



Welcome to the May 27, 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.

Recognition of the 2025 Town of Prosper Citizens Academy.  
(TR/MP)

## Agenda Item 2.

Recognize Prosper Fire and Rescue for receiving the North Central Texas Trauma Regional Advisory Council's (NCTTRAC) Heart Safe Community Award. (BB)

## Agenda Item 3.

Recognize Prosper Fire and Rescue for the Public Protection Classification ISO-1 Renewal. (SE)

# Consent Agenda

## Agenda Item 4.

Consider and act upon the minutes of the May 13, 2025, Town Council Work Session meeting. (MLS)

## Agenda Item 5.

Consider and act upon the minutes of the May 13, 2025, Town Council Regular meeting. (MLS)



## Agenda Item 6.

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

## Agenda Item 7.

Consider and act upon an ordinance amending Article 1.04, "Boards, Commissions and Committees," of Chapter 1, "General Provisions," of the Code of Ordinances by adding a new Section 1.04.003, "Code of Conduct for Town Board, Commission and Committee Members." (RB)

## Agenda Item 8.

Consider and act upon authorizing the Town Manager to execute Contract Amendment No. 1 to the Professional Engineering Services Agreement between Garver, LLC, and the Town of Prosper, Texas, related to the design services for the First Street from Coleman Street to Craig Road project for \$66,700. (PA)

## LOCATION MAP



First Street Improvements

From Coleman Street to Craig Road



## Agenda Item 9.

Consider and act upon authorizing the Town Manager to enter into an agreement with Mels Electric LLC, related to the construction of three (3) Pedestrian Hybrid Beacons (PHB) at First/Copper Canyon, First/Chaucer, and Gee/Lockwood for \$628,178. (PA)

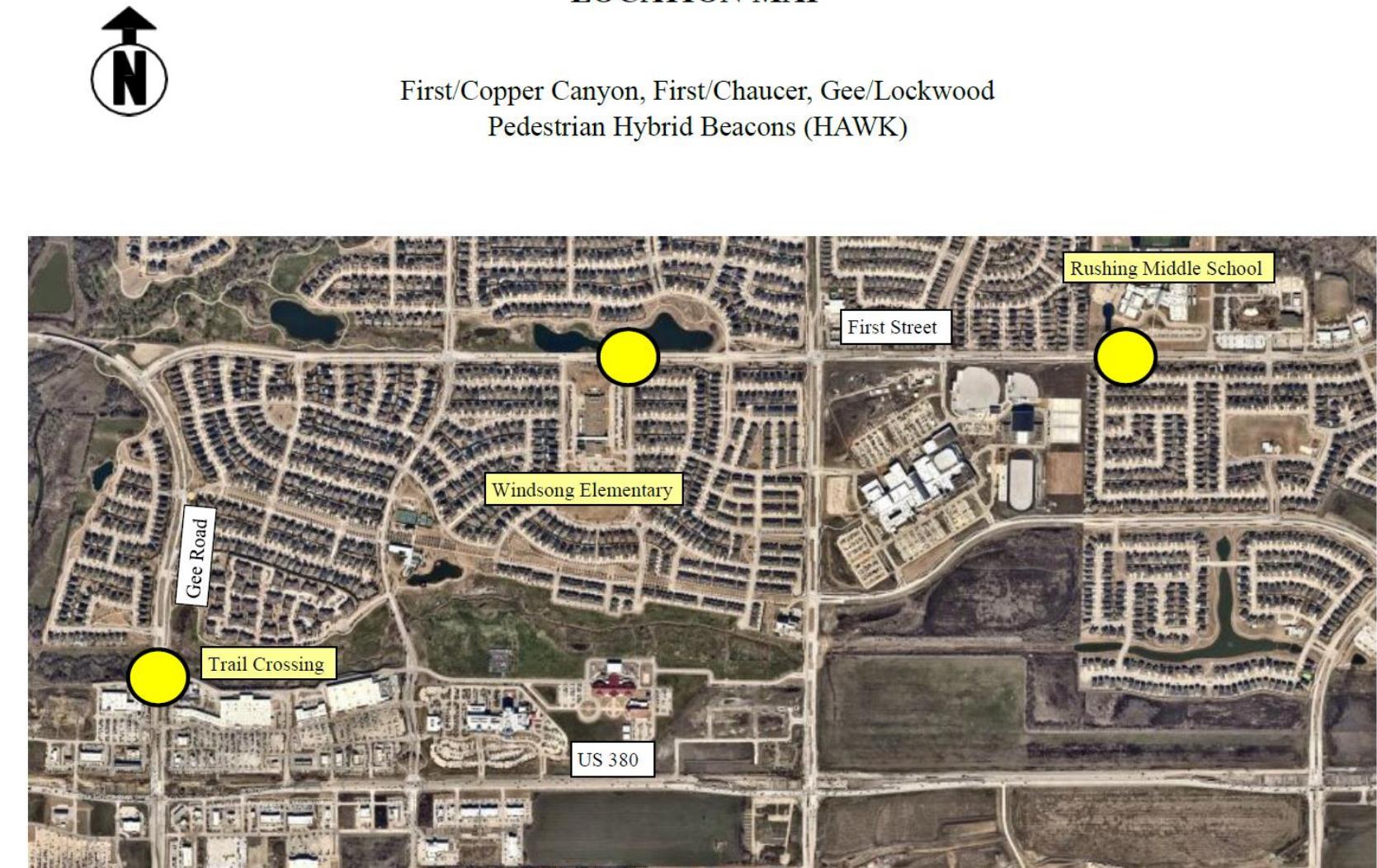
**Bids Received:**  
Mel's Electric, LLC  
Interlocal Agreement – Collin Co.

**Proposed Cost:**  
\$628,177.63

**Engineer's Estimate:**  
\$667,300  
**Budget:**  
\$1,172,990

**Range of Proposals (Time):**  
N/A

**Recommendation:**  
Mel's Electric  
\$628,177.63



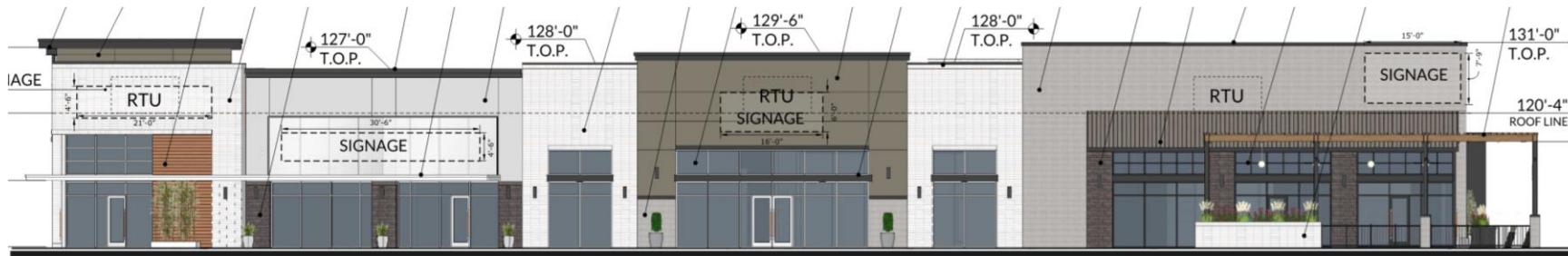


## Agenda Item 10.

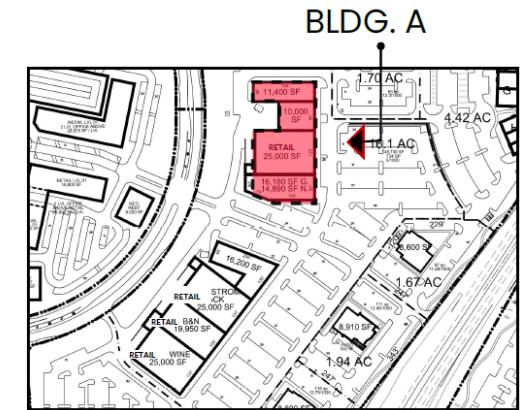
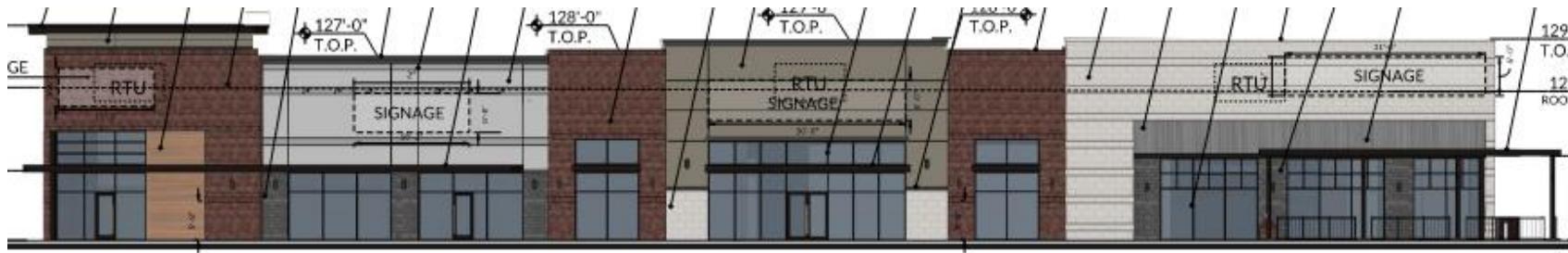
Consider and act upon a revised Façade Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US 380 and west of Preston Road. (DEVAPP-23-0165) (DH)

Examples of the changes in the Elevations:

**Building A (South Elevation) – Previously Approved**



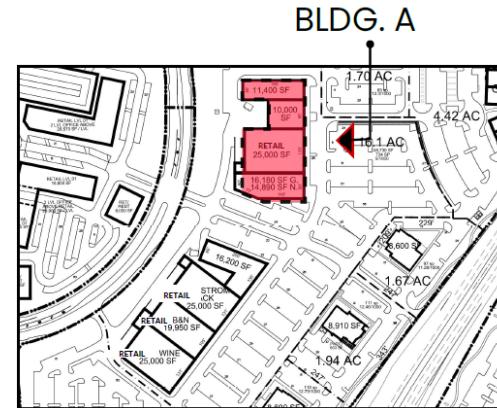
**Building A (South Elevation) – Revised**



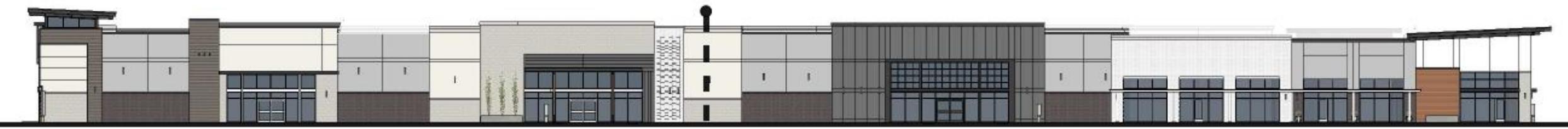
Building A (East Elevation) – Previously Approved



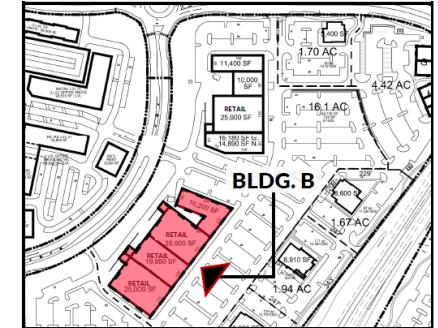
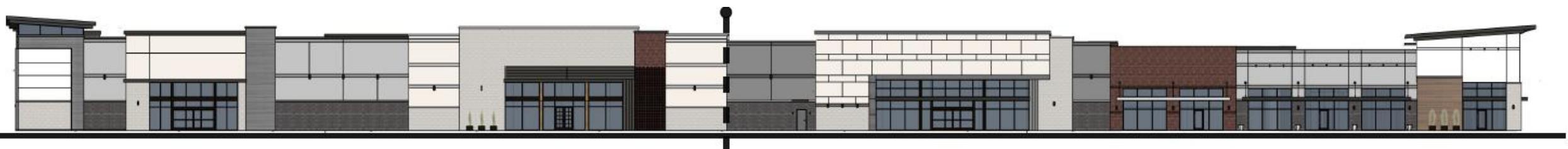
Building A (East Elevation) – Revised



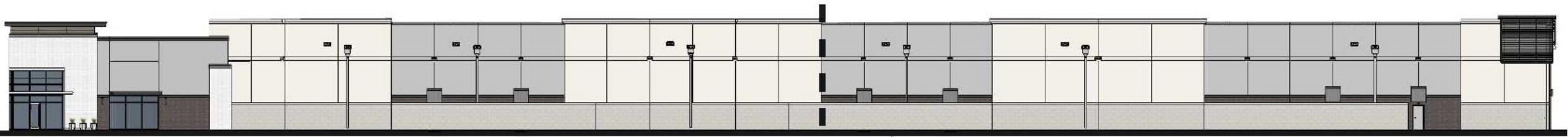
Building B (East Elevation) – Previously Approved



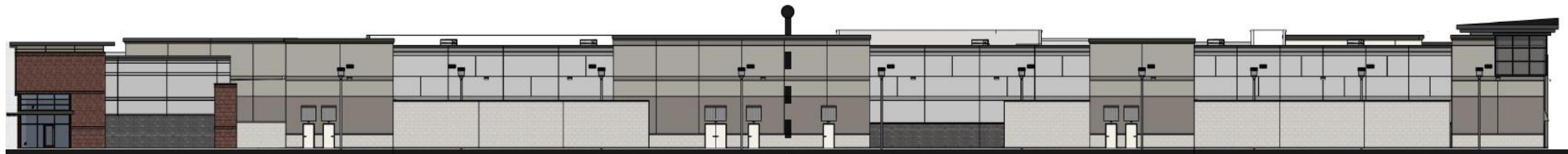
Building B (East Elevation) –Revised



Building B (West Elevation) – Previously Approved



Building B (West Elevation) –Revised



## Agenda Item 11.

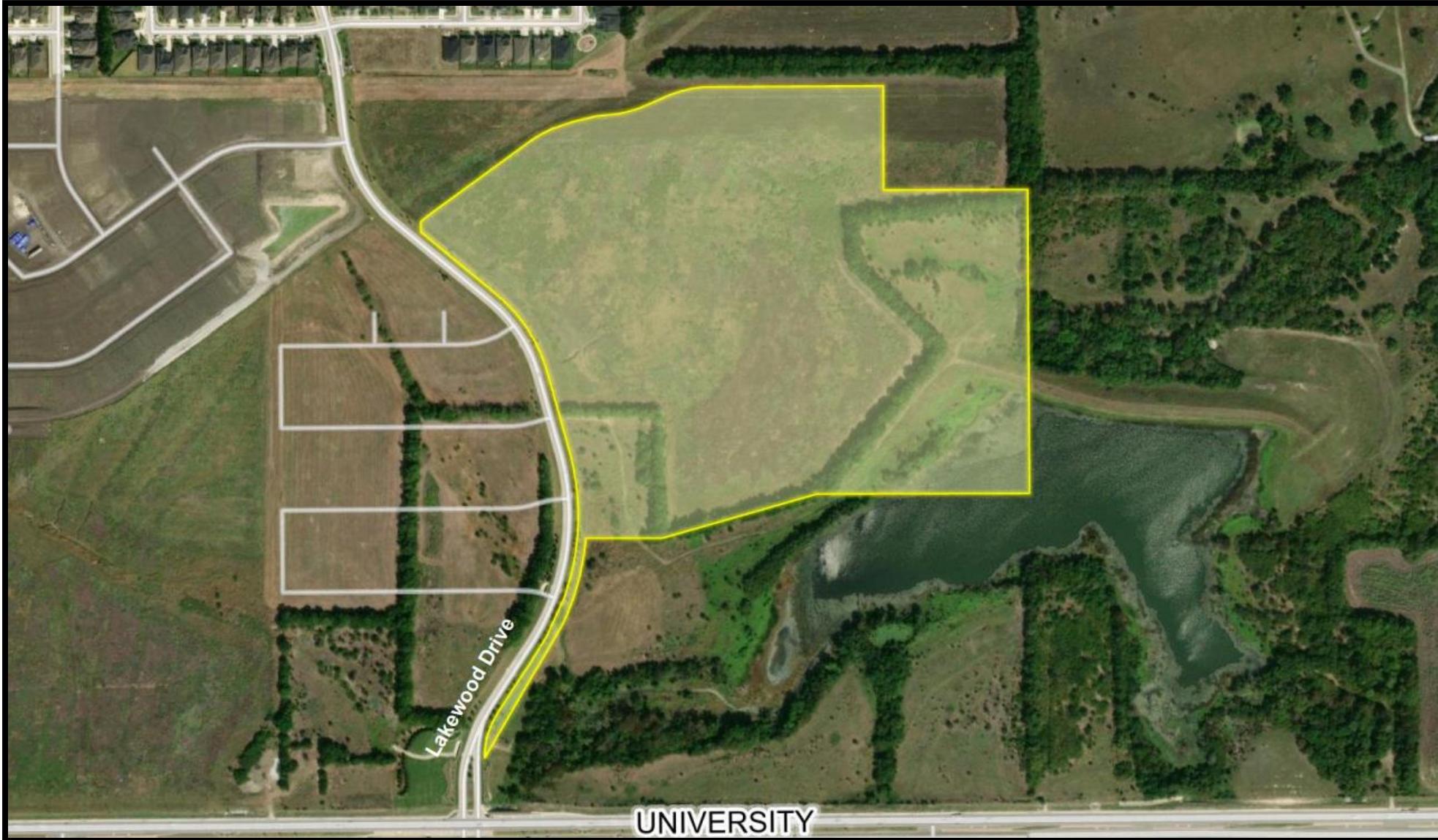
Consider and act upon whether to direct staff to submit a written notice of appeals on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on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

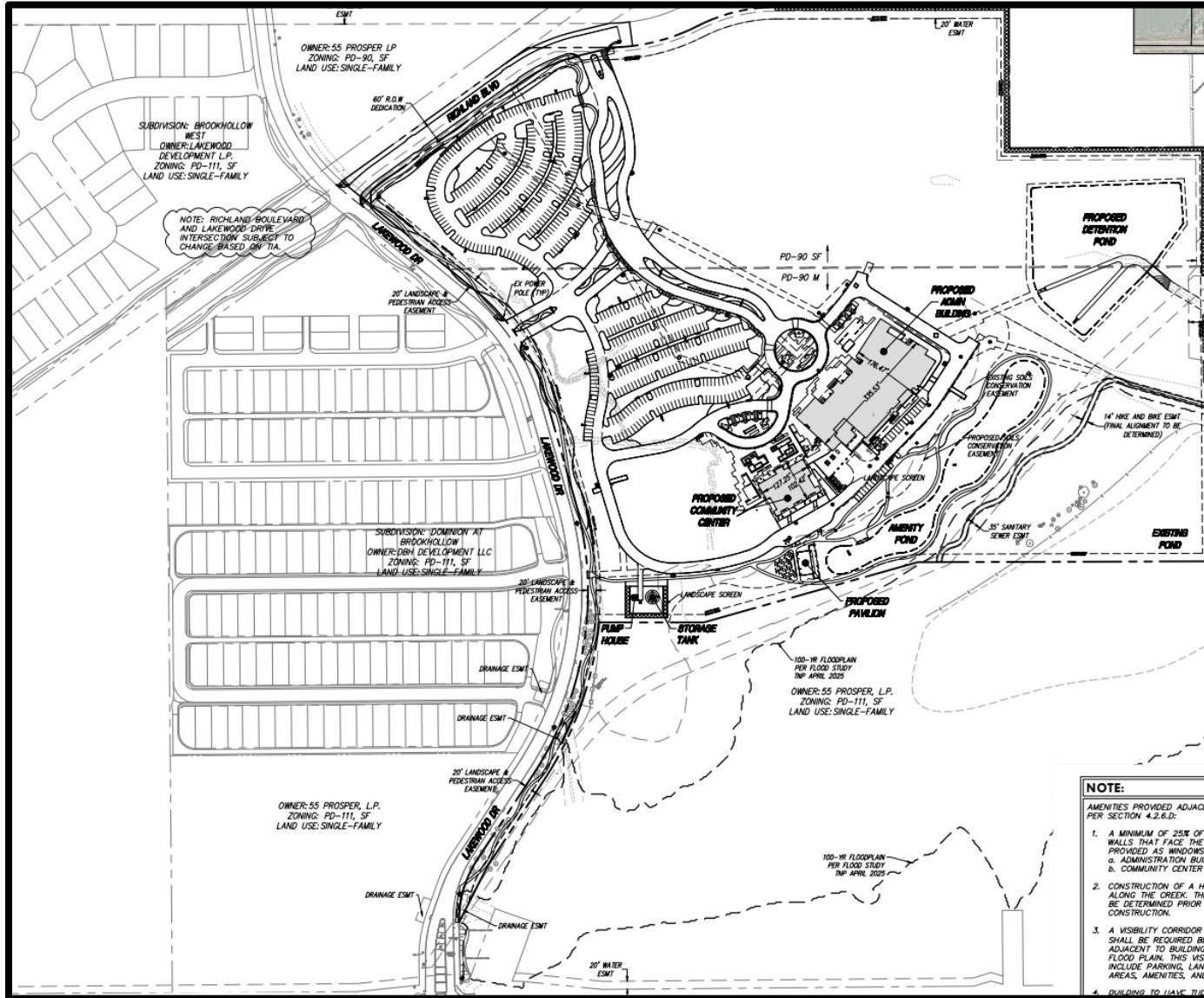


Prosper ISD  
Lakewood Campus,  
Block A, Lot 1  
(DEVAPP-25-0019)



TOWN OF  
PROSPER





# Information

## Purpose:

- Construct the first phase of a campus consisting of three buildings totaling 149,293 square feet.
  - Administration Building
  - Community Center
  - Pavilion

## History:

- A Preliminary Site Plan was approved 3-1 by the Planning & Zoning Commission on March 18, 2025.
  - Concern regarding location of pump house and storage tank.

# Information

## Hike & Bike Trail:

- Hike & Bike Trail Master Plan indicates provision of a trail circling the pond.
  - Portion of trail to be constructed on southeast corner of property.
  - Alignment of the trail easement to be finalized during construction and reflected on final plat.

## Living Screen:

- Living screen shown on eastern property line adjacent to residential development.
  - Approved on Preliminary Site Plan (DEVAPP-24-0129)

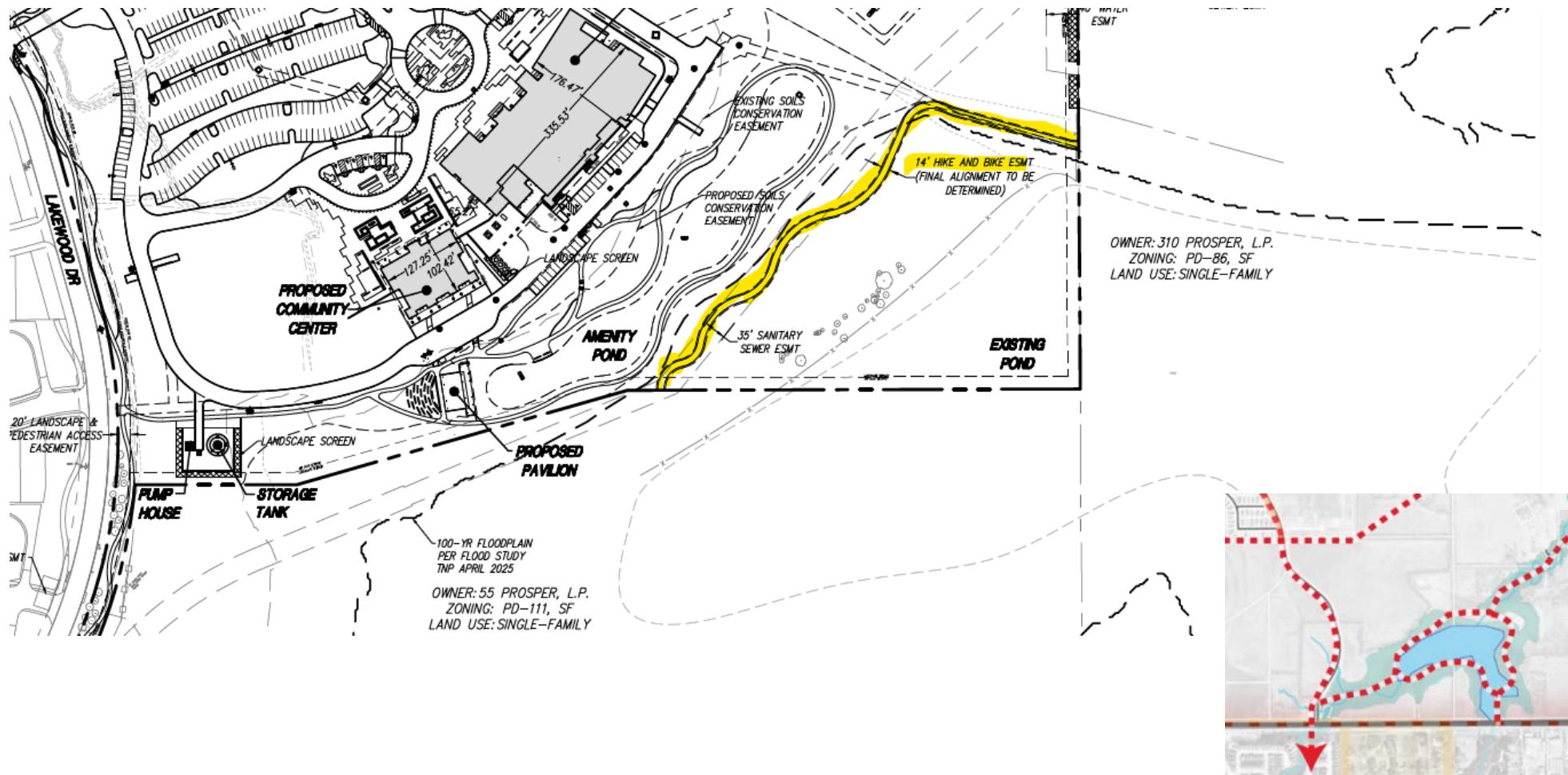
# Information

## Major Creek Amenities:

- Hike & Bike Trail Master Plan indicates provision of a trail circling the pond.
  - Hike & Bike Trail (Adjacent to Creek)
  - Visibility Corridor (100' or More)
  - Similar Architectural Elements & Building Materials (All Four Sides)
  - Surface Area of Walls Facing Creek (25% Windows)



# TOWN OF PROSPER



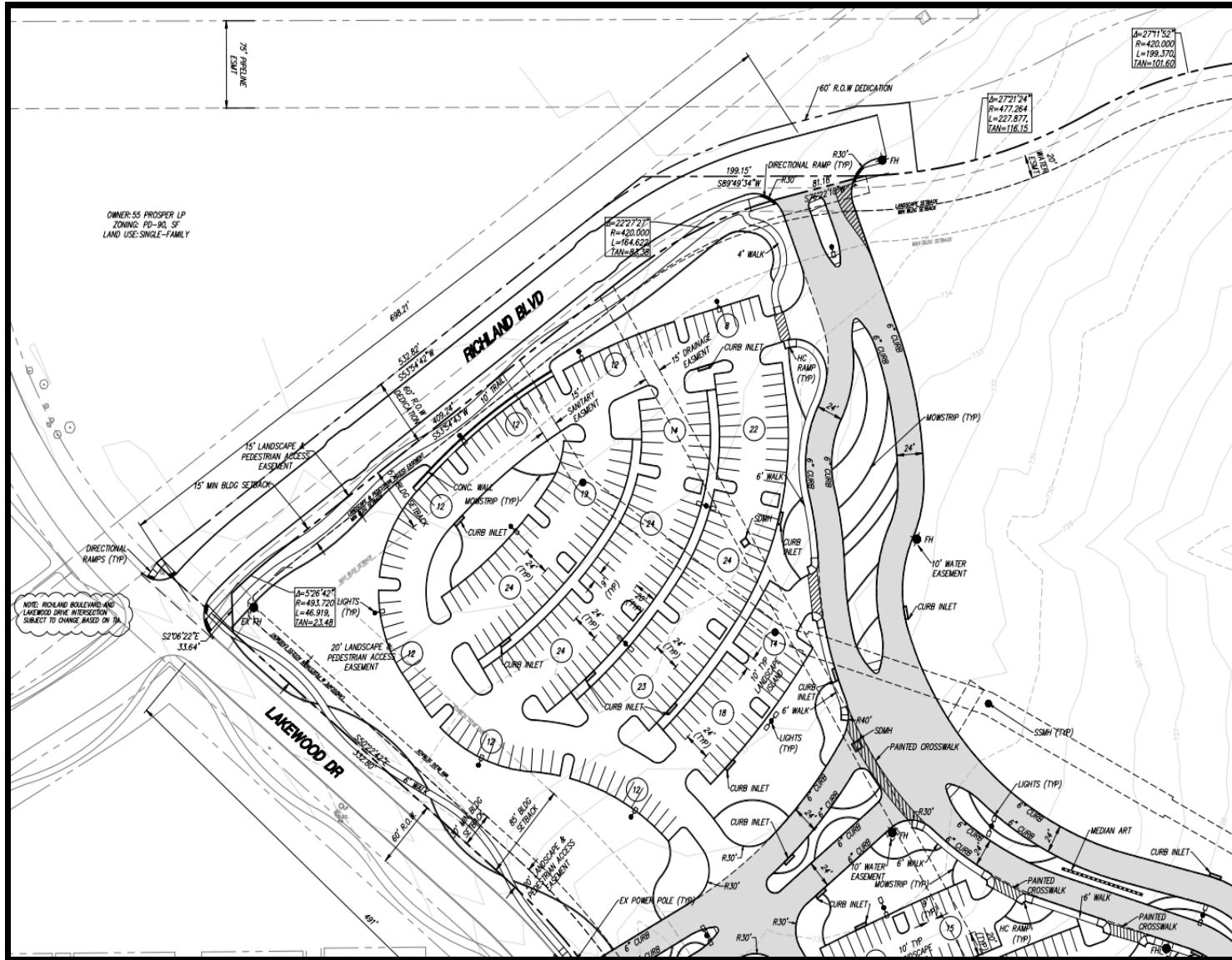
# Information

## Conditions of Approval:

- The Planning & Zoning Commission approved the item subject to the following conditions:
  - Relocation of storage tank and pump house, subject to approval by the Director of Development Services; and,
  - In accordance with the Preliminary Site Plan (DEVAPP-24-0129) condition of approval, a Traffic Impact Analysis for the overall development shall be approved prior to the release of construction for Richland Boulevard.

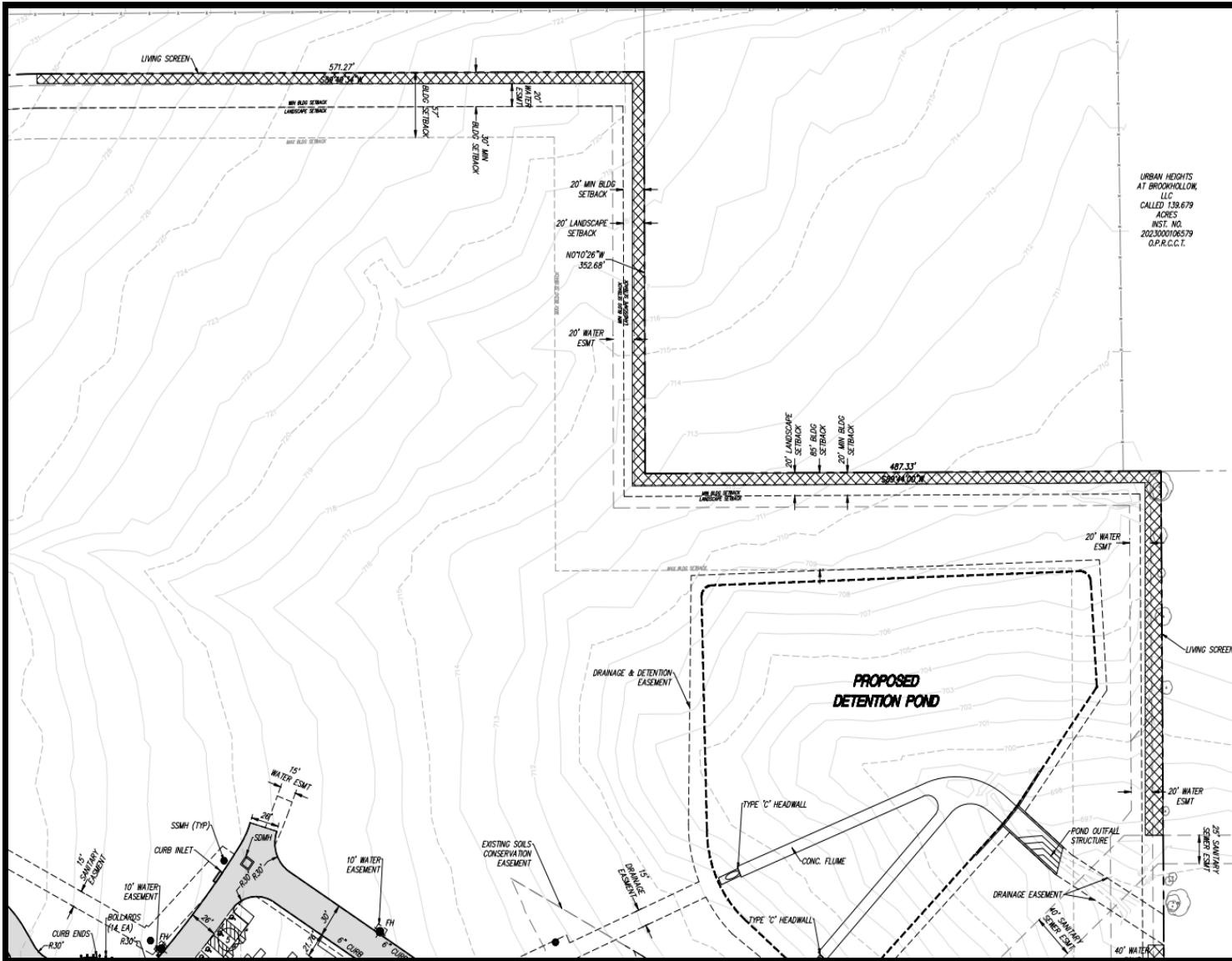


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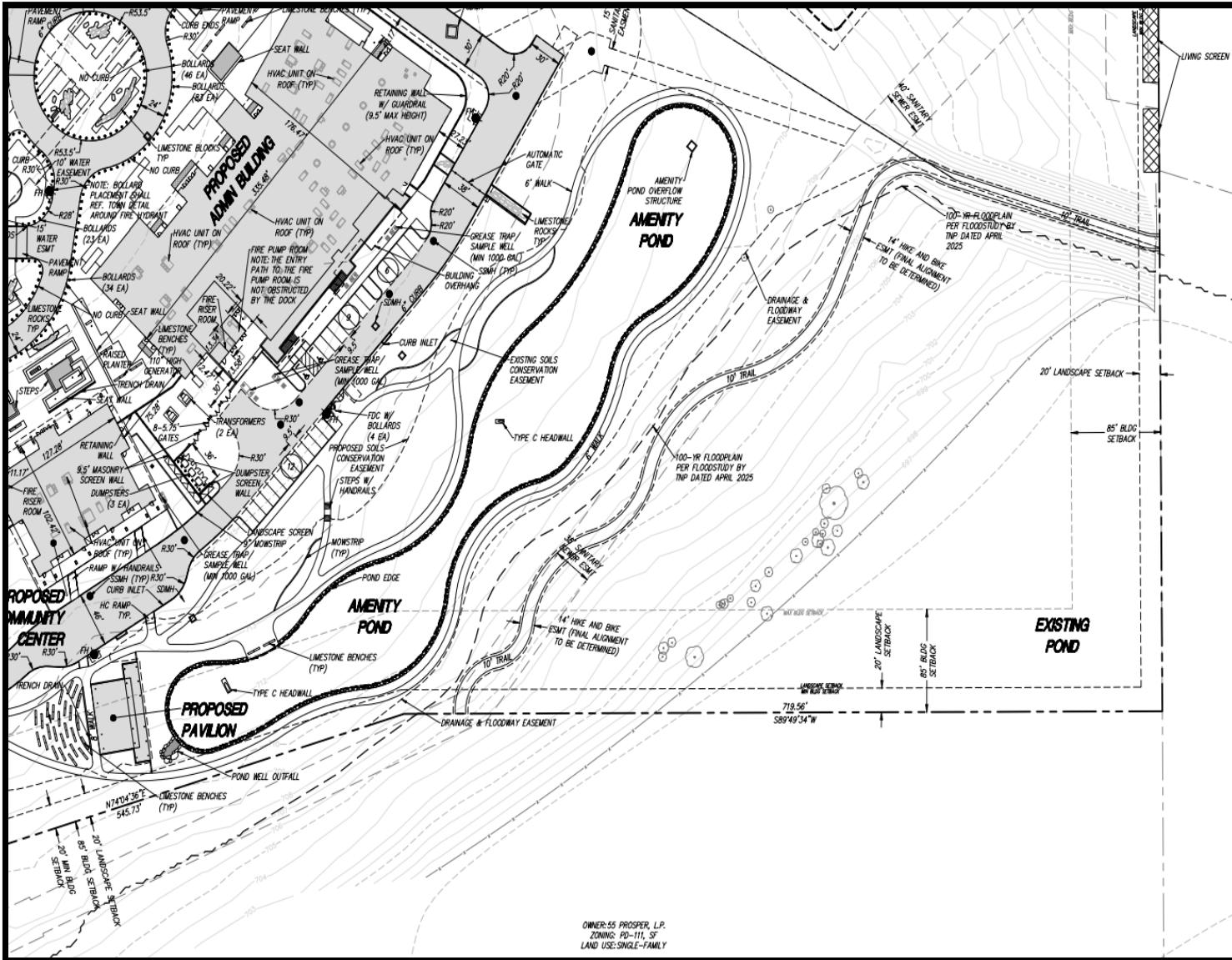


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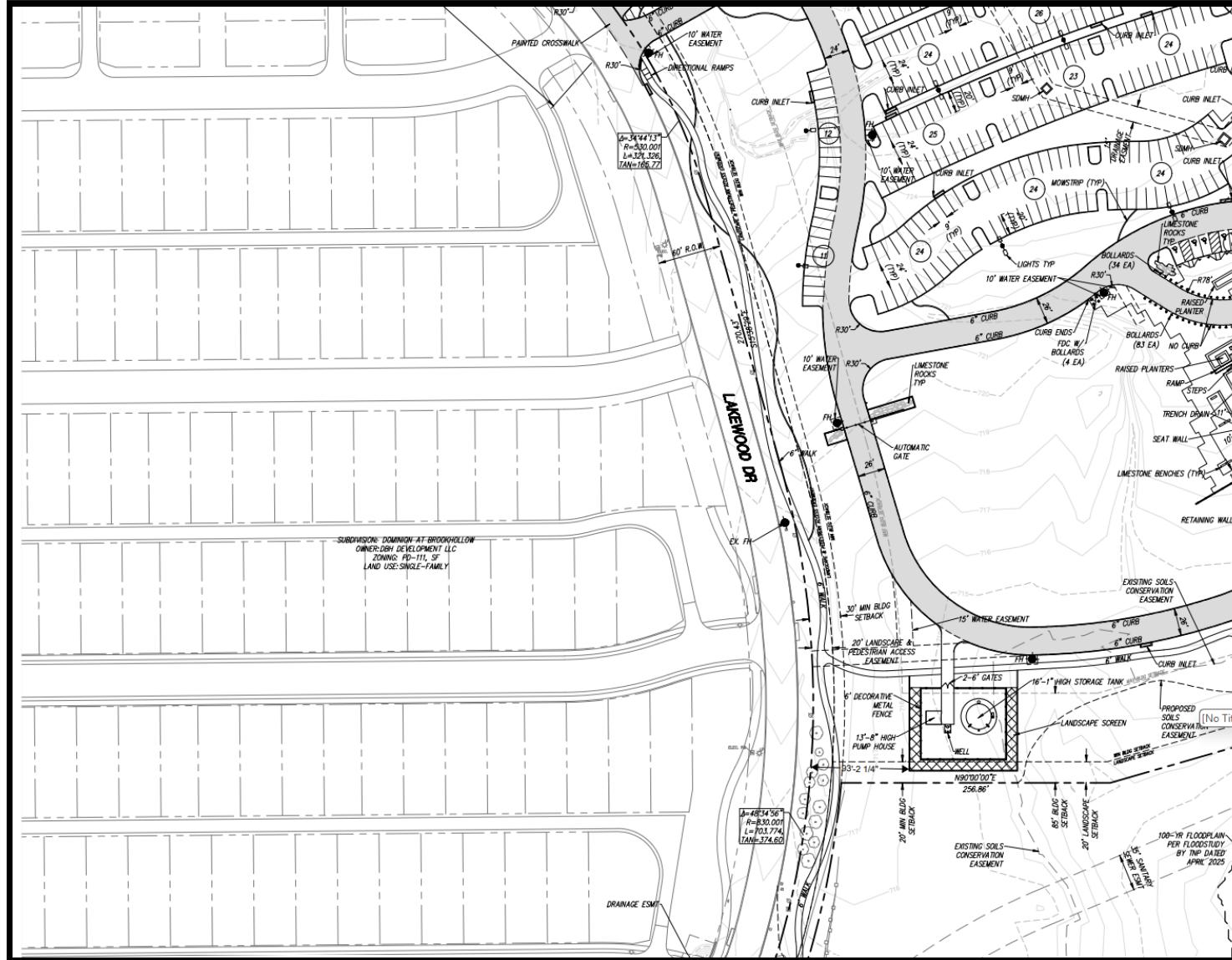


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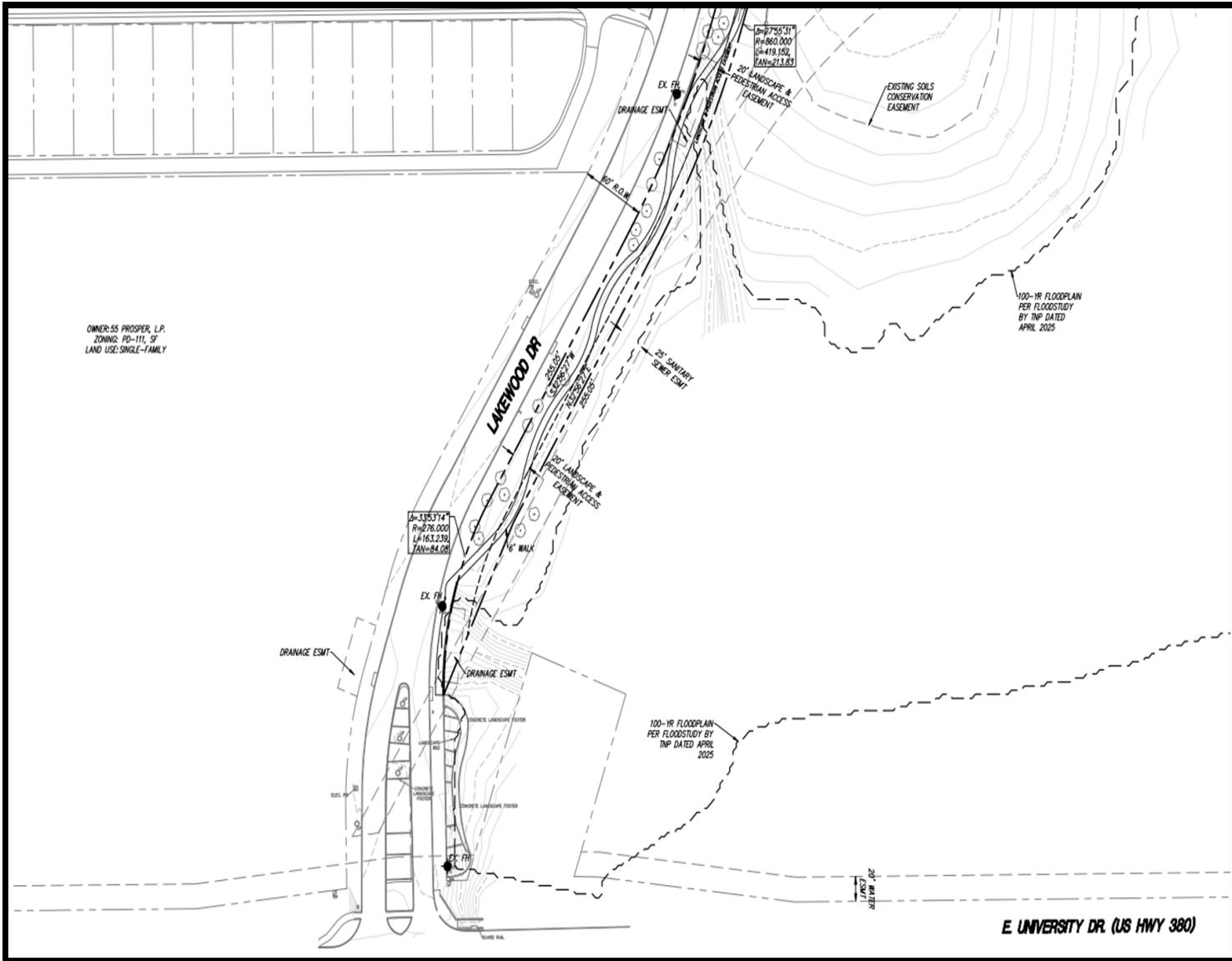


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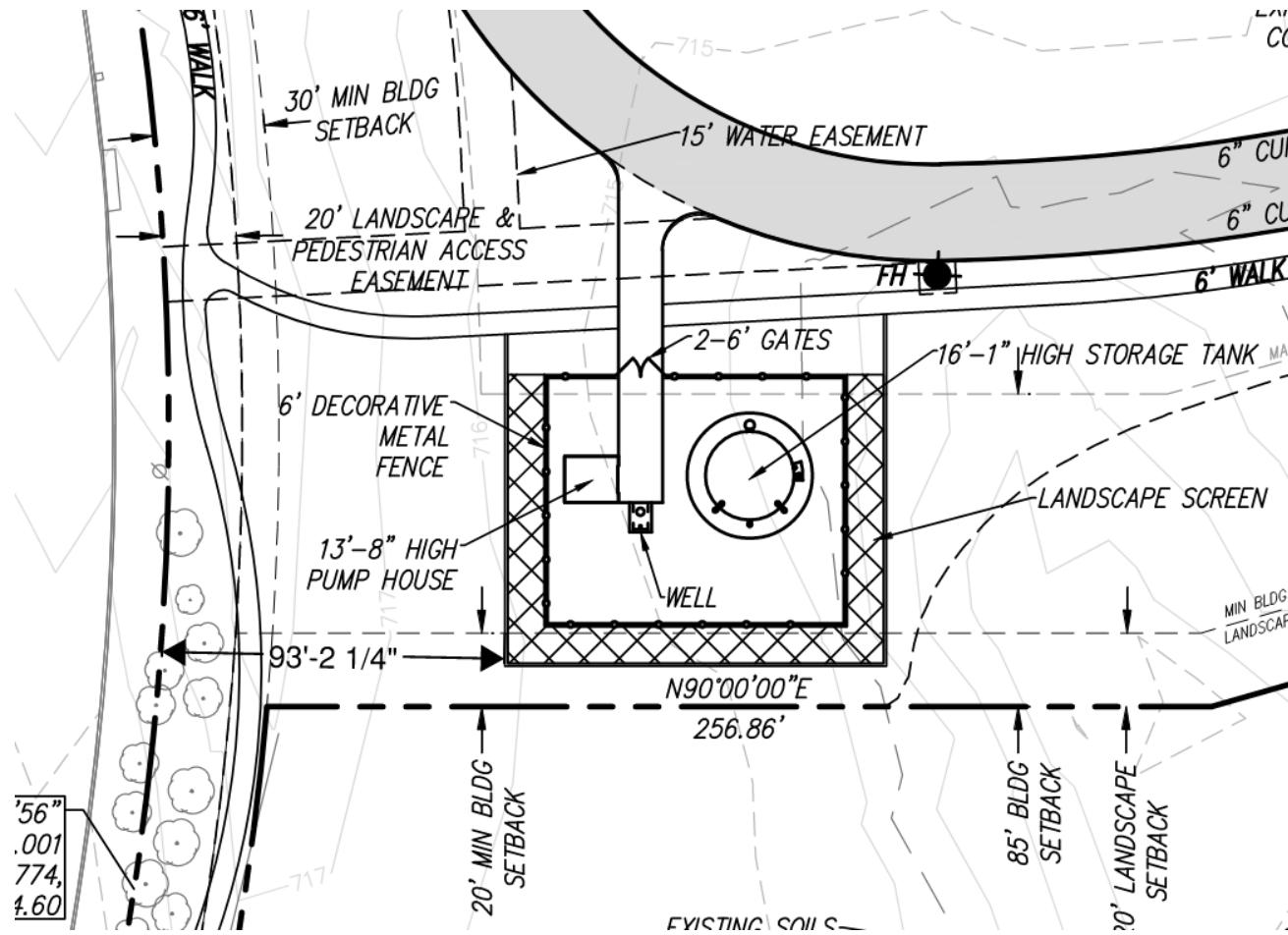


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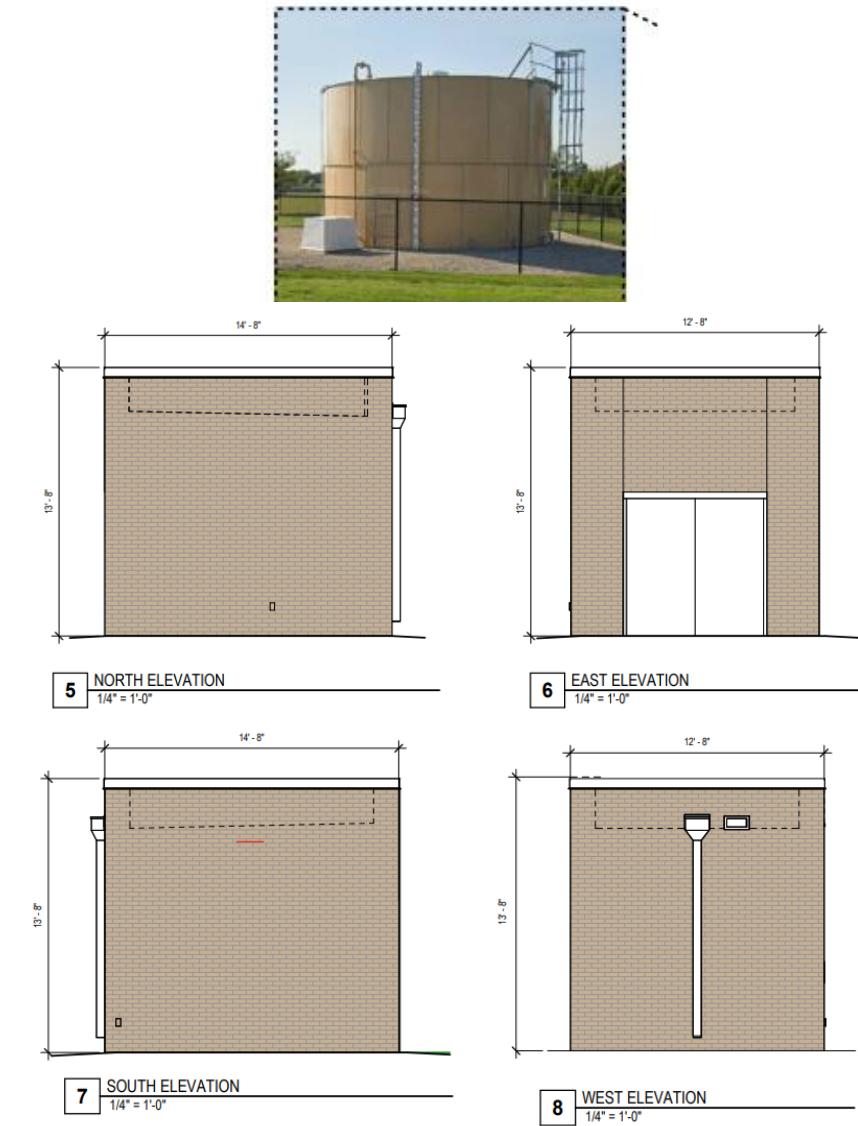




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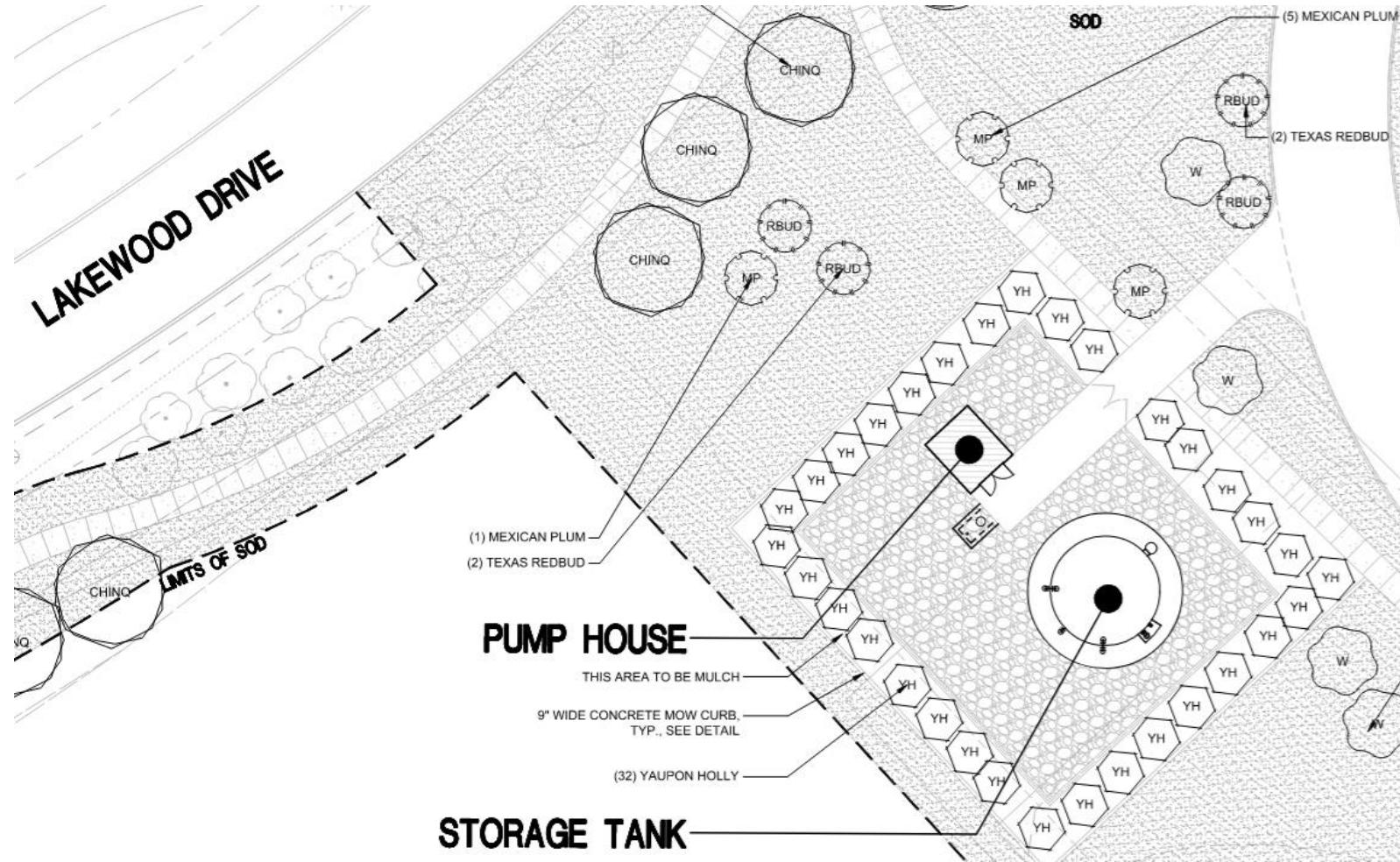


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# TOWN OF PROSPER





# Citizen Comments

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**03:00**

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## 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 12.

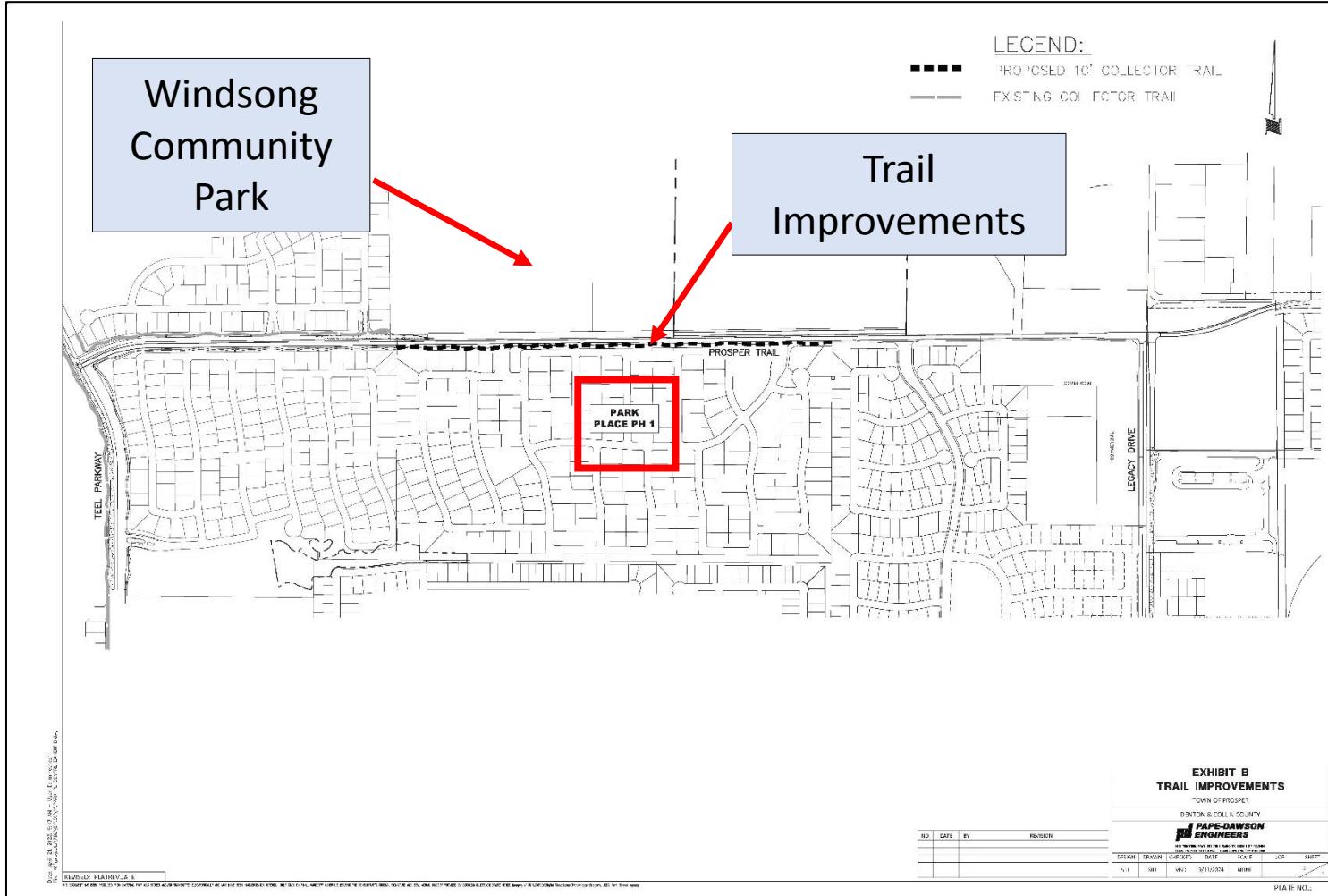
Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and PPP 100 DEV LLC, for the Park Place Phase 1 development. (DB)

## 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.



TOWN OF  
**PROSPER**



## **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**

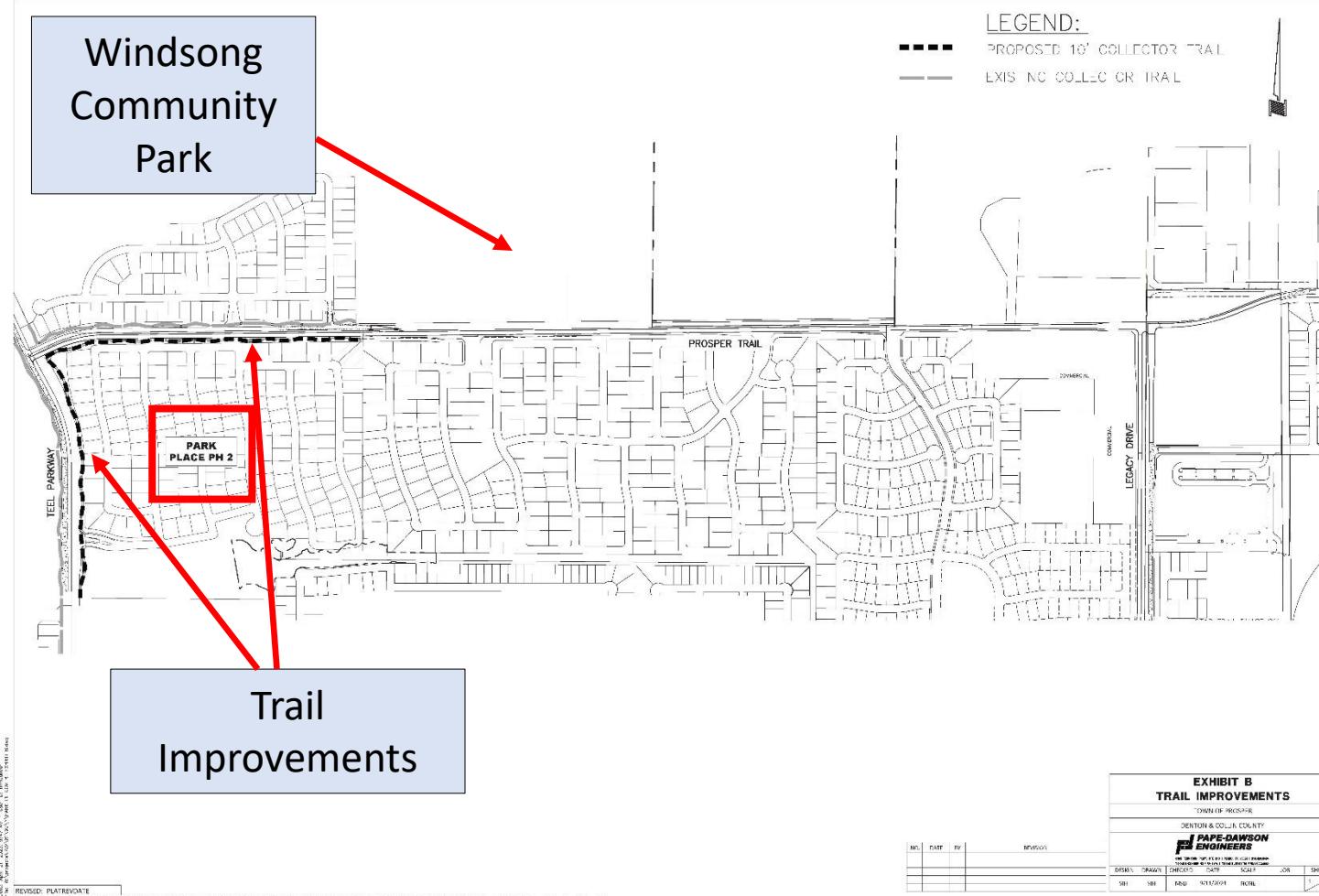
ITEM DESCRIPTION	CONTRACT INFO				CREDIT CALCULATIONS				NOTES
	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	2,710	\$ 71.15	SF	27,100	\$ 7.12	\$ 192,816.50	along EB W Prosper Trl
5' Sidewalk - 4" Thick	5	LF	7,600	\$ 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 13.

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Prosper Park Place 2, LLC, for the Park Place Phase 2 development.

## 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 14.

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 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.