

Welcome to the July 22, 2025, Prosper Town Council Work Session

Call to Order/Roll Call

Agenda Item 1.

Receive an update regarding the Matrix review of Development Services processes. (CE)

Areas Reviewed In January

- Previous Recommendations – 35 total
 - 22 Implemented
 - 5 Partially implemented
 - 2 Ongoing
 - 4 Not Yet Implemented
 - 2 Not going to be implemented
- Technology Recommendations
- Process Improvements
- Staffing Recommendations

Technology Recommendations

- Develop standardized workload and performance reports
 - Reports developed using Executive Insights
 - Implement EP&L generated reports in Fall for monthly report
- Enhance permitting software data capturing
 - Added additional timestamps for supervisor review
- Tweak permitting software workflows, terminology, and customer portal
 - Energov updating user interface and appearance; update in the Fall with implementation after the new year

Process Improvements

- Pre-Application
 - Providing written feedback after pre-application meetings
- Case Manager
 - Planner assigned as case manager for site plans/platting
- Completeness Check
 - Fall upgrade includes DigEplan with AI review function
- DRC Process
 - Added two days to allow time for quality review
 - Director review after third submittal – new comments/meet with applicant
- Civil Plan Review
 - Increased review time to 15 days for new submittals; 10 days for resubmittals
- Final Plat Process
 - Planning will manage the final plat process

Staffing Recommendations

- Add fire plan reviewer/inspector – complete
- Add one development review engineer
 - Recommending senior engineering technician for FY26
- All other staffing adequate

Agenda Item 2.

Discussion regarding drone delivery location requirements. (DH)

Zipline in Prosper, TX



Meeting with Mr Canizares and Mr Hoover
May 2025



Zipline is the world's largest drone delivery service



Zipline is launching at scale in DFW



20+ sites under development



10+ approved permits*
*map is not representative of exact locations



5+ sites under construction

Zipline helps communities everyday



Saves time



Safer roads



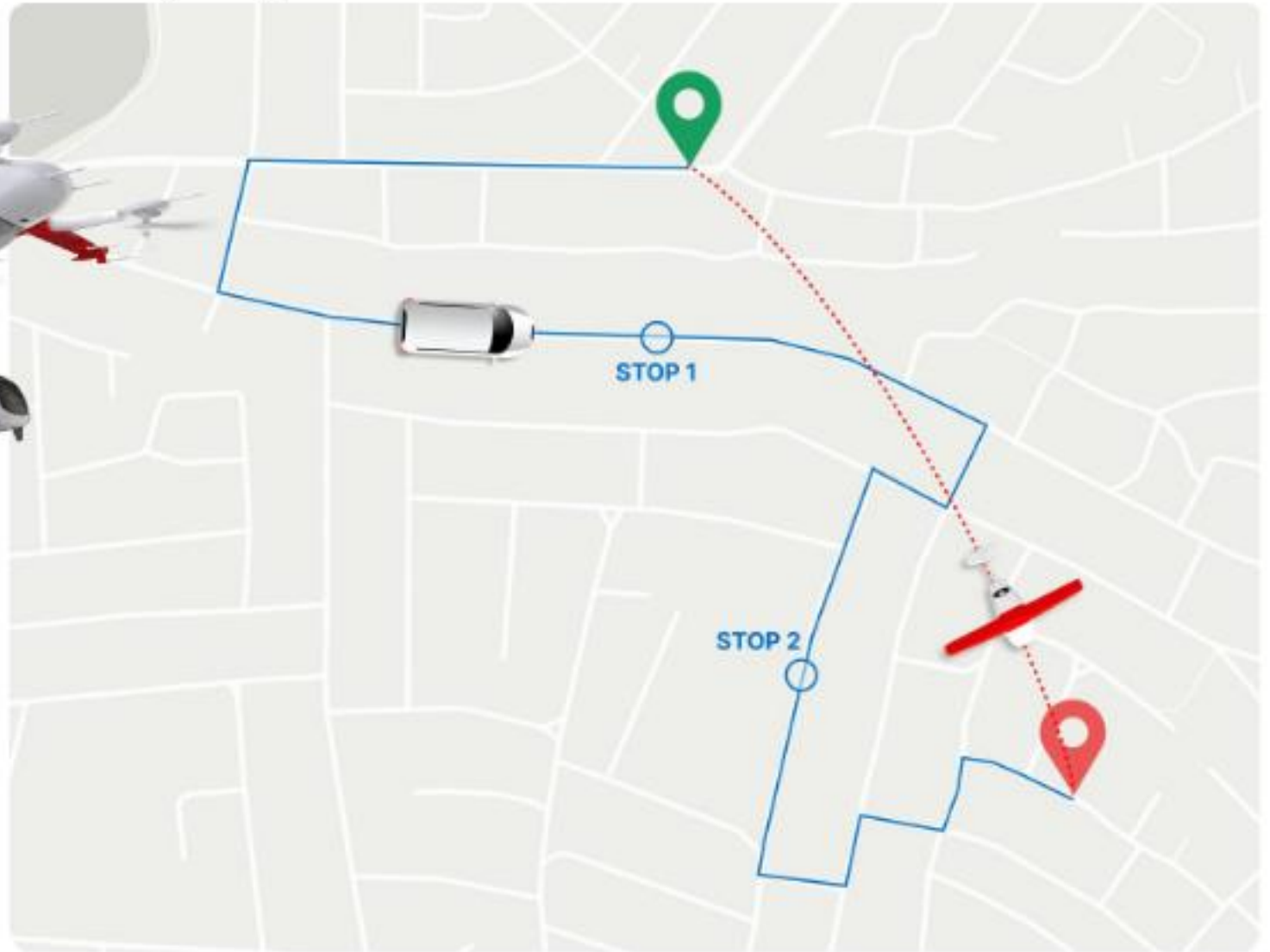
Reduced traffic



Economic opportunities



Improved access



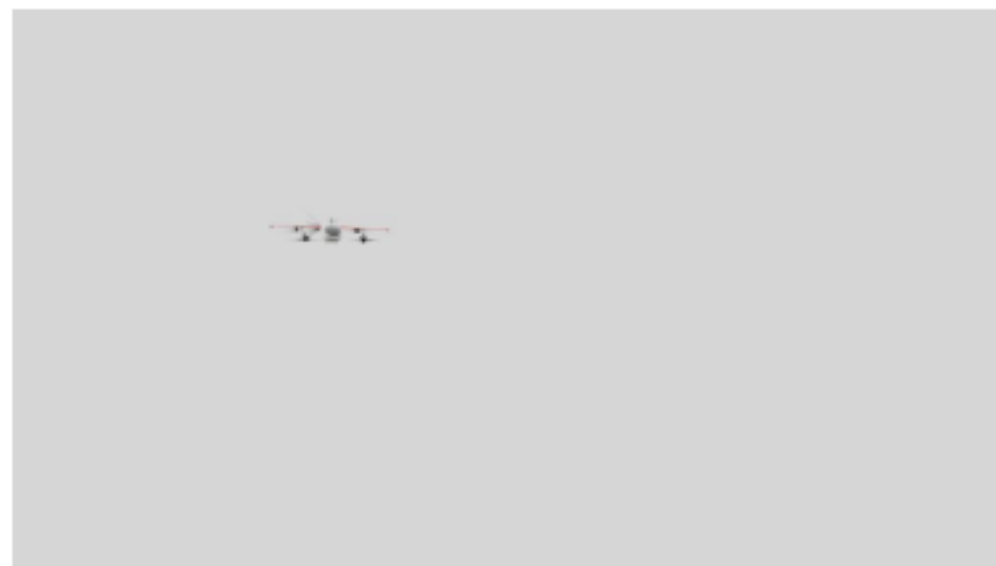
Our Zip platform

Technology Overview

Hyper-precise home delivery



- **Fully Autonomous**
- **Delivery:** Zip + ultra-precise delivery droid
- **Payload:** Up to 8 pounds
- **Service Radius:** Up to 10 miles service radius
- **Speed:** Up to 70mph
- **Wingspan:** 8 feet



A cute but mighty delivery droid



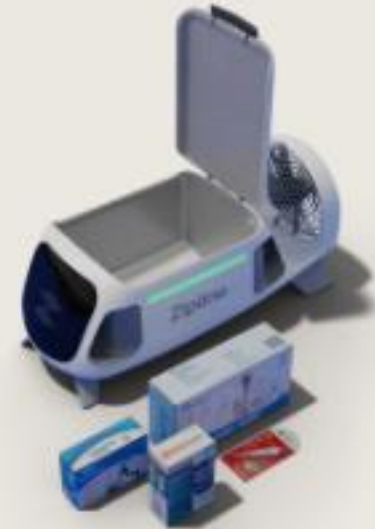
Food



Electronics



Grocery



Health & Wellness

Zips are quieter than common neighborhood sounds

Docking



100 ft away

Zip with no payload

53 dB(A)

Zip with max payload

64 dB(A)

Delivery



~300 ft



At delivery point

Zip delivery

<60 dB(A)

dB(A)

100

8X AS LOUD

JET FLYOVER AT 1000 FT

PASSING MOTORCYCLE AT 15 FT

FOOD BLENDER AT 3 FT

90

4X AS LOUD

TRUCK AT 50 FT

80

2X AS LOUD

GARBAGE DISPOSAL AT 3 FT

VACUUM CLEANER AT 10 FT

70

REFERENCE

LAWNMOWER AT 100 FT

NORMAL CONVERSATION

60

1/2 AS LOUD

CAR TRAFFIC AT 300 FT

DISHWASHER NEXT ROOM

50

1/4 AS LOUD

REFRIGERATOR NEXT ROOM

CONFERENCE ROOM

40

LIBRARY

30

RUSTLING LEAVES

Zipline site infrastructure

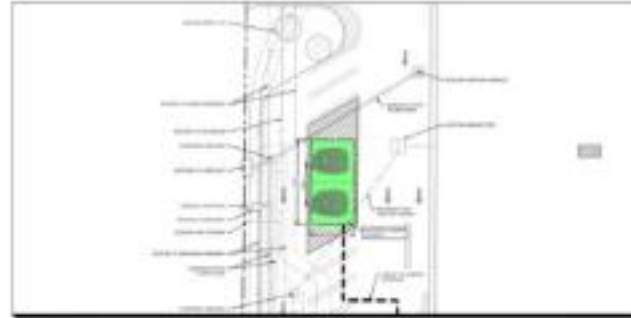


Proposed Site Plan

Walmart Supercenter Store #6300 500 Richland Blvd, Prosper, TX



DATE	DESCRIPTION
01/11/2024	PRELIMINARY SITE PLAN
02/15/2024	REVISION 1: ADJUSTED PARKING STALLS
03/20/2024	REVISION 2: ADJUSTED PARKING STALLS



INSET A



INSET B

PARKING INFORMATION											
TOTAL REQUIRED		TOTAL PROVIDED		TOTAL AVAILABLE		TOTAL REQUIRED		TOTAL PROVIDED		TOTAL AVAILABLE	
AMOUNT	REMARKS	AMOUNT	REMARKS	AMOUNT	REMARKS	AMOUNT	REMARKS	AMOUNT	REMARKS	AMOUNT	REMARKS
100	100 REQUIRED	100	100 PROVIDED	100	100 AVAILABLE	100	100 REQUIRED	100	100 PROVIDED	100	100 AVAILABLE
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DESIGN / CODE SUMMARY

REDUCTION OF PARKING STALLS
OPTION 1 - 40 STALLS

ENVIRONMENTAL SUMMARY

- ENVIRONMENTAL HAS NOT REVIEWED FOR EIR REQUIRED HERE
- AVI AND WILDLIFE HARMING EFFECTS ARE NOT YET
- NO CODE CALL HAS BEEN SET FOR SITE
- BUILDING SQUARE FOOTAGE IS 100,000 SQ FT
- PER EIR REQUIRED HERE
- PARKING PAVES CAN BE 20

DISCLAIMER

THE DESIGNER DOES NOT WARRANT

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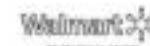
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#6300-1008
PROSPER, TX

Kimley-Horn



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 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.
- Section 551.071 - To consult with the Town Attorney regarding legal matters associated with amendments to the Town's Code of Ordinances regarding recent legislation, and all matters incident and related thereto.
- Section 551.071 - To consult with the Town Attorney regarding legal matters associated with amendments to Article 1.02 of Chapter 1 of the Town's Code of Ordinances, and all matters incident and related thereto.

The Town Council will reconvene after Executive Session.

Reconvene into Work Session

Adjourn