rezone from Ag & PD - SF to PD – mixed use
- Western portion of the Dallas North Tollway District



PROSPER COMPREHENSIVE PLAN| Future Land Use Plan (FLUP)

- FLUP Adopted August 22, 2023
- Within the Dallas North Tollway District



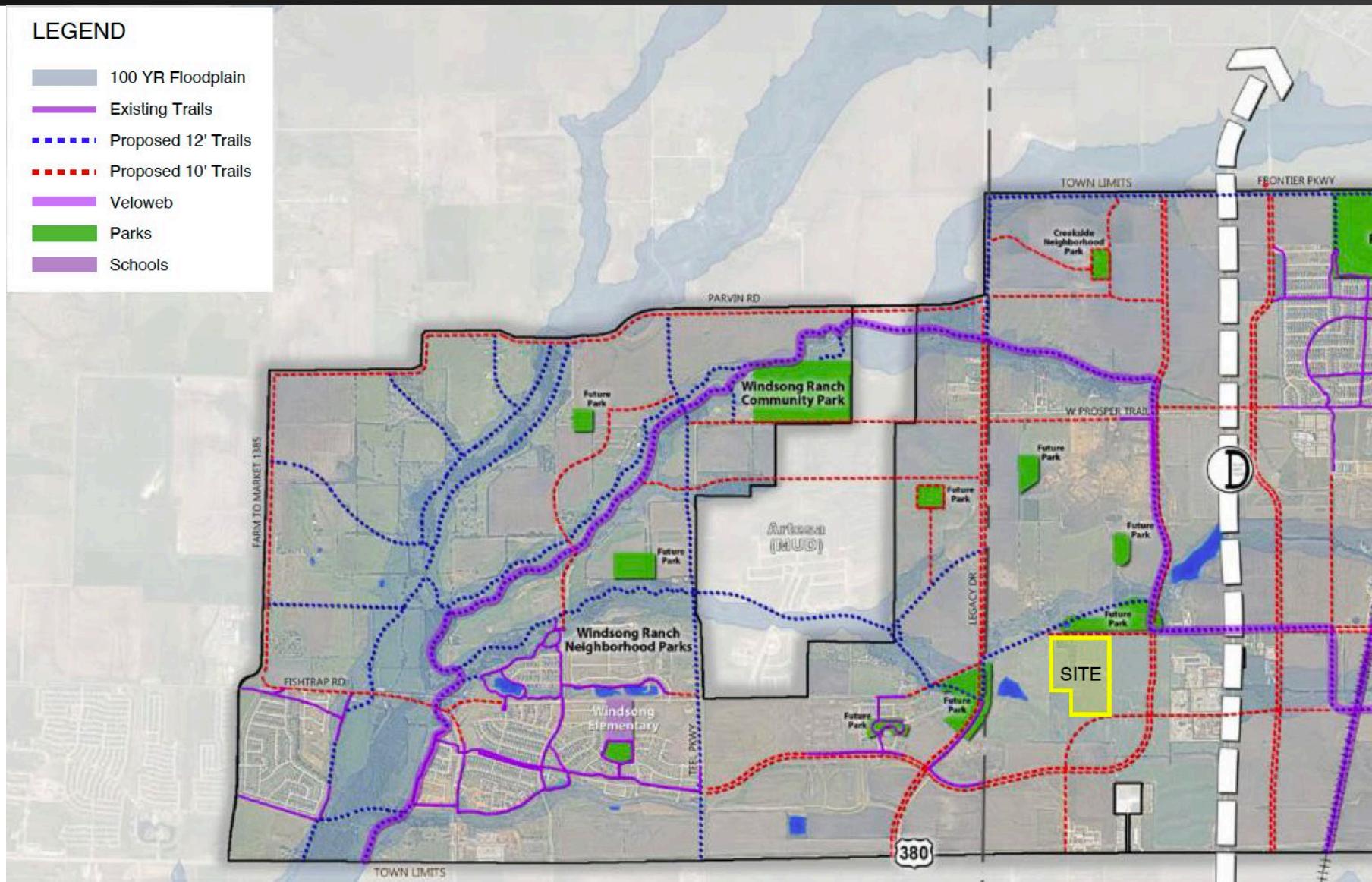
The Law Offices of Robert D. Daake, PLLC
322 W. Walnut Street, Suite 210
Celina, TX 75009
05/05/2025

Future Land Use Plan

1,000 2,000 3,000 4,000 5,000 ft

Daake Law
The Law Offices of Robert D. Daake PLLC

PROSPER TRAIL SYSTEM | 2019 Hike & Bike Trail Plan



Onsite trail system will connect to Town's Trail System along First Street and Lover Lane extension

Guiding Principles

1. **Quality of Life** - Focus on quality-of-life amenities for existing and future Prosper families to foster a desirable and unique community.

Community Goals

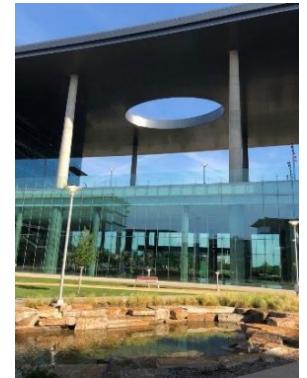
The following goals, combined with the Town's guiding principles, are intended to provide a framework for the creation of applicable and economically feasible land use decisions and special districts. The goals are

Goal 1: Provide a variety of desirable land uses that diversify the tax base and enable all types of people to live, work, shop, eat, and relax in Prosper.



Dallas North Tollway District

“Mixed use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this District”.



LAND USE CONCEPTS

Mixed-Use

Mixed-use refers to a development style that combines a mix of land uses within one defined zoning district. For example, residential, retail, restaurants, office, and public uses may be allowed in the same building, same lot, same tract, block, or zoning district. Benefits of mixed-use development include:

- Flexibility of building spaces over time;
- Long term viability of commercial districts;
- Providing higher quality high density residences;
- Inclusion of public facilities;
- Reduction in the frequency of vehicular trips; and
- Minimizing land consumption.



CONCEPT PLAN | Proposed PD Concept Plan

- What sets Bella Prosper apart from others?
 - **\$313.6M mixed use development**
 - Walkable community where residents activate the core retail & park space
 - Pedestrian friendly, centralized amenity
 - 4.1 ac park for everyone to enjoy
 - Lake feature with fountains
 - Amphitheatre
 - Trails throughout
 - Commercial
 - Retail, bank, restaurants, hotel & office
 - Maximum of 428 multi-family units
 - 88 TH units
 - 249 assisted living units

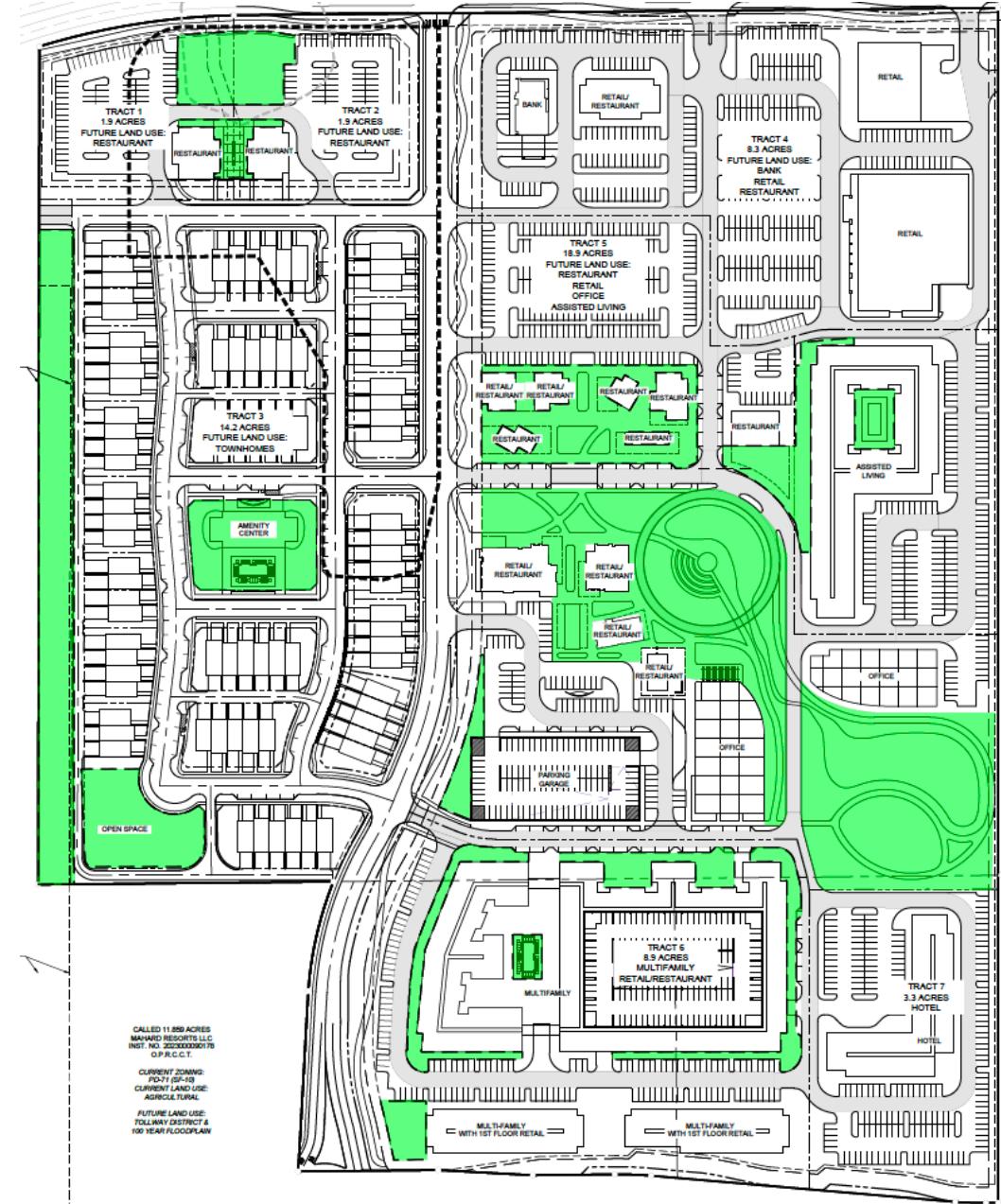
Changes from work session:

- Increased OS
- Brought lake feature into the center of the project
- Reduced hotel to one full service
- Reduced one level of assisted living
- Added an office building flanking the water feature
- Added more small retail around the centralized park space.
- Created an east-west connectivity from the TH to retail + centralized park space
- Added road curvature in TH section



ZONE 24-0025 | Open Space Exhibit

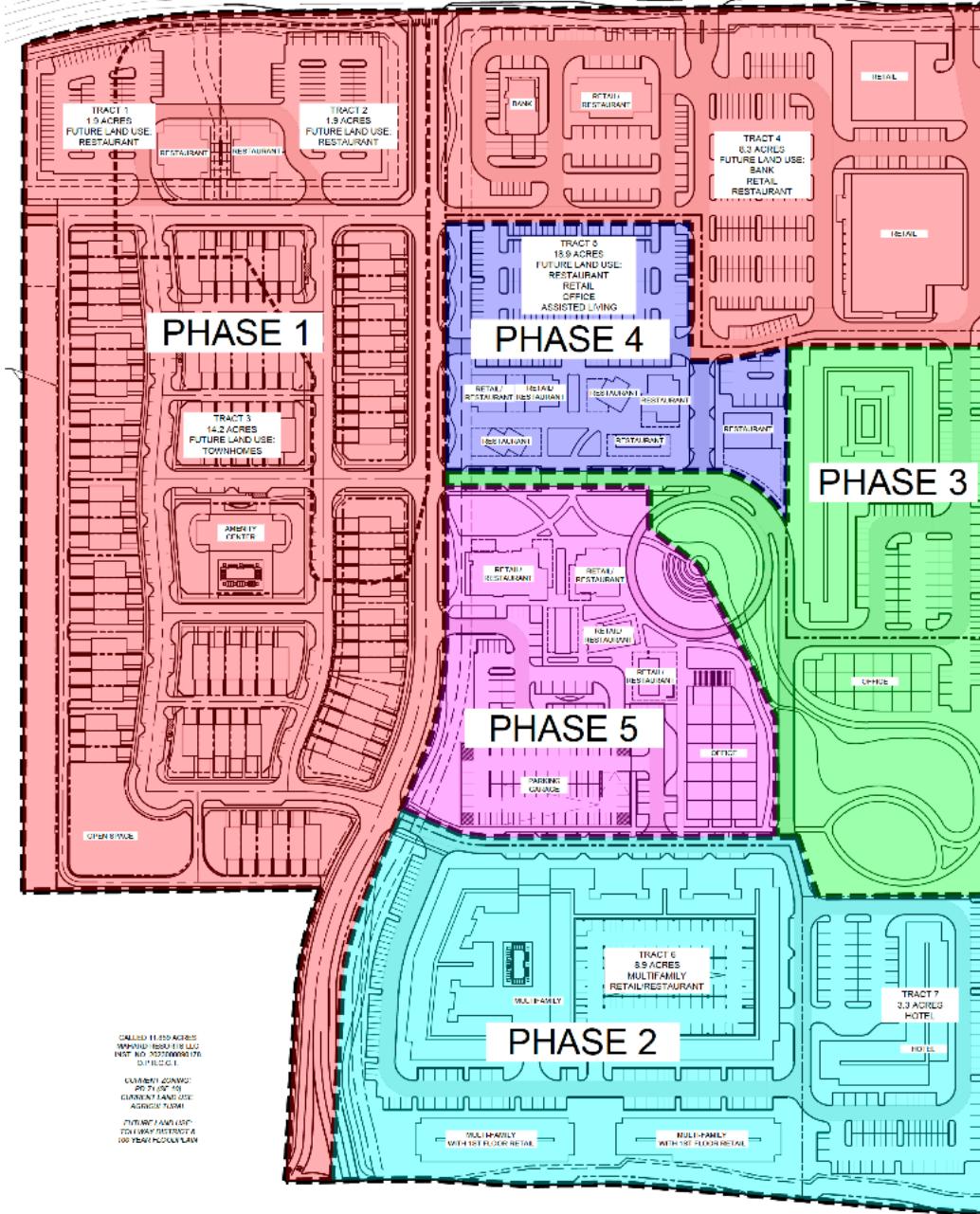
- Exceed all open space (OS) requirements
- **Increased** OS by **0.5 ac.** on the TH parcel
- **Increased** OS for balance of the Property by **1.75 ac.**
- **Central Amenity alone is 4.1 ac**



ZONE 24-0025 | Phasing Exhibit

NEW ADDITIONS:

- Extended water feature to the center of the project
- Added the central park/lake feature to an earlier phase



IMPACT OF BELLA PROSPER

A Planned Mixed-Use Development in Prosper, Texas

RESIDENTIAL UNITS



516 Total Units

- Multifamily (428 Units)
- Townhomes (88 Units)

COMMERCIAL DEVELOPMENT



536,411 Total SF

- Assisted Living Facility (249 rooms)
- Hotel (171 rooms)
- Restaurant/Retail/Bank 114,961 SF
- Office 112,500 SF

DEVELOPMENT COSTS

\$122.1M

Residential

\$162.5M

Commercial/Assisted Living/Hotel

\$29M

Site Improvements

\$313.6M

GRAND TOTAL

CONSTRUCTION IMPACT

\$542.7M

TOTAL SPENDING (OUTPUT)

Supported in the economy
during 10-year construction period

3,692

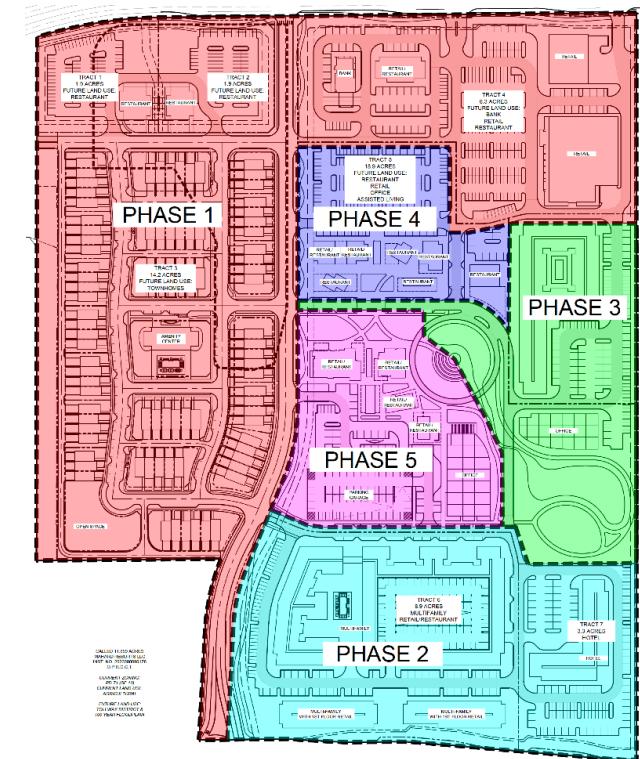
TOTAL JOB-YEARS OF EMPLOYMENT

Supported in the economy
during construction
369 per year on average

\$244.3M

TOTAL WAGES

earned through supported jobs
during construction



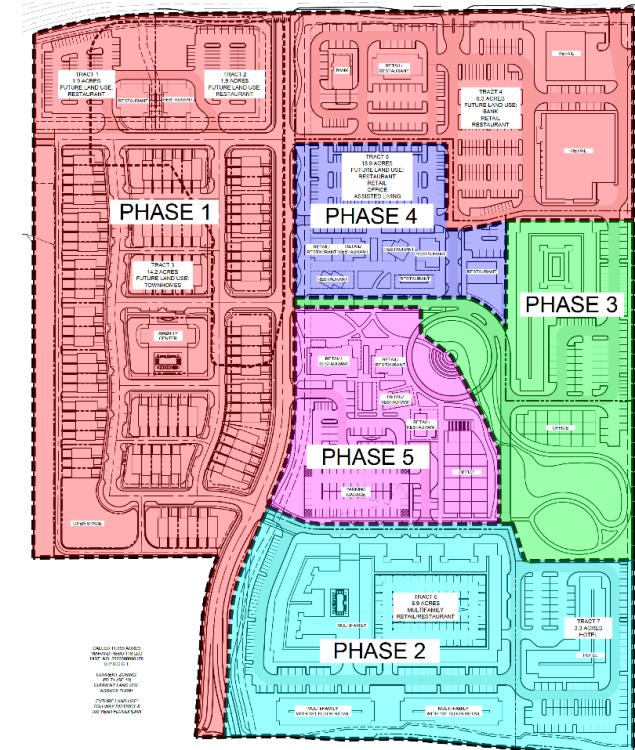
ANNUAL ECONOMIC IMPACT OF BELLA PROSPER RESIDENTS

\$46.7M
TOTAL ANNUAL TAXABLE SALES
Subject to Town's sales tax

\$9.4M
TOTAL Annual Lodging Sales
Subject to Town's Hotel Occupancy Tax

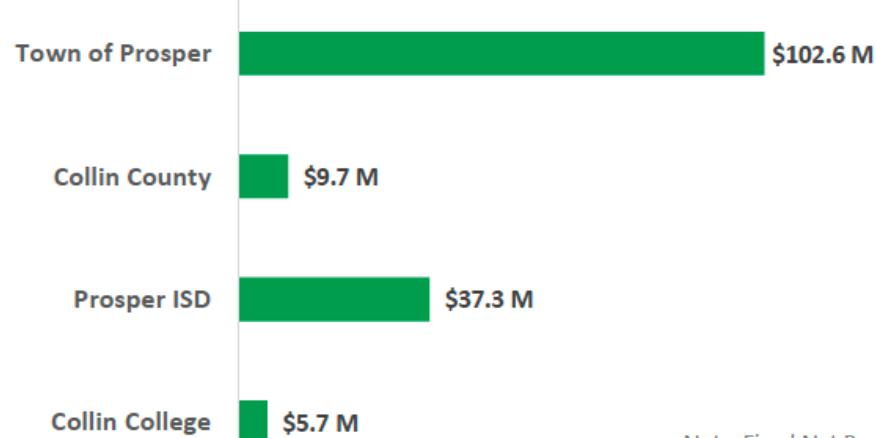
\$54.7M
TOTAL Annual New Residential HH Income
earned through supported jobs
during construction

■ 890.3 Direct Jobs ■ 292 Spin-off Jobs ■ 1,182 Total Jobs



FISCAL IMPACT OVER 25 YEARS

■ Combined Local Fiscal Net Benefits: \$155.4 M



Note: Fiscal Net Benefits reflect additional tax revenues minus estimated local government service costs.

CONCEPT PLAN | PD Concept Plan





GFFdesign



Job #:

23127 Not For Regulatory Approval, Permitting, or Construction

Mixed Use Retail/Restaurant & Multifamily

Bella Prosper | Park Space Affinity Imagery
Prosper, Texas
Bella Prosper // April 23 2025 // Affinity Imagery

CONCEPT PLAN | PD Concept Plan



GFFdesign



GFFdesign



GFFdesign



GFFdesign



GFFdesign



Bella Prosper | Retail Restaurant / Park Space Affinity Imagery

Job # 20107 Net-Fit Negotiations Approved, Permitting, or Construction Mixed Use Residential & Hospitality Project, Texas Bella Prosper - April 22, 2016 - Affinity Imagery



GFFdesign



Bella Prosper | Hospitality Affinity Imagery

Job # 20107 Net-Fit Negotiations Approved, Permitting, or Construction Mixed Use Residential & Hospitality Project, Texas Bella Prosper - April 22, 2016 - Affinity Imagery

BELLA PROSPER | Aerial Imagery



BELLA PROSPER | Aerial Imagery



BELLA PROSPER | Retail / Restaurant Imagery



BELLA PROSPER | Retail / Restaurant Imagery



BELLA PROSPER | Internal Plaza



BELLA PROSPER | Internal Park

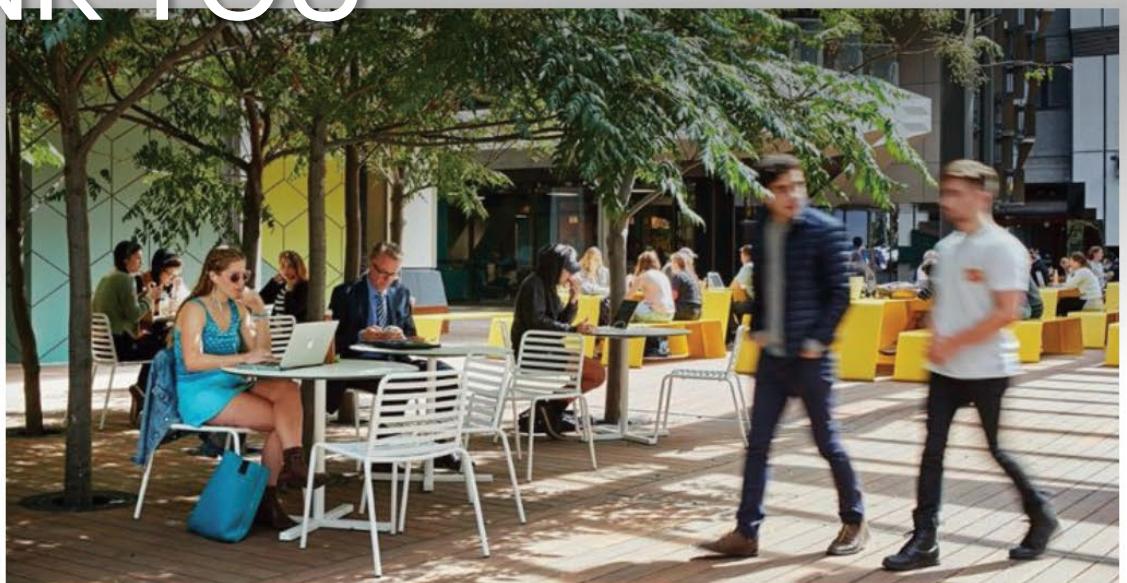


BELLA PROSPER | Multi-Family



BELLA PROSPER | Internal Park





THANK YOU

ZONE 24-0025 | Site Data Summary

SITE DATA SUMMARY TABLE				
PHASE 1				
TOTAL BUILDING SQUARE FOOTAGE		REQ. PARKING		PROVIDED PARKING
TOWNHOMES	88 UNITS	-----		176 GARAGE SPACES 62 ONSTREET SPACES
RESTAURANT	12,625 SF	1 SPACE / 75 SF	169 SPACES	221 SPACES
RETAIL	54,625 SF	1 SPACE / 250 SF	219 SPACES	282 SPACES
BANK	4,100 SF	1 SPACE / 350 SF	12 SPACES	14 SPACES
PHASE 2				
MULTIFAMILY	428 UNITS	1.7 SPACES/UNIT	729 SPACES	729 SPACES
RESTAURANT	8,028 SF	1 SPACE / 75 SF	107 SPACES	121 SPACES
RETAIL	24,083 SF	1 SPACE / 250 SF	96 SPACES	109 SPACES
HOTEL (4 STORIES, 56 FEET)	171 ROOMS	1 SPACE / ROOM	171 SPACES	176 SPACES
PHASE 3				
ASSISTED LIVING (5 STORIES, 59 FEET)	249 UNITS	1 SPACES/ 5 BEDS	50 SPACES	58 SPACES
OFFICE (2 STORIES, 28 FEET)	32,500 SF	1 SPACE / 300 SF	108 SPACES	108 SPACES
PHASE 4				
RESTAURANT	14,600 SF	1 SPACE / 75 SF	195 SPACES	209 SPACES
RETAIL	4,500 SF	1 SPACE / 250 SF	18 SPACES	23 SPACES
PHASE 5				
RESTAURANT	4,500 SF	1 SPACE / 75 SF	60 SPACES	64 SPACES
RETAIL	13,500 SF	1 SPACE / 250 SF	54 SPACES	58 SPACES
OFFICE (4 STORIES, 56 FEET)	80,000 SF	1 SPACE / 300 SF	267 SPACES	270 SPACES

- **Trip Generation:** 21,093 Weekday trips; 1,388 AM Peak Trips; 1,598 PM Peak Trips

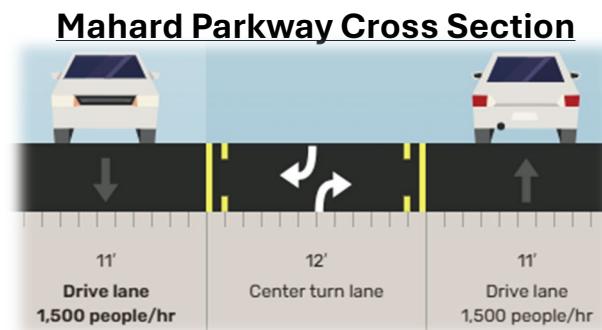
- **Access Connections:**

- First Street: 3
- Future Lovers Lane: 2
- Future Mahard Parkway: 5

- **Capacity Analysis:** The intersections within 1 mile of the development will have **sufficient capacity** post-construction.

- **Major Recommendations:**

- Mahard Parkway: Two through lanes with a center left-turn lane
- Mahard Parkway/First Street: Possible **Traffic Signal** in the future (contingent on final TIA approval)



CONCEPT PLAN | Concept Plan Presented at Work Session

12 Iterations later...

- Prior Concept Plan:
 - 2 MF blds (550 units)
 - 94 TH units
 - Pedestrian friendly, centralized amenity
 - Walkable community with
 - Retail, restaurants, 2 hotels, assisted living & office



Agenda Item 14.

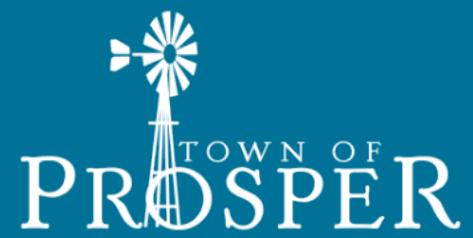
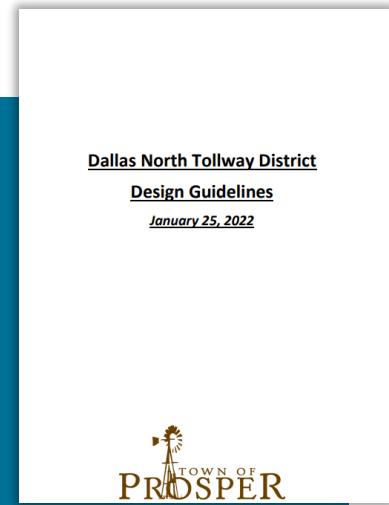
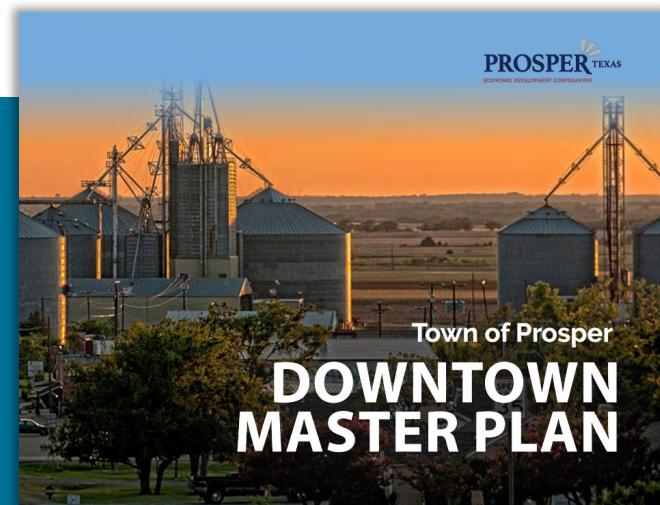
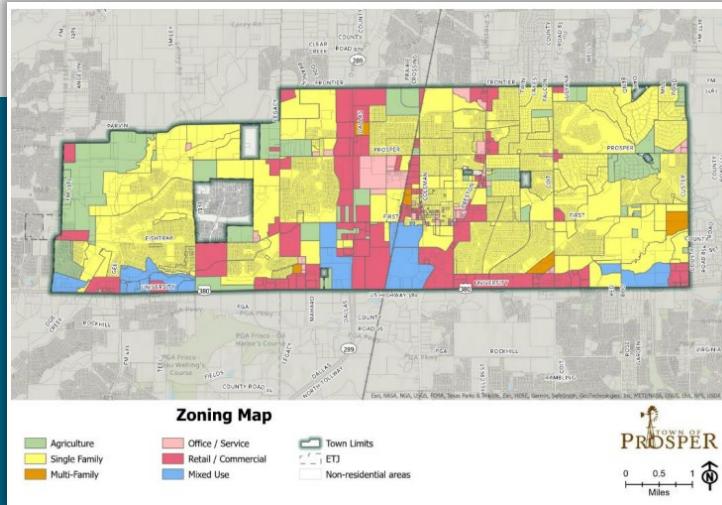
Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014) (DH)



PROSPER Unified Development Code Update

TOWN COUNCIL MEETING
NOVEMBER 11, 2025

THE Best Practice



Unified
Development
Code



Substantive Changes

Chapter 3 – Building Regulations

Substantive Changes

- Rental inspections – Multifamily
- Updated graphic illustrations for signs
- All definitions moved to a consolidated chapter

Chapter 4 – Business Regulations

Substantive Changes

- Unlawful solicitation prohibited; permit required from the Town
- Language added in prohibiting transient rentals of single-family, townhomes, patio-homes & condos within the Town limits
- Police Chief approval required for Special Events (Consolidation)

Chapter 5 – Fire Prevention and Protection

Substantive Changes

- Prosper Volunteer Fire Department  Prosper Fire Department
- Town Administrator  Town Manager
- Civil Service Commission wording was removed
- Swearing in of Officers Mayor  Fire Chief



Chapter 6 – Health & Sanitation

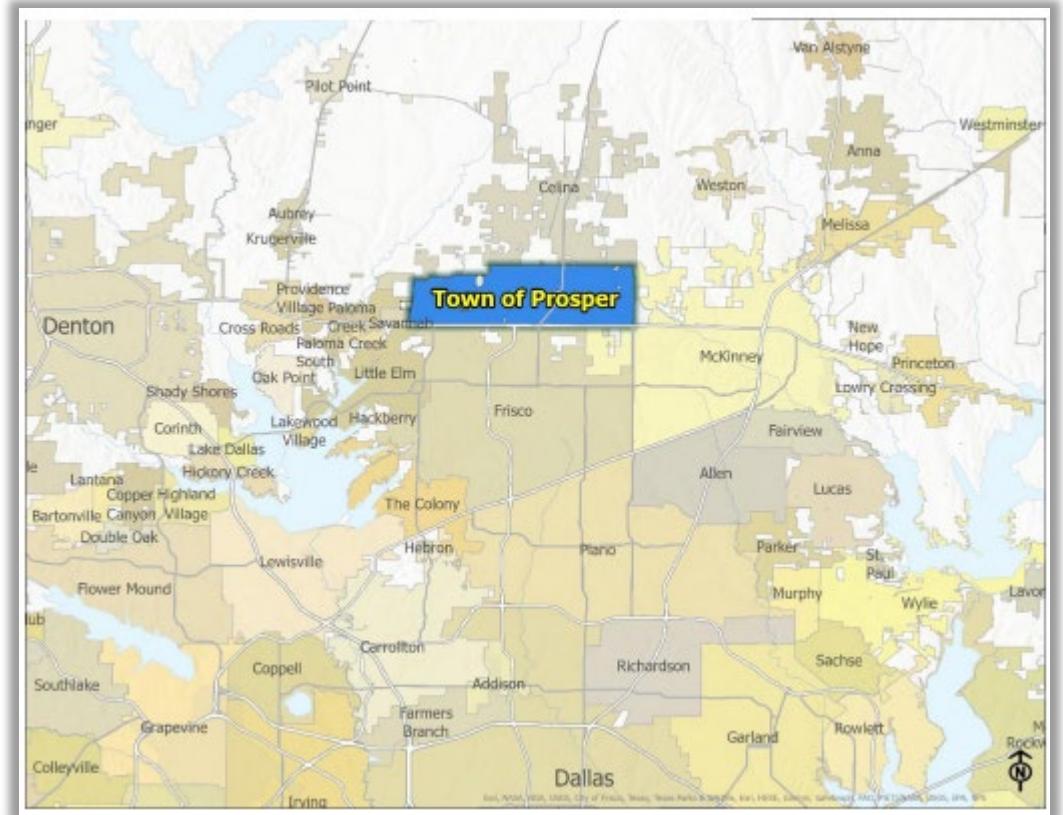
Substantive Changes

- Terminology update
- Mobile Food Units are no longer subject to the 500-foot residential distance rule
- E-cigarettes have been defined; allows the possibility of enforcement like other tobacco products

Chapter 10 – Subdivision Regulation

Substantive Changes

- Final Plat must be recorded prior to construction.
- Director of Development Services approves: Conveyance Plats, small Replats (≤ 4 lots, no public improvements)
- Petition for a subdivision waiver shall be approved by Town Manager or Planning and Zoning Commission



Chapter 10 – Subdivision Regulation Continued

Substantive Changes

- New downtown sidewalks shall be at least 6 feet wide, to promote pedestrian safety and walkability



Chapter 13 – Utilities

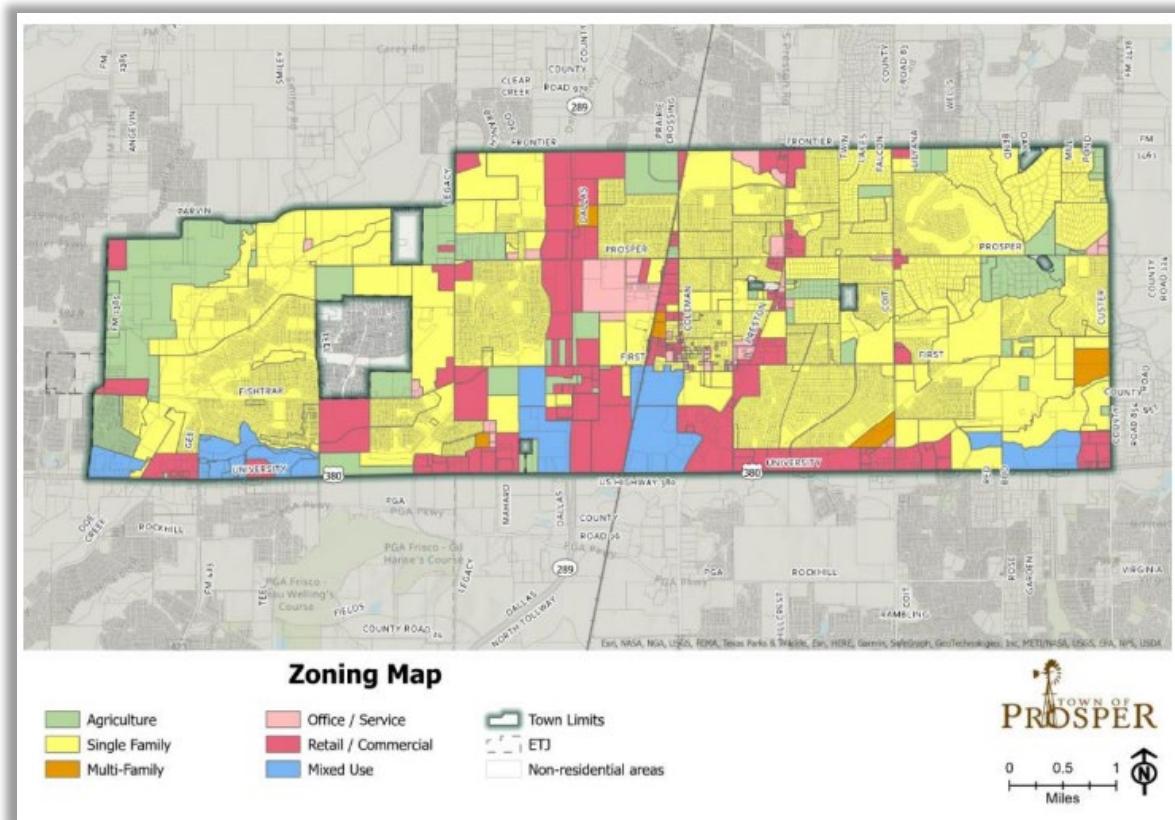
Substantive Changes

- A new centralized Enforcement and Penalties section added
- The Street closures and Site Maintenance during construction and prior to full restoration standards were removed
- Redundant sections that reference right-of-way compliance with Federal/State regulations were removed

Chapter 14 – Zoning

Substantive Changes

- **Removed:** Prohibition of artificial turf in Downtown
- Conforming Site Plans approved by staff
- P&Z/Council may table if applicant absent
- After Council Denial: Re-application prohibited for 1-year



Chapter 14 – Zoning Continued

Substantive Changes

- **Zoning Simplified:** Reduced from 20 districts to 10

Abbreviated Designation	Zoning District Name
A	Agricultural
SF-E	Single Family-Estate
SF-15	Single Family-15
SF-10	Single Family-10
TH	Townhome
MF	Multifamily
O	Office
C	Commercial
I	Industrial
PD	Planned Development

Chapter 14 – Zoning Continued

Substantive Changes

- Replaced old land use matrix that includes parking & conditional use standards
- Council retains final approval for appeals regarding plat extensions
- Approved Site plan extension request shall be sent to Director of Development Services for approval, if denied it can be appealed to the Planning and Zoning Commission for a final decision

Office and Professional Uses								1/500 SF 1/300 SF
Administrative, Medical, or Professional Office				•	•	•		
Governmental Office				•	•	•		
Insurance Office				•	•	•		
Research and Development Center				39	39		39	
Retail Uses								
Antique Shop and Used Furniture				•				1/500 SF 1/250 SF
Alcoholic Beverage Sales				2	2		2	
Big Box				S				Minimum 1/500 SF up to 15,000 SF + 1/1000 for GFA over 15,000 SF
Building Material and Hardware Sales, Major				•	•			1/500 SF 1/250 SF
Building Material and Hardware Sales, Minor				•	•			

Chapter 14 – Zoning Continued

Substantive Changes

- Accessory buildings prohibited for short-term rentals or commercial uses
- Accessory buildings and carports must be similar in appearance and character to the primary building
- Point-based design standards for new commercial developments

Questions?



Thank you!





Agenda Item 15.

Discuss and consider Town Council Subcommittee reports. (DFB)



Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Executive Session

- Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.
- Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.
- Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.
- Section 551.089 - To deliberate security information collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity, pursuant to Section 2059.055 of the Texas Government Code, and all matters incident and related thereto.

Executive Session

- 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 regarding legal advice and issues related to Chapter 271 of the Texas Local Government Code, 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.