



Welcome to the March 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.

Presentation of a Proclamation declaring the week of March 16-25, 2025, as National Surveyor's Week. (MLS)

Consent Agenda

Agenda Item 2.

Consider and act upon the minutes from the February 25, 2025, Town Council Work Session meeting. (MLS)



Agenda Item 3.

Consider and act upon the minutes of the February 25, 2025, Town Council Work Regular meeting. (MLS)

Agenda Item 4.

Consider and act upon authorizing the Town Manager to approve the purchase of school zone flasher assemblies from Consolidated Traffic Controls, Inc. utilizing the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program, Contract Number PE-05-21, in the amount of \$140,544. (CJ)

Agenda Item 5.

Consider and act upon approving the purchase of one (1) 2025 Ford Interceptor for \$49,508 from Silsbee Ford utilizing TIPS Contract 240901 and three (3) 2025 Chevrolet Tahoe's from Reliable Chevrolet for \$50,393 each utilizing the Sheriff's Association of Texas Contract. (DK)

Agenda Item 6.

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)



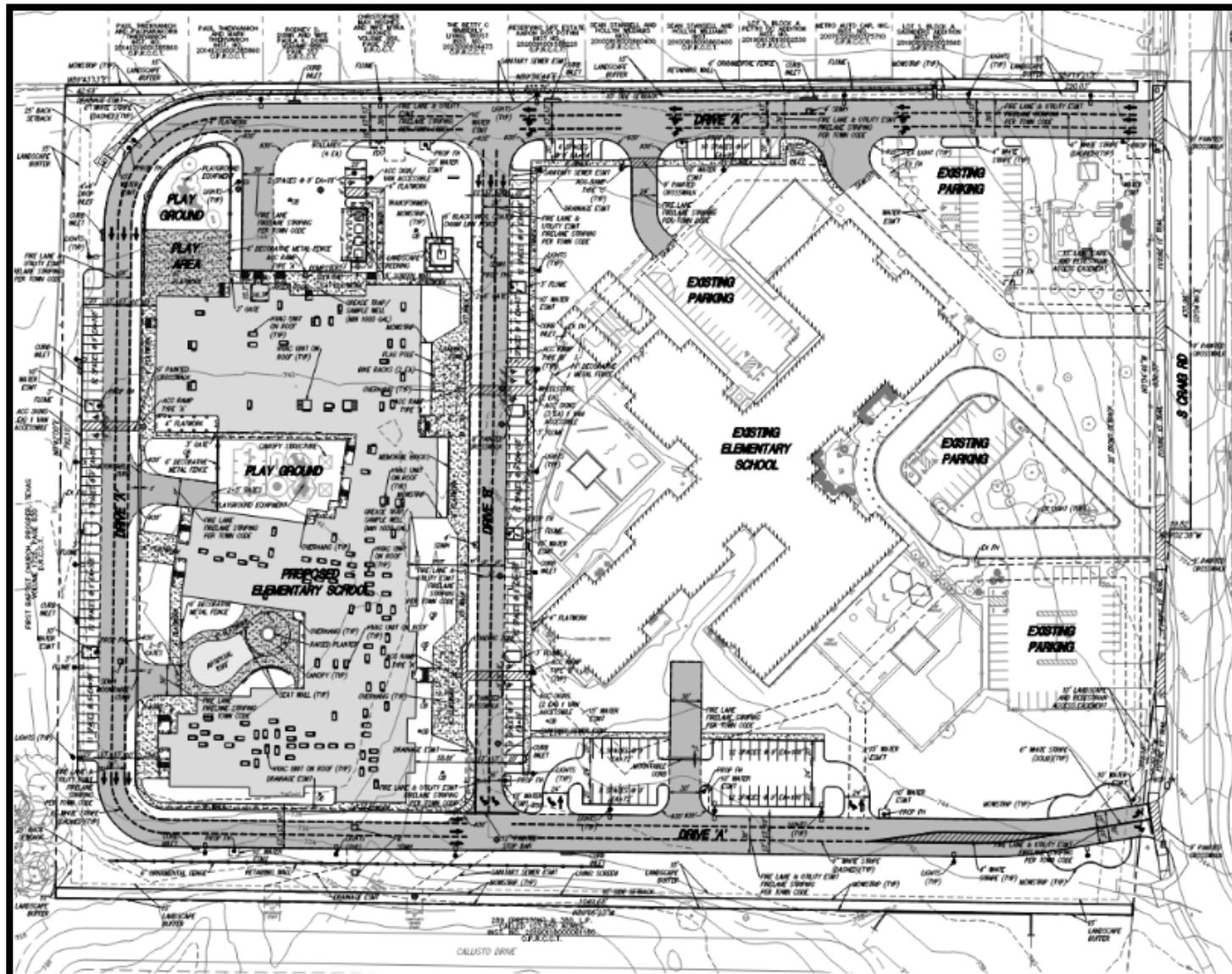
Information

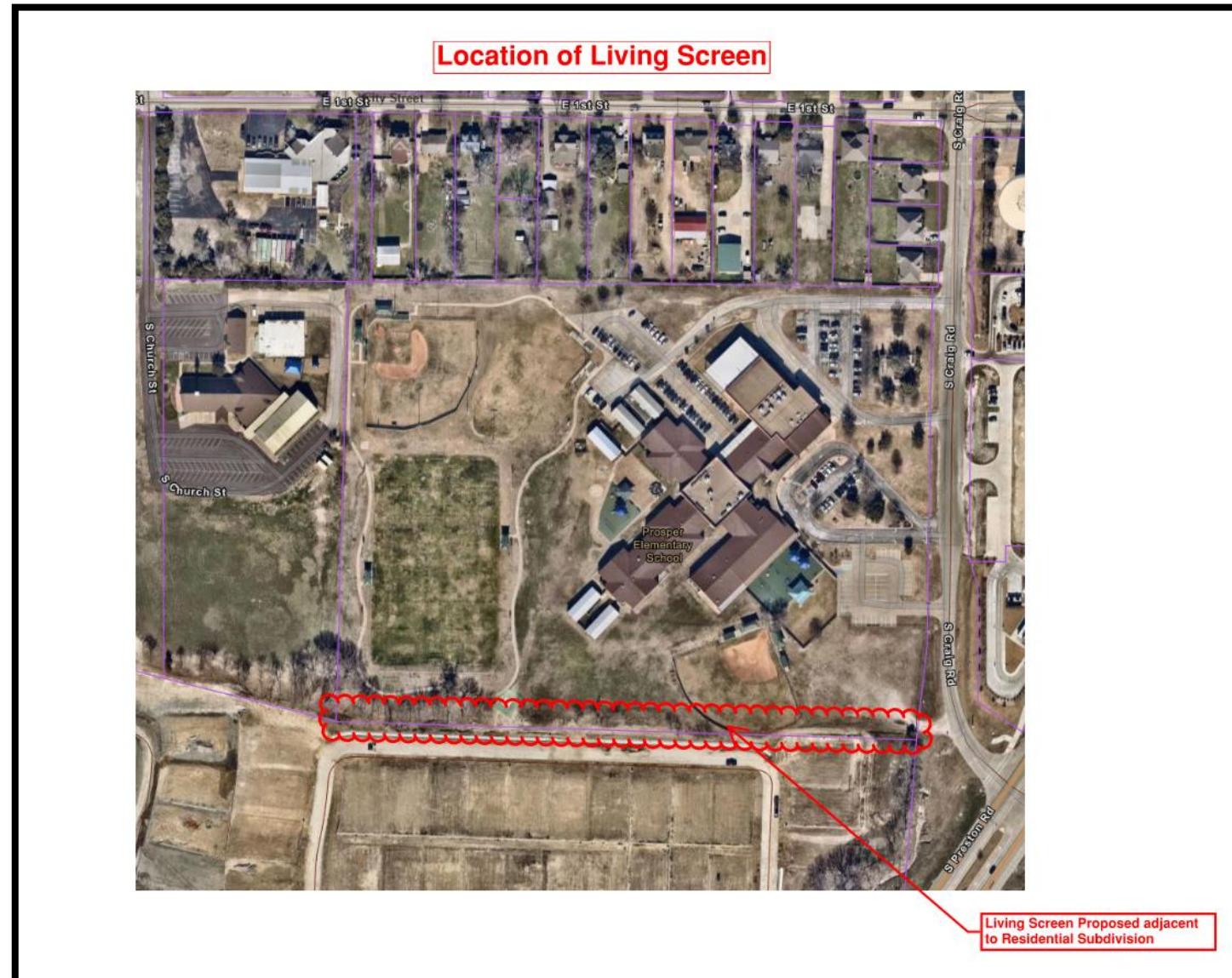
Purpose:

- Construct a new elementary school totaling 92,459 square feet.
 - The existing school (74,323 SF) will remain, and its future use will be determined later.
 - Living screening will be provided adjacent to the residential subdivision to the south.



TOWN OF PROSPER







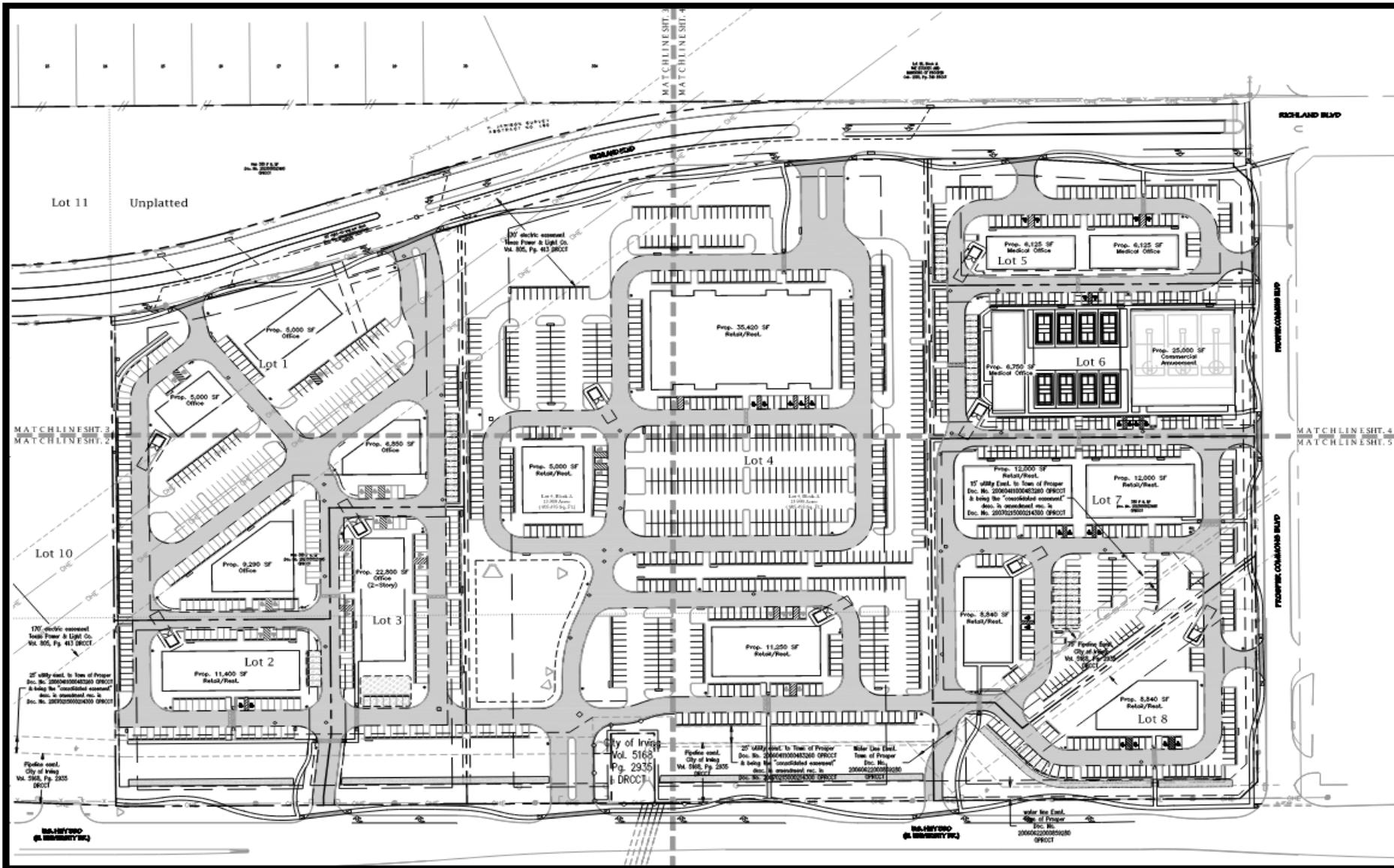
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Purpose:

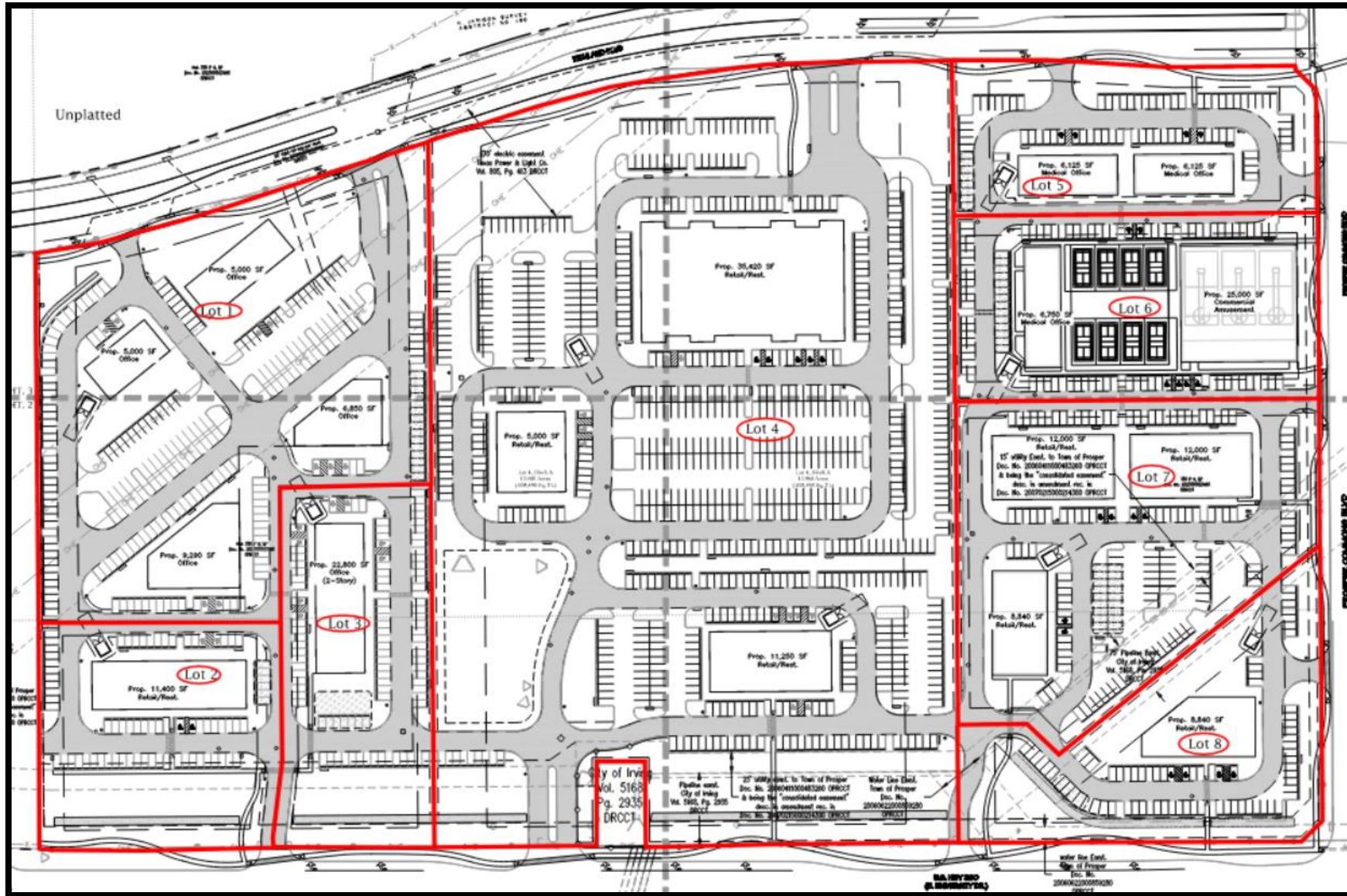
- Construct 17 buildings totaling 197,690 square feet across eight lots.
 - Lot 1 - Four Professional Office Buildings (26,140 SF)
 - Lot 2 - One Restaurant/Retail Building (11,400 SF)
 - Lot 3 - One 2-Story Professional Office Building (22,800 SF)
 - Lot 4 - Three Restaurant/Retail Buildings (51,670 SF)
 - Lot 5 - Two Medical Office Buildings (12,250 SF)
 - Lot 6 - Commercial Amusement Building (25,000 SF) and a Medical Office Building (6,750 SF)
 - Lot 7 - Three Restaurant/Retail Buildings (32,840 SF)
 - Lot 8 - One Restaurant/Retail Building (8,840 SF)



THE TOWN OF PROSPER



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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 7.

Consider and act upon a Resolution adopting the 2025 Library Master Plan. (GL)



LIBRARY MASTER PLAN

MARCH 2025

JANUARY 14 HIGHLIGHTS

Rapid Population Growth – Current library is already too small compared to peer cities.

Community Survey: Key Barriers

- **Overcrowding (60%)** – Not enough seating & study space.
- **Collection Too Small (42%)** – Ideal mix: 70% physical, 30% digital (currently ~60/40, shifting to 50/50).
- **Limited Program & Event Space (47%)** – Demand exceeds capacity.

Accreditation vs. Best Practices

- **Accreditation Met** – Funding (\$21 vs. \$5.63 per capita), collection size, staffing, and open hours (51.5/week).
- **Best Practices Need Planning** – Collection size, space, seating, tech, and meeting areas must scale with Prosper's growth.

COUNCIL REQUESTS



- Removal of Artesia from population projections
- Removal of dedicated gaming space
- Options for various site sizes
- Emphasis on technology
- Focus on flexibility and versatility (including possible co-location with another Town amenity)
- Addition of a 30,000-35,000 sq/ft facility option

NEW BUILDING OPTIONS

	<u>Option 1</u> 72,000 sf	<u>Option 2</u> 49,000 sf	<u>Option 3</u> 33,000 sf
Land:	not included	not included	<i>not included</i>
Construction:	\$50.7m	\$39.1m	\$26.2m
Furniture Fixtures and Equipment:	\$3.9m	\$3.0m	\$2.2m
Design and Pre-construction fees:	\$5.8m	\$4.2m	\$2.9m
Owner Direct Costs*:	\$4m	\$3.4m	\$2.9m
Estimated Total Project Cost:	\$64.4m	\$49.9m	\$34.2m
Addtl. Cost of Collection Expansion:	\$3.5m	\$2.3M	\$1.8M

**Owner direct costs include AV, Security, Technology, Testing and other items required for a functional library.*

Note: Construction costs typically increase by approximately 6% per year.

#1 = \$894sq/ft, #2 = \$1,018sq/ft, #3 = \$1,036 sq/ft

A LIBRARY THAT TRANSFORMS FOR EVERY NEED

Smart, Adaptive Spaces – Quickly shift from quiet study areas to large-scale events

- **AI-Enabled Rooms** – Spaces optimized for individual and group needs, including smart lighting and soundscaping
- **Space Optimization** – Movable partitions and shelving, traffic and usage patterns are analyzed for optimal flexibility and efficiency
- **Hybrid & Interactive Tech** – Video-streaming on digital walls, with AI translation and interpretative tools

Immersive Learning & Inspiration

- **Dynamic Digital Walls** – STEM exhibits, historical storytelling, community engagement
- **AI Research Assistants** – Instant book, data, and resource recommendations
- **Maximum Accessibility** – Speech-to-text, adaptive displays, and language translation

People want physical spaces and materials

DESIGN FOR FLEXIBILITY AND ADAPTABILITY



- **Spaces That Adapt to Any Need**
 - **Multi-Use Rooms** – Easily shift from business meetings to storytime settings to creative workshops to tech events.
 - **Reconfigurable Layouts** – Modular furniture & mobile shelving transform spaces in minutes.
- **Technology-Enhanced Infrastructure**
 - **AI-Forward Design** – Built to integrate emerging technology and evolving community needs.

CHOOSING THE RIGHT SITE

- **5–8 Acres: The Ideal Choice**
 - **Built for Long-Term Growth** – Expands with minimum disruption.
 - **More Flexibility** – Allows for outdoor spaces, parking, and future services.
- **2–5 Acres: A Tight Fit with Trade-Offs**
 - **Expansion Would Be Disruptive** – A second floor may be needed, likely requiring a temporary closure soon after opening.
- **Plan for Growth**
 - **Shell Space:** Pre-built expansion areas make growth easier.
 - **Co-Location Opportunities:** Partnering with a future Town facility (like a recreation center) could optimize space, reduce costs, and improve community access.

LIBRARY DIRECTOR RECOMMENDATIONS



- **Act Now, Plan for Growth**
 - Adopt the Master Plan with Library Board input.
 - Build soon—the current facility is too small and falling behind.
 - Delays will widen staffing & program gaps.
- **Design for Flexibility & Expansion**
 - A space that evolves—multi-use, adaptable, and AI-driven.
 - Blends tradition with innovation—classic services in transformable spaces.
 - Create policies to complement (not compete with) private sector.
- **New Challenges = New Opportunities**
 - AI & Innovation – Future-proofing library services.
 - Business & Community Engagement – A true civic hub.
 - Experiential Learning – Programs that inspire and empower.

LIBRARY BOARD RECOMMENDATIONS

The Library Board unanimously recommended to accept the 2025 Library Master Plan at their March 4, 2025, Special Meeting by a vote of 6-0 with the following conditions:

1. A minimum of option 2
 - a. 49,000 sqft (\$49.9M with \$2.3M for additional expansion of collections) to be considered as part of the upcoming Bond process.
 - b. This minimum will support accreditation requirements, best practice standards, meet the goals and criteria for success by targeting an enhanced level of 0.8 sqft per capita to align with Texas Library Association standards.
2. An enhanced level for physical and digital collections as defined by the Texas Library Association (70% physical, 30% digital, 1.95 items per capita with an increase to 2.04 per capita when Prosper population reaches 50k).
3. That the Town Council moves forward with a feasibility study for a Foundation to support the Library.

LIBRARY BOARD RECOMMENDATIONS CONTINUED

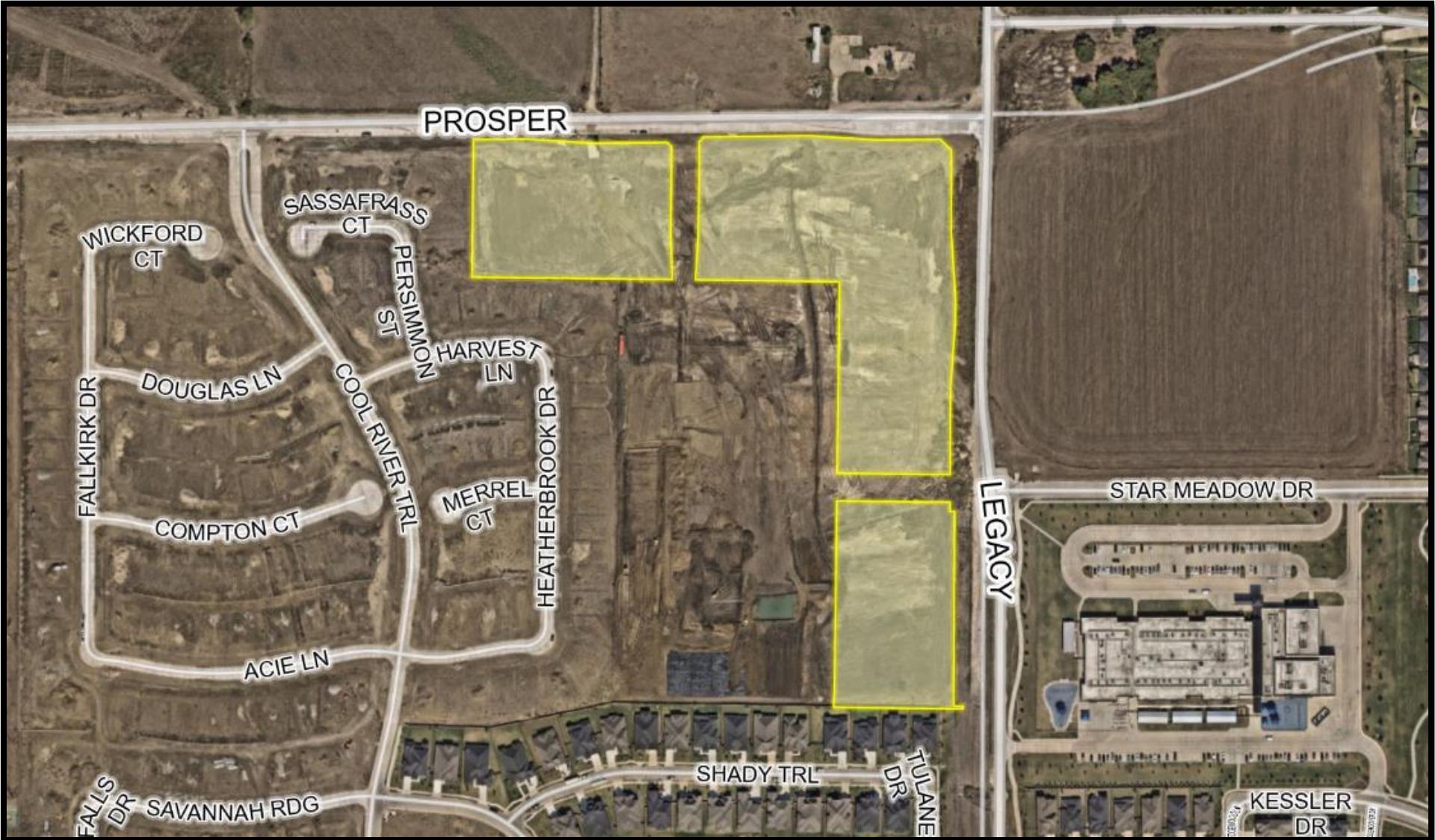
4. That a robust, data-driven analysis be undertaken before making specific recommendations for programming, budget, staffing, facility, and collection design. Analysis should identify gaps and opportunities.
5. That work be undertaken to refine the Long-Range Plan and include the 720 Design Master Plan Report as an input source to that exercise.
6. That library leadership engages stakeholders to envision the library of the future.

THANK YOU!



Agenda Item 8.

Consider and act upon a request for a Preliminary Site Plan for Automobile Service, Convenience Store with Gas Pumps, Daycare, Office, Restaurant, Restaurant with Drive-Through, and Retail Buildings on Prosper Legacy, Blocks D-F, on $22.2\pm$ acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-24-0083) (DH)



Information

Purpose:

- Construct nine buildings totaling 61,150 square feet and associated parking.
 - Block D
 - Lot 1 – Daycare (10,400 SF)
 - Lot 2 – Professional Office Building (7,500 SF)
 - Block E
 - Lot 1 – Drive-Through Restaurant (1,400 SF)
 - Lot 2 – Automobile Service Station (4,000 SF)
 - Lot 3 – Gas Station (4,700 SF) + Canopy (3,700 SF)
 - Lot 4 – Drive-Through Restaurant (2,800 SF)
 - Lot 5 – Restaurant/Retail Building (11,000 SF)

Information Cont.

Purpose Continued:

- Block F
 - Lot 1 – Drive-Through Restaurant (4,000 SF)
 - Lot 2 – Office/Restaurant/Retail Building (11,650 SF)

Residential Adjacency:

- The site is zoned Planned Development-14 with a base zoning of Retail.
- Per Planned Development-14, Single-Family is a permitted use in the Retail area.
- The typical regulations for commercial development adjacent to residential development are not applicable because of the Retail base zoning.

History

Appeal:

- Appealed at Town Council meeting on January 28, 2025, due to the concerns listed below.
 - Landscape Easement on Legacy Drive
 - Open Space
 - Landscape Buffer adjacent to Star Trail
 - Screening Wall adjacent to both Prosper Ridge and Star Trail
 - Drive-Through Restaurant Overflow
 - Dumpster Orientation
 - Pitched Roofs for Buildings adjacent to Star Trail

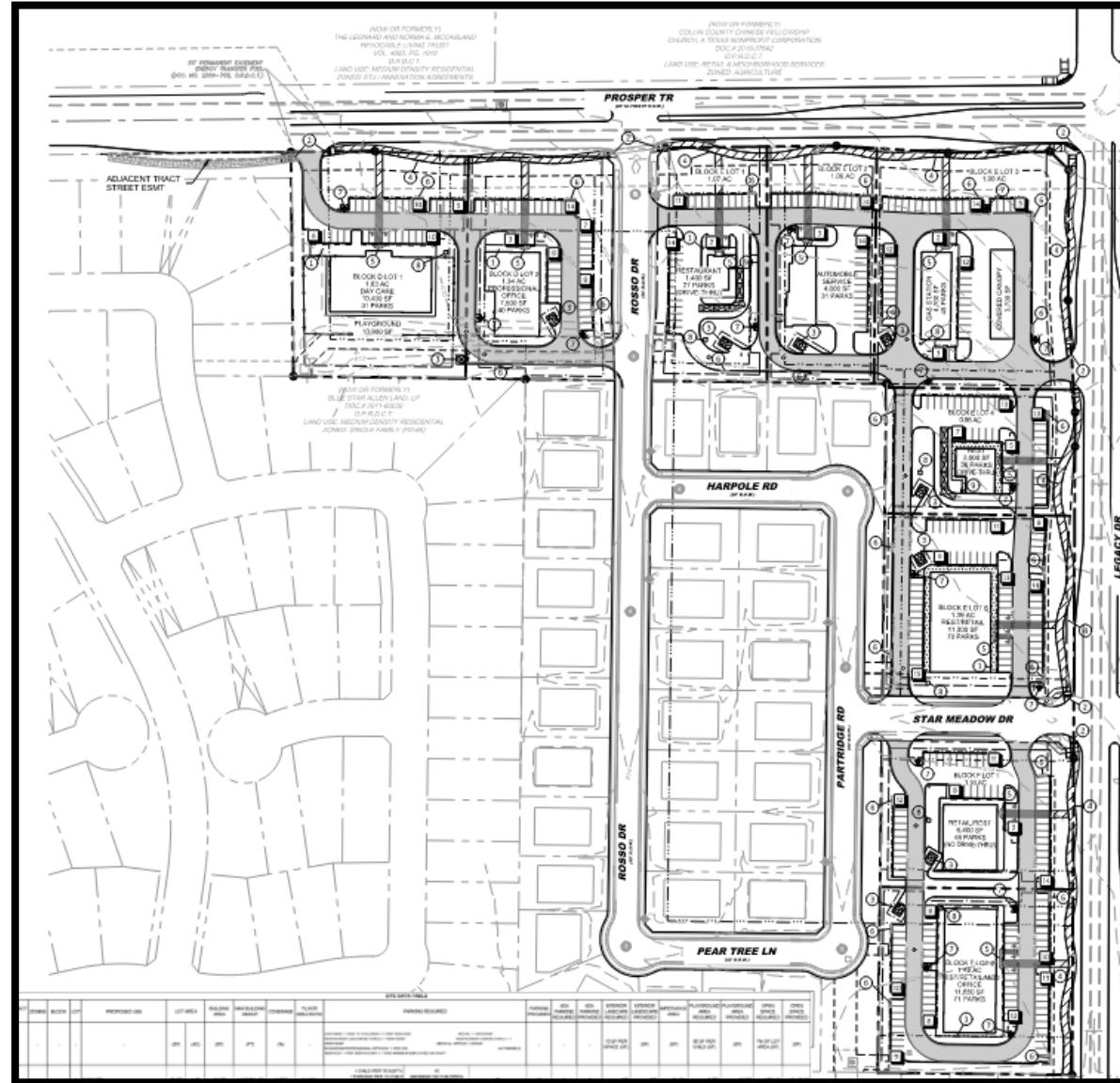
Updated Preliminary Site Plan

Revisions:

- Following the Town Council meeting on January 28, 2025, the applicant made the changes listed below.
 - Thirty-Foot Landscape Easement on Legacy Drive
 - Open Space Plan for Entire Area (Commercial + Residential)
 - Fifteen-Foot Landscape Buffer adjacent to Star Trail
 - Six-Foot Masonry Screening Wall adjacent to Star Trail
 - Removal of Drive-Through from Restaurant on Star Meadow Drive
 - Dumpster Reorientation (Site Plan)
 - Pitched Roofs for Buildings adjacent to Star Trail

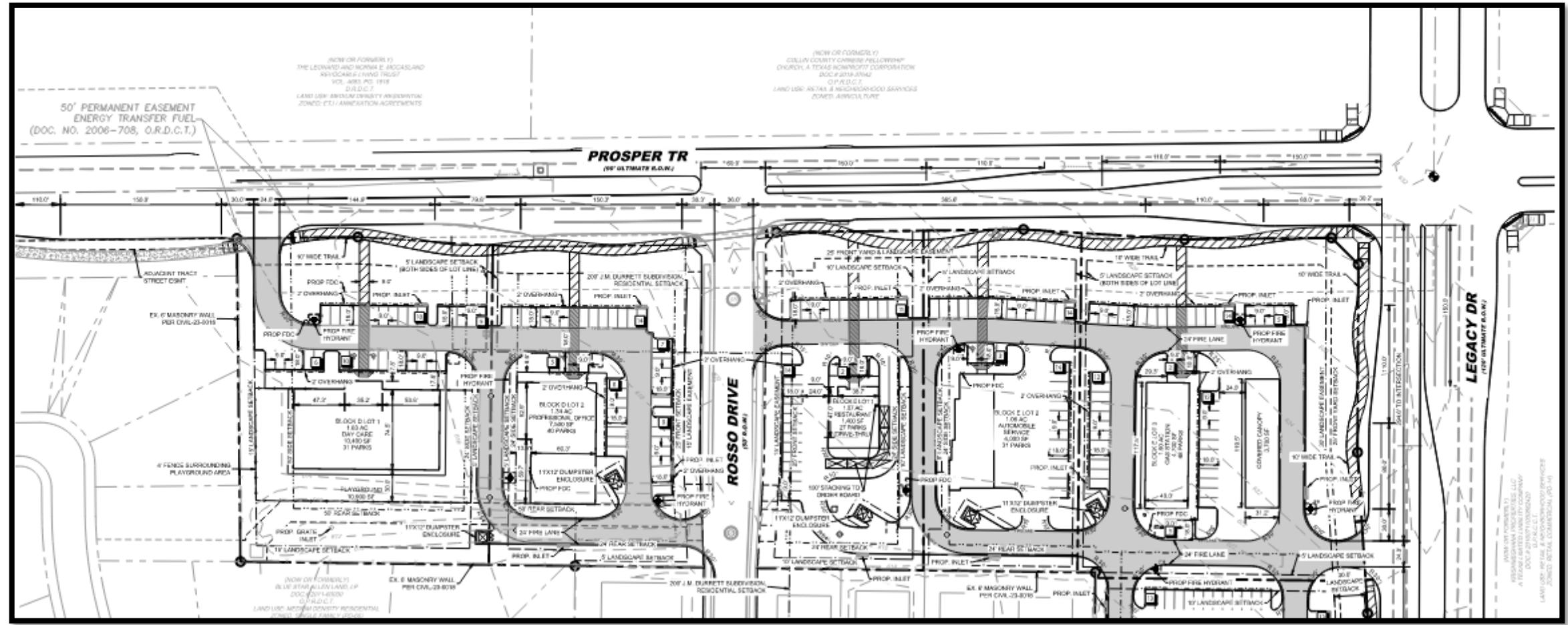


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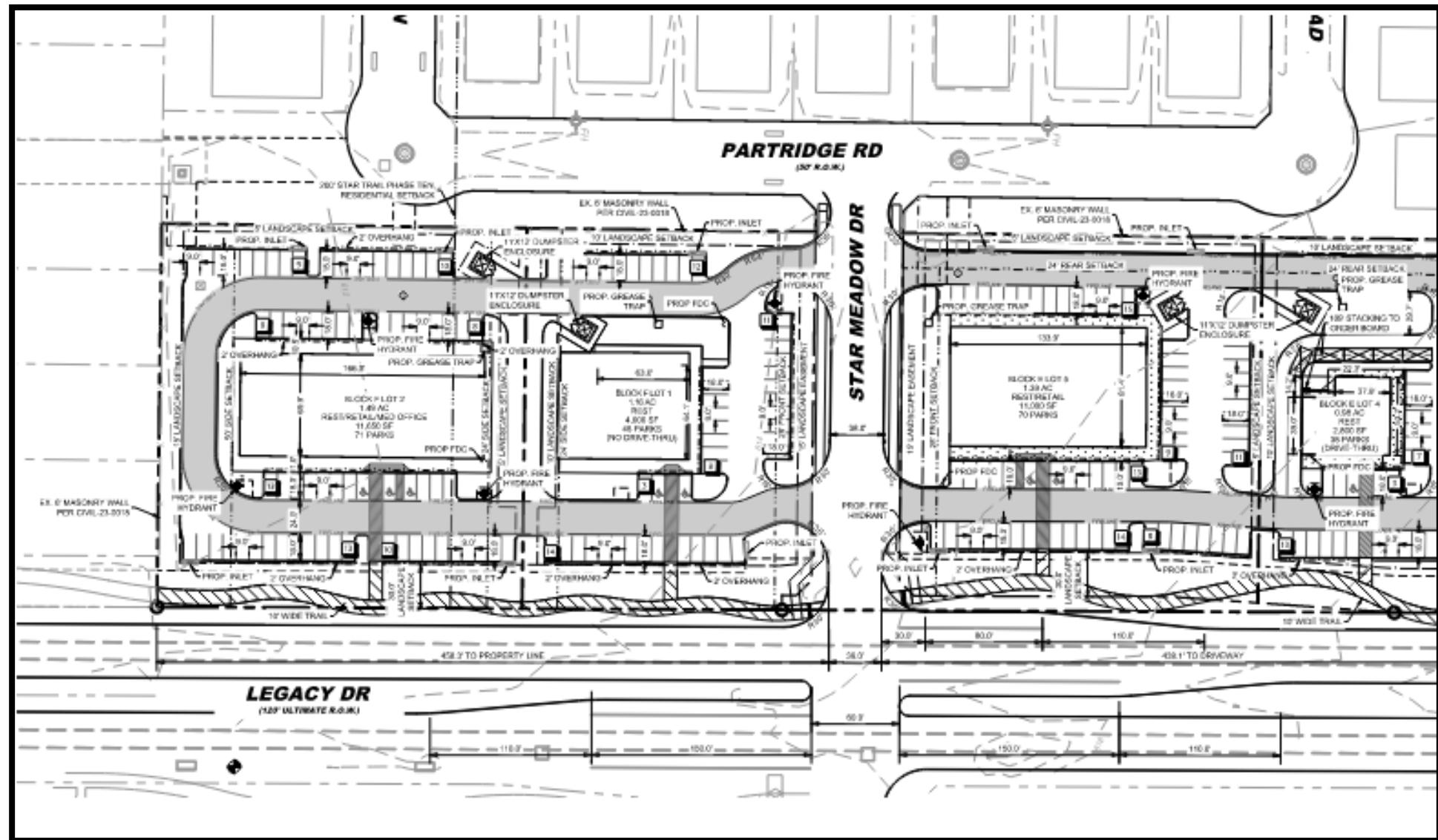


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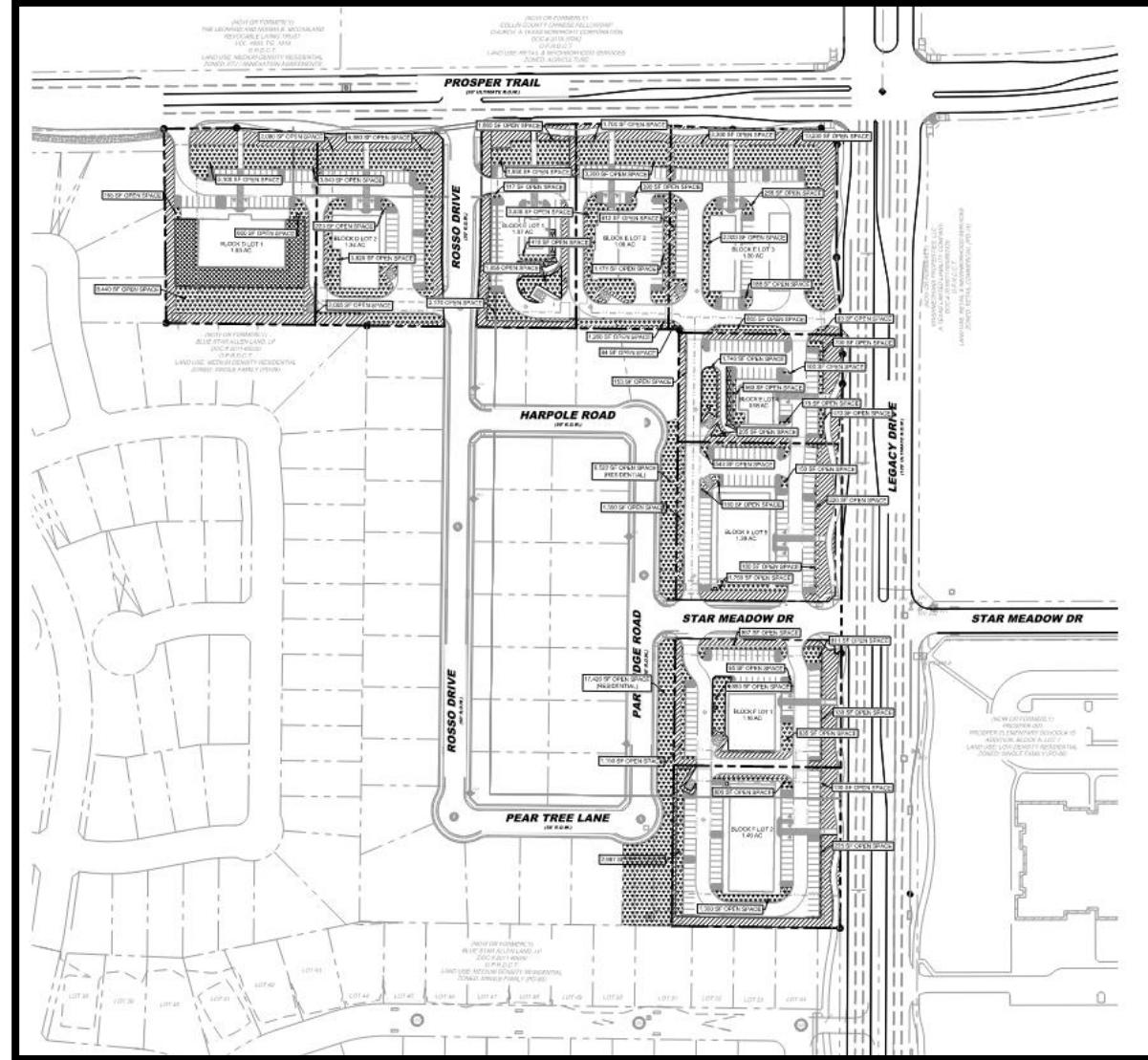


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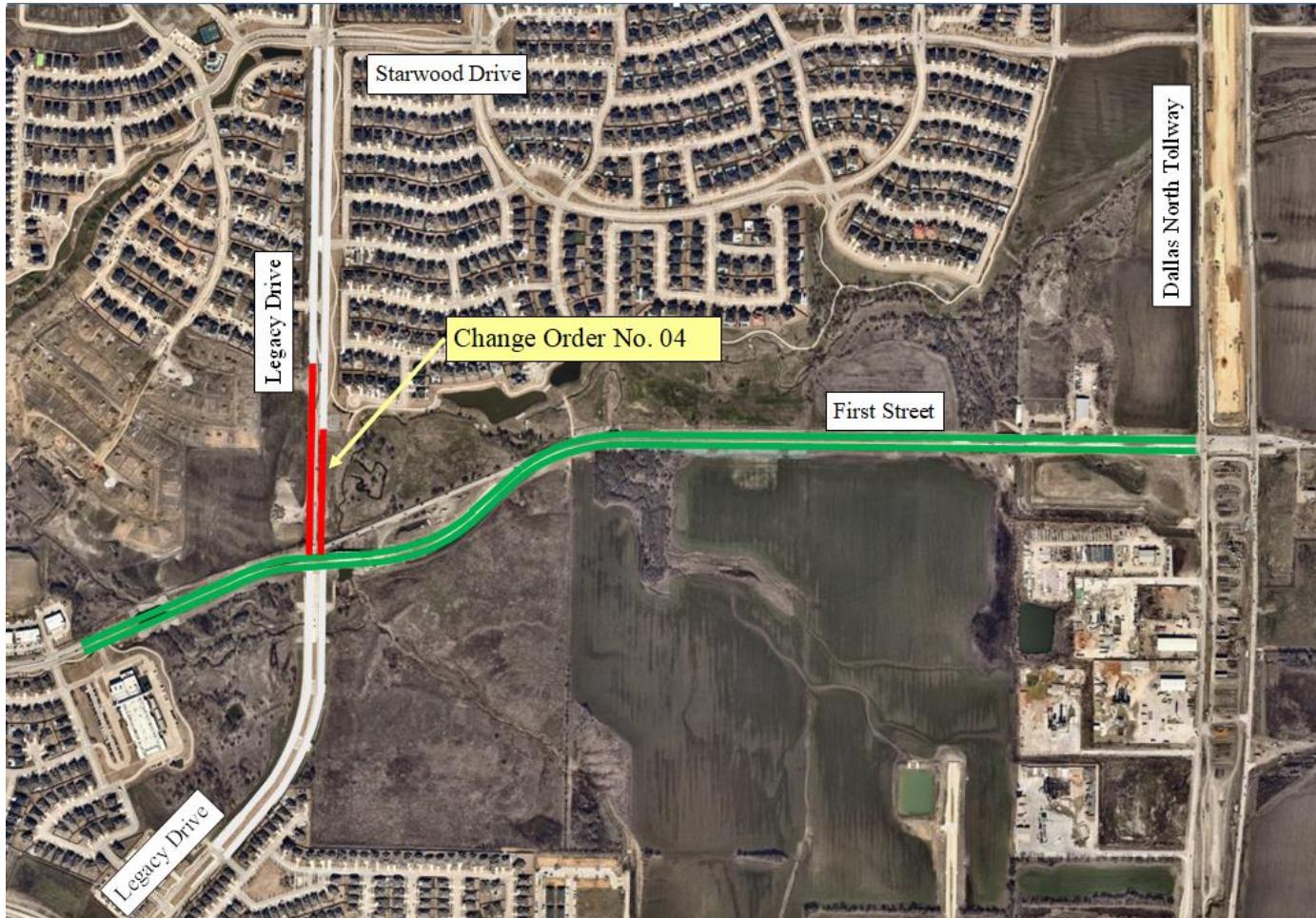
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Agenda Item 9.

Consider and act upon approving Change Order No. 04 for CSP No. 2022-51-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Stuber Elementary – Dallas North Tollway (DNT)) project; and authorizing the Town Manager to execute Change Order No. 04 for \$1,916,018.85. (PA)

First Street (Stuber Elementary – DNT)

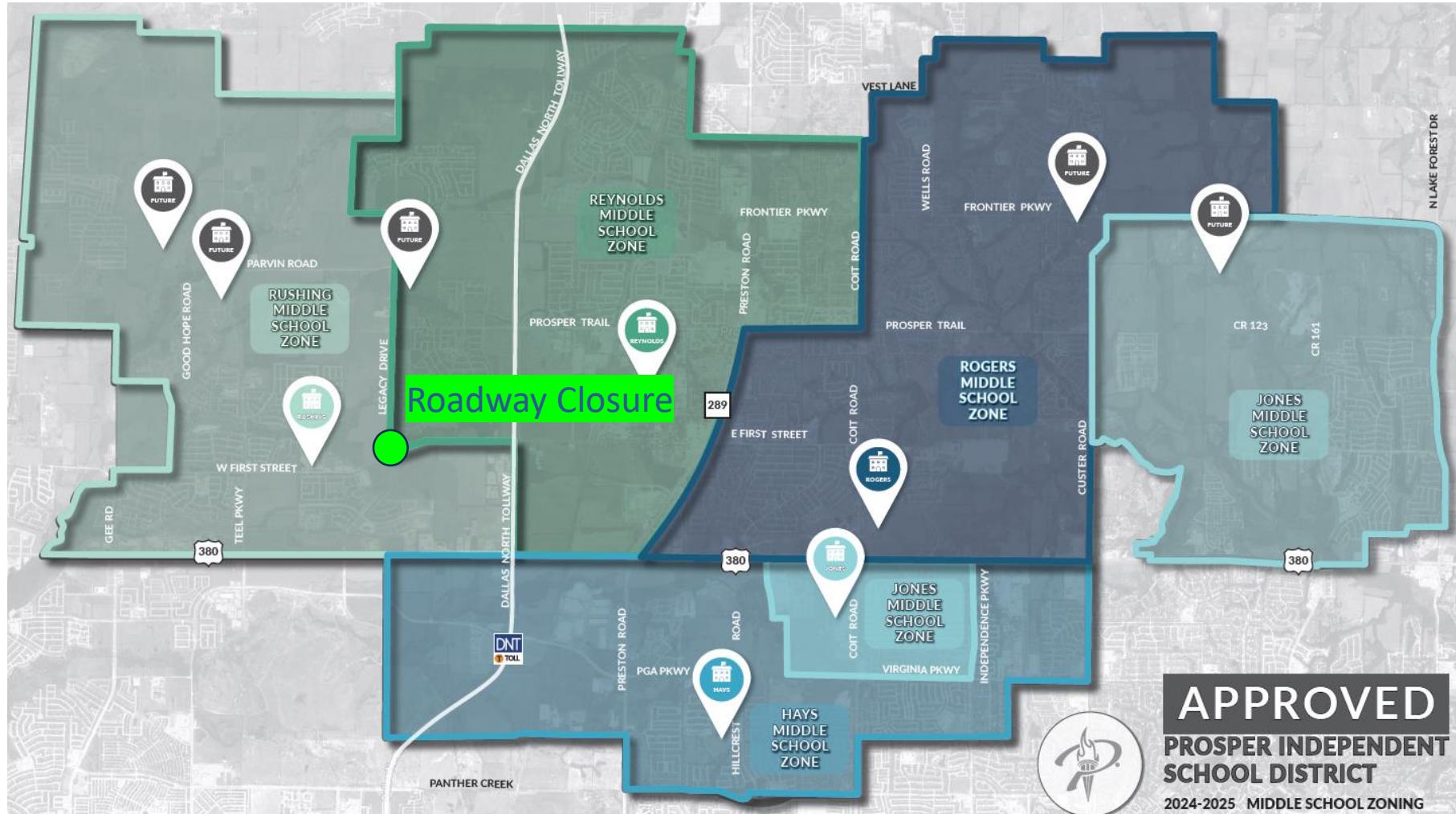




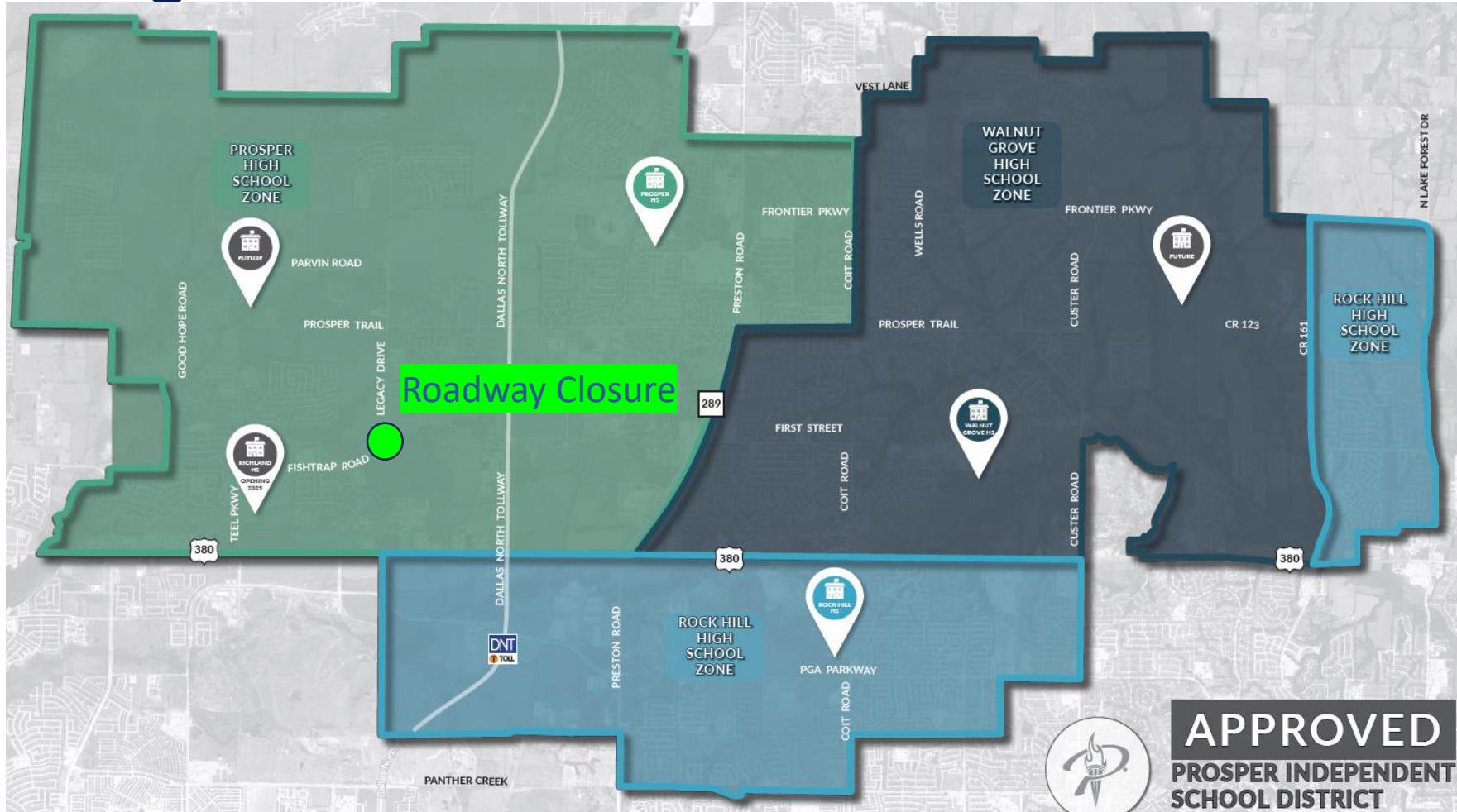
Elementary Attendance Zone



Middle School Attendance Zone



High School Attendance Zone



Cost for Change Order No. 4

Option 1 – Construct Temporary Legacy Detour

Legacy Cost - \$1,916,018.85

Detour Cost - \$ 400,000.00

Total Cost - \$2,316,018.85

Option 2 – No Legacy Detour

Total Cost - \$1,916,018.85



Funding for Change Order No. 4

Blue Star Development
Star Trail Thoroughfare Impact Fee Development Agreement
Participation Cost - \$ 1,035,321.75

Town of Prosper
Participation Cost - \$ 880,697.10

Agenda Item 10.

Consider and act upon a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the detention pond on the proposed Prosper ISD Administration Building site. (DLH)

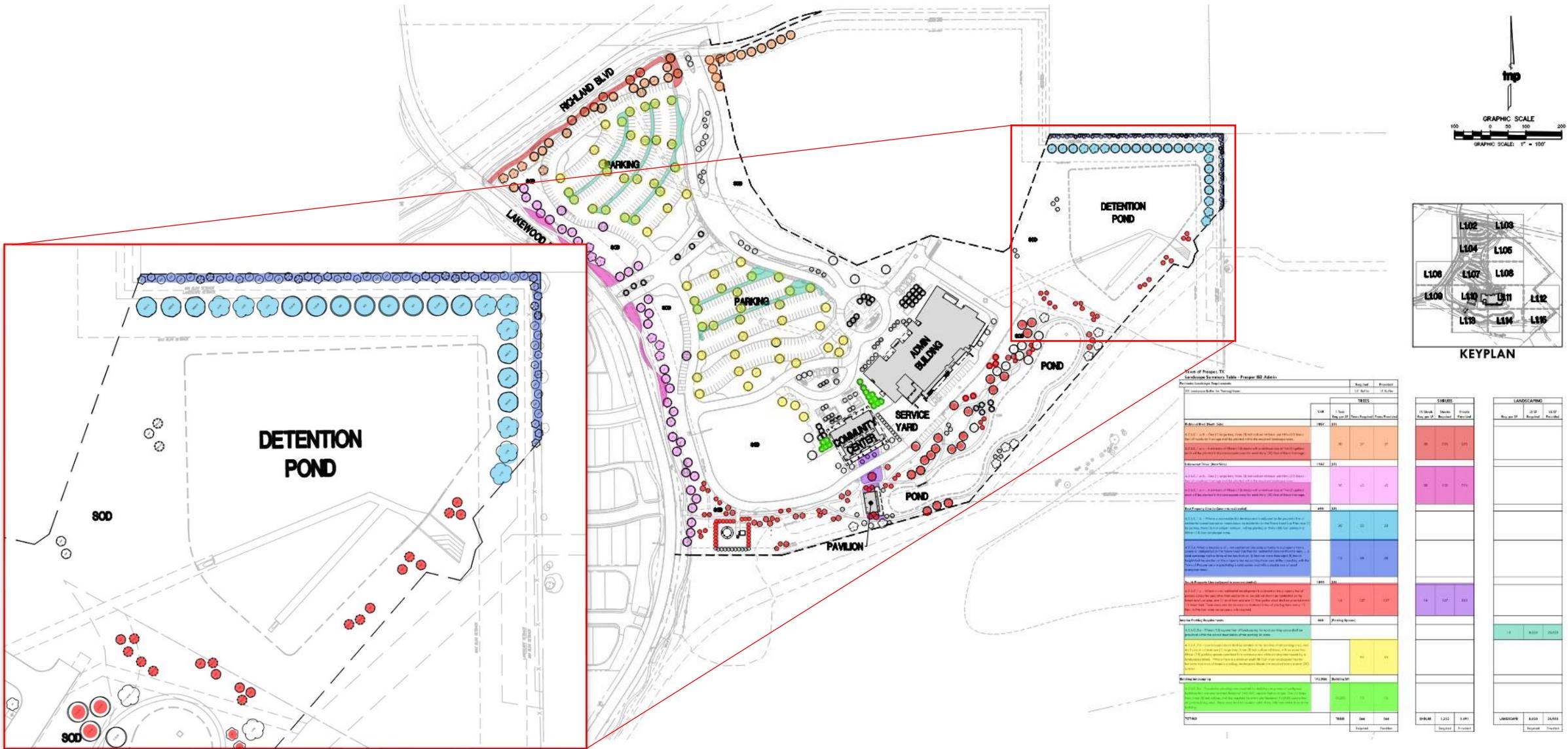


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Agenda Item 11.

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 551.074 - To discuss and consider personnel matters, including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, 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.