



Welcome to the August 26, 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 declaring the month of September as National Preparedness Month. (RG)

# Consent Agenda

## Agenda Item 2.

Consider and act upon the minutes of the August 12, 2025, Town Council Work Session meeting. (MLS)



## Agenda Item 3.

Consider and act upon the minutes of the August 12, 2025, Town Council Regular meeting. (MLS)



## Agenda Item 4 .

Consider and act upon the minutes of the August 14, 2025, Town Council Special meeting. (MLS)

## Agenda Item 5.

Consider and act upon moving the September 9, 2025, Town Council Work Session and Regular meeting to Tuesday, September 16, 2025. (MLS)



## Agenda Item 6.

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



## Agenda Item 7.

Consider and act upon a Resolution approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing; declaring the existing rates to be unreasonable; finding the rates to be set by the attached Settlement Tariffs to be reasonable and in the public interest; and approving an attachment establishing a benchmark for pensions and retiree medical benefits. (TW)



## Agenda Item 8.

Consider and act upon a Resolution suspending a requested  
GRIP rate increase from CoServ Gas, Ltd. (TW)

## Agenda Item 9.

Consider and act upon authorizing expenditures with SDB Contracting Services for remodeling services and ODP Business Solutions for furniture additions to the Town Hall I.T. Department for \$260,642. (LJ)

## Agenda Item 10.

Consider and act upon approving the Resolutions authorizing matching funds for projects submitted under the State and Local Cybersecurity Grant Program. (LJ)

## Agenda Item 11.

Consider and act upon rejecting all bids related to Competitive Sealed Proposal (CSP) No. 2025-11-B for the Doe Branch Pedestrian Trail and Bridge, and direct staff to reduce the scope of the project to include only the northern section of trail along Fishtrap Road and Gee Road. (DB)

## Doe Branch Trail Connections – Bid

- 8 bids received & opened on July 15, 2025
- Bids scored using the CSP process
- 65% / 25% / 10% – Cost / Contract Time / Qualifications
- Highest scoring bidder is not the lowest cost
- Highest score went to bidder that proposed completion in 130 days @ \$1,458,730. The next highest bidder is at 200 days and \$1,308,626. Difference of \$150,104. Town has good history with the highest scoring bidder.





<b>TOWN OF PROSPER PROPOSAL TABULATION SUMMARY</b>					
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
<b>**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.</b>					
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		Ratiiff 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
<b>TOTAL</b>	<b>100%</b>		<b>8.40</b>		<b>7.55</b>		<b>8.83</b>		<b>5.46</b>		<b>6.86</b>		<b>9.20</b>		<b>8.32</b>		<b>8.19</b>



## Doe Branch Trail Connections – Bid

- If bids are rejected, there is a risk that prices could come in higher and construction days could increase.
- Per Purchasing Policy, the CIP Subcommittee has the authority to change the scoring criteria percentages for a rebid.
  - If timeframe isn't critical, can reappropriate weighting of score to price. (For example, 80/10/10)
  - Recommend establishing floors for weighting of each scoring criteria item; would require policy change.



## CIP Subcommittee and Staff Recommendation

- Reject bid
- Build the northern section(s) of trail along Gee Rd / Fishtrap Rd later utilizing existing Town contract.
- Reappropriate weighting of scoring for price for future bid process.

## Agenda Item 12.

Consider and act upon authorizing the Town Manager to direct Wopac Construction, Inc. to construct two crosswalks in the amount of \$122,240. (CJ)

## Agenda Item 13.

Consider and act upon an ordinance adopting land use assumptions and a capital improvements plan and establishing impact fees for water, wastewater, and roadways, by amending Article 10.02, "Capital Improvements and Impact Fees," of the Town of Prosper Code of Ordinances. (DLH)



# 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 14.

Conduct a Public Hearing and consider and act upon a request to rezone 0.7± acres from Single Family-15 to Planned Development-Downtown Office on Collin County School Land Survey 12, Abstract 147, Tracts 39 & 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001) (DH)



# Planned Development 607 East First Street (ZONE-25-0001)

# Proposal

## Purpose:

- Potentially convert existing residential structure to commercial structure in the future.
  - Future buyer to develop site based on limited commercial uses.

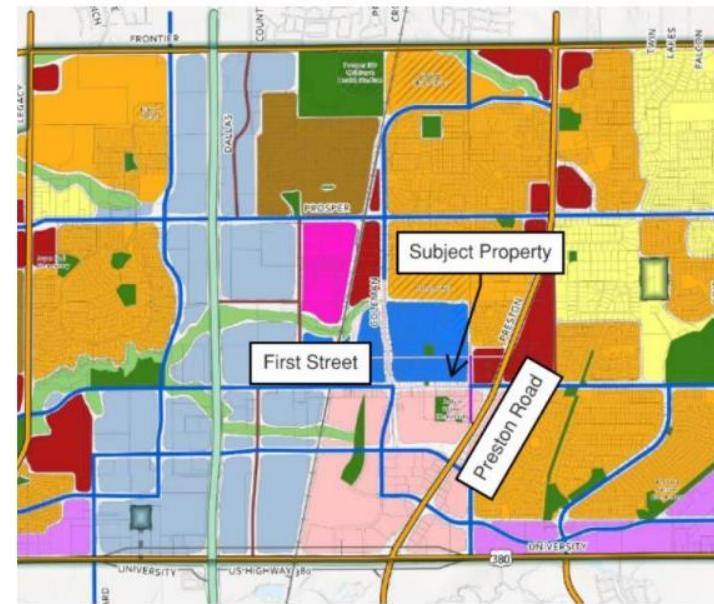


# Future Land Use Plan

## Old Town District:

- Recommends a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants, and offices.
- Recommends that historic homes, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments.

## Future Land Use Exhibit

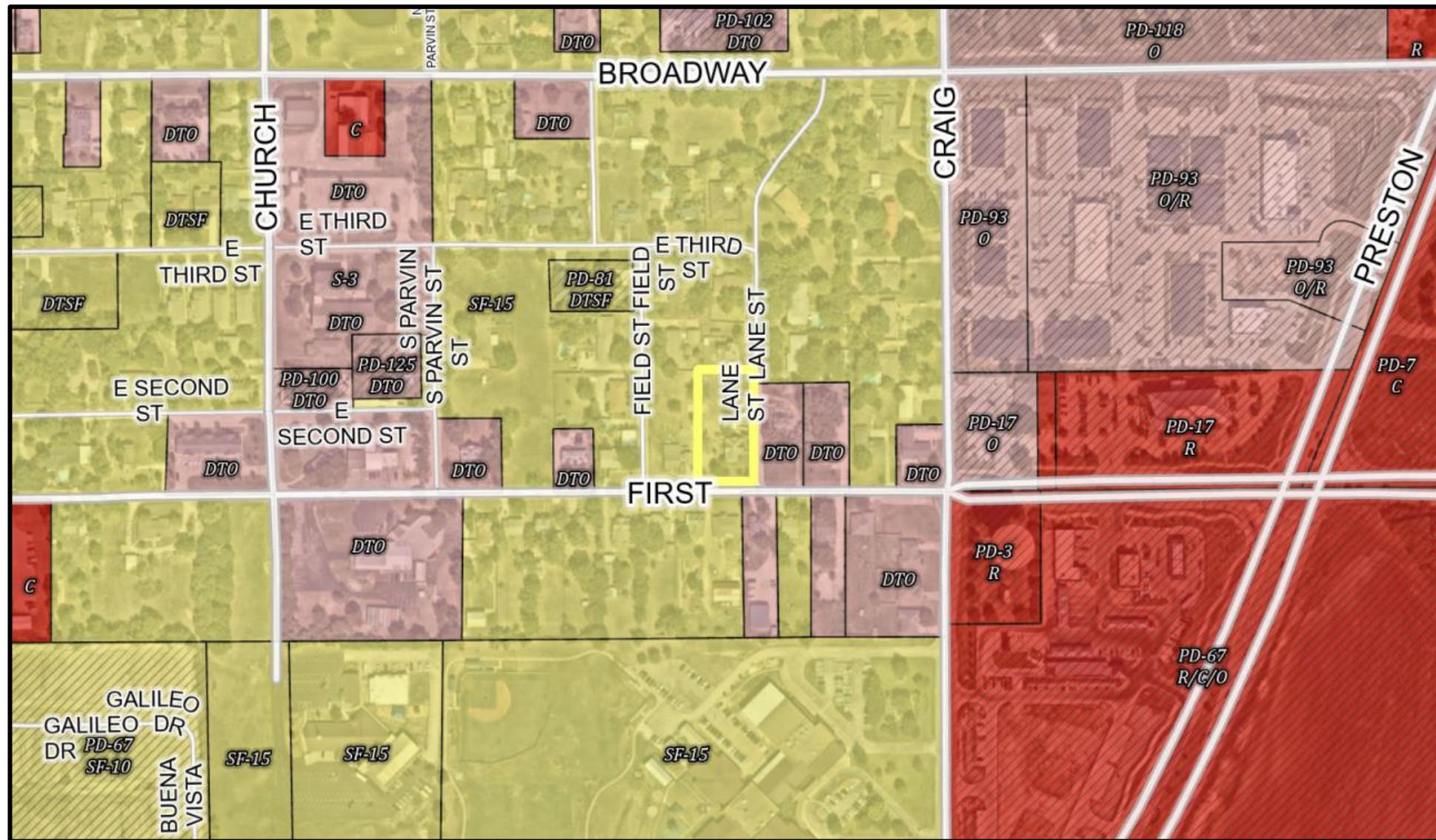


## Zoning

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Single-Family Residential	Old Town District
<b>North</b>	Single Family-15	Single-Family Residential	Old Town District
<b>East</b>	Downtown Office	Professional Office	Old Town District
<b>South</b>	Single Family-15	Single-Family Residential	Old Town District
<b>West</b>	Single Family-15	Single-Family Residential	Old Town District



# PROSPER



# District Regulations

	<b>DTO Regulations (Zoning Ordinance)</b>	<b>Proposed Regulations (Development Standards)</b>
<b>Size of Yards</b>	<b>Front:</b> 25'  <b>Side:</b> 5' (Adj. to Residential) 15' (Adj. to First Street)  <b>Rear:</b> 10'	<b>Front:</b> 25'  <b>Side:</b> 5' (Adj. to Residential) 15' (Adj. to First Street)  <b>Rear:</b> 10'
<b>Size of Lots</b>	<b>Minimum Area:</b> 6,000 SF  <b>Minimum Lot Width:</b> 50'  <b>Minimum Lot Depth:</b> 120'	<b>Minimum Area:</b> 6,000 SF  <b>Minimum Lot Width:</b> 50'  <b>Minimum Lot Depth:</b> 120'
<b>Maximum Height</b>	<b>Stories:</b> Two Stories or 40'	<b>Stories:</b> Two Stories or 40'
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 55 Percent	<b>Lot Coverage:</b> 55 Percent

# Permitted Uses

## By Right:

- Administrative/Medical and Professional Office
- Architectural or Interior Design Studio
- Boutique Retail
- Materials Showroom
- Single-Family Dwelling

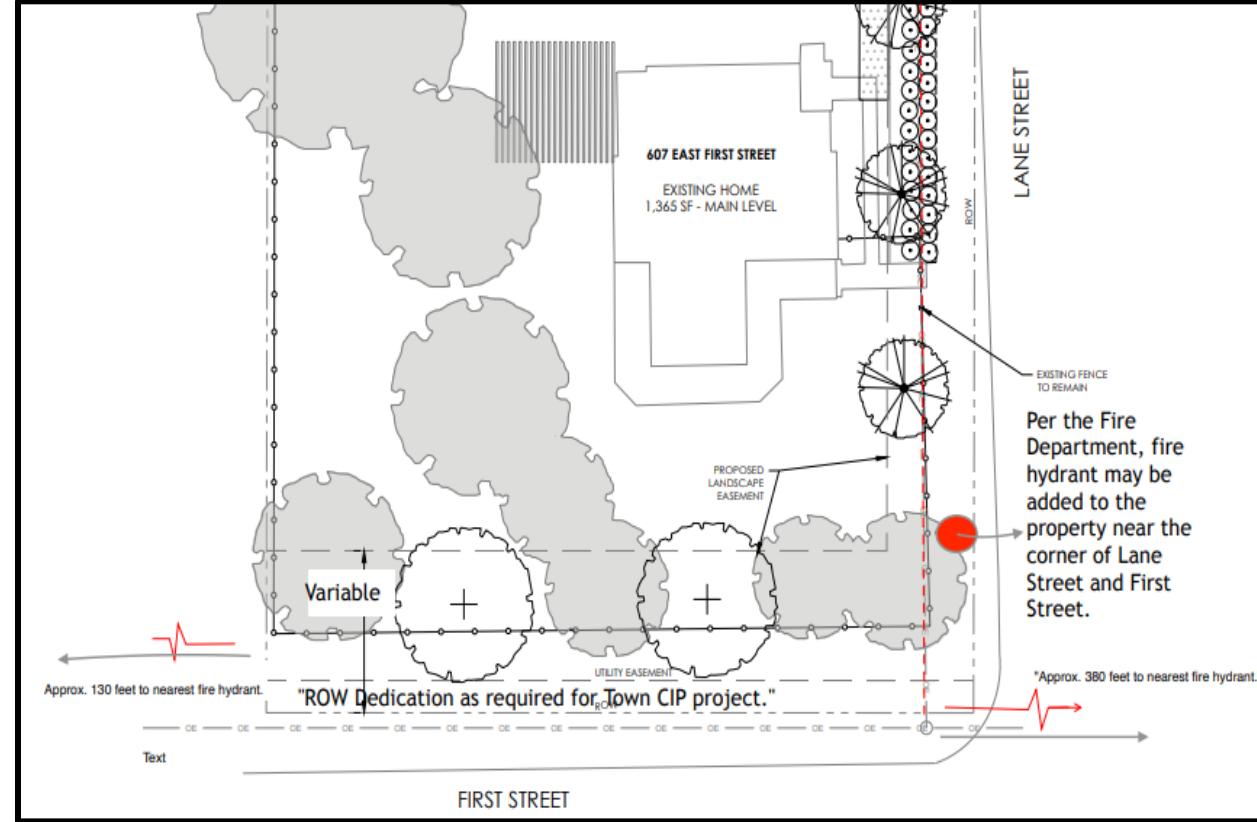
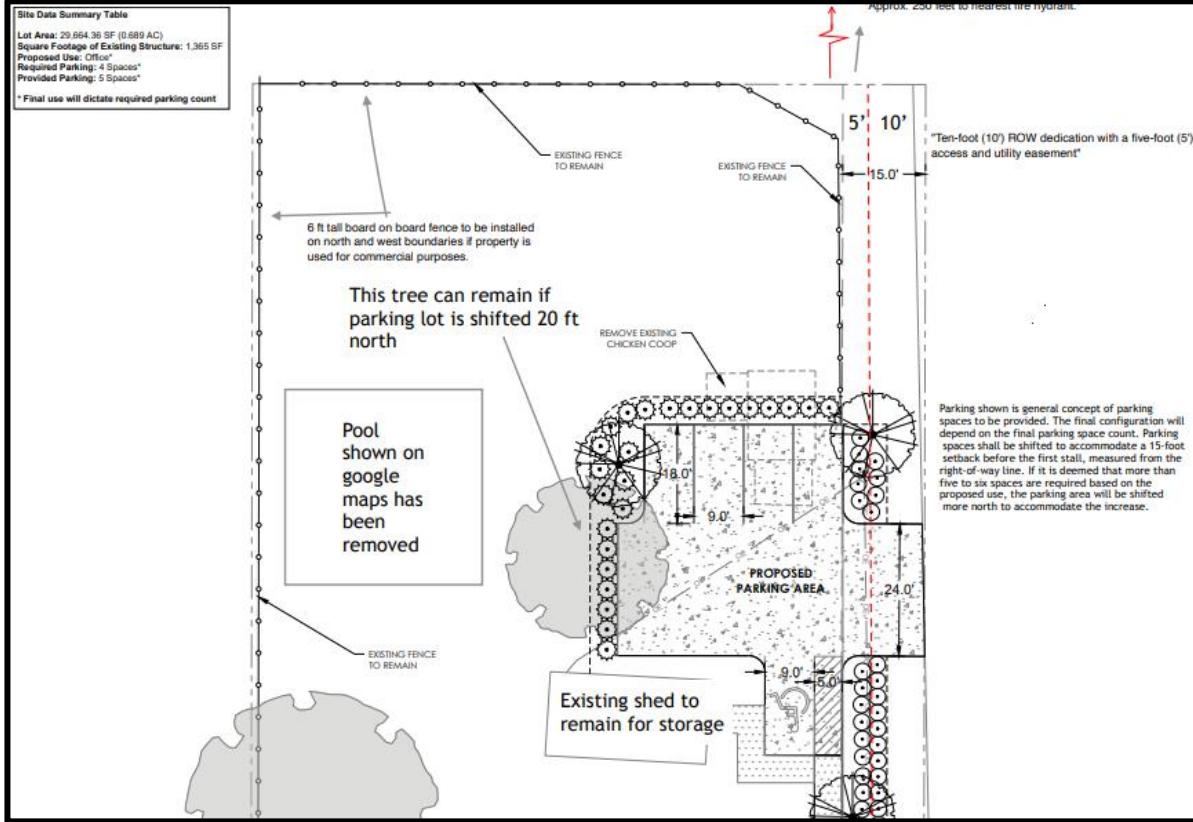
## Permitted Uses Cont.

### By Specific Use Permit:

- Bed and Breakfast
- Coffee Shop
- Tea Room



# PROSPER



# Architectural Standards

## Building Materials:

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural or Manufactured)
- Other Materials as Approved by Director of Development Services

## Architectural Standards Cont.

### Building Design:

- Existing Structures
  - Exterior alterations, not related to maintenance, must be approved by the Director of Development Services.
- New Structures
  - Buildings shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines.
  - Architectural styles such as Craftsman, Folk Traditional, and Victorian are recommended.



TOWN OF  
**PROSPER**



**View from First Street Looking North**



**View from side yard, looking East**



**View from First Street Looking Northeast**



**View from Lane Street Looking South/Southwest**

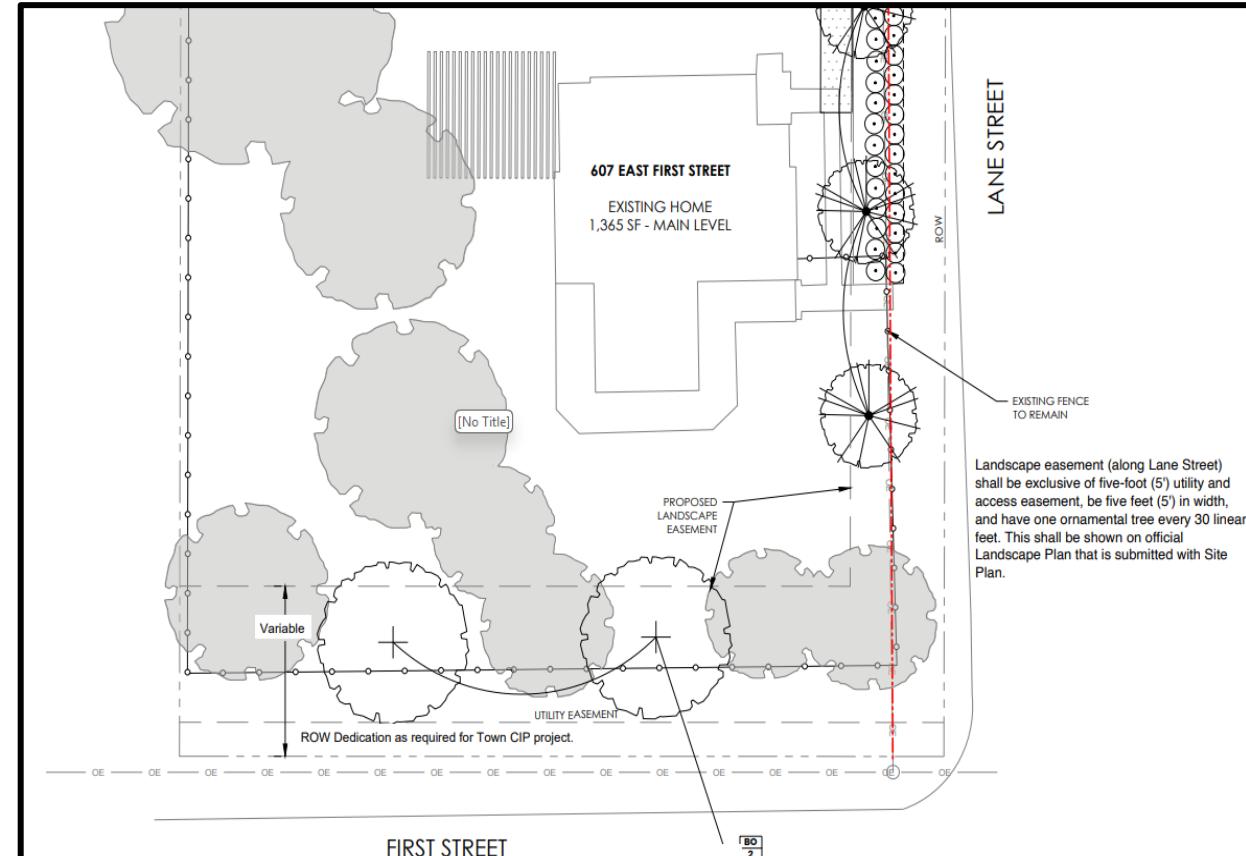
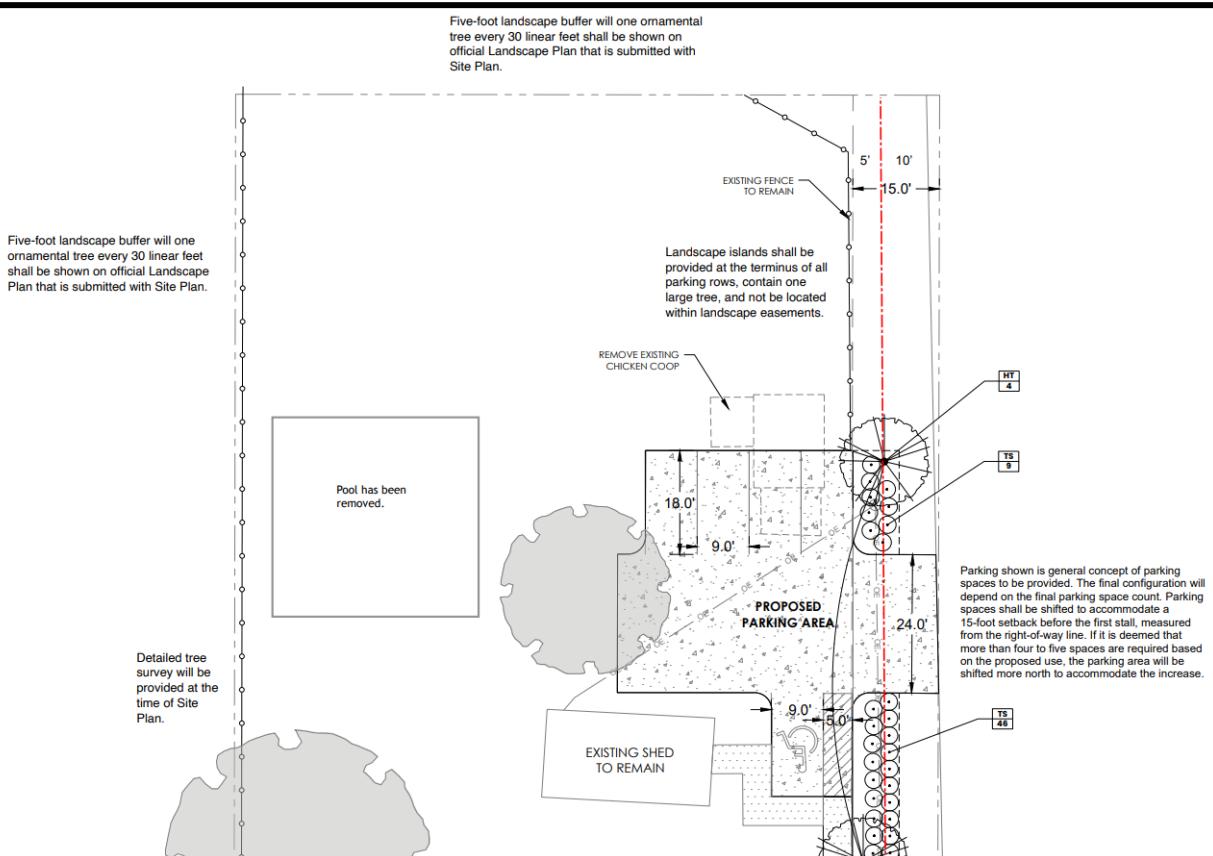
# Landscaping

	<b>DTO Regulations (Development Standards)</b>	<b>Proposed Regulations (Development Standards)</b>
<b>Adjacent to Thoroughfares</b>	<p><b>Easement:</b> 5' (Legacy Drive) 5' (First Street)</p> <p><b>Plantings:</b> One ornamental tree every 30 linear feet.</p>	<p><b>Easement:</b> 5' (Legacy Drive) 5' (First Street)</p> <p><b>Plantings:</b> One ornamental tree every 30 linear feet.</p>
<b>Adjacent to Residential Development</b>	<p><b>Buffer:</b> 5' (Northern Boundary) 5' (Western Boundary)</p> <p><b>Plantings:</b> One ornamental tree every 30 linear feet.</p>	<p><b>Buffer:</b> 5' (Northern Boundary) 5' (Western Boundary)</p> <p><b>Plantings:</b> One ornamental tree every 30 linear feet.</p>

# Screening and Fencing

## Adjacent to Single-Family:

- Six-foot (6') cedar board on board wooden fencing adjacent to single-family homes.



# Noticing

## Notices:

- Friday, August 8<sup>th</sup>

## Citizen Response:

- Two Letters of Support
  - One w/ Restrictions

# Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (4-0)

## Agenda Item 15.

Conduct a Public Hearing and consider and act upon a request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012) (DH)

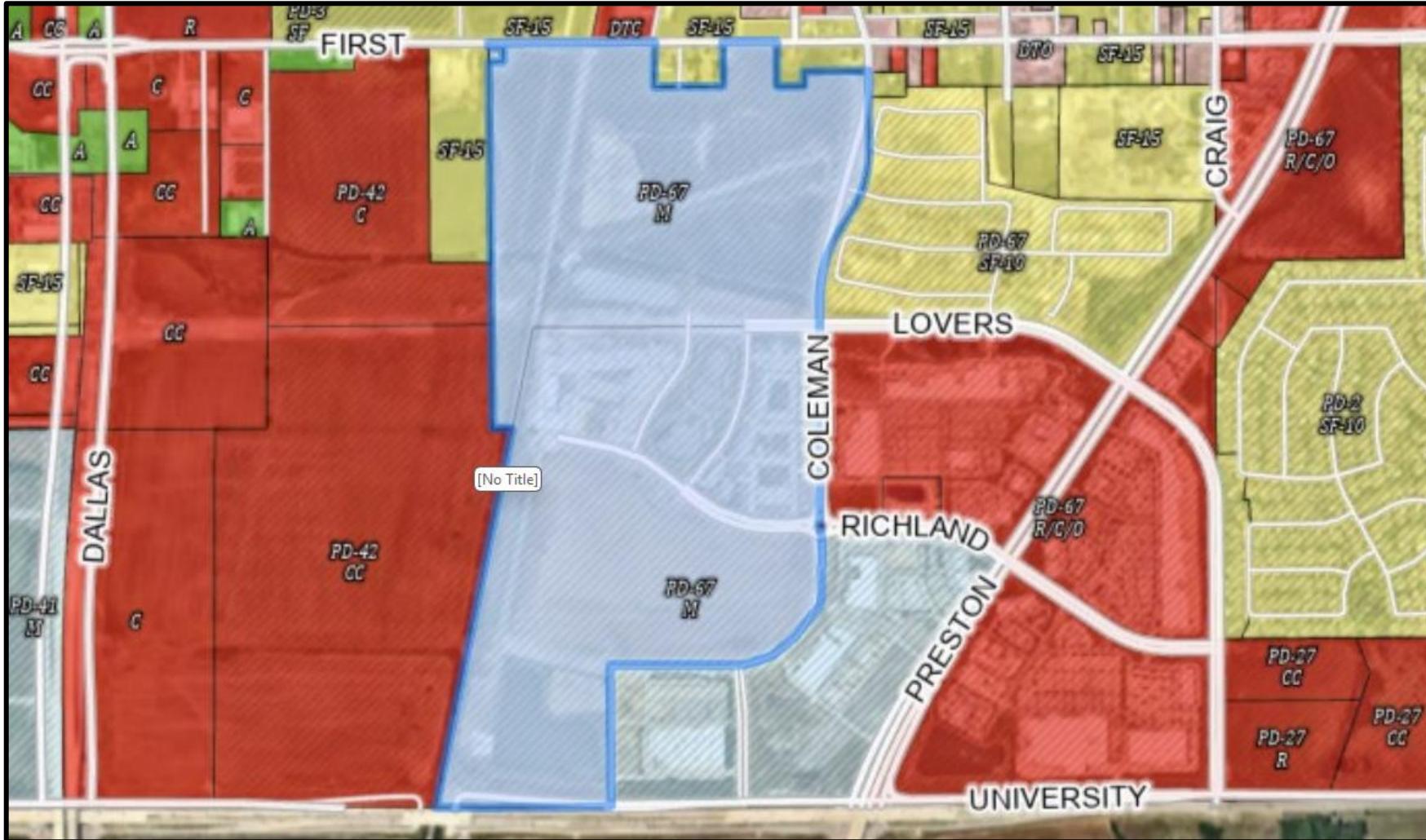


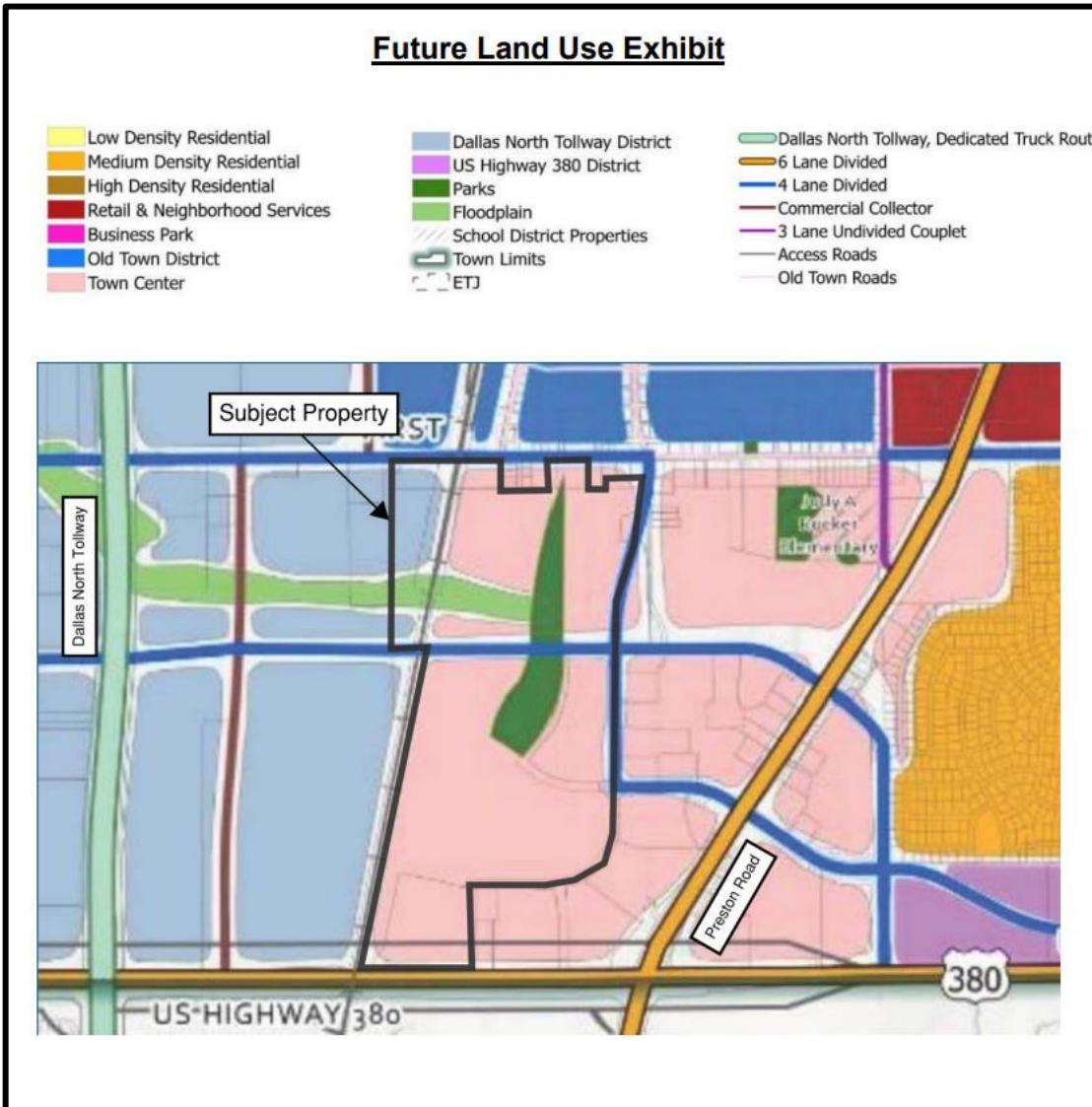
# Amendment of Planned Development-67 Gates of Prosper – Subdistricts 2 and 3 (ZONE-24-0012)





# TOWN OF PROSPER

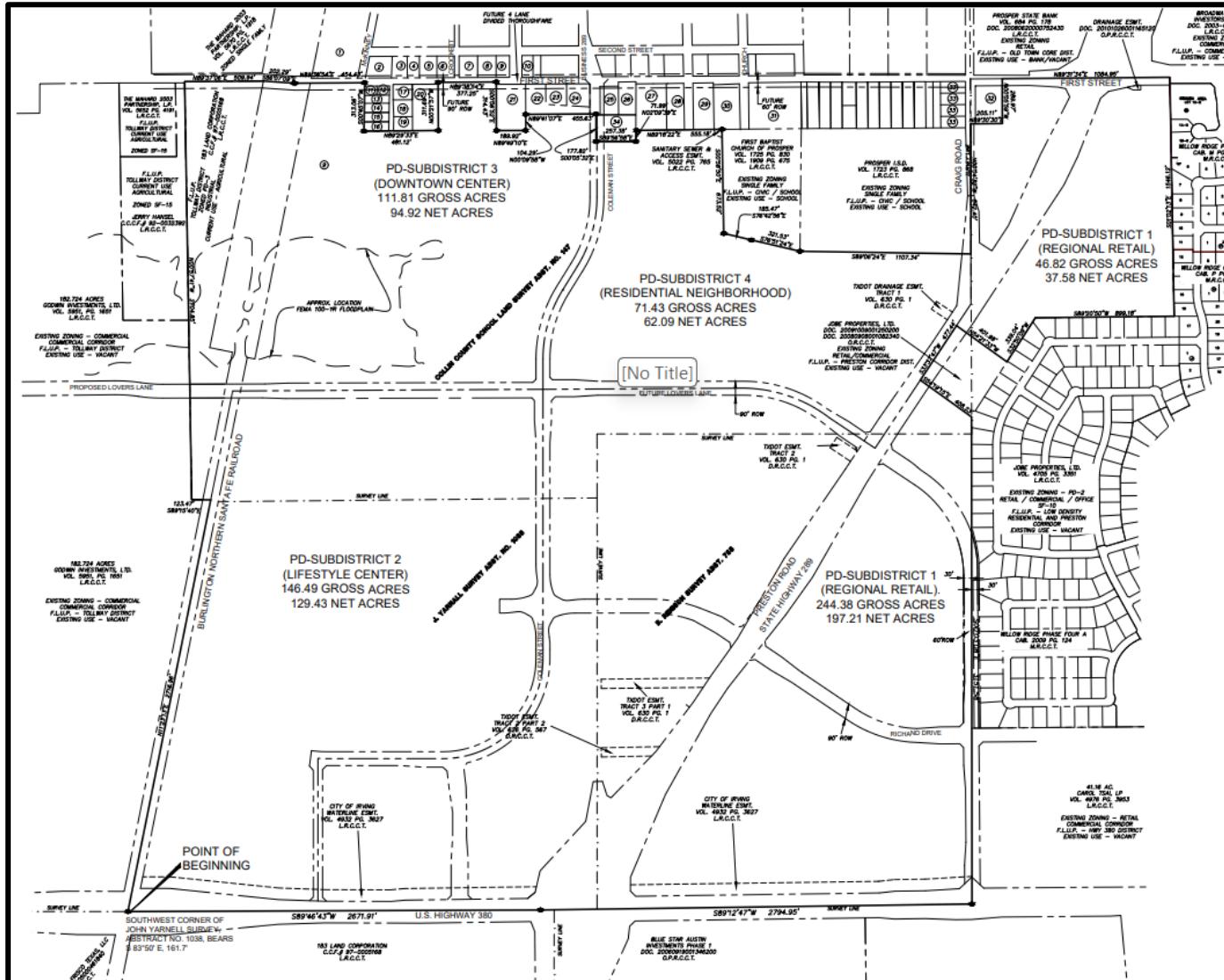




## **Future Land Use Plan:**

The Future Land Use Plan recommends Town Center for the property east of Burlington Railroad. A small portion of the property is west of the railroad and designated Dallas North Tollway District. There are also Park and Floodplain designations within the property.

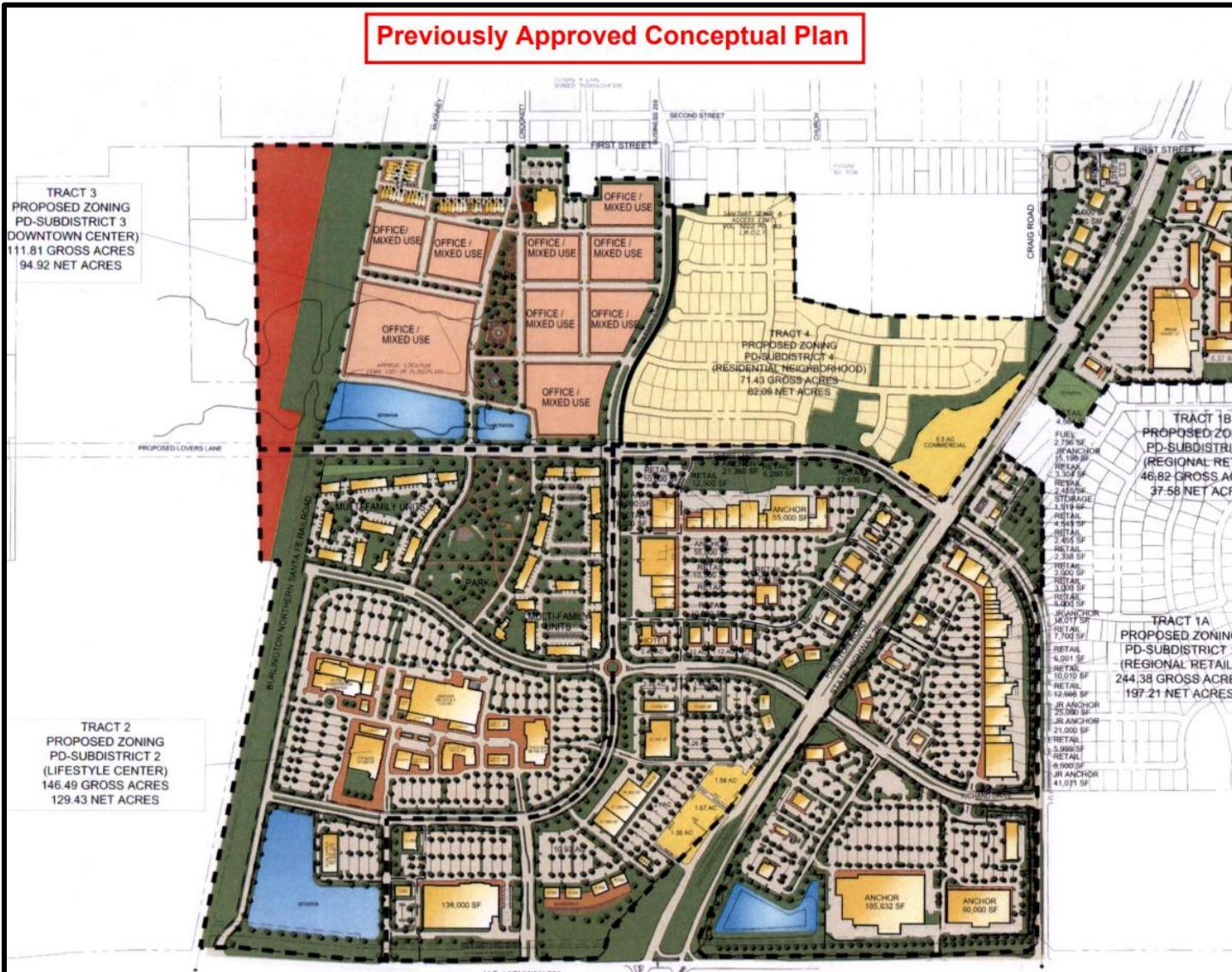
 TOWN OF  
**PROSPER**





# TOWN OF PROSPER

## Previously Approved Conceptual Plan





# TOWN OF PROSPER



**Subdistrict 2 Lifestyle Center.** Serves the purpose of providing a compact, neighborhood and pedestrian scale mixture of office, retail, personal service, residential and community activities on a single or contiguous building sites.

Previous Conceptual Plan



Proposed Conceptual Plan





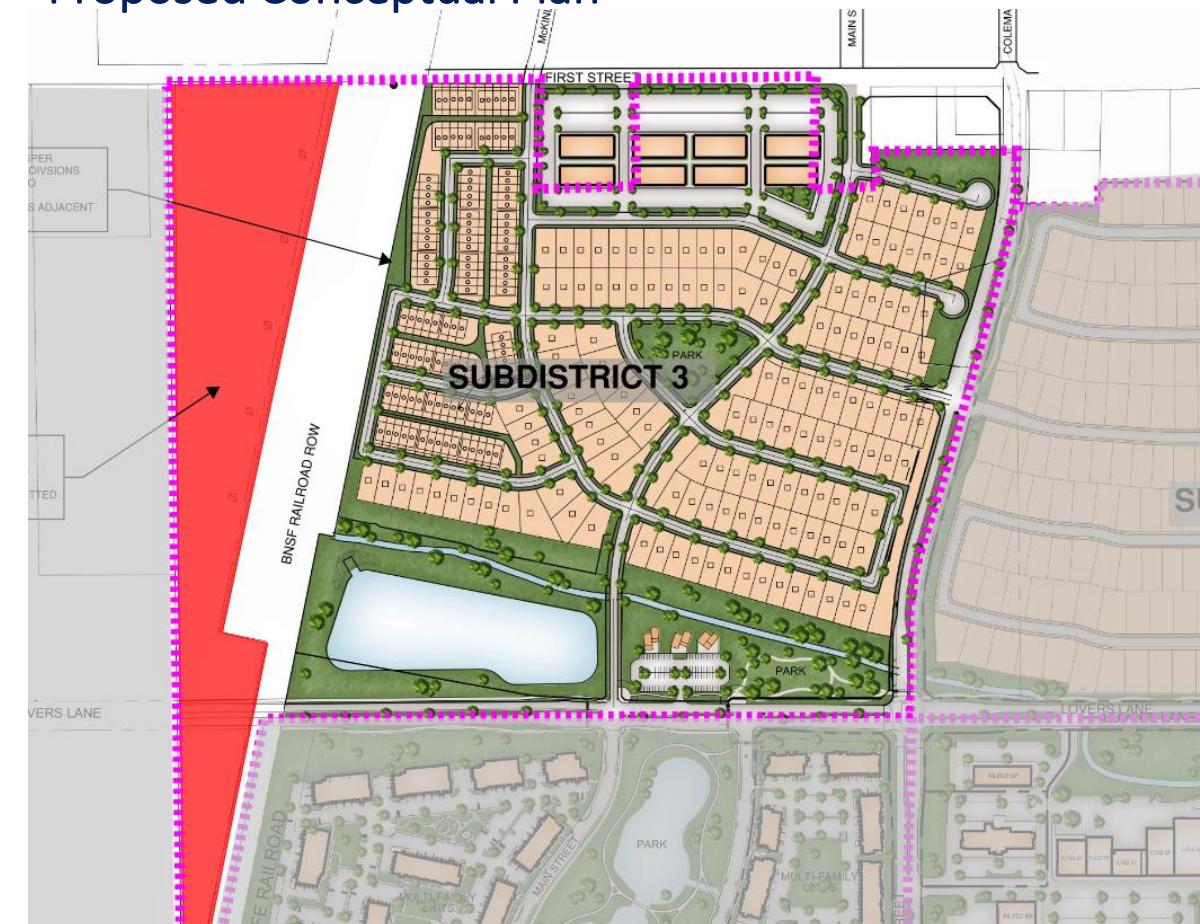
# TOWN OF PROSPER

**Subdistrict 3** Downtown Center. Serves the purpose of providing an active living and working community benefiting from its proximity to the existing Town core and the adjacent Subdistricts.

## Previous Conceptual Plan



## Proposed Conceptual Plan



# Information

## Background:

On September 17, 2024, the Town Council and Planning & Zoning Commission held a Joint Work Session to discuss the proposed amendment to modify the residential components of Subdistricts 2 and 3.

At the time, the proposal was to modify Subdistrict 2 to allow for 600 additional multifamily units and modify Subdistrict 3 to allow 150 alley-served single-family lots, of which a maximum 110 lots would have a 40-foot lot width. District 3 was to also have a maximum 150 townhomes, a use that is already allowed within the Planned Development.

# Proposed Modifications

## Multifamily

### Current Criteria for Multifamily:

- Maximum 600 units for all Subdistricts
- Maximum 600 units for Subdistrict 2
- Maximum 300 Multifamily Units for Subdistrict 3

### Proposed Criteria for Multifamily:

- Maximum 1,200 units for all Subdistricts
- Existing 600 units in Subdistrict 2
- Additional 600 units allowed in Subdistrict 2
- A clarification was added to the standard that 40 percent of units will have private garages; it only applies to the multifamily that is outside of the Lifestyle Center.

# Proposed Modifications

## Townhomes

### Existing Criteria for Townhomes:

- Maximum 150 units for all Subdistricts
- Maximum 150 units in Subdistrict 2
- Maximum 150 units in Subdistrict 3
- Minimum lot area of 2,500 square feet
  - The applicant indicated that this minimum area was in error. The lot width minimum is 20 ft and the lot depth minimum is 90 ft, resulting in a lot area of 1,800 sq ft.

### Proposed Criteria for Townhomes:

- Townhomes still allowed in each subdistrict; the concept plan shows all 150 units within Subdistrict 3
- Minimum lot area of 1,800 square feet
- Addition that greater articulation will be provided on sides of townhomes adjacent to public streets and open spaces

# Proposed Modifications

## Single Family

### Existing Criteria for Single Family

- Maximum 200 units
- Only permitted within Subdistrict 4
- Two lot types at 8,640 sq ft (64 ft x 125 ft) and 9,990 sq ft (74 ft x 125 ft)

### Proposed Criteria for Single Family

- 200 Maximum units in Subdistrict 4 per lot types listed above (no change)  
Starview Phases 1 and 2 consist of 173 front-entry lots
- No Maximum of Allowable units in Subdistrict 3
  - Front-entry lots
  - Provision added that front yard setbacks will not be staggered

# Proposed Modifications

## Single Family

### Proposed Criteria for Single Family (continued)

- Addition of architectural criteria for single family buildings
- Minimum lot width – 55 ft
- Minimum lot depth – 100 ft
- Minimum lot area – 6,875 sq ft
- Minimum dwelling size – 1,800 sq ft
- Maximum height – 40 ft / two-stories
- Lots may be center loaded or zero lot line patio homes
  - Center Loaded Setbacks: 15' front / 7' side / 20' rear
  - Side Loaded (Patio Home) Setbacks: 15' front / 0' side / 20' rear
  - A 10 ft separation is required between adjacent side loaded units

# Noticing

## Notices:

- Mail – Friday, July 25<sup>th</sup>
- Newspaper – Friday, August 8<sup>th</sup>

## Citizen Response:

- None

# Recommendation

## Town Staff:

- Approval

## Planning & Zoning Commission:

- Denial (4-0)

### Issues:

- Density of Subdistrict 3
- Single Family Lot Width



## Agenda Item 16.

Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH)



# Planned Development Prosper Oaks (ZONE-24-0022)

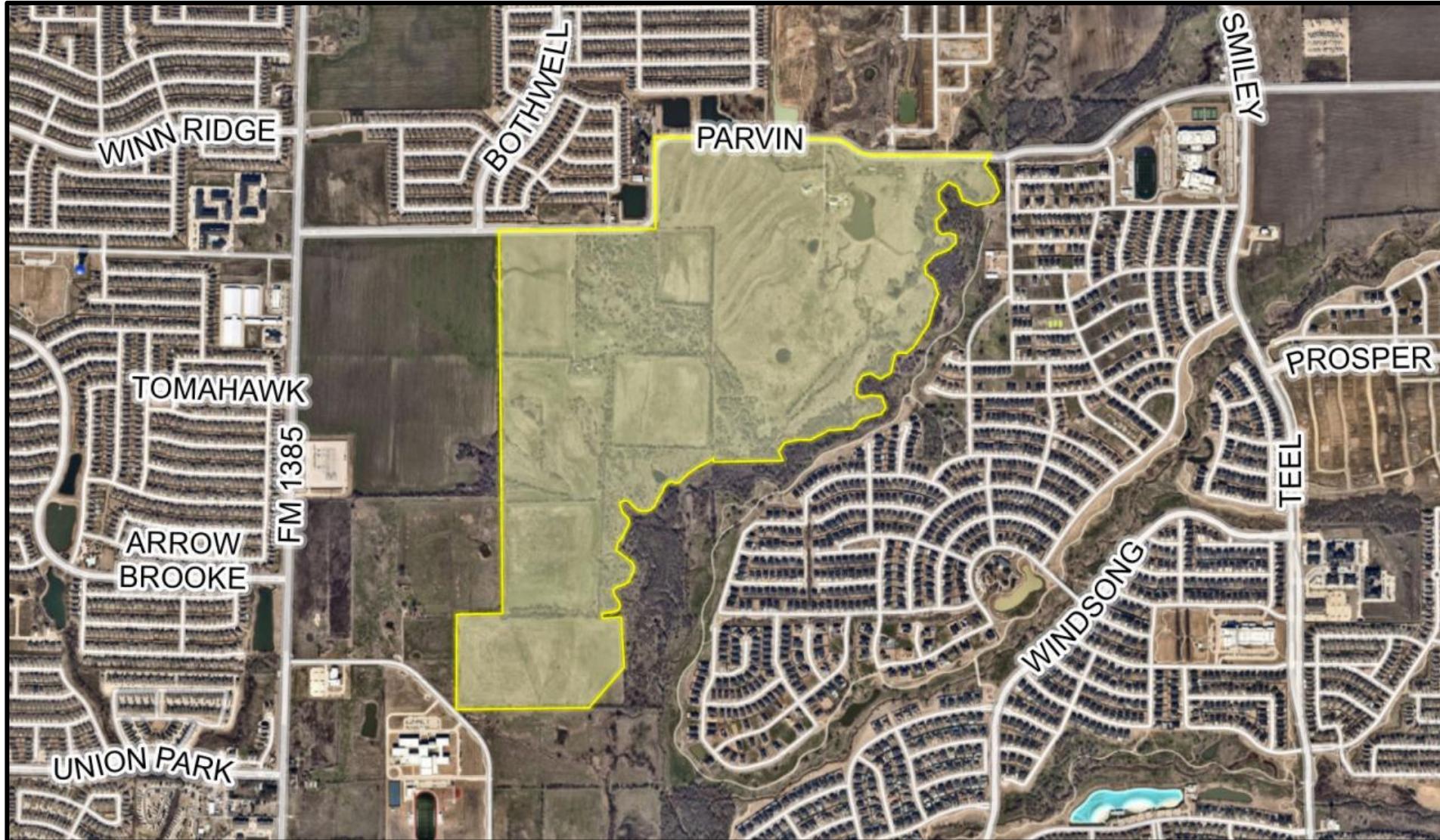
# Proposal

## Purpose:

- Construct a maximum of 800 single-family homes on 373.5 acres (306.3 net acres).
  - Eastern Tract – Max. of 275 Single-Family Homes (181.8 Acres – 130.7 Net Acres)
  - Western Tract – Max. of 525 Age-Restricted Single-Family Homes (191.7 Acres – 175.6 Net Acres)



TOWN OF  
PROSPER



# Future Land Use Plan

## Medium Density Residential:

- Recommends single-family detached dwelling units on lots ranging from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within 1.6 to 2.5 dwellings units per acre.

## Eastern Tract:

- Lot sizes ranging from 10,000 square feet to 20,000 square feet with an overall density of 2.1 units per acre.

## Future Land Use Plan Cont.

### High Density Residential:

- Recommends single-family detached dwelling units on lots that are smaller than 10,000 square feet.
- Neighborhoods have a density greater than 2.5 units per acre.

### Western Tract:

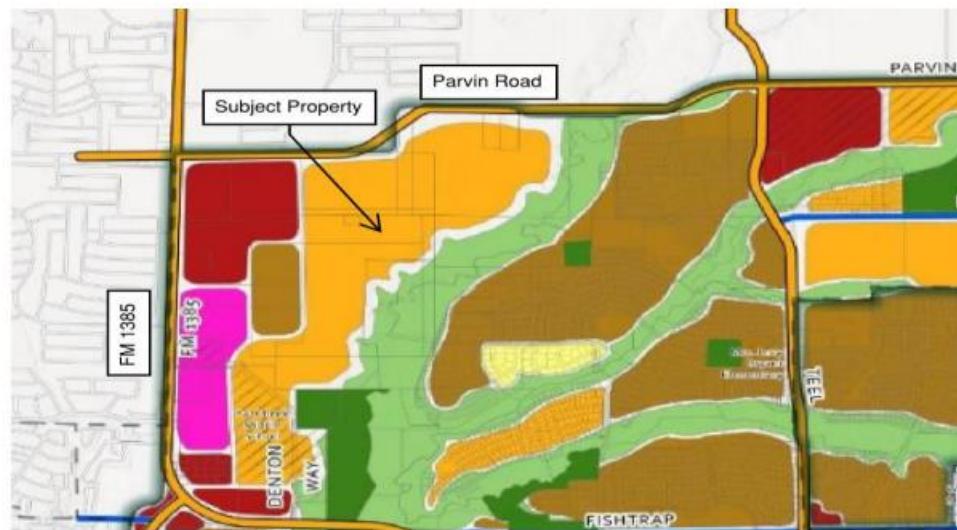
- Lot sizes ranging from 7,500 square feet to 10,000 square feet with an overall density of 3.0 units per acre.



## Future Land Use Exhibit

Low Density Residential	Dallas North Tollway, Dedicated Truck Route
Medium Density Residential	6 Lane Divided
High Density Residential	4 Lane Divided
Retail & Neighborhood Services	Commercial Collector
Business Park	3 Lane Undivided Couplet
Old Town District	Access Roads
Town Center	Old Town Roads

Dallas North Tollway District
US Highway 380 District
Parks
Floodplain
School District Properties
Town Limits
ETJ

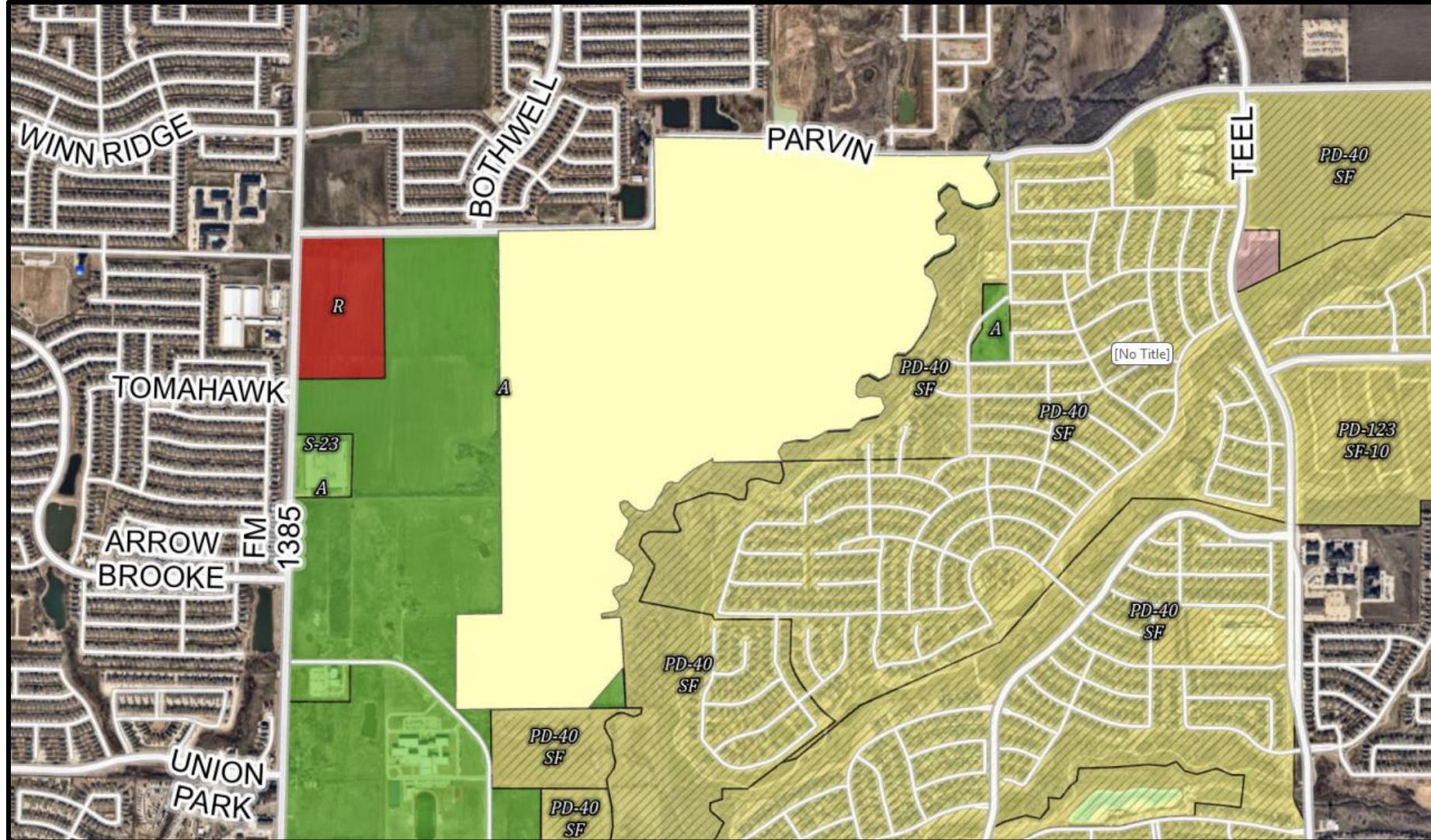


## Zoning

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	Vacant	Medium Density Residential
<b>North</b>	City of Celina	Single-Family Residential	N/A
<b>East</b>	Planned Development-40 (Single-Family)	Single-Family Residential (Windsong Ranch)	High Density Residential
<b>South</b>	Planned Development-40 (Single-Family)	Vacant	Parks
<b>West</b>	Agricultural	Vacant	High Density Residential and Retail & Neighborhood Services



# TOWN OF PROSPER





# Single-Family Residential Section (Eastern Tract)

# District Regulations

## Base Zoning:

- Type A Lots developed to Single Family-12.5 District standards.
- Type B Lots developed to Single Family-10 District standards.

## Lot Types:

- Type A Lots (12,500 SF; 80' x 135')
- Type B Lots (10,000 SF; 75' x 125')

## Lot Count:

- Max. of 275 Lots (Min. of 100 Type A Lots & Min. of 10% to be 20,000 SF)

## District Regulations Cont.

	Single Family-12.5 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type A Lots)	Single Family-10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type B Lots)
<b>Size of Yards</b>	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'
<b>Minimum Dwelling Area</b>	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF
<b>Minimum Enclosed Parking (Garage) Area</b>	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF
<b>Maximum Height</b>	<b>Stories:</b> 2.5 Stories or 40'			
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%

# Permitted Uses

## By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Child Care Center, Home
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center

## Permitted Uses Cont.

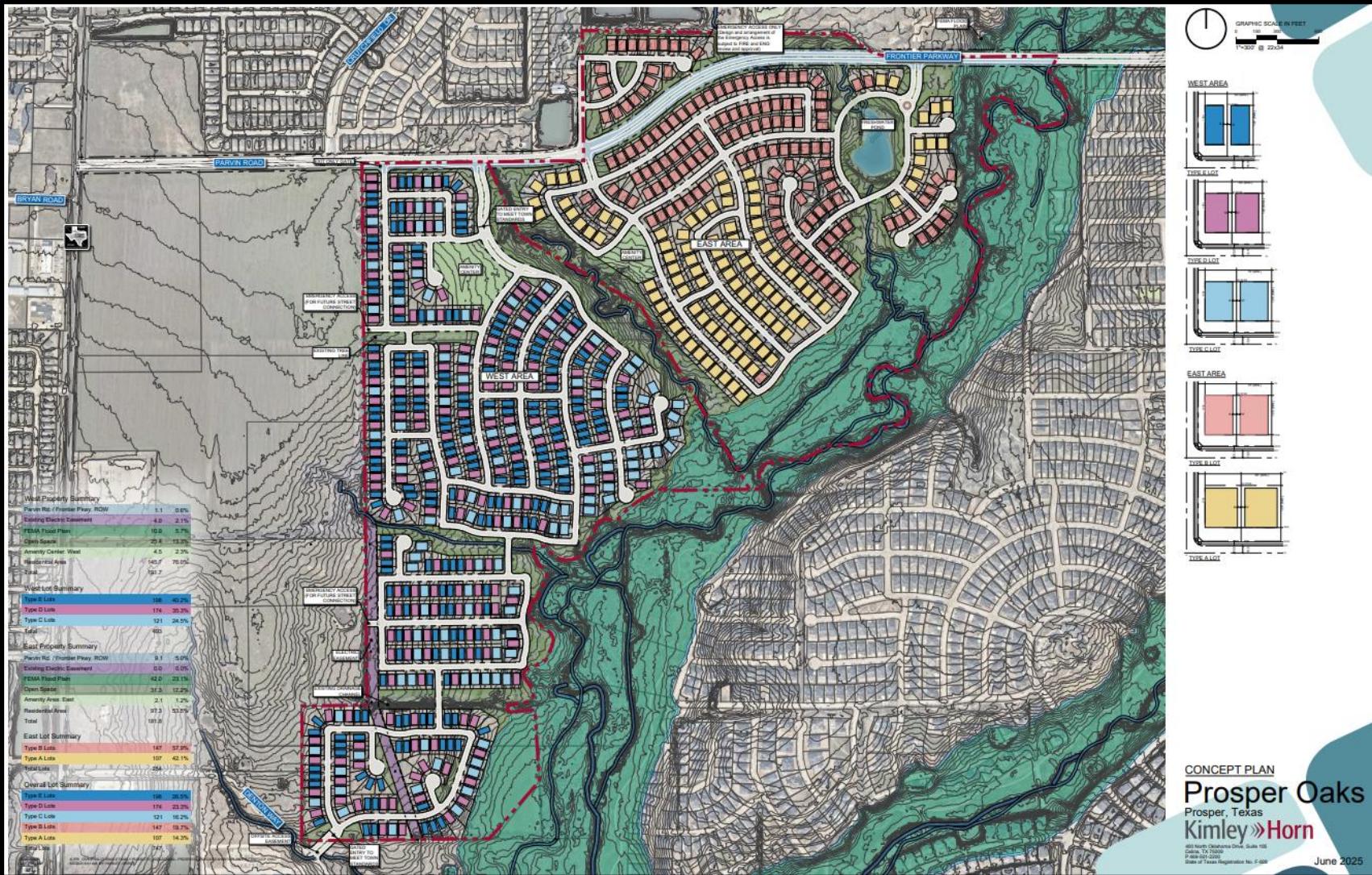
### By Right:

- Private Street Development
- Private Utility, Other Than Listed
- School, Public
- Single-Family Dwelling, Detached
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Sports Courts, etc.)

## Permitted Uses Cont.

### By Specific Use Permit:

- Child Care Center, Licensed
- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height



# Open Space and Amenities

## Open Space:

- Minimum of 30 Acres Required (Non-Contiguous)
  - Min. of 10,000 SF (Each Area)
  - Min. of 40' in Width (Each Area)

## Open Space and Amenities Cont.

### Amenities:

- Resident Amenity Area
  - Completed prior to issuance of a Certificate of Occupancy for the 138<sup>th</sup> home (out of 275).
- Pocket Park w/ Playground
  - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
  - Completed at the end of the phase that it will be located in.

## Open Space and Amenities Cont.

### Amenities:

- Potential Amenities (Min. of Three)
  - Event Lawn
  - Fire Pit
  - Fishing Pier
  - Game Lawn
  - Outdoor Grilling Station
  - Pavillion
  - Putting Green
  - Sports Court



**Event Lawn**



**Fire Pit Amenity**



**Game Lawn**



**Pavilions**



**Putting Green**



**Sports Court**



# Age-Restricted Single-Family Residential Section (Western Tract)

# District Regulations

## Base Zoning:

- Type C, D, and E Lots developed to Single Family-10 District standards.

## Lot Types:

- Type C Lots (10,000 SF; **75'** x 125')
- Type D Lots (8,800 SF; **65'** x 125')
- Type E Lots (7,500 SF; **55'** x 125')

## Lot Count:

- Max. of 525 Lots (Min. of 100 Type C Lots & Max. of 200 Type E Lots)

# District Regulations Cont.

	Single Family-10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type C Lots)	Proposed District Regulations (Type D Lots)	Proposed District Regulations (Type E Lots)
<b>Size of Yards</b>	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 8,800 SF  <b>Minimum Lot Width:</b> 65'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 7,500 SF  <b>Minimum Lot Width:</b> 55'  <b>Minimum Lot Depth:</b> 125'
<b>Minimum Dwelling Area</b>	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 2,000 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,550 SF
<b>Minimum Enclosed Parking (Garage) Area</b>	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF
<b>Maximum Height</b>	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%

# Permitted Uses

## By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- Private Street Development

## Permitted Uses Cont.

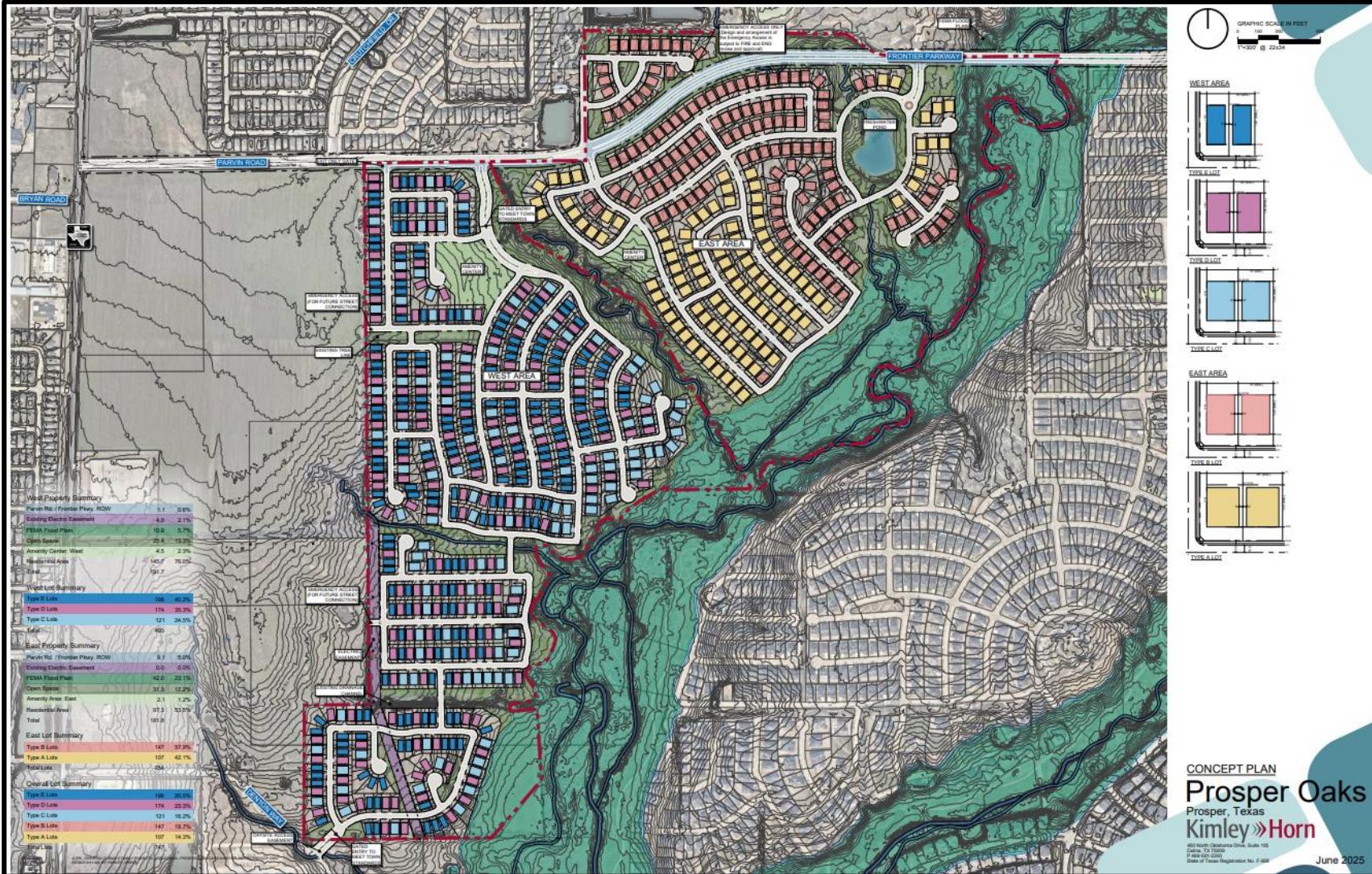
### By Right:

- Private Utility, Other Than Listed
- Single-Family Dwelling, Detached (Active Adult Community)
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Food Trucks, etc.)

## Permitted Uses Cont.

### By Specific Use Permit:

- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height





# TOWN OF PROSPER



# Open Space and Amenities

## Open Space:

- Minimum of 20 Acres Required (Non-Contiguous)
  - Min. of 10,000 SF (Each Area)
  - Min. of 40' in Width (Each Area)

## Open Space and Amenities Cont.

### Amenities:

- Amenity Center or Clubhouse
  - Completed prior to issuance of a Certificate of Occupancy for the 263<sup>rd</sup> home (out of 525).
- Swimming Pool w/ Shade Structure(s)
  - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
  - Completed at the end of the phase that it will be located in.

## Open Space and Amenities Cont.

### Amenities:

- Potential Amenities (Min. of Three)
  - Bocce Ball Court
  - Event Lawn
  - Fire Pit
  - Game Lawn
  - Outdoor Spa
  - Pavillion w/ Outdoor Grilling Station
  - Putting Green
  - Shuffleboard Court or Table
  - Sports Court



**Bocce**



**Event Lawn**



**Fire Pit Amenity**



**Food Truck Stations**



**Game Lawn**



**Outdoor Spa**



**Pavilions**



**Putting Green**



**Shuffleboard**



**Sports Court**



# Both Sections (Eastern & Western Tracts)

# Architectural Standards

## Building Materials:

- Cementitious Fiber Board
- Clay Fired Brick
- Granite
- Marble
- Stone (Natural or Manufactured)
- Stucco (Three-Coat)

## Architectural Standards Cont.

### Building Design:

- The exterior façade of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred percent (100%) masonry.
- On front façades, cementitious fiber board may constitute up to fifty percent (50%) of the area for stories other than the first story. Additionally, cementitious fiber board may be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
- On side and rear façades, cementitious fiber board may constitute up to twenty percent (20%) of all stories.

## Architectural Standards Cont.

### Building Design:

- Any portion of an upper story, excluding windows, that faces public or private open space, public or private parks, or hike and bike trails, shall be one hundred percent (100%) masonry and may be comprised of cementitious fiber board.
- The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
- On Craftsman and Modern Farmhouse style homes (see Exhibit F), cementitious fiber board may constitute up to eighty percent (80%) of the area for stories other than the first story.
- Cementitious fiber board may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, exposed sidewalls/gable ends above lower roofs, exposed rafter tails, or other architectural features as approved by the Director of Development Services.

## Architectural Standards Cont.

### Roofing:

- Materials
  - Roof material shall consist of standing seam copper, standing seam metal, natural slate shingles, imitation slate shingles, cementitious tile, or composition 30-year laminated shingles, or other materials as approved by the Director of Development Services.
- Pitch
  - Main residential structures shall have a minimum slope of six by twelve (6:12).
  - Accessory structures shall have a minimum slope of 1.25:12.

## Architectural Standards Cont.

### Entries and Driveways:

- Entries
  - All homes shall have a covered porch, stoop, or portico at the main front entry.
- Driveways
  - All driveways shall be broomed finished concrete, salt finished concrete, stained patterned concrete, or brick/stone pavers.



TUDOR



TRANSITIONAL



HIGH PLAINS



MODERN FARMHOUSE



CLASSIC



CHATEAU



MEDITERRANEAN



HILL COUNTRY



SPANISH



MISSION



TRADITIONAL



CRAFTSMAN

# Screening and Fencing

## Adjacent to Thoroughfares:

- Min. of 50% ornamental metal for fencing adjacent to Parvin Road and Frontier Parkway.

## Adjacent to Open Space:

- Decorative metal fencing adjacent to open space areas.

## Adjacent to Single-Family:

- Board on board wooden fencing adjacent to single-family homes.

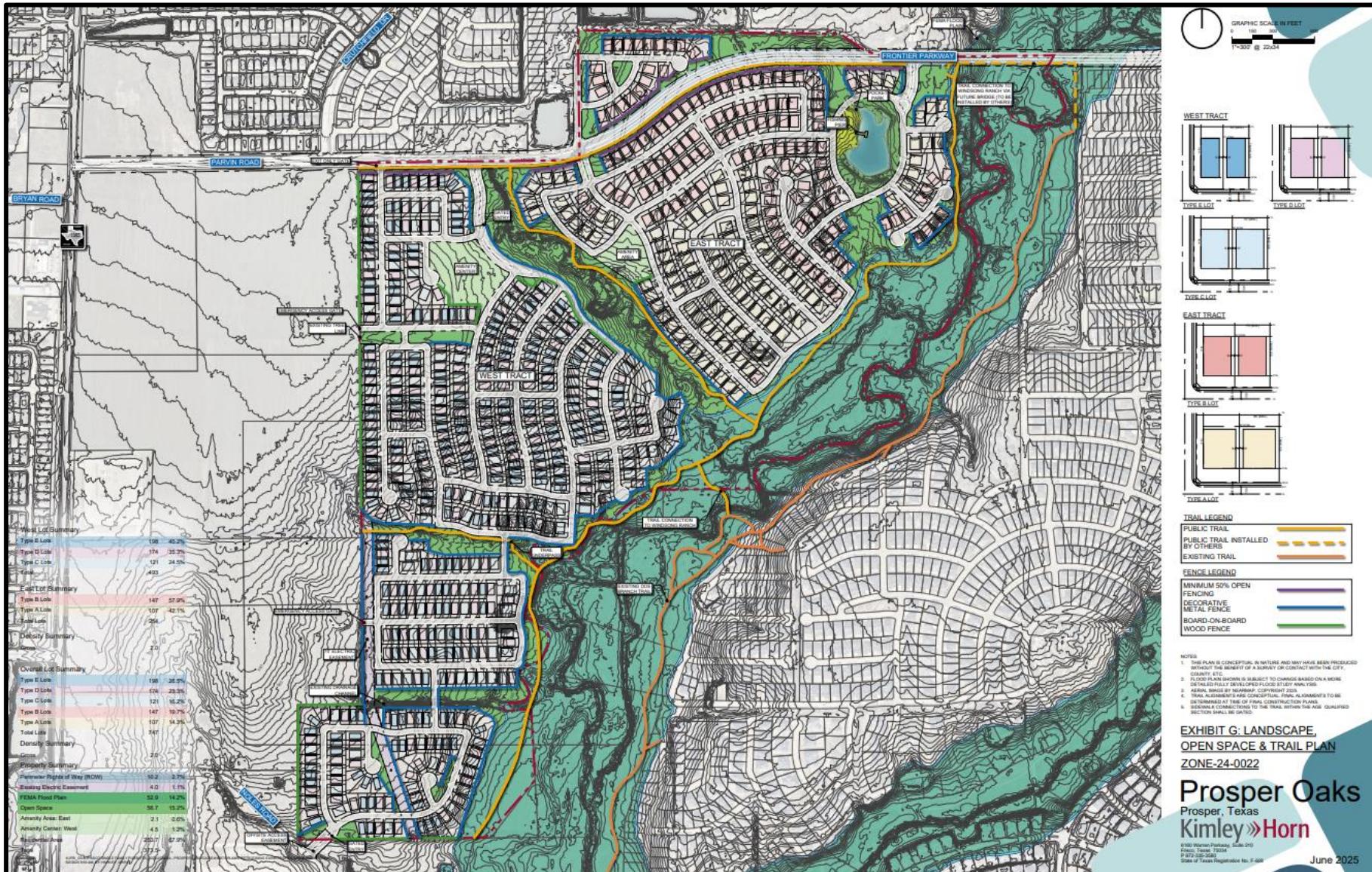
# Pedestrian Connectivity

## Hike & Bike Trails:

- Six-foot hike and bike trails along Parvin Road, Frontier Parkway, and Doe Branch.
- Connection to existing hike and bike trails for Windsong Ranch.
- Trail enhancements such as butterfly gardens, overlooks, trail heads, trail way stations, etc. provided at the entrances of private community trails.



TOWN OF  
**PROSPER**





**Nature Overlooks & Butterfly Gardens**



**Walking / Fitness Trails**

# Noticing

## Notices:

- Friday, August 8<sup>th</sup>

## Citizen Response:

- Two Letters of Support

# Recommendation

## Town Staff:

- Approval

## Planning & Zoning Commission:

- Denial (4-0)
  - Overall Density in Western Tract
  - Type E Lots in Western Tract
  - Lack of Connectivity to Amenity Center in Western Tract



## Agenda Item 17.

Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002) (DH)



# Comprehensive Plan Amendment

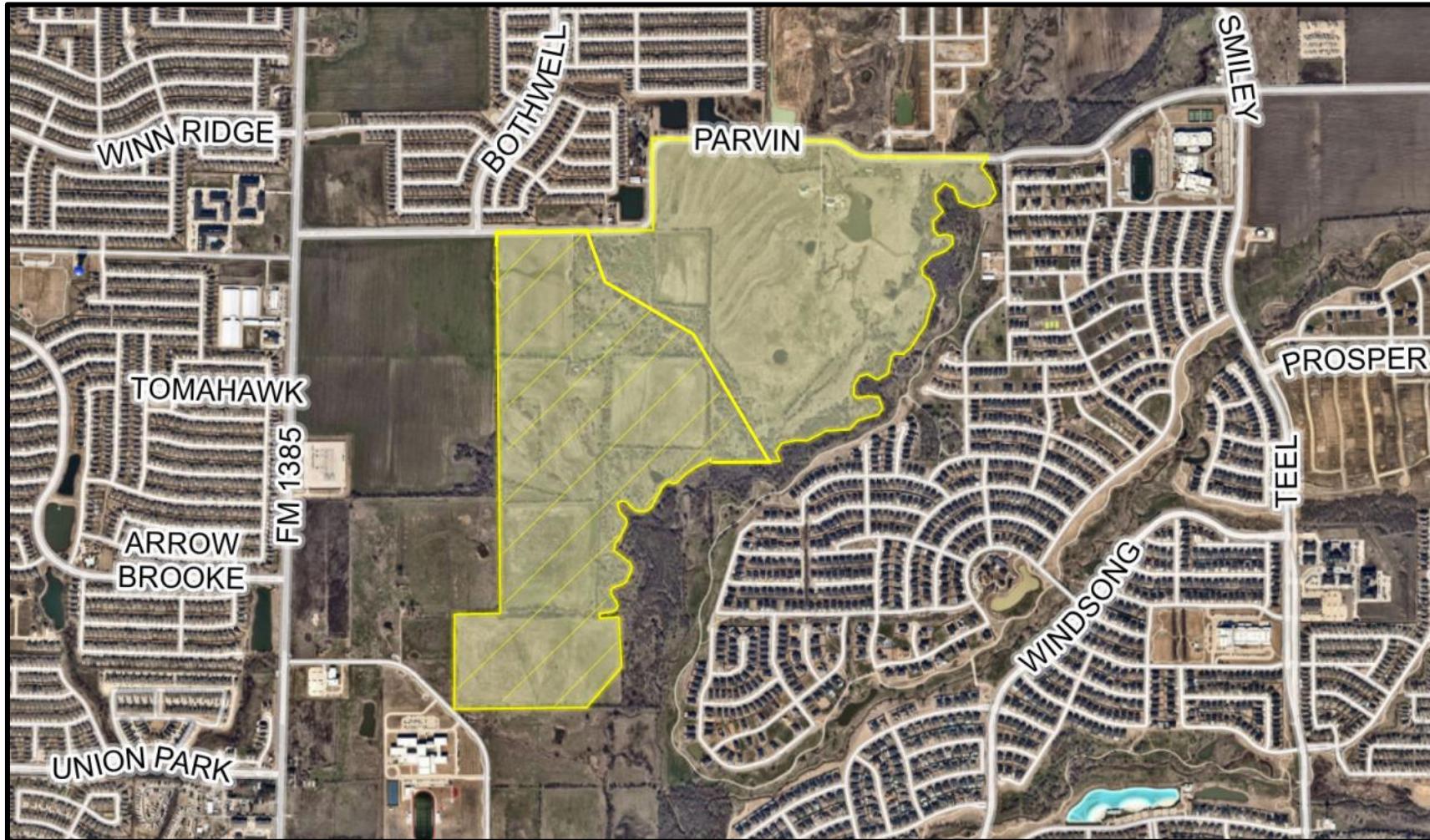
## Prosper Oaks

### (COMP-24-0002)

# Proposal

## Purpose:

- Construct a maximum of 525 age-restricted single-family homes on 191.7 acres (175.6 net acres).
  - Lot sizes ranging from 7,500 square feet to 10,000 square feet with an overall density of 3.0 units per acre.



# Future Land Use Plan

## Medium Density Residential (Current Designation):

- Recommends single-family detached dwelling units on lots ranging from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within 1.6 to 2.5 dwellings units per acre.

## High Density Residential (Proposed Designation):

- Recommends single-family detached dwelling units on lots that are smaller than 10,000 square feet.
- Neighborhoods have a density greater than 2.5 units per acre.

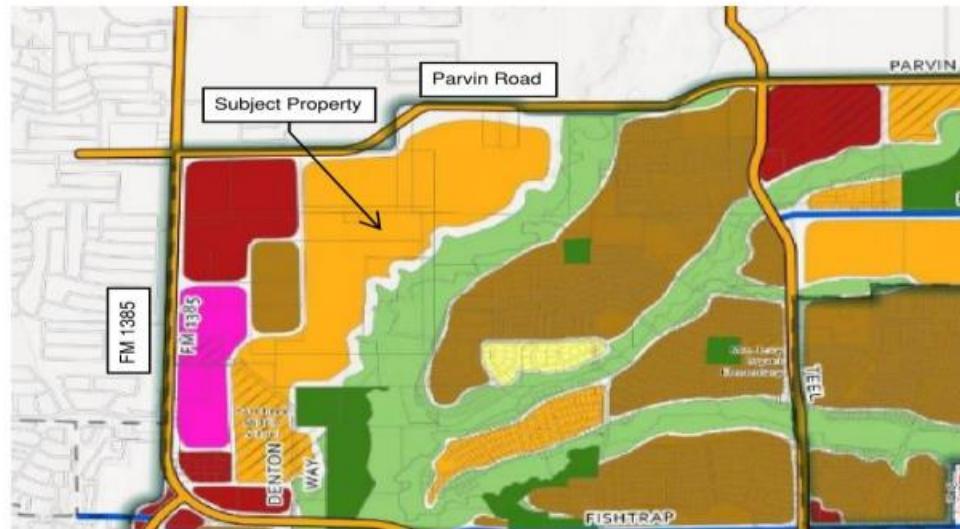


## Future Land Use Exhibit

Low Density Residential  
Medium Density Residential  
High Density Residential  
Retail & Neighborhood Services  
Business Park  
Old Town District  
Town Center

Dallas North Tollway, Dedicated Truck Route  
6 Lane Divided  
4 Lane Divided  
Commercial Collector  
3 Lane Undivided Couplet  
Access Roads  
Old Town Roads

Dallas North Tollway District  
US Highway 380 District  
Parks  
Floodplain  
School District Properties  
Town Limits  
ETJ



# Comprehensive Factors

## Criterion #1:

- Will the proposed change enhance the site and the surrounding area?
  - *“The community sits adjacent to the Doe Branch corridor which provides an abundance of open space not previously accessible to the public. A system of trails and open space enhancements will be elements constructed within the community to connect residents to the Doe Branch ecosystem. The community will be designed in accordance with the zoning and subdivision standards of the Town of Prosper; moreover, the attached Planned Development District will further layout the overall concept for the Prosper Oaks community with its amenities.”*

## Comprehensive Factors Cont.

### Criterion #2:

- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?
  - *"The east portion of the tract aligns with the Future Land Use Plan while the west portion of the tract fulfills a need for senior housing in the Town of Prosper. The proposed uses are in separate school districts, but the entire neighborhood will be marketed and branded as one community."*

## Comprehensive Factors Cont.

### Criterion #3:

- Will the proposed use impact adjacent residential areas in a negative manner?
  - *Not Answered.*

## Comprehensive Factors Cont.

### Criterion #4:

- Will the proposed use be compatible with and/or enhance adjacent residential uses?
  - *“The residential uses do not change. Moreover, it creates two residential markets (i.e. market rate and age-qualified), thus accelerating completion of the trails systems and providing access to the open spaces along Doe Branch.”*

## Comprehensive Factors Cont.

### Criterion #5:

- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- *“The community will be branded and operated in the same manner. It is currently surrounded and adjacent to both institutional and single-family residential. The compatibility will be carried through in the zoning documents and by way of developing in accordance with the development standards and regulations of the Town of Prosper.”*

## Comprehensive Factors Cont.

### Criterion #6:

- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
  - *“No, the change seeks to add public tax base, while at the same time offering a community that fills needed segment of age-qualified, senior housing, capitalizing on a property that is uniquely split between two school districts (i.e. PISD and DISD).”*

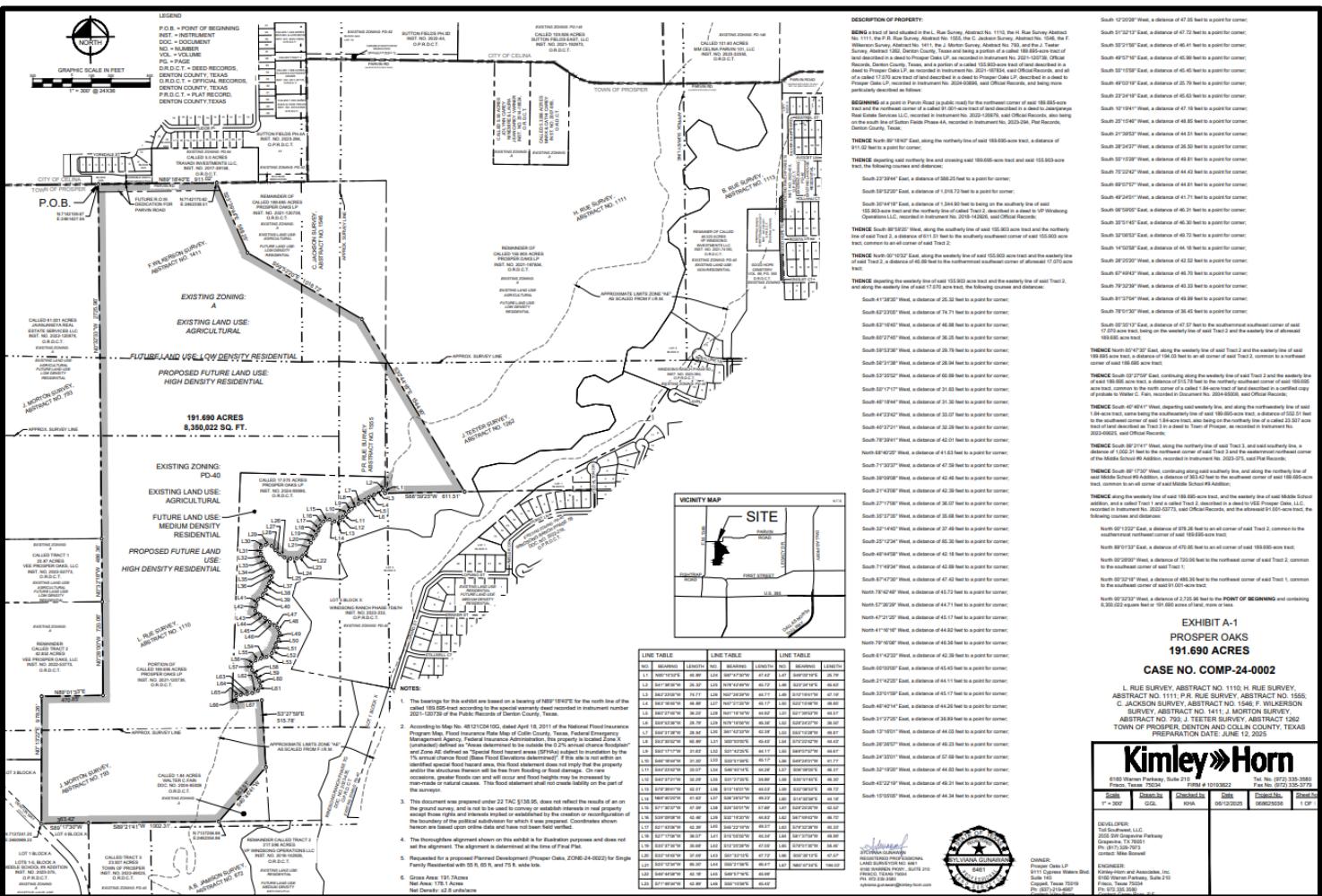
## Comprehensive Factors Cont.

### Criterion #7:

- Would it contribute to the Town's long-term economic stability?
  - *Not Answered.*



# TOWN OF PROSPER



# Recommendation

## Town Staff:

- Approval, if zoning case is approved.
- Denial, if zoning case is denied.

## Planning & Zoning Commission:

- Denial (4-0)
  - Due to recommending denial for the associated zoning case.



## Agenda Item 18.

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 551.089 - To deliberate security information collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity, pursuant to Section 2059.055 of the Texas Government Code, and all matters incident and related thereto.

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.

Section 551.071 - Consultation with the Town Attorney to discuss legal issues associated with any Work Session or Council Meeting agenda item.



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.