



Welcome to the April 8, 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 April 13-19, 2025, as National Public Safety Telecommunications Week. (MLS)

Consent Agenda

Agenda Item 2.

Consider and act upon the minutes from the March 25, 2025, Town Council Regular meeting. (MLS)

Agenda Item 3.

Consider and act upon approving the purchase of two (2) modular buildings for the temporary use in Public Works with Boxx Modular through TIPS Contract Number 230902 in the amount of \$712,224. (CJ)

Agenda Item 4.

Consider and act upon a resolution authorizing the Town Manager, and/or his/her designee to apply for the FY 2026 Motor Vehicle Crime Prevention Authority Auto Theft Task Force Grant. (DK)

Agenda Item 5.

Consider and act upon an ordinance amending the Code of Ordinances, Chapter 12, "Traffic and Vehicles", Section 12.01.001, "Definitions", of Article 12.01 "General Provisions" by adding a definition of "Electric Bicycle" and amending the definition of "Vehicle or Motor Vehicle". (TW)

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)



Eagles Crossing Addition, Block A, Lots 1R1, 2R, & 3 (DEVAPP-24-0099)

Information

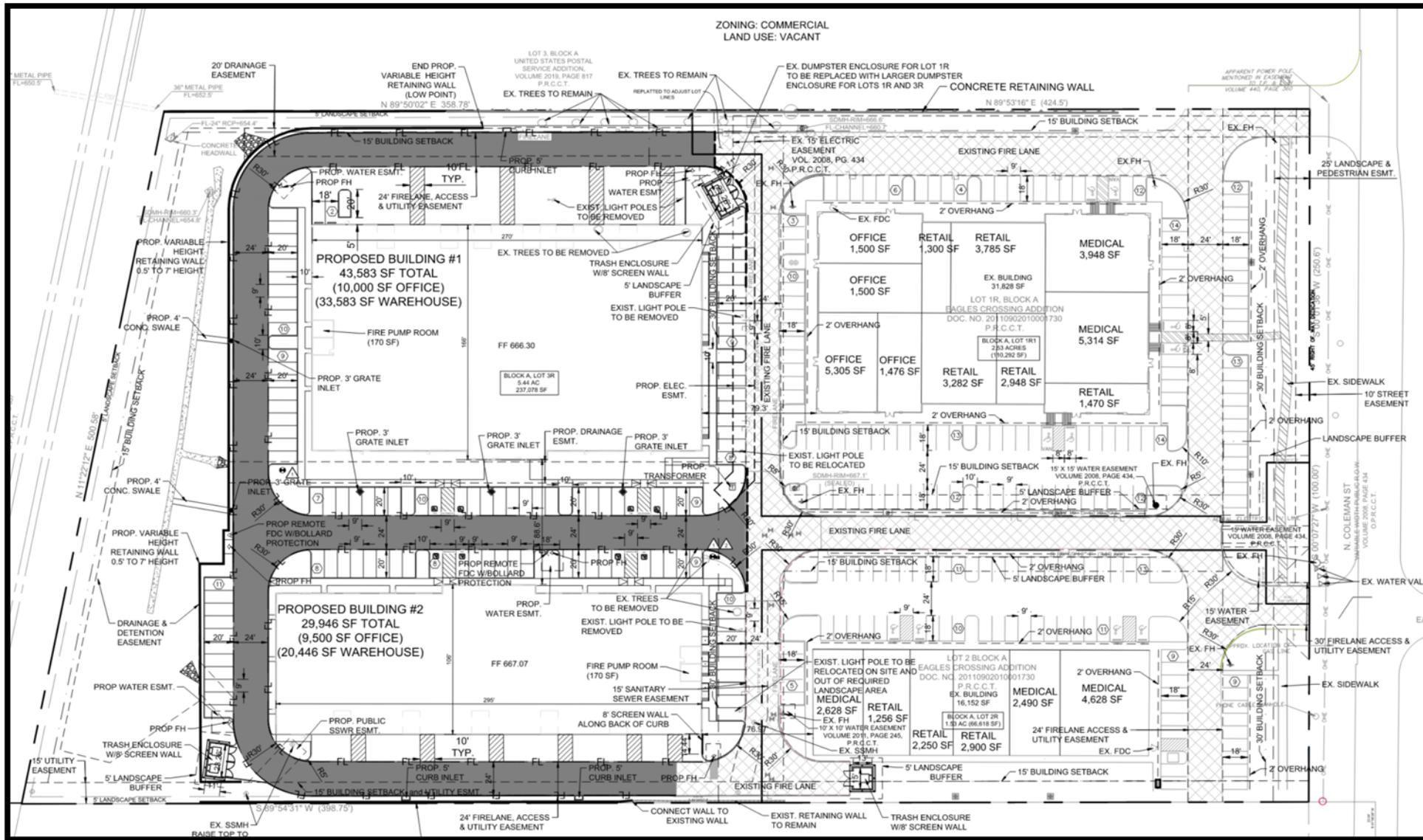
Purpose:

- Construct two office/warehouse buildings totaling 73,529 square feet with associated parking.
 - Lot 1R1 – Existing Office/Retail Building (31,828 SF)
 - Lot 2R – Existing Medical Office/Retail Building (16,152 SF)
 - Lot 3 – Office/Warehouse Building (43,583 SF) & Office/Warehouse Building (29,946 SF)
- Enlarge Lot 3 by adjusting the rear (western) property lines of Lots 1R1 and 2R.



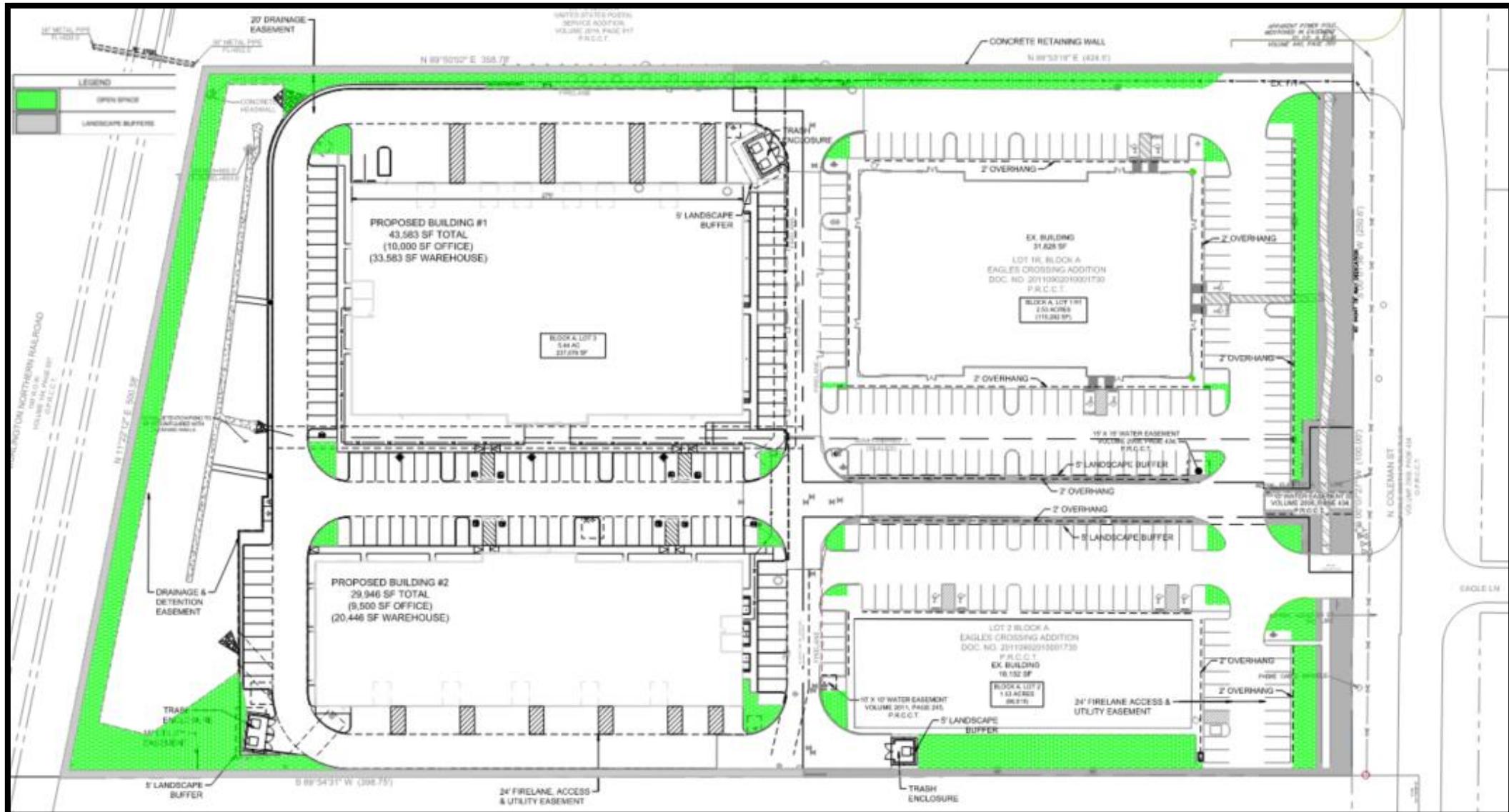


THE TOWN OF PROSPER





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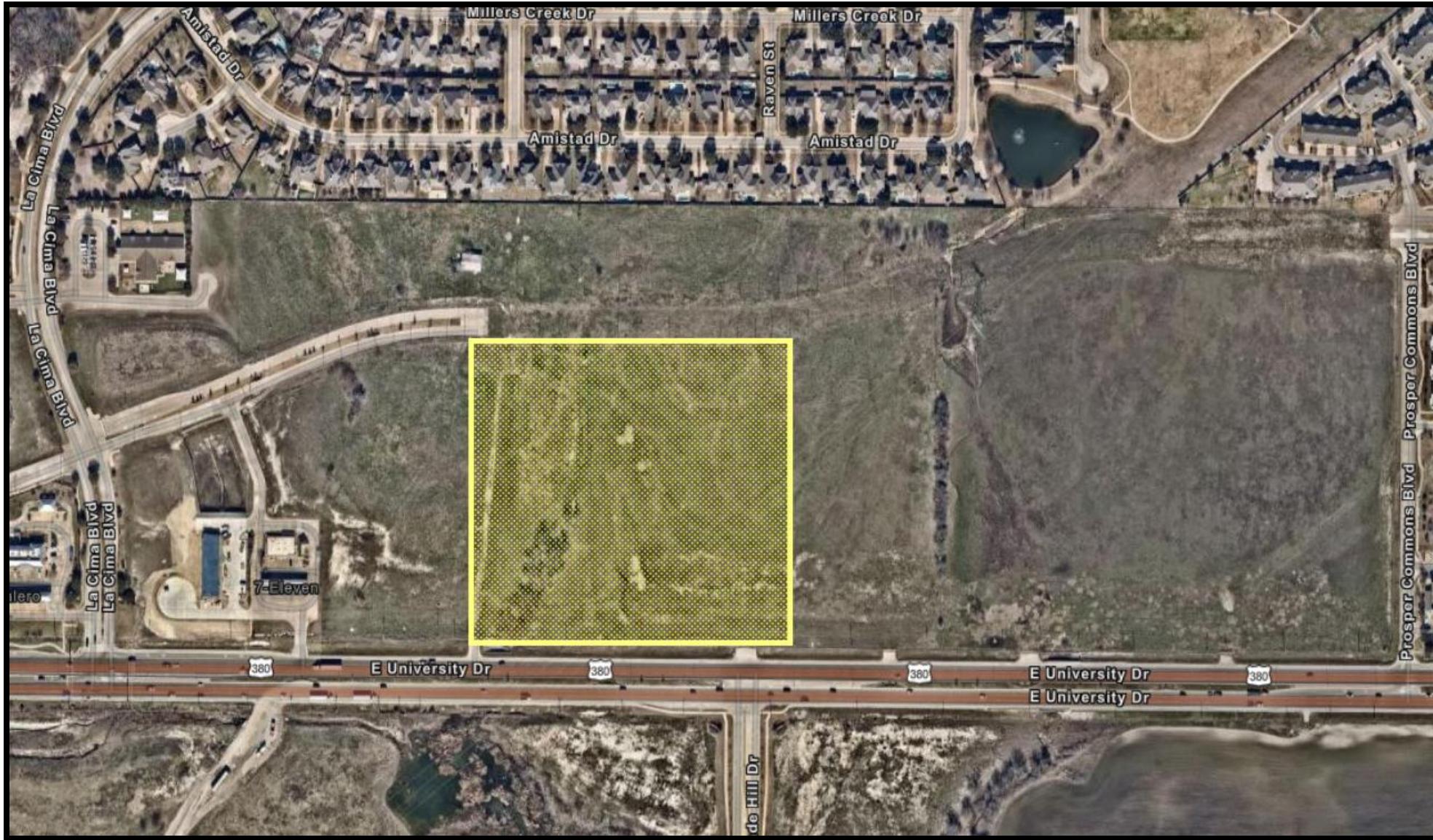
**Hunter Gateway Centre,
Block A, Lots 10, 14, & 15
(DEVAPP-24-0172)**

Information

Purpose:

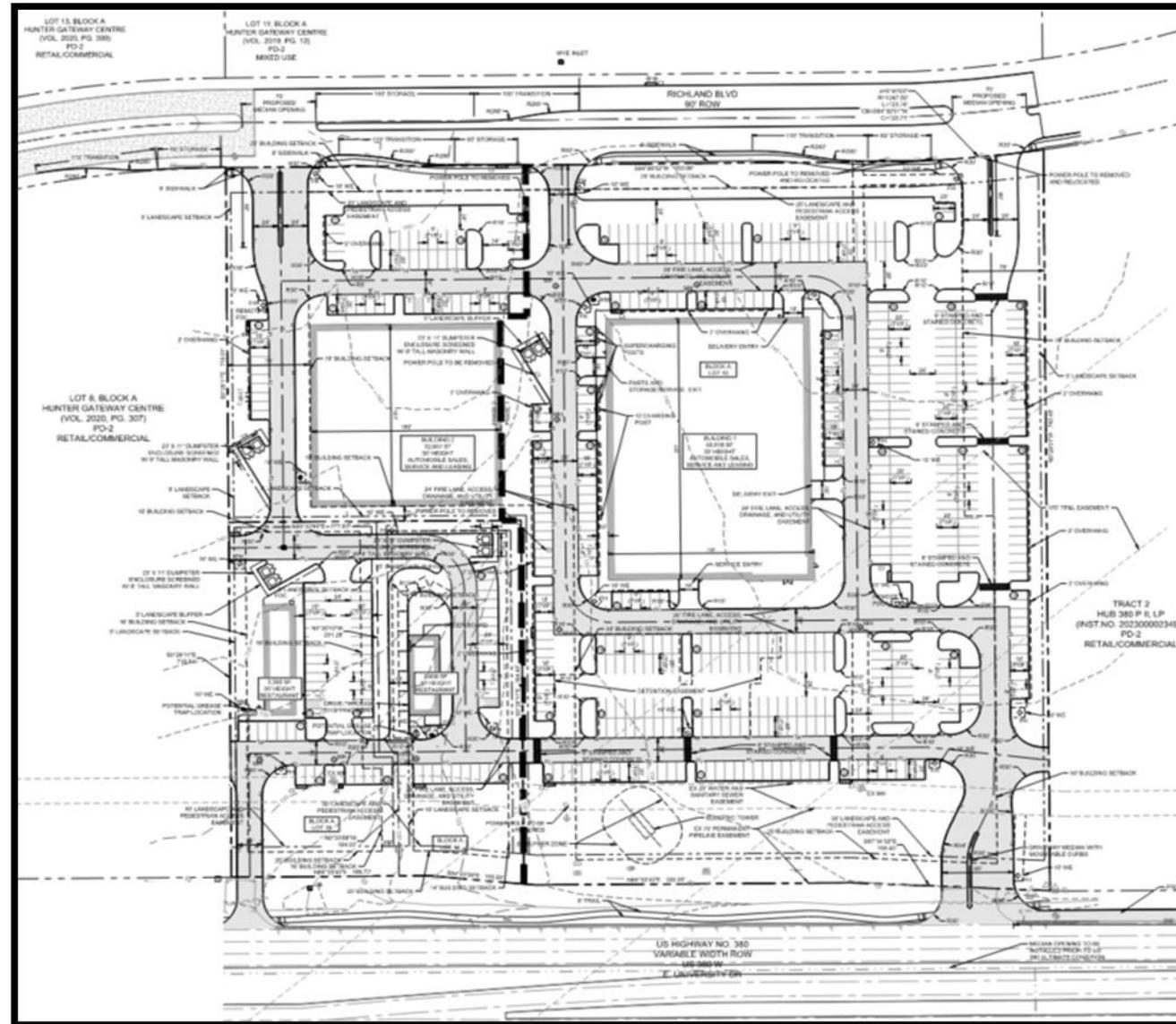
- Construct four buildings totaling 89,158 square feet with associated parking.
 - Lot 10 – Automobile Sales, Service, and Leasing Buildings (83,485 SF)
 - Building 1 (50,818 SF)
 - Building 2 (32,667 SF)*
 - Lot 14 – Drive-Through Restaurant (2,400 SF)*
 - Lot 15 – Restaurant (3,300 SF)*

*Buildings will be constructed in Phase 2 of the development.



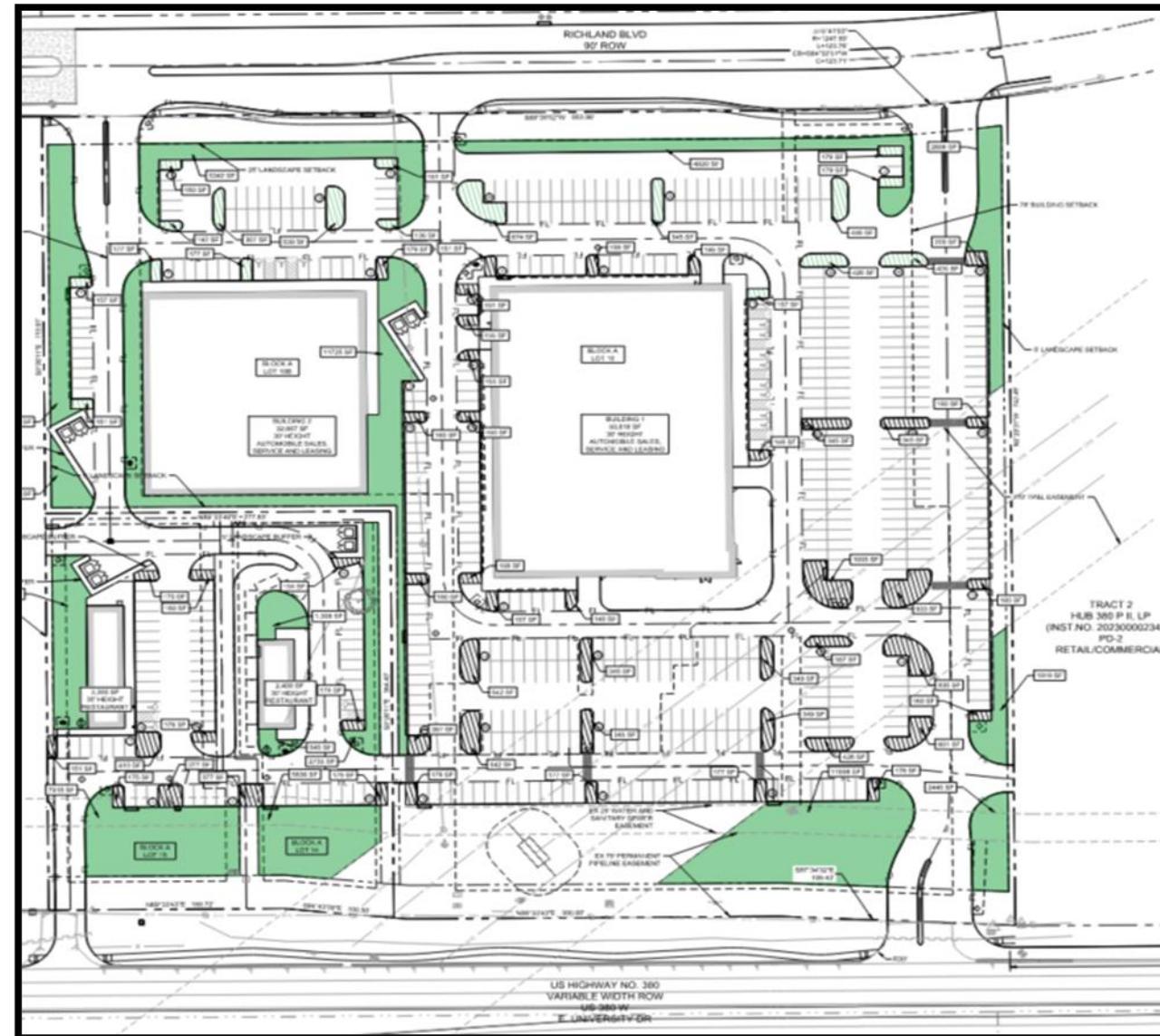


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Citizen Comments



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 authorizing the Town Manager to execute a Construction Agreement awarding Competitive Sealed Bid No. 2025-07-B to Central North Construction, LLC for Prosper Trail Right of Way Landscape Enhancements in the amount of \$390,000. (DB)

Project Details:

- Budget - \$700,000
 - Design \$157,000
 - Construction \$543,000
 - Bid \$390,000
- Competitive Sealed Proposal
- 120 Day project
- Landscape, Irrigation and Mow Strip
- Anticipated Start Date – April 28
- Anticipated Completion – September 1

PROSPER TRAIL -
R.O.W. LANDSCAPE
ENHANCEMENTS

ENHANCE

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www.townofprosper.com

10/24

Site Plan **SP-01**



Agenda Item 8.

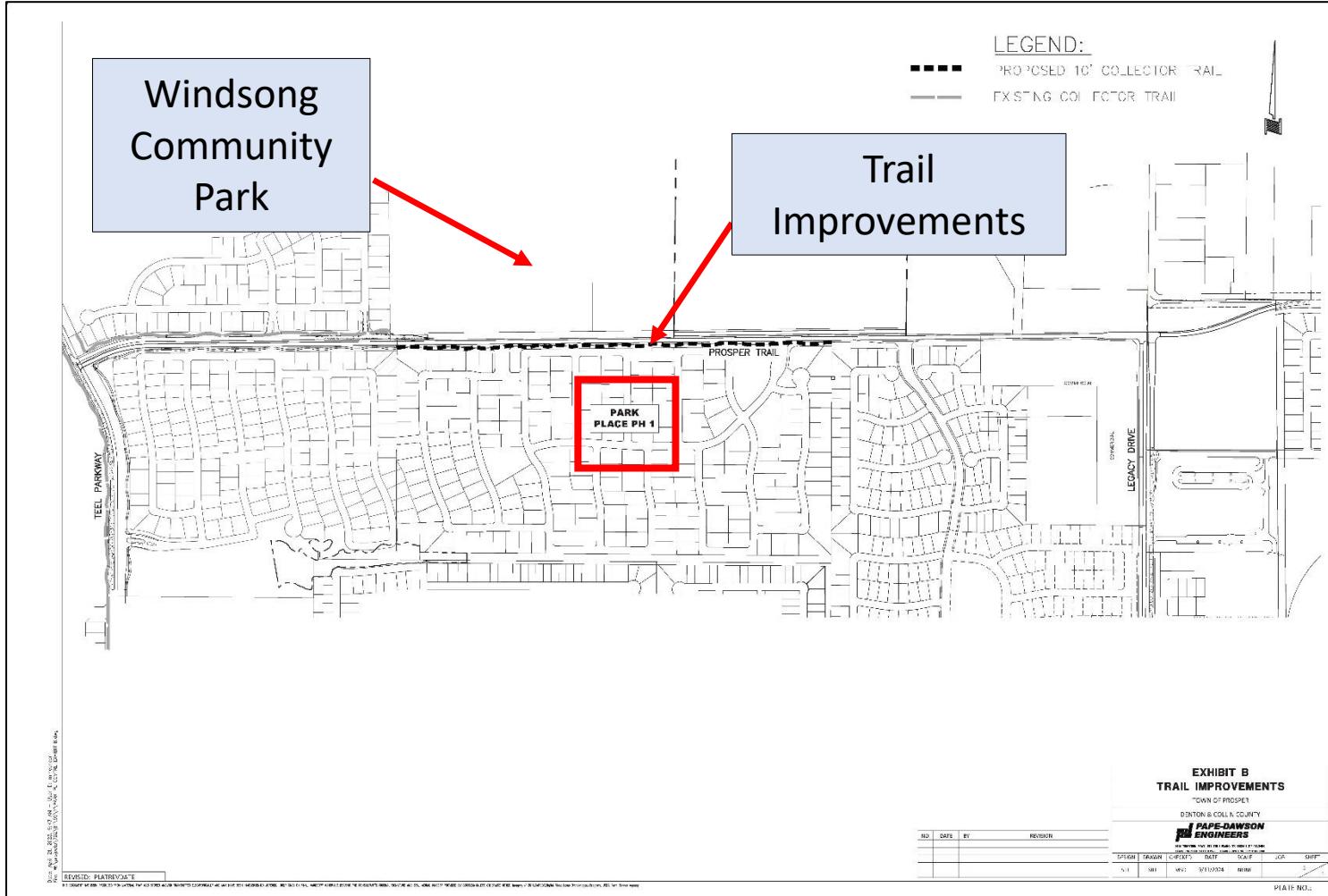
Consider and act upon an amended Park Improvement Fee Agreement between the Town of Prosper and PPP 100 DEV LLC, for the Park Place Phase 1 development. (DB)

History

- Developer presented a Park Improvement Fee Agreement to Town Council on February 25, 2025, requesting Park Fee Credits in exchange for widening the trail within their development, and construction of the Veloweb Trail and additional park amenities within Windsong Community Park.
- Request was denied by Town Council.
- Developer is requesting approval of an amended Park Improvement Fee Agreement requesting Park Fee Credits for the upsizing of the trail within their development only.
- Ten-foot Trail has already been constructed.



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Subdivision Ordinance Section 6

Park Improvement Fees

- \$1,500 per each single-family unit
- \$2,000 per each multi-family unit

Parkland Dedication Fees

- 1 acre per 35 residential units

OR

- 5% of the total development acreage

(the Town selects the greater of the two)

Park Improvement Fees

Park Place Phase 1 – 206 lots @ \$1,500 = \$309,000

Parkland Dedication Fees

Park Place Phase 1 - 206 lots @ 1 acre per 35 units = 5.885714 acres x \$108,444 =
\$638,301.38

Total Fees Owed: \$947,301.38



Requested Park Fee Credits – Upsized Sidewalk

\$93,515.90

ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	2,710	\$ 71.15	SF	27,100	\$ 7.12	\$ 192,816.50	along EB W Prosper Trl
5' Sidewalk - 4" Thick	5	LF	7,600	\$ 31.55					Onsite sidewalk
6' Sidewalk - 4" Thick	6	LF	2,710	\$ 37.86	SF	(16,260)	\$ 6.31	\$ (102,600.60)	Deduct for stnd 6' sidewalk along thoroughfares. \$/SF prorated from 5' onsite sidewalk pricing.
10' Hike and Bike Barrier Free Ramp					EA	4	\$ 3,250.00	\$ 13,000.00	along EB W Prosper Trl at Azalea Dr & Park Place entrances
6' Standard Barrier Free Ramp					EA	(4)	\$ 2,425.00	\$ (9,700.00)	Deduct for stnd BFR
Total								\$ 93,515.90	

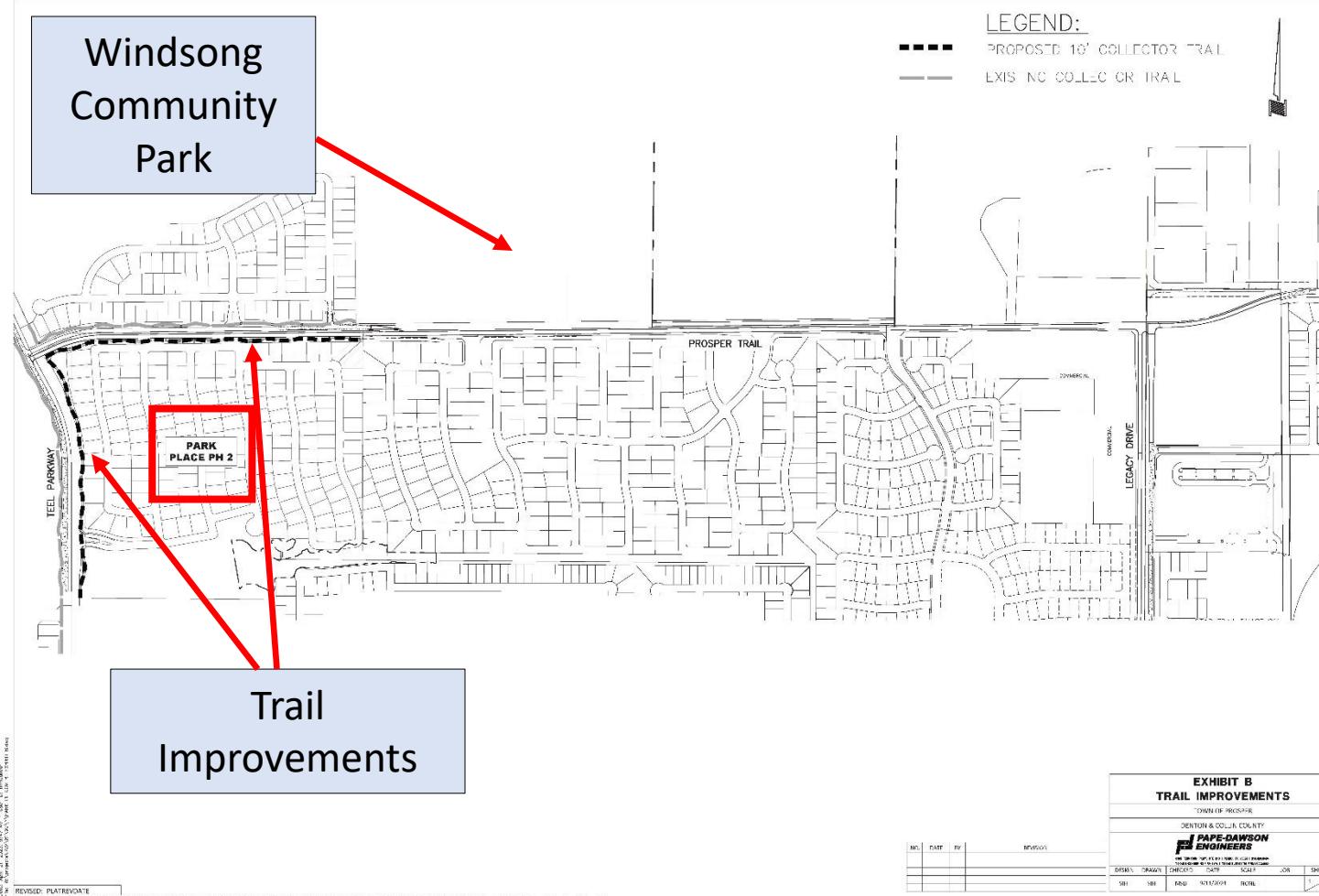


Agenda Item 9.

Consider and act upon an amended Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Prosper Park Place 2, LLC, for the Park Place Phase 2 development. (DB)

History

- Developer presented a Park Improvement Fee Agreement to Town Council on February 25, 2025, requesting Park Fee Credits in exchange for widening the trail within their development, and construction of the Veloweb Trail and additional park amenities within Windsong Community Park.
- Request was denied by Town Council.
- Developer is requesting approval of an amended Park Improvement Fee Agreement requesting Park Fee Credits for the upsizing of the trail within their development only.
- The perimeter trail has not yet been constructed.



Subdivision Ordinance Section 6

Park Improvement Fees

- \$1,500 per each single-family unit
- \$2,000 per each multi-family unit

Parkland Dedication Fees

- 1 acre per 35 residential units

OR

- 5% of the total development acreage
(the Town selects the greater of the two)



Park Improvement Fees

Park Place Phase 2 – 166 lots @ \$1,500 = \$249,000

Parkland Dedication Fees

Park Place Phase 2 - 166 lots @ 1 acre per 35 units = 4.742857 acres x \$90,018 = \$426,955.37

Total Fees Owed: \$675,955.37



Requested Park Fee Credits – Upsized Sidewalk

\$115,463.80

ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	3,457	\$ 76.90	SF	34,570	\$ 7.69	\$ 265,843.30	along south side of W Prosper Trl and east side of Teel
5' Sidewalk - 4" Thick	5	LF	2,325	\$ 36.25					Onsite sidewalk
6' Sidewalk - 4" Thick	6	LF	3,457	\$ 43.50	SF	(20,742)	\$ 7.25	\$ (150,379.50)	Deduct for std 6' sidewalk along thoroughfares. \$/SF prorated from 5' onsite sidewalk pricing.
Total								\$ 115,463.80	



Agenda Item 10.

Discuss and consider Town Council Subcommittee reports. (DFB)



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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.



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.