

Welcome to the August 12, 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

Consent Agenda

Agenda Item 1.

Consider and act upon the minutes of the July 22, 2025, Town Council Work Session meeting. (MLS)

Agenda Item 2.

Consider and act upon the minutes of the July 22, 2025, Town Council Regular meeting. (MLS)

Agenda Item 3 .

Receive the Quarterly Investment Report for the Third Quarter.
(CL)

Agenda Item 4.


Consider and act upon an ordinance amending Division 7, "Addressing the Town Council," of Article 1.02 of Chapter 1 of the Town's Code of Ordinances by adding Section 1.02.194, "Addressing the Town Council." (TW)

Agenda Item 5.

Consider and act upon authorizing the Town Manager to execute an Interlocal Cooperation Agreement between the Town of Little Elm and the Town of Prosper for the Coordination of the Ironman Competition route. (MC)

Agenda Item 6.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding Competitive Sealed Bid No. 2025-11-B to Ratliff Hardscape, Ltd. for the Doe Branch Pedestrian Trail and Bridge in the amount of \$1,458,730. (DB)

					
TOWN OF PROSPER					
PROPOSAL TABULATION SUMMARY					
Solicitation Number		CSP No. 2025-11-B			
Solicitation Title		Doe Branch Pedestrian Trail and Bridge			
Close Date		7/15/2025 at 2:00PM			
Responding Supplier	City	State	Response Submitted	Response Total	Total Days
2L Construction LLC	Boyd	TX	7/15/2025 12:04:58 PM (CT)	\$1,374,632.40	230
A&C Construction, Inc.	Irving	TX	7/15/2025 01:08:25 PM (CT)	\$1,629,000.00	200
C. Green Scaping, LP	Fort Worth	TX	7/15/2025 11:41:28 AM (CT)	\$1,308,626.52	200
HQS Construction	Plano	TX	7/15/2025 01:02:31 PM (CT)	\$2,323,433.00	280
Millis Development and Construction - Dallas, LLC	McKinney	TX	7/15/2025 12:24:54 PM (CT)	\$1,637,588.00	326
Ratliff Hardscape, Ltd	Lewisville	TX	7/15/2025 12:52:28 PM (CT)	\$1,458,730.00	130
RoeschCo Construction, LLC	Frisco	TX	7/15/2025 09:24:20 AM (CT)	\$1,377,759.88	220
Vlex construction LLC	Greenville	TX	7/15/2025 11:45:09 AM (CT)	\$1,423,833.00	210
<p>**All bids/proposals submitted for the designated project are reflected on this tabulation sheet. However, the listing of the bid/proposal on this tabulation sheet shall not be construed as a comment on the responsiveness of such bid/proposal or as any indication that the agency accepts such bid/proposal as being responsive. The agency will make a determination as to the responsiveness of the vendor responses submitted based upon compliance with all applicable laws, purchasing guidelines and project documents, including but not limited to the project specifications and contract documents. The agency will notify the successful vendor upon award of the contract and, as according to the law, all bid/proposal responses received will be available for inspection at that time.</p>					
Certified by: Jay Carter, NIGP-CPP, CPPB, C.P.M. Purchasing Manager Town of Prosper, Texas			Certified on: July 15, 2025		

CSP NO. 2025-11-B

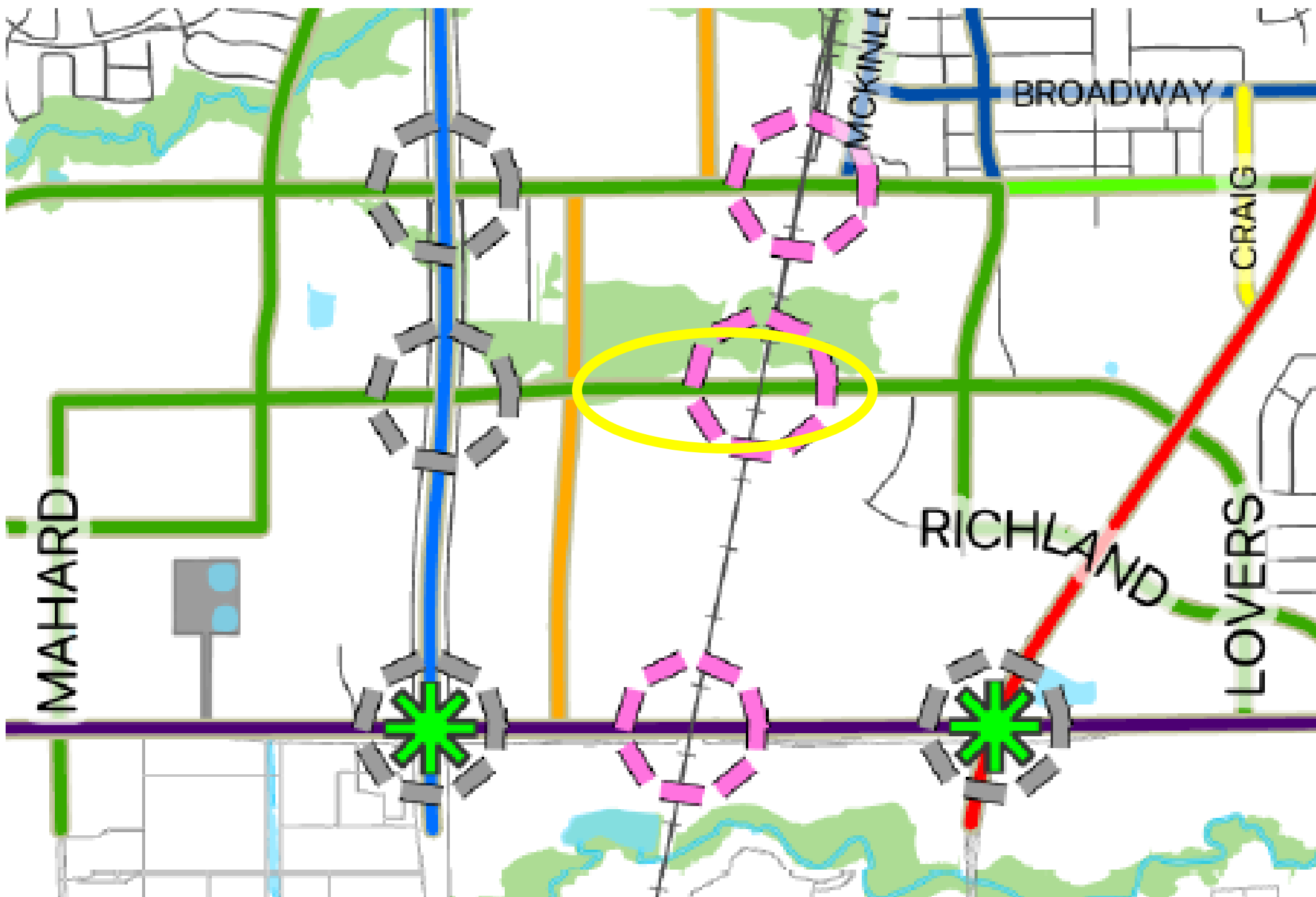
Doe Branch Pedestrian Trail and Bridge

EVALUATION MATRIX		2L Construction		A&C Construction		C. Green Scaping		HQS Construction		Mills Development and Construction		Ratliff Hardscape		RoeschCo Construction		Vlex Construction	
EVALUATION CRITERIA	WEIGHTING	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE	POINTS	WEIGHTED SCORE
Cost Proposal	65%	9.52	6.19	8.03	5.22	10.00	6.50	5.63	3.66	7.99	5.19	8.97	5.83	9.50	6.17	9.19	5.97
Proposed Project Timeline	25%	5.65	1.41	6.50	1.63	6.50	1.63	4.64	1.16	3.99	1.00	10.00	2.50	5.91	1.48	6.19	1.55
Qualifications and Experience	10%	8.00	0.80	7.00	0.70	7.00	0.70	6.33	0.63	6.67	0.67	8.67	0.87	6.67	0.67	6.67	0.67
TOTAL	100%		8.40		7.55		8.83		5.46		6.86		9.20		8.32		8.19



Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute the Roadway Design, Construction and Reimbursement Agreement between Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Godwin Parkway.
(HW)



Agenda Item 8.

Consider and act upon authorizing the Town Manager to execute Contract Amendment No. 1 to the Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Custer Road 6MG Ground Storage Tank project for \$164,750. (PA)

Agenda Item 9.

Consider and act upon an ordinance to rezone 0.6± acre from Planned Development to Single Family-15 on Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street. (ZONE-24-0002)
(DH)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Haiman Family Wealth Trust and the Town of Prosper relative to Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street. (DEVAGRE-25-0001) (DH)

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)

Preston and Frontier,
Block A, Lots 1-4
(DEVAPP-23-0183)

Information

Purpose:

- Construct nine commercial buildings on four lots totaling 138,733 square feet and associated parking.
 - Lot 1: Grocery Store (78,517 SF)
 - Lot 2: Convenience Store with Gas Pumps (3,128 SF)
 - Only permitted in association with grocery store on Lot 1 as noted in the Site Data Summary Table.

SITE DATA TABLE LOT 2			
ZONING	PD-15-R	PRESTON AND FRONTIER SOUTHEAST CORNER	
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS	(ASSOCIATED WITH LOT 1)	

- Lot 3: Bank (4,261 SF), Restaurant (3,001 SF)*, and Two Restaurant/Retail Buildings (24,860 SF)
- Lot 4: Two Restaurants (8,008 SF)* and a Restaurant/Retail Building (16,958 SF)

*** All drive-through restaurants will require approval of a Specific Use Permit. ***

Information Cont.

History:

- Project submitted in October of 2023
 - Prior to Zoning Ordinance Amendment for Drive-Through Regulations

Property Owners' Association (POA):

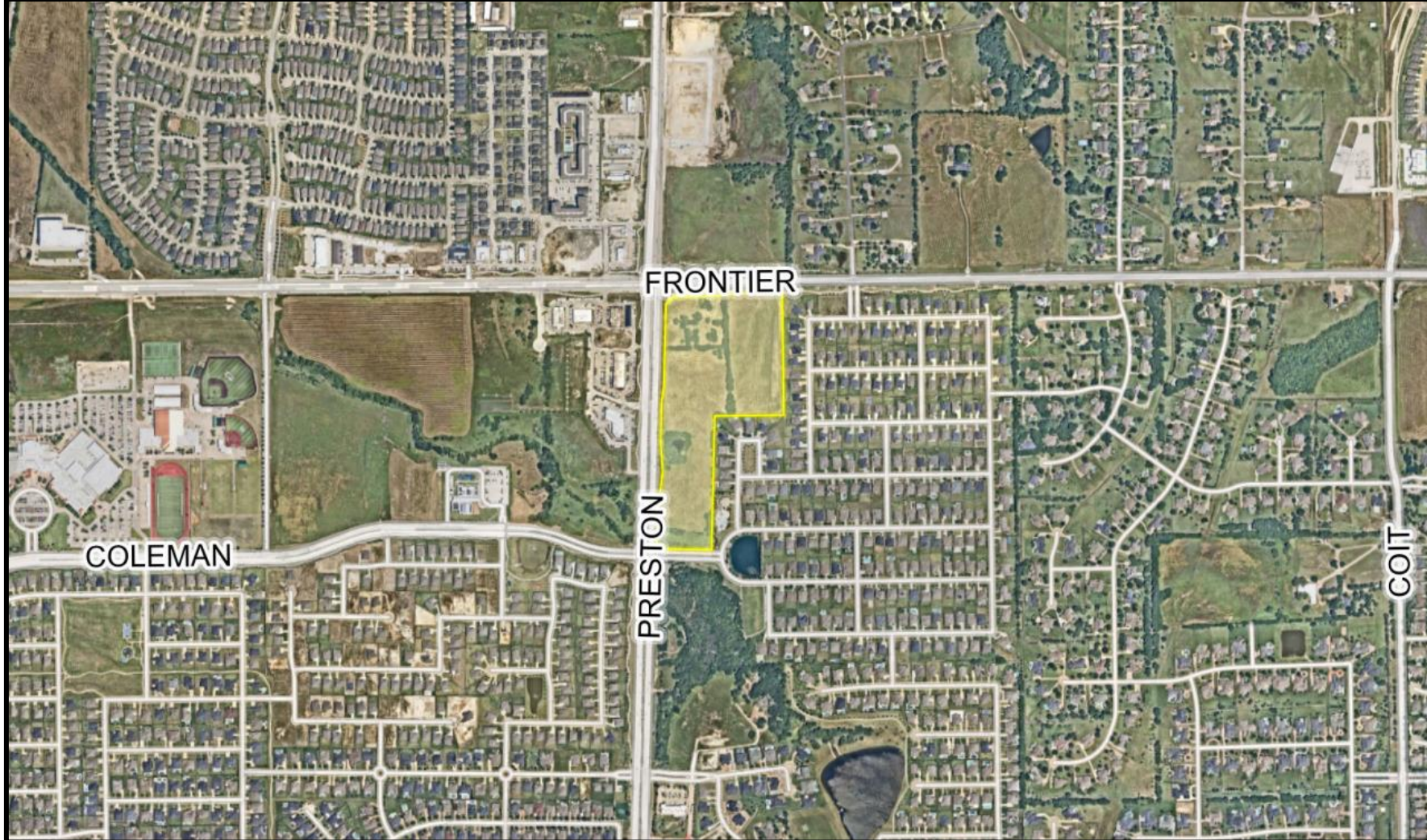
- Prior to platting the property into separate lots, a POA will be finalized to establish duties and responsibilities for the lots within the development.

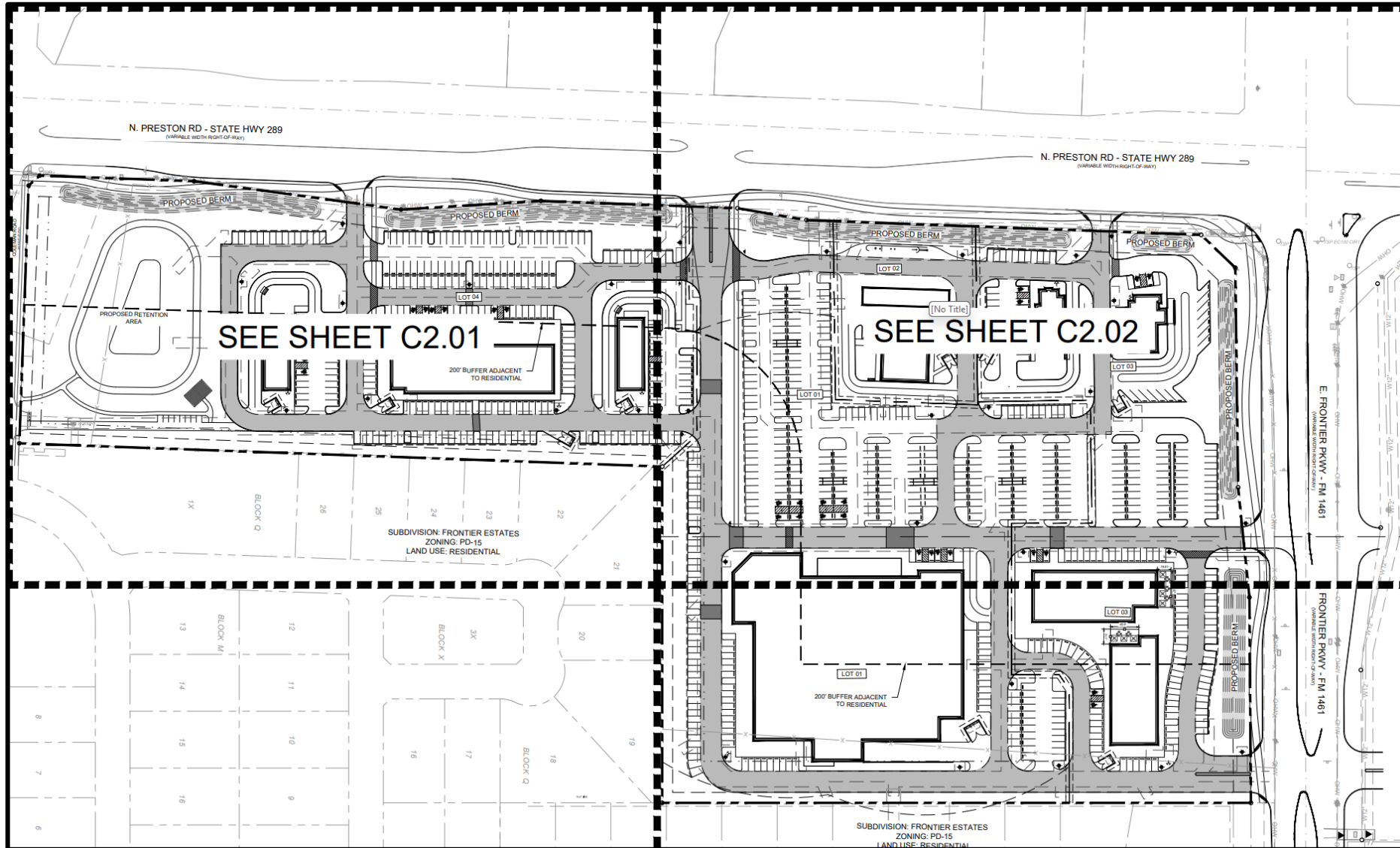
Information Cont.

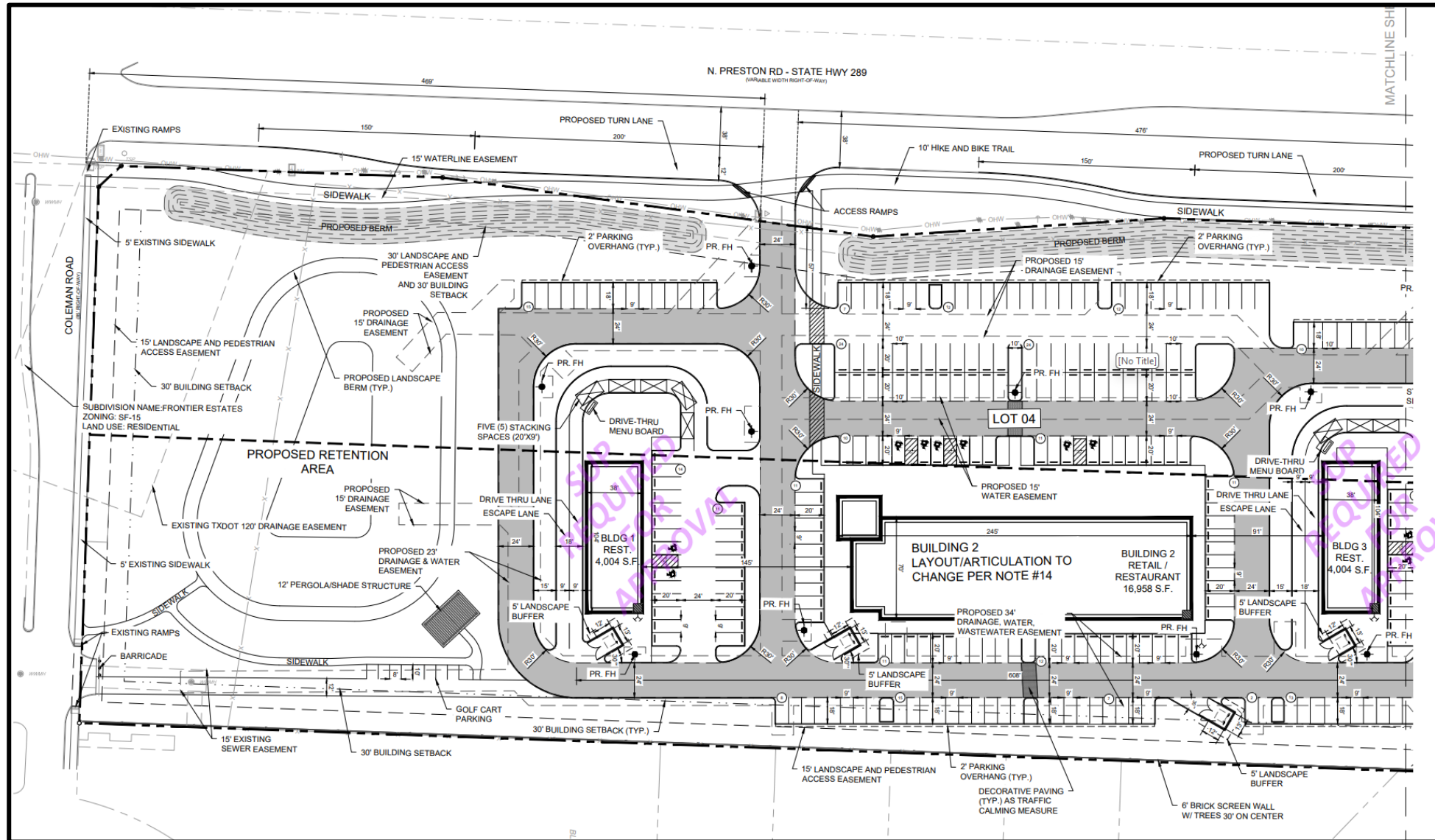
Staff Conditions:

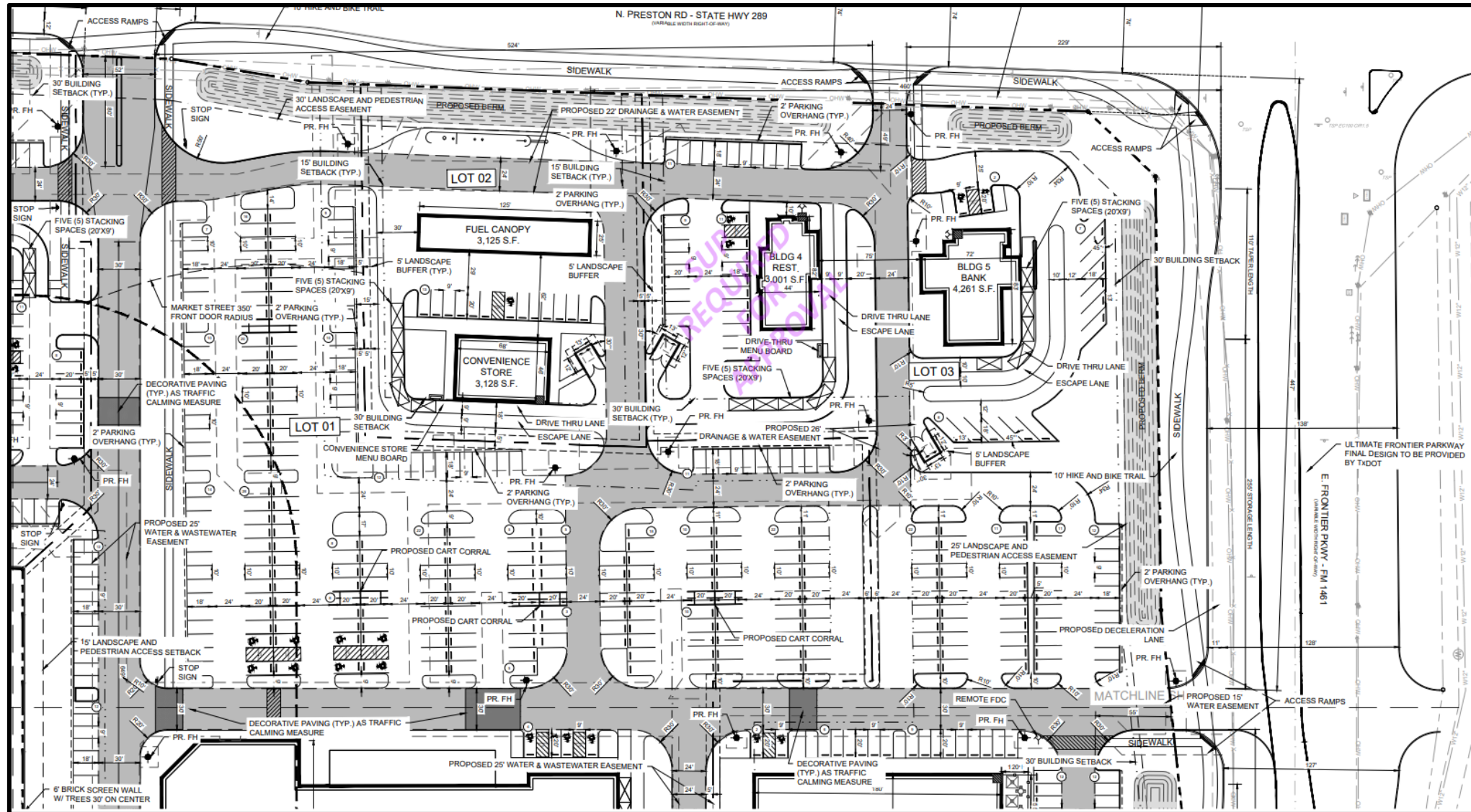
- Drive-Through Restaurants subject to approval of a Specific Use Permit.
- Convenience Store with Gas Pumps to be associated with Grocery Store.
- Creation of Property Owner's Association prior to recordation of a plat to subdivide the property.

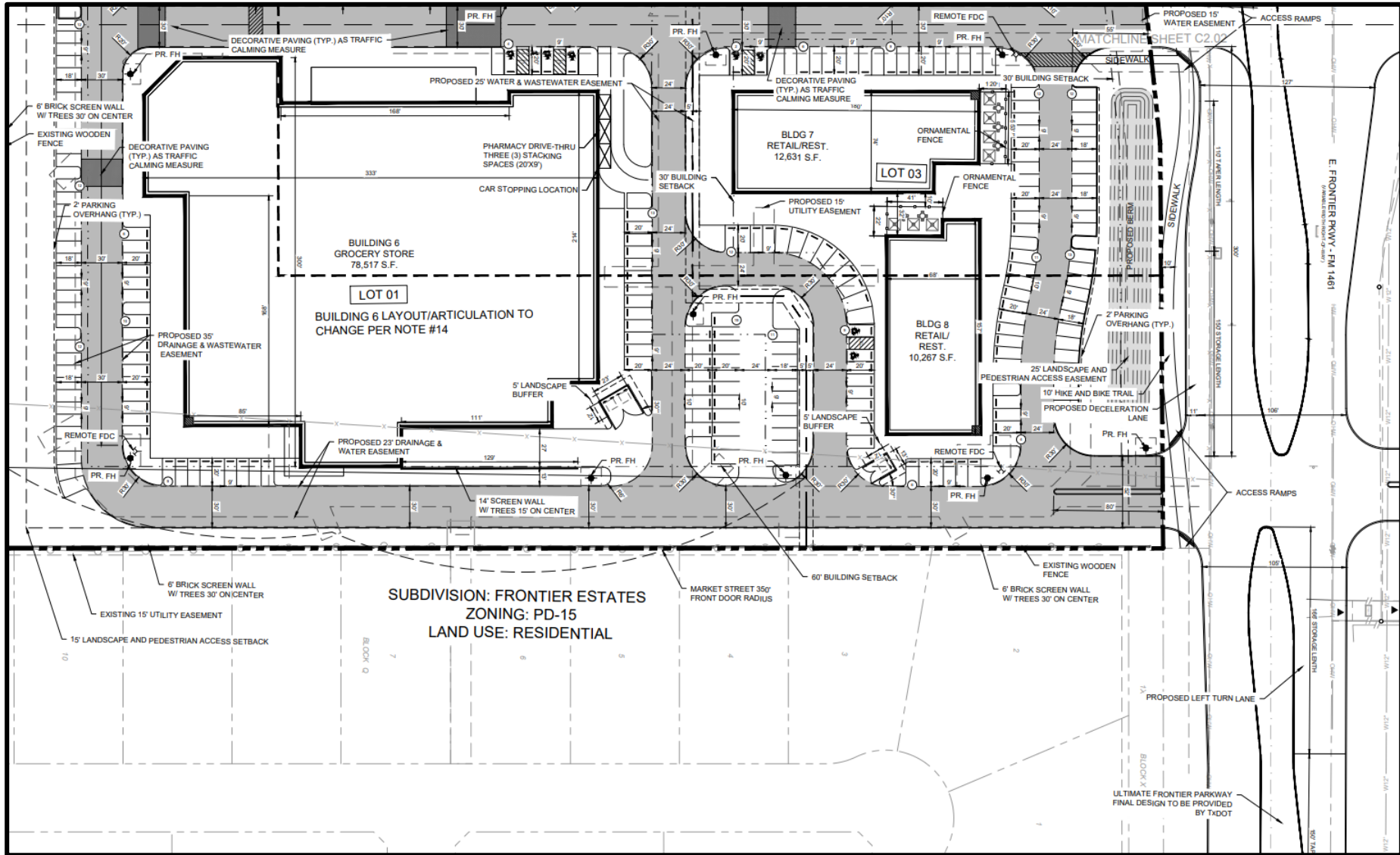
August 5, 2025: Planning & Zoning Commission approved the item by a vote of 4-0, subject to Town Staff's recommendations including the clarification that the convenience store with gas pumps being associated with the grocery store means one may not be constructed without the other.

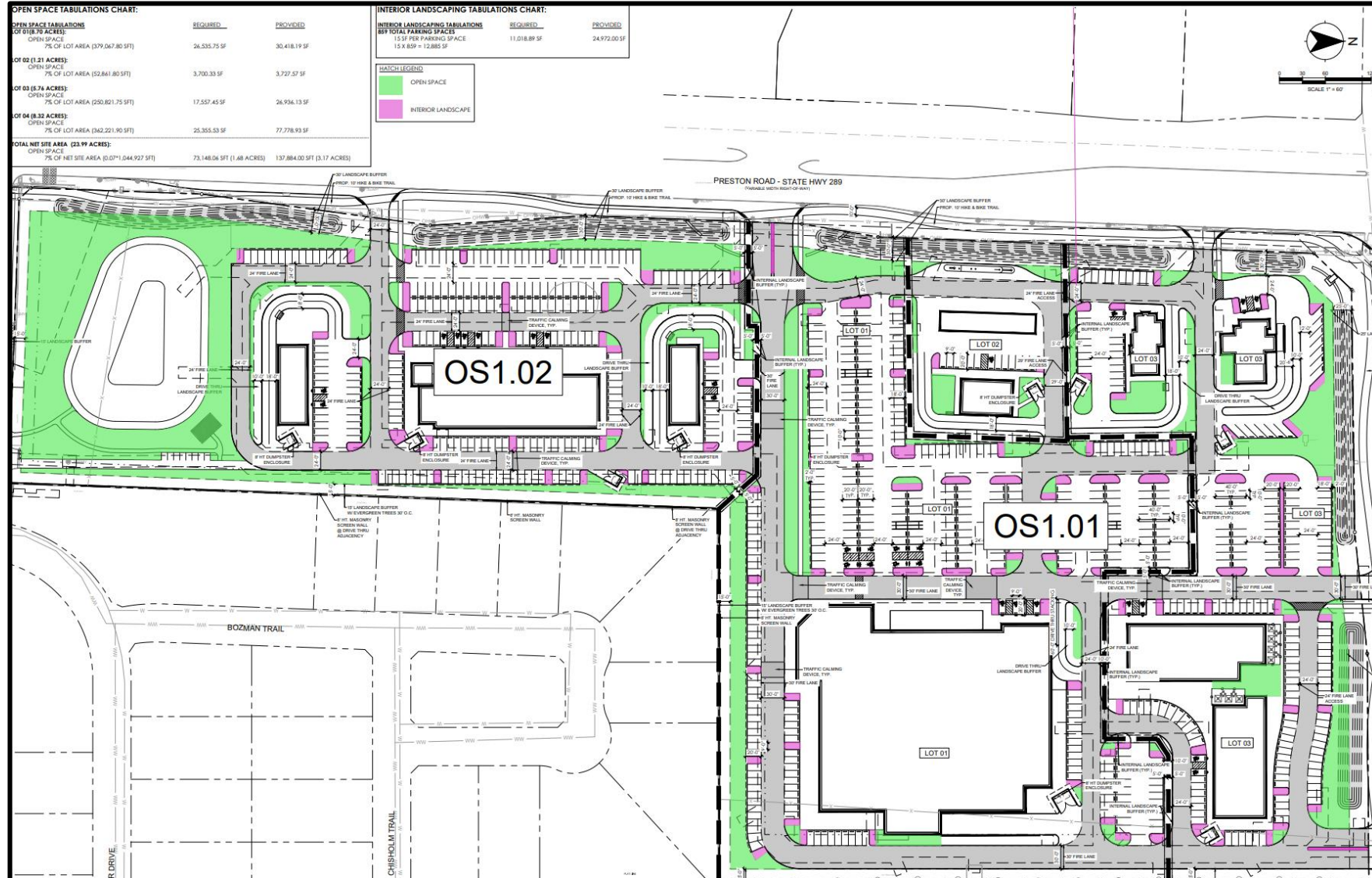


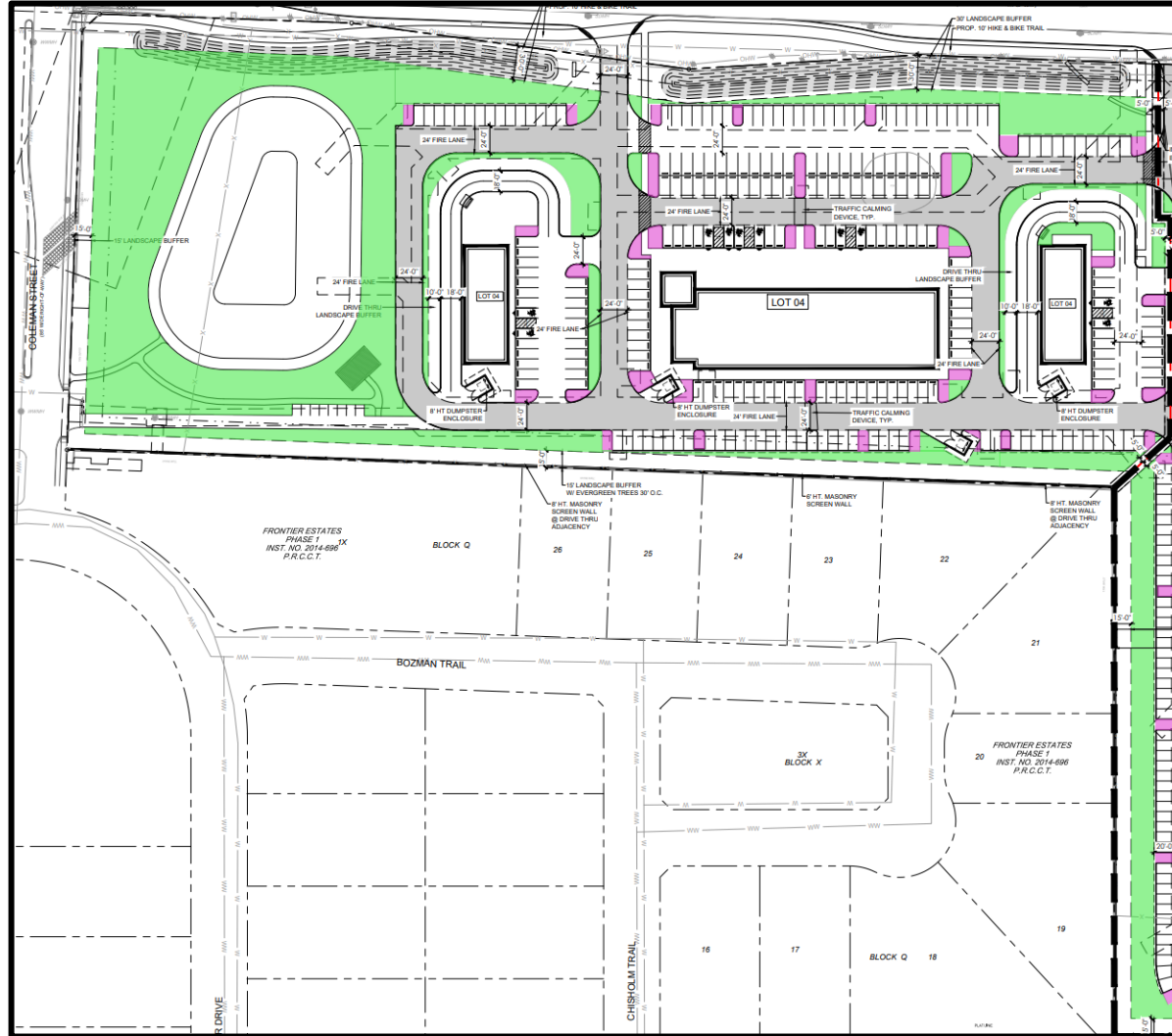


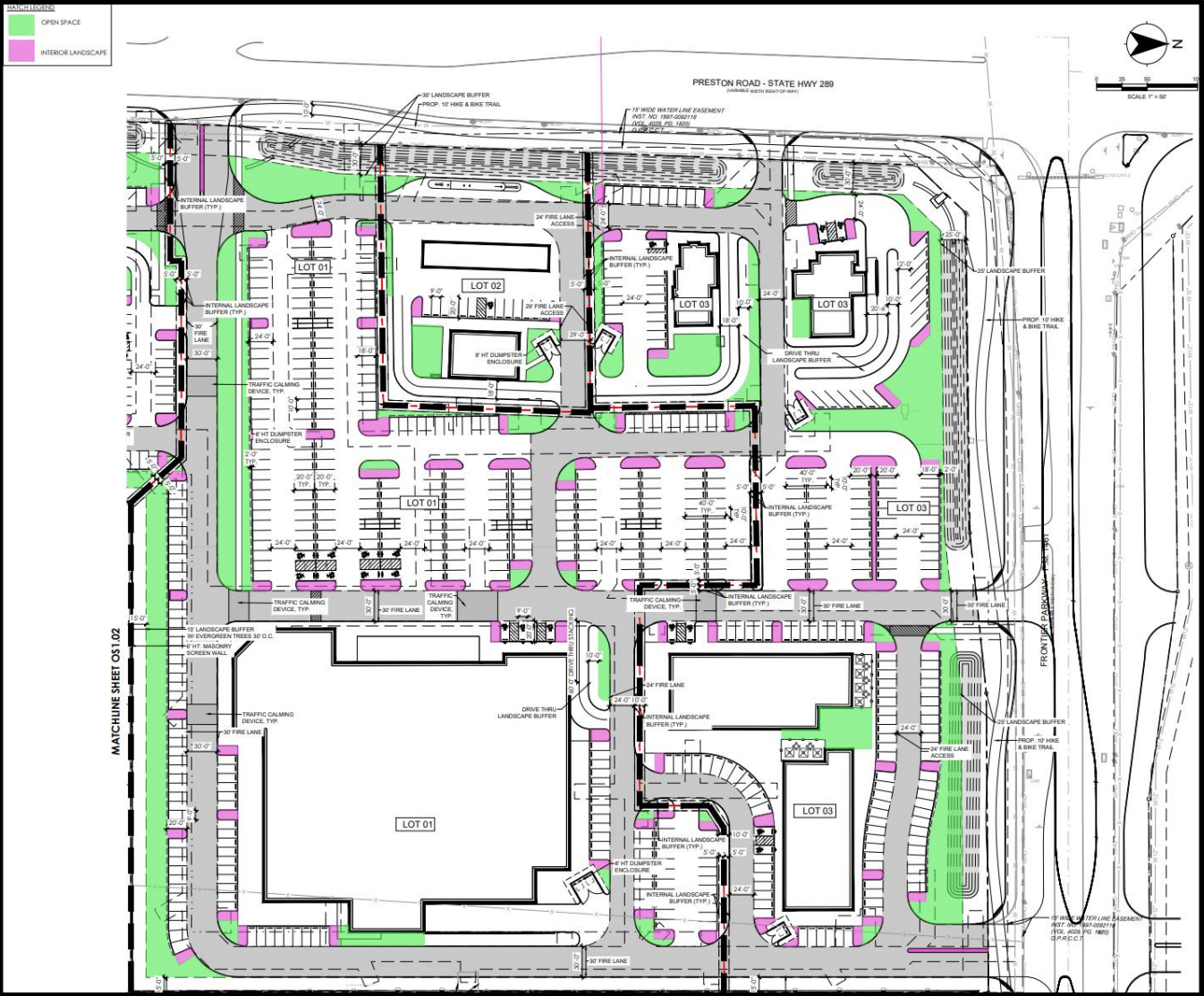












Citizen Comments

03:00

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 an ordinance calling a Bond Election to be held on November 4, 2025, and providing for the administration of the Election. (RBS/CL)

Bond Committee To Date

- ❑ On September 24, 2024, Town Council appointed a bond committee of ten citizens and three council liaisons
- ❑ The committee was given the following charges:
 - ❑ Present a recommendation for a “No Tax Rate Increase” Bond Election
 - ❑ Capacity was determined to be \$165 million (later revised to \$184 million)
 - ❑ Projects initially considered included infrastructure, parks, library, police expansion
 - ❑ Projects reflective of the Town’s Strategic Vision and community values
 - ❑ As a starting point capacity was split 55%/45% Infrastructure to all other projects

Bond Committee To Date

- ☐ The committee met seven times to:
 - ☐ Hear presentations from Town staff and consultants
 - ☐ Tour current Town facilities
 - ☐ Tour similar facilities in nearby communities
 - ☐ Prioritize and reprioritize projects to stay within budget and best balance needs and community values
- ☐ On July 22, 2025 Council Meeting, Chair Kevin Greene presented the committee's final recommendation and each Director with referendum questions reviewed in detail the projects comprising their referendum question.

Bond Committee Members

- Committee Members

- Kevin Greene, Chair
- Brett Butler
- Shane Funk
- Yvette Leslie
- Rory Conley
- Thomas Crystal
- Jason Browning
- Valerie Rodriguez
- Leigh Gressett
- Bob Benson

- Council Liaisons

- Mayor Pro-Tem Bartley
- Deputy Mayor Pro-Tem Kern
- Councilmember Reeves

Town Council Strategic Visioning Priorities



1

ACCELERATION OF INFRASTRUCTURE

- Work with the Capital improvement Subcommittee to identify gaps in the Town's infrastructure and ensure that it meets the demands of a growing community
- Utilize all available financial methods (Bonds, Certificates of Obligation, Capital Dedicated Fund, Grants, etc.) to fund projects.
- Work with the Capital Improvement Subcommittee to plan for a future bond program and/or pay-as-you-go program.



2

DEVELOPMENT OF DOWNTOWN PROSPER AS A DESTINATION

- Collaborate with the Downtown Business Alliance, Community Engagement Committee, Downtown Committee, and Prosper EDC to implement the Downtown Master Plan.
- Pursue a mix of public and private developments as catalysts for office, retail, restaurants, entertainment, housing, and outdoor events.



3

ENSURE THE TOWN'S COMMERCIAL CORRIDORS ARE READY FOR DEVELOPMENT

- Ensure US 380 and Dallas North Tollway are primed and ready for development.
- Develop long-term strategies for land use, landscaping, lighting, and traffic.
- Leverage partnerships with TxDOT, NTTA and private development.



4

CONTINUE TO PROVIDE EXCELLENT MUNICIPAL SERVICES

- Strive to be a high-performing organization focused on continuous improvement, best practices, and benchmarking.
- Develop a culture of excellence and provide the financial resources necessary to support these goals.
- Provide a welcoming and respectful environment for residents, visitors, and Town employees.



5

WORK TOWARDS A GROWING AND DIVERSIFIED TAX BASE

- Collaborate with Prosper EDC and be adaptable to changing market conditions.
- Place an emphasis on corporate, medical, and life-sciences sectors.
- Utilize metrics to create resiliency strategies against market changes.

Committee Recommendation

- Ultimately the Committee decided on a 46/54% split between Infrastructure and Other Needs with the recommending:
 - Streets \$ 84,300,000
 - Police Building Expansion 29,000,000
 - Library 34,200,000
 - Parks and Recreation 24,000,000
 - Public Works/Parks Service Center 10,000,000
 - Historic Silo Renovation 2,300,000
 - **Total** **\$183,800,000**

Summary of Recommended Questions

Referendum Question 1-Streets \$84,300,000 for the purpose of designing, constructing, reconstructing, improving, extending, expanding, upgrading and developing streets, roads, sidewalks, thoroughfares and related improvements in the Town.

Referendum Question 2-Police \$29,000,000 for the purpose of constructing, installing, acquiring and equipping additions, extensions, renovations and improvements to the police headquarters.

Referendum Question 3-Library \$34,200,000 for the purpose of constructing and equipping a new library facility separate from Town Hall.

Referendum Question 4-Parks and Recreation \$24,000,000 for the purpose of enhancing current Parks and Recreation offerings by designing, constructing, improving, equipping of parks, trails, bridges and sports fields and courts and other recreational facilities

Referendum Question 5- Public Works/Parks Service Center \$10,000,000 for the purpose of designing, constructing and equipping a permanent public works and parks service center at the current service center location

Referendum Question 6- Silo Renovations \$2,300,000 for the purpose of repairing, preserving and improving the three historic silos located west of the railroad tracks and to the southwest of the end of Broadway Street

Ballot Wording

- See the proposed ordinances in the agenda packet for the full wording for each proposed referendum question.
- State law requires that each referendum question begin with the statement: **THIS IS A PROPERTY TAX INCREASE;**
 - The Town has adopted the Senior and Disabled tax freeze. Those individuals qualifying for this freeze will see no tax property increase
 - It is the Town's intent to issue new debt only if it will not require raising the current DS tax rate so property owners will only see their taxes increase if their respective appraisal district increases values.

New Developments

- Since the committee formed their recommendation:
 - Certified roll has been received and Finance staff calculated issuance capacity at \$190 million.
 - Development services has requested the extra capacity be used to renovate the worse parts of north bound access road of the future DNT at \$8.5 million
 - Staff has been asked if it is possible to find alternatives other than bond funding to renovate and preserve the Town owned silos.
- To accommodate these requests, staff requested Bond Counsel to draft three alternative ordinances:

New Developments:

- Staff requested Bond Counsel to draft three alternative ordinances:
 - Option 1: \$183.8 million with six questions per the original Committee recommendation
 - Option 2: \$192.3 million with same six questions but Question 1-Infrastructure has been increased by \$8.5 million to \$92.8 million to include NB access road
 - Option 3: \$190 million starts with Option 2 but drops Question 6-Silos \$2.3 million given request to staff explore alternatives
- Bond Counsel will also be present to further modify any Option.

Agenda Item 13.

Discuss and consider submission of the Preliminary Fiscal Year 2025-2026 Budget. (CL)

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Budget Timeline

February 28, 2025

Multi-Year Budget Projections

Spring/Summer 2025

Sub-Committee Meetings on Capital Project
Prioritization, Debt Issuance, Market Adjustments

June 24, 2025

Budget Workshop at Council Work Session

July 25, 2025

Certified Rolls

August 12, 2025

Presentation of Preliminary Budget,
Passage of all items needed to begin
Budget Adoption Process.

Budget Timeline

Before August 22, 2025

Sub-Committee Meetings per Council Direction

August 28, 2025

Budget Town Hall Meeting

September 16, 2025

Budget Public Hearing, Final Changes (if any) and Adoption; Tax Rate Public Hearing and Adoption; Tax Increase Ratification

Budget in Brief

Total FY 2025-2026 Preliminary Budget Operating Appropriations \$124,569,796 including:

- \$68,131,354 for General Fund operations and maintenance,
- \$3,427,736 for the Crime Control and Prevention Special Purpose District,
- \$3,460,919 for the Fire Control, and Emergency Medical Services Special Purpose District,
- \$49,549,787 for the Town's Enterprise Funds including Solid Waste, Water, and Sewer utilities as well as the Storm Drainage Utility Fund.

General Debt Service Appropriations for the coming fiscal year are \$19,264,147.

Governmental Capital Projects added for the year total \$59.6 million.

Key General Fund Revenue Drivers

For FY 2025-2026, General Fund revenues are expected to total \$68,322,095 which is an increase of 29.6% over the previous year's amended budget. This large increase in additional revenue is driven mostly from the transfer in of the Special Purpose Districts to pay for Public Safety personnel that are now located in the General Fund. Other increases come from property tax, sales tax, and franchise fees.

The Preliminary Budget reflects 7.2% growth from FY 2024-2025 year-end projected sales tax receipts. This is the seventh year for the Special Purpose Districts that receive sales tax that had been previously reported in the General Fund. The General Fund is projecting sales tax revenue of \$13,199,055 for FY 2025-2026.

Fee Increases

Proposed Fee Increases Include:

- PILOT Revenue from 2% to 4% of gross water receipts - \$833,000
- Development Fees - \$1,400,000
 - Building Inspections
 - Multi-Family Registrations
 - Health Permits
- Engineering Fees - \$364,130
 - Inspections
 - Plan Review
 - Land Disturbance
 - Flood Study



General Fund Staffing

Department	Title	Start Date	FTE	Recurring	One-time	Grant Revenue	Year 2
Finance	Fiscal Services Specialist	10/1/2025	1	82,502	970	-	84,859
Police	Crime Analyst	10/1/2025	1	107,127	4,162	111,289	109,766
Police	Auto Theft Prevention Coordinator	10/1/2025	1	166,017	73,716	239,733	170,628
Police	Police Officers	10/1/2025	4	623,570	388,584	-	667,304
Fire	Firefighter/Paramedic	10/1/2025	9	1,376,339	87,406	-	1,461,156
Public Works	Traffic Signal Technician	10/1/2025	1	99,672	3,635	-	102,486
Parks	Irrigation Technician	10/1/2025	1	74,505	73,000	-	76,740
Parks	Chemical Technician	10/1/2025	1	72,878	23,000	-	75,064
Library	Circulation Supervisor	10/1/2025	1	74,675	3,230	-	76,142
	Total General Fund		20	2,677,285	657,703	351,022	2,824,145



Other Funds Staffing

Water/Wastewater Fund

Department	Title	Start Date	FTE	Recurring	One-time	Grant Revenue	Year 2
Public Works	Water System Technician/SCADA	10/1/2025	1	115,254	51,844	-	117,833
Public Works	Utility Compliance Superintendent	10/1/2025	1	136,116	56,669	-	139,879
Total Water/Wastewater Fund			2	251,370	108,513	-	257,712

Stormwater Drainage Fund

Department	Title	Start Date	FTE	Recurring	One-time	Grant Revenue	Year 2
Public Works	Heavy Equipment Operator	10/1/2025	1	92,797	-	-	96,181
Total Stormwater Drainage Fund			1	92,797	-	-	96,181

Market Study

Fund	Recurring
General Fund - Police-Sworn	244,996
General Fund - Fire-Sworn	286,142
General Fund	174,683
Water/Wastewater	137,146
Stormwater Drainage	19,437
Total Market Study	862,403

- Public Safety Market Methodology
 - Increase to competitive market average
- Non-Public Safety Market Methodology
 - Increase to minimum market average
 - Adjust for salary compression within departments based on tenure in current position

Health Fund

- As claims have significantly increased in the current year, we are managing a shortfall through the Amended Budget with a transfer of \$1.1 million from the General Fund.
- This affects the FY 2025-26 Budget that we are diligently working with our consultant to balance.
- It has been presented unbalanced to show how much ground needs to be made up but will be balanced before Adoption.
- Staff has budgeted for a 24% increase to the Town's premiums and will ask employees to pick up a 5 to 10% increase depending on their chosen plan.



Major General Fund Enhancements

Administration:

Comprehensive Compensation and Benefits Funding - \$706,000

ERP System Maintenance - \$309,408

Fiscal Services Specialist - \$83,472

Risk Management Consultant - \$25,000

Police:

4 Police Officers - \$1,012,154

Vehicle Expense Funding - \$171,949

MVCPA Task Force Grant - \$261,910

MVCPA Catalytic Converter Grant - \$61,966

Fire:

Fire Station #4 Minimum Staffing - \$1,463,745

Vehicle Maintenance - \$75,000

Development Services:

Animal Services Contract Increase - \$189,400

Streets and Facility Maintenance:

Traffic Signal Technician - \$103,307

Community Services:

Irrigation Technician - \$103,307

Raymond Park Water - \$370,000

Chemical Technician - \$95,878

Circulation Supervisor - \$77,905

Debt Service Fund

- Add Series 2025 authorized by Council - \$43.5 Million
- \$190 million available for 2025 Bond Election for 8 years
- Increases I&S Rate from 0.180392 to 0.182946
- 36% I&S percentage of total Tax Rate (below 40%)
- Outstanding Total Debt of \$268,592,135 at end of FY25-26
- 2.12% Outstanding Total Debt as a percentage of TAV (below 4%)
- \$4,425 Outstanding Total Debt per Capita



Debt Service Fund

		Authorized GO		19.450	25.200	12.550	5.785	-	-	-	-	-	-	-	-	Other Revenues and Expenses Net						
		Certificates of Obligation		-	-	-	-	-	-	-	-	-	-	-	-							
		Additional Capacity		27.333	(4.288)	11.445	17.154	32.605	21.526	22.850	24.182	29.130	14.755	26.625								
Fiscal Year End	Unfrozen Taxable Assessed Valuation	% Overall TAV Growth	Existing Debt Service	Series 2025	Series 2026	Series 2027	Series 2028	Series 2029	Series 2030	Series 2031	Series 2032	Series 2033	Series 2034	Series 2025		Revenue from Frozen I&S Taxes	Net Debt Service	Projected I&S Tax Rate	Total Tax Rate	I&S Tax Rate %		
2024	8,335,296,679	25.99%	15,727,864												(25,000)	(927,900)	14,774,964	0.177258	0.51	34.8%		
2025	9,622,101,595	15.44%	18,273,554												(25,000)	(1,252,200)	16,996,354	0.180392	0.505	35.7%		
2026	10,806,491,907	12.31%	17,754,080	3,508,725											(25,000)	(1,467,755)	19,770,050	0.182946	0.505	36.2%		
2027	11,773,632,209	8.95%	17,468,886	3,508,725	1,568,400										(25,000)	(1,328,459)	21,192,552	0.180000	0.505	35.6%		
2028	12,749,481,798	8.29%	17,465,593	3,508,725	1,568,400	1,799,625									(25,000)	(1,368,313)	22,949,030	0.180000	0.505	35.6%		
2029	13,683,901,155	7.33%	17,468,231	3,508,725	1,568,400	1,799,625	1,720,418								(25,000)	(1,409,362)	24,631,037	0.180000	0.505	35.6%		
2030	14,504,935,225	6.00%	16,542,945	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375							(25,000)	(1,451,643)	26,108,845	0.180000	0.505	35.6%		
2031	15,375,231,339	6.00%	16,538,579	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450						(25,000)	(1,495,192)	27,675,380	0.180000	0.505	35.6%		
2032	16,297,745,219	6.00%	16,530,169	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750					(25,000)	(1,540,048)	29,335,864	0.180000	0.505	35.6%		
2033	17,275,609,932	6.00%	16,522,979	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650				(25,000)	(1,586,249)	31,096,122	0.180000	0.505	35.6%		
2034	18,312,146,528	6.00%	16,251,585	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750			(25,000)	(1,633,837)	32,961,891	0.180000	0.505	35.6%		
2035	18,861,510,924	3.00%	16,182,874	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625		(25,000)	(1,682,852)	33,950,790	0.180000	0.505	35.6%		
2036	19,427,356,251	3.00%	15,254,875	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(1,733,338)	34,969,180	0.180000	0.505	35.6%		
2037	20,010,176,939	3.00%	14,178,119	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(1,785,338)	33,840,424	0.169116	0.505	33.5%		
2038	20,610,482,247	3.00%	13,351,013	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(1,838,898)	32,959,758	0.159917	0.505	31.7%		
2039	21,228,796,715	3.00%	12,200,917	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(1,894,065)	31,754,495	0.149582	0.505	29.6%		
2040	21,228,796,715	0.00%	11,030,381	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(1,950,887)	30,527,137	0.143801	0.505	28.5%		
2041	21,228,796,715	0.00%	10,263,331	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,009,413)	29,701,560	0.139912	0.505	27.7%		
2042	21,228,796,715	0.00%	7,477,663	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,069,696)	26,855,610	0.126506	0.505	25.1%		
2043	21,228,796,715	0.00%	5,154,709	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,131,787)	24,470,565	0.115271	0.505	22.8%		
2044	21,228,796,715	0.00%	2,524,500	3,508,725	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,195,740)	21,776,403	0.102580	0.505	20.3%		
2045	21,228,796,715	0.00%		3,509,857	1,568,400	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,261,612)	19,187,162	0.090383	0.505	17.9%		
2046	21,228,796,715	0.00%			1,568,906	1,799,625	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,329,461)	15,609,963	0.073532	0.505	14.6%		
2047	21,228,796,715	0.00%				1,800,205	1,720,418	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,399,345)	13,971,754	0.065815	0.505	13.0%		
2048	21,228,796,715	0.00%					1,720,973	2,445,375	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,471,325)	12,100,123	0.056999	0.505	11.3%		
2049	21,228,796,715	0.00%						2,446,164	1,614,450	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,545,465)	10,305,799	0.048546	0.505	9.6%		
2050	21,228,796,715	0.00%							1,614,971	1,713,750	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,621,829)	7,783,792	0.036666	0.505	7.3%		
2051	21,228,796,715	0.00%								1,714,303	1,813,650	2,184,750	1,106,625	1,996,875	(25,000)	(2,700,484)	6,090,719	0.028691	0.505	5.7%		
2052	21,228,796,715	0.00%									1,814,235	2,184,750	1,106,625	1,996,875	(25,000)	(2,781,498)	4,295,987	0.020237	0.505	4.0%		
2053	21,228,796,715	0.00%										2,185,455	1,106,625	1,996,875	(25,000)	(2,864,943)	2,399,012	0.011301	0.505	2.2%		
2054	21,228,796,715	0.00%											1,106,982	1,996,875	(25,000)	(2,950,891)	127,966	0.000603	0.505	0.1%		
2055	21,228,796,715	0.00%												1,997,519	(25,000)	-	-	0.505	0.0%			
				294,162,847	47,702,613	43,422,414	37,294,714	33,230,372	33,691,627	33,258,092	36,845,860	38,720,336	38,720,336	38,720,336		(55,093,979)	595,593,393					
Remaining 2020 Bond Authorization				43,534,905	18,334,905	5,784,905	-	-	-	-	-	-	-	-								
Total Additional Capacity 2027-2034				200,272,000																		
Total Outstanding				212,835,622	203,949,900	240,541,934	249,856,730	261,241,271	270,103,388	287,123,626	292,112,794	296,897,459	301,425,617	309,230,591	301,039,186							
Outstanding / TAV				2.55%	2.12%	2.23%	2.12%	2.05%	1.97%	1.98%	1.90%	1.82%	1.74%	1.69%	1.64%							

*Future Debt assumes 4% TIC

Governmental Capital Projects

- \$59.6 million Total in Projects
 - \$43.4 million in Streets Projects
 - \$9.1 million in Parks Projects
 - \$7 million in Facility Projects

Multi-Year Capital Program/Debt Issuance

Recently Approved Bonds Series 2025

Street and Transportation Projects (\$57,514,905 Authorization Remaining of \$150,000,000)

• First Street (DNT – Coleman): (Construction)	\$9,000,000
• Coit Road (First – Frontier) – 4 lanes: (Construction)	\$8,200,000
• Coleman (Prosper Trail – Talon) 2 SB Lanes (Land/Esmt)	\$1,500,000
• Legacy (First – Prosper Trail) 2 SB Lanes (Land/Esmt)	\$550,000
• Legacy (First – Prosper Trail) 2 SB Lanes (Construction)	\$200,000

TOTAL

\$19,450,000

Multi-Year Capital Program/Capital Dedicated

Pay-as-you-go Funding

Transfer to GF Construction Personnel

- Transfer to GF Construction Personnel \$1,479,216

Facilities

- Town Hall Open Space \$200,000
- Parks and Public Works Facility, Phase 1 \$5,397,062

Street

- Frontier Parkway/DNT(West Side Intersection) \$1,000,000

Unprogrammed \$2,427,632

TOTAL \$10,503,910

Historical Property Valuation

Fiscal Year	Valuation Excluding Freeze	Growth	New Property	Growth from New Property	Reappraisal Growth	Growth from Reappraisal
2020-2021	4,601,196,301	9.3%	360,557,369	8.5%	31,571,433	0.8%
2021-2022	5,437,210,564	18.2%	469,526,490	10.2%	366,487,773	8.0%
2022-2023	6,616,007,870	21.7%	596,431,779	11.0%	582,365,527	10.7%
2023-2024	8,335,296,679	26.0%	876,474,004	13.3%	842,814,805	12.7%
2024-2025	9,622,101,595	15.4%	870,499,826	10.5%	416,305,090	4.9%
2025-2026	10,806,491,907	12.3%	758,780,238	7.9%	425,610,074	4.4%

No-New-Revenue Tax Rate

- The “**No-New-Revenue**” rate is the highest property tax rate a local government can adopt that generates the same amount of revenue as the previous year, despite changes in property values.
- The calculation excludes impact from new property and property in a TIRZ.
- Compares like property year over year.

Voter-Approval Tax Rate

- The “**voter approval**” rate is the maximum property tax rate increase, 3.5% on M&O plus calculated I&S Rate, that local taxing units can implement without voter approval.
- Mandated to adopt the calculated I&S rate.



Property Tax Rate Comparison

	2025-2026	2024-2025
No-New-Revenue Tax Rate	\$0.482348	\$0.466941
Voter-Approval Tax Rate	\$0.505000	\$0.522075
Debt Rate (I&S Rate)	\$0.182946	\$0.180392
Adopted Rate	-	\$0.505
Proposed Rate	\$0.505	-



Historical Property Tax Rate

Tax Rate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	FY25 to FY26 Change
General Fund	0.328000	0.221830	0.230742	0.224608	0.224854	0.000246
Capital Dedicated	-	0.108000	0.102000	0.100000	0.097200	(0.002800)
Debt Service	0.182000	0.180170	0.177258	0.180392	0.182946	0.002554
Total	0.510000	0.510000	0.510000	0.505000	0.505000	-

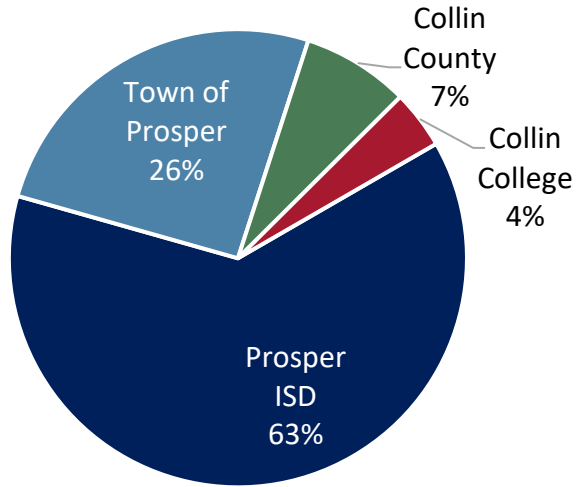


Benchmarking Proposed Fiscal Year 2024-2025 Tax Rates

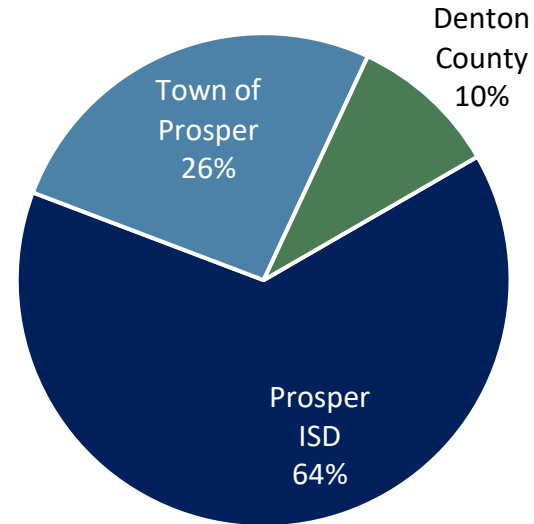
Entity	Homestead Exemption Rate	General Fund	Capital Dedicated	I&S	Total Tax Rate	Equivalent Tax Rate for Homestead	Freeze
Anna	3.00%	0.360213	-	0.146987	0.507200	0.491984	No
Celina	None	0.287061	-	0.311107	0.598168	0.598168	Yes
Coppell	5.00%	0.392071	-	0.070151	0.462222	0.439111	No
Flower Mound	12.50%	0.348344	-	0.038956	0.387300	0.338888	No
Frisco	20.00%	0.283406	-	0.142111	0.425517	0.340414	Yes
Keller	20.00%	0.249292	-	0.043888	0.293180	0.234544	Yes
Little Elm	None	0.435787	-	0.124113	0.559900	0.559900	Yes
McKinney	None	0.278935	-	0.136578	0.415513	0.415513	No
Southlake	20%	0.250000	-	0.055000	0.305000	0.244000	Yes
Average of Comparison	13.42%	0.320568	-	0.118766	0.439333	0.406947	-
Prosper (FY2024-2025)	17.50%	0.224608	0.100000	0.180392	0.505000	0.416625	Yes
Prosper (FY2025-2026)	17.50%	0.224854	0.097200	0.182946	0.505000	0.416625	Yes



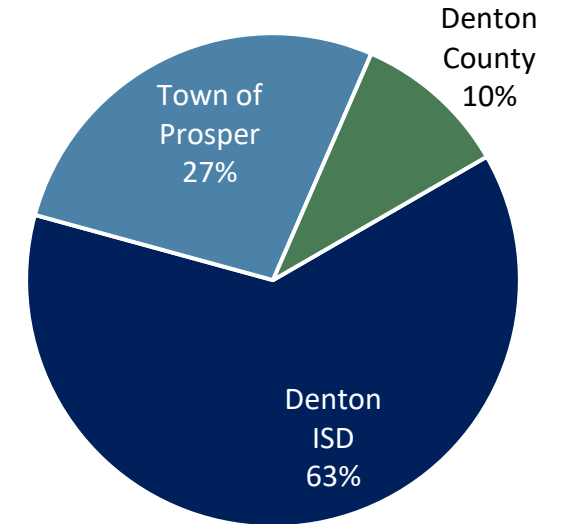
FY2024-2025 Total Tax Rate



FY2025-2026 Proposed Tax Rate	
Entity	
Prosper ISD	1.2376
Town of Prosper	0.505
Collin County	0.149343
Collin College	0.08122
TOTAL	1.973163



FY2024-2025 Proposed Tax Rate	
Entity	
Prosper ISD	1.2376
Town of Prosper	0.505
Denton County	0.187869
TOTAL	1.930469



FY2024-2025 Proposed Tax Rate	
Entity	
Denton ISD	1.1592
Town of Prosper	0.505
Denton County	0.187869
TOTAL	1.852069

Water and Wastewater Rates

Utility Fund-Distribution and Collection Utility

- Potable Water Supplier proposing over 14.9% increase in rates
- Wastewater treatment supplier requires significant capital investment for new treatment plant
- Rate Consultant projecting need for multiple year rate increases including a blended 8.8% next year (6.26% water and 15.08% wastewater)



Wholesale Expenses

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Water						
NTMWD Annual Cost	\$ 13,772,043	\$ 15,819,798	\$ 18,796,149	\$ 22,603,476	\$ 26,107,464	\$ 29,474,696
% Annual Increase		14.9%	18.8%	20.3%	15.5%	12.9%
% of Water Budget	61.7%	62.4%	64.2%	68.0%	70.1%	72.0%
Sewer¹						
NTMWD Annual Cost	\$ 3,491,751	\$ 3,961,606	\$ 3,113,412	\$ 3,476,926	\$ 4,035,745	\$ 4,376,883
UTRWD Annual Cost	1,802,740	2,073,459	4,538,858	4,835,206	5,143,933	5,472,456
Total Sewer Annual Costs	\$ 5,294,491	\$ 6,035,065	\$ 7,652,270	\$ 8,312,133	\$ 9,179,678	\$ 9,849,339
% Annual Increase		14.0%	26.8%	8.6%	10.4%	7.3%
% of Sewer Budget	43.0%	40.6%	39.4%	37.5%	39.6%	41.0%

1 – In FY 2027, an additional 3.0 MGD from Doe Branch is anticipated to come online, allowing more flow to be directed to UTRWD rather than NTMWD.

Source: NewGen Strategies and Solutions, LLC



Proposed Rate Increase

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
% Water Increase	6.26%	13.77%	4.64%	2.52%	0.90%
% Wastewater Increase	15.08%	17.96%	8.35%	0.00%	0.00%



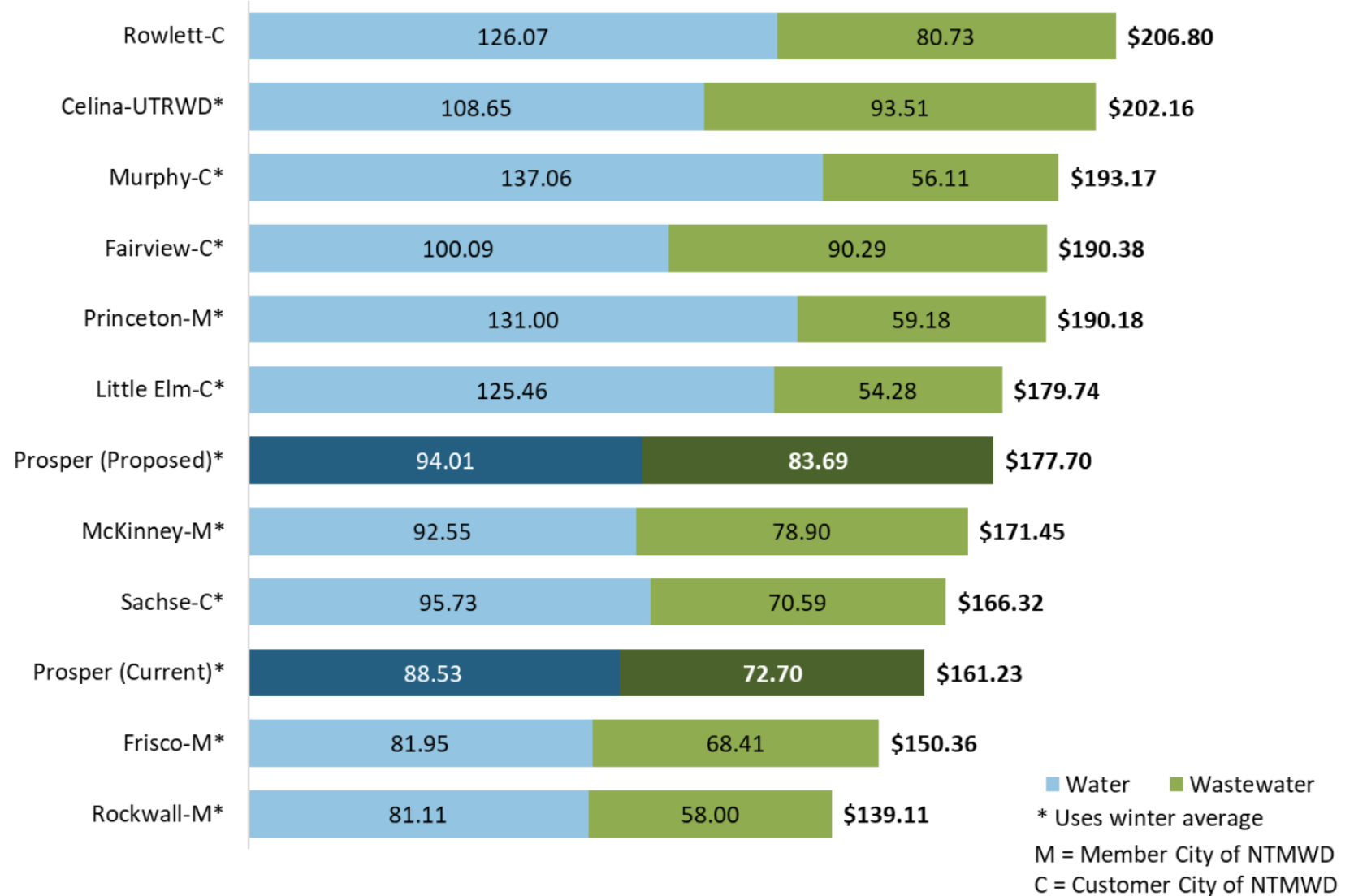
Rate Comparison

REGIONAL BILL COMPARISON

1" Residential –

13,000 Gallons Water
& 7,000 Gallons
Wastewater

Regional Bill Comparison is based on publicly available data and NewGen's understanding and interpretation of this data.



Other Funds

Solid Waste Fund

- Created in 2023, the fund is self-supporting through rates.

Stormwater Drainage

- Proposed rate increase of \$1 across all rate categories. Proposed rates are:
 - Residential Tier 1 \$4.00
 - Residential Tier 2 \$6.15
 - Commercial \$2 per 1,000 sqft. of impervious surface
- Last rate increase was in 2018.

CIP Funds

- Subject to change with CIP Subcommittee meeting

Agenda Item 14.

Consider and act upon accepting submission of the tax year 2025, fiscal year 2025-2026, no-new-revenue tax rate of \$0.482348 per \$100 taxable value, voter-approval tax rate of \$0.505000 per \$100 taxable value, and preliminary property tax rate of \$0.505000 per \$100 taxable value. (CL)

Agenda Item 15.

Consider and act upon a proposed FY 2025-2026 property tax rate. (CL)

Agenda Item 16.

Consider and act upon scheduling a Public Hearing on the FY 2025-2026 Proposed Budget. (CL)

Agenda Item 17.

Consider and act upon scheduling a Public Hearing on the proposed Fiscal Year 2025-2026 tax rate. (CL)

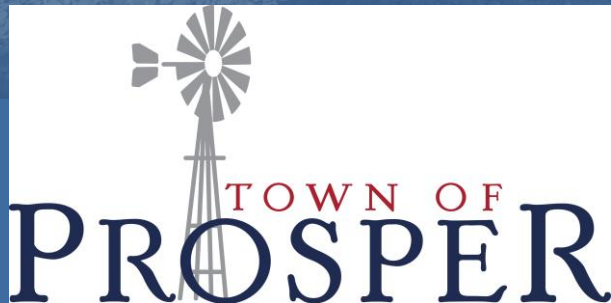
Agenda Item 18.

Conduct a Public Hearing to receive public comments concerning the amendment of the land use assumptions and capital improvements plan, and the imposition of an impact fee for water, wastewater, and roadway utilities. (DLH)

Roadway, Water & Wastewater Impact Fee Update

Public Hearing

August 12, 2025



PRESENTATION OVERVIEW

1

Impact Fee Process & Land Use Assumptions

2

W/WW Impact Fee Analysis

3

Roadway Impact Fee Analysis

4

Comparison with Other Cities

5

CIAC Involvement and Recommendation

IMPACT FEE BASICS

An impact fee is...

- A *one-time charge* against new development to pay for all or a portion of costs associated with *new or expanded infrastructure* needed to serve growth
- Mechanism to recoup *funding* for the infrastructure necessary to accommodate *new development*
- Developed based on requirements in *Chapter 395* of the Texas Local Government Code
- Limited to *water, wastewater, roadway*, and drainage *infrastructure*

IMPACT FEE BASICS

Items can be paid for through impact fees:

- Construction of capital improvements on Impact Fee CIP
- Existing infrastructure with excess capacity to serve growth
- Engineering and surveying fees
- Land acquisition costs
- Debt service on impact fee CIP projects

Items cannot be paid for through impact fees:

- Capital improvements not identified in the Impact Fee CIP
- Operations and maintenance costs
- Improvements to remedy existing deficiencies
- Administrative costs to manage the IF program
- Debt service on ineligible items

IMPACT FEE PROCESS

Develop Land Use Assumptions

- Determine existing customer base
- Estimate residential and non-residential growth over next 10-years
- Develop water demand and wastewater flow projections

Update Capital Improvement Plans

- Utilize Land Use Assumptions to determine required system improvements to serve 10-year growth

Conduct Impact Fee Calculations

- Determine 10-year capacity utilization for projects
- Establish growth in Service Unit Equivalents (SUEs)
- Calculate maximum allowable impact fee

Stakeholder Meetings

- Three CIAC meetings
- One Town Council Presentation

Public Hearing and Adoption of Ordinance

- One presentation to Town Council
- Public Hearing requires 30-day public notice

SERVICE AREAS

- W/WW service area is the town limits plus ETJ
- Roadway service area is the town limits

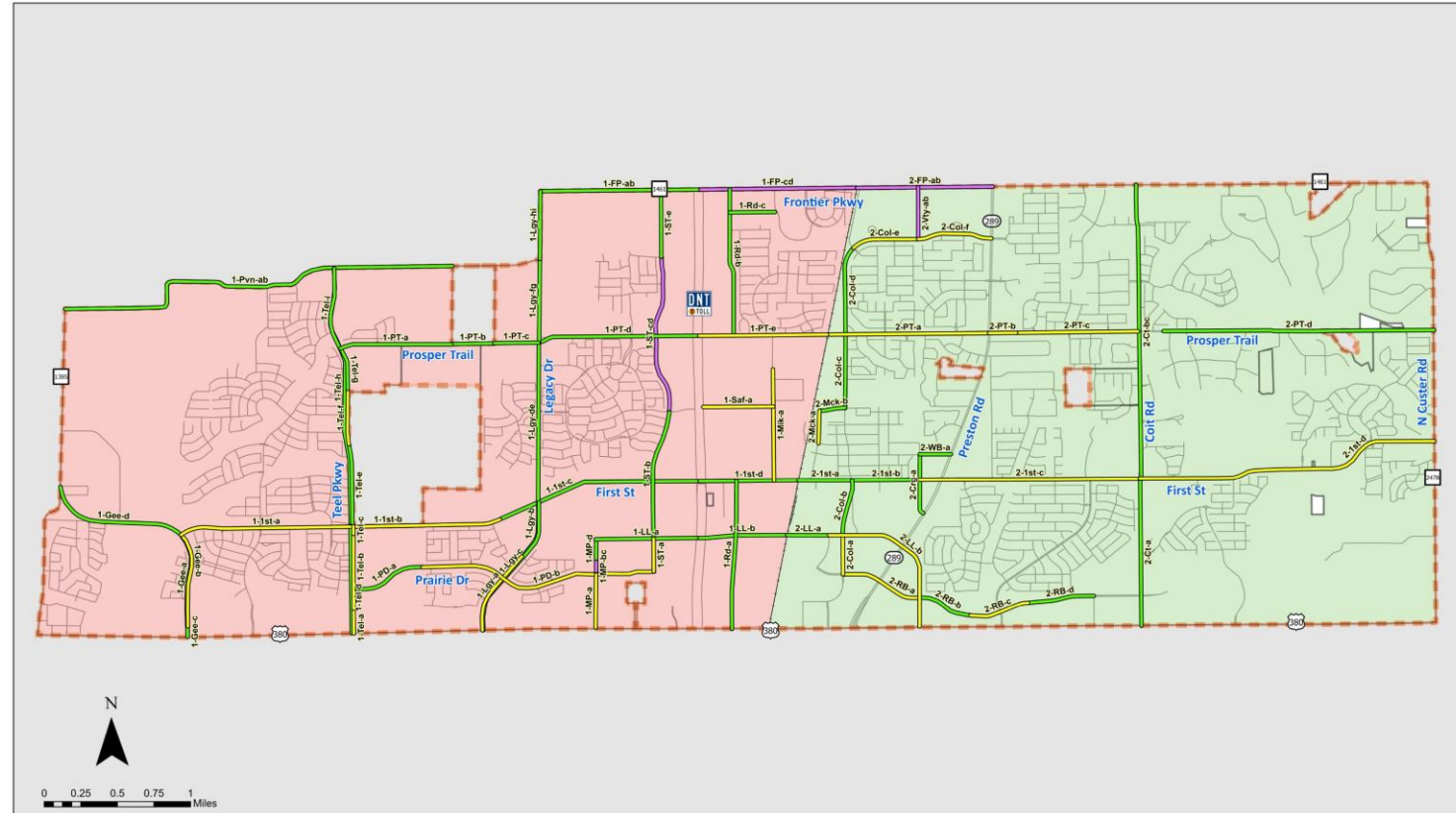
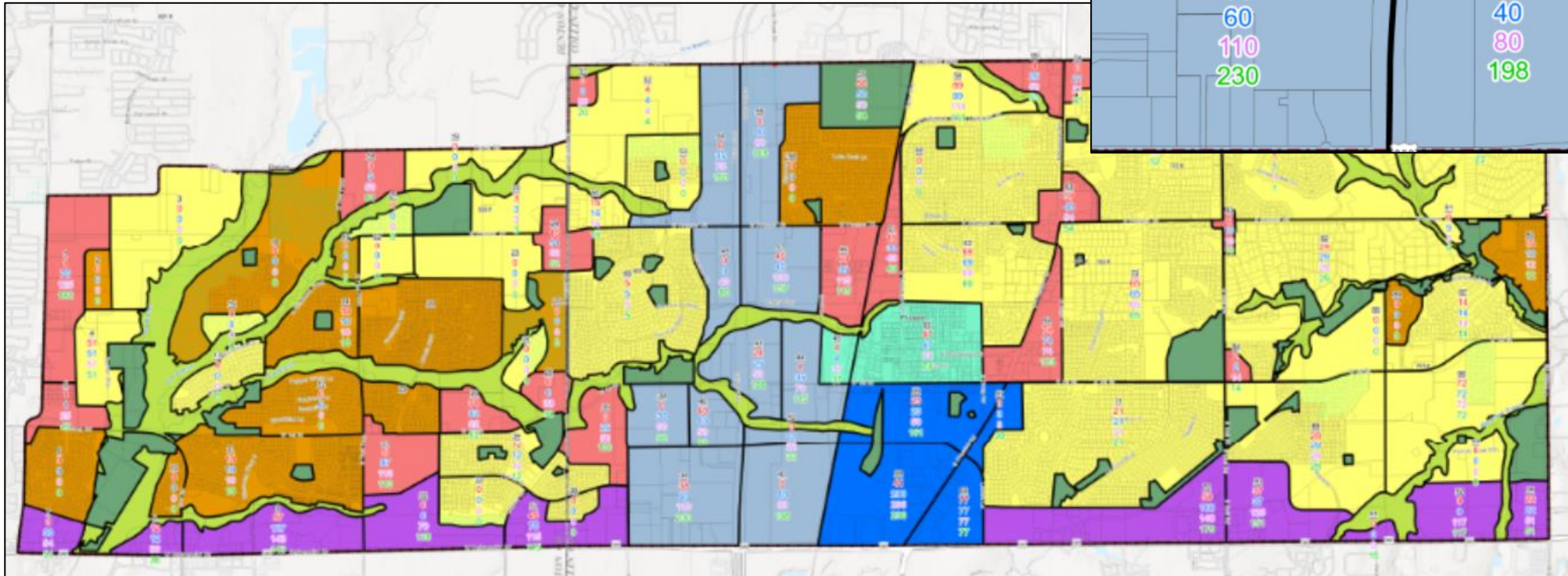
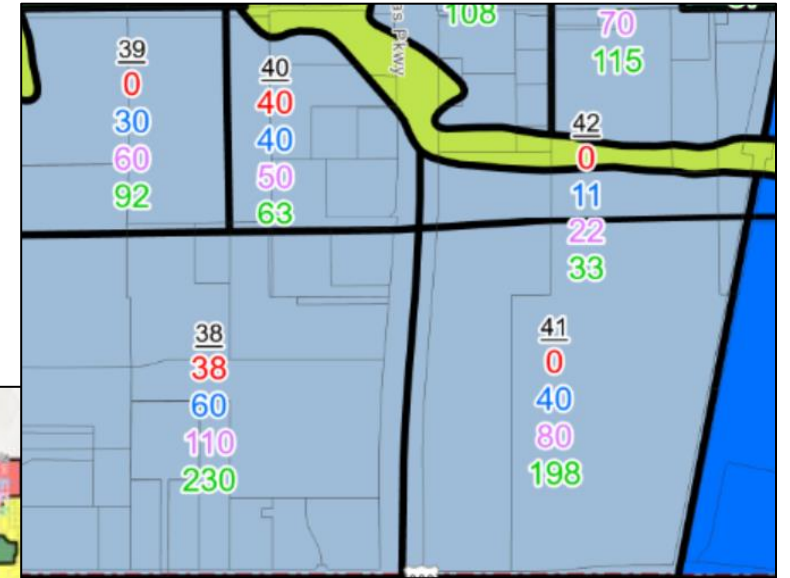


Figure 4-1
Town of Prosper
Roadway Impact Fee
Capital Improvements Plan

Legend	
Roadway Service Areas	Status
 Service Area 1	 New
 Service Area 2	 Recoup
 Roads	 Both
 Railroads	

DEVELOPED NON-RESIDENTIAL ACREAGE BY PLANNING AREA

Year	Acres	Average Annual Growth in Acres
2023	1,492	-
2028	2,324	166
2033	3,640	263
Buildout	4,829	-

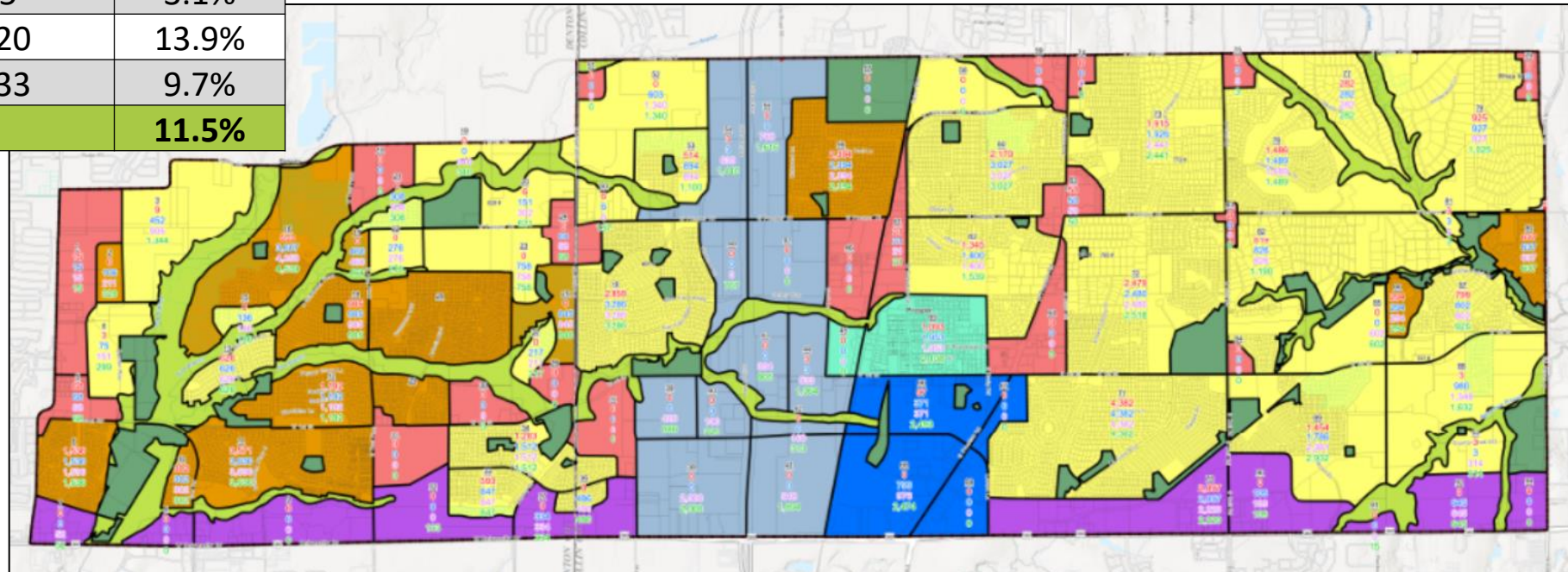


POPULATION BY PLANNING AREA

Year	Population	Population Growth	Growth Rate
2014	14,710	-	-
2015	15,970	1260	8.6%
2016	17,790	1820	11.4%
2017	20,160	2,370	13.3%
2018	22,650	2,490	12.4%
2019	25,630	2,980	13.2%
2020	30,165	4,535	17.7%
2021	31,090	925	3.1%
2022	35,410	4,320	13.9%
2023	38,843	3,433	9.7%
Average	-	-	11.5%

Year	Population	Average Annual Population Growth	Average Annual Growth Rate
2023	38,843	-	-
2028	53,393	2,910	7%
2033	64,437	2,209	4%

AREA ID
2023 Population
2028 Population
2033 Population
Buildout Population



PRESENTATION OVERVIEW

1

Impact Fee Process & Land Use Assumptions

2

W/WW Impact Fee Analysis

3

Roadway Impact Fee Analysis

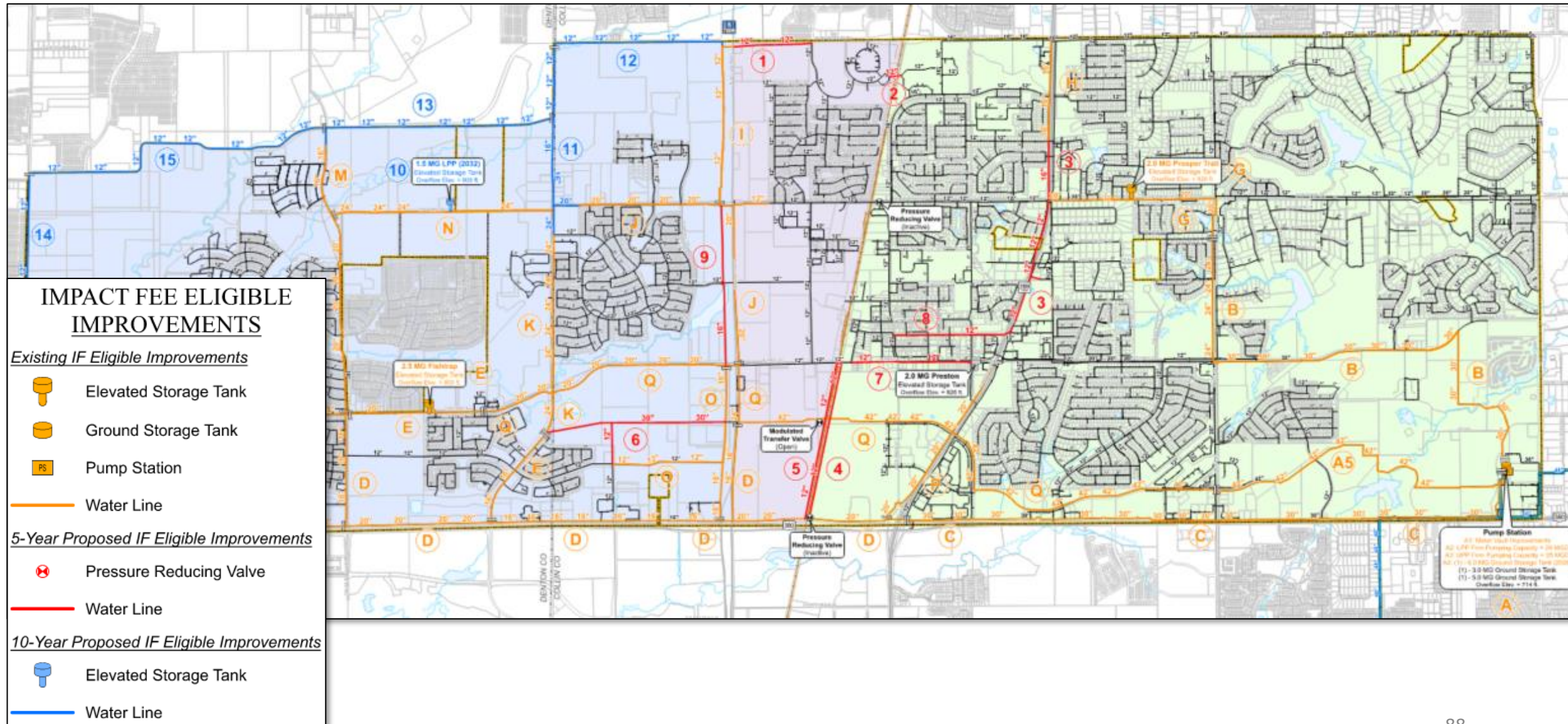
4

Comparison with Other Cities

5

CIAC Involvement and Recommendation

WATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN



WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PLAN

Existing IF Eligible Improvements

 Metering Station

 Wastewater Line

 Force Main

5-Year Proposed IF Eligible Improvements

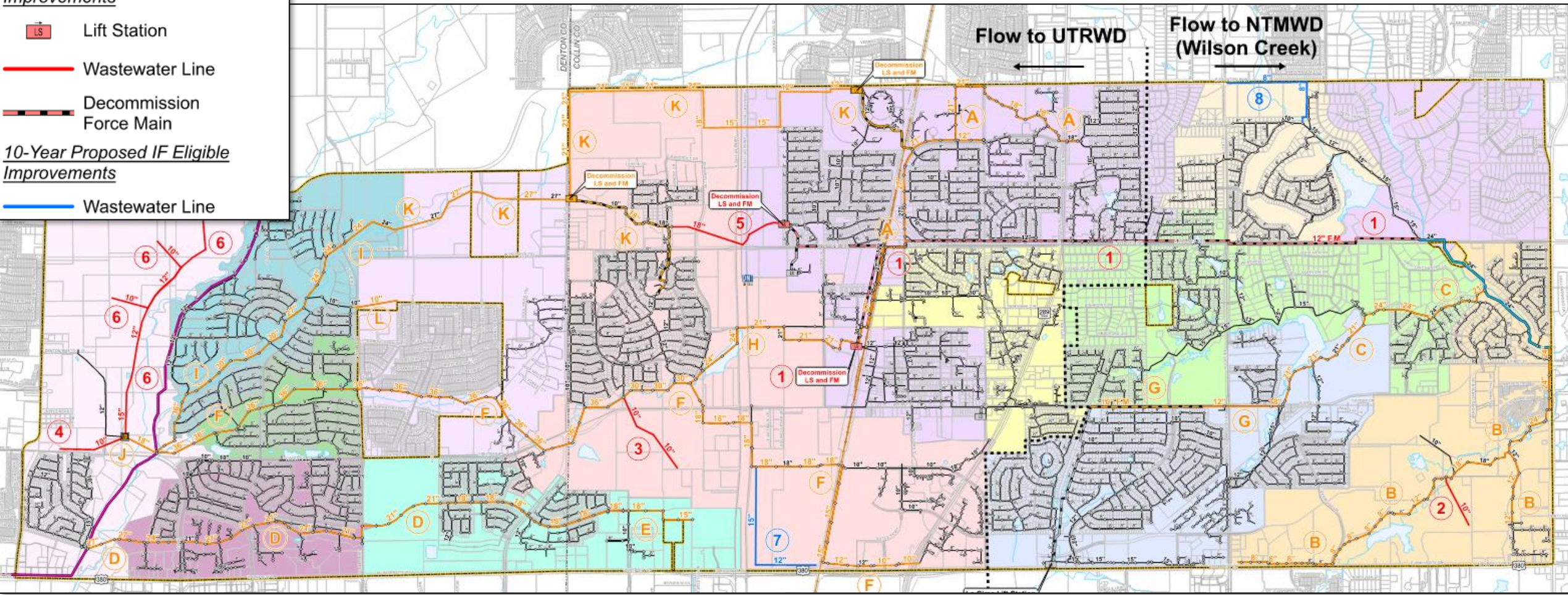
 Lift Station

 Wastewater Line

 Decommission
Force Main

10-Year Proposed IF Eligible Improvements

 Wastewater Line



IMPACT FEE CALCULATION

- Impact Fees Calculated by Dividing Eligible CIP/Growth in Service Units
- Credit of 50% for the portion of ad-valorem taxes generated by CIP improvements
- Fee collected can be less than maximum



$$\text{Impact Fee Per Service Unit} = \frac{\text{Eligible CIP Cost}}{\text{New Service Units}} \times 50\%$$

WATER AND WASTEWATER SERVICE UNITS

- 1" meter is the standard service unit for water and wastewater
- Dependent on meter type
- Larger meters converted using equivalency table
 - Based on proportion of flow to the standard service unit
 - SUE = Service Unit Equivalent

The diagram illustrates the calculation of the Service Unit Equivalent (SUE) for a 1.5 inch displacement meter. On the left, a circle contains the text "1" Meter". In the center, the formula is presented:
$$\text{SUE} = \frac{1.5'' \text{ Meter Capacity}}{1'' \text{ Meter Capacity}} = 2$$
. On the right, a circle contains the text "1.5" Displacement Meter".

WATER AND WASTEWATER IMPACT FEE CALCULATIONS

- Current Impact Fee = \$6,643 (adopted max allowable)
- 2025 Maximum Allowable Impact Fee = \$14,390

	Water	Wastewater
10-Year Capital Improvement Costs	\$102,611,265	\$144,769,681
Financing Cost	\$34,131,730	\$48,154,943
Total Eligible Costs	\$136,742,995	\$192,924,624
10-year Projected Growth in Service Units	11,454	11,454
Maximum Impact Fee per Service Unit without Credit	\$11,938	\$16,843
Impact Fee Credit per Service Unit	\$5,969	\$8,421
Maximum Allowable Impact Fee per Service Unit with Credit	\$5,969	\$8,421
Current Impact Fee	\$3,821	\$2,822

PRESENTATION OVERVIEW

1

Impact Fee Process & Land Use Assumptions

2

W/WW Impact Fee Analysis

3

Roadway Impact Fee Analysis

4

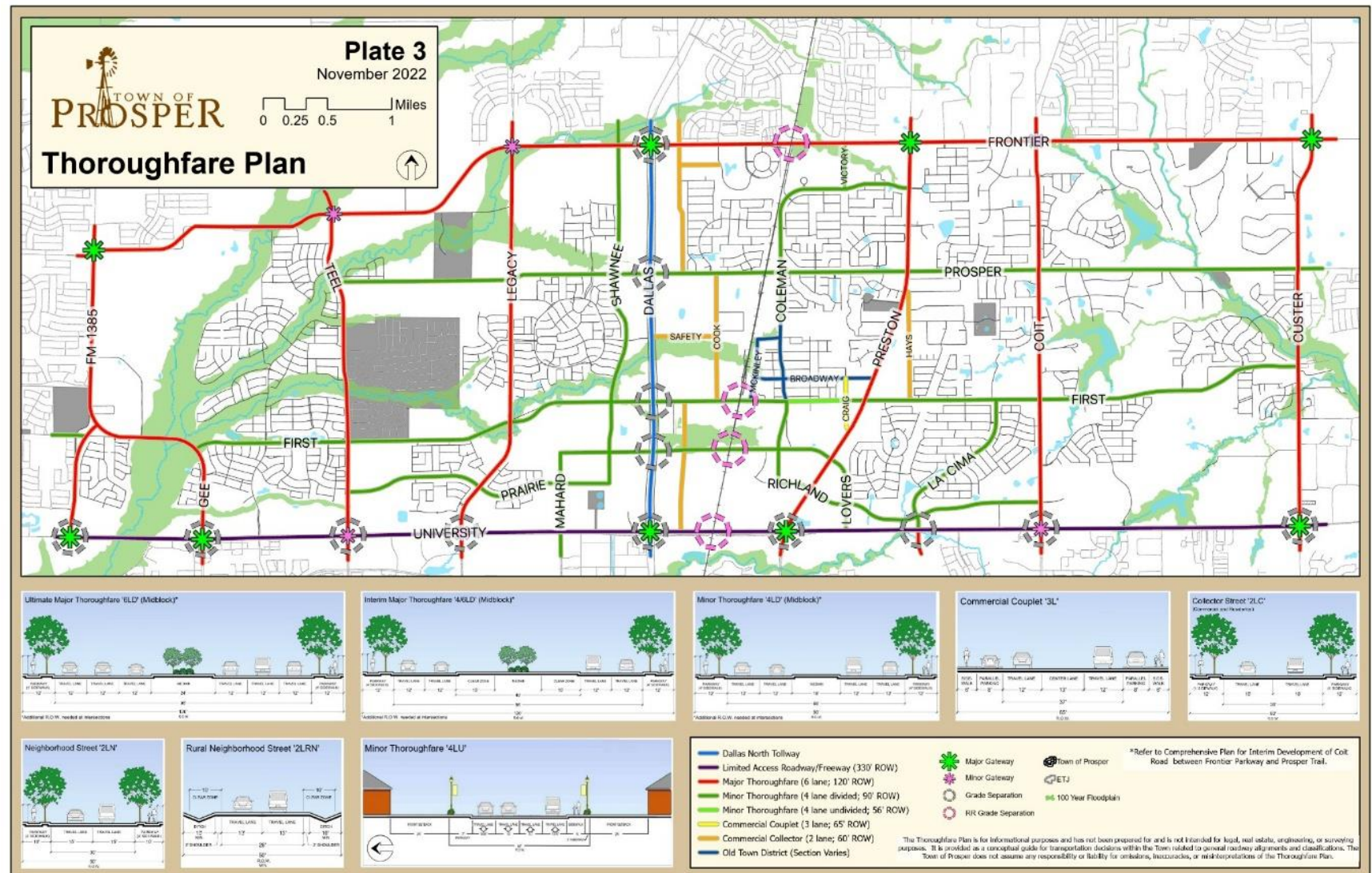
Comparison with Other Cities

5

CIAC Involvement and Recommendation

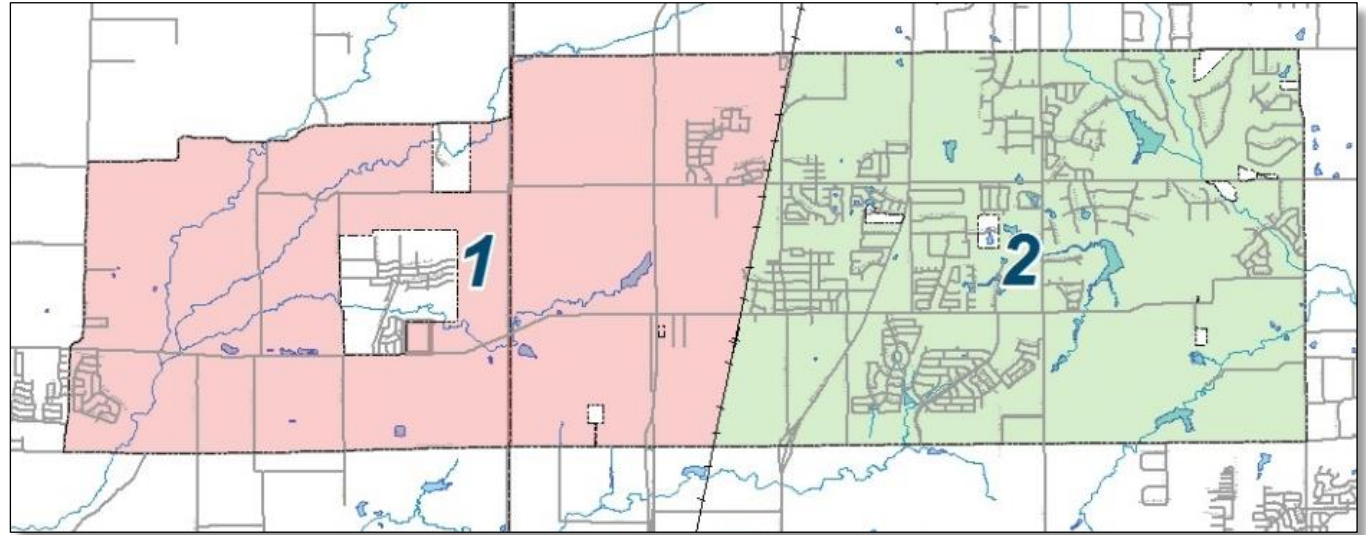
ROADWAY IMPACT FEE CAPITAL IMPROVEMENTS PLAN (IFCIP)

- Based on official plan of Town
 - 2022 Thoroughfare Plan
- All Arterial or Collectors streets
- Enables system flexibility
- State facilities eligible (Town costs only)



PROJECTED SERVICE UNITS








- Roadway: 10-year VMT
- Land Use Assumptions

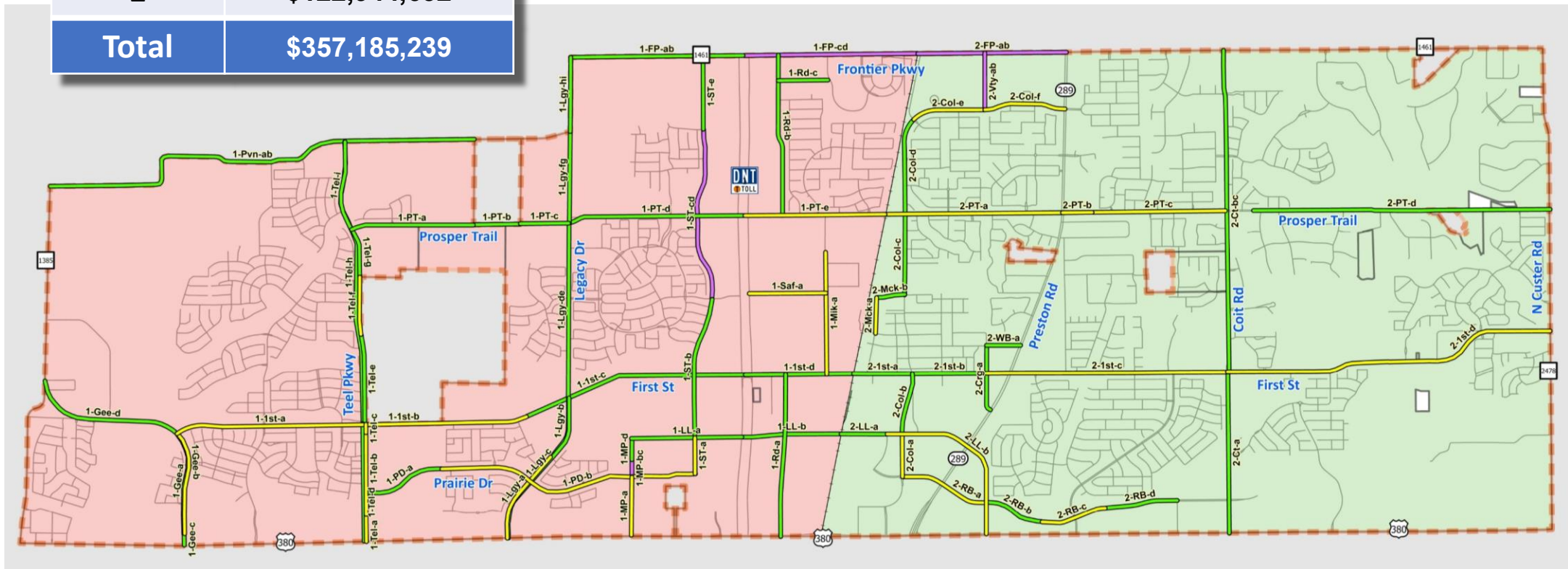


Service Area	Residential Growth (veh-mi)	Basic Emp. Growth (veh-mi)	Service Emp. Growth (veh-mi)	Retail Emp. Growth (veh-mi)	Total Growth (veh-mi)
1	37,043	3,701	34,150	4,253	79,146
2	15,602	1,911	18,567	2,077	38,157
Total	52,644	5,612	52,717	6,329	117,302

PROPOSED ROADWAY IFCIP

Service Area	Project Cost
1	\$234,240,608
2	\$122,944,632
Total	\$357,185,239

Legend	
Roadway Service Areas	
	Service Area 1
	Service Area 2
	Roads
	Railroads
Status	
	New
	Recoup
	Both



ROADWAY IMPACT FEE CALCULATIONS

	Service Area 1	Service Area 2
Net Capacity Supplied by CIP (vehicle miles)	59,716	33,060
Total Project Cost of CIP	\$234,240,608	\$122,944,632
Cost of Net Capacity Supplied	\$183,483,058	\$95,794,114
Projected 10-year Demand (vehicle miles)	79,146	38,157
Percent of CIP Attributable to New Dev.	100%	100%
Cost of CIP and Financing Attributable to New Development	\$213,316,102	\$106,644,971
Pre-Credit Maximum Fee per Service Unit (\$ per vehicle-mile)	\$2,668	\$2,794
Maximum Assessable Fee per Service Unit (50%) (\$ per vehicle-mile)	\$1,347	\$1,397

COST PER SERVICE UNIT COMPARISON

ROADWAY COST PER SERVICE UNIT COMPARISON

Service Area	2011		2016		2025	
	Credited Cost / SU	Collection Rate	Credited Cost / SU	Collection Rate	Credited Cost / SU	Collection Rate
1	\$856	\$856**	\$1,258	\$1,258*	\$1,347	??
2	\$615	\$615**	\$940	\$940*	\$1,397	??

*Current Collection Rate discounts specific land uses including,

- Land uses discounted to 25% of max
 - Hotels
 - Day Care
 - All Office uses
 - Non-Fast Food Restaurant
 - Discount Store
 - Home Improvement Superstore
 - Shopping Center
 - Supermarket
 - Toy Superstore
 - Department Store
- Land uses discounted to 40% of max
 - Single Family Residential

** Collection rate replaced with 2016 rates.

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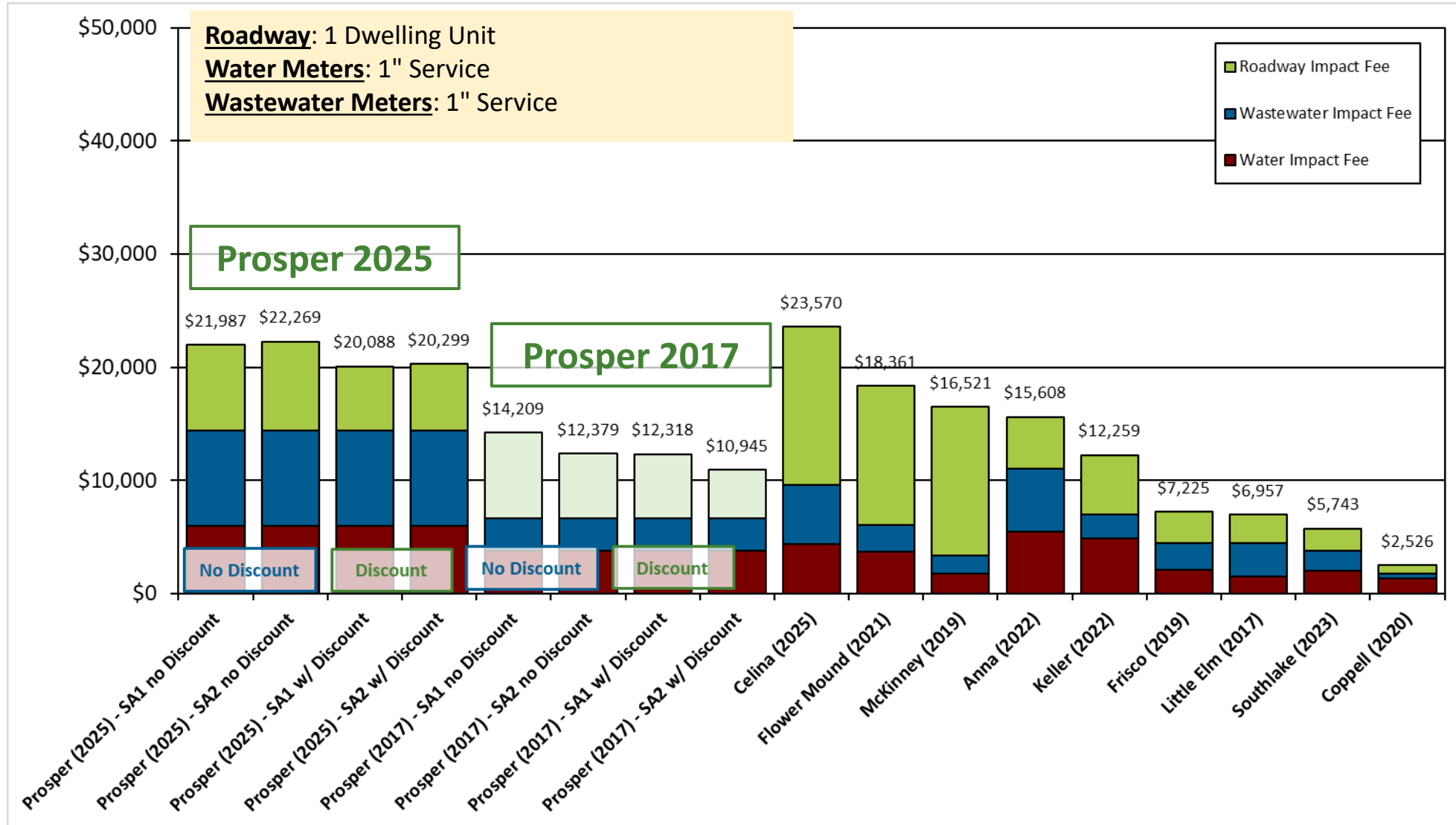
4

Comparison with Other Cities

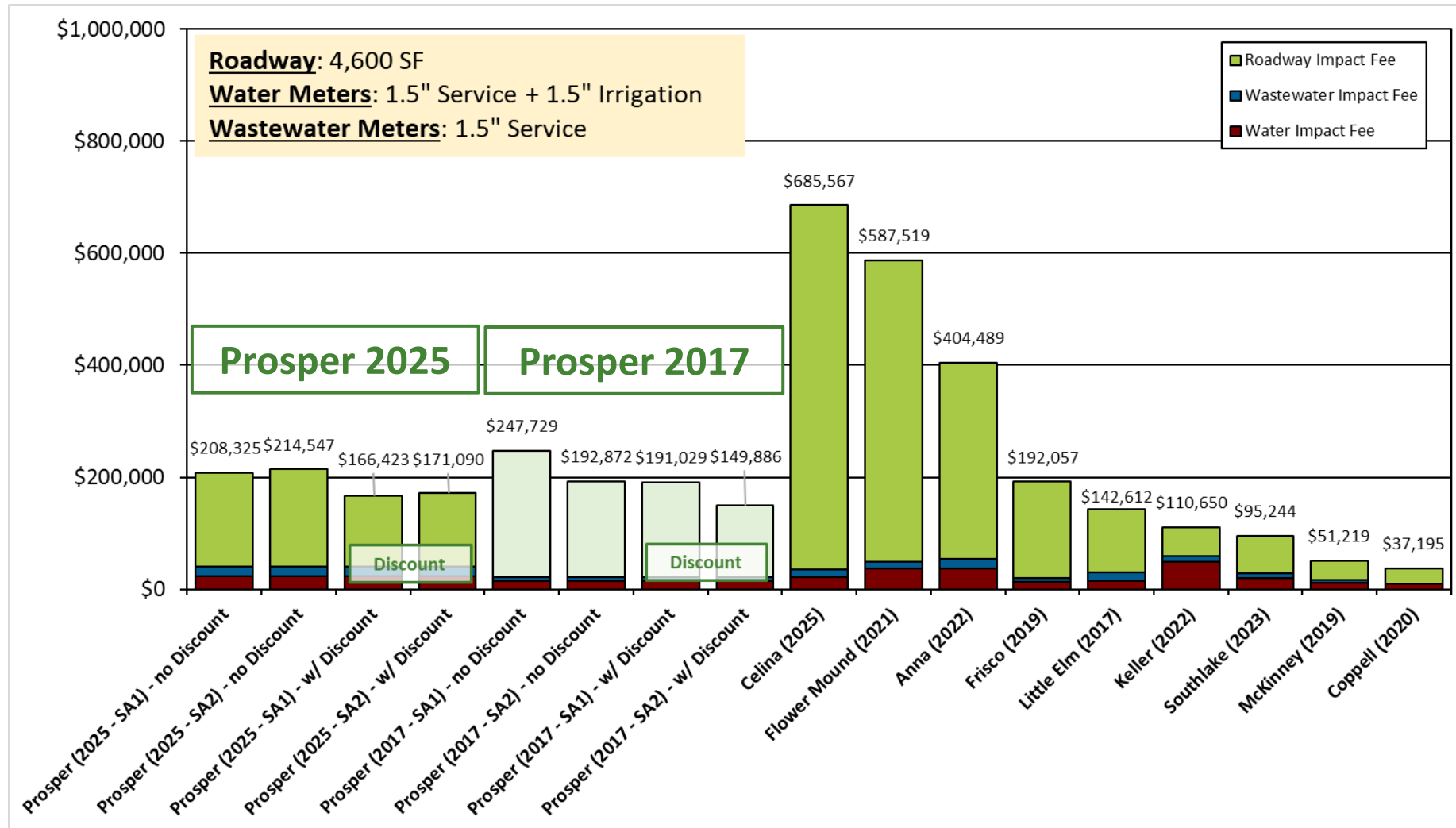
5

CIAC Involvement and Recommendation

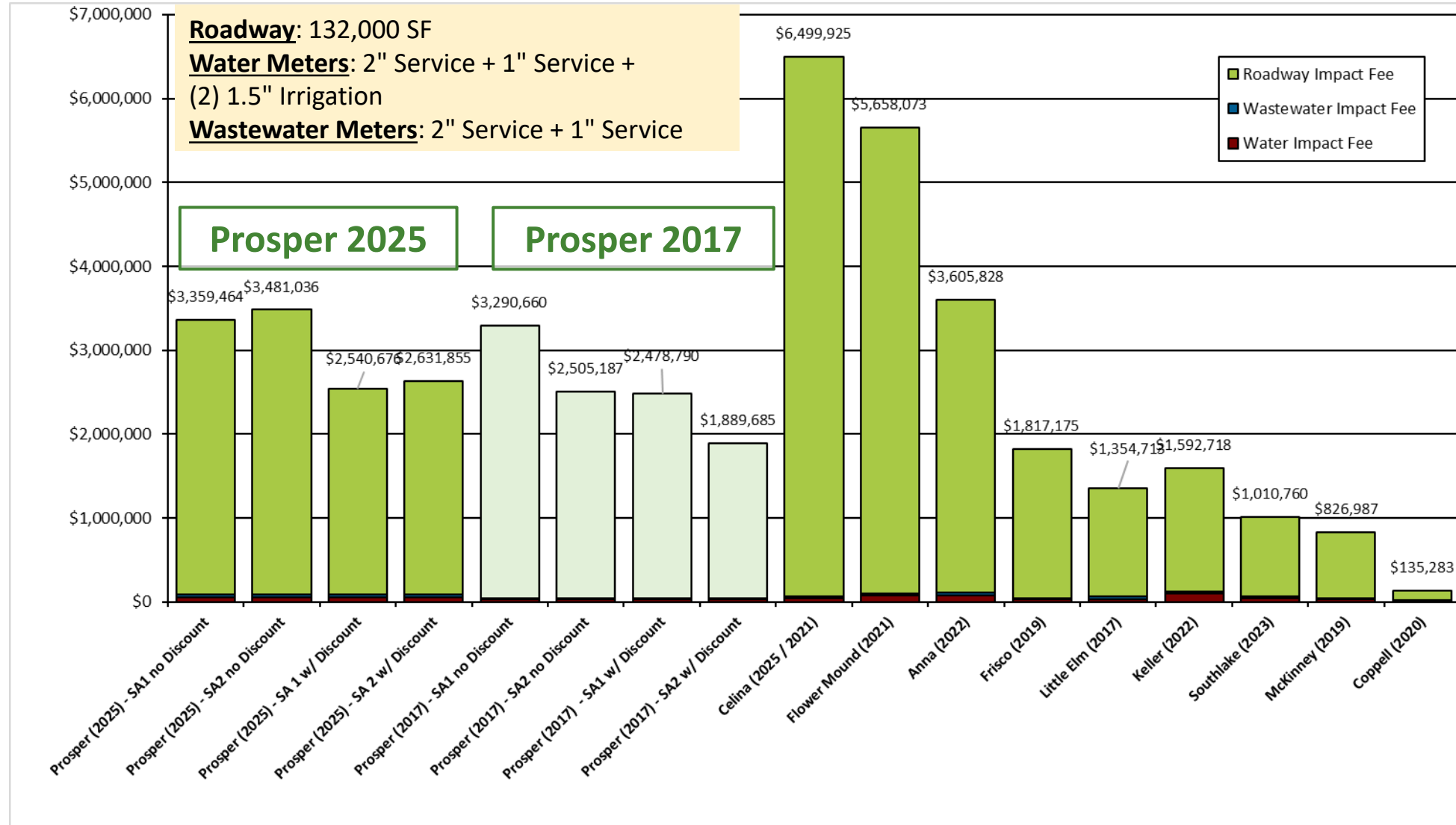
SINGLE FAMILY BENCHMARKING



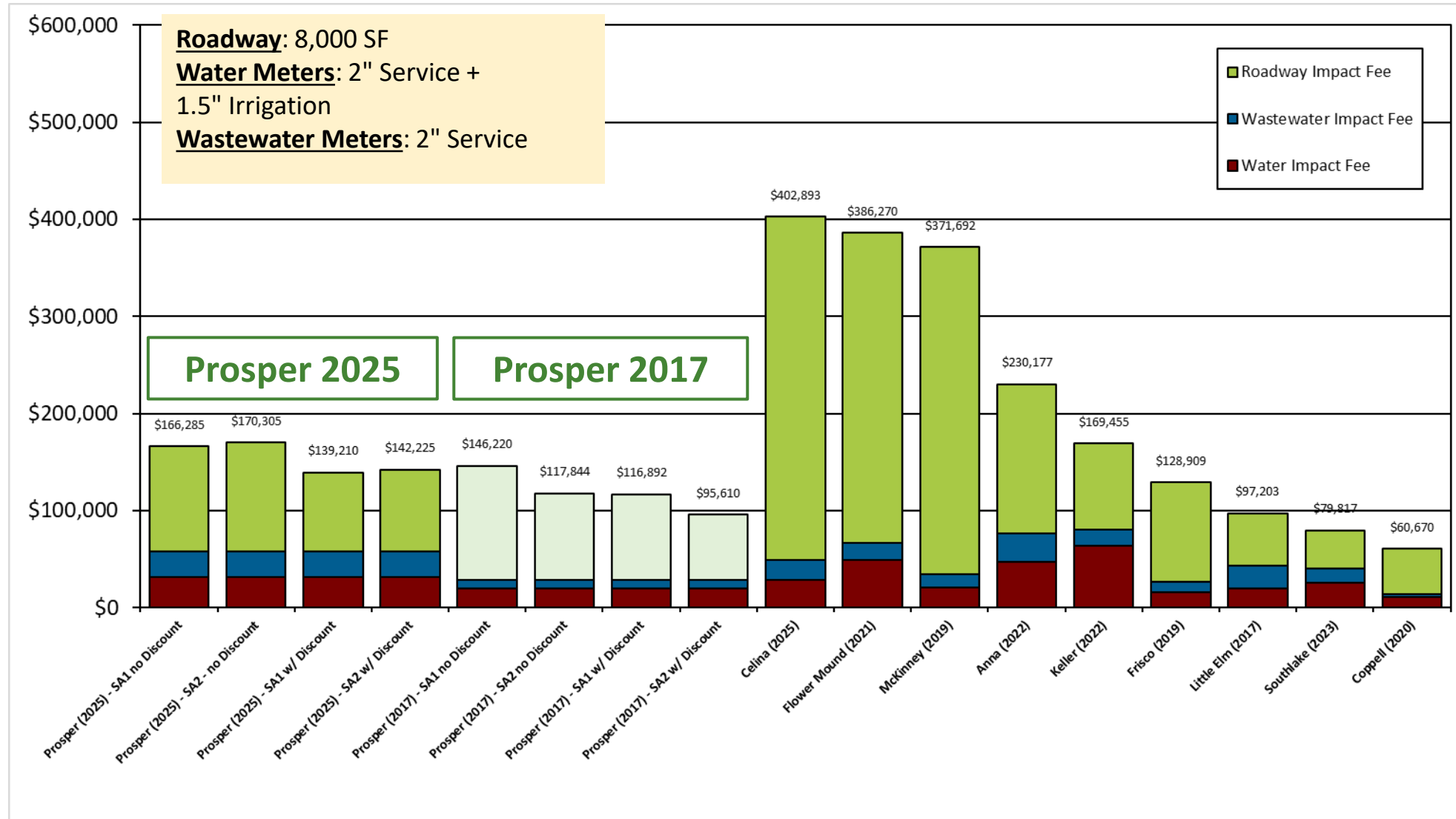
RESTAURANT DRIVE-THRU BENCHMARKING



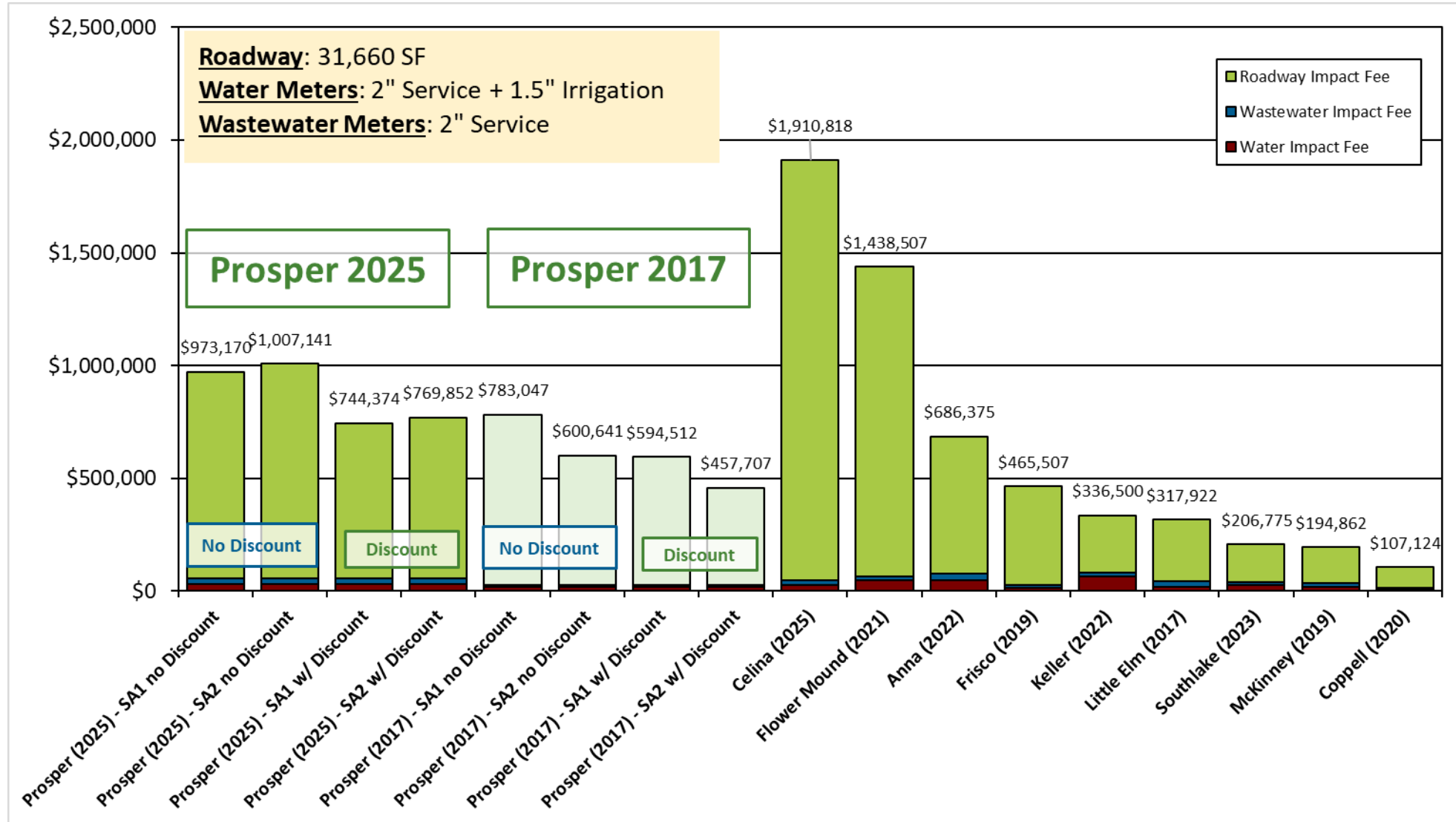
GROCERY STORE BENCHMARKING



SIT-DOWN RESTAURANT BENCHMARKING



MEDICAL OFFICE BENCHMARKING



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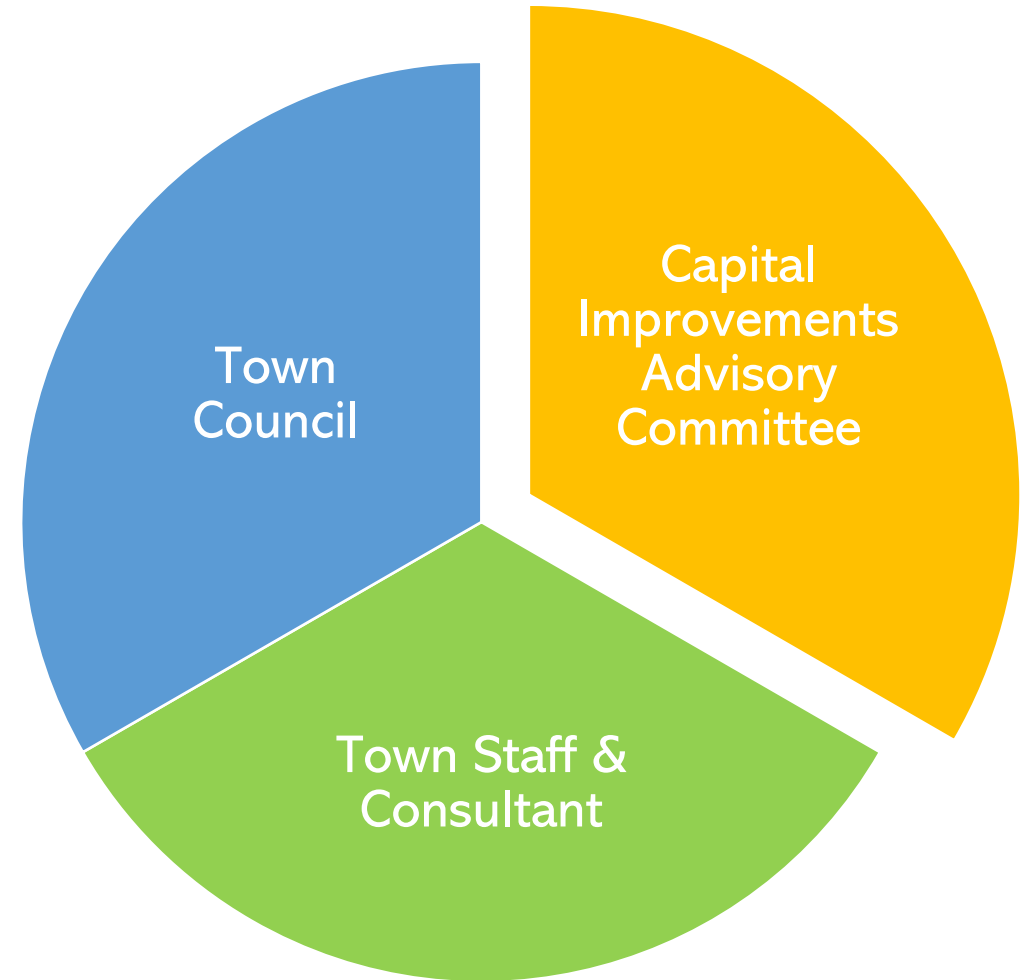
Comparison with Other Cities

5

CIAC Involvement and Recommendation

CIAC INVOLVEMENT

- Advisory Committee Members
 - Planning and Zoning Commission
 - ETJ Resident
- Met with Consultants and Town Staff in April 2024, October 2024, and June 2025 to discuss Land Use Assumptions, Capital Improvement Plans and Impact Fee Calculations



CIAC RECOMMENDATION

- June 30th, by a unanimous vote, the CIAC made the following actions:
 - Accepted the land use assumptions, capital improvements plan, and impact fee calculations as outlined in the draft impact fee study
 - Recommended the Town Council set the water, wastewater, and roadway impact fees at the maximum allowable fee per the impact fee study



QUESTIONS & --- DISCUSSION

CONTACT INFORMATION:

Eddie Haas, AICP | eh@freese.com | 214.217.2321



Agenda Item 19.

Conduct a Public Hearing and consider and act upon a request to rezone 18.7± acres from Planned Development-14 (Retail) to Planned Development-Retail on Netherly Survey, Abstract 962, Tract 7, located on the northwest corner of Legacy Drive and First Street. (ZONE-25-0004) (DH)

Planned Development First Legacy Shopping Center (ZONE-25-0004)

Agenda Item

Conduct a Public Hearing and consider and act upon a request to rezone 18.7± acres from Planned Development-14 (Retail) to Planned Development-Retail on Netherly Survey, Abstract 962, Tract 7, located on the northwest corner of Legacy Drive and First Street. (ZONE-25-0004)

Proposal

Purpose:

- Construct a convenience store with gas pumps and other commercial buildings on an intersection of a major and minor thoroughfare.

Background:

- Planned Development-14 allows for convenience stores with gas pumps by right.
- The Town's Zoning Ordinance requires convenience stores with gas pumps to be located on the intersection of major thoroughfares.
 - Per the Master Thoroughfare Plan, First Street is considered a minor thoroughfare.
- Proposal would allow for a convenience store on the intersection of Legacy Drive and First Street.

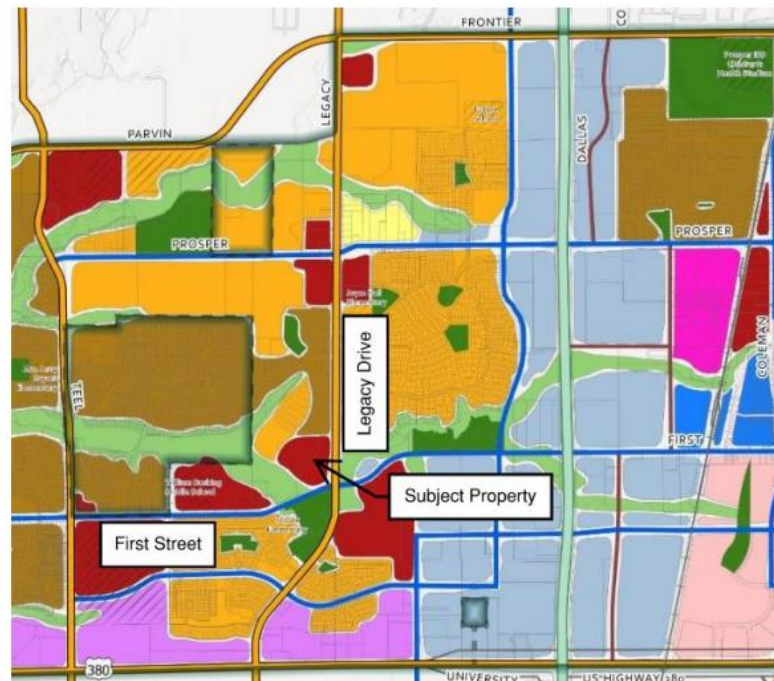


Future Land Use Plan

Retail & Neighborhood Services:

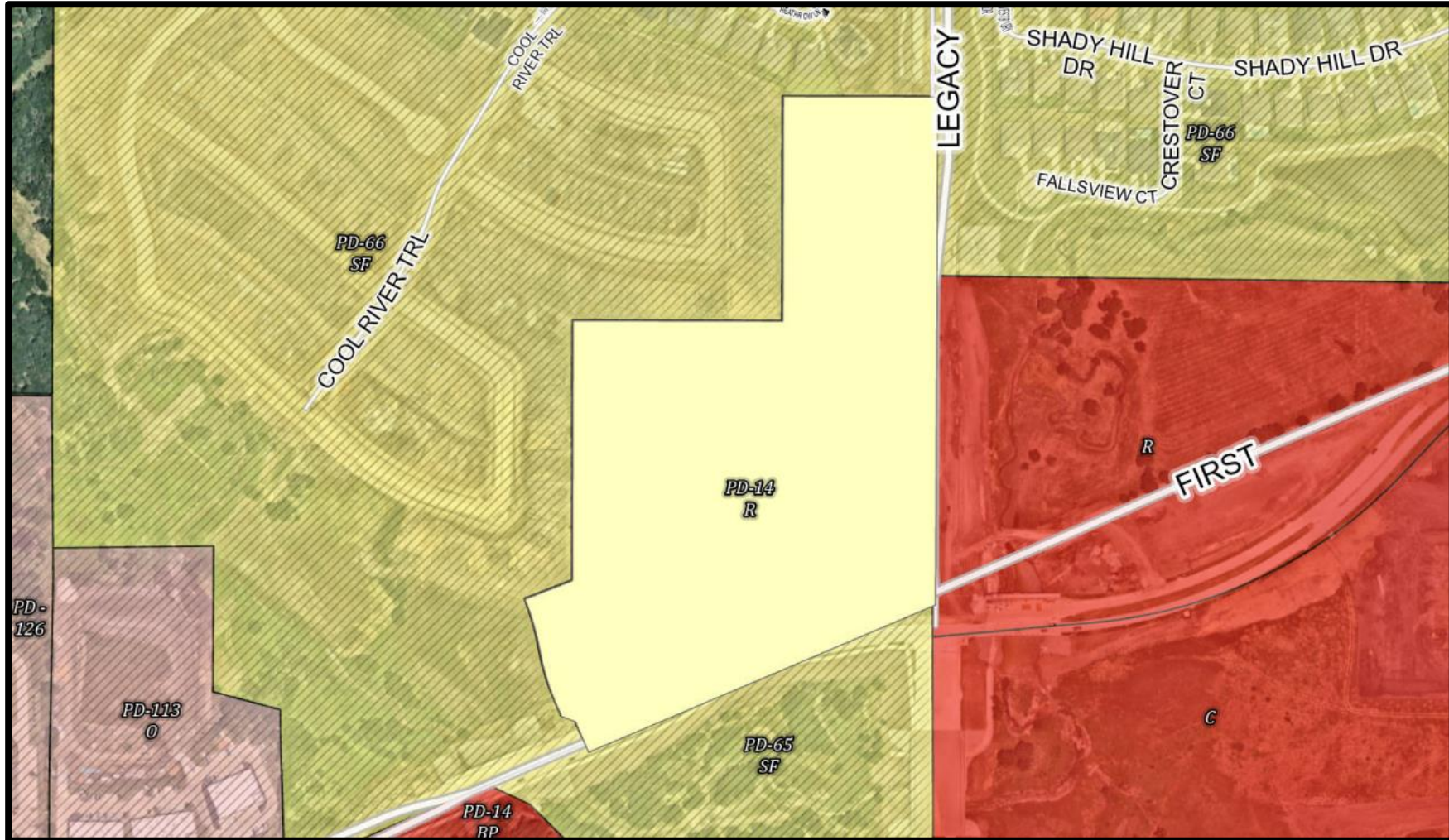
- Recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.

Future Land Use Exhibit



Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-14 (Retail)	Vacant	Retail & Neighborhood Services
North	Planned Development-66 (Single Family-10)	Single-Family Residential (Star Trail)	High Density Residential
East	Planned Development-66 (Single Family-10)	Single-Family Residential (Star Trail)	Medium Density Residential
South	Planned Development-65 (Single-Family)	Vacant	Parks
West	Planned Development-66 (Single Family-10)	Single-Family Residential (Star Trail)	Medium Density Residential



District Regulations

	Previous Regulations (Planned Development-14)	Proposed Regulations (Development Standards)
Size of Yards	Front: 25' Side: 0' 12' (Vehicular Access Req.) 24' (Fire Lane Access Req.) 50' (Adj. to Residential) Rear: 0' 12' (Vehicular Access Req.) 24' (Fire Lane Access Req.) 50' (Adj. to Residential)	Front: 30' Side: 15' 30' (One-Story Adj. to Res.) 60' (Two-Story Adj. to Res.) Rear: 15' 30' (One-Story Adj. to Res.) 60' (Two-Story Adj. to Res.)
Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 50' Minimum Lot Depth: 90'	Minimum Area: 10,000 SF Minimum Lot Width: 50' 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
Floor Area Ratio	Maximum: 0.4:1	Ratio: 0.4:1

Permitted Uses

By Right:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Art and Music Studio
- Artisan's Workshop
- Bank/Savings and Loan/Credit Union
- Beauty Salon/Barber Shop
- Commercial Amusement, Indoor
- Diagnostic Lab or Urgent Care Center
- Dry Cleaning, Minor

Permitted Uses Cont.

By Right:

- Fraternal Organization/Lodge/Civic Club/Fraternity or Sorority
- Full-Service Hotel C
- Furniture Store
- Gymnastics/Dance Studio
- Health/Fitness Center
- Home Furnishings and Appliance Store
- House of Worship
- Nursery, Minor
- Pet Day Care C
- Print Shop, Minor

Permitted Uses Cont.

By Right:

- Public School
- Restaurant C
- Retail Stores and Shops
- Swim School
- Tanning Salon
- Veterinarian Clinic and/or Kennel, Indoor
- Wine Bar

Permitted Uses Cont.

By Specific Use Permit:

- Child Care Center, Licensed
- Convenience Store w/ Gas Pumps (On Intersecting Major and Minor Thoroughfares)
- Farmer's Market
(Changed from a use by right to a specific use permit per the Planning & Zoning Commission's motion)
- Meeting/Banquet/Reception Facility
- Private or Parochial School
- Restaurant, Drive-In
- Restaurant, Drive Through

Uses That Would Be Eliminated

- Accessory Buildings
- Assisted Living Facilities
- Auto Laundries/Car Wash Facilities (Incidental to Primary Business Use)
- Auto Parts Sales – No Outdoor Storage/Display
- Automobile Parking Lots and Parking Garages
- Automobile Repairs – Excluding Paint and Body Work
- Bed and Breakfast
- Civic Convention Center
- Concrete Batching Plants (Temporary and Incidental to On-Site Construction)
- Construction and Field Offices (Temporary)

Uses That Would Be Eliminated Cont.

- Convalescence Homes
- Dinner Theatres
- Equipment and Machinery Sales and Rental, Minor
- Frozen Food Lockers (Incidental to Primary Business Use)
- Golf Course and/or Country Club
- Governmental and Utility Agencies, Offices, Facilities and Service Yards
- Guard and Patrol Services
- Homebuilder
- Hospital
- Independent Living Facilities

Uses That Would Be Eliminated Cont.

- Indoor Storage Facilities
- Marketing Center
- Mass Commuter/Transit Stations
- Meat Markets (No Slaughterhouses or Packing Plants)
- Municipal Buildings and Facilities
- Museums, Libraries, Art Schools and Art Galleries
- Nursing Homes
- Parks, Playgrounds, Recreational Facilities and Community Centers
- Post Office Facilities
- Private Club Facilities

Uses That Would Be Eliminated Cont.

- Radio and Television Microwave Antennae/Towers (Incidental to Primary Use)
- Radio and Television Studios and Broadcasting Facilities
- Recycling Collection Centers
- Single Family Residential
- Small Engine Repairs (Under Roof and Enclosed)
- Telephone Exchange
- Temporary Buildings (Incidental to Primary Business Use)
- Theaters – Indoors
- Theatrical Centers
- Tire Dealers (No Outdoor Storage)

Uses That Would Be Eliminated Cont.

- Tool and Equipment Rental Stores (No Outdoor Storage Unless Screened)
- Utility Distribution Systems and Facilities
- Warehousing Facilities (Incidental to Primary Business Use)
- Water Treatment Facilities

Architectural Standards

Building Materials:

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)
- Stucco (Three-Coat)
- Non-Masonry Materials (Max. of 20%)
- Other Materials as Approved by Director of Development Services

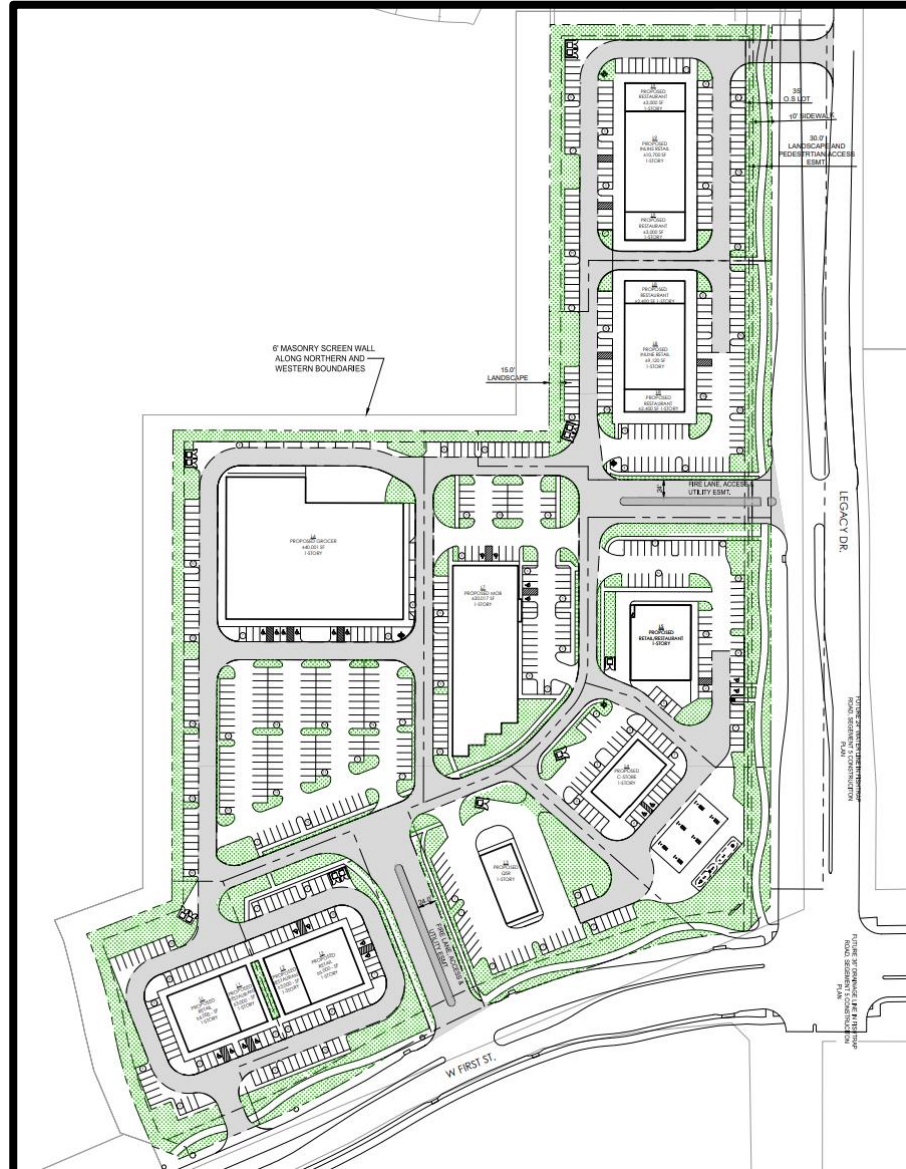
Landscaping

	Previous Regulations (Planned Development-14)	Proposed Regulations (Development Standards)
Adjacent to Thoroughfares	<p>Easement: 30' (Legacy Drive) 25' (First Street)</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, five-gallon minimum, every 30 linear feet.</p>	<p>Easement: 30' (Legacy Drive) 25' (First Street)</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, five-gallon minimum, every 30 linear feet.</p>
Adjacent to Commercial Development	<p>Buffer: 5'</p> <p>Plantings: One small tree every 15 linear feet.</p> <p>One shrub, five-gallon minimum, every 15 linear feet.</p>	<p>Buffer: 5'</p> <p>Plantings: One small tree every 15 linear feet.</p> <p>One shrub, five-gallon minimum, every 15 linear feet.</p>
Adjacent to Residential Development	<p>Buffer: 15'</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p>	<p>Buffer: 15'</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p>

Screening

Residential Adjacency:

- Six-foot (6') masonry wall required adjacent to residential development.



Noticing

Notices:

- Friday, July 25th

Citizen Response:

- None

Staff Recommendation

Recommendation:

- Approval
 - Elimination of many undesirable uses by right.
 - Requirement of some uses previously allowed by right to be by Specific Use Permit.
 - Development Agreement that ensures building materials.

P&Z Recommendation

Motion:

- Approval (7-0) subject to the following conditions:
 - “Farmer’s Market” use permitted by Specific Use Permit rather than by right.
 - A minimum of ten percent (10%) of the entire development to be usable open space.
 - A minimum of three of the five listed amenities to be provided in the development.
 - Gazebos or Pergolas
 - Public Art Installations
 - Seating Areas with Shade Structures
 - Stone Terracing and Low Masonry Seating Walls
 - Water Features (Fountains or Naturalized Stream Banks)

Applicant Request

Amend the recommendations made by the Planning & Zoning Commission regarding the following items:

- Recommendation: A minimum of ten percent (10%) of the entire development to be usable open space.
 - Request: Each individual lot to have a minimum of seven to ten percent (7% – 10%) of open space.
- Recommendation: A minimum of three of the five listed amenities to be provided in the development.
 - Request: Each individual lot to provide one of the listed amenities.

Agenda Item 20.

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, including the evaluation of the Town Manager, and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal matters associated with Town liability issues, and all matters incident and related thereto.

Section 551.071 – Consultation with the Town Attorney regarding legal matters associated with any Work Session or Council Meeting agenda item.

Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, and the Downtown Advisory Committee, 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.