

# Welcome to the March 26, 2024, Prosper Town Council Meeting

# Call to Order/Roll Call

# Invocation, Pledge of Allegiance, and Pledge to the Texas Flag

## Pledge to the Texas Flag

Honor the Texas flag; I pledge allegiance to thee,  
Texas, one state under God, one and indivisible.

# Announcements

# Consent Agenda

## Agenda Item 1.

Consider and act upon the minutes from the March 12, 2024, Town Council Work Session meeting. (MLS)

## Agenda Item 2.

Consider and act upon the minutes from the March 12, 2024,  
Town Council Regular meeting. (MLS)

## Agenda Item 3.

Consider acceptance of the February 2024 monthly financial report. (CL)



## Agenda Item 4.

Consider and act upon an ordinance releasing 12.368 Acres, more or less, generally located north of US Highway 380 between the Dallas North Tollway and Mahard Parkway in Collin County, from the Town's Extraterritorial Jurisdiction. (TW)

## Agenda Item 5.

Consider and act upon approving the purchase of bunker gear, wildland gear, supplies, and equipment from NAFECO INC., utilizing the Texas Local Government Purchasing Cooperative; and authorizing the Town Manager to execute documents for the same. (SB)

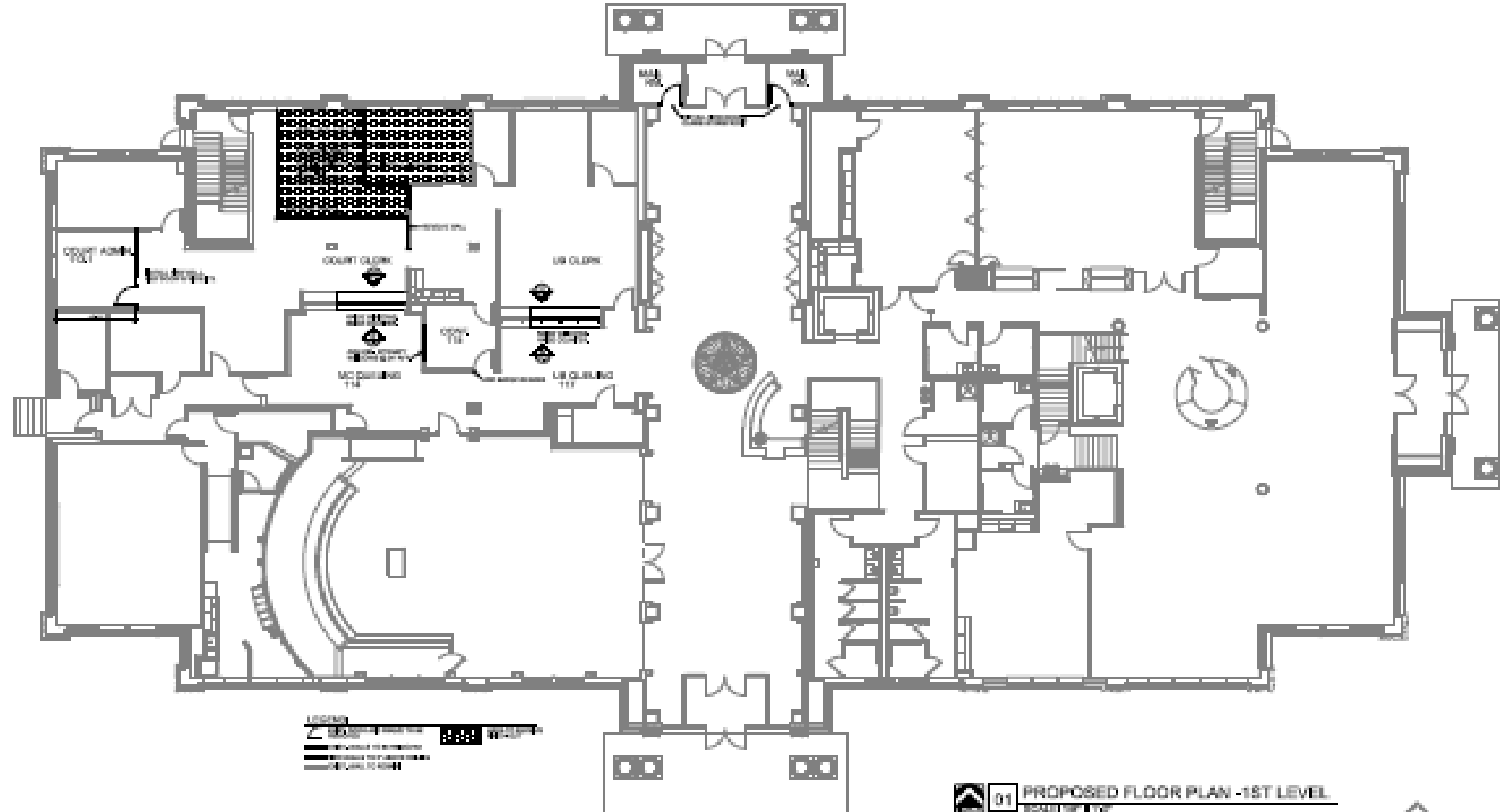
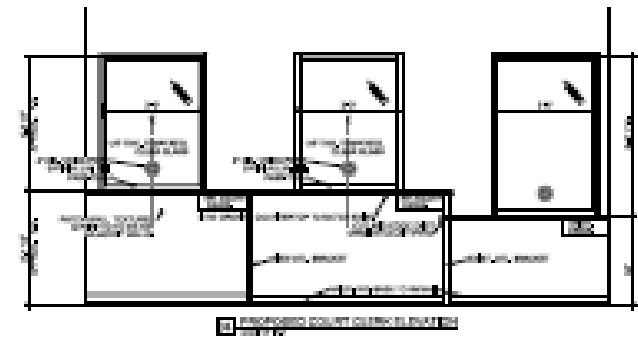
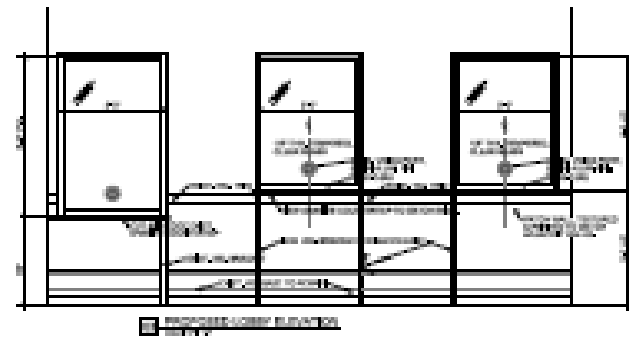
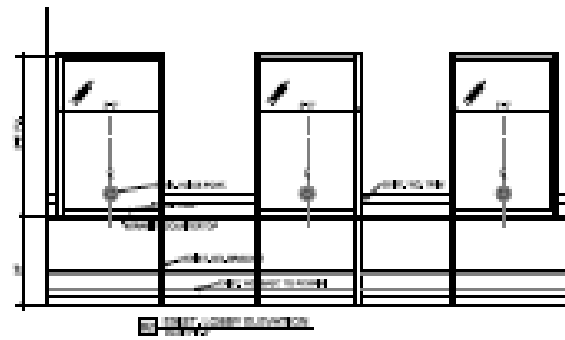
## Agenda Item 6.

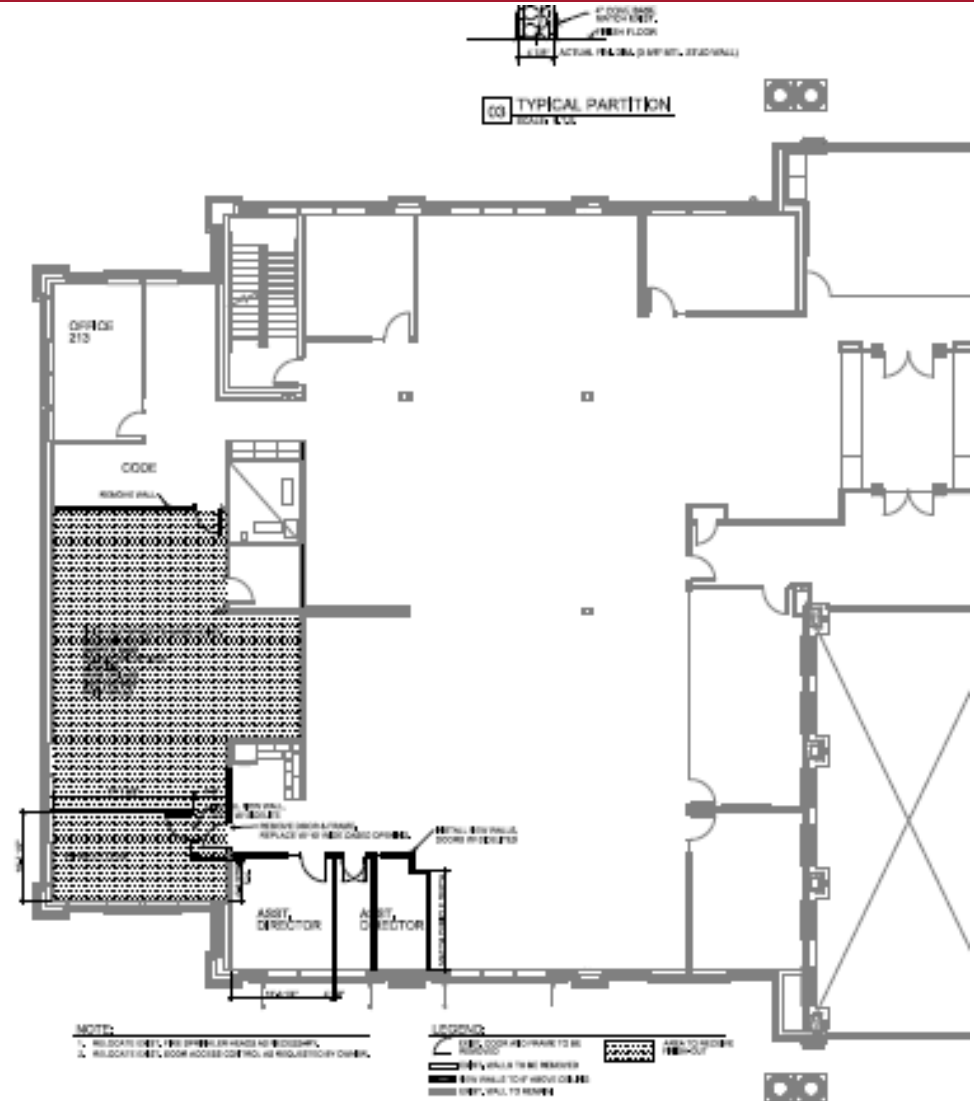
Consider and act upon approving the purchase of radio equipment and supplies from Motorola Solutions, Inc., utilizing the State of Texas DIR Contract TSO-4101; and authorizing the Town Manager to execute documents for same. (DK)

## Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a contract with Nouveau Technology Services, LP, for interior improvements to Town Hall. (CE)

- Proposal to contract with Nouveau Technology Services, Inc., via TIPS cooperative purchasing program
- CIP Budget provides \$650,000 for this project
- Cost of this proposal is \$336,436.77
- Completes unfinished space in Town Hall on all three floors





## Agenda Item 8.

Consider and act upon an ordinance renaming a north-south segment of First Street to Wildcat Way and renaming an east-west segment to Wear Cemetery Lane located west of Whitley Place Drive. (HW)





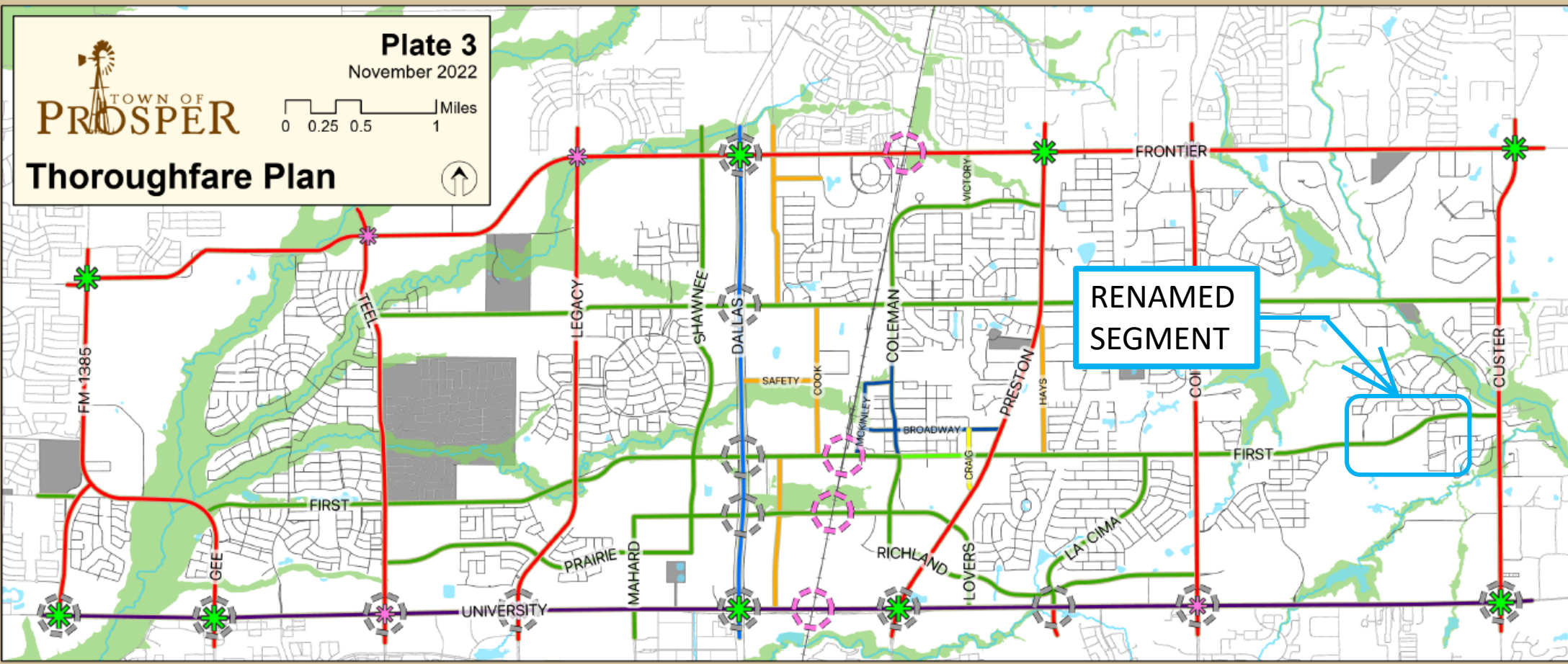
# Town of PROSPER

## Thoroughfare Plan

### Plate 3

November 2022

Miles



#### Ultimate Major Thoroughfare '6LD' (Midblock)\*

\*Additional R.O.W. needed at intersections

#### Interim Major Thoroughfare '4ILD' (Midblock)\*

\*Additional R.O.W. needed at intersections

#### Minor Thoroughfare '4LD' (Midblock)\*

\*Additional R.O.W. needed at intersections

#### Commercial Couplet '3L'

\*Refer to Comprehensive Plan for Interim Development of Coit Road between Frontier Parkway and Prosper Trail.

#### Collector Street '2LC' (Collector and Freeway)

#### Neighborhood Street '2LN'

#### Rural Neighborhood Street '2LRN'

#### Minor Thoroughfare '4LU'

- Dallas North Tollway
- Limited Access Roadway/Freeway (330' ROW)
- Major Thoroughfare (6 lane; 120' ROW)
- Minor Thoroughfare (4 lane divided; 90' ROW)
- Minor Thoroughfare (4 lane undivided; 56' ROW)
- Commercial Couplet (3 lane; 65' ROW)
- Commercial Collector (2 lane; 60' ROW)
- Old Town District (Section Varies)

- Major Gateway
- Minor Gateway
- Grade Separation
- RR Grade Separation

- Town of Prosper
- ETJ
- 100 Year Floodplain

The Thoroughfare Plan is for informational purposes and has not been prepared for and is not intended for legal, real estate, engineering, or surveying purposes. It is provided as a conceptual guide for transportation decisions within the Town related to general roadway alignments and classifications. The Town of Prosper does not assume any responsibility or liability for omissions, inaccuracies, or misinterpretations of the Thoroughfare Plan.



## Location Map

Wear Cemetery

First Street

First Street

First Street

First Street

E 1st St

Wildcat Way

Walnut Grove  
High School

Whiteley Place Drive





Renaming

Wear Cemetery

Wear Cemetery Lane

Wildcat Way

First Street

First Street

Walnut Grove  
High School

Wildcat Way

Whitley Place Drive





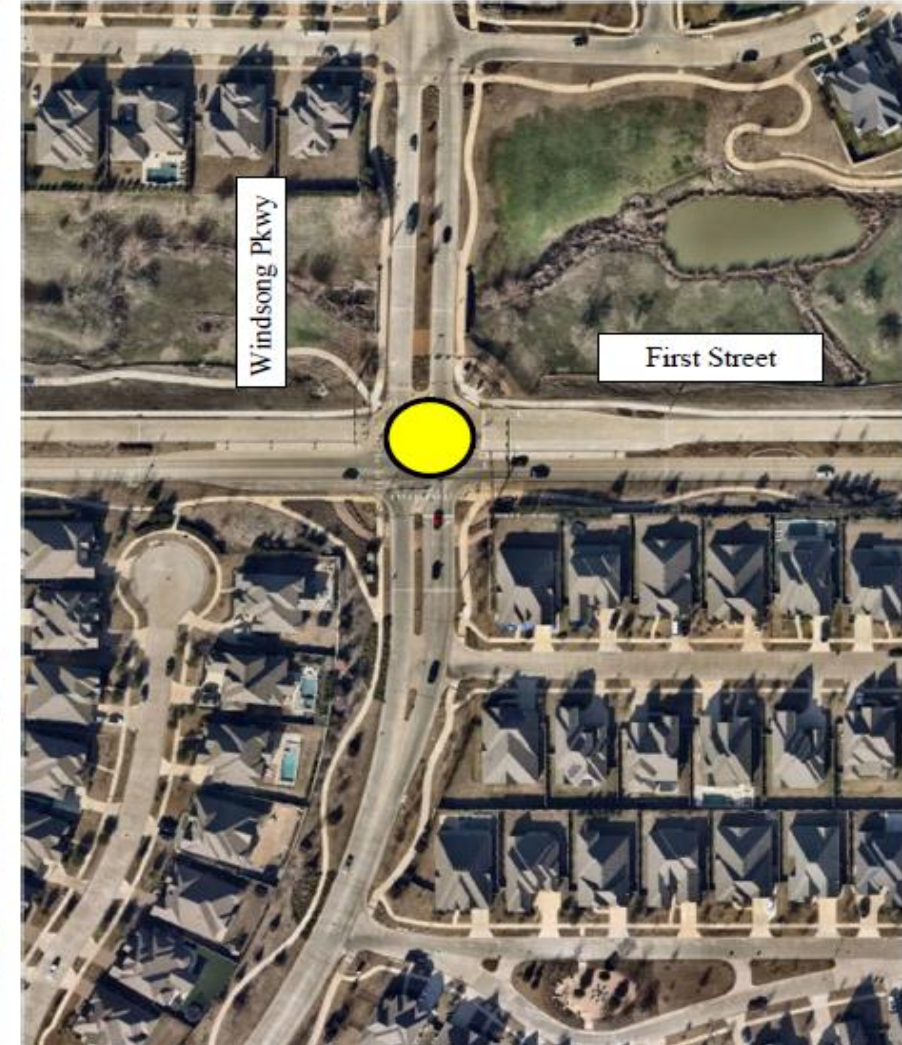
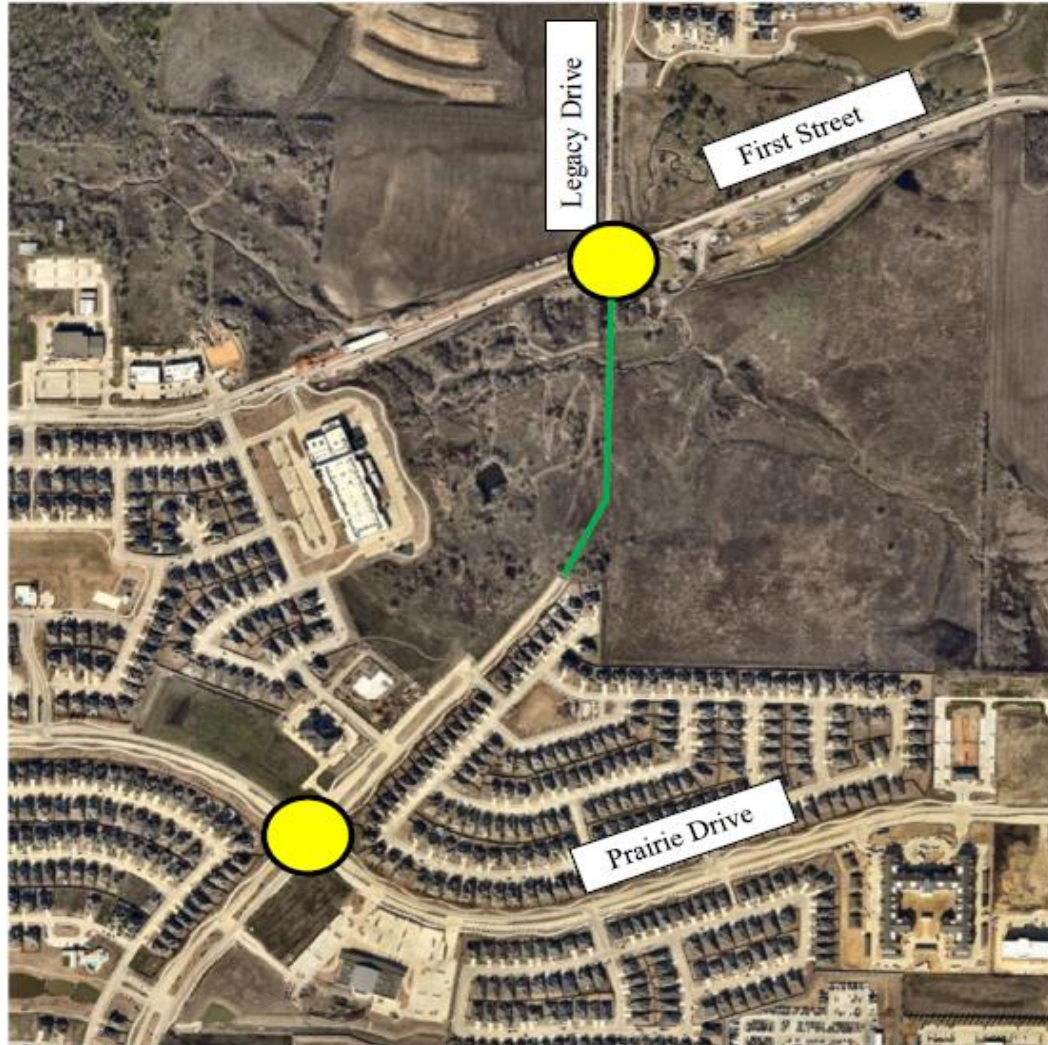
## Agenda Item 9.

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Stantec Consulting Services, Inc., and the Town of Prosper, Texas, related to the Legacy Drive Traffic Signals and First Street/Windsong Parkway Intersection Analysis project. (HW)



## LOCATION MAP

Legacy Drive Traffic Signals and  
First/Windsong Intersection Analysis



## Agenda Item 10.

Consider and act upon an ordinance granting a Specific Use Permit (SUP) for a Licensed Child-Care Center use and a one-year approval of a temporary building, as shown on the Site Plan, “Exhibit B”, on 9.7± acres on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located on the east side of Church Street and 305± feet south of First Street. The property is zoned Single Family-15. (ZONE-23-0035) (DH)

## Agenda Item 11.

Consider and act upon an ordinance amending the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, to two (2) to seven (7) connected residential units, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003) (DH)



## 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)





# Citizen Comments

## Regular Agenda

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened.

## Agenda Item 13.

Conduct a public hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses, located on the northeast corner of Coleman Street and Sixth Street. (ZONE-23-0029) (DH)

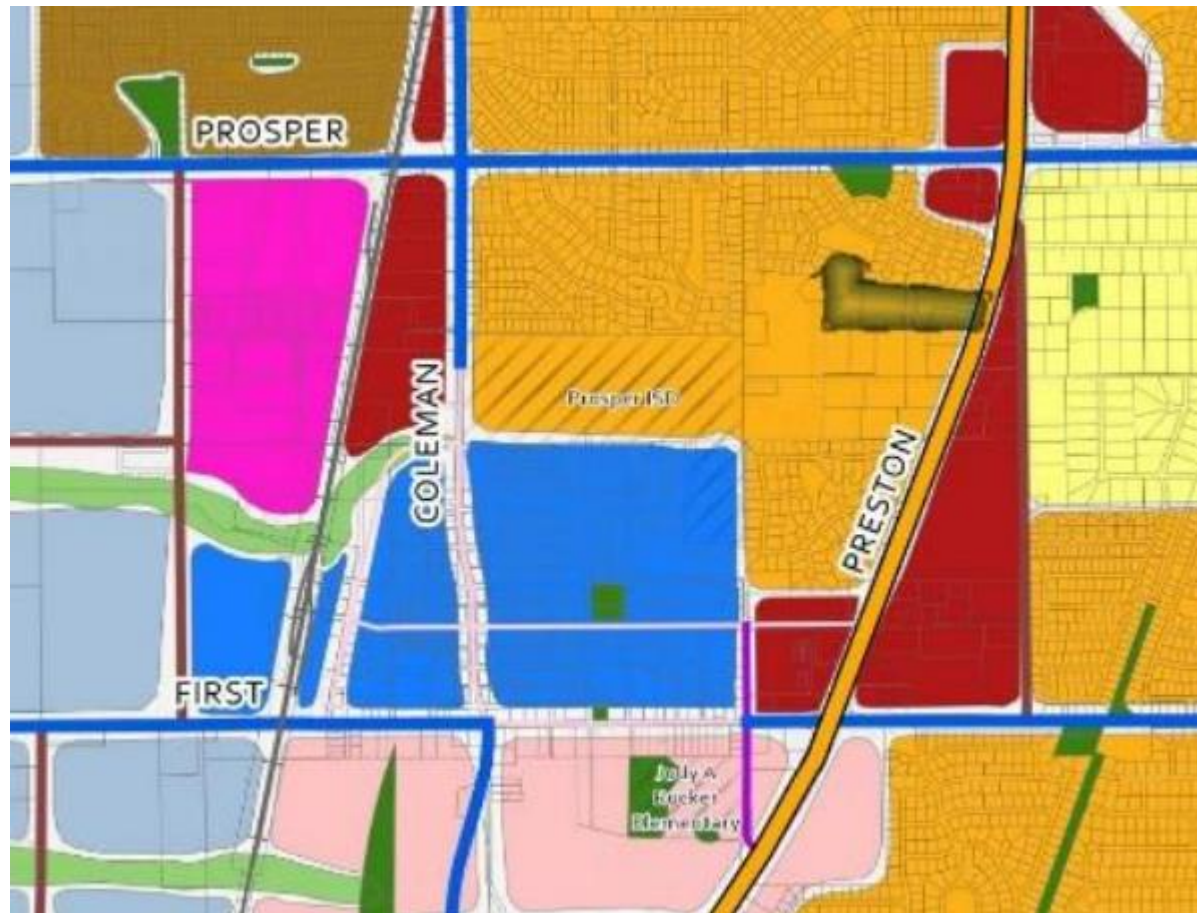




# Zoning Map



# Future Land Use Plan



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center

- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ

- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

## Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Single Family-15	Vacant	Old Town District
<b>North</b>	Planned Development-112 (Downtown Office)	Office	Old Town District
<b>East</b>	Single Family-15	Residential	Old Town District
<b>South</b>	Commercial	Residential	Old Town District
<b>West</b>	Downtown Retail	Vacant	Old Town District

# Proposal

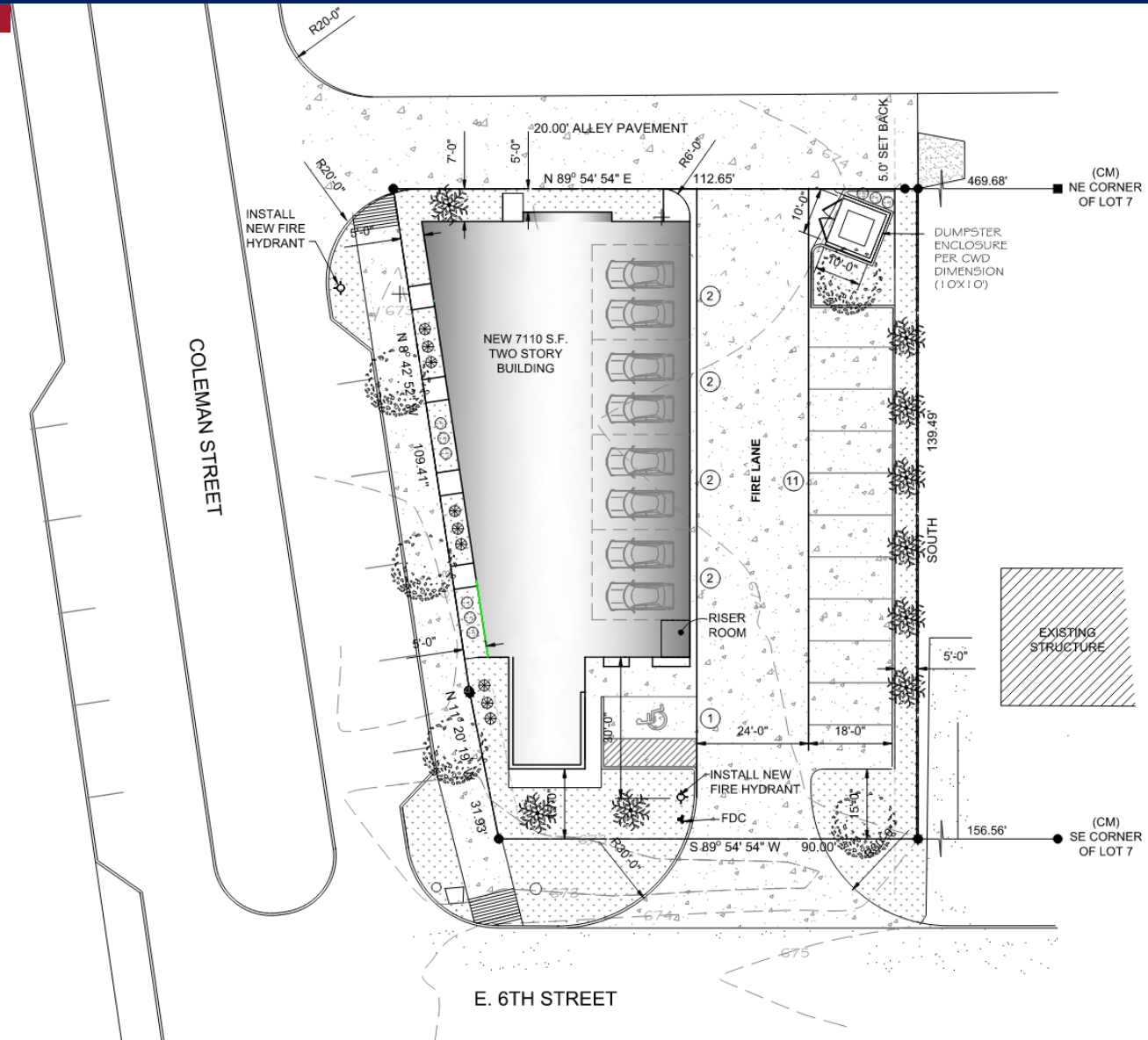
## Planned Development:

- Mixed Use Building
  - Multifamily
  - Office
  - Retail

## Base Zoning:

- Downtown Office District





# Permitted Uses

## Uses Allowed by Right:

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop

# Permitted Uses Cont.

## Uses Allowed by Right:

- Insurance Office
- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2<sup>nd</sup> Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales

\*Any similar uses as determined by the Director of Development Services.\*

# Parking

## By Use:

- Multifamily – 2 Spaces per Unit
- Office – 1 Space per 350 SF
- Retail – 1 Space per 250 SF

## Provided:

- 20 Spaces (18 Required)
  - Multifamily (4 Units) – 8 Spaces
  - Retail (2,450 SF) – 10 Spaces

# Landscaping

## Zoning Ordinance:

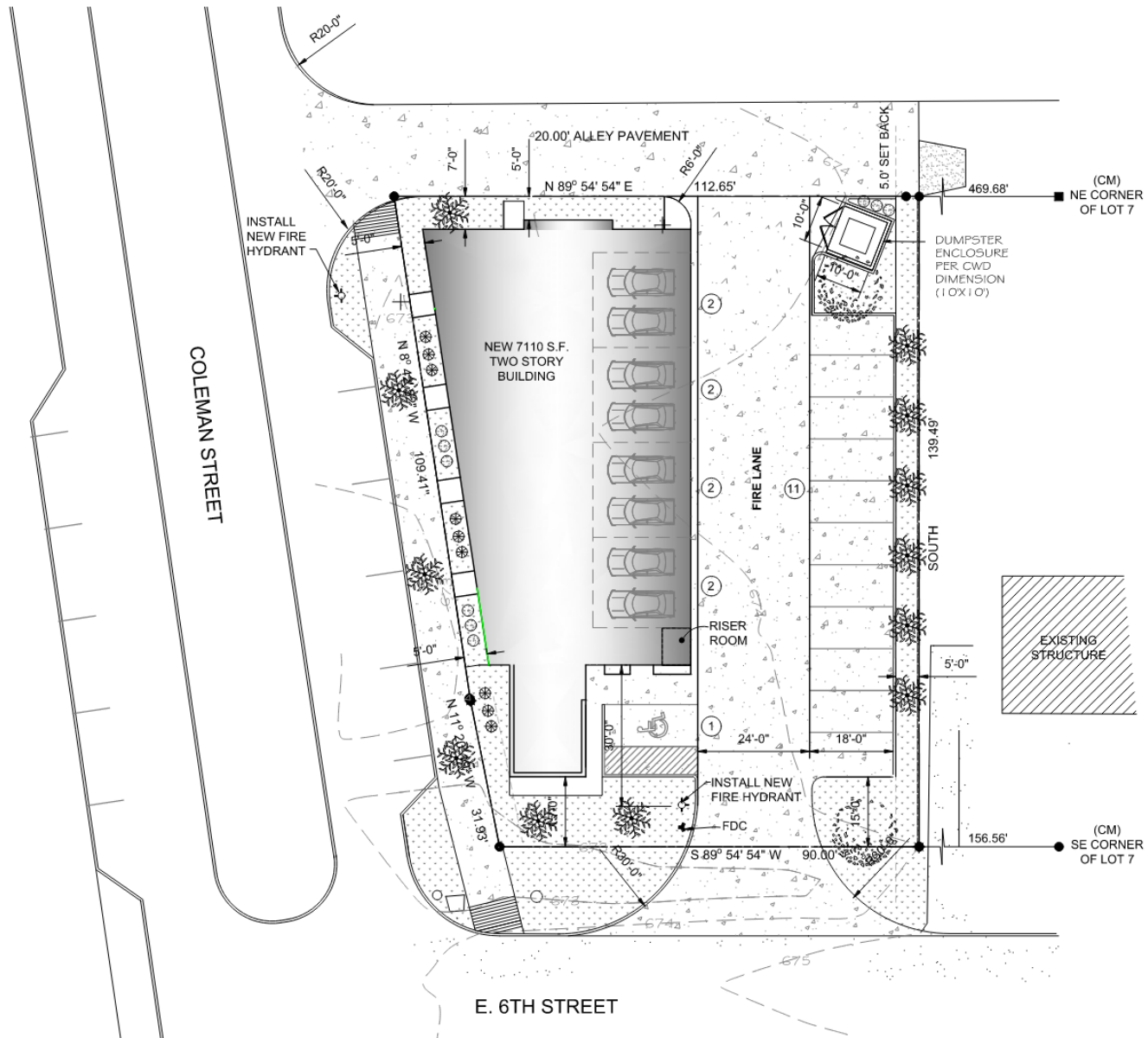
- 5' Landscape Buffer (Each Property Line)
- One ornamental tree and shrub every 15 linear feet.

## Provided:

- 5' Landscape Buffer (Each Property Line)
- Ground Cover (North & South Property Lines)
- Ornamental Trees and Shrubs (East & West Property Lines)



	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	Buffer: 5’ Landscape Area  Plantings: Ground cover.	Buffer: 5’ Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Eastern Boundary (Adjacent to Residential)	Buffer: 5’ Landscape Area  Plantings: One large tree, three-inch caliper minimum, on both landscape islands.  One ornamental tree every 15 linear feet between the landscape islands.	Buffer: 5’ Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Southern Boundary (Sixth Street)	Buffer: 5’ Landscape Area  Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.	Buffer: 5’ Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Western Boundary (Coleman Street)	Buffer: 5’ Landscape Area  Plantings: One ornamental tree every 15 linear feet.  Three shrubs, five-gallon minimum, on each landscape planting area.	Buffer: 5’ Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.



# Architectural Standards

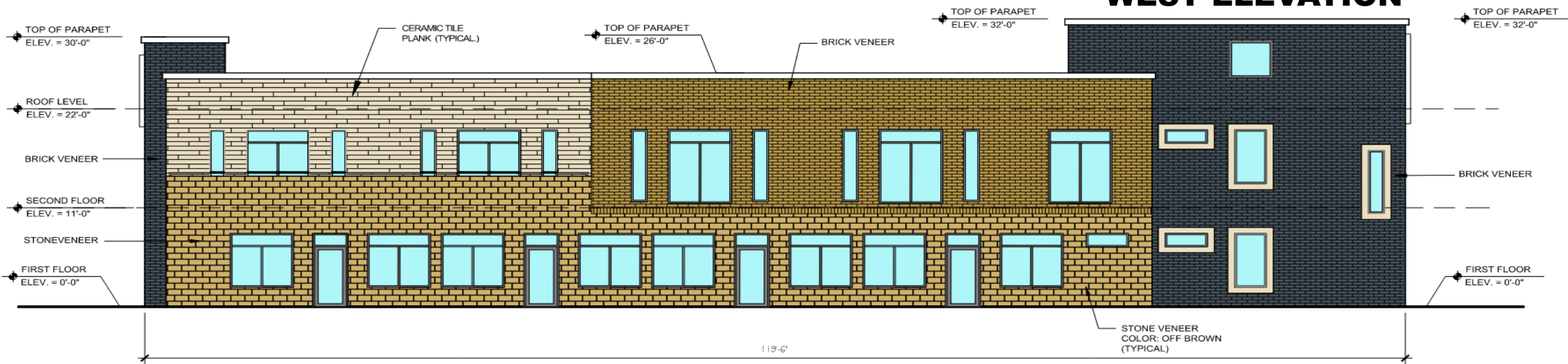
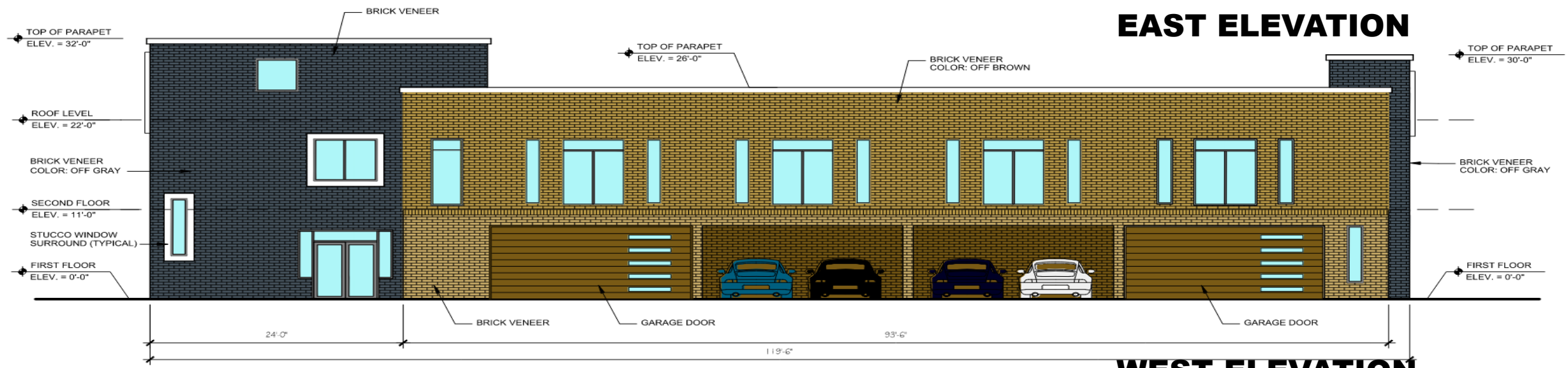
## Zoning Ordinance:

- Downtown Office

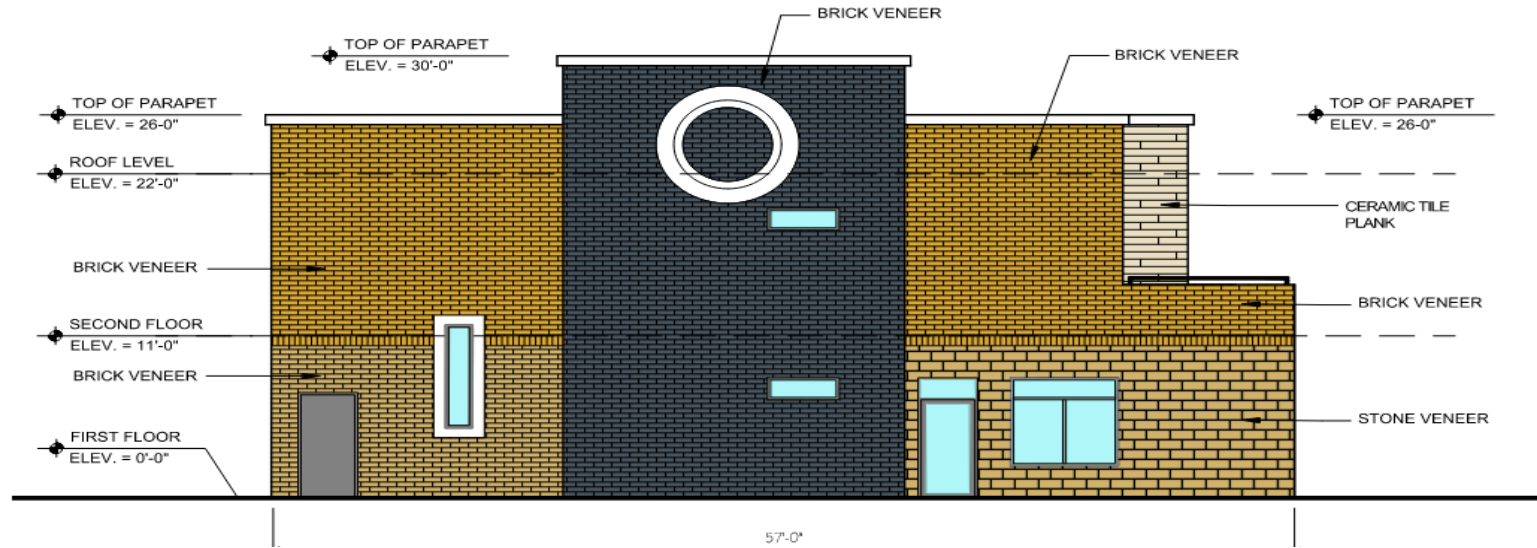
## Building Materials:

- 92% Masonry (Excluding Glazing)
  - Brick (80%)
  - Stone (12%)

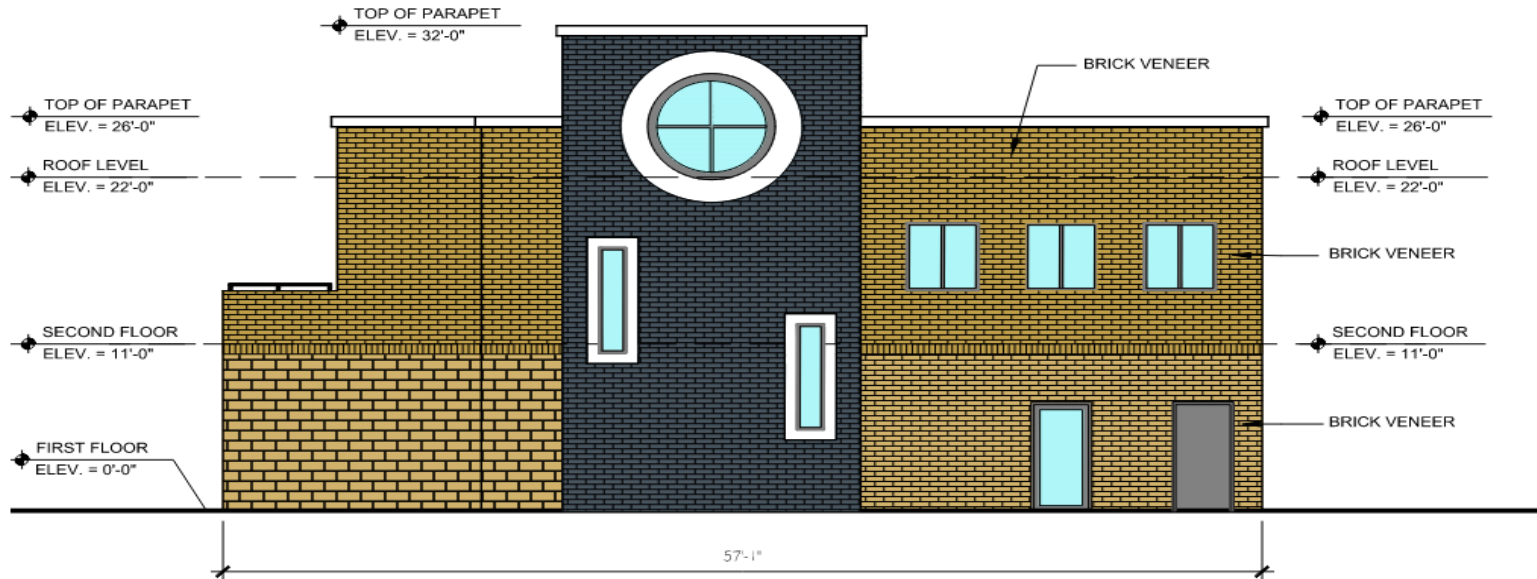




## NORTH ELEVATION



## SOUTH ELEVATION



# Planning & Zoning Commission

## Recommendation:

- Approved (4-2)
  - Commissioners Reeves and Blanscet voted in opposition due to concerns with the multifamily component and adjacency to residential development to the east.

# Conclusion

## Notices:

- Friday, February 23<sup>rd</sup>

## Citizen Response:

- Email in Opposition

## Recommendation:

- Approval

## Agenda Item 14.

Consider and act upon authorizing the Town Manager to execute an amendment to the Participating Member Contract with Upper Trinity Regional Water District subscribing to additional wastewater treatment capacity associated with the expansion of the Doe Branch Water Reclamation Plant. (CE)

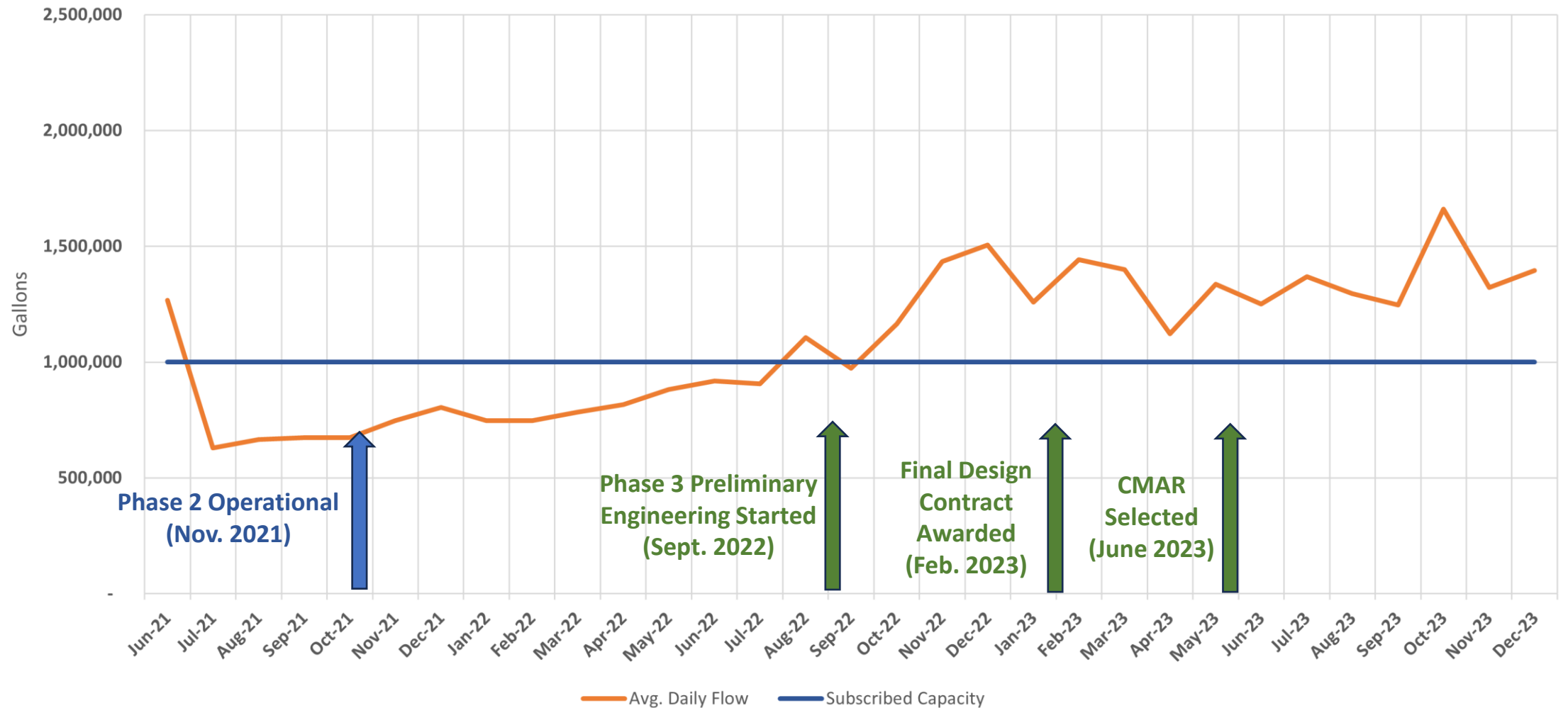






# Doe Branch WRP - - Prosper Flows

Prosper Wastewater Flow  
Doe Branch Water Reclamation Plant



# Doe Branch WRP expansion budget estimates

Description	Conceptual Estimate (8.0 mgd)	CMAR 30% (8.0 mgd)	CMAR 30% Phase 3A (8.0 mgd phased)	CMAR 30% Phase 3B (8.0 mgd phased)
AACE Estimate Class	4	3	3	3
Direct costs	\$ 74,524,302	\$ 136,284,270	\$ 105,651,332	\$ 44,050,577
Indirect costs	<u>\$ 72,237,174</u>	<u>\$ 50,162,138</u>	<u>\$ 38,887,075</u>	<u>\$ 16,213,691</u>
Estimated construction cost	\$ 146,761,476	\$ 186,446,408	\$ 144,538,407	\$ 60,264,268
<i>Engineering &amp; PM</i>	-	\$23,446,146	\$30,949,584	
<b>Total Cost (8.0 MGD)</b>	-	<b>\$209,892,554</b>	<b>\$235,752,259</b>	

## Notes:

- 1) OPCC is before design and without plans and specs
- 2) Based on 30% design plans



# Terms of the Contract Amendment

- Subscription
  - Increase of current capacity of 125,000 gal/day (.125 MGD)
  - Subscribe to 3 MGD of future capacity
  - Share cost of additional 1 MGD common-to-all capacity with City of Celina
- Commits Town to funding two projects:
  - 3.0 MGD of expansion of DBWRP to 12 MGD from current 4 MGD
  - Participate in construction of additional interceptor Line

# Terms of the Amended Contract

- Town's Share of Estimated Costs
  - Plant Expansion - \$104,946,277
  - Trunk Main - \$16,253,327.50
- Funding Plan
  - Federal Funds - \$6,102,367.26
  - CO Issuance in 2024 - \$31,250,000
  - CO Issuance in 2025 - \$31,250,000
- Remainder over subsequent years based on final costs.
  - Estimated \$52,597,237.24

## 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 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 and consider personnel matters, including the annual evaluation of the Town Manager, and all matters incident and related thereto.

The Town Council will reconvene after Executive Session.

Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

# Adjourn