

# Welcome to the November 11, 2025, Prosper Town Council Meeting

# Call to Order/Roll Call



Invocation, Pledge of Allegiance, and Pledge to the Texas Flag.

## Pledge to the Texas Flag

Honor the Texas flag; I pledge allegiance to thee,  
Texas, one state under God, one and indivisible.

# Announcements

# Presentations

## Agenda Item 1.

Proclamation recognizing December 13, 2025, as Salvation Army Red Kettle Campaign Day. (MLS)

# Consent Agenda

## Agenda Item 2.

Consider and act upon the minutes of the October 28, 2025, Town Council Work Session meeting. (MLS)

## Agenda Item 3.

Consider and act upon the minutes of the October 28, 2025,  
Town Council Regular meeting. (MLS)

## Agenda Item 4.

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

## Agenda Item 5.

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



## Agenda Item 6.

Consider and act upon a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing generally encompassing property adjacent to the Dallas North Tollway and the downtown area. (CE)

## Agenda Item 7.

Consider and act upon a Resolution casting the Town of Prosper's votes for the Collin County Central Appraisal District Board of Directors (CCAD). (MLS)

## Agenda Item 8.

Consider and act upon a Resolution casting its votes for the Denton County Central Appraisal District Board of Directors (DCAD). (MLS)

## Agenda Item 9.

Consider and act upon approving the purchase of wired networking infrastructure, from SHI Inc., utilizing the Texas Department of Information Resources (DIR) Purchasing Contract for \$751,620. (LJ)

## Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute documents between Climatec, LLC and the Town of Prosper for the installation of a Building Automation System (BAS) at the Central Fire Station in the amount of \$65,732. (RC)

## Agenda Item 11.

Consider and act upon a request for a Façade Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3B, on 12.2± acres, located on the northwest corner of Preston Road and University Drive. (DEVAPP-25-0031) (DH)

Gates of Prosper, Phase 3B  
Block B, Lot 3B  
(DEVAPP-25-0031)

# Information

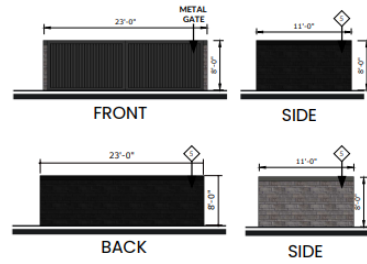
## Purpose:

The Façade Plan is for three restaurant buildings totaling 38,516 square feet.

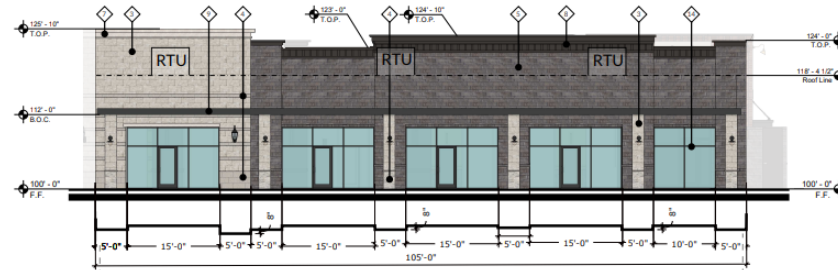
Facade Plans shall be approved by the Town Council, subject to a recommendation by the Planning & Zoning Commission.





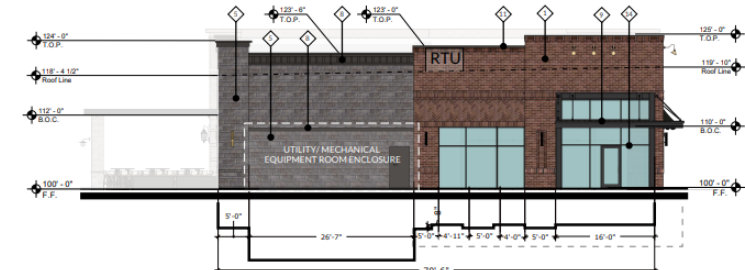


**5** DUMPSTER ENCLOSURE ELEVATIONS  
SCALE: NTS



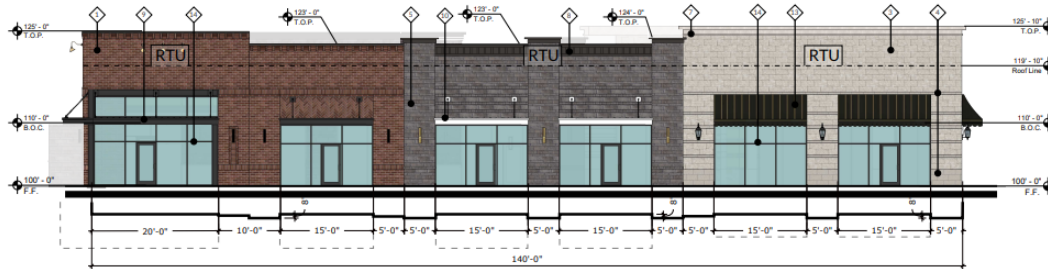
**4** BUILDING A EAST ELEVATION (BACK)  
SCALE: 1/8" = 1'-0"

EAST ELEVATION BLDG A (BACK)		
PRIMARY MATERIALS (MASONRY) SF	1573	85%
1-BRICK	0	
2-BRICK	0	
3-MFR STONE	379	
4-MFR STONE	46	
5-MFR STONE	1128	
SECONDARY MATERIALS SF	275	15%
EPS	175	
METAL	80	
TOTAL MATERIALS SF	1848	100%
GLAZING SF	499	
TOTAL WALL AREA SF	2347	



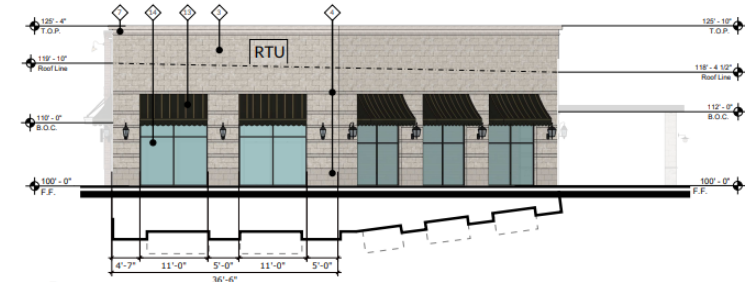
**3** BUILDING A NORTH ELEVATION (SIDE)  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION BLDG A (SIDE)		
PRIMARY MATERIALS (MASONRY) SF	1557	91%
1-BRICK	0	
2-BRICK	730	
3-MFR STONE	0	
4-MFR STONE	0	
5-MFR STONE	0	
SECONDARY MATERIALS SF	136	9%
EPS	28	
METAL	108	
TOTAL MATERIALS SF	1693	100%
GLAZING SF	234	
TOTAL WALL AREA SF	1762	



**2** BUILDING A WEST ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"

WEST ELEVATION BLDG A (FRONT)		
PRIMARY MATERIALS (MASONRY) SF	2224	91%
1-BRICK	798	
2-BRICK	0	
3-MFR STONE	635	
4-MFR STONE	663	
5-MFR STONE	143	
SECONDARY MATERIALS SF	222	9%
EPS	87	
METAL	135	



**1** BUILDING A SOUTH ELEVATION (SIDE)  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION BLDG A (SIDE)		
PRIMARY MATERIALS (MASONRY) SF	1548	94%
1-BRICK	0	
2-BRICK	0	
3-MFR STONE	1540	
4-MFR STONE	0	
5-MFR STONE	108	
SECONDARY MATERIALS SF	115	6%
EPS	82	
METAL	30	

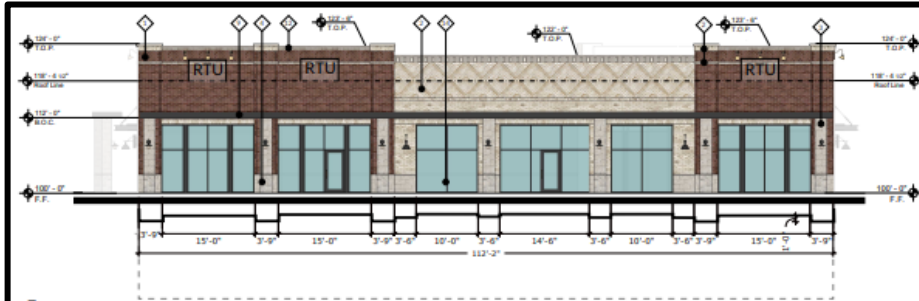
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'

**SCALE: 1/8" = 1'**

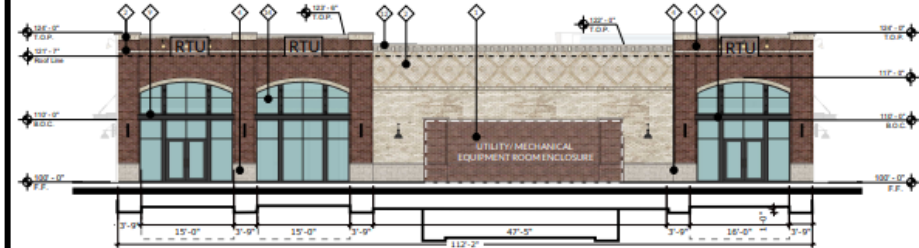




**4 BUILDING C SOUTH ELEVATION (BACK)**

SCALE: 1/8" = 1'-0"

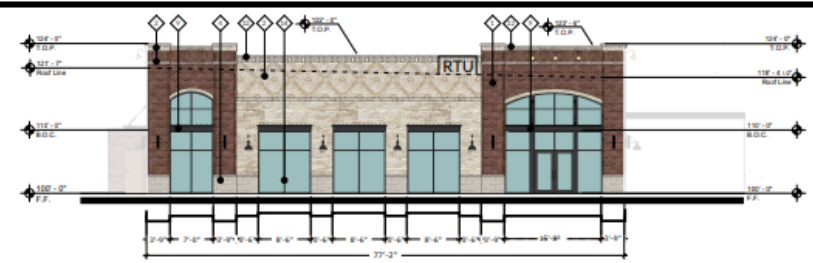
SOUTH ELEVATION BLDG C (BACK)	
PRIMARY MATERIALS (SQ. FT.)	1622
1 BRICK	848
2 BRICK	481
3 HAV. STONE	15
4 HAV. STONE	76
5 HAV. STONE	0
SECONDARY MATERIALS (SQ. FT.)	220
6 HAV. STONE	20
7 HAV. STONE	199
TOTAL MATERIALS (SQ. FT.)	1842
GLAZING (SQ. FT.)	153
TOTAL WALL AREA (SQ. FT.)	2008



**2 BUILDING C NORTH ELEVATION (FRONT)**

SCALE: 1/8" = 1'-0"

NORTH ELEVATION BLDG C (FRONT)	
PRIMARY MATERIALS (SQ. FT.)	1574
1 BRICK	848
2 BRICK	481
3 HAV. STONE	15
4 HAV. STONE	117
5 HAV. STONE	0
SECONDARY MATERIALS (SQ. FT.)	140
6 HAV. STONE	41
7 HAV. STONE	79
TOTAL MATERIALS (SQ. FT.)	1664
GLAZING (SQ. FT.)	153
TOTAL WALL AREA (SQ. FT.)	2008



**3 BUILDING C WEST ELEVATION (SIDE)**

SCALE: 1/8" = 1'-0"

WEST ELEVATION BLDG C (SIDE)	
PRIMARY MATERIALS (SQ. FT.)	1488
1 BRICK	848
2 BRICK	113
3 HAV. STONE	15
4 HAV. STONE	26
5 HAV. STONE	0
SECONDARY MATERIALS (SQ. FT.)	82
6 HAV. STONE	12
7 HAV. STONE	20
TOTAL MATERIALS (SQ. FT.)	1550
GLAZING (SQ. FT.)	228
TOTAL WALL AREA (SQ. FT.)	1778



**1 BUILDING C EAST ELEVATION (SIDE)**

SCALE: 1/8" = 1'-0"

EAST ELEVATION BLDG C (SIDE)	
PRIMARY MATERIALS (SQ. FT.)	1450
1 BRICK	848
2 BRICK	437
3 HAV. STONE	15
4 HAV. STONE	27
5 HAV. STONE	0
SECONDARY MATERIALS (SQ. FT.)	74
6 HAV. STONE	11
7 HAV. STONE	13
TOTAL MATERIALS (SQ. FT.)	1463
GLAZING (SQ. FT.)	172
TOTAL WALL AREA (SQ. FT.)	1635

## Agenda Item 12.

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)

Mustang Texas Realty Addition,  
Block A, Lots 1-2  
(DEVAPP-24-0152)

# Information

## Purpose:

The Site Plan consists of a 10,934 square foot retail building and a 14,329 square foot restaurant/retail building with a 400 square foot patio and associated parking.

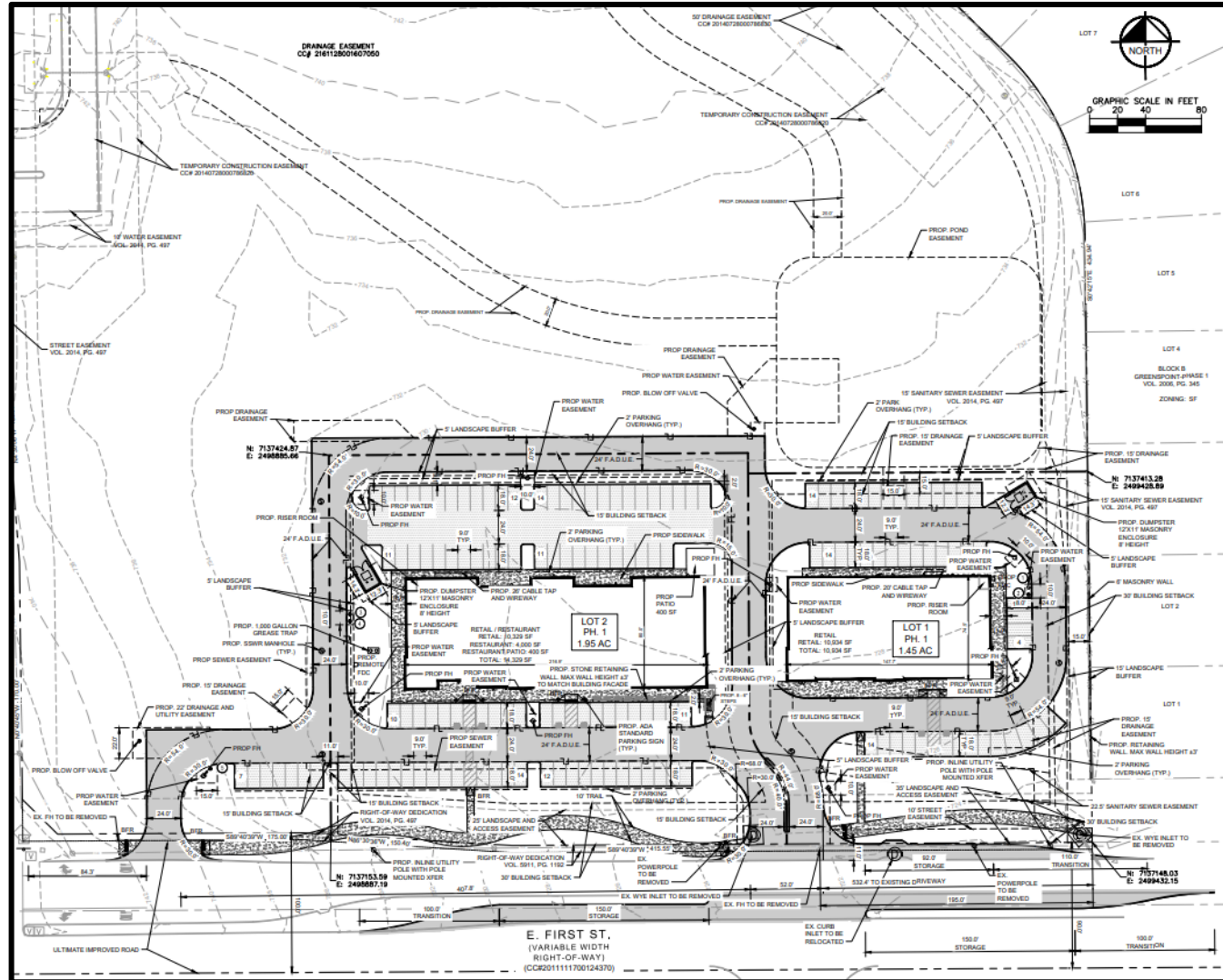
## History:

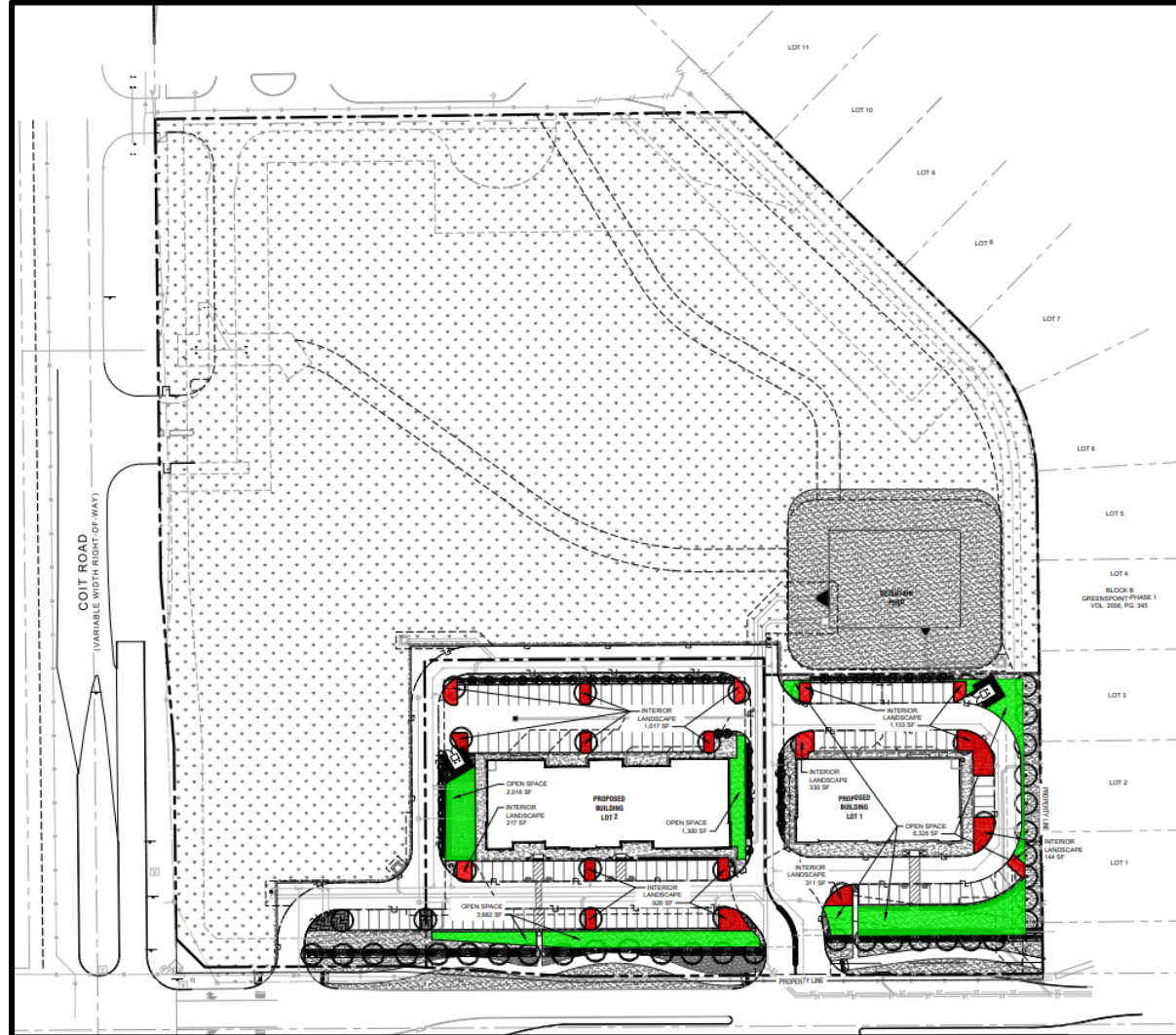
A Preliminary Site Plan (DEVAPP-24-0049) was approved by the Planning & Zoning Commission on August 6, 2024. The plan was shown in two phases with Lots 1-2 shown in Phase 1 and Lot 3 shown in Phase 2. The Site Plan conforms to the approved Preliminary Site Plan.

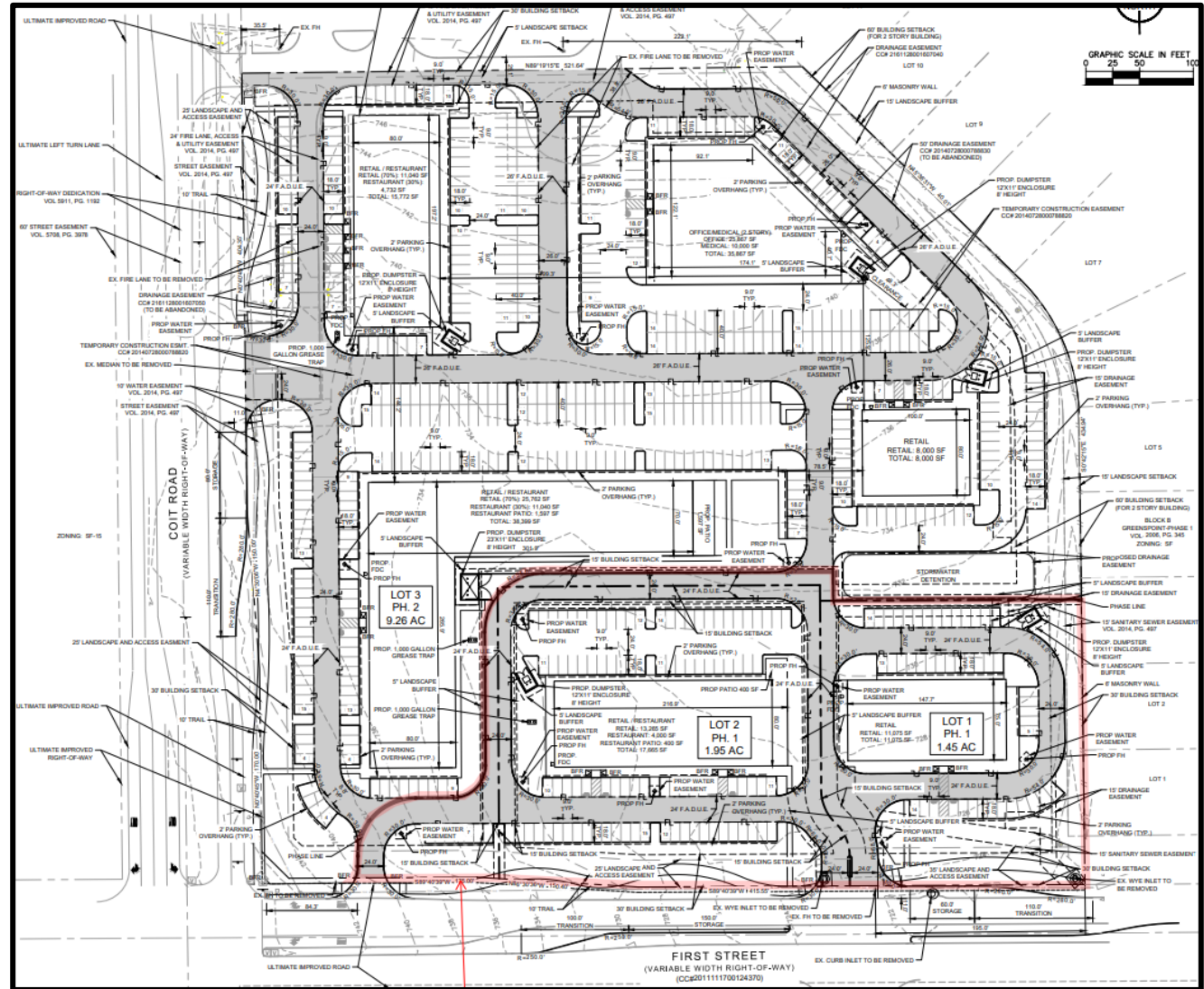












Westfork Crossing,  
Block A, Lots 9-10 & 11X  
(DEVAPP-24-0174)

# Information

## Purpose:

The Preliminary Site Plan consists of three lots (Lots 9-10 & 11X). Lots 9 and 10 contain two restaurant/retail and retail buildings totaling 157,300 square feet. Lot 11X contains open space and floodplain.

## History:

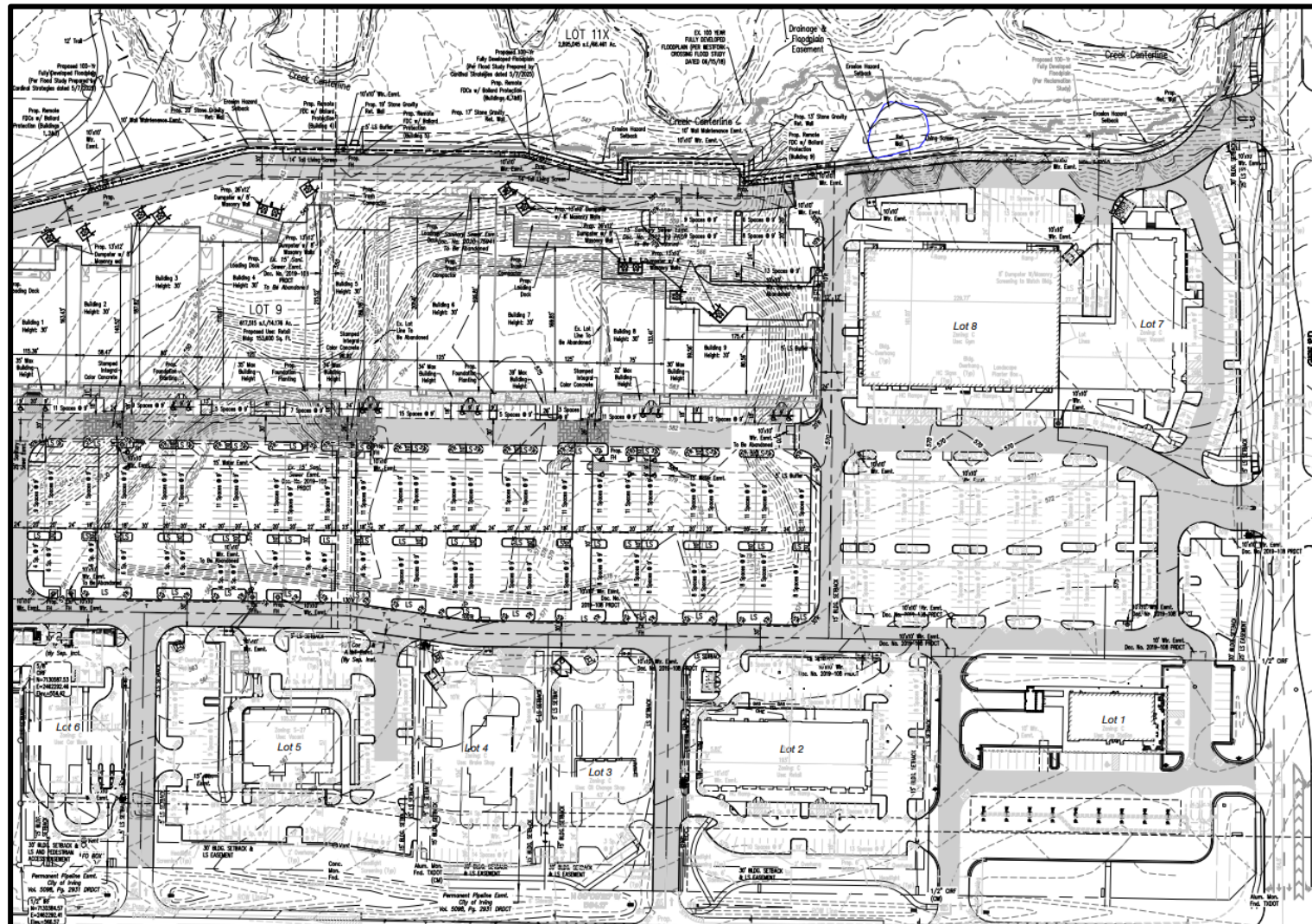
A Preliminary Site Plan for Westfork Crossing (D22-0039) was approved on June 8, 2022; however, it has expired. This Preliminary Site Plan serves to replace the expired plan with minor revisions.







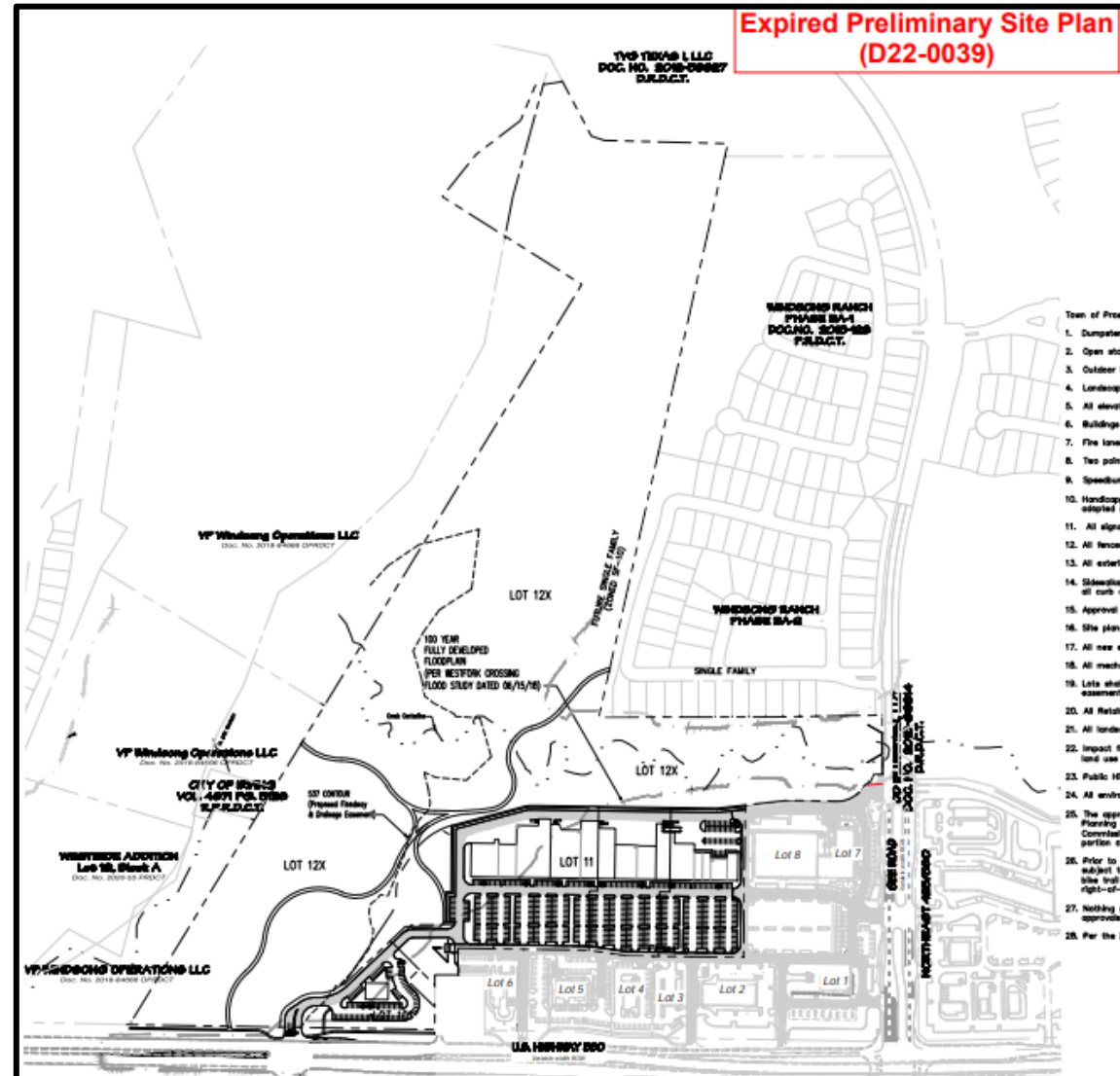




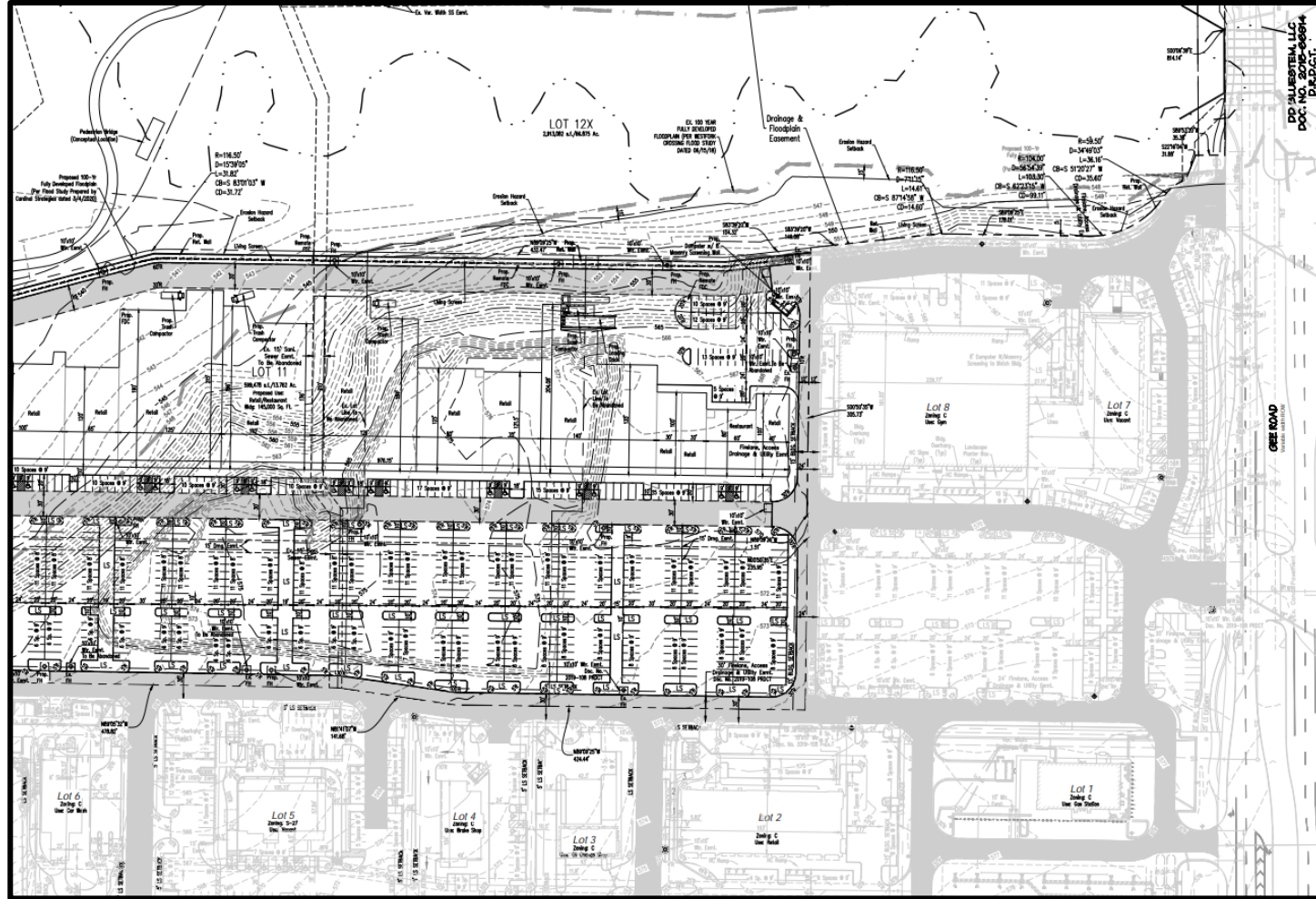


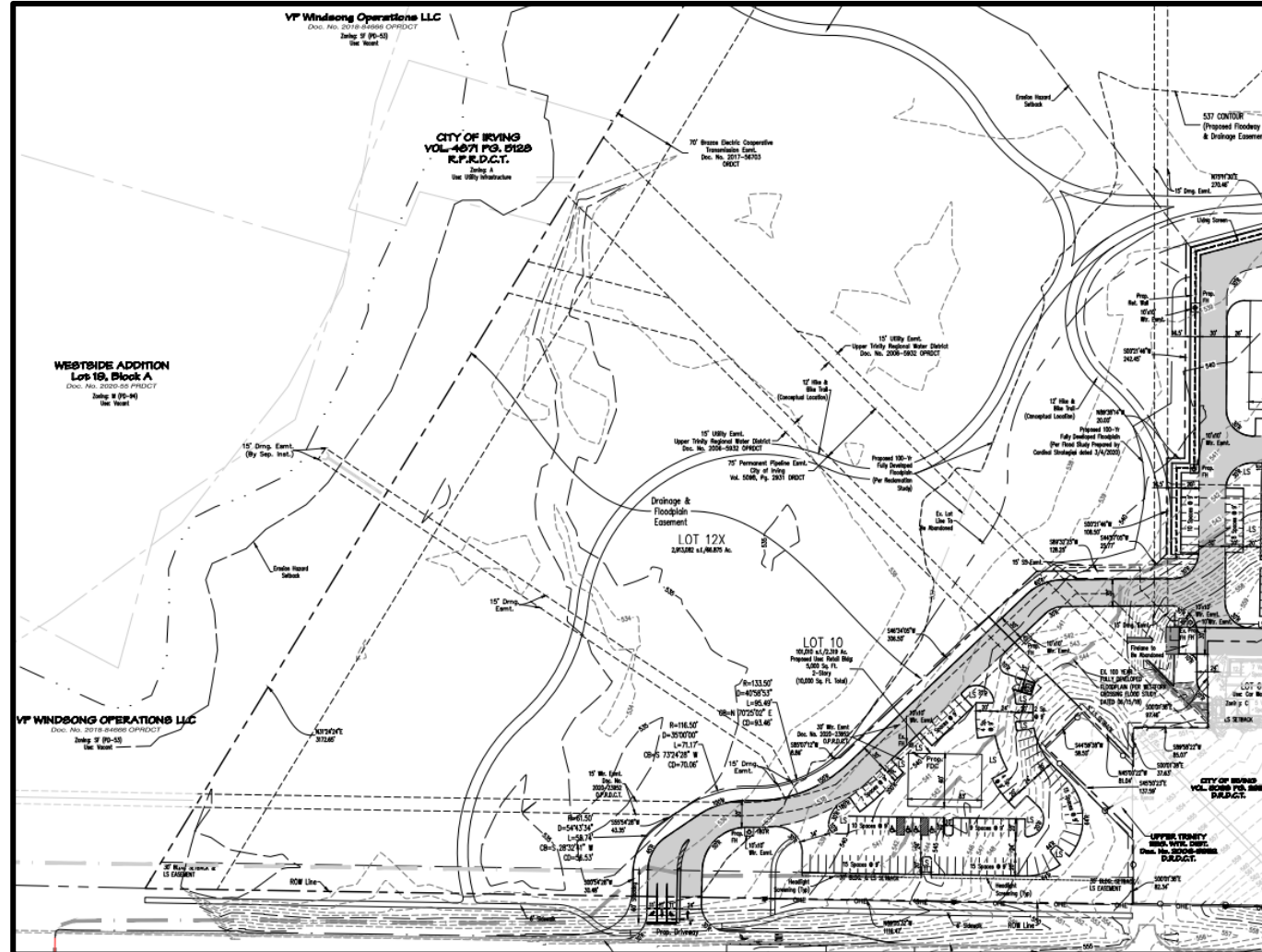












Gates of Prosper, Phase 3B  
Block B, Lot 3B  
(DEVAPP-25-0033)

# Information

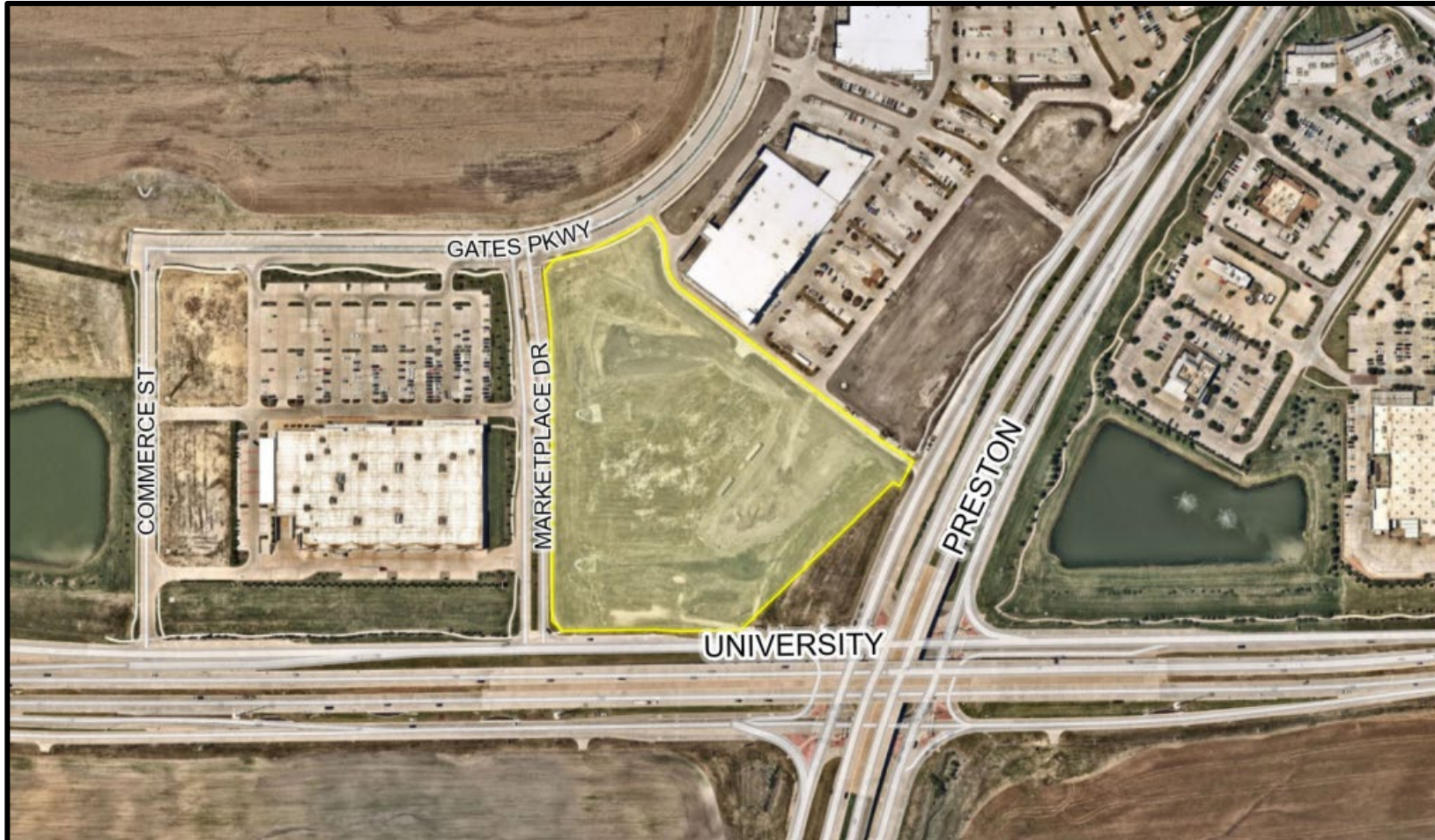
## Purpose:

The Site Plan consists of three restaurant buildings totaling 38,516 square feet and associated parking.

## History:

A Preliminary Site Plan (DEVAPP-24-0157) was approved by the Planning & Zoning Commission on May 6, 2025. The only change from the approved Preliminary Site Plan to the proposed Site Plan is the removal of one restaurant building as the original plan showed four.



















# 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 13.

Conduct a Public Hearing and consider and act upon a request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025) (DH)

# Bella Prosper (ZONE-24-0025)

# Proposal

## Purpose:

- Construct a mixed-use development consisting of the following items:
  - Assisted Living
  - Commercial Uses (Hotel, Restaurant, Retail, etc.)
  - Multifamily
  - Townhomes

## Background

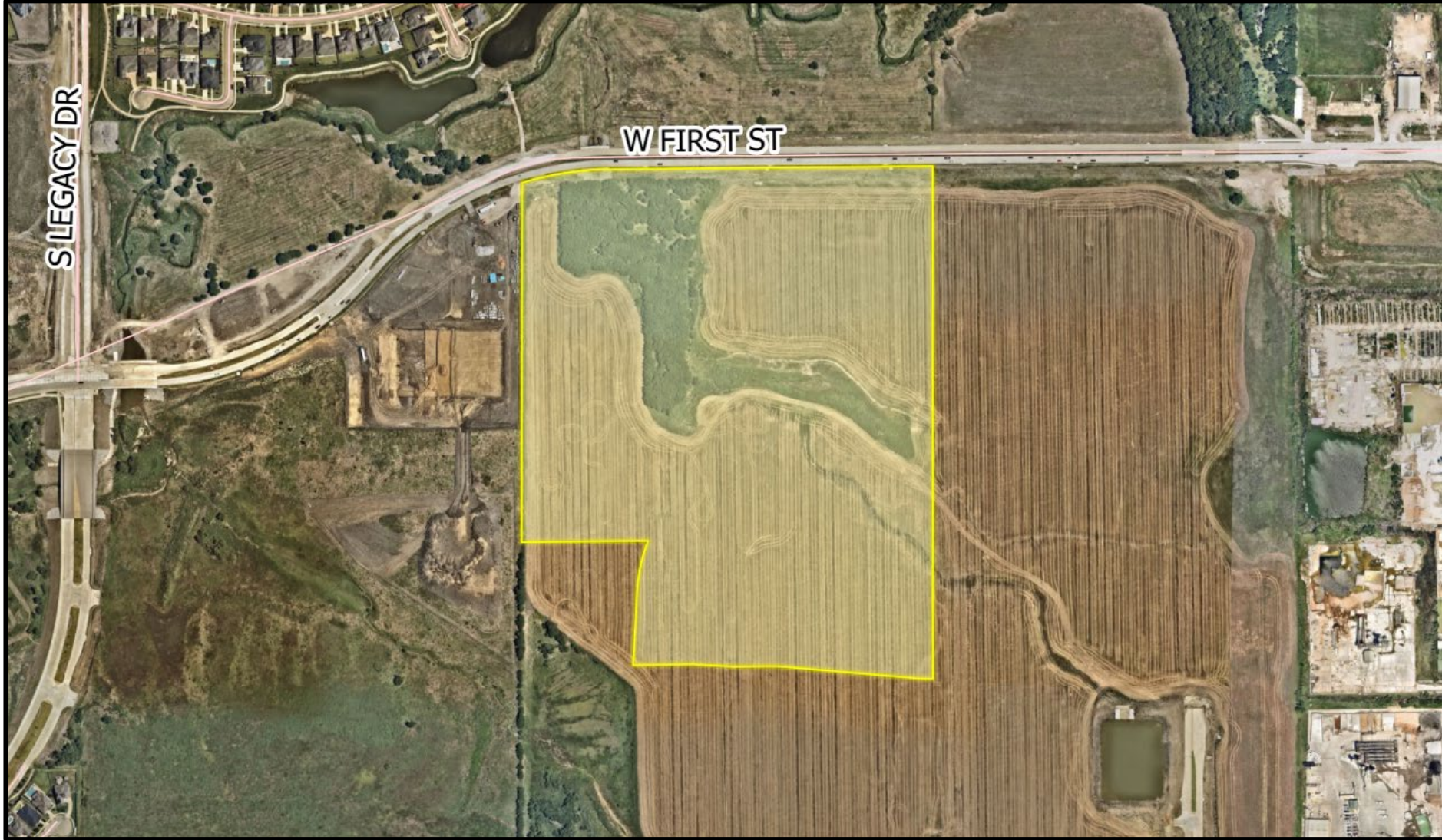
The applicant began the zoning process by discussing the project with Staff in early 2024. After several meetings and reviews of preliminary plans, an official application was submitted in December of 2024.

Following a couple rounds of review, the applicant presented the proposed development at the May 6, 2025, Planning & Zoning Commission Work Session. The following week, on May 13, 2025, the applicant presented at the Town Council Work Session.

In response to the feedback at these meetings, the applicant updated the plan as follows:

- Reduction of Number of Multifamily Dwellings (550 to 435)
- Reduction of Number of Townhome Units (94 to 88)
- Addition of Curvilinear Street (Townhome Section)
- Removal of Second Hotel (Substituted with Additional Restaurant/Retail)
- Reconfiguration of Assisted Living Building and Full-Service Hotel (Facing Amphitheater Area)

The applicant and Staff continued to work on revising the plans until such time that they were presented to the Planning and Zoning Commission for consideration on September 15, 2025, when they were recommended for approval by a vote of 5-0.



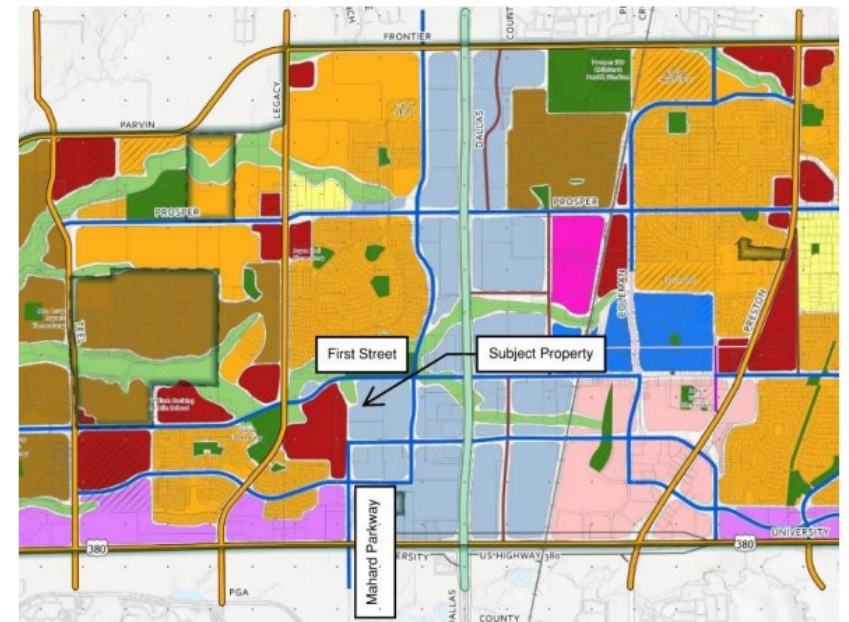


# Future Land Use Plan

## Dallas North Tollway District:

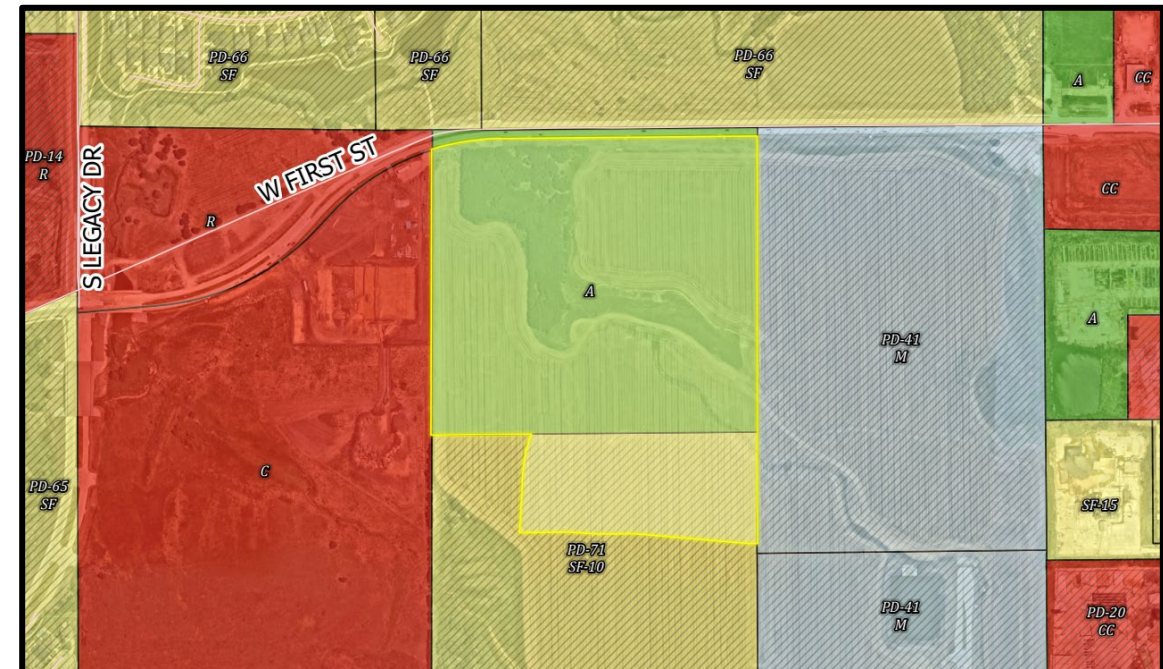
- Recommends the most intense land uses within the Town.
- Encourages mixed-used development containing a mixture of office, retail, and residential uses.
- Mixed-use loft/apartments are identified as the most appropriate residential use.

### Future Land Use Exhibit

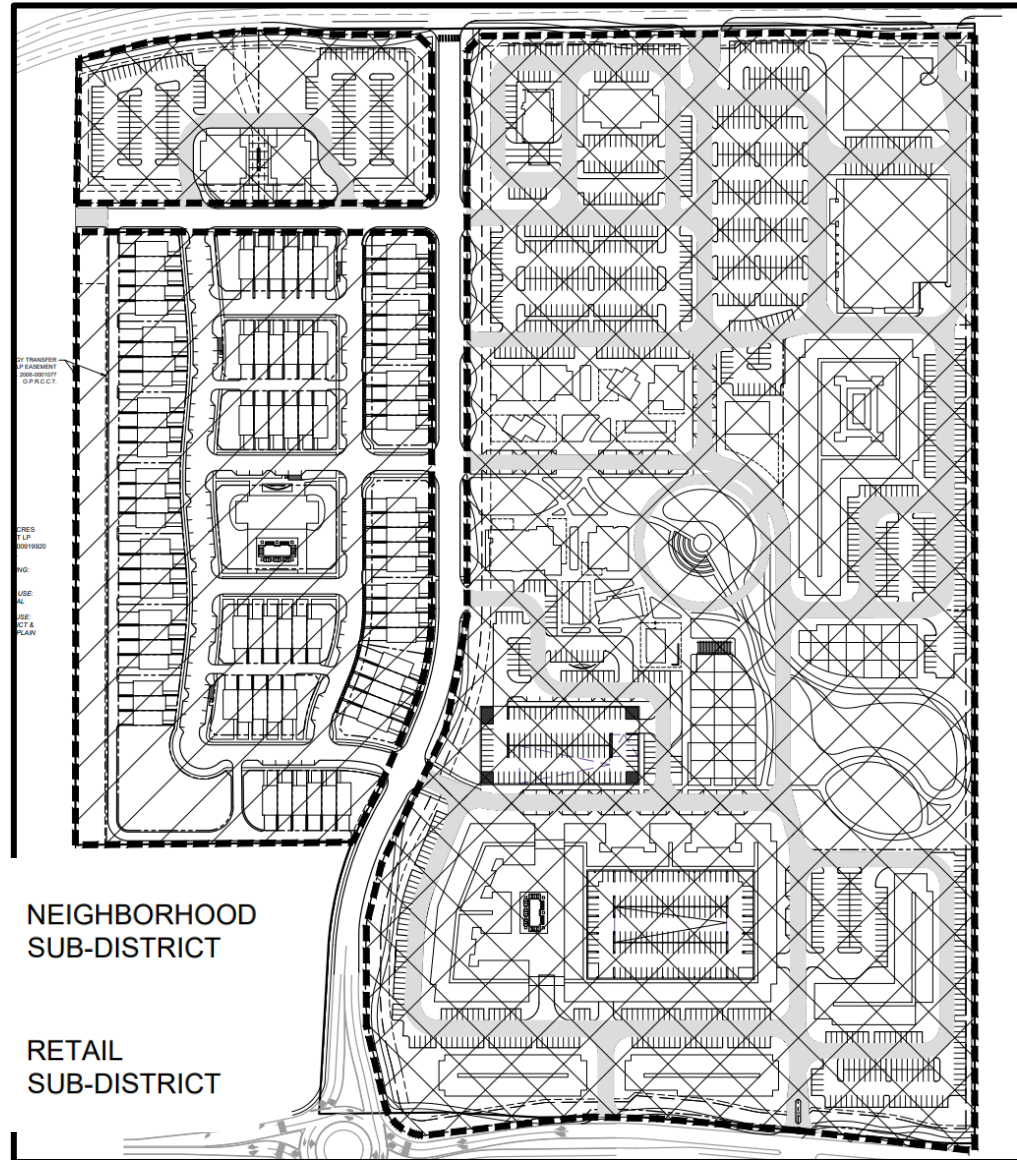


# Zoning

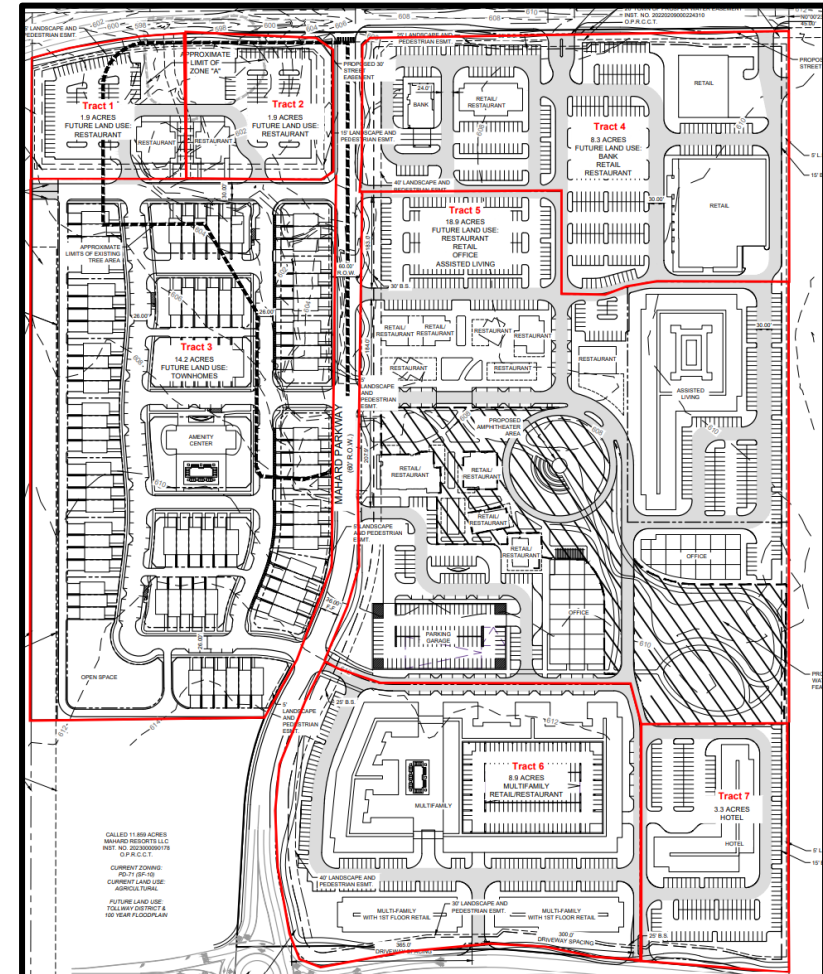
	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Agricultural and Planned Development-71	Vacant	Dallas North Tollway District
<b>North</b>	Planned Development-66 (Star Trail)	Single-Family Residential	Medium Density Residential
<b>East</b>	Planned Development-41 (Multifamily)	Vacant	Dallas North Tollway District
<b>South</b>	Planned Development-71 (Single Family-10)	Vacant	Dallas North Tollway District
<b>West</b>	Commercial	Community Center (Children's Hunger Fund)	Retail & Neighborhood Services







The development is broken into two subdistricts and seven tracts.





# Subdistrict Regulations (Neighborhood Subdistrict)

# District Regulations

(The following represent the proposed deviations from standard regulations.)

## Townhome:

- Density: Decrease from 10 UPA to **8 UPA** (88 Total Units)
- Setbacks: Decrease in Front (25' to **20'**); Increase in Rear (20' to **25'**)
- Height: Increase from 40' to **45'**

## Multifamily:

- Density: **435 Units**
- Height: Decrease from 8 Stories to **5 Stories**
- Lot Coverage: Increase from 45% to **80%**

# Subdistrict Regulations (Retail Subdistrict)

# District Regulations

(The following represent the proposed deviations from standard regulations.)

## Assisted Living:

- Number of Units: **249**
- Height: Increase from 2 Stories to **5 Stories**

## Full-Service Hotel:

- Height: Increase from 2 Stories to **8 Stories**

## Other Commercial Uses:

- Floor Area Ratio: Increase from 0.4:1 to **0.8:1**

# General Regulations (Both Subdistricts)

# Architectural Standards

## Building Materials:

- Primary (Min. of 75%)
  - Brick
  - Cementitious Panel System (Max. of 35%)
  - Glazing (Curtain or Window Wall)
  - Stone (Natural or Manufactured)
- Secondary (Max. of 25%)
  - Clapboard Siding
  - Metal Panel Systems
  - Resin-Impregnated Wood Panel System
  - Stucco (Three-Coat)
- First Floor of Buildings
  - Masonry Cladding (Min. of 90%)
  - Metal Panel Systems (Non-Residential Uses Only)
- Multifamily Buildings
  - Brick
  - Cementitious Panel System
  - Stone (Natural or Manufactured)
- Office Buildings
  - Decorative or Enhanced Concrete Tilt Wall (Max. of 60%)
  - Primary Materials
  - Secondary Materials

## Building Design:

- Articulation
  - Articulation will be accentuated by the inclusion of architectural building features, awnings or canopies, or different building materials and is required where retail or service uses take place on the first floor of a building and building façades front both streets and driveways.
- Awnings, Canopies, and Overhangs
  - Awnings and canopies will be comprised of materials that are complimentary to the building.
- Door and Windows
  - Windows will be transparent on 30% of ground floor façade areas facing open space or right-of-way and 20% of upper floor façade areas facing right-of-way.
- Embellishments and Mechanical Equipment
  - Architectural embellishments and mechanical equipment may extend 20 feet above the building height provided they are setback at a distance equal to their height or are integral parts of the building façade.



## Building Design Continued:

- Entries
  - Entries will be highlighted using building articulation and entry canopies.
- Façade Composition
  - Façade compositions will consist of architecturally compatible multi-tenant storefronts, defined and articulated building entrances, and accentuated and unique features for “feature buildings” located at the intersection of streets.
- Height
  - Hotel: Minimum of 4 Stories
  - Multifamily: Minimum of 3 Stories
  - Office: Minimum of 2 Stories
  - Restaurant/Retail: Minimum of 1 Story
  - Townhome: Minimum of 2 Stories

## Building Design Continued:

- Parking Structures
  - Parking structures will have horizontal and vertical articulation, clearly marked entries and exits for vehicles and pedestrians, and architectural finishes compatible to surrounding buildings if visible from the street.
- Projections
  - Projections into Fire, Access, Utility, and Drainage Easements (F.A.U.D.E.) are permitted if there are no encroachments into building setbacks, extensions over public right-of-way, and extensions over public utilities located within a fire lane or public utility easement.
- Roof Form
  - Roofs will be flat or low-pitched (2.5:12 or lower) with parapets.

# Development Guidelines

## Triggers:

- The full length of Mahard Parkway, as shown on the conceptual plan, will be constructed with the townhome section.
- A minimum of 50,000 square feet of commercial development will be constructed prior to the construction of the multifamily.

## Phasing:

This project will be constructed in five phases.

# Open Space

## Townhomes:

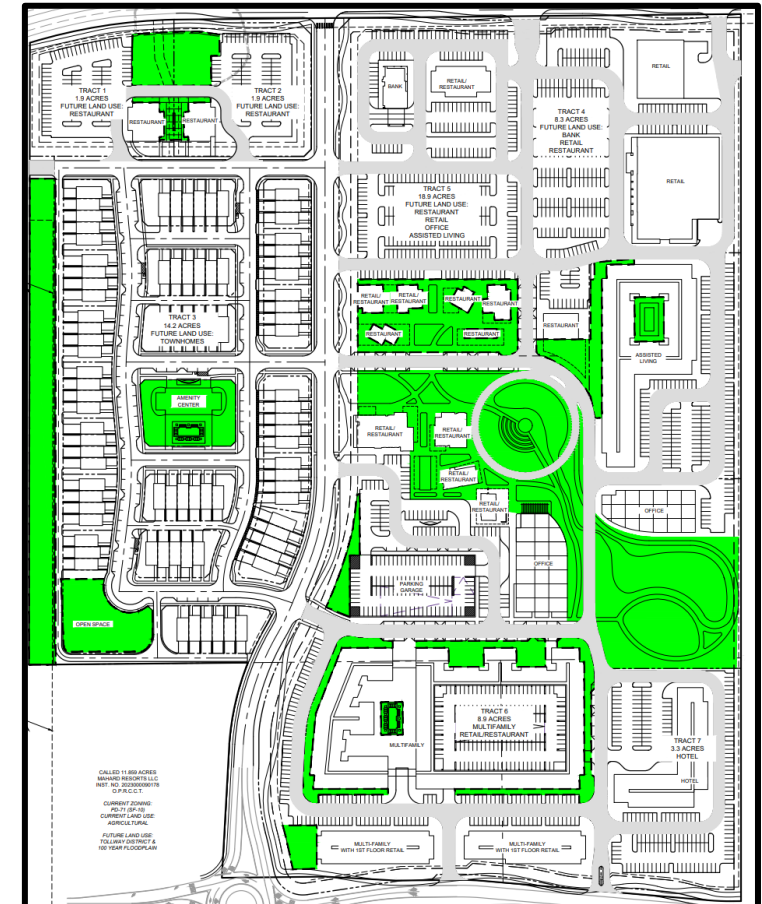
- Exclusively within Townhome Area (Min. of 20%)

## Multifamily:

- Incorporated with Entire Development (Min. of 30%)
  - Amphitheater Area and Water Feature

## Commercial Uses:

- Incorporated with Entire Development (Min. of 7% for Each Lot)
  - Amphitheater Area and Water Feature



# Noticing

## Notices:

- Friday, September 26<sup>th</sup>

## Citizen Response:

- None

# Recommendation

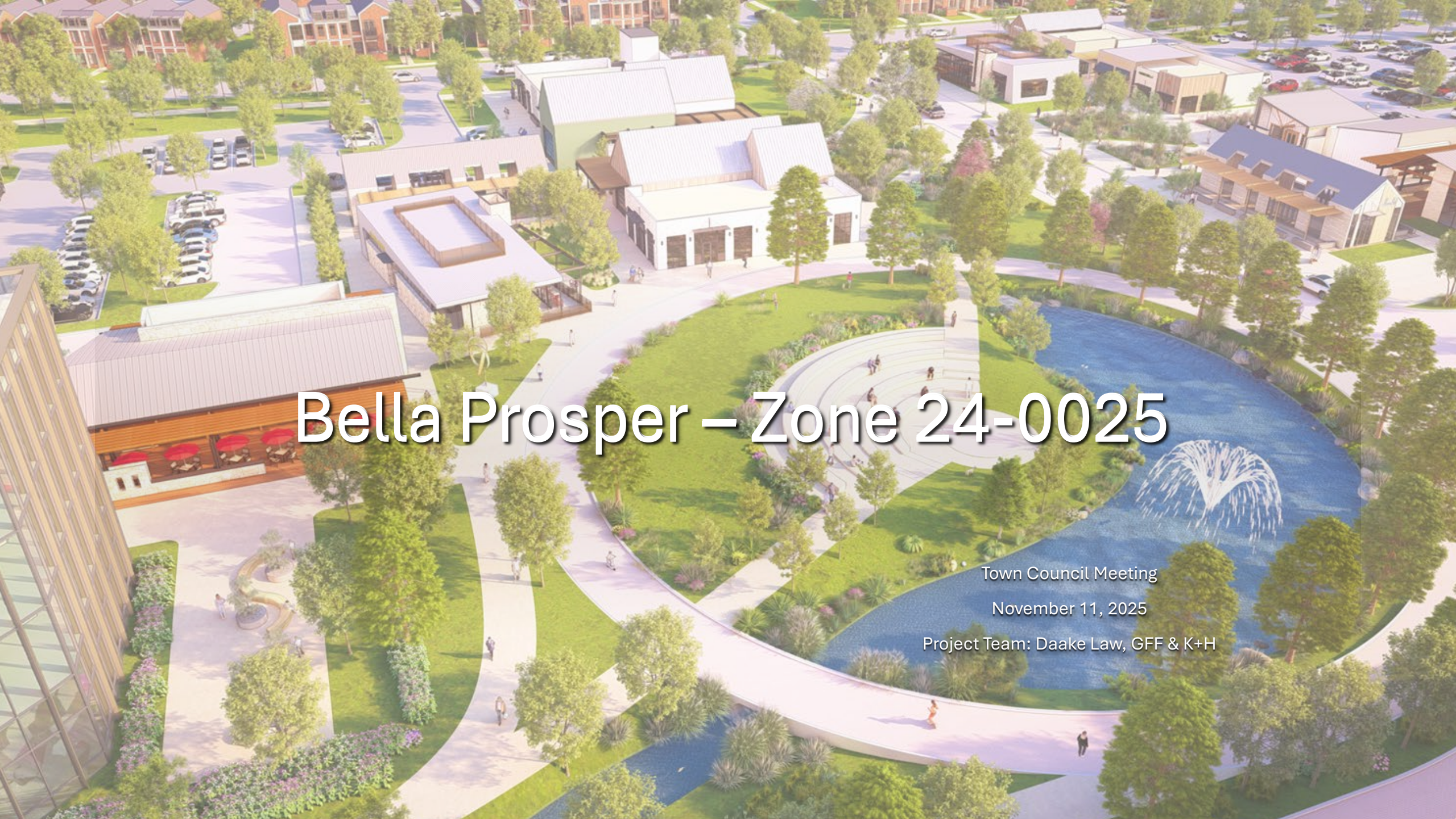
## Town Staff:

- Approval

## Planning & Zoning Commission:

- Approval (5-0)





# Bella Prosper – Zone 24-0025

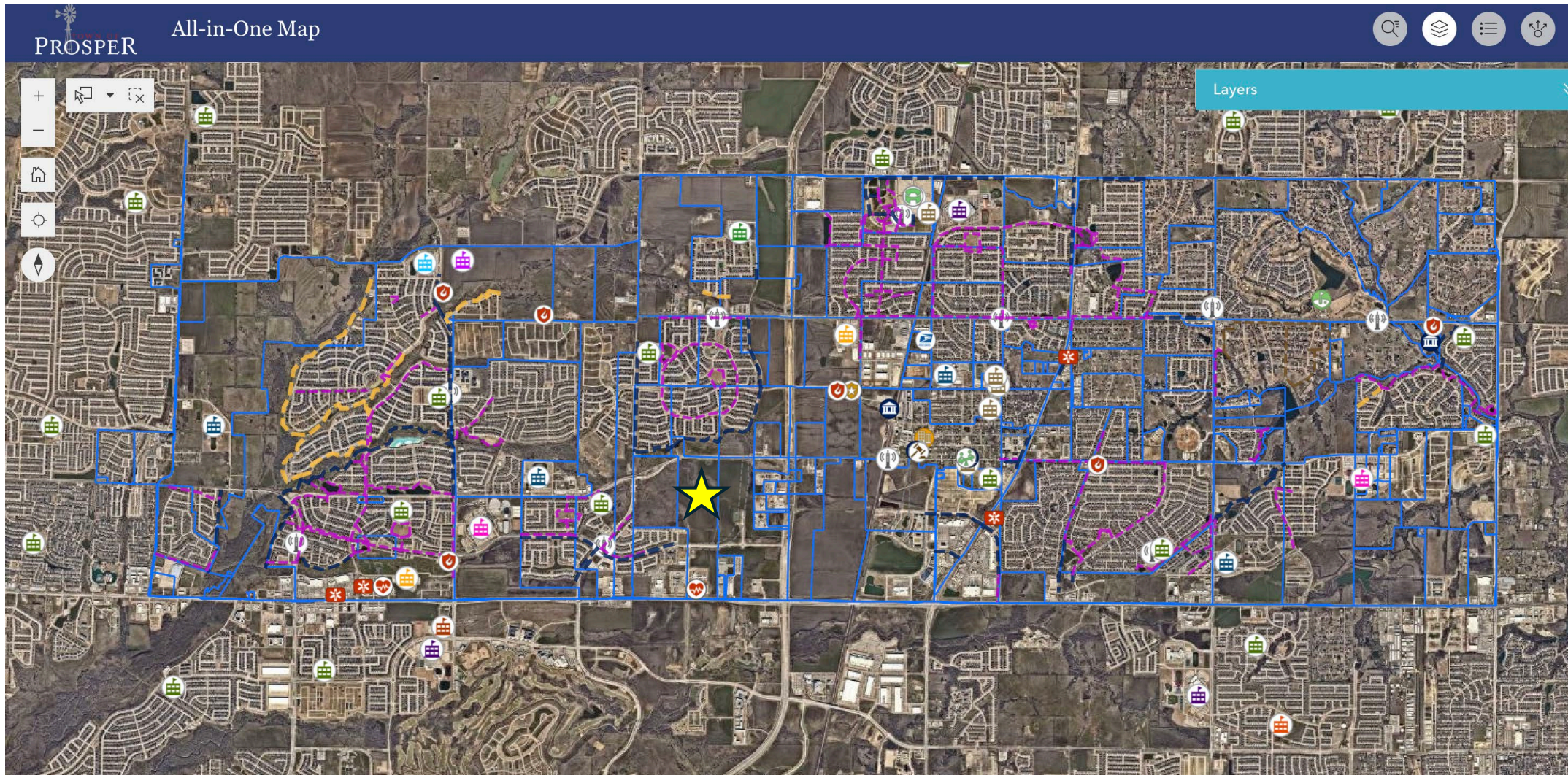
Town Council Meeting

November 11, 2025

Project Team: Daake Law, GFF & K+H



# VICINITY MAP | Town of Prosper





# VICINITY MAP | Site Location

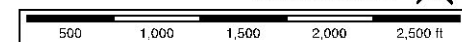
- 60 acres, Town of Prosper city limits, Collin County, TX
- Located between Legacy Drive (W) & Dallas N. Tollway (E)
- West First Street (N) & the extension of Lovers Lane (S)



The Law Offices of Robert D. Daake, PLLC  
322 W. Walnut Street, Suite 210  
Celina, TX 75009  
05/05/2025

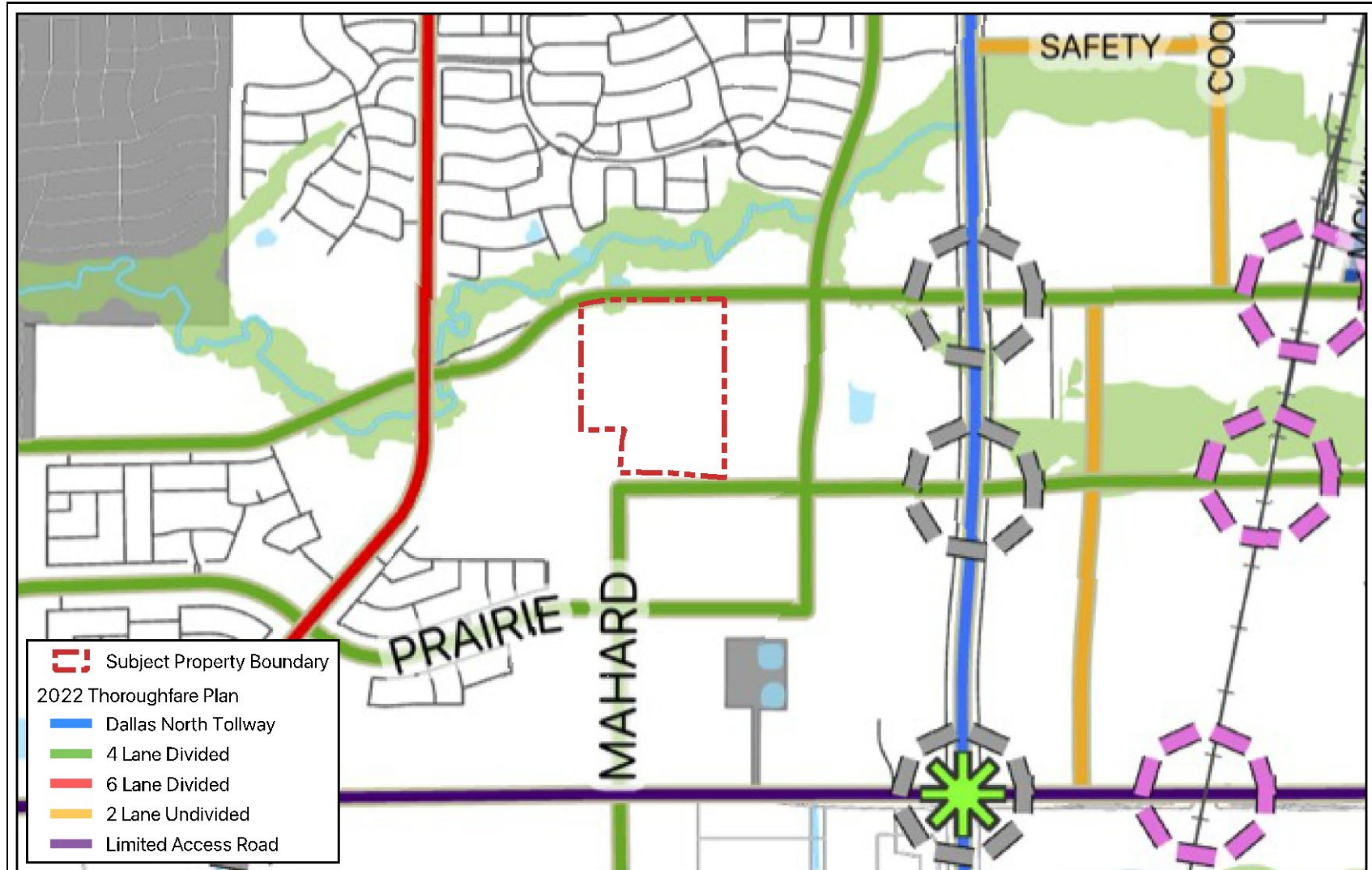
Subject Property  
Location Map

DaakeLaw  
The Law Offices of Robert D. Daake, PLLC



# THOROUGHFARE PLAN

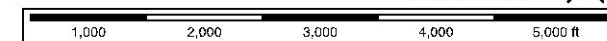
- Adopted 2022
- Between Legacy Dr (0.3 mi) & DNT (approx. 0.5 mi to the east)
- Mahard not shown through the property



The Law Offices of Robert D. Daake, PLLC  
322 W. Walnut Street, Suite 210  
Celina, TX 75009  
05/01/2025

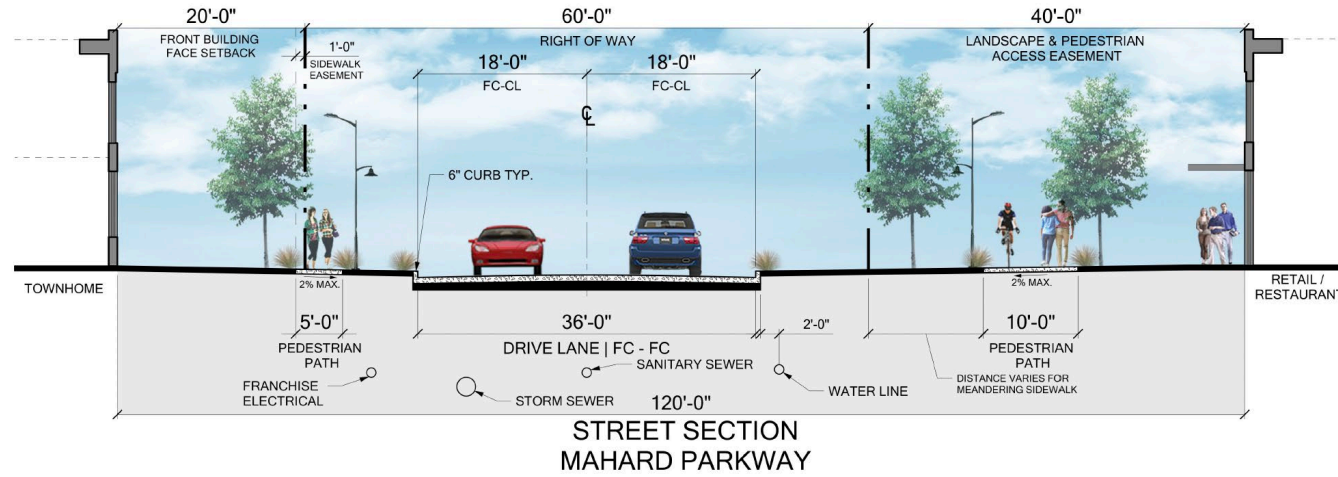
Thoroughfare Plan

DaakeLaw  
The Law Offices of Robert D. Daake, PLLC

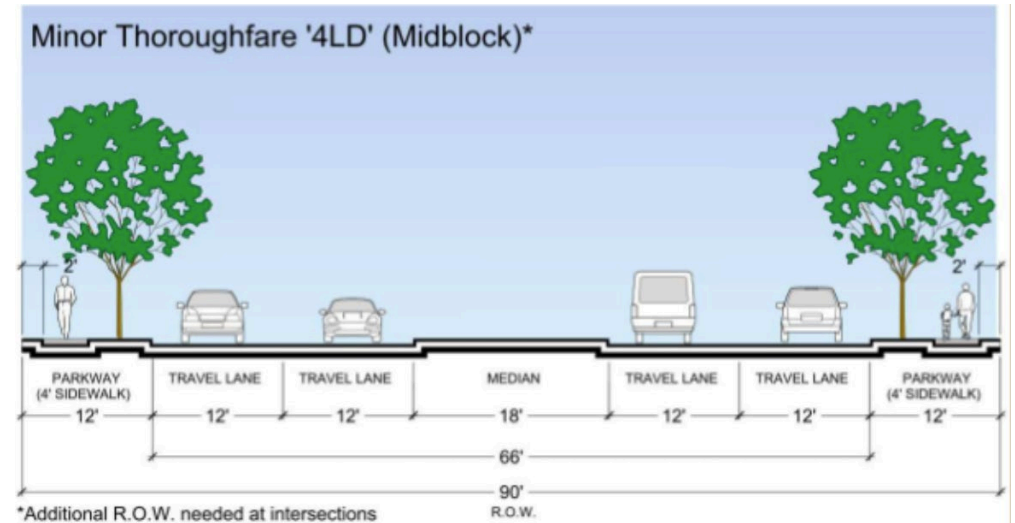




# MAHARD PARKWAY | Typical Cross-Section



Proposed Mahard Prkwy through site

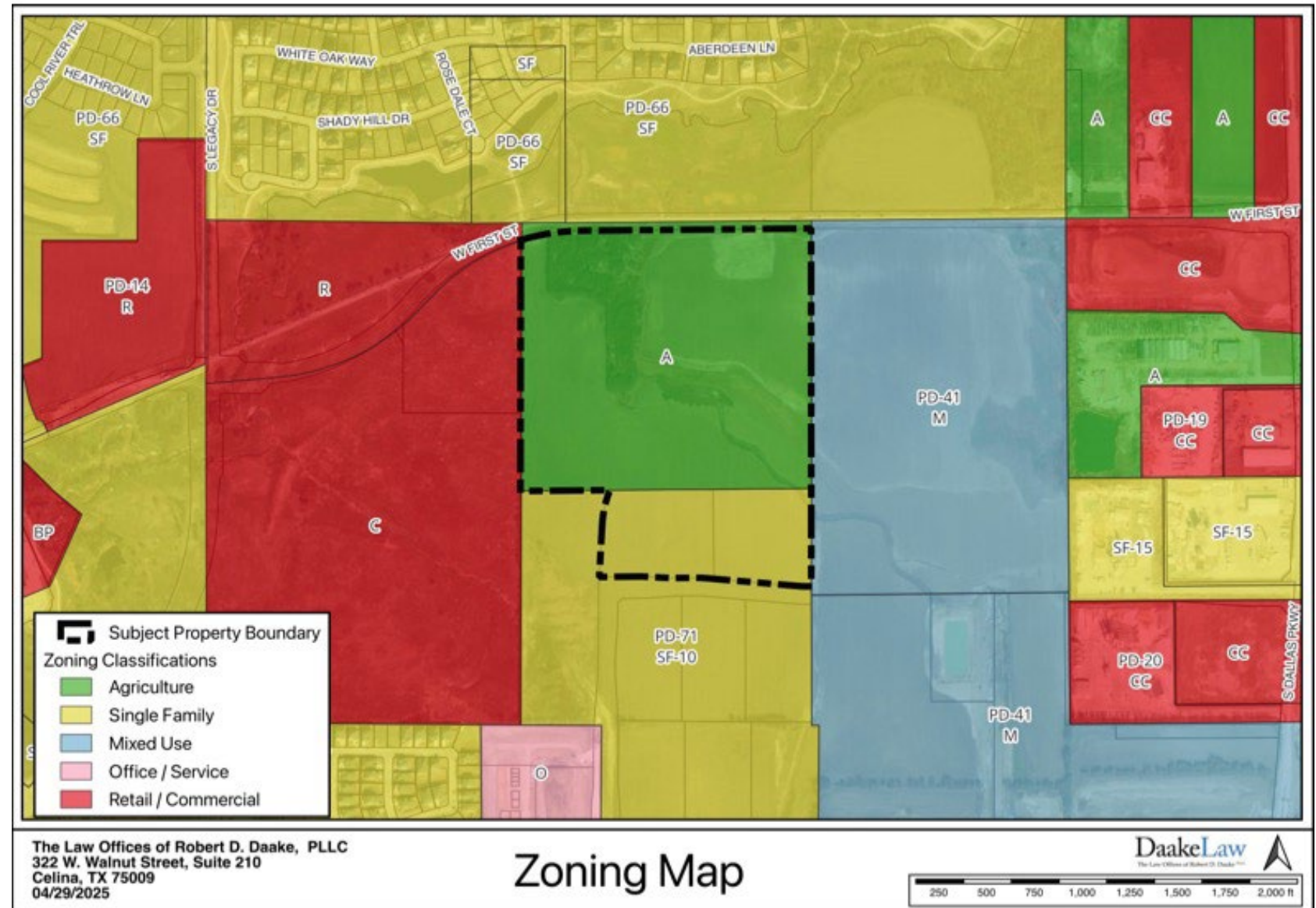


Lovers Lane Cross-Section to the south **(to be constructed by others)**



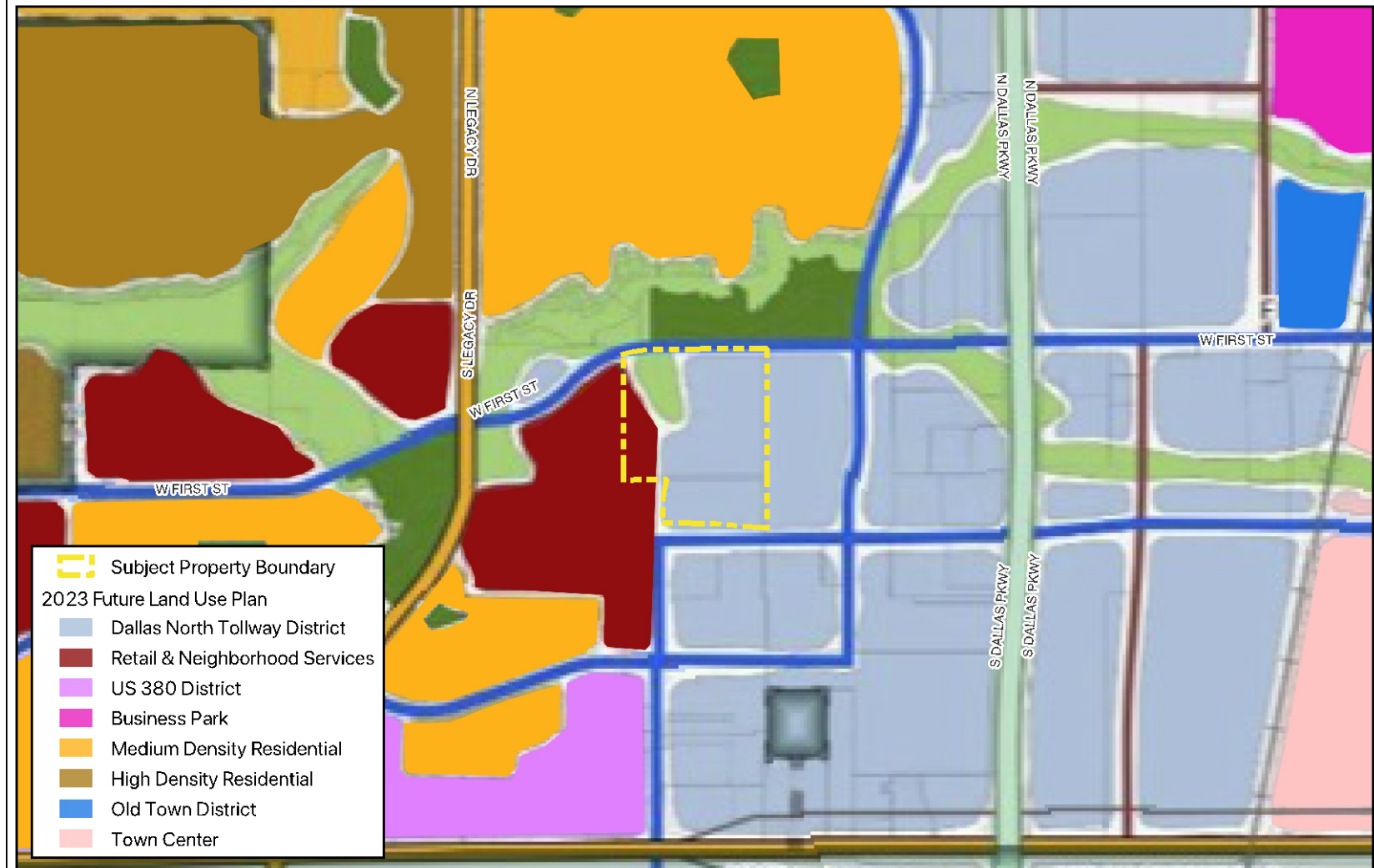
# ZONING EXHIBIT | Existing Zoning

- Property is flanked by commercial and mixed use zoning.
- Rezone from Ag & PD - SF to PD – mixed use
- Western portion of the Dallas North Tollway District



# PROSPER COMPREHENSIVE PLAN| Future Land Use Plan (FLUP)

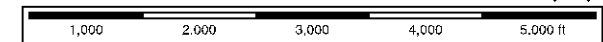
- FLUP Adopted August 22, 2023
- Within the Dallas North Tollway District



The Law Offices of Robert D. Daake, PLLC  
322 W. Walnut Street, Suite 210  
Celina, TX 75009  
05/05/2025

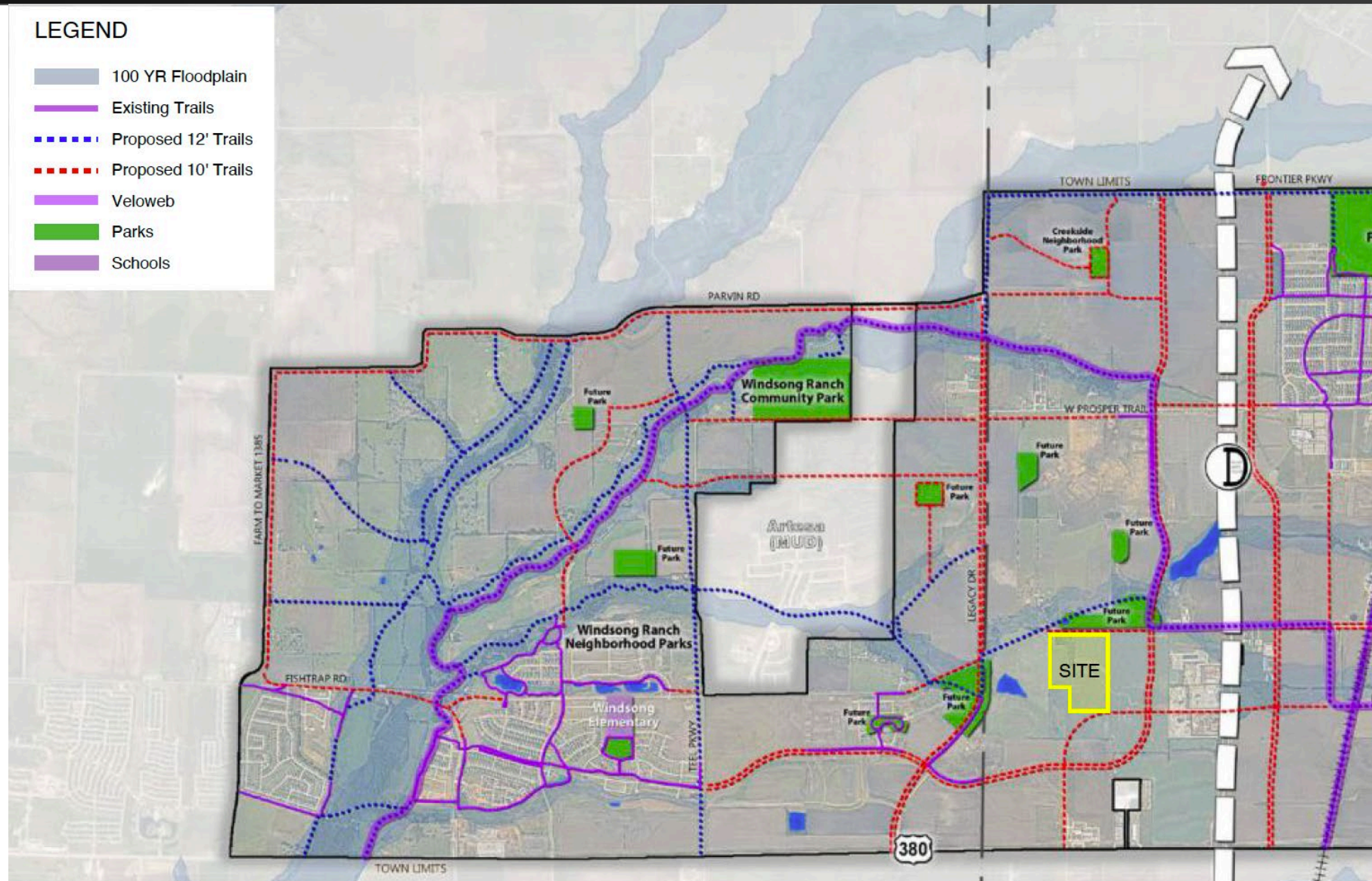
## Future Land Use Plan

DaakeLaw  
The Law Offices of Robert D. Daake, PLLC





# PROSPER TRAIL SYSTEM | 2019 Hike & Bike Trail Plan





# PROSPER 2023 COMP PLAN | Land Use Principles

## Guiding Principles

1. **Quality of Life** - Focus on quality-of-life amenities for existing and future Prosper families to foster a desirable and unique community.

## Community Goals

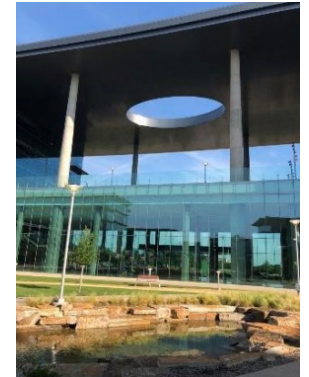
The following goals, combined with the Town's guiding principles, are intended to provide a framework for the creation of applicable and economically feasible land use decisions and special districts. The goals are

**Goal 1:** Provide a variety of desirable land uses that diversify the tax base and enable all types of people to live, work, shop, eat, and relax in Prosper.



## Dallas North Tollway District

“Mixed use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this District”.



## LAND USE CONCEPTS

### Mixed-Use

Mixed-use refers to a development style that combines a mix of land uses within one defined zoning district. For example, residential, retail, restaurants, office, and public uses may be allowed in the same building, same lot, same tract, block, or zoning district. Benefits of mixed-use development include:

- Flexibility of building spaces over time;
- Long term viability of commercial districts;
- Providing higher quality high density residences;
- Inclusion of public facilities;
- Reduction in the frequency of vehicular trips; and
- Minimizing land consumption.





# CONCEPT PLAN | Proposed PD Concept Plan

- What sets Bella Prosper apart from others?
  - **\$313.6M mixed use development**
  - Walkable community where residents activate the core retail & park space
  - Pedestrian friendly, centralized amenity
  - 4.1 ac park for everyone to enjoy
    - Lake feature with fountains
    - Amphitheatre
    - Trails throughout
  - Commercial
    - Retail, bank, restaurants, hotel & office
  - Maximum of 428 multi-family units
  - 88 TH units
  - 249 assisted living units

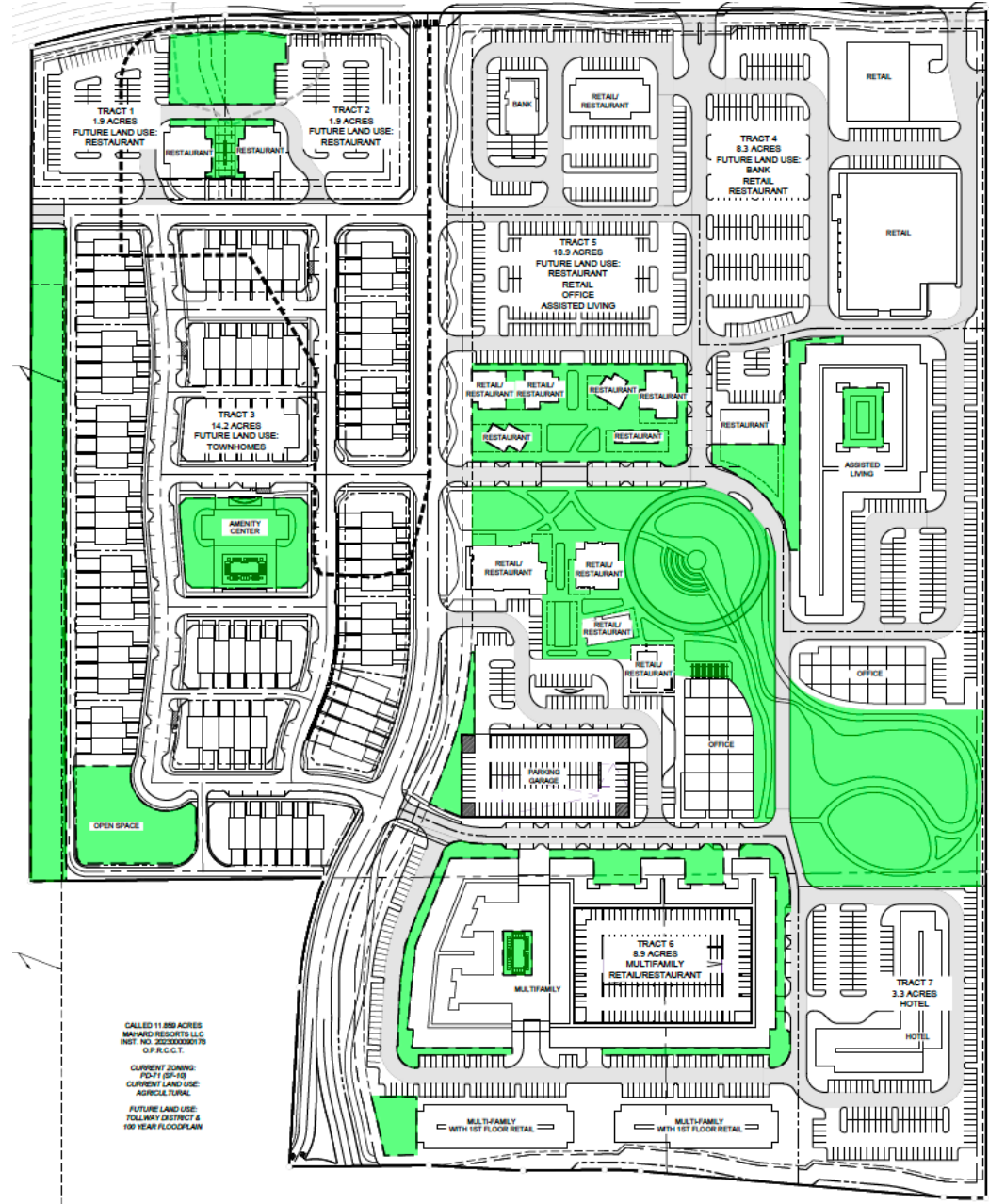
## Changes from work session:

- Increased OS
- Brought lake feature into the center of the project
- Reduced hotel to one full service
- Reduced one level of assisted living
- Added an office building flanking the water feature
- Added more small retail around the centralized park space.
- Created an east-west connectivity from the TH to retail + centralized park space
- Added road curvature in TH section



# ZONE 24-0025 | Open Space Exhibit

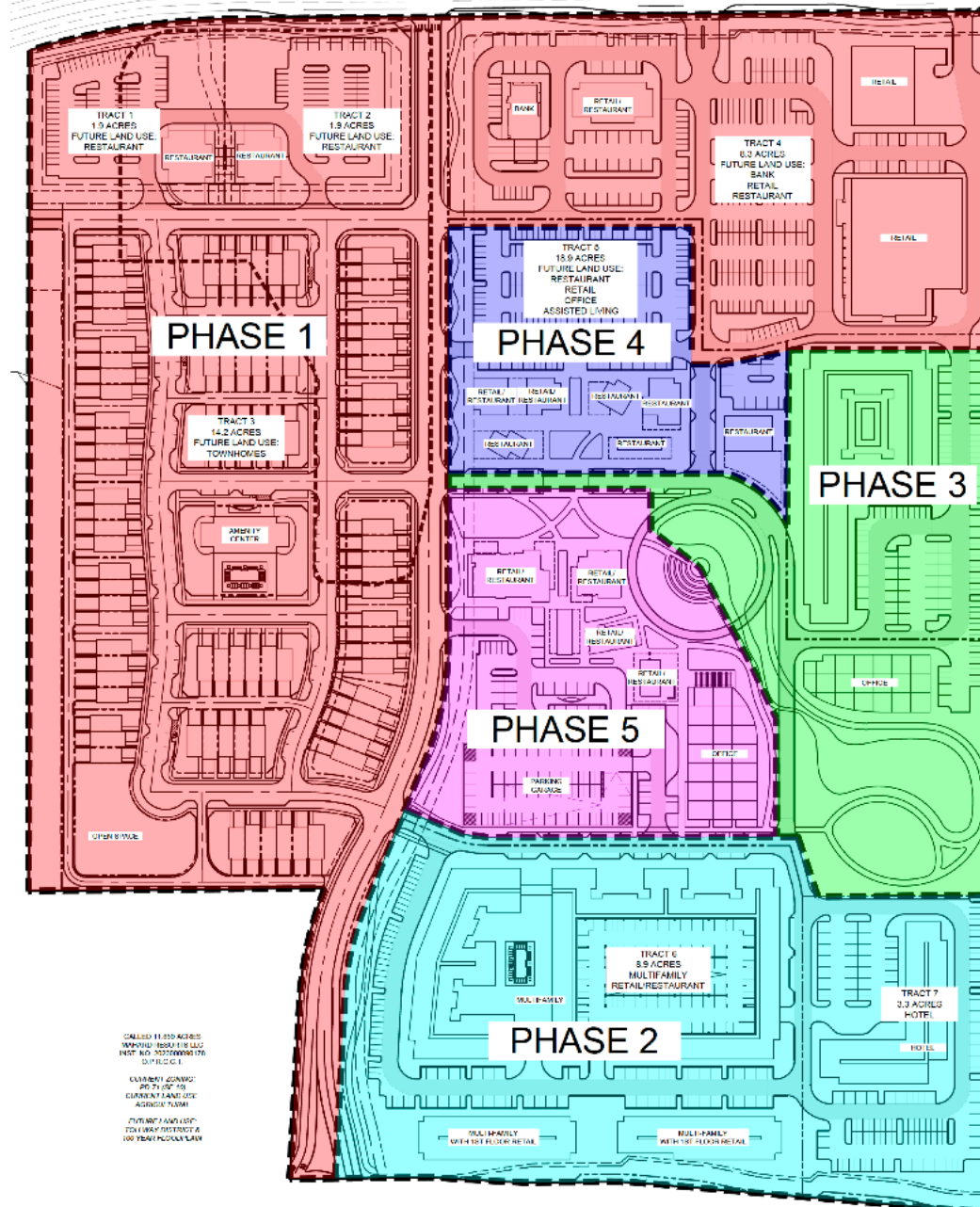
- Exceed all open space (OS) requirements
- **Increased** OS by **0.5 ac.** on the TH parcel
- **Increased** OS for balance of the Property by **1.75 ac.**
- **Central Amenity alone is 4.1 ac**





**ZONE 24-0025** | Phasing Exhibit

- Extended water feature to the center of the project
- Added the central park/lake feature to an earlier phase



## IMPACT OF BELLA PROSPER

A Planned Mixed-Use Development in Prosper, Texas

### RESIDENTIAL UNITS



**516 Total Units**

- Multifamily (428 Units)
- Townhomes (88 Units)

### COMMERCIAL DEVELOPMENT



**536,411 Total SF**

- Assisted Living Facility (249 rooms)
- Restaurant/Retail/Bank 114,961 SF
- Hotel (171 rooms)
- Office 112,500 SF

### DEVELOPMENT COSTS

**\$122.1M**

Residential

**\$162.5M**

Commercial/Assisted Living/Hotel

**\$29M**

Site Improvements

**\$313.6M**

GRAND TOTAL

### CONSTRUCTION IMPACT

**\$542.7M**

TOTAL SPENDING (OUTPUT)

Supported in the economy  
during 10-year construction period

**3,692**

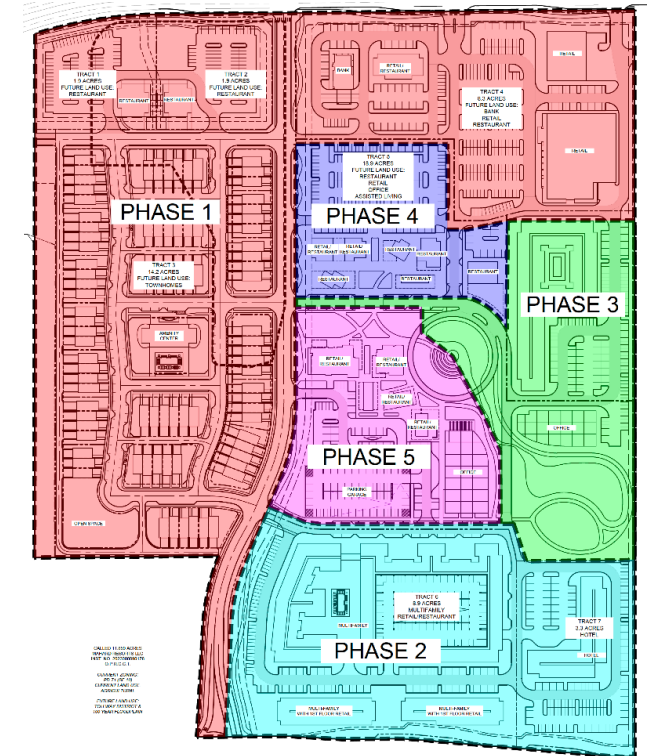
TOTAL JOB-YEARS OF EMPLOYMENT

Supported in the economy  
during construction  
369 per year on average

**\$244.3M**

TOTAL WAGES

earned through supported jobs  
during construction



# BELLA PROSPER | Economic Data

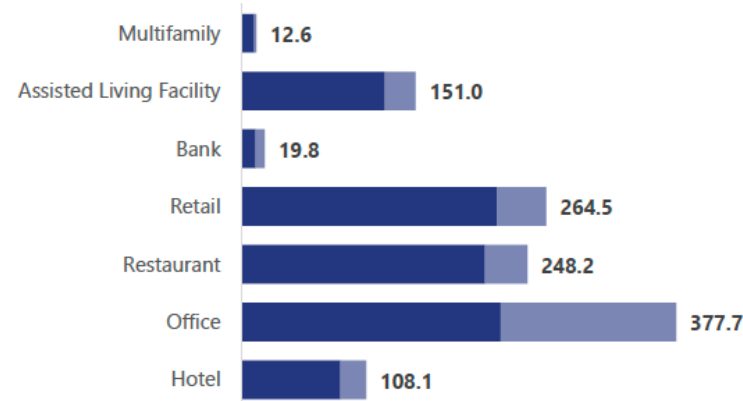
## ANNUAL ECONOMIC IMPACT OF BELLA PROSPER RESIDENTS

**\$46.7M**  
**TOTAL ANNUAL TAXABLE SALES**  
 Subject to Town's sales tax

**\$9.4M**  
**TOTAL Annual Lodging Sales**  
 Subject to Town's Hotel Occupancy Tax

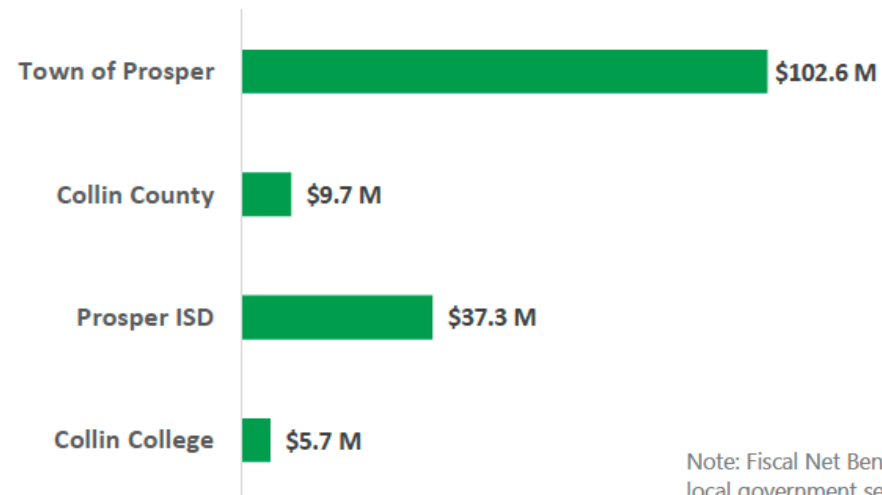
**\$54.7M**  
**TOTAL Annual New Residential HH Income**  
 earned through supported jobs  
 during construction

■ 890.3 Direct Jobs ■ 292 Spin-off Jobs 1,182 Total Jobs

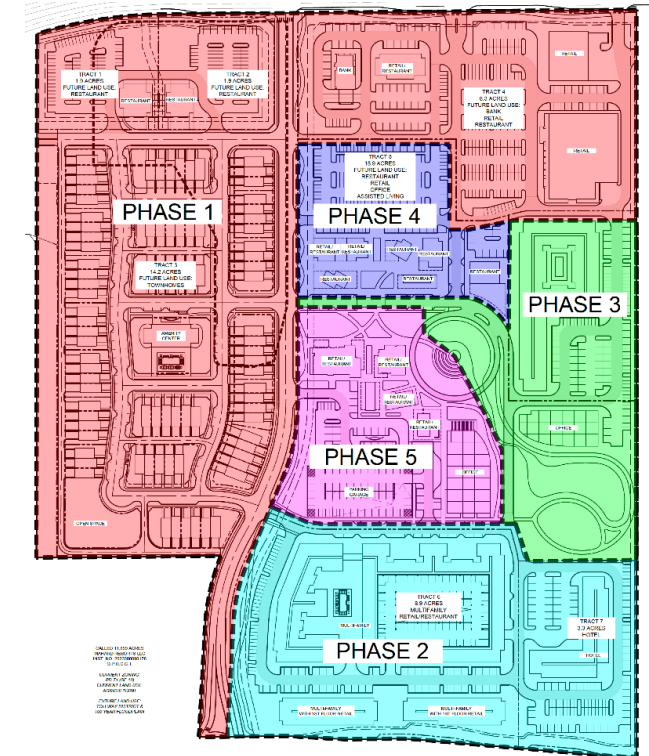


## FISCAL IMPACT OVER 25 YEARS

■ Combined Local Fiscal Net Benefits: \$155.4 M



Note: Fiscal Net Benefits reflect additional tax revenues minus estimated local government service costs.





# CONCEPT PLAN | PD Concept Plan



GFFdesign



Bella Prosper | Retail Restaurant Affinity Imagery



GFFdesign



Bella Prosper | Townhomes Affinity Imagery



GFFdesign



Bella Prosper | Grocery Affinity Imagery



GFFdesign



Bella Prosper | Mixed Use Office Affinity Imagery







# CONCEPT PLAN | PD Concept Plan



GFFdesign

JUL 14, 2017 Not For Regulatory Approval, Planning or Construction. Based on the Bella Prosper PD Concept Plan. Bella Prosper | Multifamily 5 Story Affinity Imagery



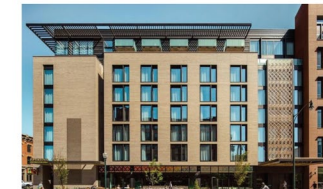
GFFdesign

JUL 14, 2017 Not For Regulatory Approval, Planning or Construction. Based on the Bella Prosper PD Concept Plan. Bella Prosper | Multifamily Affinity Imagery

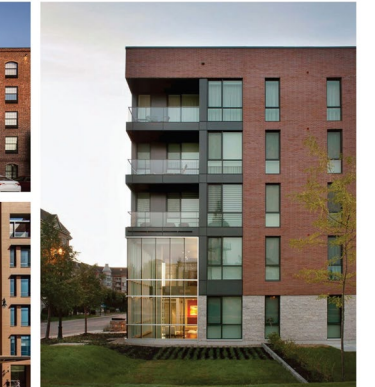


GFFdesign

JUL 14, 2017 Not For Regulatory Approval, Planning or Construction. Based on the Bella Prosper PD Concept Plan. Bella Prosper | Retail Restaurant / Park Space Affinity Imagery



GFFdesign



JUL 14, 2017 Not For Regulatory Approval, Planning or Construction. Based on the Bella Prosper PD Concept Plan. Bella Prosper | Hospitality Affinity Imagery



# BELLA PROSPER | Aerial Imagery





# BELLA PROSPER | Aerial Imagery





# BELLA PROSPER | Retail / Restaurant Imagery





# BELLA PROSPER | Retail / Restaurant Imagery





# BELLA PROSPER | Internal Plaza





# BELLA PROSPER | Internal Park





# BELLA PROSPER | Multi-Family





# BELLA PROSPER | Internal Park







THANK YOU





# ZONE 24-0025 | Site Data Summary

SITE DATA SUMMARY TABLE				
PHASE 1				
TOTAL BUILDING SQUARE FOOTAGE		REQ. PARKING		PROVIDED PARKING
TOWNHOMES	88 UNITS	-----		176 GARAGE SPACES 62 ONSTREET SPACES
RESTAURANT	12,625 SF	1 SPACE / 75 SF	169 SPACES	221 SPACES
RETAIL	54,625 SF	1 SPACE / 250 SF	219 SPACES	282 SPACES
BANK	4,100 SF	1 SPACE / 350 SF	12 SPACES	14 SPACES
PHASE 2				
MULTIFAMILY	428 UNITS	1.7 SPACES/UNIT	729 SPACES	729 SPACES
RESTAURANT	8,028 SF	1 SPACE / 75 SF	107 SPACES	121 SPACES
RETAIL	24,083 SF	1 SPACE / 250 SF	96 SPACES	109 SPACES
HOTEL (4 STORIES, 56 FEET)	171 ROOMS	1 SPACE / ROOM	171 SPACES	176 SPACES
PHASE 3				
ASSISTED LIVING (5 STORIES, 59 FEET)	249 UNITS	1 SPACES/ 5 BEDS	50 SPACES	58 SPACES
OFFICE (2 STORIES, 28 FEET)	32,500 SF	1 SPACE / 300 SF	108 SPACES	108 SPACES
PHASE 4				
RESTAURANT	14,600 SF	1 SPACE / 75 SF	195 SPACES	209 SPACES
RETAIL	4,500 SF	1 SPACE / 250 SF	18 SPACES	23 SPACES
PHASE 5				
RESTAURANT	4,500 SF	1 SPACE / 75 SF	60 SPACES	64 SPACES
RETAIL	13,500 SF	1 SPACE / 250 SF	54 SPACES	58 SPACES
OFFICE (4 STORIES, 56 FEET)	80,000 SF	1 SPACE / 300 SF	267 SPACES	270 SPACES

- **Trip Generation:** 21,093 Weekday trips; 1,388 AM Peak Trips; 1,598 PM Peak Trips

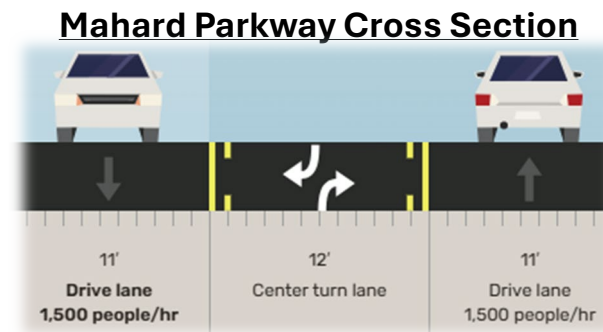
- **Access Connections:**

- First Street: 3
- Future Lovers Lane: 2
- Future Mahard Parkway: 5

- **Capacity Analysis:** The intersections within 1 mile of the development will have **sufficient capacity** post-construction.

- **Major Recommendations:**

- Mahard Parkway: Two through lanes with a center left-turn lane
- Mahard Parkway/First Street: Possible **Traffic Signal** in the future (contingent on final TIA approval)



# CONCEPT PLAN | Concept Plan Presented at Work Session

12 Iterations later...

- Prior Concept Plan:
  - 2 MF blds (550 units)
  - 94 TH units
  - Pedestrian friendly, centralized amenity
  - Walkable community with
  - Retail, restaurants, 2 hotels, assisted living & office





## Agenda Item 14.

Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014) (DH)

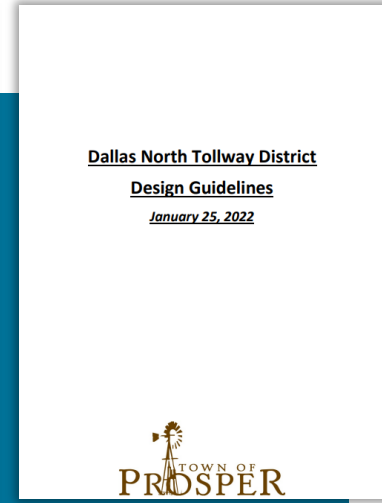
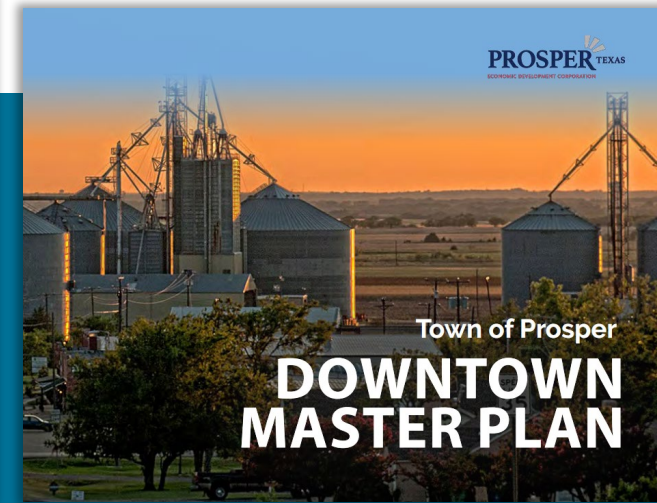
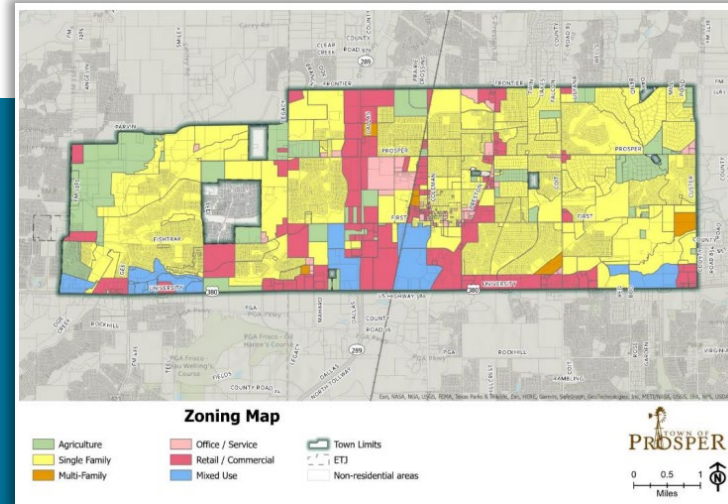
The background image is a faded photograph of a large, multi-story brick building with a central clock tower. In the foreground, there is a parking lot with several cars, a stop sign, and a white delivery truck with 'GROW CUBE' branding. The text 'PROSPER Unified Development Code Update' is overlaid on the right side of the image in a large, bold, black font.

# **PROSPER Unified Development Code Update**

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TOWN COUNCIL MEETING  
NOVEMBER 11, 2025

# THE Best Practice



Unified  
Development  
Code





# Substantive Changes

# Chapter 3 – Building Regulations

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## Substantive Changes

- Rental inspections – Multifamily
- Updated graphic illustrations for signs
- All definitions moved to a consolidated chapter

# Chapter 4 – Business Regulations

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## Substantive Changes

- Unlawful solicitation prohibited; permit required from the Town
- Language added in prohibiting transient rentals of single-family, townhomes, patio-homes & condos within the Town limits
- Police Chief approval required for Special Events (Consolidation)



# Chapter 5 – Fire Prevention and Protection

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## Substantive Changes

- Prosper Volunteer Fire Department ➡ Prosper Fire Department
- Town Administrator ➡ Town Manager
- Civil Service Commission wording was removed
- Swearing in of Officers Mayor ➡ Fire Chief



# Chapter 6 – Health & Sanitation

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## Substantive Changes

- Terminology update
- Mobile Food Units are no longer subject to the 500-foot residential distance rule
- E-cigarettes have been defined; allows the possibility of enforcement like other tobacco products

# Chapter 10 – Subdivision Regulation

## Substantive Changes

- Final Plat must be recorded prior to construction.
- Director of Development Services approves: Conveyance Plats, small Replats ( $\leq 4$  lots, no public improvements)
- Petition for a subdivision waiver shall be approved by Town Manager or Planning and Zoning Commission





# Chapter 10 – Subdivision Regulation Continued

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## Substantive Changes

- New downtown sidewalks shall be at least 6 feet wide, to promote pedestrian safety and walkability



# Chapter 13 – Utilities

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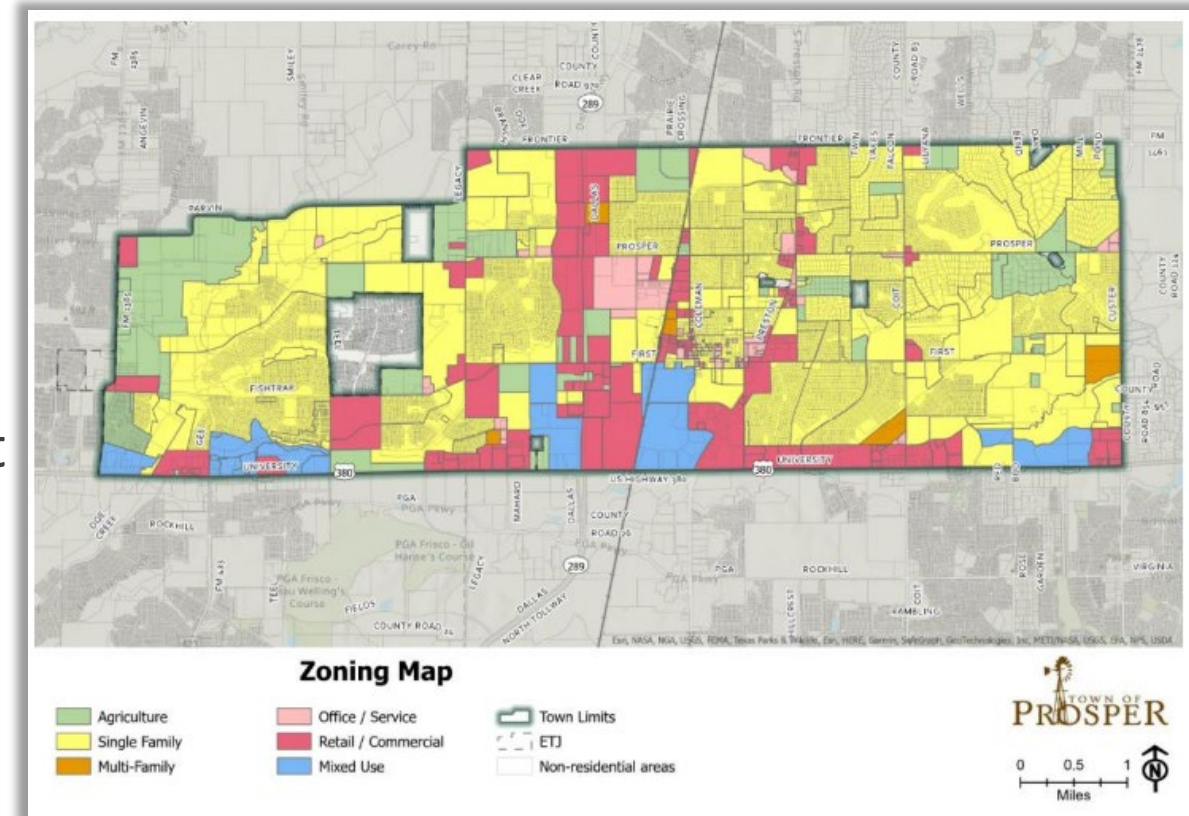
## Substantive Changes

- A new centralized Enforcement and Penalties section added
- The Street closures and Site Maintenance during construction and prior to full restoration standards were removed
- Redundant sections that reference right-of-way compliance with Federal/State regulations were removed

# Chapter 14 – Zoning

## Substantive Changes

- **Removed:** Prohibition of artificial turf in Downtown
- Conforming Site Plans approved by staff
- P&Z/Council may table if applicant absent
- After Council Denial: Re-application prohibited for 1-year





# Chapter 14 – Zoning Continued

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## Substantive Changes

- **Zoning Simplified:** Reduced from 20 districts to 10

Abbreviated Designation	Zoning District Name
A	Agricultural
SF-E	Single Family-Estate
SF-15	Single Family-15
SF-10	Single Family-10
TH	Townhome
MF	Multifamily
O	Office
C	Commercial
I	Industrial
PD	Planned Development

# Chapter 14 – Zoning Continued

## Substantive Changes

- Replaced old land use matrix that includes parking & conditional use standards
- Council retains final approval for appeals regarding plat extensions
- Approved Site plan extension request shall be sent to Director of Development Services for approval, if denied it can be appealed to the Planning and Zoning Commission for a final decision

Office and Professional Uses									
Administrative, Medical, or Professional Office					•	•	•		1/500 SF   1/300 SF
Governmental Office					•	•	•		
Insurance Office					•	•	•		
Research and Development Center						39	39	39	
Retail Uses									
Antique Shop and Used Furniture						•			1/500 SF   1/250 SF
Alcoholic Beverage Sales						2	2	2	
Big Box						S			Minimum 1/500 SF up to 15,000 SF + 1/1000 for GFA over 15,000 SF
Building Material and Hardware Sales, Major						•	•		1/500 SF   1/250 SF
Building Material and Hardware Sales, Minor						•	•		

# Chapter 14 – Zoning Continued

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## Substantive Changes

- Accessory buildings prohibited for short-term rentals or commercial uses
- Accessory buildings and carports must be similar in appearance and character to the primary building
- Point-based design standards for new commercial developments



Questions?



Thank you!



## Agenda Item 15.

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.

## Executive Session

- 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 regarding legal advice and issues related to Chapter 271 of the Texas Local Government Code, 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 regular 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.