

Welcome to the November 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 November 12, 2024, Town Council Work Session meeting. (MLS)

Agenda Item 2.

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

Agenda Item 3.

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

Agenda Item 4.

Consider and act upon approving the purchase of virtual server hardware upgrades for the currently deployed redundant virtual server clusters, from SHI Inc., utilizing the Texas Department of Information Resources (DIR) Purchasing Contract for \$183,995.
(LJ)

Agenda Item 5.

Consider and act upon authorizing the Town Manager to execute an agreement between Vonage, Inc., and the Town of Prosper, Texas for cloud-hosted telephony services, utilizing the Omnia Partners contract for \$279,270. (LJ)

Agenda Item 6.

Consider and act upon authoring the Town Manager to execute an agreement for additional equipment and services from Flock Inc. to include a Drone as First Responder (DFR) for \$150,000.
(DK)

Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a Service Agreement between Mobile Communications of America, Inc. (MCA), and the Town of Prosper regarding fire station alerting service and equipment support for \$11,900. (SB)

Agenda Item 8.

Consider and act upon approving the purchase of two (2) 2025 Ford trucks from Silsbee Ford, utilizing the Interlocal Purchasing Systems (TIPS) Contract No. 210907 for \$103,178. (HW)

Agenda Item 9.

Consider and act upon authorizing the Town Manager to execute an agreement with Child's Play Inc., for the purchase and installation of a shade structure for the Prairie Park playground for \$71,987. (DB)

Agenda Item 10.

Consider and act upon approval of a Construction Contract with Apex Landscape & Irrigation for Green Ribbon grant-funded landscape improvements to medians in University Drive between Lovers Lane and Mahard Pkwy. (DB)

Agenda Item 11.

Consider and act upon approving the purchase of traffic signal-related items for the traffic signals on First Street at Artesia Boulevard and on Teel Parkway at Prairie Drive, from Consolidated Traffic Controls, Inc., utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program for \$249,376. (PA)



Agenda Item 12.

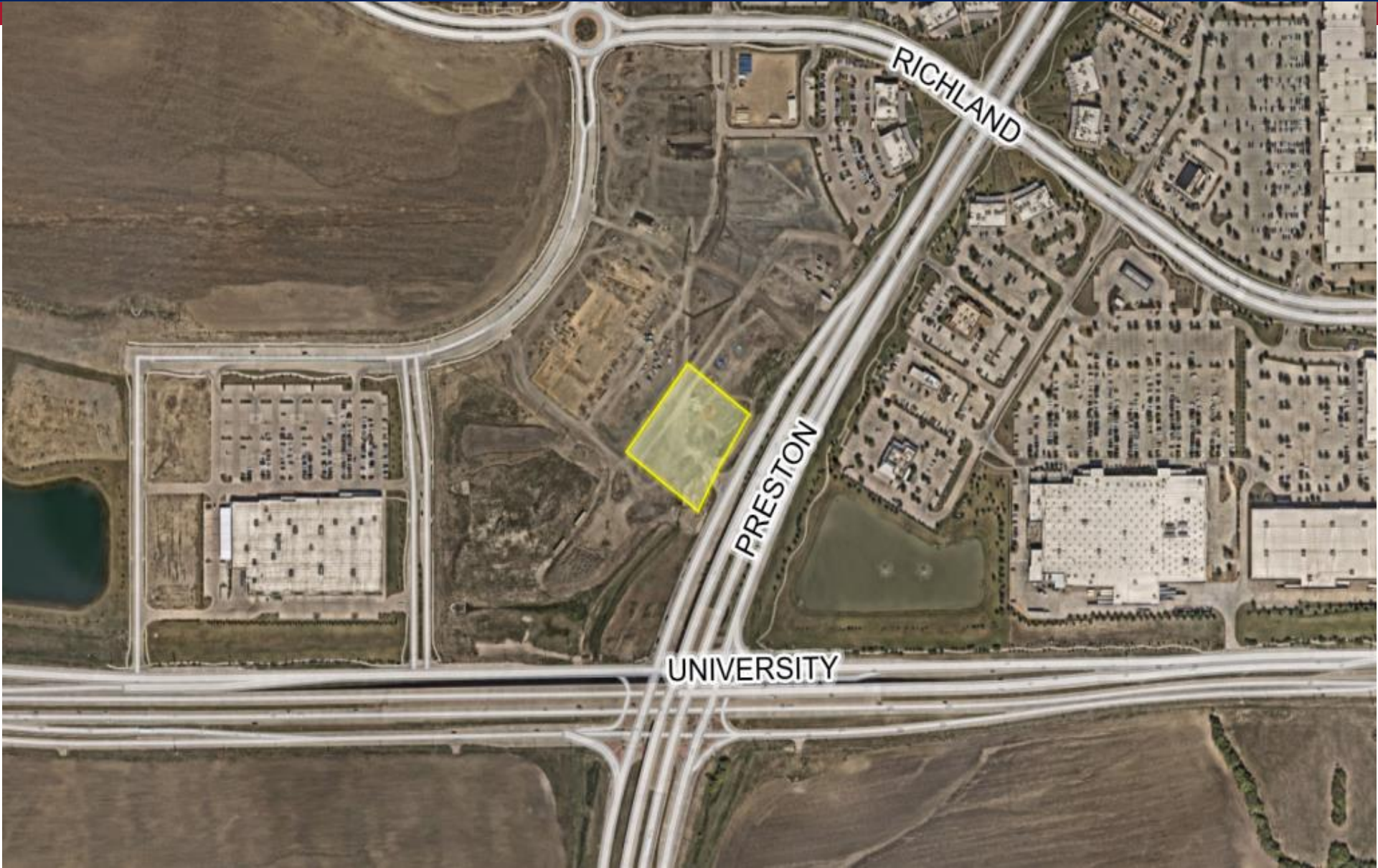
Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement between the Prosper Independent School District, and the Town of Prosper, Texas, related to the construction of the Legacy Drive Improvements for Prosper Middle School #7. (HW)

Agenda Item 13.

Consider and act upon an ordinance to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway.
(ZONE-24-0011) (DH)

Agenda Item 14.

Consider and act upon a request for a Façade Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0112) (DH)



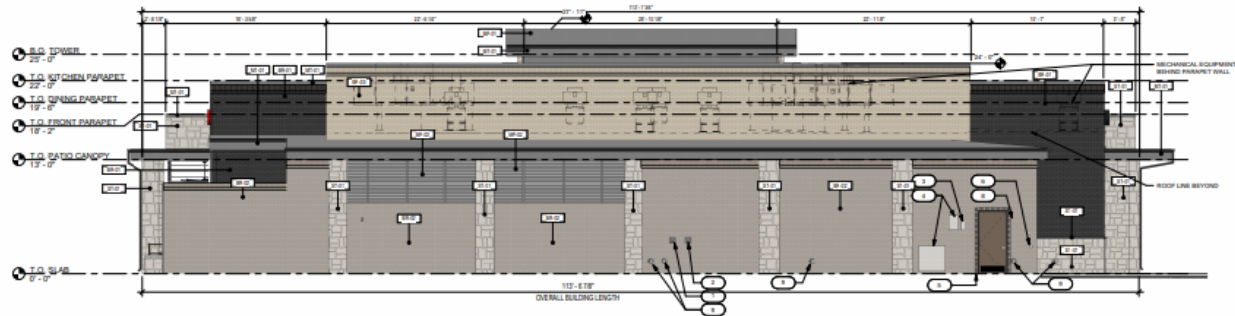
Information

Purpose:

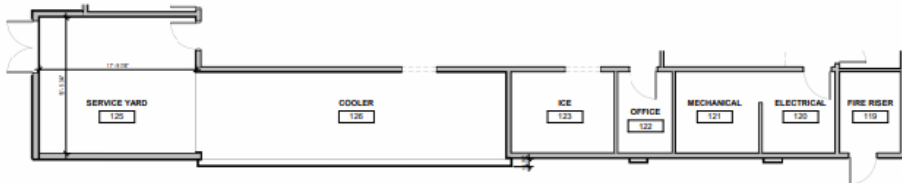
- Construct an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

Conditions of Approval:

- Town Council approval of the Façade Plan.



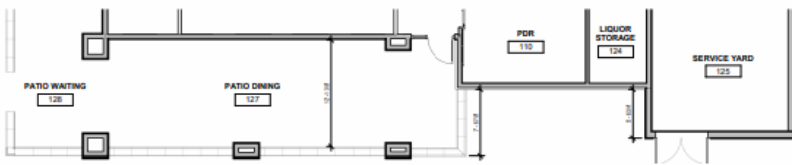
1 EXTERIOR - REAR ELEVATION - NORTHWEST
SCALE: 3/16" = 1'-0"



1.1 REAR PROJECTION PLAN
SCALE: 3/16" = 1'-0"



2 EXTERIOR - RIGHT ELEVATION - NORTHEAST
SCALE: 3/16" = 1'-0"



REAR ELEVATION GROSS SURFACE AREA		
MATERIAL TYPE	AREA	NOTES
BR-01	280 SF	15%
BR-02	171 SF	8%
BR-03	880 SF	58%
BR-04	19 SF	1%
BR-05	183 SF	9%
BR-06	28 SF	1%
BR-07	28 SF	1%
TOTAL	1501 SF	100%

REAR ELEVATION NET SURFACE AREA		
MATERIAL TYPE	AREA	NOTES
BR-01	279 SF	15%
BR-02	169 SF	8%
BR-03	880 SF	58%
BR-04	18 SF	1%
BR-05	183 SF	9%
BR-06	28 SF	1%
BR-07	28 SF	1%
TOTAL	1495 SF	100%

PROJECT CONTACT INFORMATION

ARCHITECT:
CONJOINT DESIGN AND DEVELOPMENT GROUP, LLC
10011 DOWNSIDE DRIVE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 881-0000
CONTACT: DAVID ATWOOD

OWNER:
DOP & L, LLC
1 CORRODUS WAY
FACILITY, TEXAS 75081
CONTACT: MICHAEL LUK
PHONE: (972) 497-4884

ENGINEER: HANBROTHER ASSOCIATES
KIMLEY-HORN AND ASSOCIATES, INC.
200 EAST CHASE STREET, SUITE 100
MECHANIC, TEXAS 75081
TEL: (972) 497-4884
CONTACT: KATHLEEN HANBROTHER, P.E.

FACADE PLAN NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE OWNER'S CREW.
3. WHEN PERMITTED, EXPOSED UTILITY ROSES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MINIMUM EXTERIOR VISIBLE REFLECTIVITY OF 20% (20 PERCENT).
6. ANY DEVIATIONS FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

ABBREVIATIONS LEGEND

BRICK VENEER:



BR-01
SIZE: Modular, Thin (2 1/4" x 7 1/2" x 1 1/2")
MPN: Upchurch Kindred - Modern
COLOR: Dark
PRODUCT: Manhattan Series - Coal KT
CMAA
BR-01-A (2 1/4" x 7 1/2" x 1 1/2")



BR-02
SIZE: Modular, Thin (2 1/4" x 7 1/2" x 1 1/2")
MPN: Upchurch Kindred - Modern
COLOR: Light
PRODUCT: Manhattan Series - Coal KT
CMAA
BR-02-A (2 1/4" x 7 1/2" x 1 1/2")



BR-03
SIZE: Modular, Thin (2 1/4" x 7 1/2" x 1 1/2")
MPN: Upchurch Kindred - Modern
COLOR: Light
PRODUCT: Manhattan Series - Coal KT
CMAA
BR-03-A (2 1/4" x 7 1/2" x 1 1/2")

STONE VENEER:



ST-01
PRODUCT: Upchurch Kindred - UK
MPN: Thin Veneer Limestone Plate Random
COLOR: Tan & Brown
CUT: 3/8" x 1 1/2" x 1 1/2" Random Chopped
LENGTH: 1 1/2"

METAL TRIM:



MT-01 (Random)
USE: (Random) metal as secondary
CUT: 1/2" x 1 1/2" x 1 1/2"
MPN: Pan-Cut
PRODUCT: Pan-Tite 90° Corbel Fences -
Dark Finish Available
SIZE: 1/2" x 1 1/2" x 1 1/2"

GROUT:



GR-01
MPN: CEMEX
PRODUCT: Grout Color Matching Cement -
Clean 1100
MPN: LSC
LOCATION: BR-02, BR-03, ST-01



GR-02
MPN: CEMEX
PRODUCT: Grout Color Matching Cement -
Magma 1000
MPN: LSC
LOCATION: BR-01

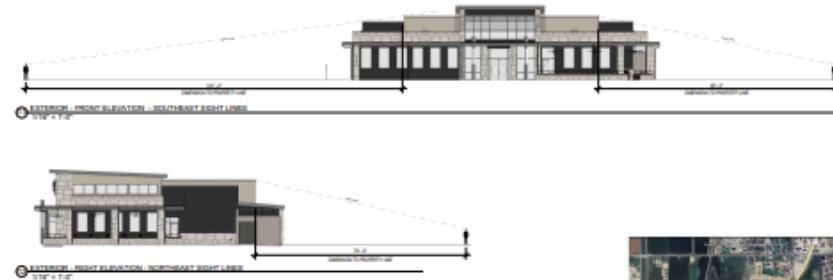
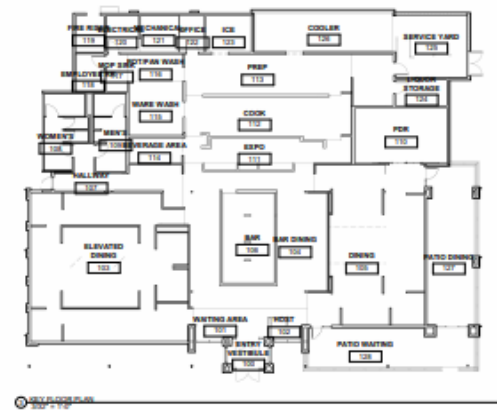
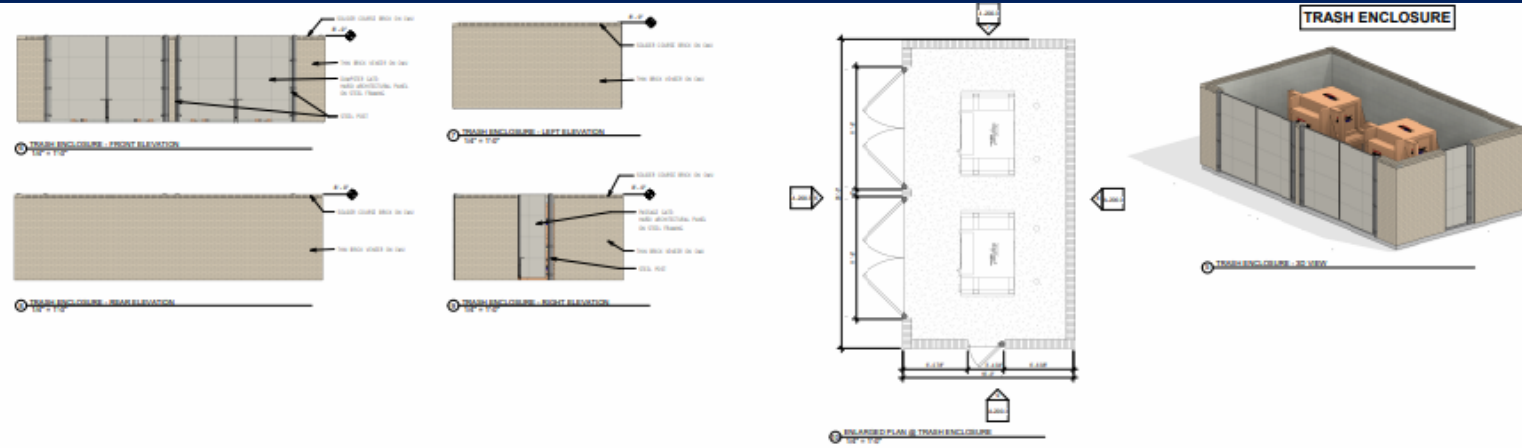
ALUMINUM FINISH:



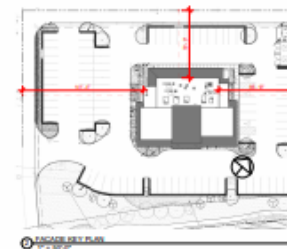
AF-01
MPN: 6061-T6
PRODUCT: Extruded aluminum channels with
a non-porous composite black finish
Size: 2" x 1 1/2"

EXT. ELEVATIONS KEYNOTES

1. OVERHEAD PLUMB POINT
2. GAS REPAIR POINT
3. GAS SUPPLY PIPING MARK
4. SWITCH GEAR AND METER
5. WATER SUPPLY
6. FIBER OPTIC LINE
7. KEY NOTES
8. KEY NOTES



10-10-2020



Agenda Item 15.

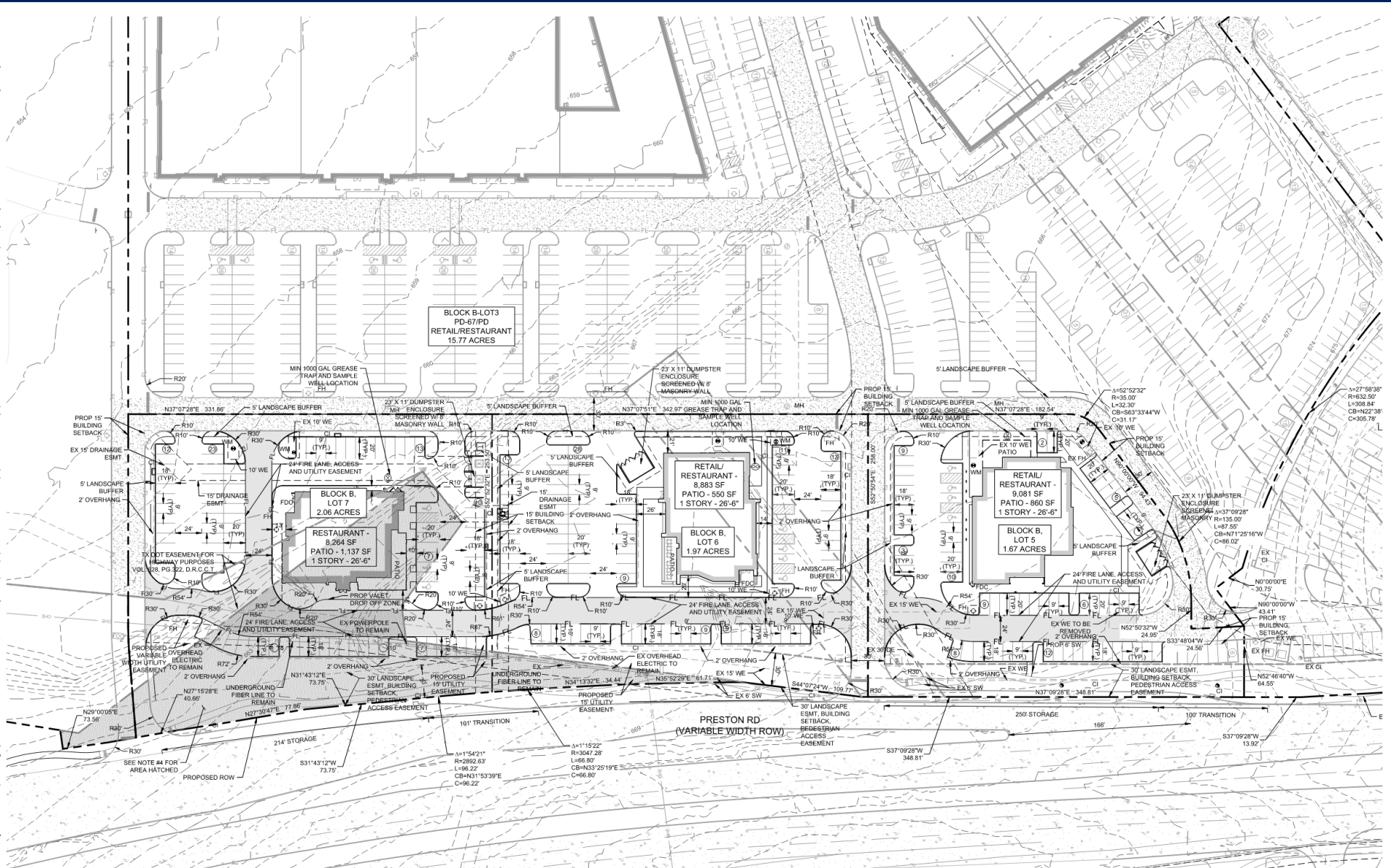
Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

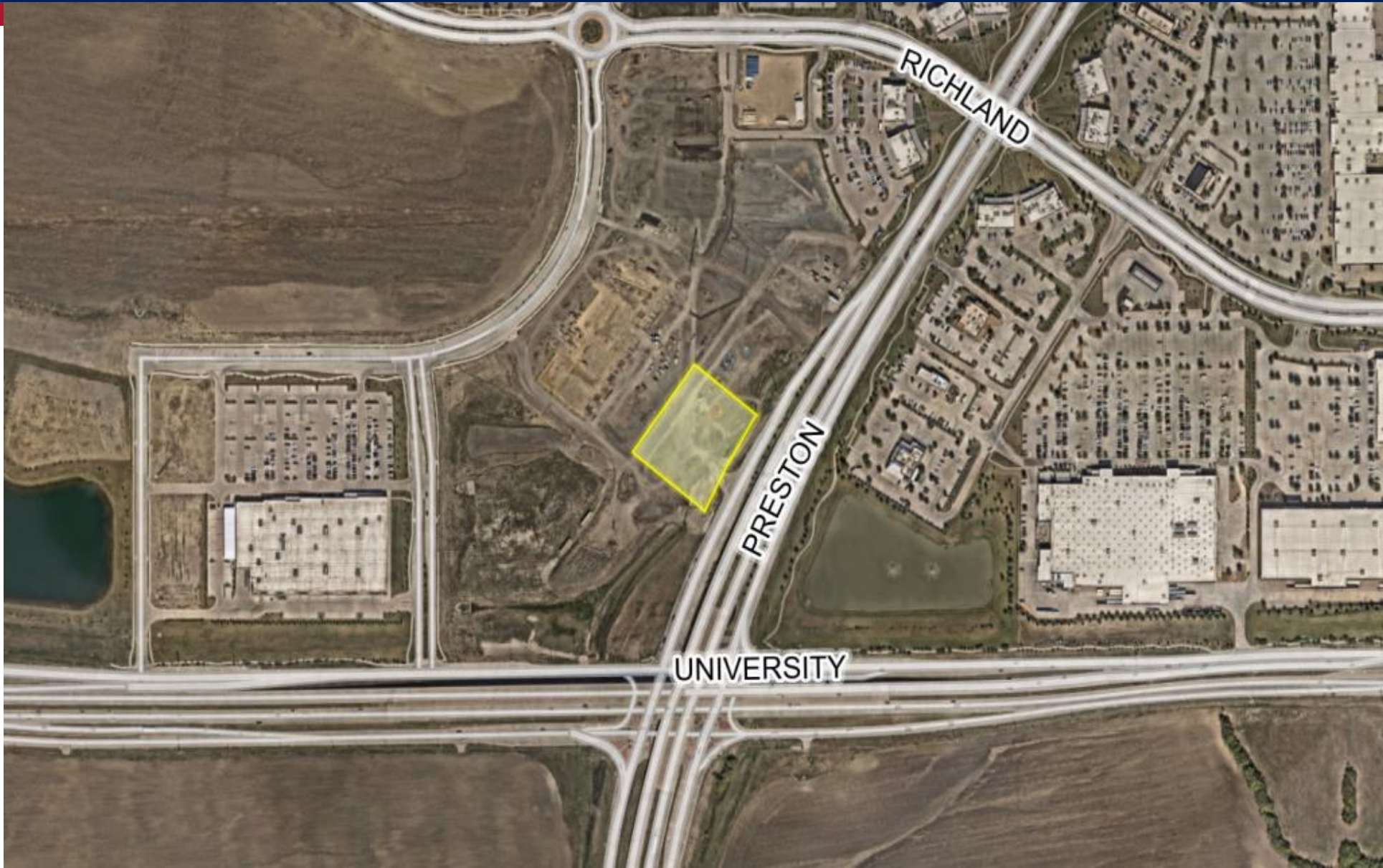


Information

Purpose:

- Construct two restaurant/retail buildings and one restaurant building totaling 26,228 square feet.
 - Lot 5 – Restaurant/Retail Building (9,081 SF)
 - Lot 6 – Restaurant/Retail Building (8,883 SF)
 - Lot 7 – Restaurant (8,264 SF)





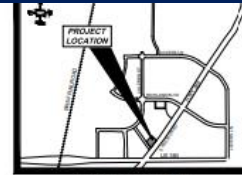
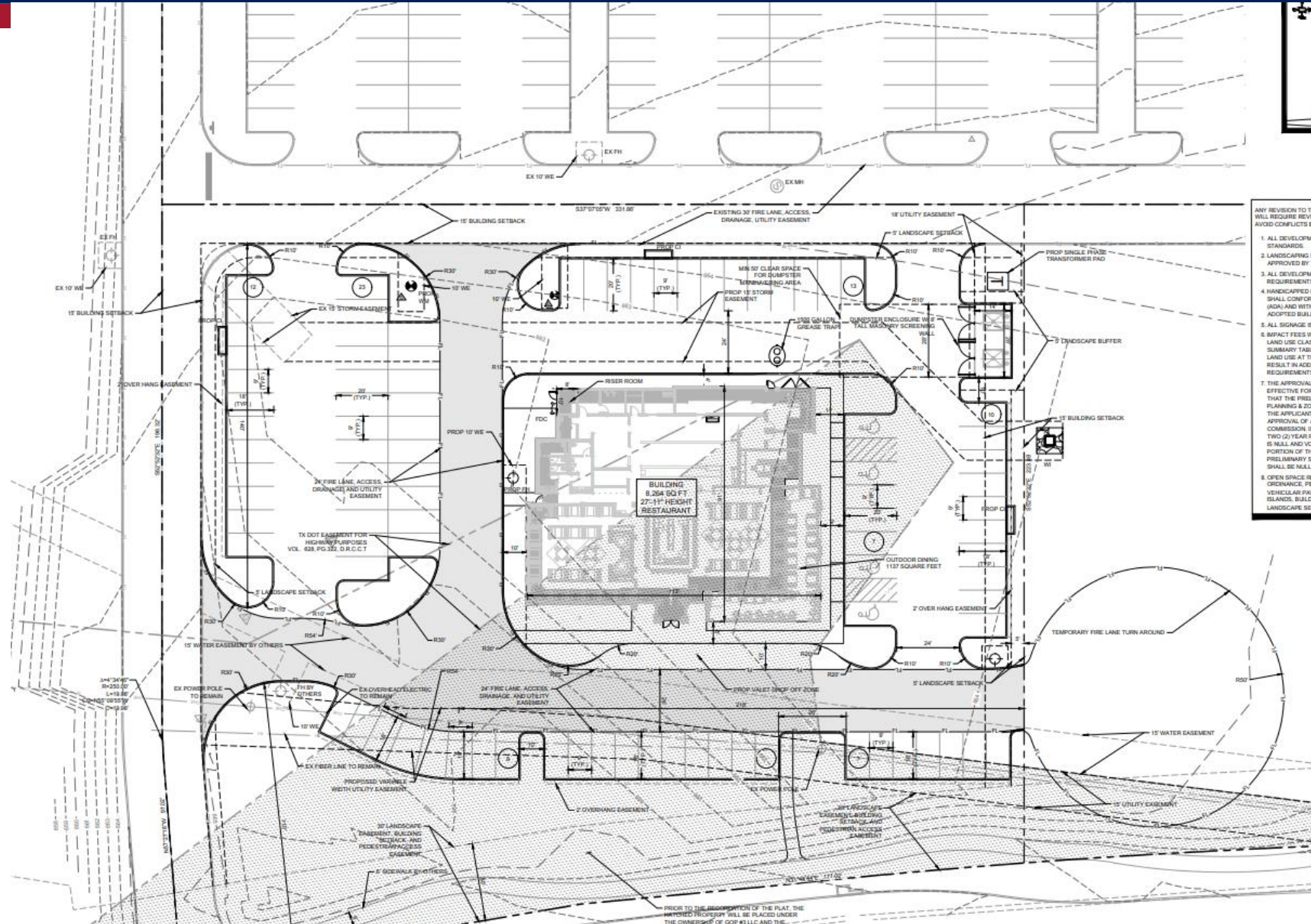
Information

Purpose:

- Construct an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

Conditions of Approval:

- An adjustment of a TxDOT easement and property ownership along Preston Road prior to the release for construction.
- Town Council approval of the Façade Plan.



VICINITY MAP
N.T.S.

NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT OPEN SPACE SHALL NOT INCLUDE VEHICULAR PARKING, REQUIRED PARKING LOT LANDSCAPE, ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

SITE DATA SUMMARY

ZONING/PROPOSED USE	
LOT AREA/ SQ. FT. AND AC.	
BUILDING AREA (square square footage)	
BUILDING HEIGHT (number of stories)	
MAX HEIGHT = 47'	
LOT COVERAGE	
FLOOR AREA RATIO (for non-residential zoning)	
TOTAL PARKING REQUIRED (1100 FOR RESTAURANT 1200 FOR PATIO)	
TOTAL PARKING PROVIDED	
TOTAL HANDICAP REQUIRED	
TOTAL HANDICAP PROVIDED	
INTERIOR LANDSCAPING REQUIRED	
INTERIOR LANDSCAPING PROVIDED	
IMPERVIOUS SURFACE	
USABLE OPEN SPACE REQUIRED	
USABLE OPEN SPACE PROVIDED	

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.

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.

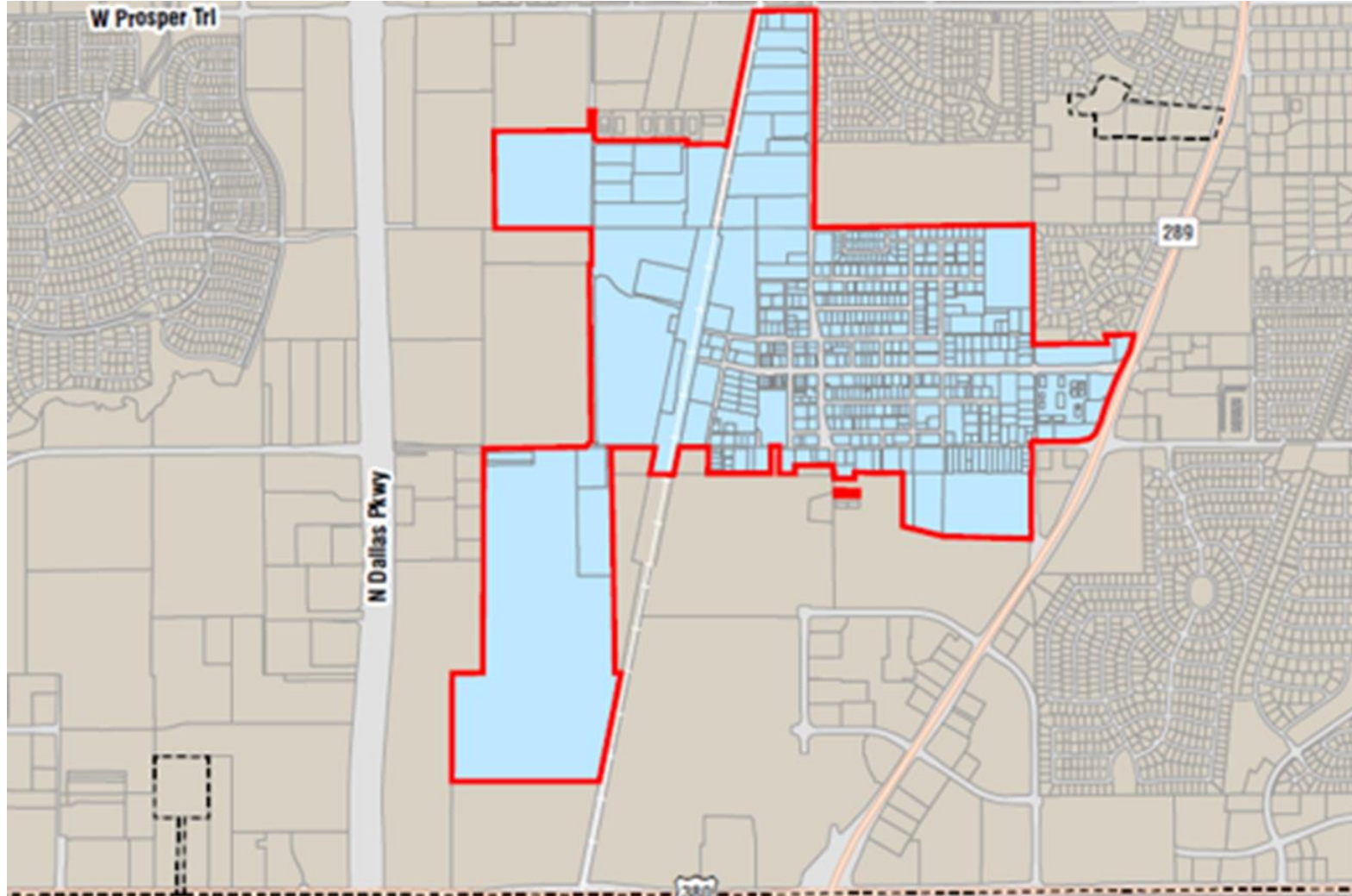
Agenda Item 16.

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 approximately 684.88 acres of land generally located East of North Dallas Parkway, North of U.S. Highway 380, West of Preston Road, and South of West Prosper Trail. (CE)

Proposed TIRZ No. 3

- Proposed in 2022 as part of the Downtown Master Plan
- Boundaries include downtown and some areas surrounding
- 30-year term
- Anticipates \$15M in revenue using 50% of property taxes on new value after 2025
- No debt anticipated; direct funding for projects or reimbursements
- Total in eligible projects approximately \$175M

Proposed TIRZ No. 3



Proposed TIRZ No. 3

- Resolution calling Public Hearing for December 10
- Public Notice published at least 7 days prior to Public Hearing
- Public Hearing and Creation Ordinance considered on December 10
- Base Values set on Jan 1, 2025, if approved

Agenda Item 17.

Conduct a public hearing and consider and act upon a request to rezone 120.5± acres on Collin County School Land Survey 12, Abstract 147, Tract 45 from Planned Development-44 (Single Family & Retail) to a Planned Development with Single Family and Retail uses, located on the southeast corner of Legacy Drive and Frontier Parkway. (ZONE-24-0013) (DH)



Proposal

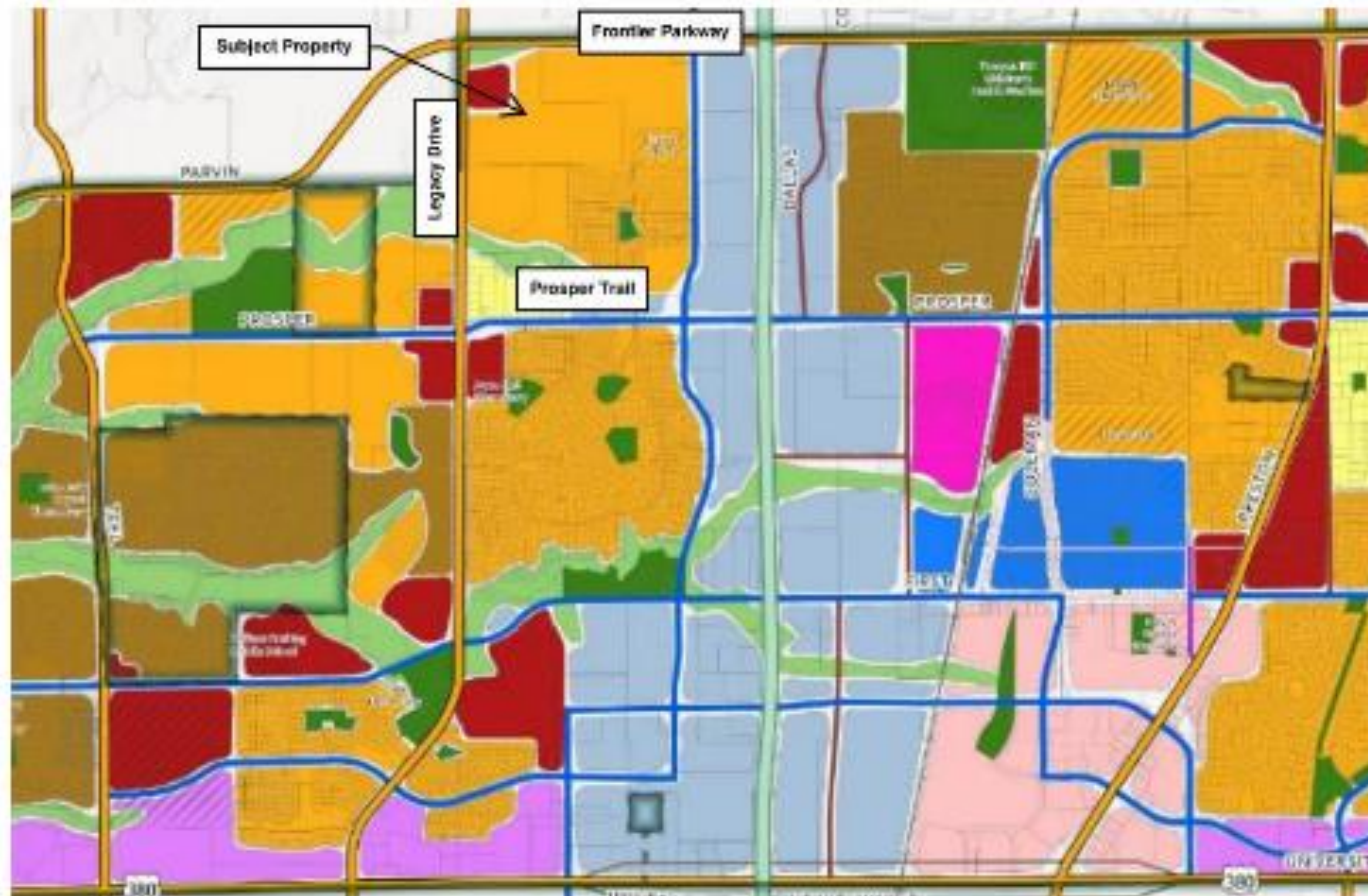
Purpose:

- Construct a maximum of 221 single-family homes on 90.7 acres.
- Construct commercial buildings with retail uses on 29.8 acres.

History:

- Originally zoned Planned Development-44.
 - Single-Family
 - Retail Uses

Future Land Use Exhibit



- 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

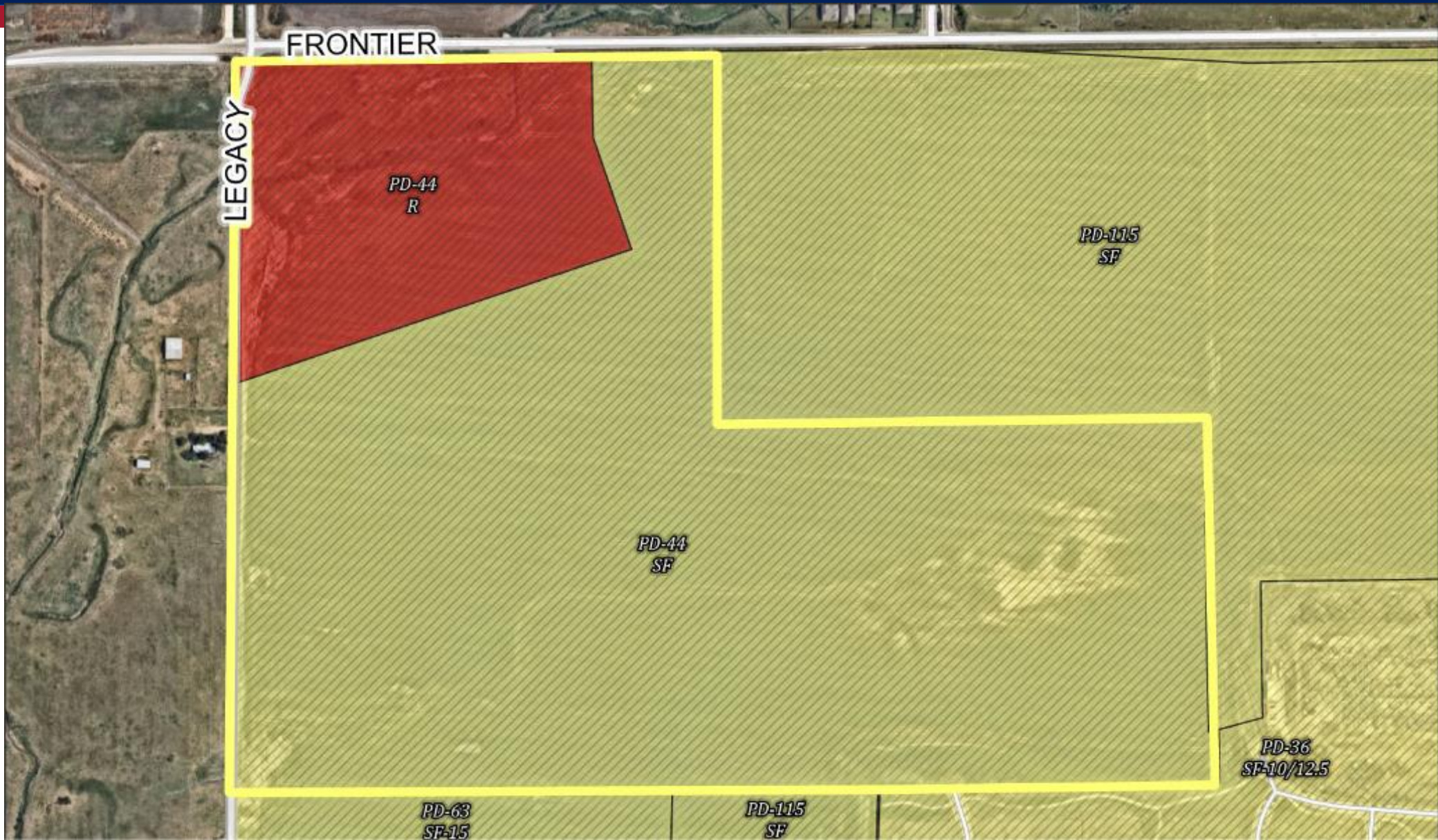
Future Land Use Plan

Medium Density Residential:

- Recommends single-family detached dwelling units.
 - Lots that range from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within a specific range.
 - Range is 1.6 – 2.5 dwelling units per acre.

Retail & Neighborhood Services:

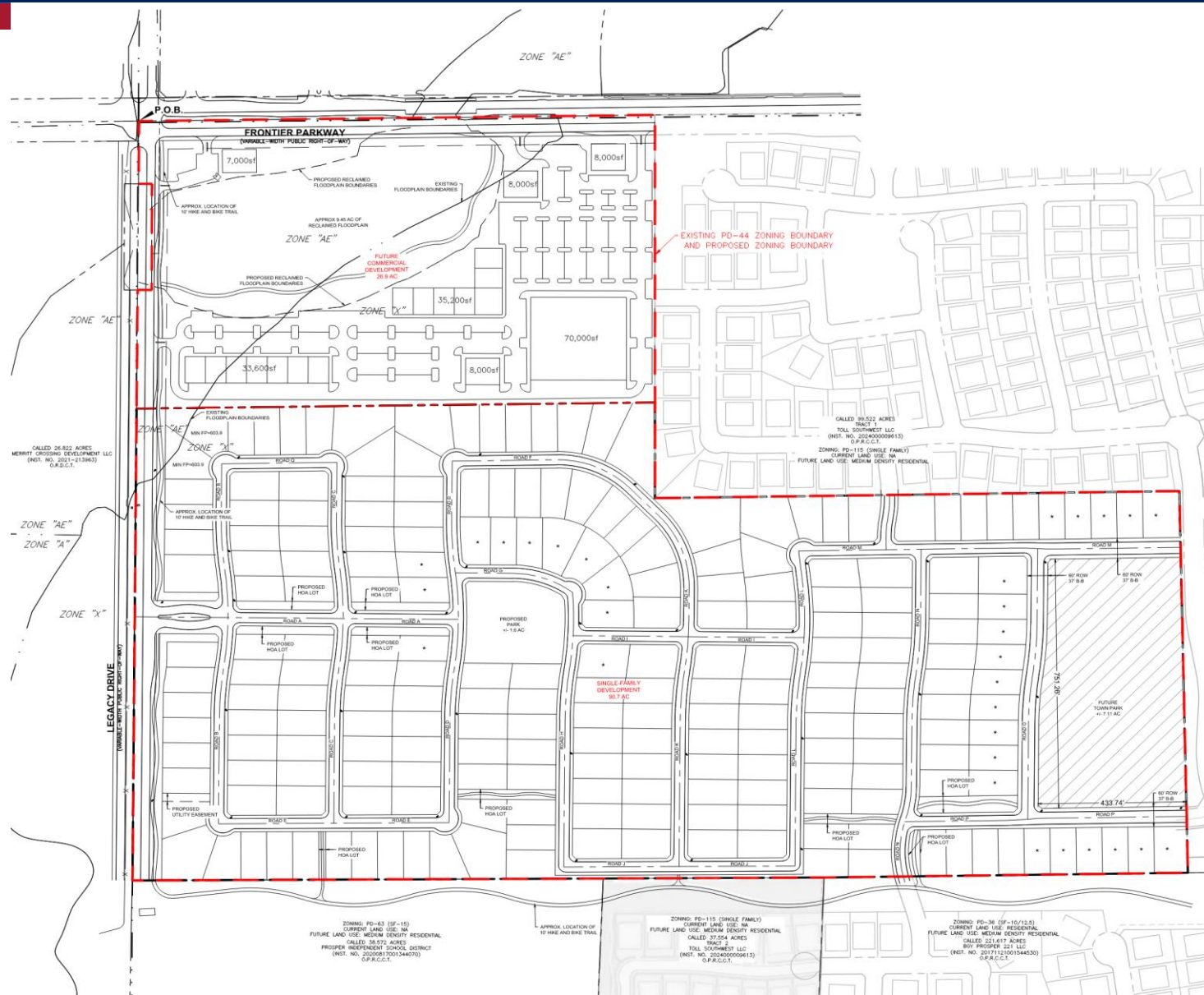
- Recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.



Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-44 (Single Family-10 and Office/Retail)	Vacant	Medium Density Residential and Retail & Neighborhood Services
North	City of Celina	Vacant	N/A
East	Planned Development-115 (Single-Family)	Vacant	Medium Density Residential
South	Planned Development-63 (Single Family-15)	Vacant	Medium Density Residential
West	City of Celina	Vacant	N/A

RESIDENTIAL SECTION



Density

Medium Density Residential:

- Range is 1.6 – 2.5 dwelling units per acre.

Proposed Residential Area:

- 221 single-family homes on 90.7 acres.
 - Density of 2.4 dwelling units per acre.

District Regulations

	Previous Regulations (Planned Development-44)	Proposed District Regulations (Development Standards)
Size of Yards	Front: 25' (Type A & B) 30' (Type C) Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'
Size of Lots	Minimum Area: 10,000 SF (Type A) – Max. of 54 11,000 SF (Type B) – Max. of 95 12,000 SF (Type C) – Min. of 49 Minimum Lot Width: 80' Minimum Lot Depth: 125'	Minimum Area: 10,500 SF (Type A) – Max. of 55 (Town Staff recommend Max. of 50) 11,000 SF (Type B) 12,000 SF (Type C) – Min. of 50 (Town Staff recommend Min. of 55) Minimum Lot Width: 76' (70' on Cul-De-Sac) Minimum Lot Depth: 140' (120' on Cul-De-Sac)
Maximum Height	Stories: 40'	Stories: Two and a Half Stories or 40'
Maximum Lot Coverage	Lot Coverage: 45 Percent	Lot Coverage: 50 Percent



LOT SQUARE FOOTAGE SUMMARY

TYPE A (10,500+)		TYPE B (11,000+)				TYPE C (12,000+)	
10640.00	10845.90	11004.00	11041.95	11170.07	11418.45	12002.70	13281.32
10640.00	10883.94	11004.00	11041.95	11170.07	11419.16	12005.33	13299.35
10640.00	10889.95	11004.00	11041.95	11170.07	11480.00	12015.17	13302.12
10640.00	10891.66	11004.00	11049.73	11171.64	11520.93	12016.85	13455.98
10640.00	10896.05	11004.00	11049.73	11177.35	11526.82	12018.22	13808.00
10680.45	10896.51	11004.00	11049.73	11179.00	11661.39	12113.81	13817.03
10700.66	10898.30	11004.00	11049.73	11179.00	11668.57	12116.94	13838.96
10707.47	10899.70	11004.00	11050.30	11198.14	11706.92	12179.72	14233.13
10724.57	10899.74	11004.00	11050.30	11225.72	11795.73	12203.39	14341.67
10731.94	10902.10	11004.00	11050.30	11229.75	11824.43	12218.68	14423.10
10731.94	10903.79	11004.00	11054.10	11241.72	11830.00	12289.14	14496.28
10731.94	10904.32	11004.00	11054.10	11250.95	11845.04	12317.31	14605.14
10739.66	10904.32	11004.00	11054.10	11253.78	11857.54	12356.27	14714.02
10739.66	10904.32	11004.00	11057.94	11260.96	11865.30	12376.12	14816.13
10739.66	10904.32	11004.00	11057.94	11262.26	11906.78	12382.69	15426.18
10744.05	10905.94	11004.00	11057.94	11272.02	11910.50	12383.76	15660.91
10744.05	10905.98	11017.47	11057.98	11272.02	11916.48	12406.05	17046.83
10744.05	10939.85	11017.47	11057.98	11276.26	11919.69	12406.90	20310.17
10747.70	10984.74	11017.47	11057.98	11289.81	11920.53	12407.38	20656.87
10747.70	10984.74	11017.47	11057.98	11289.81	11921.40	12408.36	20720.14
10747.70		11017.47	11076.39	11290.95	11936.43	12417.84	20745.37
10747.74		11017.47	11078.55	11292.73	11937.80	12432.12	20903.41
10747.74		11017.47	11099.23	11300.40	11946.61	12480.05	21434.93
10747.74		11020.56	11110.05	11301.60	11962.17	12536.85	22081.20
10747.74		11032.70	11112.89	11301.60	11968.53	12553.46	28569.59
10752.32		11040.36	11117.29	11314.42	11995.39	12563.14	
10752.32		11040.92	11138.92	11328.40		12573.01	
10752.32		11040.92	11153.08	11349.62		12604.15	
10752.32		11040.92	11163.07	11384.67		12995.81	
10794.30		11040.92	11170.07	11409.64		13036.36	
TYPE A SUMMARY		TYPE B SUMMARY				TYPE C SUMMARY	
MINIMUM	10640.00	MINIMUM		11004.00		MINIMUM	12002.70
MAXIMUM	10984.74	MAXIMUM		11995.39		MAXIMUM	28569.59
AVERAGE	10796.88	AVERAGE		11268.83		AVERAGE	14378.28
# OF LOTS	50	# OF LOTS		116		# OF LOTS	55
OVERALL SUMMARY							
MINIMUM	10640.00	MAXIMUM	28569.59	AVERAGE	11935.90	# OF LOTS	221

Uses

By Right:

- Accessory Building
- Construction Yard and Field Office, Temporary
- Home Occupation
- Homebuilder Marketing Center
- Model Home
- Park or Playground
- School, Public
- Single-Family Dwelling, Detached

Uses Cont.

By Specific Use Permit:

- Antenna and/or Antenna Support Structure, Non-Commercial
- House of Worship
- Private Recreation Center
- Private Street Development
- School, Private or Parochial

Uses Cont.

Uses That Would Be Eliminated:

- Athletic Stadium or Field, Private
- Athletic Stadium or Field, Public
- Bed and Breakfast Inn
- Cemetery or Mausoleum
- Day Care Center, Adult
- Day Care Center, Child
- Day Care Center, In-Home
- Farm, Ranch, Stable, Garden, or Orchard
- Garage Apartment
- Golf Course and/or Country Club
- Guest House
- Household Care Facility
- Municipal Uses Operated by the Town of Prosper

Uses Cont.

Uses That Would Be Eliminated Cont.:

- Private Utility, Other Than Listed
- Rehabilitation Care Facility
- School District Bus Yard
- Sewage Treatment Plant/Pumping Station
- Stealth Antenna, Commercial
- Telephone Exchange
- Temporary Building
- Utility Distribution/Transmission Facility
- Water Treatment Plant

Architectural Standards

Building Materials (Permitted Materials):

- Architectural Concrete Block
- Cementitious Material
- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)
- Stucco (Three-Coat Process Cement Plaster)

Architectural Standards Cont.

Building Materials (Design):

- Exterior façade of main building or structures shall be constructed of 100% masonry.
- Cementitious materials may constitute up to 20% of the area for stories other than the first story.
- On side and rear elevations, cementitious materials may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
- Any portion of an upper story, excluding windows, that faces a street, public or private parks, or hike and bike trails, shall be 100% masonry and cementitious fiber board may be used for up to 20%.
- The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
- Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, etc.

Architectural Standards Cont.

Roofing (Materials):

- Structures constructed on lots shall have a composition slate, clay tile, standing seam metal, or cement/concrete tile roof.
- Metal roofs shall be non-reflective colors.

Roofing (Pitch):

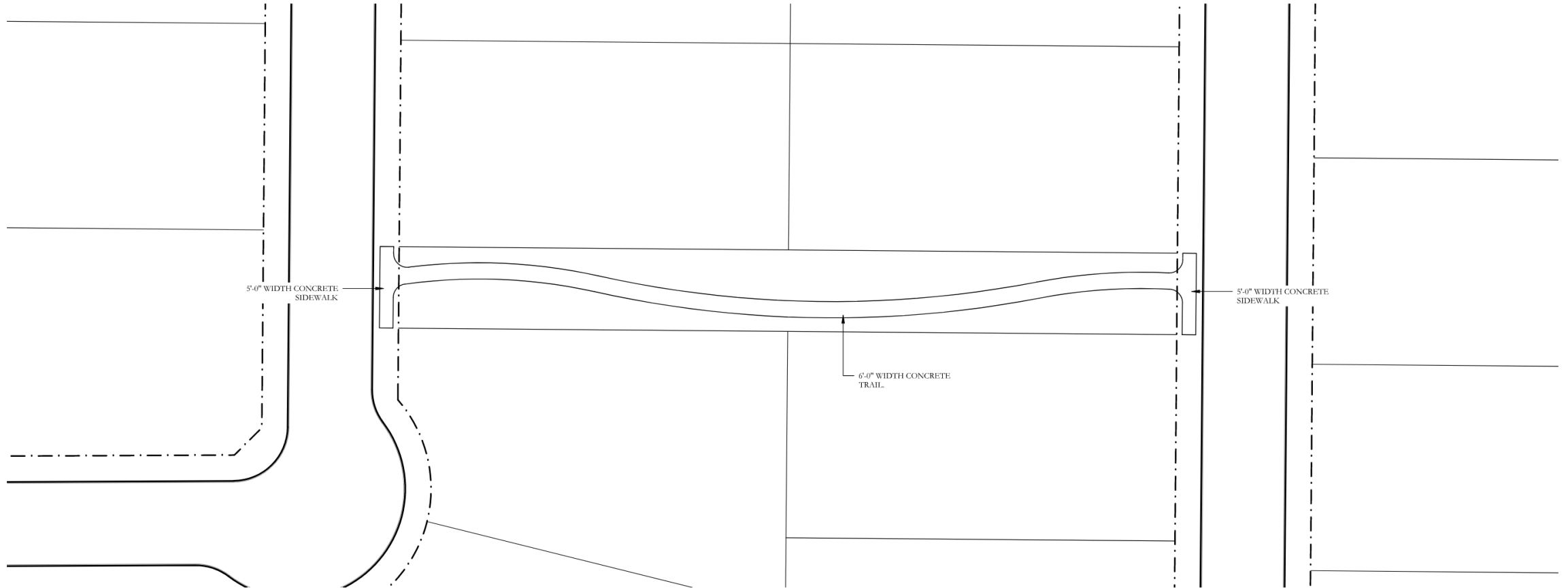
- A minimum of 65% of the surface area of composition roofs shall maintain a minimum roof pitch of 8:12.
- A minimum of 75% of the surface area of clay tile, cement tile, slate or slate products, standing seam metal, or concrete tile shall maintain a minimum roof pitch of 3:12.



Pedestrian Connectivity and Amenities

Features:

- Enhanced Entrance
- Community Amenity Park
- Neighborhood Park



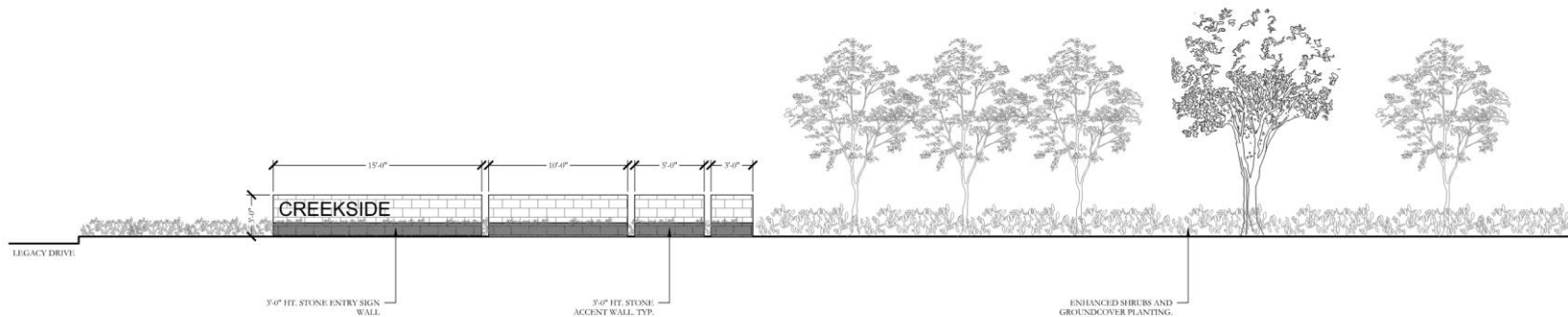
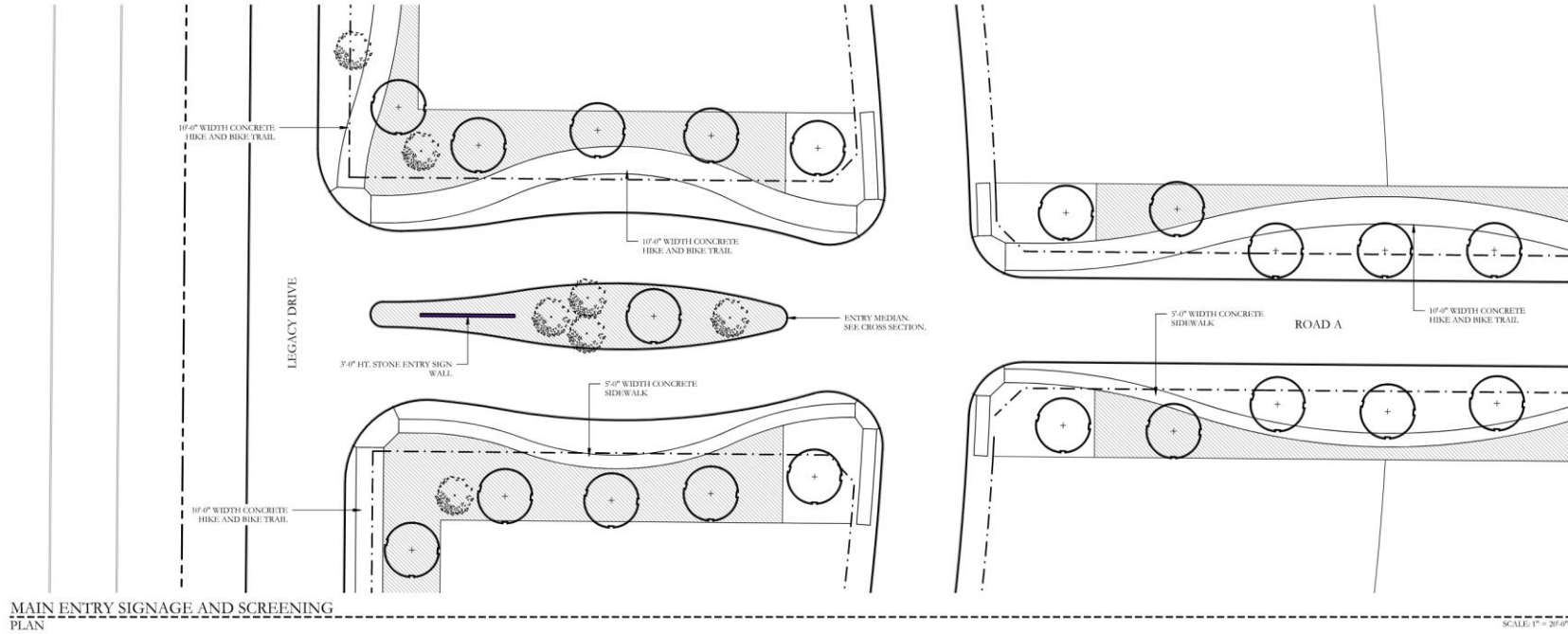
TYPICAL HOA TRAIL AREA
PLAN

SCALE: 1" = 20'-0"

Pedestrian Connectivity and Amenities Cont.

Enhanced Entrance:

- From Legacy Drive to Community Amenity Park
- Ten-Foot Hike & Bike Trail
- Three-Inch Caliper Shade Trees in 40-Foot Intervals



Pedestrian Connectivity and Amenities Cont.

Community Amenity Park (Min. of Four Listed Amenities Including One of Bolded Items):

- Gathering Areas w/ Pavers, Decomposed Granite, and/or Turf & Seating (Min. of 1,000 SF)
- Grill and Picnic Areas
- **Neighborhood Playground Facility**
- Open Natural Grass Play Areas (Min. of 15,000 SF)
- Sand Volleyball Pit
- Shade Structure w/ Seating
- **Tennis Court/Pickleball Court**

Pedestrian Connectivity and Amenities Cont.

Neighborhood Park:

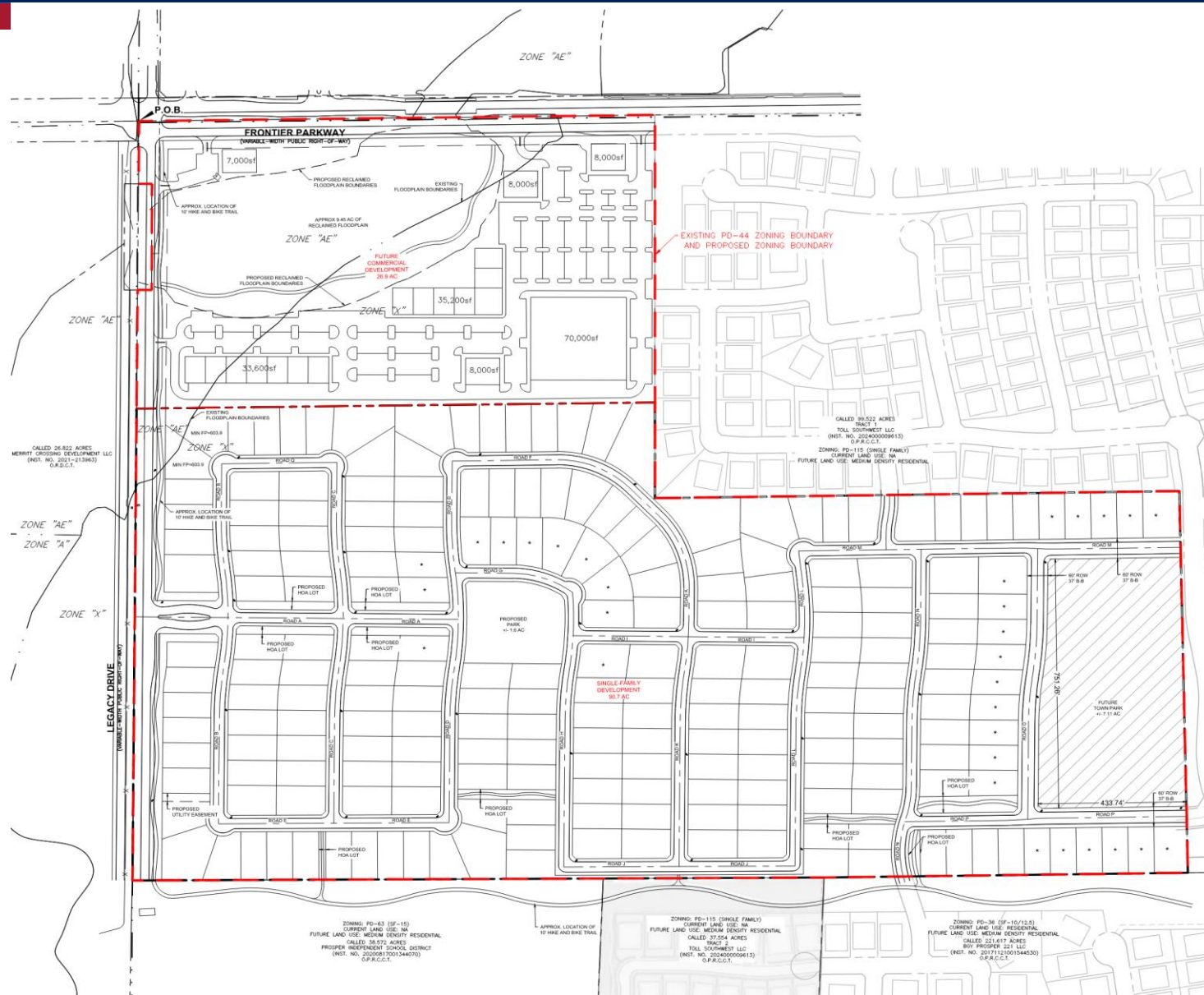
- Seven-acre park dedicated to the Town.

Maintenance

Homeowner's Association:

- Developers shall establish a Homeowner's Association (HOA) where membership is mandatory.
- Responsible for operation and maintenance of all common areas and/or common facilities.
- Director of Development Services to review and approve HOA documents.

COMMERCIAL SECTION



District Regulations

	Previous Regulations (Planned Development-44)	Proposed District Regulations (Development Standards)
Size of Yards	Front: 30' Side: 15' (Adj. to Non-Residential) 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential) Rear: 15' (Adj. to Non-Residential) 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential)	Front: 30' Side: 0' (Adj. to Creek Area) 15' (Adj. to Non-Residential) 50' (One-Story Adj. to Residential) 75' (Two-Story Adj. to Residential) Rear: 0' (Adj. to Creek Area) 15' (Adj. to Non-Residential) 50' (One-Story Adj. to Residential) 75' (Two-Story Adj. to Residential)
Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 40 Percent	Lot Coverage: 40 Percent

Uses

By Right:

- Administrative, Medical, or Professional Office
- Alcoholic Beverage Sales – Town Staff in Opposition
- Antique Shop
- Artisan's Workshop
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop
- Building Material and Hardware Sales, Minor
- Business Service
- Commercial Amusement, Indoor (Less Than 15,000 SF) – Town Staff in Opposition
- Community Center

Uses Cont.

By Right Cont.:

- Construction Yard and Field Office, Temporary
- Dry Cleaning, Minor
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- House of Worship
- Insurance Office
- Locksmith/Security System Company
- Museum/Art Gallery
- Nursery, Minor

Uses Cont.

By Right Cont.:

- Pet Day Care
- Print Shop, Minor
- Private Recreation Center
- Restaurant
- Retail Stores and Shops (Less Than 70,000 SF) – Town Staff in Opposition
- Retail/Service Incidental
- School, Private or Parochial
- School, Public
- Theater, Neighborhood
- Veterinarian Clinic and/or Kennel, Indoor

Uses Cont.

By Specific Use Permit:

- Antenna and/or Antenna Support Structure, Commercial
- Alcoholic Beverage Establishment – Town Staff in Opposition
- Assisted Care or Living Facility
- Big Box (Greater Than 70,000 SF) – Town Staff in Opposition
- Child Care Center, Incidental / Licensed
- Child Care Center, Licensed
- Commercial Amusement, Indoor (Greater Than 15,000 SF)
- Community Center
- Convenience Store w/ Gas Pumps (**By Right in PD-44**)

Uses Cont.

By Specific Use Permit Cont.:

- Convenience Store w/o Gas Pumps
- Day Care Center, Adult
- Gas Pumps (**By Right in PD-44**)
- Massage Therapy, Licensed (**By Right in PD-44**)
- Meeting/Banquet/Reception Facility
- Restaurant, Drive In (**By Right in PD-44**)
- Restaurant w/ Drive-Through
- Stealth Antenna, Commercial (**By Right in PD-44**)

Uses Cont.

Uses That Would Be Eliminated:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Bed and Breakfast Inn
- Beer & Wine Package Sales
- Caretaker's/Guard Residence
- Farmer's Market
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Municipal Uses Operated by the Town of Prosper
- Private Club
- Private Utility, Other Than Listed
- Temporary Building
- Winery

Architectural Standards

Building Materials (Primary Materials):

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)

Architectural Standards Cont.

Building Materials Cont. (Secondary Materials):

- All Primary Materials
- Aluminum or Other Metal
- Cedar or Similar Quality Decorative Wood
- EIFS
- Stucco

Architectural Standards Cont.

Building Materials Cont. (Big Box):

- Architectural Concrete Block
- Architecturally Finished Concrete Tilt Wall
- Split Face Concrete Masonry Unit

Screening

Residential Adjacency:

- Eight-foot masonry wall adjacent to residential development that will be constructed by the first commercial or residential property to develop.
- Wall maintenance easement provided along both sides of the screening wall.

Pedestrian Connectivity and Amenities

Features:

- Creek Area

Creek Area:

- Located on separate lot that will be owned and maintained by Property Owner's Association (POA).
- Meandering walking path spanning between Legacy Drive and Frontier Parkway that includes pedestrian congregation areas.

Maintenance

Property Owner's Association:

- Developers shall establish a Property Owner's Association (POA) where membership is mandatory.
- Responsible for operation and maintenance of all common areas and/or common facilities.
- Director of Development Services to review and approve POA documents.

Summary of Applicant's Requests

Maximum/Minimum Lot Types:

- Applicant is requesting a maximum of fifty-five Type A Lots (10,500 SF).
 - Town Staff is recommending a maximum of fifty Type A Lots.
- Applicant is requesting a minimum of fifty Type C Lots (12,000 SF).
 - Town Staff is recommending a minimum of fifty-five Type C Lots.

Summary of Applicant's Requests Cont.

Staggered Setbacks:

- Applicant is requesting that all lots have a minimum front setback of 25 feet and be staggered at 20, 25, and 30 feet.
 - Town Staff is recommending that all lots have a minimum front setback of 25 feet and be staggered at 25, 30, and 35 feet.

Summary of Applicant's Requests Cont.

Uses:

- Applicant is requesting to have an “Alcoholic Beverages Sales” use by right .
 - Town Staff is recommending that this use be removed.
- Applicant is requesting to have an “Alcoholic Beverages Establishment” use by Specific Use Permit.
 - Town Staff is recommending that this use be removed.

Summary of Applicant's Requests Cont.

Uses Cont.:

- Applicant is requesting that the “Bank, Savings and Loan, or Credit Union” use have an associated drive-through by right.
 - Town Staff is recommending that this use not have an associated drive-through.
- Applicant is requesting that the “Commercial Amusement, Indoor” use be permitted by right if it does not exceed 15,000 square feet and permitted by Specific Use Permit if it exceeds 15,000 square feet.
 - Town Staff is recommending that this use be permitted by Specific Use Permit regardless of the square footage.

Summary of Applicant's Requests Cont.

Uses Cont.:

- Applicant is requesting that the “Retail Stores and Shops” use be permitted by right if it does not exceed 70,000 square feet.
 - Town Staff is recommending that this use be permitted by right if it does not exceed 39,999 square feet.
- Applicant is requesting that a “Big Box” use be defined as exceeding 70,000 square feet.
 - Town Staff is recommending that this use be defined as exceeding 40,000 square feet.

Summary of Applicant's Requests Cont.

Residential Adjacency:

- Applicant is requesting to plant a double row of large, three-inch (3") caliper trees in a 30-foot landscape buffer adjacent to the residential area instead of Town Staff's recommendations.
- Town Staff is recommending the following:
 - Development immediately adjacent to the residential area be office uses (medical and professional) only.
 - Development immediately adjacent to the residential area have one multi-tenant building.
 - Development immediately adjacent to the residential area be located closer to Frontier Parkway based on size of the building.

Summary of Applicant's Requests Cont.

Plan Approval:

- Applicant is requesting that site plans be approved by the Planning & Zoning Commission and façade plans be approved by the Director of Development Services.
 - Town Staff is recommending that site plans and façade plans be approved by Town Council.

Summary of Applicant's Requests Cont.

	Planning & Zoning Recommendation	Town Staff Recommendation (Post P&Z)	Applicant's Proposal
Type A Lots (10,500 SF)	Maximum Number (Undefined)	Maximum of 50	Maximum of 55
Type C Lots (12,000 SF)	Minimum Number (Undefined)	Minimum of 55	Minimum of 50
Staggered Setbacks	20', 25', and 30'	25', 30', and 35'	20', 25', and 30'
Alcoholic Beverage Sales	Permitted by Right	Eliminate Use	Permitted by Right
Alcoholic Beverage Establishment	Permitted by Specific Use Permit	Eliminate Use	Permitted by Specific Use Permit
Bank, Savings and Loan, or Credit Union	Permitted by Right (With Drive-Through)	Permitted by Right (No Drive-Through)	Permitted by Right (With Drive-Through)
Commercial Amusement, Indoor	Permitted by Right	Permitted by Specific Use Permit	Permitted by Right (Max. of 14,999 SF) and Permitted by Specific Use Permit (Min. of 15,000 SF)
Retail Stores and Shops	Permitted by Right (Max. 79,999 SF)	Permitted by Right (Max. 39,999 SF)	Permitted by Right (Max. 69,999 SF)
Big Box	Permitted by Specific Use Permit (Min. 80,000 SF)	Permitted by Specific Use Permit (Min. 40,000 SF)	Permitted by Specific Use Permit (Min. 70,000 SF)
Residential Adjacency	8' Masonry Wall	8' Masonry Wall Office Uses Only (Adj. to Residential) Max. of One Multi-Tenant Building (Adj. to Residential) Larger Buildings Closer to Frontier	8' Masonry Wall 30' Landscape Buffer (Double Row of 3" Caliper Trees) Increased Building Setbacks
Site and Façade Plans	Site Plans (P&Z Approval) and Façade Plans (Town Staff Approval)	Site and Façade Plans (Town Council Approval)	Site Plans (P&Z Approval) and Façade Plans (Town Staff Approval)

Noticing

Notices:

- Friday, November 8th

Citizen Response:

- None

Recommendation

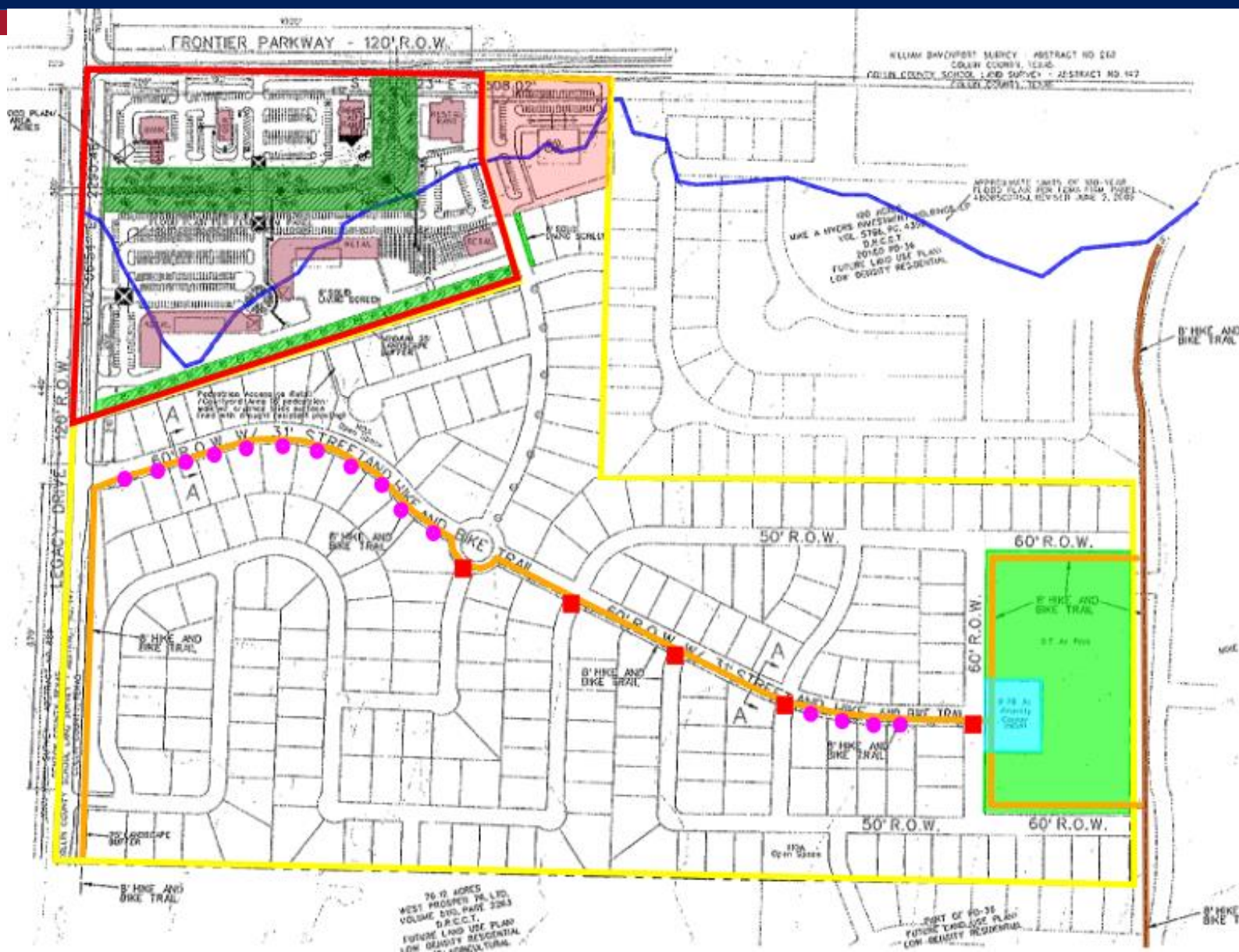
P&Z Recommendation:

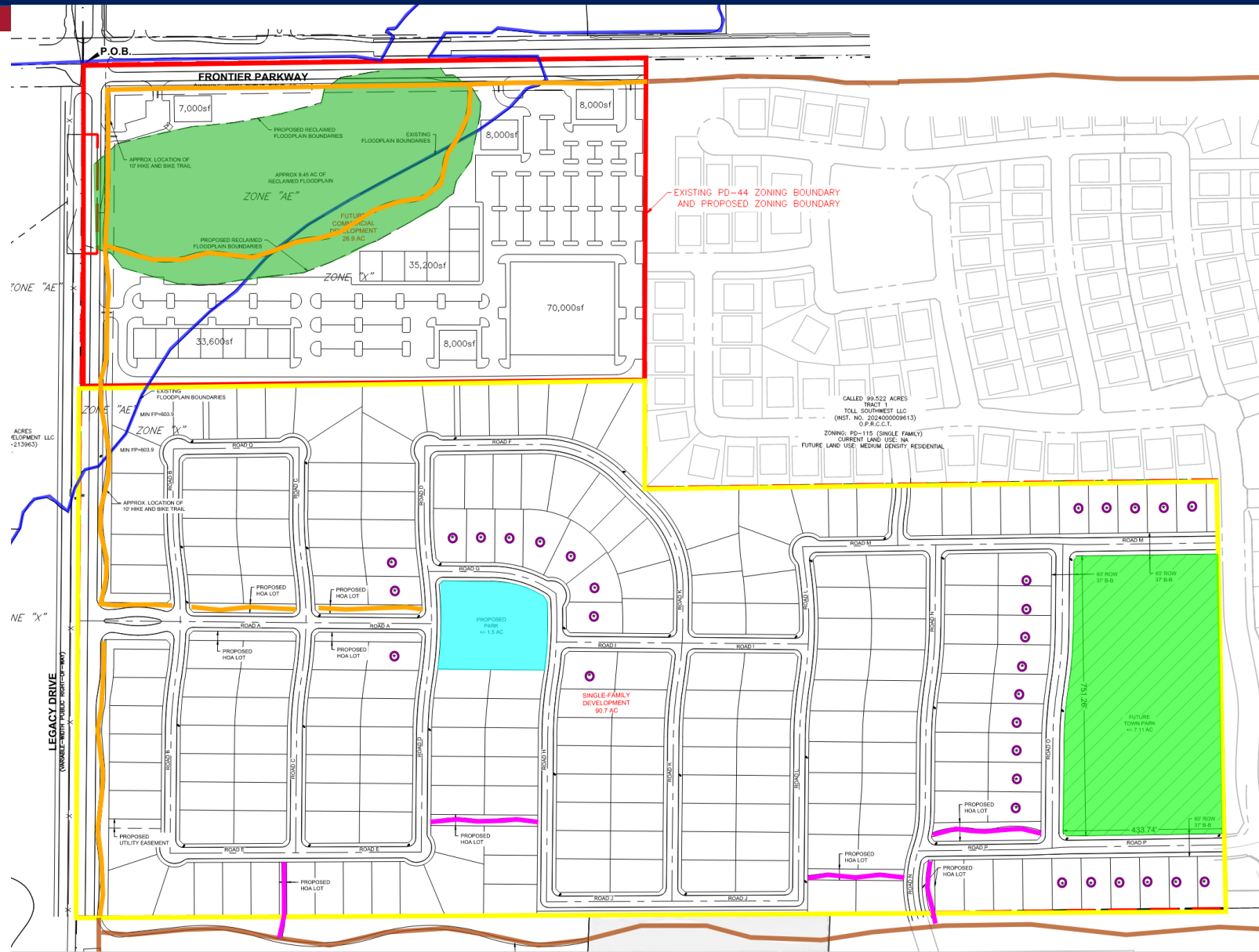
- Approved 4-3 (Commissioners Jackson, Carson, and Harris in Opposition)
 - Commissioners Jackson, Carson, and Harris voted in opposition to this item due to concerns pertaining to the lots within the proposed residential subdivision not falling in the desired lot size range for Medium Density Residential subdivisions (12,500 SF to 20,000 SF) and preferring larger lot sizes instead of larger home sizes.

Staff Recommendation:

- Approval subject to Town Staff recommendations.

APPLICANT PRESENTATION

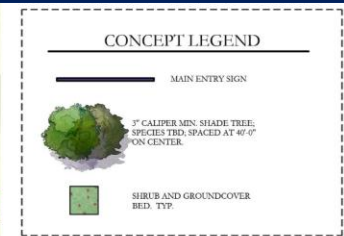




Development Summary:

Total Acreage - 120.5159 Ac.
Single Family - 90.5159 Ac.
- 226 - 76'x140' (Typ.) Lots
Commercial/Retail - 30 Ac.





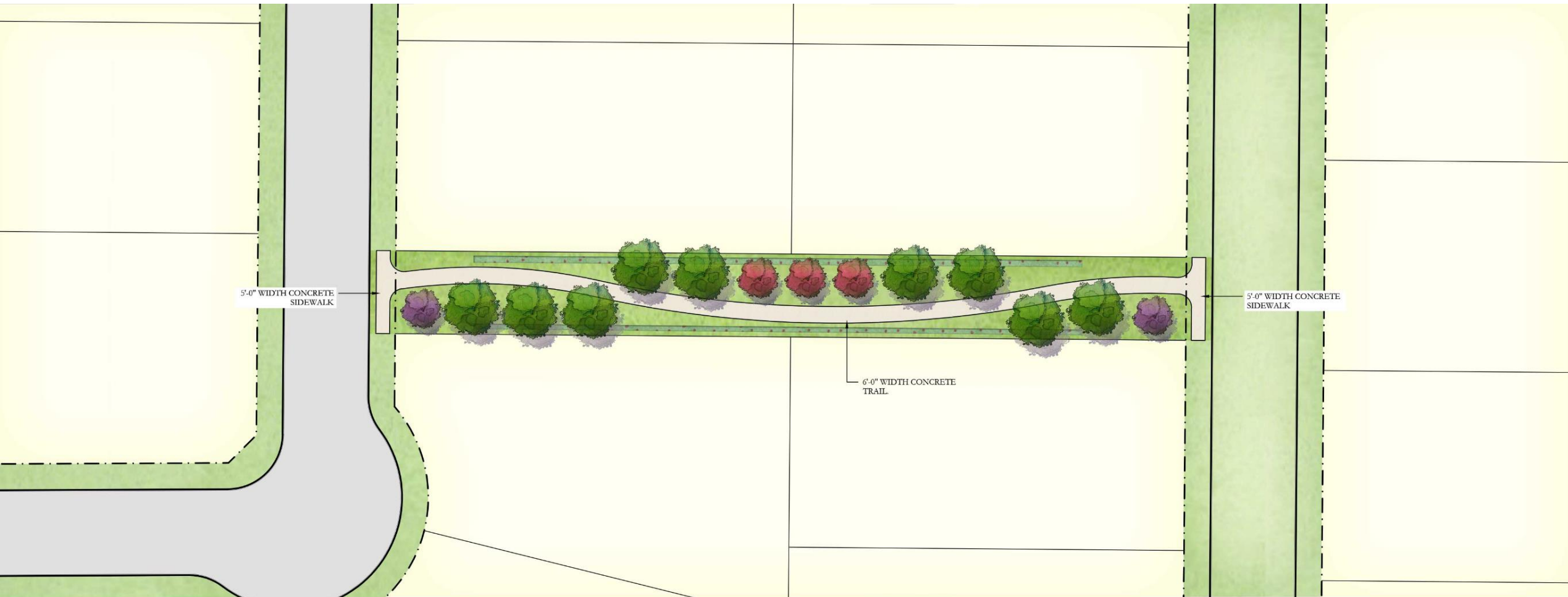
MAIN ENTRY SIGNAGE AND SCREENING
PLAN

SCALE: 1" = 20'-0"

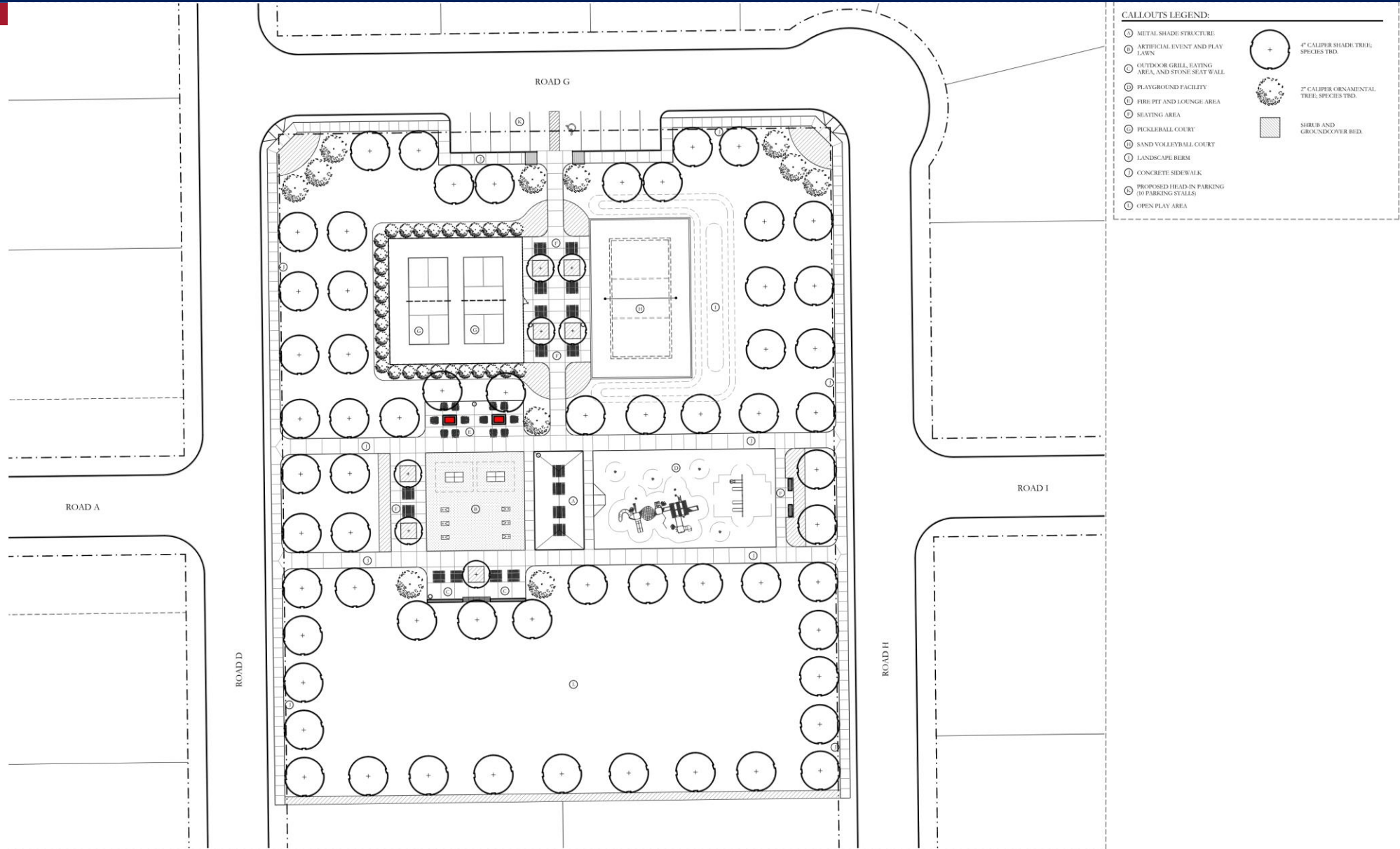


ENTRY MEDIAN
ELEVATION/SECTION

SCALE: 1/4" = 1'-0"

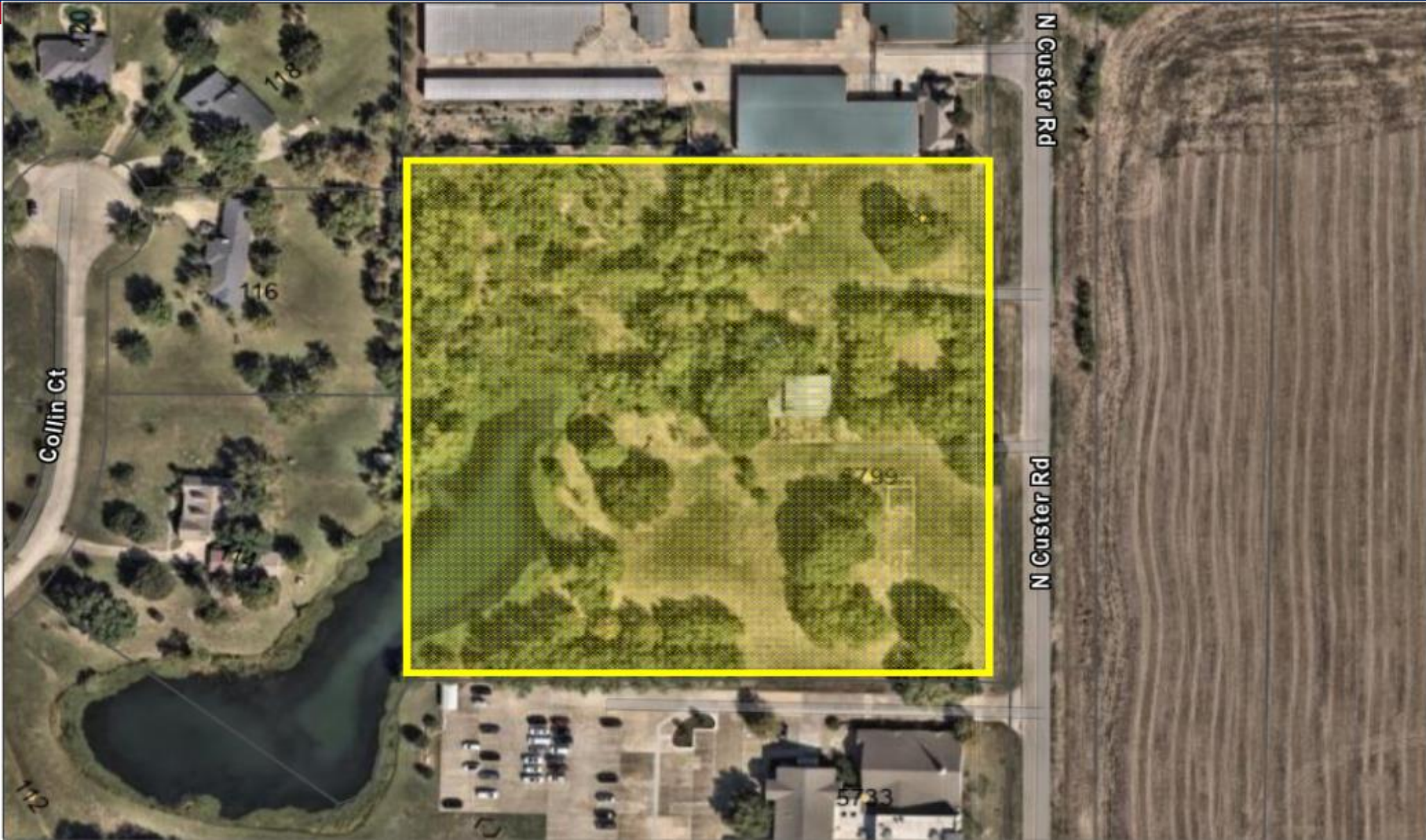


TYPICAL HOA TRAIL AREA
PLAN



Agenda Item 18.

Conduct a public hearing and consider and act upon a request to rezone 5.7± acres on George Horn Survey, Abstract 412, Tract 2 from Agricultural to Planned Development–Retail, located on the west side of Custer Road and 470± feet south of Frontier Drive. (ZONE-24-0017) (DH)



Proposal

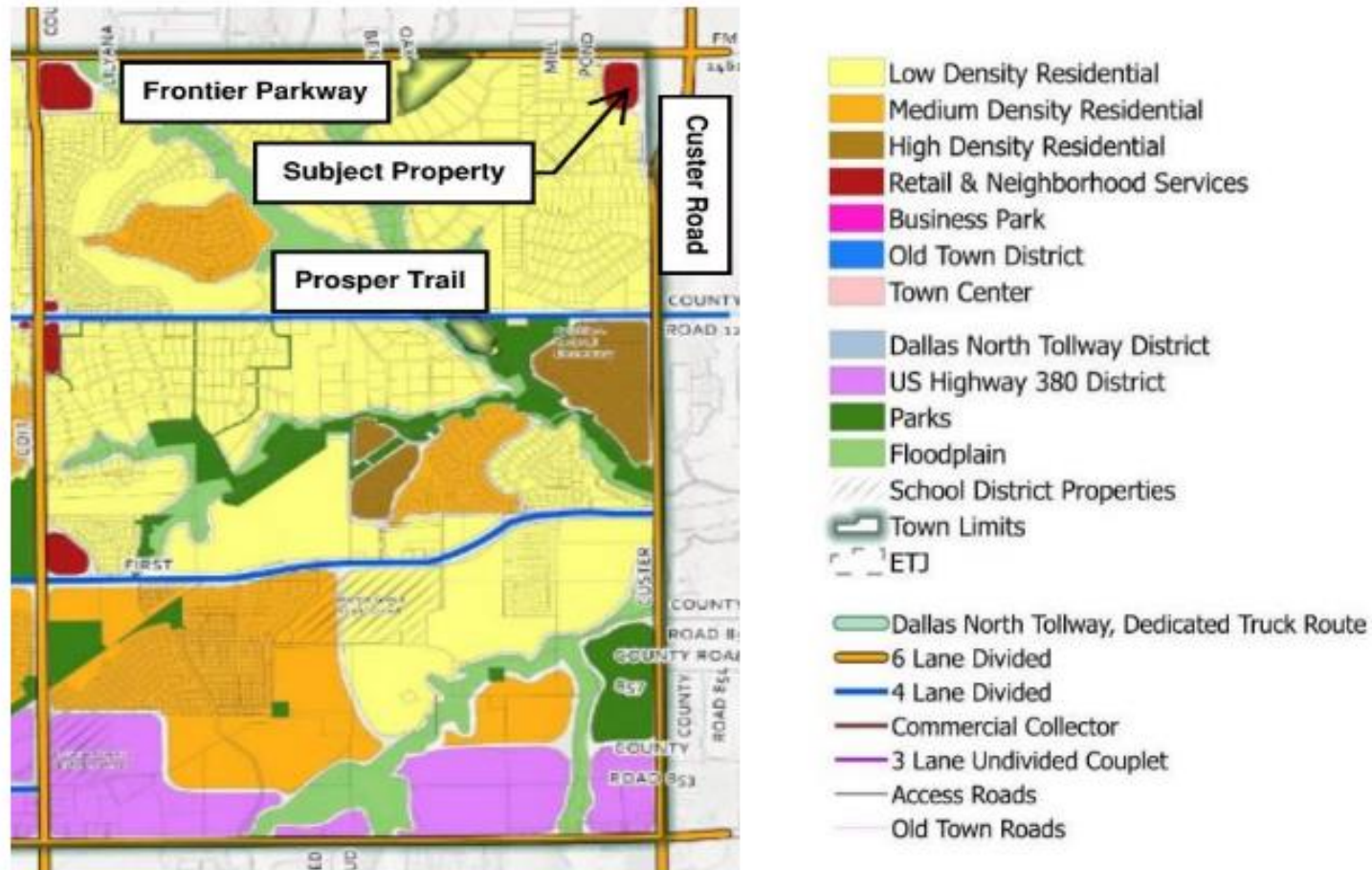
Purpose:

- Construct a retail building on northern tract.
- Construct a private school with barn, green house, music room, and playground on southern tract.

History:

- Requested Specific Use Permit for this project in downtown area.
 - Relocated to address previous concerns regarding location of initial request.

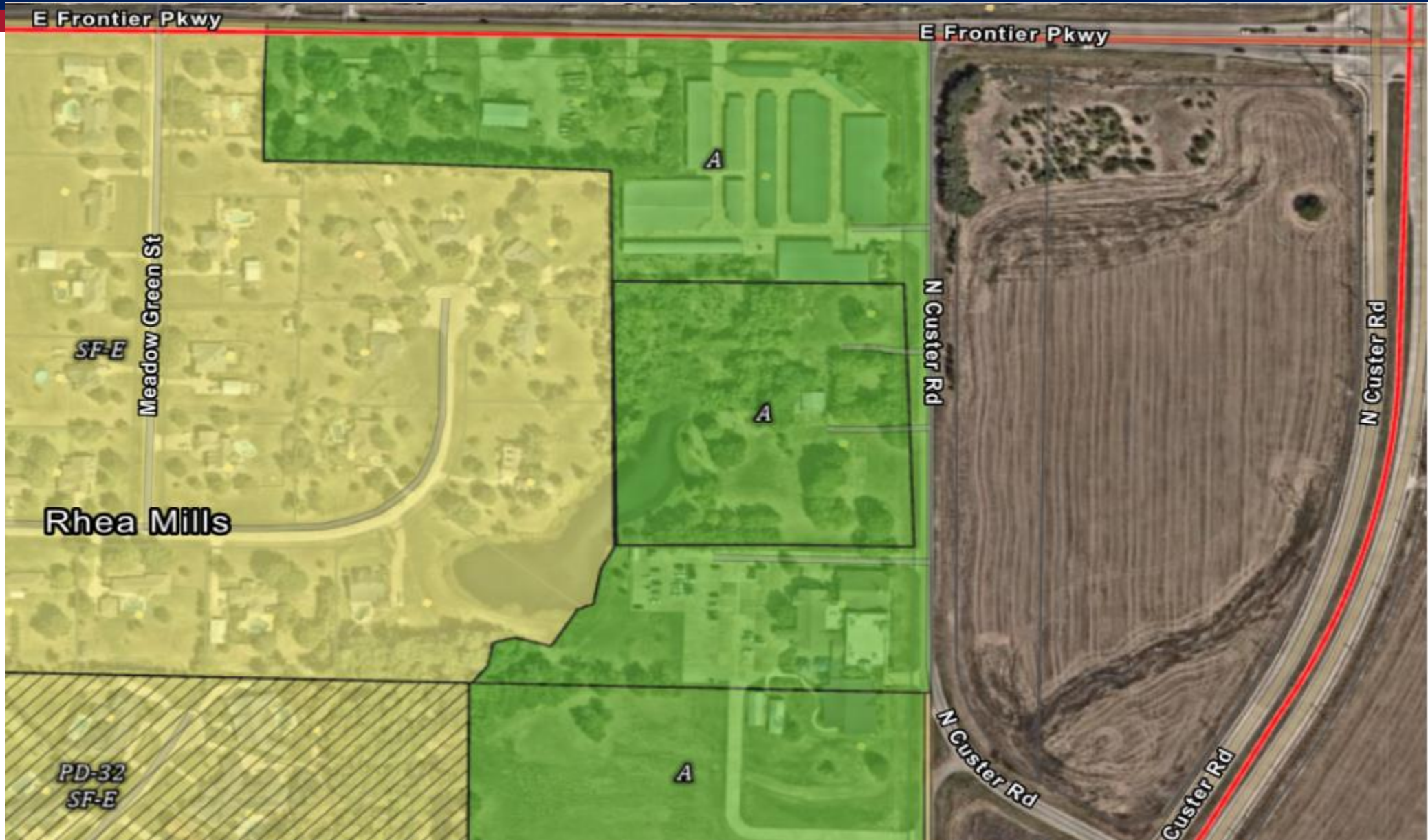
Future Land Use Exhibit



Future Land Use Plan

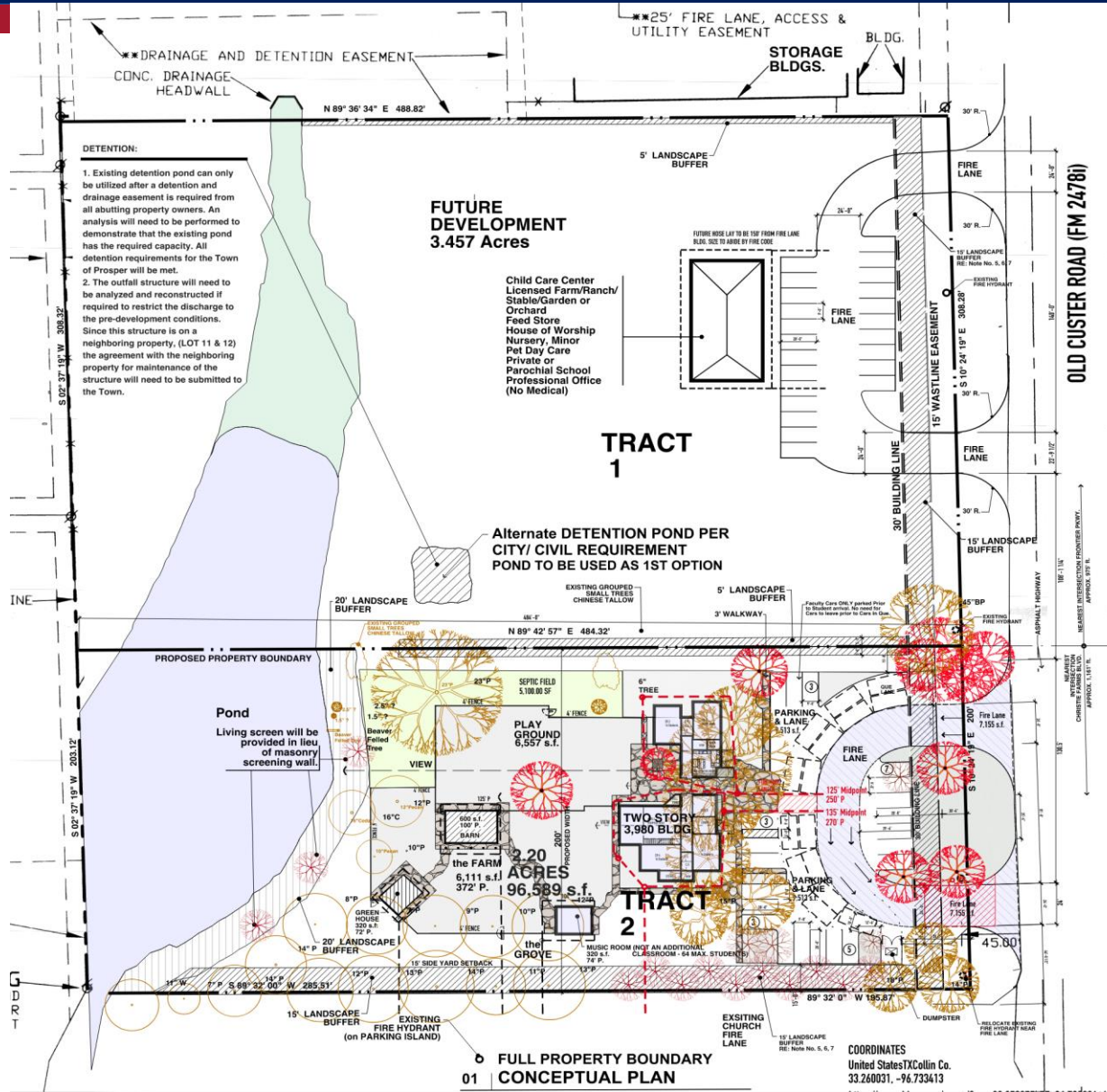
Retail & Neighborhood Services:

- Recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.



Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Retail & Neighborhood Services
North	Agricultural	Self-Storage Facility	Retail & Neighborhood Services
East	City of McKinney	Vacant	N/A
South	Agricultural	House of Worship	Low Density Residential
West	Single Family-Estate	Residential	Low Density Residential



RHEA'S MILL BAPTIST CHURCH
CLERK'S FILE NO. _____
20140522000507370

District Regulations

	Proposed District Regulations (Development Standards)
Size of Yards	Front: 30' Side: 15' 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential) Rear: 15' 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential)
Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 40 Percent

Uses

By Right:

- Childcare Center, Licensed
- Farm/Ranch/Stable/Garden or Orchard
- Feed Store
- House of Worship
- Nursery, Minor
- Pet Day Care
- Private or Parochial School (Tract 2 Only)
- Professional Office (No Medical)

Landscaping (Northern Tract)

	Required Landscaping (Commercial Requirements)	Proposed Landscaping (Development Standards)
Northern Boundary	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.
Eastern Boundary	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen (15) shrubs, five-gallon minimum, every 30 linear feet.	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen (15) shrubs, five-gallon minimum, every 30 linear feet.
Southern Boundary	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.
Western Boundary	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.	Buffer: 20' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.

Landscaping (Southern Tract)

	Required Landscaping (Zoning Ordinance)	Proposed Landscaping (Development Standards)
Northern Boundary	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.	Buffer: 5' Landscape Area Plantings: One ornamental tree and shrub, five-gallon minimum, every 15 linear feet.
Eastern Boundary	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen (15) shrubs, five-gallon minimum, every 30 linear feet.	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. Fifteen (15) shrubs, five-gallon minimum, every 30 linear feet.
Southern Boundary	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.	Buffer: 15' Landscape Area Plantings: Double row of evergreen trees, six-foot minimum, with offsetting centers.
Western Boundary	Buffer: 15' Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.	Buffer: 20' Landscape Area Plantings: Double row of evergreen trees, six-foot minimum, with offsetting centers.

Screening (Northern Tract)

	Proposed Screening (Development Standards)
Northern Boundary	None
Eastern Boundary	None
Southern Boundary	None
Western Boundary	6' Masonry Wall

Screening (Southern Tract)

	Required Screening (Zoning Ordinance)	Proposed Screening (Development Standards)
Northern Boundary	None	None
Eastern Boundary	None	None
Southern Boundary	6' Masonry Wall	Living Screen
Western Boundary	6' Masonry Wall	Living Screen

Building Materials

Northern Tract:

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)

Southern Tract:

- Hardi Board Siding w/ Batten and Trim



PERSPECTIVE ENTRY WEST VIEW - FROM PARKING

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine

MATERIALS

- All Elevations - 100% Hardi Board w/ Battens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking - Grey
- Steel Shutters - Painted
- Concrete Road & Parking



PERSPECTIVE SOUTH WEST VIEW - FROM STREET APPROACH



PERSPECTIVE NORTH VIEW - FROM SCHOOL



PERSPECTIVE DUMPSTER ENCLOSURE



PERSPECTIVE EAST VIEW - FROM BARN

Drainage

Retention:

- Retention, serving both tracts, is to be located on the northern tract if drainage and detention easements cannot be acquired from adjacent property owners.

Traffic Management

Traffic Impact Analysis:

- Adherence to traffic management plan that has been reviewed and approved by the Town's Engineering Department.



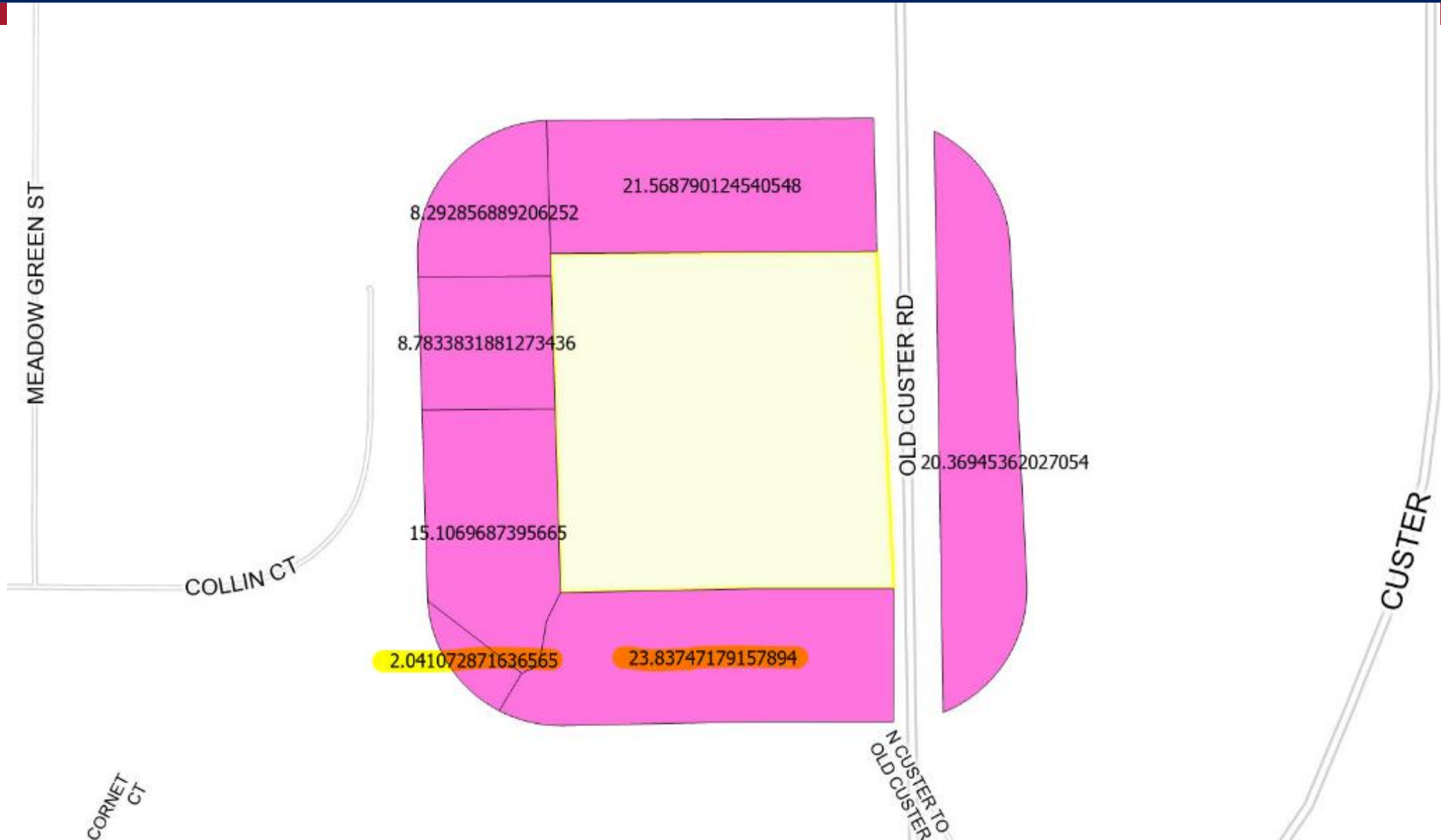
Noticing

Notices:

- Friday, November 8th

Citizen Response:

- Two Letters of Opposition (Exceeded 20% Opposition)
 - Three-Fourths Vote Required



Recommendation

P&Z Recommendation:

- Approved 6-1 (Commissioner Hamilton in Opposition)
 - Commissioner Hamilton noted that he was in favor of the project; however, his opposition was due to the motion including a requirement of a living screen on the western property line.

Staff Recommendation:

- Approval

Agenda Item 19.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2024-35-B to ANA Site Construction, LLC, related to the Upper Doe Branch Wastewater Line (Teel Parkway – PISD Stadium) project, for \$5,492,167 and authorize \$300,000 for construction phase contingencies. The total purchase order amount is \$5,792,167. (PA)



LOCATION MAP

UPPER DOE BRANCH WASTEWATER LINE (TEEL PKWY—PISD STADIUM)



Bids Received:

Five (5) – October 17, 2024

CSP Percentages:

- Cost Proposal = 65%
- Project Timeline = 25%
- Qualifications/Exp = 10%

Engineers Estimate

\$8,853,630

Budget Amount

\$7,050,000

Range of Proposals (Cost):

\$5,492,167 - \$8,236,910

Range of Proposals (Time)

330 days - 430 days

Recommendation:

ANA Site Construction, LLC

\$5,492,167 -330 days

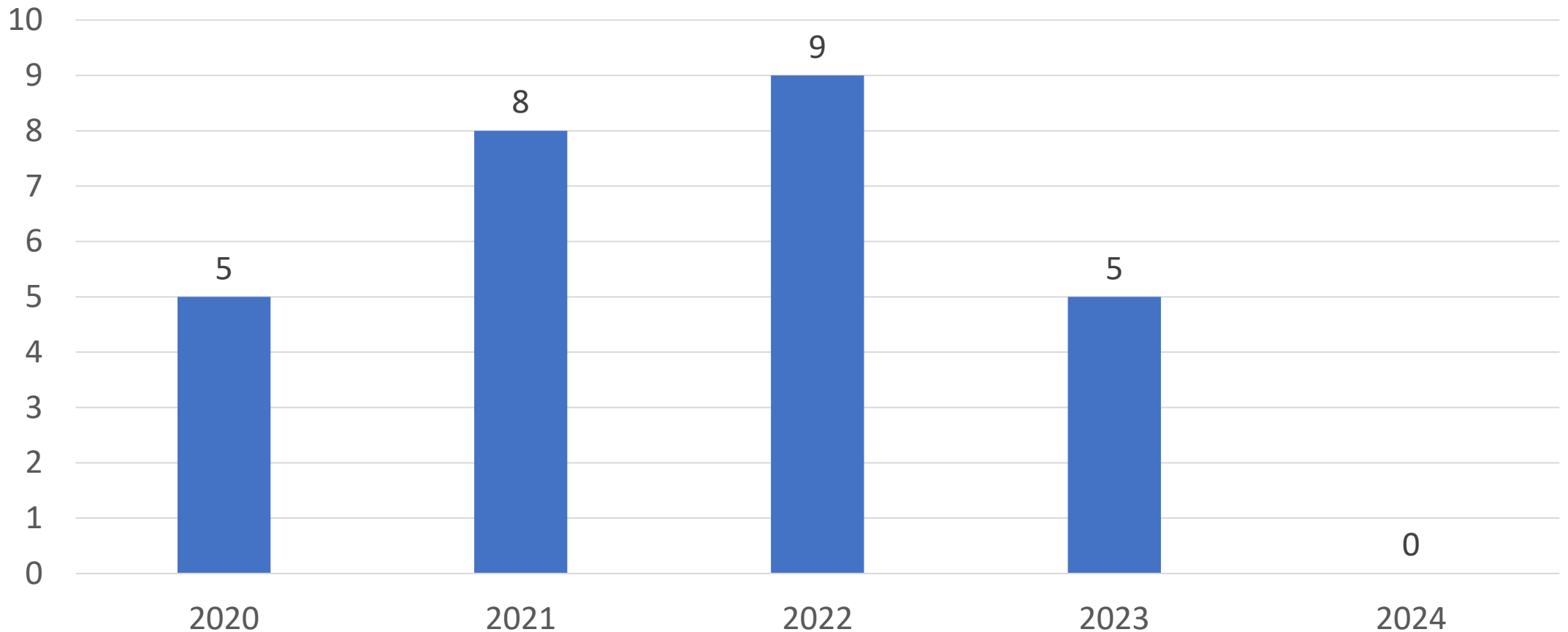
Agenda Item 20.

Consider and act upon awarding RFP No. 2024-28-B for Stop Loss Insurance to QBE for the Town's self-insurance fund, effective January 1, 2025, and authorizing the Town Manager to execute all documents for the same. (TL)

Financials

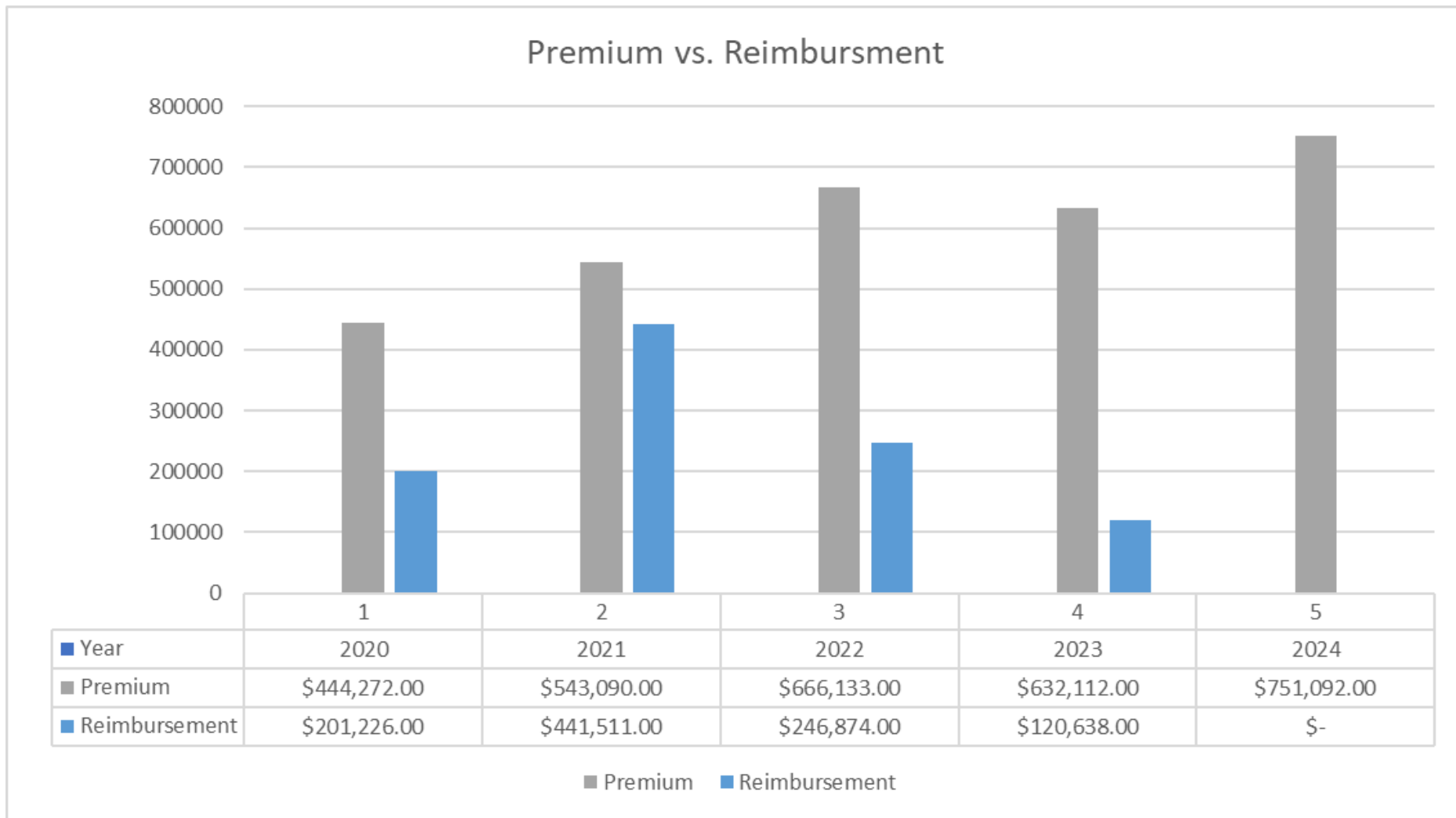
	Current Provider	Renewal Options				
AM Best Rating	A+	A+	A	A++	A+	
Carrier\Underwriter	QBE Insurance Corporation	QBE Insurance Corporation	HM Insurance Group	Berkshire Hathaway	Swiss Re	
Specific Contract Basis	Paid	Paid	36/12	24/12	24/12	
Specific Deductible	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
Annual Specific Premium	\$ 804,995.52	\$ 829,073.04	\$ 804,995.52	\$ 853,075.20	\$ 914,486.88	
Annual Aggregate Premium	\$ 25,434.00	\$ 25,434.00	\$ 25,434.00	\$ 15,674.88	\$ 21,138.48	
Admin Fees	\$ -	\$ -	\$ 18,840.00	\$ -	\$ -	
Total Fixed Costs	\$ 830,429.52	\$ 854,507.04	\$ 849,269.52	\$ 868,750.08	\$ 935,625.36	
\$ Change		\$ 24,077.52	\$ 18,840.00	\$ 38,320.56	\$ 105,195.84	
% Change		2.90%	2.27%	4.61%	12.67%	
			Renewal Option with \$125,000 Deductible			
Carrier\Underwriter	QBE Insurance Corporation	QBE Insurance Corporation	HM Insurance Group	Berkshire Hathaway	Swiss Re	
Specific Deductible	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	
Annual Specific Premium		\$ 707,178.24	\$ 680,538.48	\$ 693,010.56	\$ 766,793.28	
Annual Aggregate Premium		\$ 30,822.24	\$ 27,204.96	\$ 19,254.48	\$ 21,854.40	
Admin Fees		\$ -	\$ 18,840.00	\$ -	\$ -	
Total Fixed Costs		\$ 738,000.48	\$ 726,583.44	\$ 712,265.04	\$ 788,647.68	
\$ Change		116,506.56	122,686.08	156,485.04	146,977.68	

TOWN OF PROSPER: CLAIMS OVER \$100,000 YEAR OVER YEAR



TOWN OF PROSPER: TOTAL REIMBURSEMENT YEAR OVER YEAR





Recommendation

- The consultant recommends renewing stop loss coverage with QBE for the 2025 plan year.
- QBE is the second lowest fixed-cost option and offers a 50% Rate Cap, No New Laser renewal provisions, plan mirroring and advanced funding.

Agenda Item 21.

Consider and act upon the 2025 Prosper Town Council Regular meeting schedule. (MLS)

Agenda Item 22.

Discuss and consider Town Council Subcommittee reports. (DFB)

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

Executive Session

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.

Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal issues associated with code enforcement activities and substandard structures, law enforcement activities, and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal issues associated with Article 3.19 of the Code of Ordinances, and all matters incident and related thereto.

Section 551.071 – To consult with the Town Attorney regarding legal issues associated with irrigation and water supply contracts, 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.