



Welcome to the November 25, 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 November 11, 2025, Town Council Work Session meeting. (MLS)



Agenda Item 2.

Consider and act upon the minutes of the November 11, 2025, Town Council Regular Meeting. (MLS)



Agenda Item 3.

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



Agenda Item 4.

Consider and act upon the minutes of the November 13, 2025, Town Council, EDC, and P&Z Joint Work Session. (MLS)

Agenda Item 5.

Consider and act upon an Ordinance repealing Ordinance 2023-32 of the Town's Code of Ordinances; Creating and adopting a Special Purpose Sign District-9 pursuant to Section 3.14.015 of the Town's Code of Ordinances as amended for the Gates of Prosper, Phase 2 and Phase 3. [MISC-25-0002] (DH)

Agenda Item 6.

Consider and act upon approving a Professional Services Agreement between Walter P. Moore and the Town of Prosper, Texas, for the preparation of plans and construction documents for renovations to the pond dam at Raymond Community Park in the amount of \$101,000. (DB)

Raymond Park Pond Dam Assessment

Findings (Fall of 2024):

- The Raymond Park Pond is a small, low-hazard earth embankment dam and as such is excluded from Texas Dam Safety Jurisdiction and not registered with the State of Texas (registration is not required).
- The dam is structurally stable and within acceptable factors of safety for bearing and sliding.
- Observed seepage was minor and appeared consistent with expected rates for silty clay soils.
- Observed seepage and scour damage on the downstream side of the dam will require some improvements be made.
- The engineer recommends the improvements be made within the next 1 to 1 ½ years.

Raymond Park Pond Dam Assessment

Recommendations

- Remove all trees and woody vegetation from the earthen embankment as soon as possible. Parks Staff believes this can be done In-House in the month of December. A savings to the Town of approx. \$25,000.
- Re-construct the downstream face of the dam to reduce seepage and improve structural stability. Three options were provided.





PROSPER



Raymond Park Pond Dam Assessment

Recommendations – 3 Options

- Option 1: RCB Extension and Concrete Flume - \$150,000 estimate (2024)
- Option 2: Junction Box and RCB Extension - \$173,000 estimate (2024)
- Option 3: Remove RCB & Second Spillway - \$124,000 estimate (2024)
- **Option 2** is what is recommended by consultant. This would be to essentially repair / replace what is currently failing and armor the downstream side. This is also supported by the CIP Subcommittee and the PARB.

Raymond Park Pond Dam Assessment

Funding

- Project design and construction was budgeted for and approved in FY26 - \$350,000
 - Design and CD's - \$101,000 (requested for approval tonight)
 - Construction and Contingency - \$249,000 (future bid)
- Why are the design costs so high relative to the project cost?
 - Unique engineering design expertise
 - Potential impact on environmentally sensitive areas
 - Possible coordination with the Corp of Engineers and Texas Parks and Wildlife Department
 - Relatively small project in stature

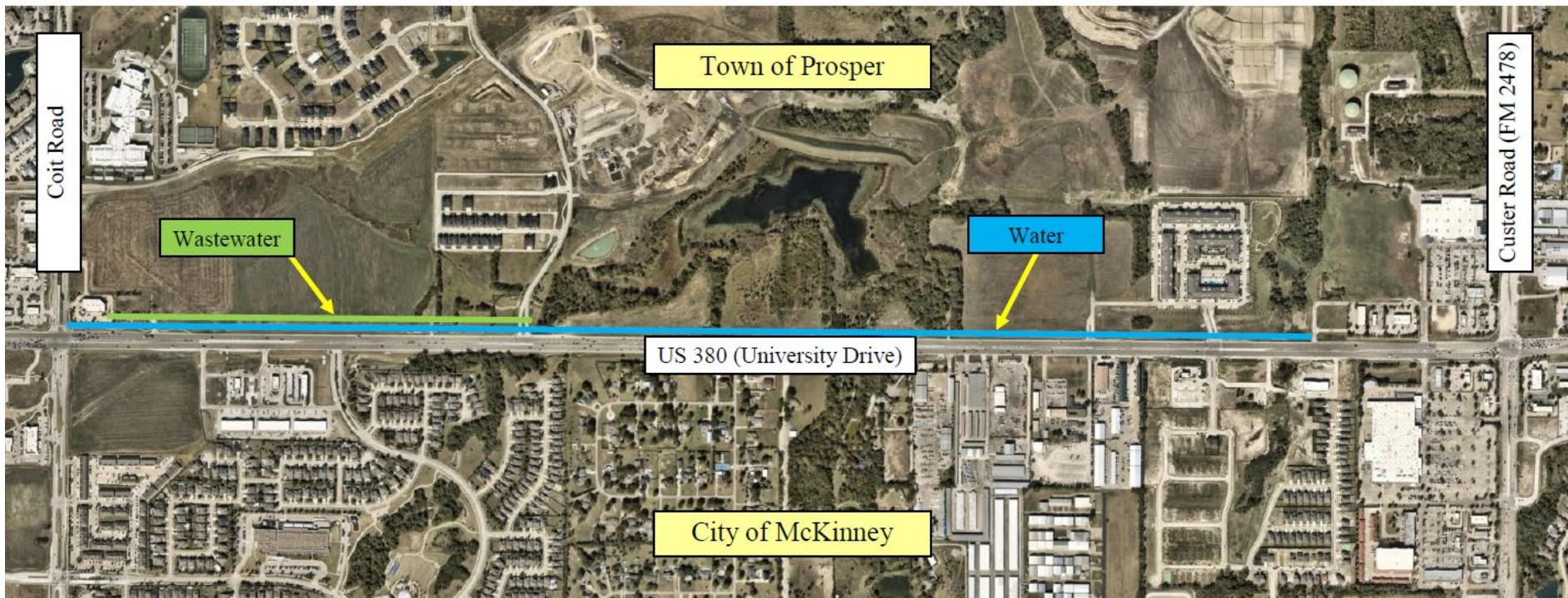
Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the US 380 30-inch Water Line and 8-inch Wastewater Line Relocation project, in the amount of \$1,018,600. (PA)

LOCATION MAP



US 380 30-inch Water Line and 8-inch Wastewater Line
Relocation Project (2615-WA)



Agenda Item 8.

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)



Victory at Frontier, Block A, Lots 1 & 3-9 (DEVAPP-25-0014)

Information

Purpose:

- Include Lot 6 into the Preliminary Site Plan due to improvements being made on the lot.
 - Improvements to entry drive on Frontier Parkway eliminating angled (required) parking on Lot 6.
 - Lost spaces reincorporated into Lot 3 with shared parking agreement approved by the Town.

Lots Included:

- Lot 3: Health Studio (100,164 SF) – New
- Lot 5: Parking (7-Eleven) – New
- Lot 8: Restaurant/Retail Buildings (33,365 SF) – New
- Lot 9: Open Space (Floodplain)

Information

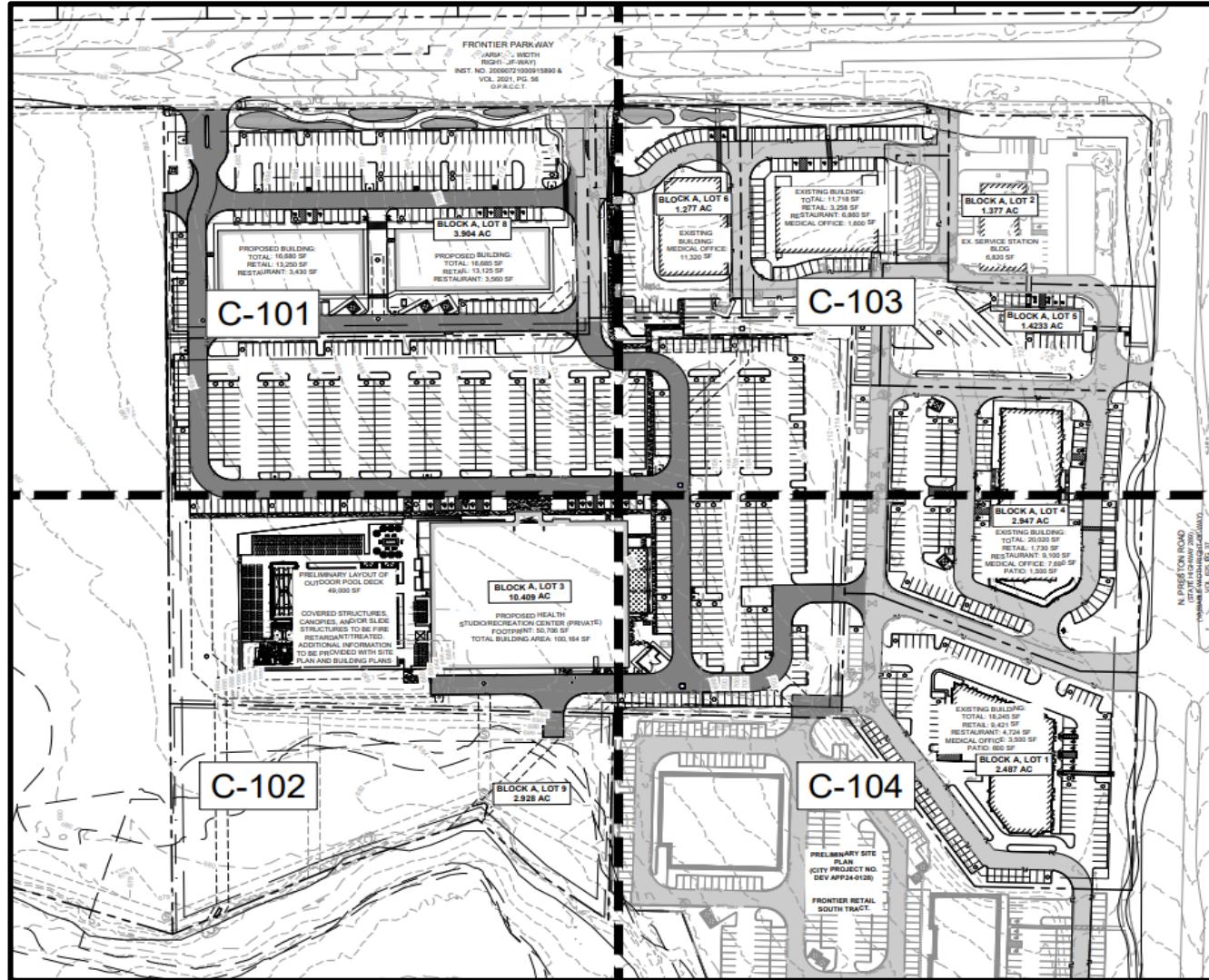
Lots Included:

- Lot 1: Secondary Access Point for Lot 3
- Lot 4: Secondary Access Point for Lot 3
- Lot 5: Adjustment to Property Boundary
- Lot 6: Relocation of Angled Parking to Lot 3
- Lot 7: Adjustment to Property Boundary

History:

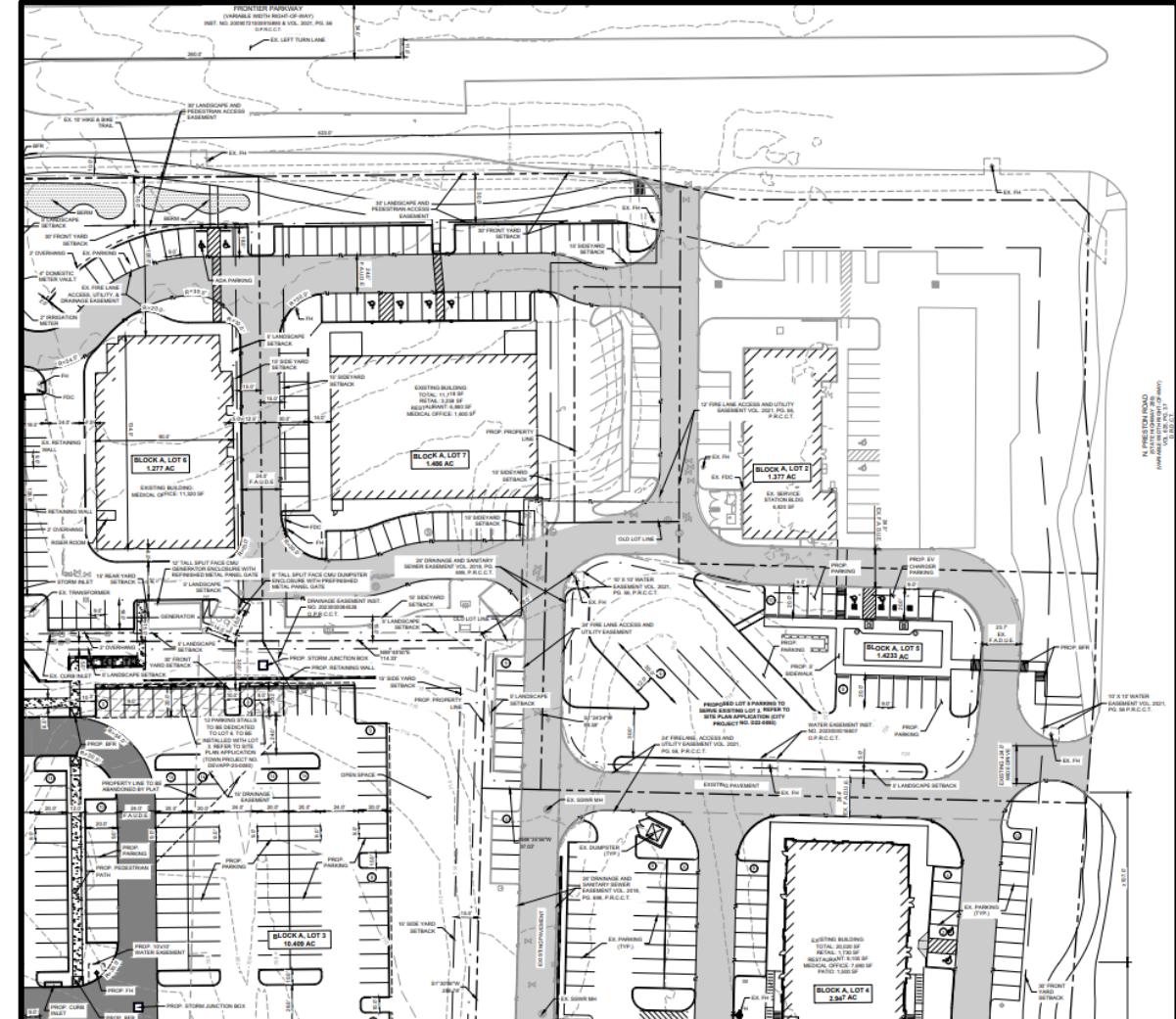
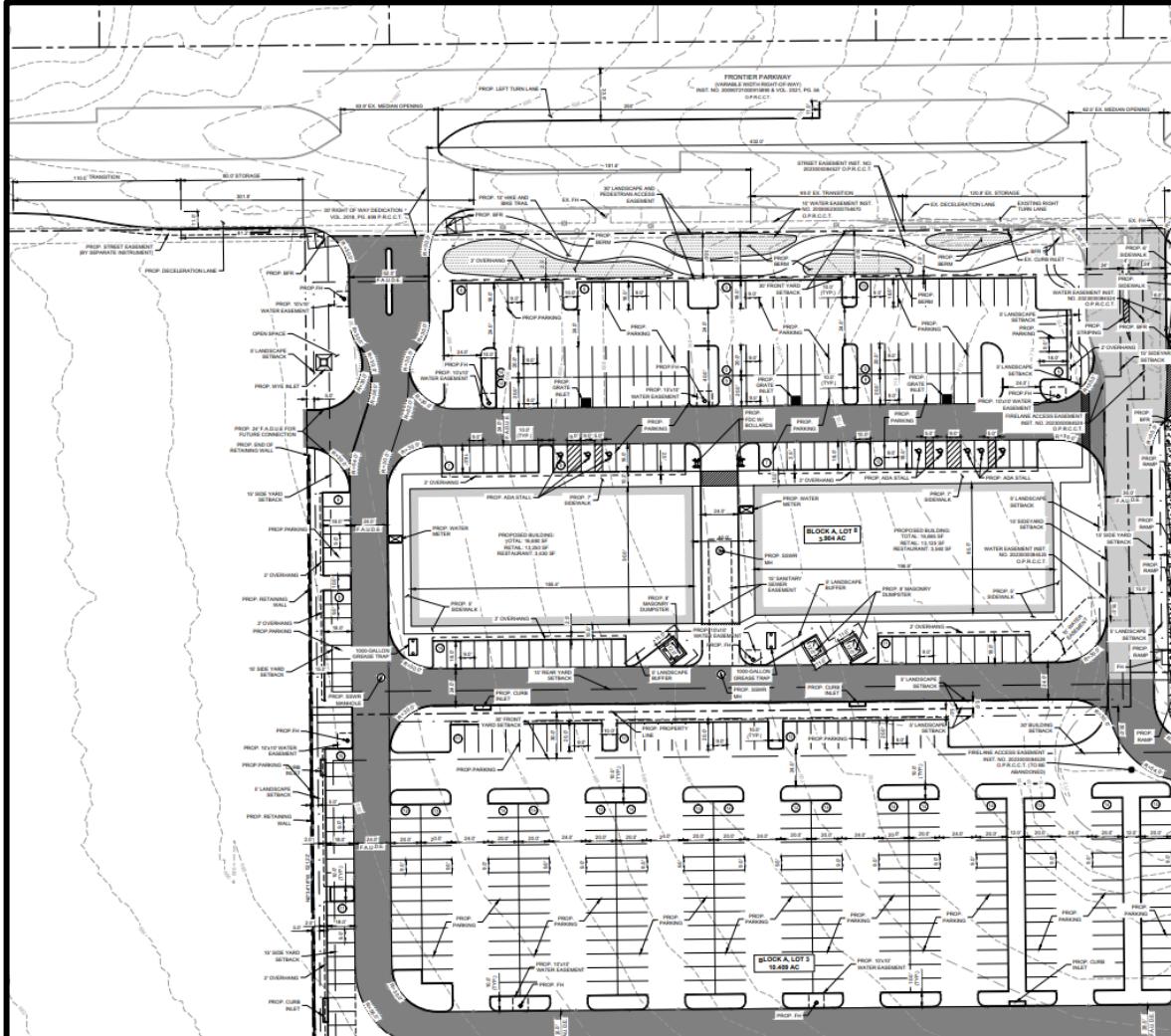
- A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning & Zoning Commission on June 17, 2025.
- A Waiver for Lot Frontage on Lots 3 and 9 was approved by the Town Council on June 24, 2025.





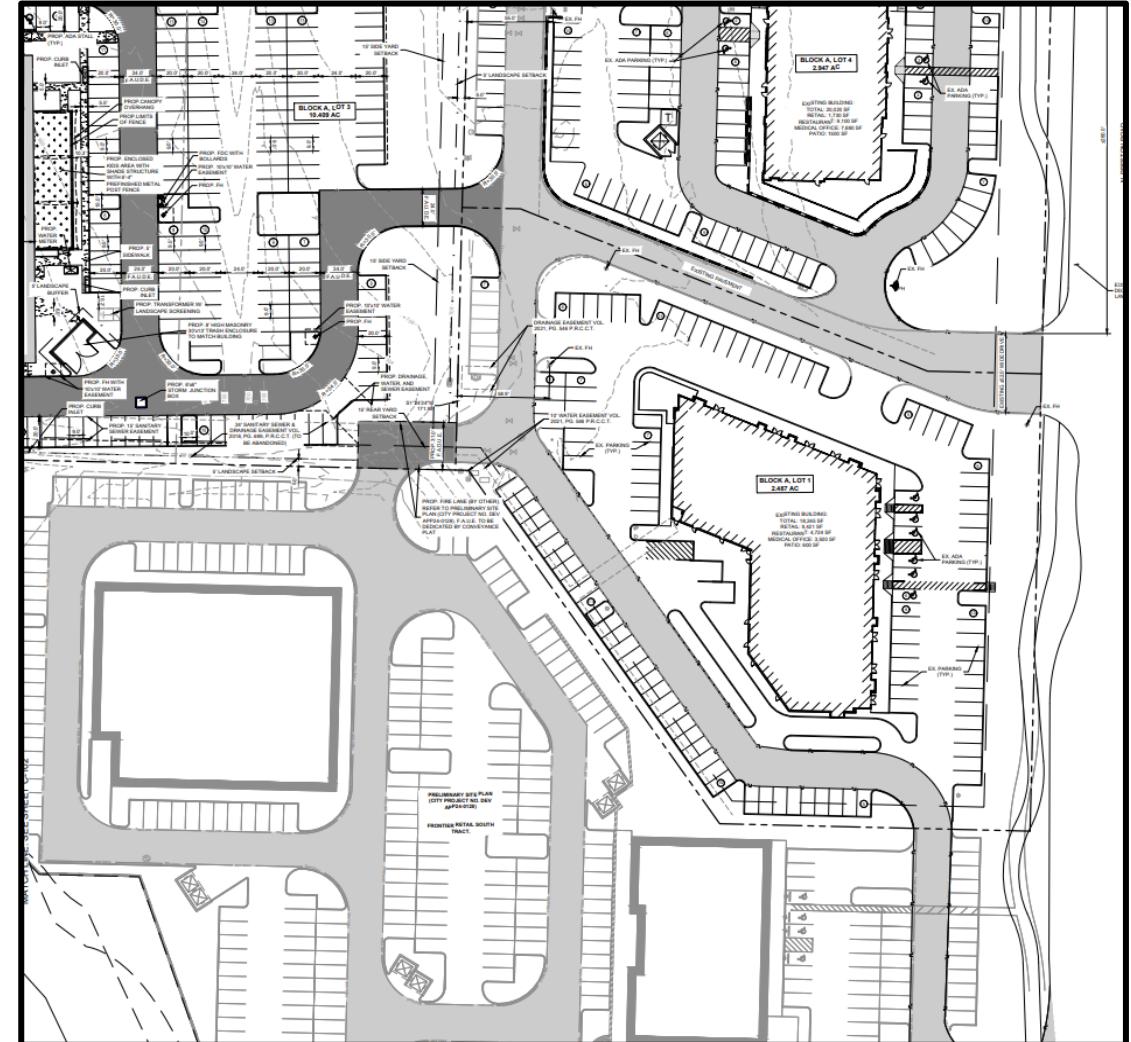
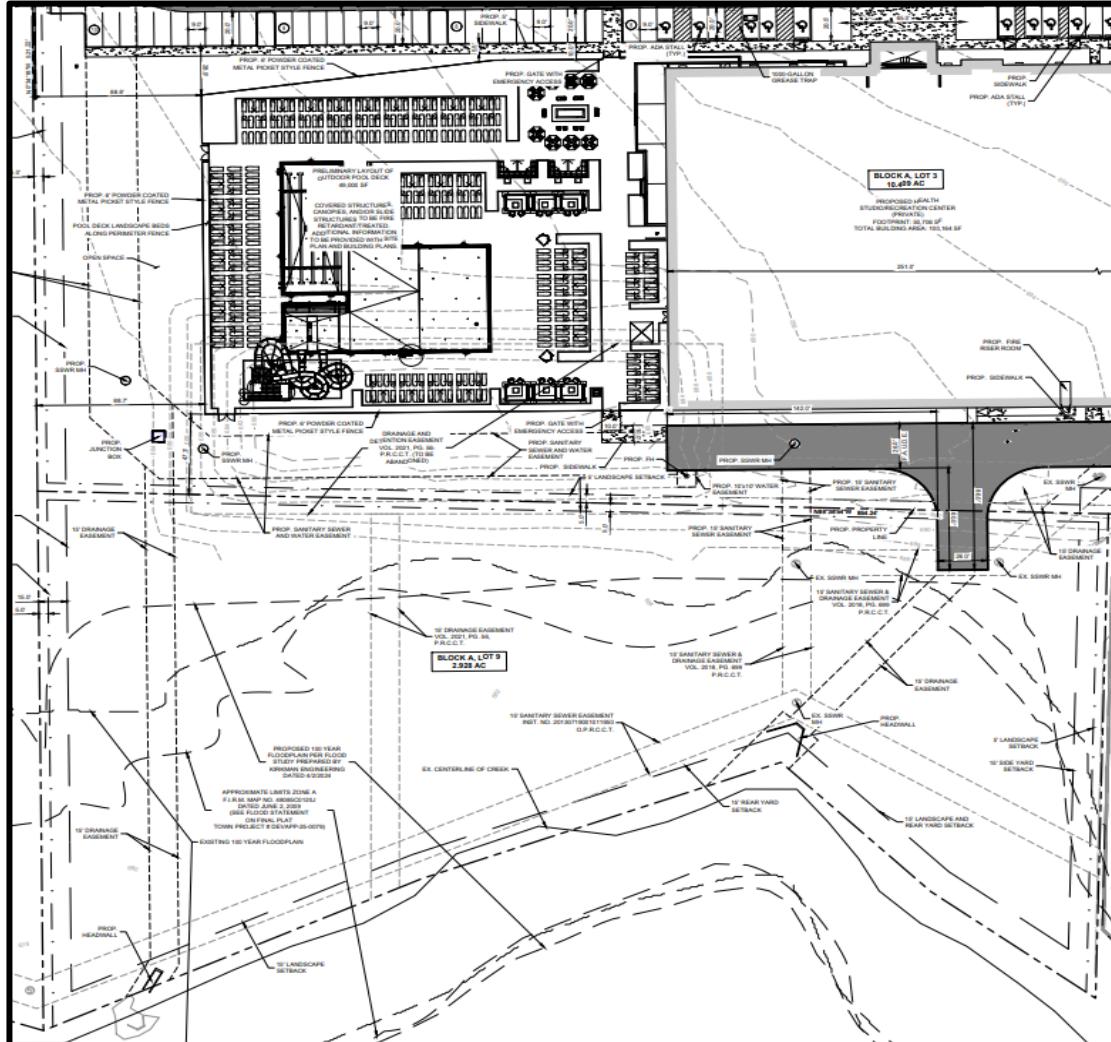


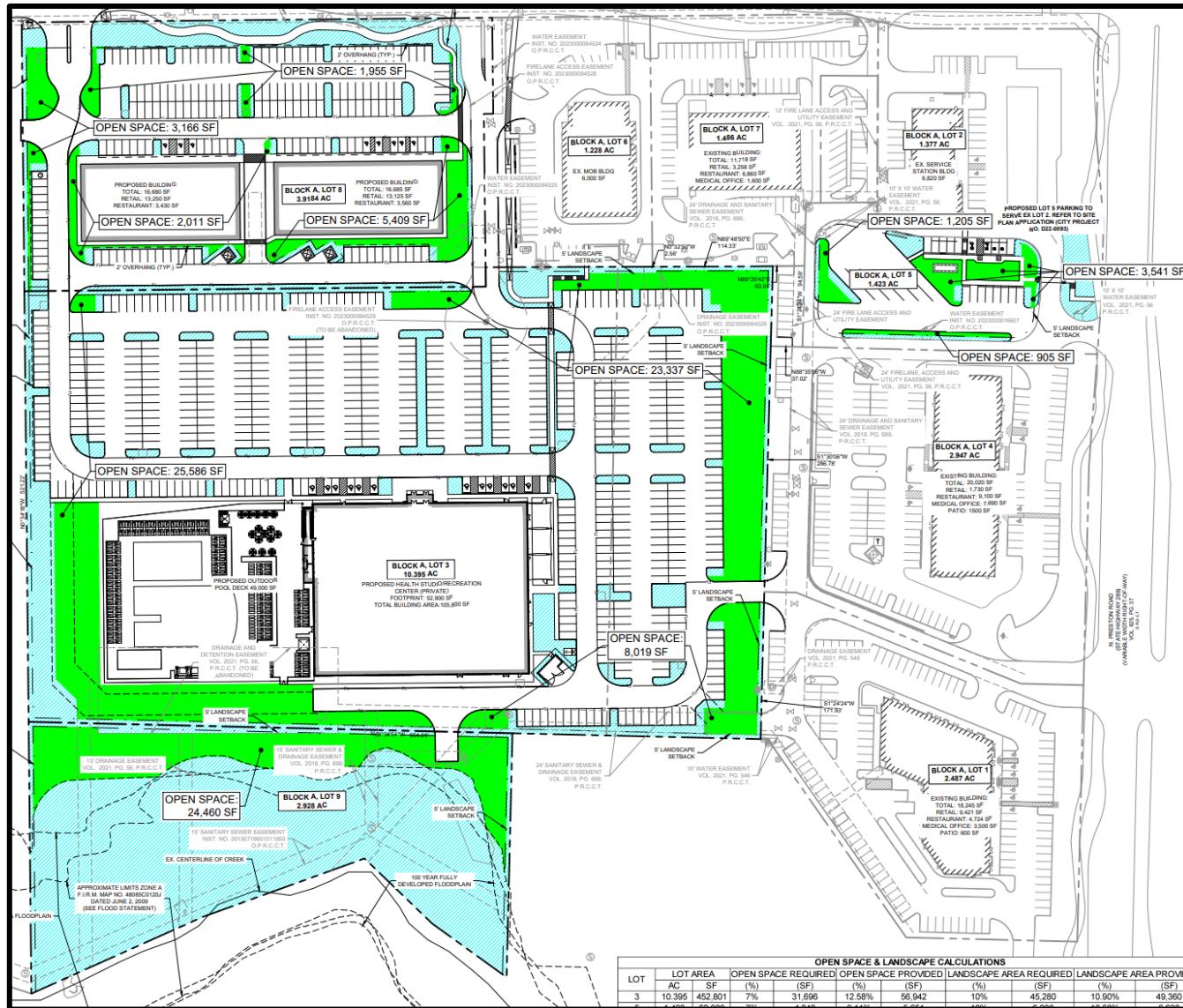
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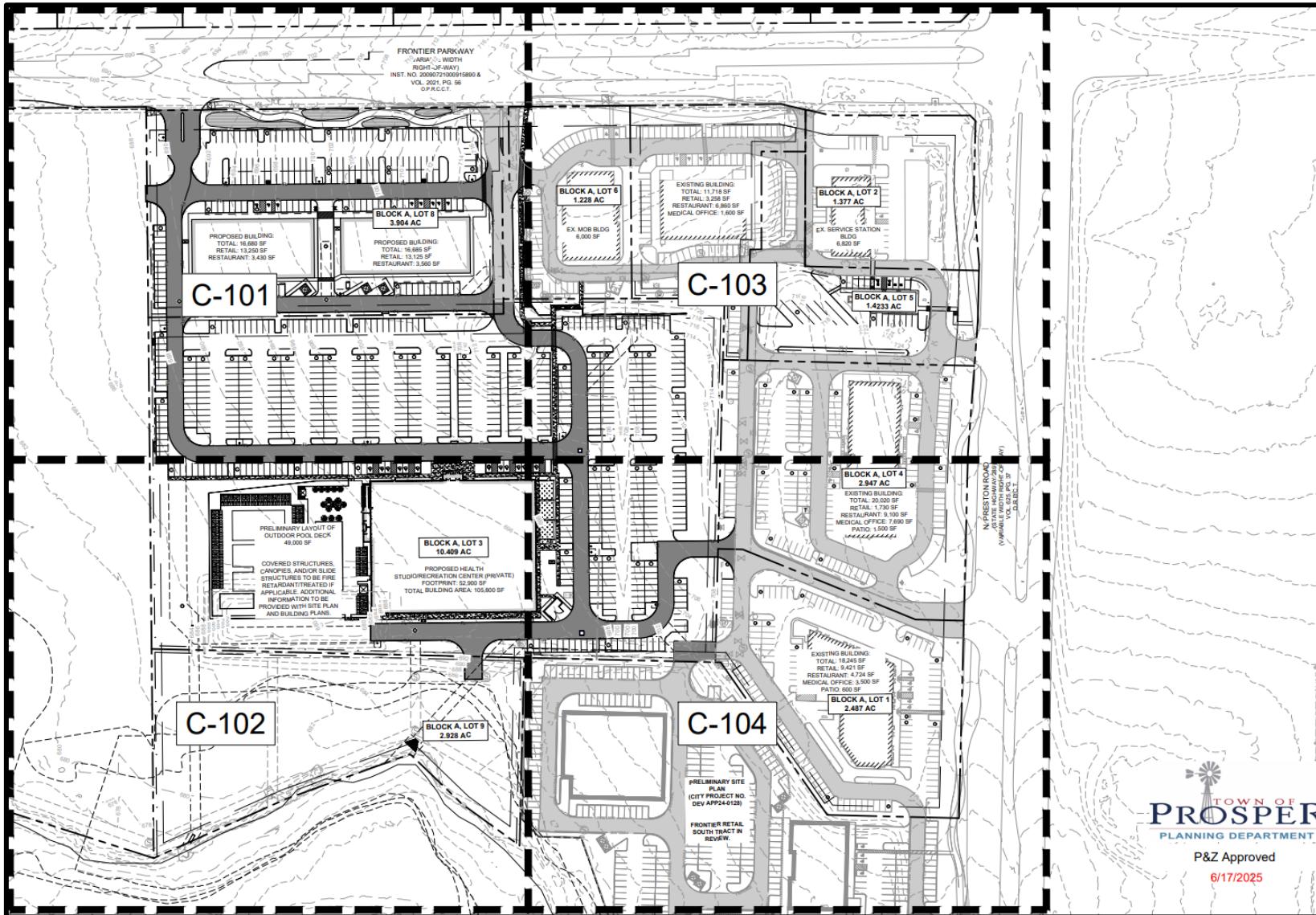
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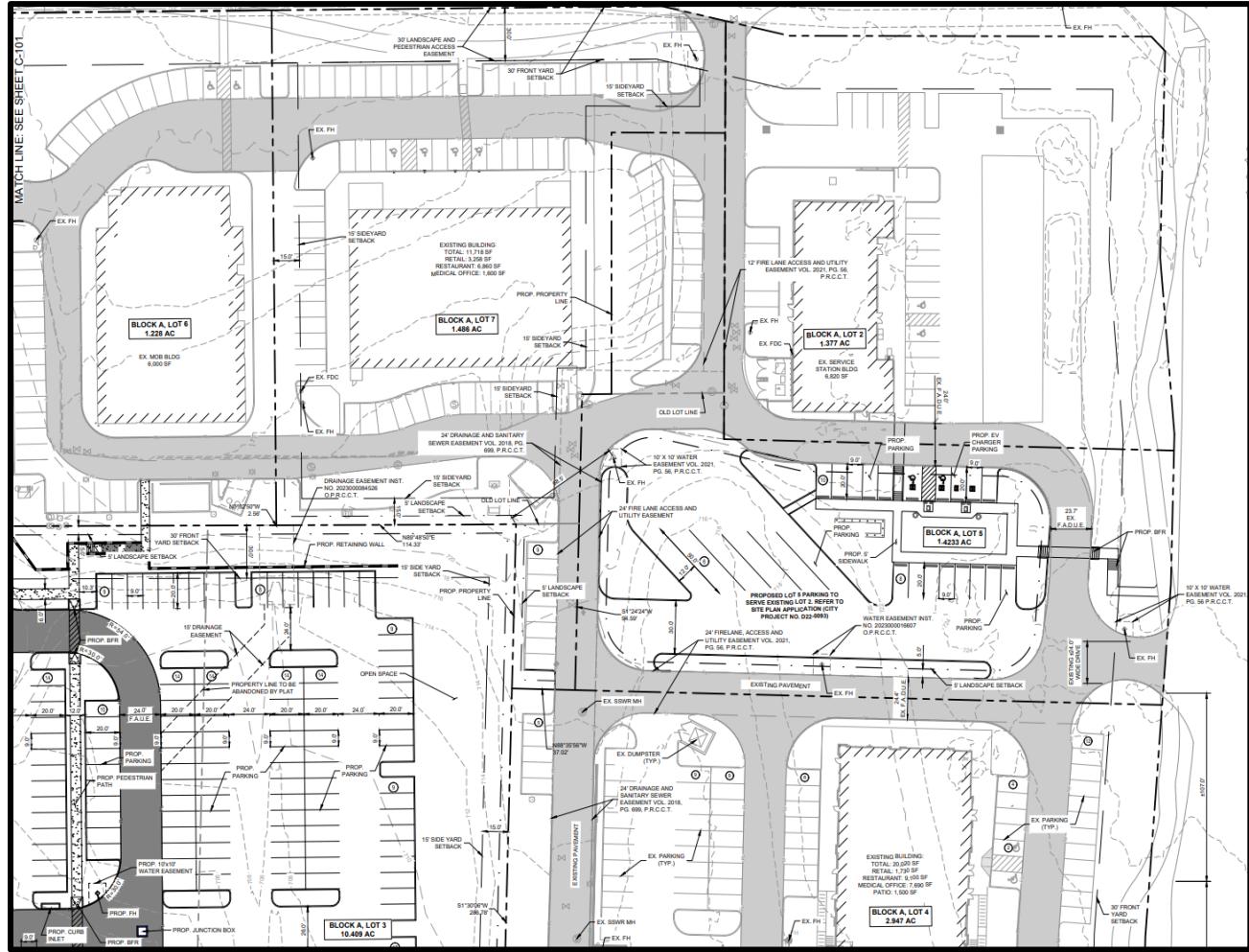
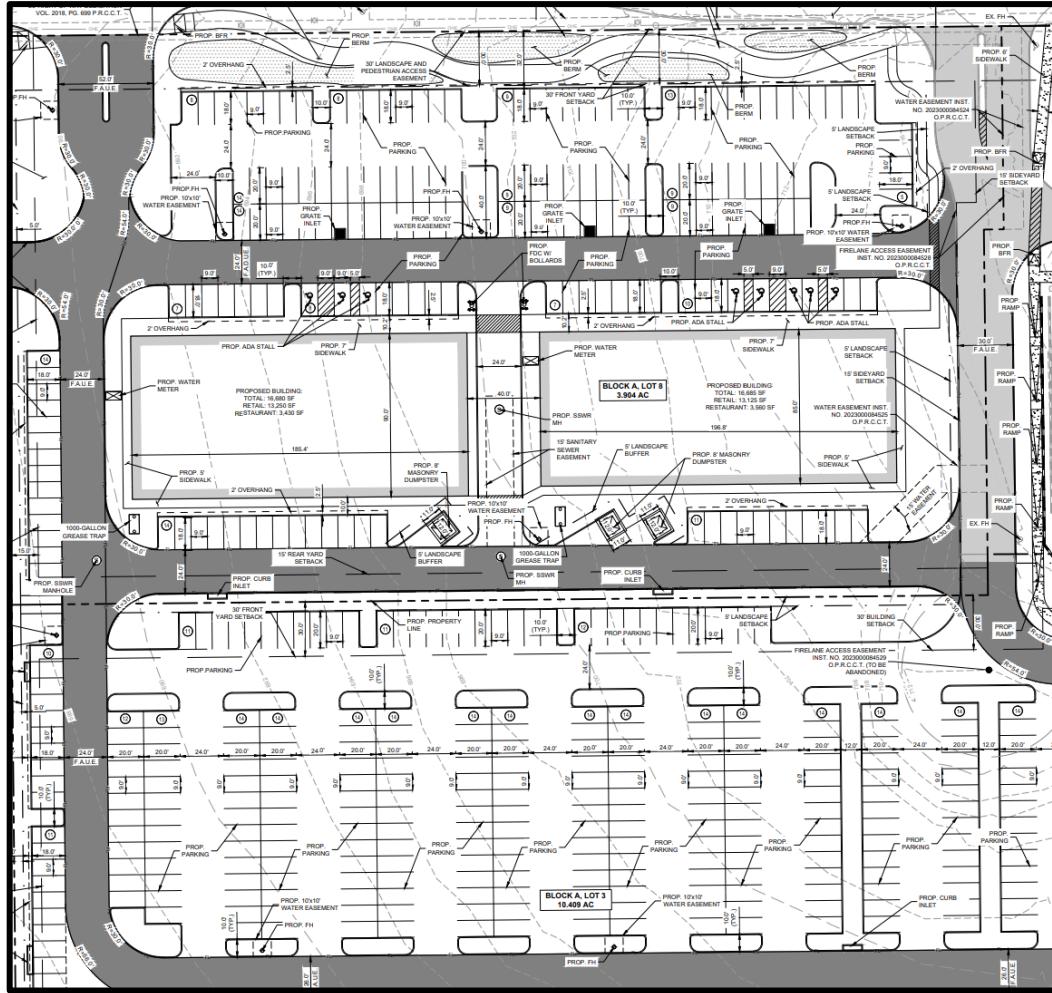


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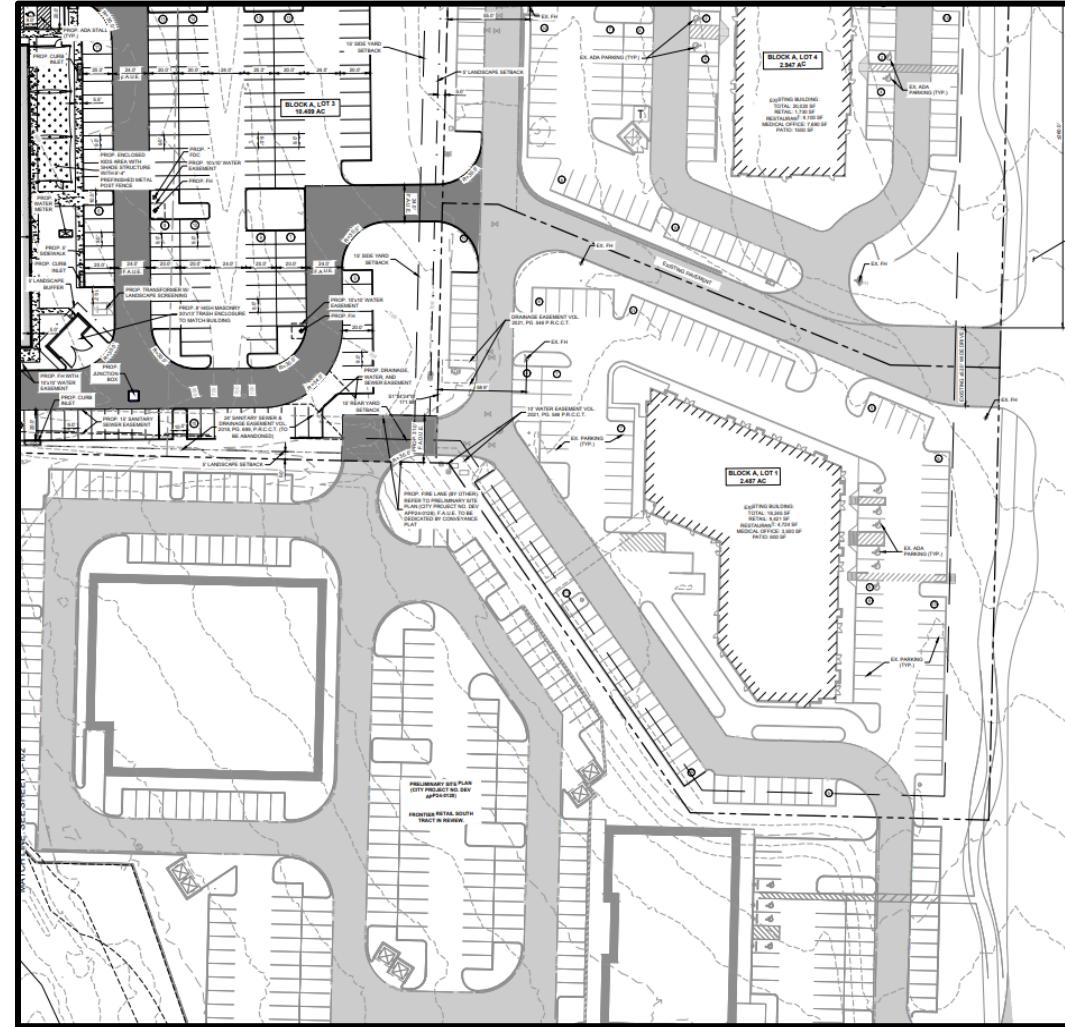
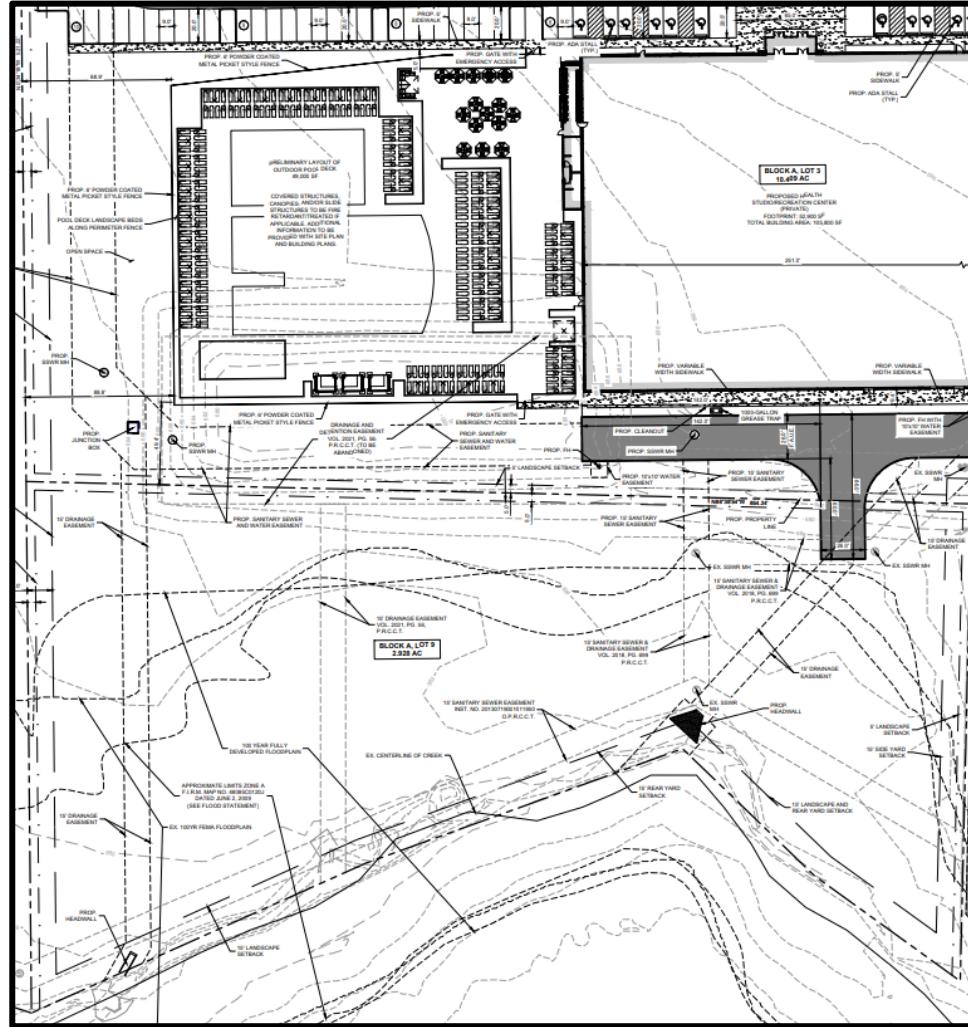


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**Victory at Frontier,
Block A, Lots 1R, 3, 4R, 6, & 9
(DEVAPP-25-0080)**

Information

Purpose:

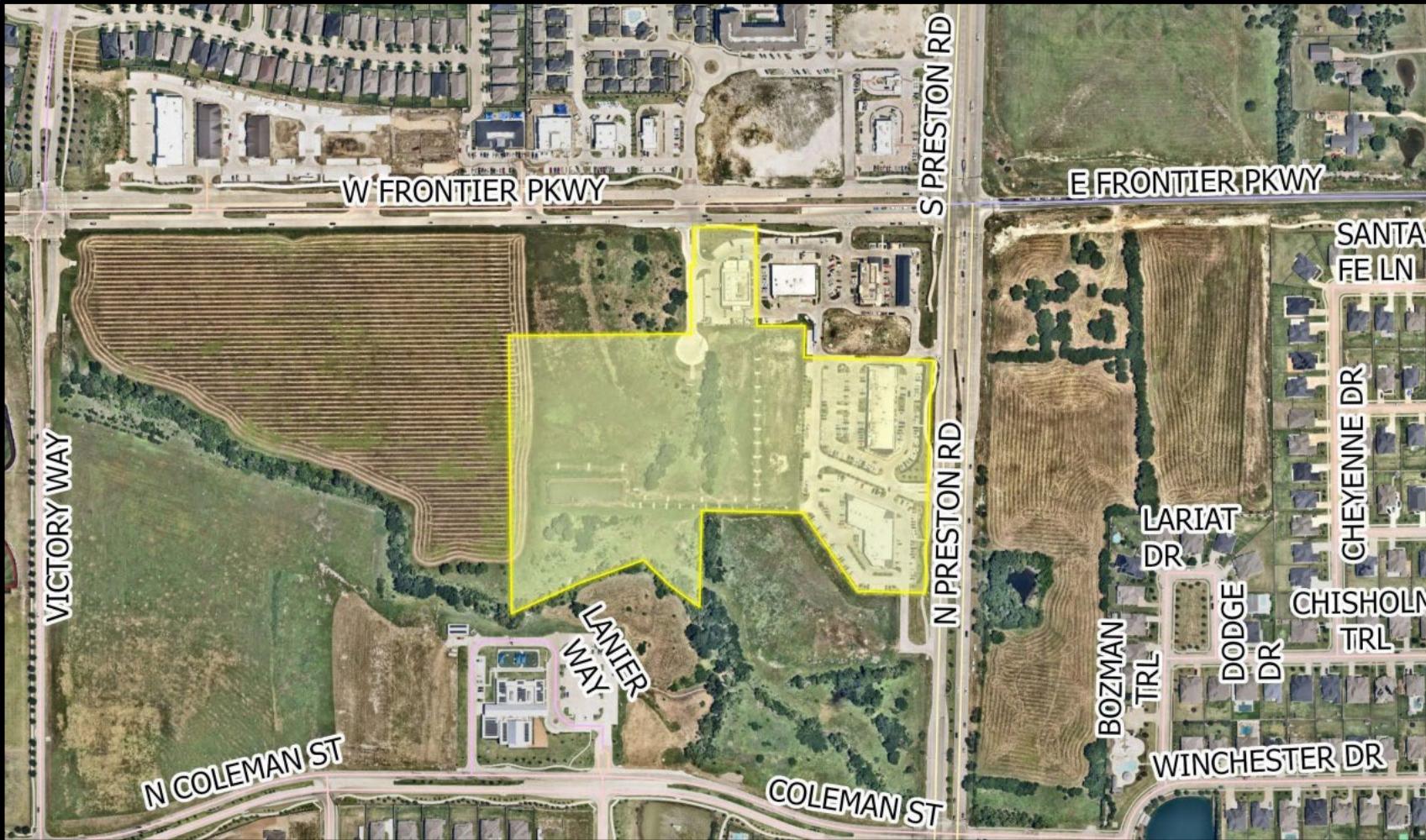
- Construct a health studio totaling 100,164 square feet and associated parking.

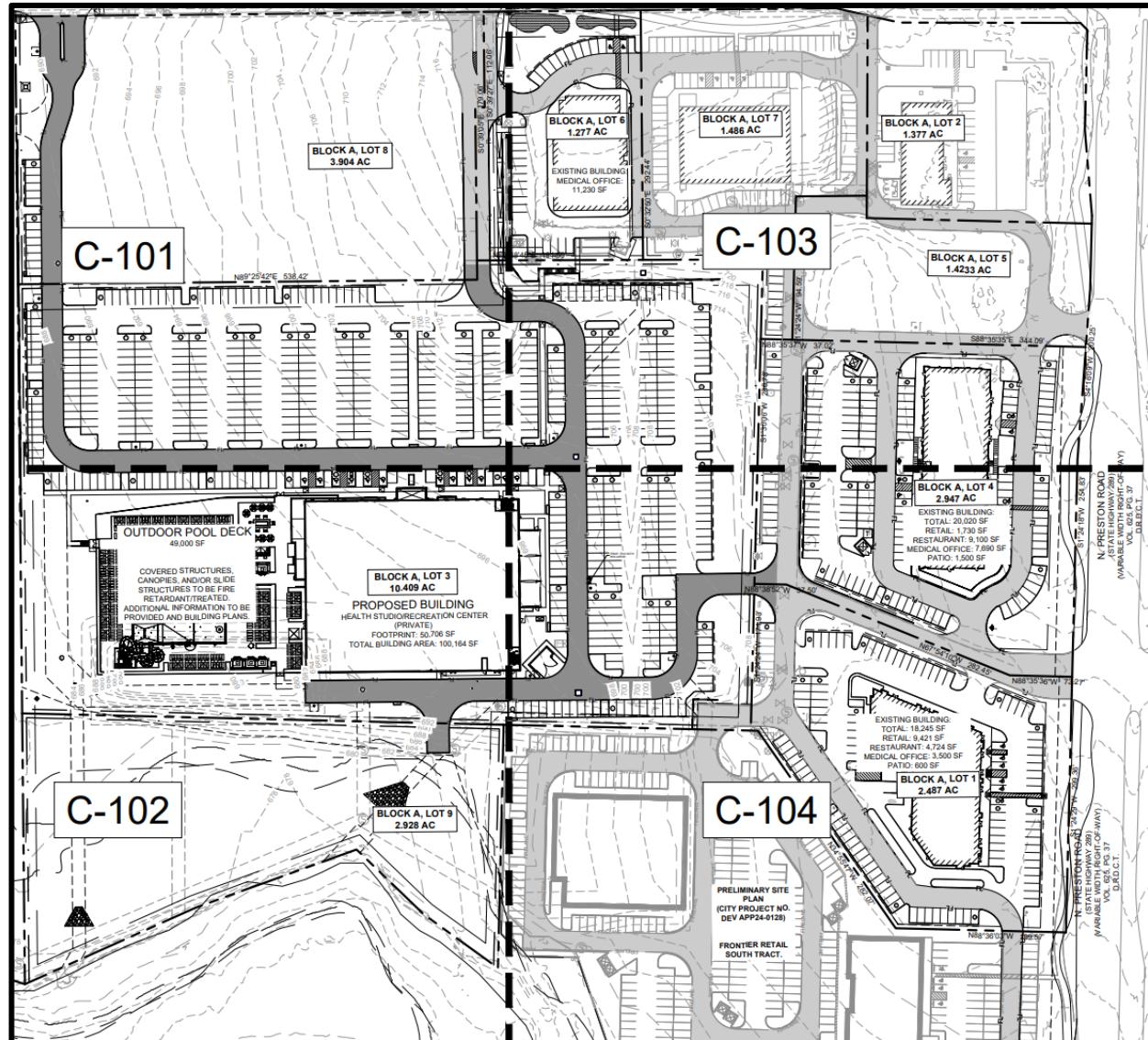
Lots Included:

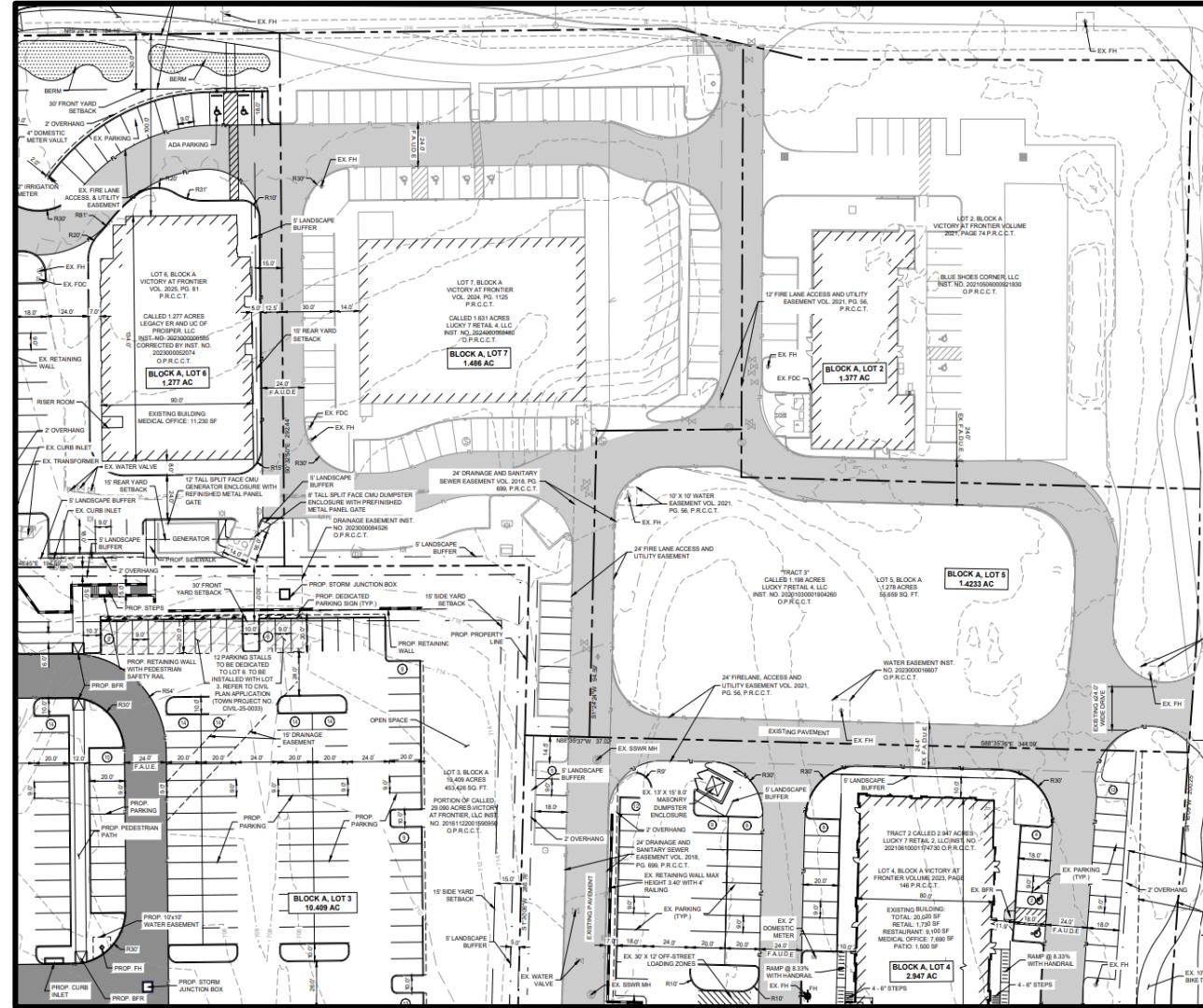
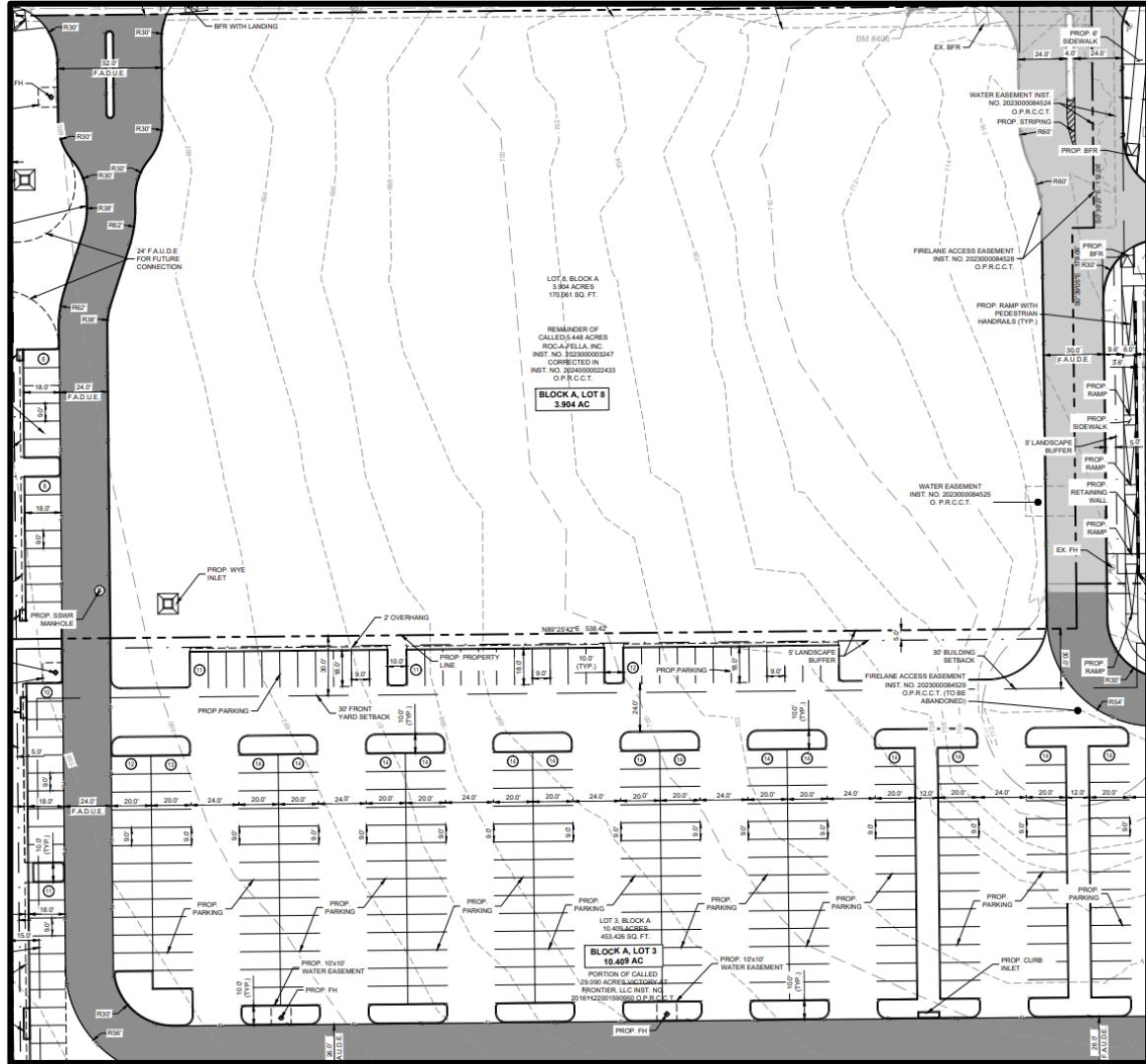
- Lots 1R and 4R: Secondary Access Point for Lot 3
- Lot 6: Relocation of Angled Parking to Lot 3

History:

- A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning & Zoning Commission on June 17, 2025.
- A Waiver for Lot Frontage on Lots 3 and 9 was approved by the Town Council on June 24, 2025.

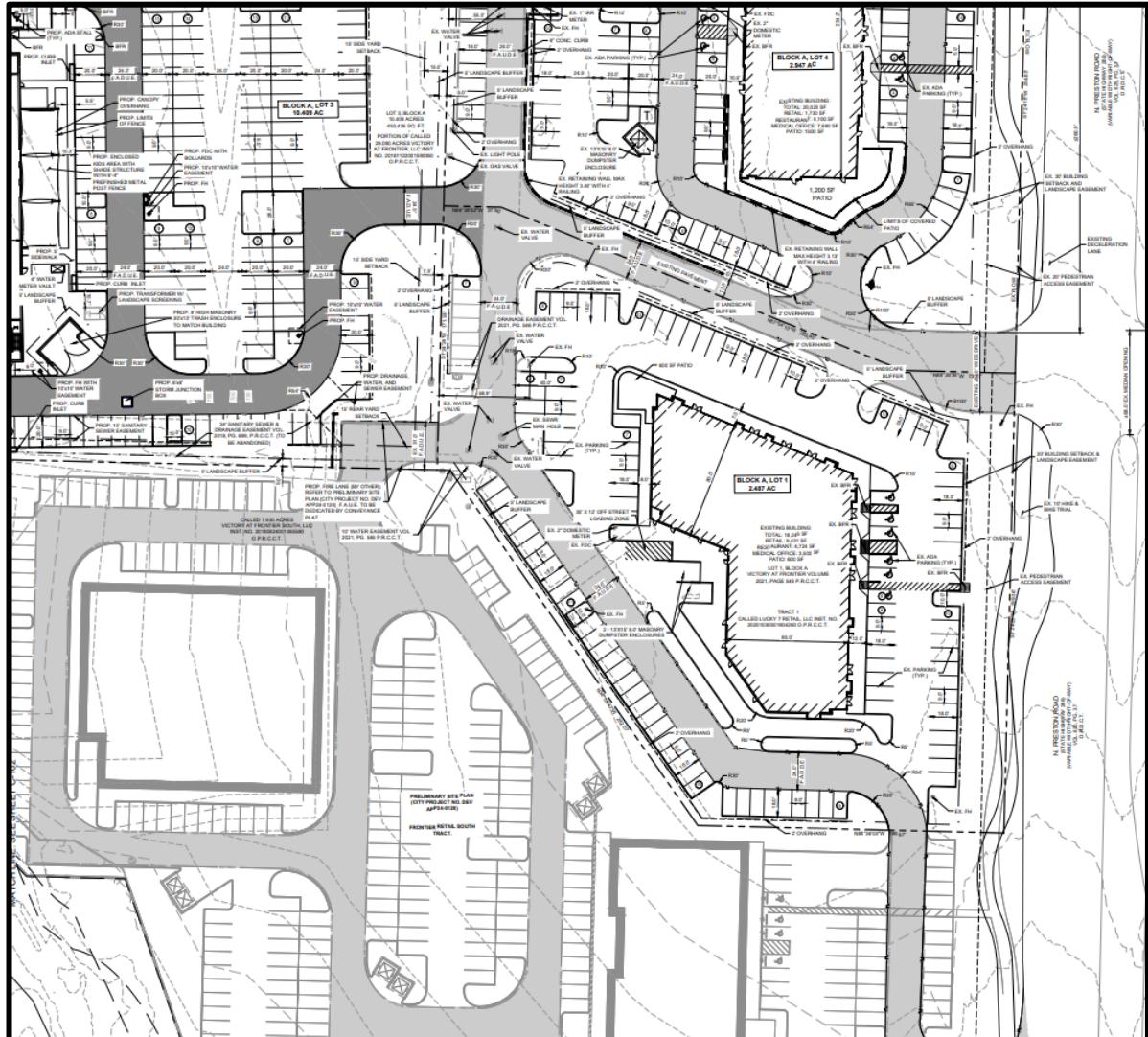
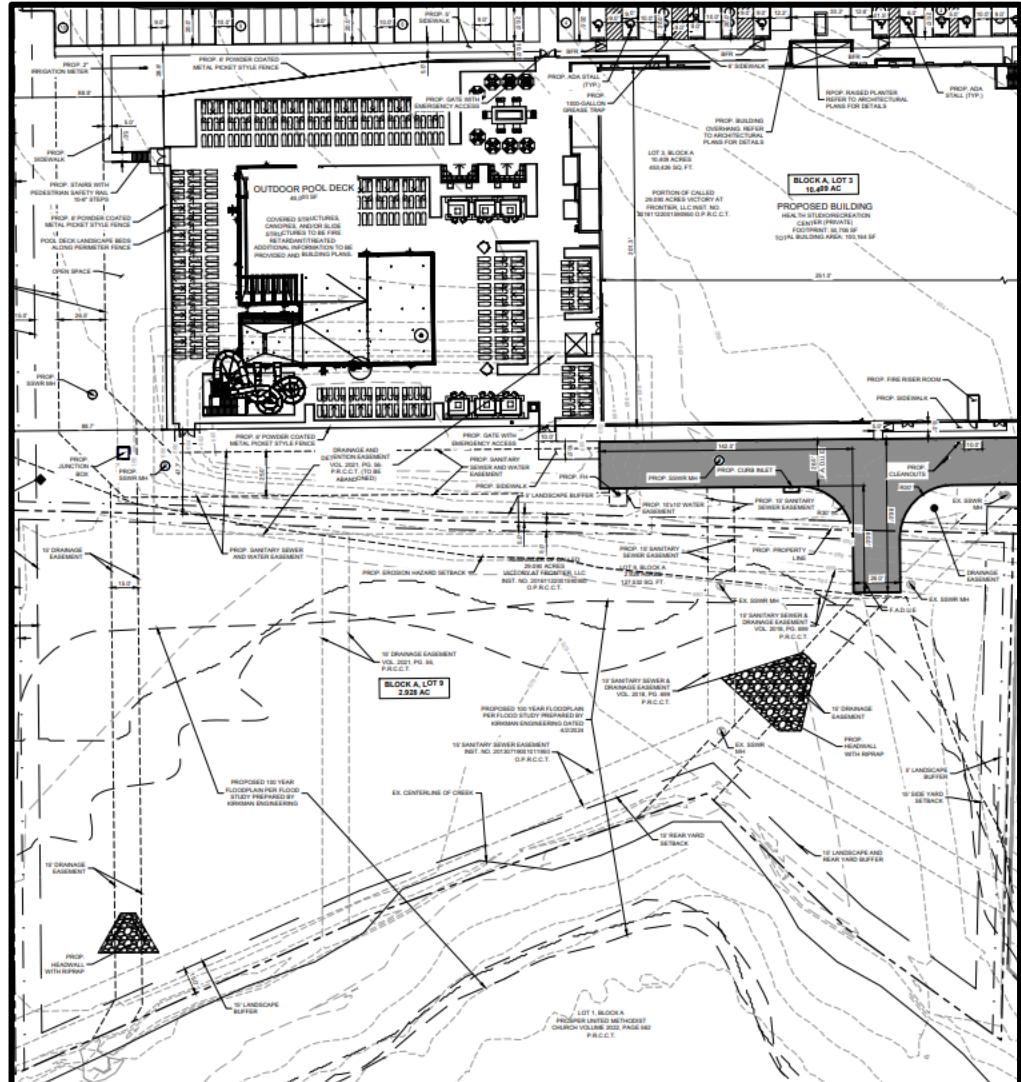






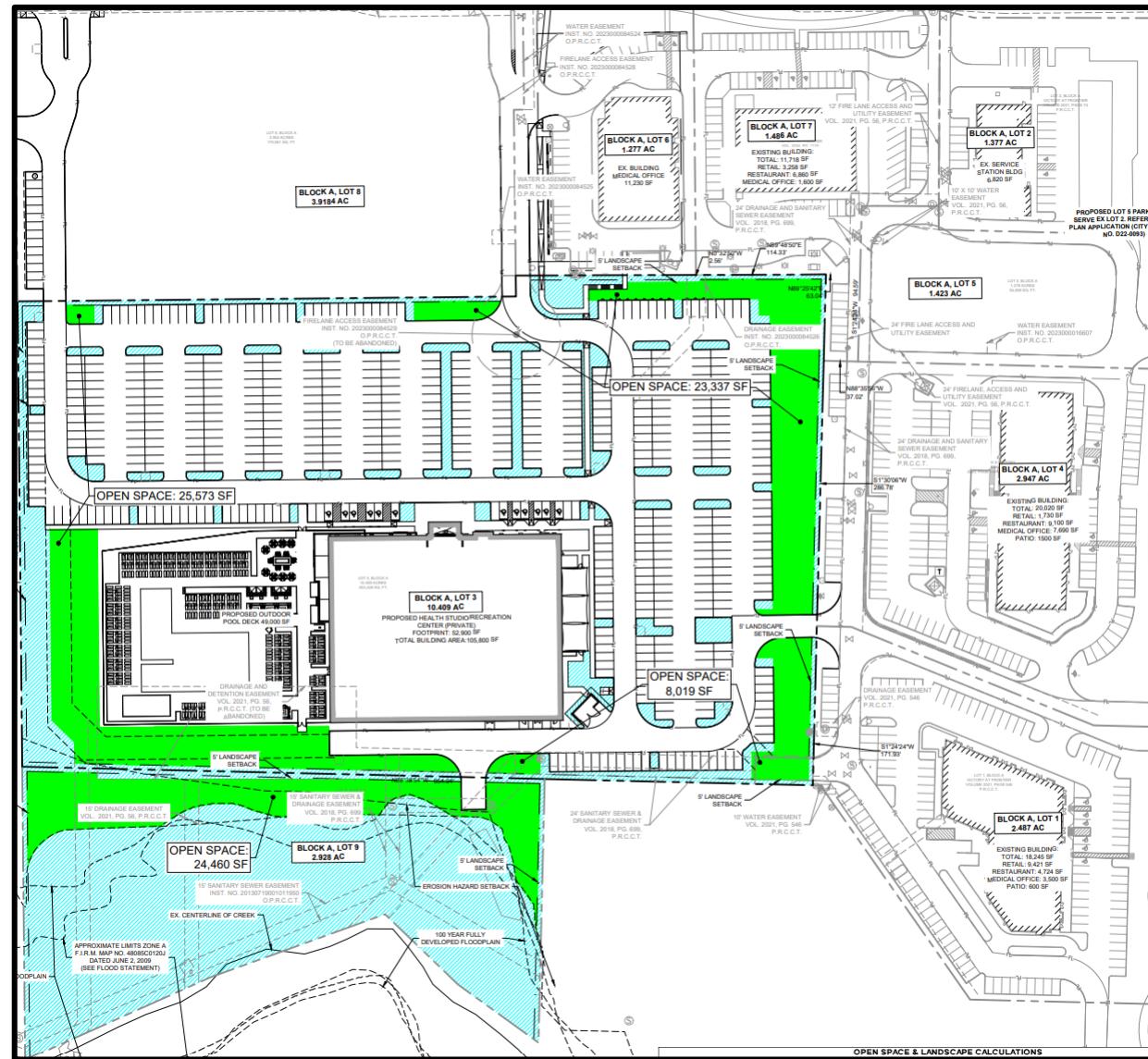


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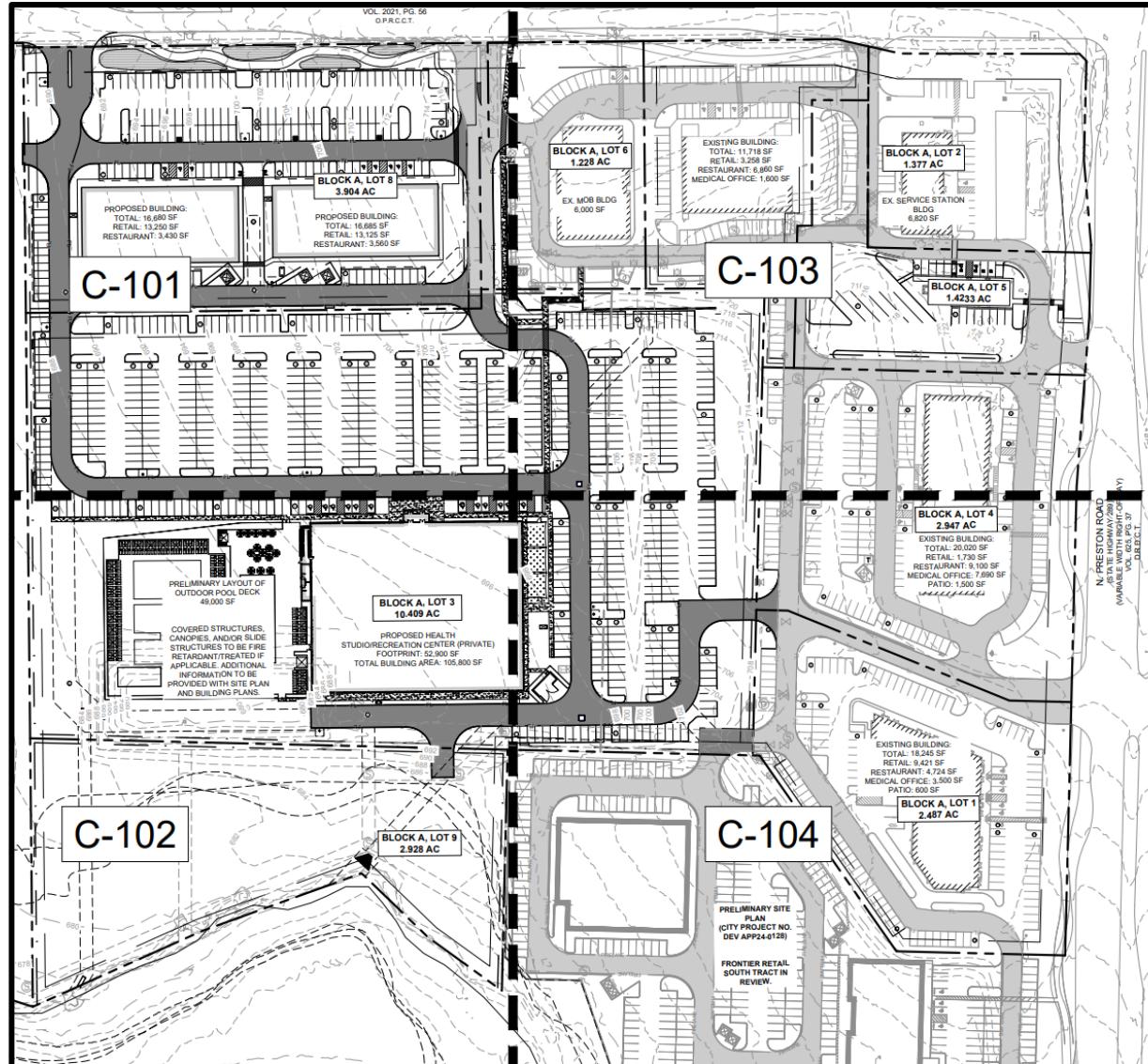


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Teel 380 Addition Block A, Lots 1B, 2, 4, 5, and 9 (DEVAPP-25-0058)

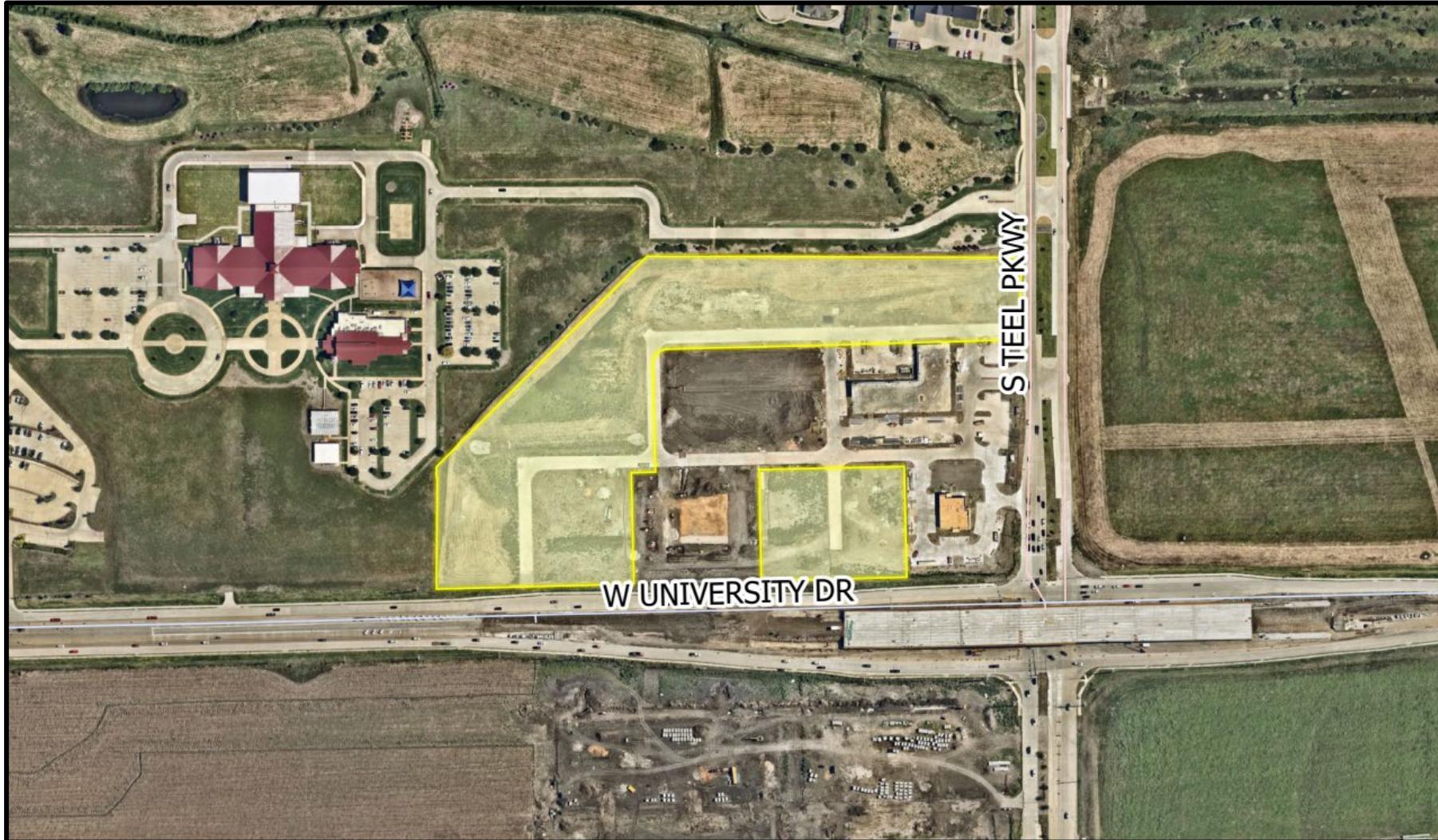
Information

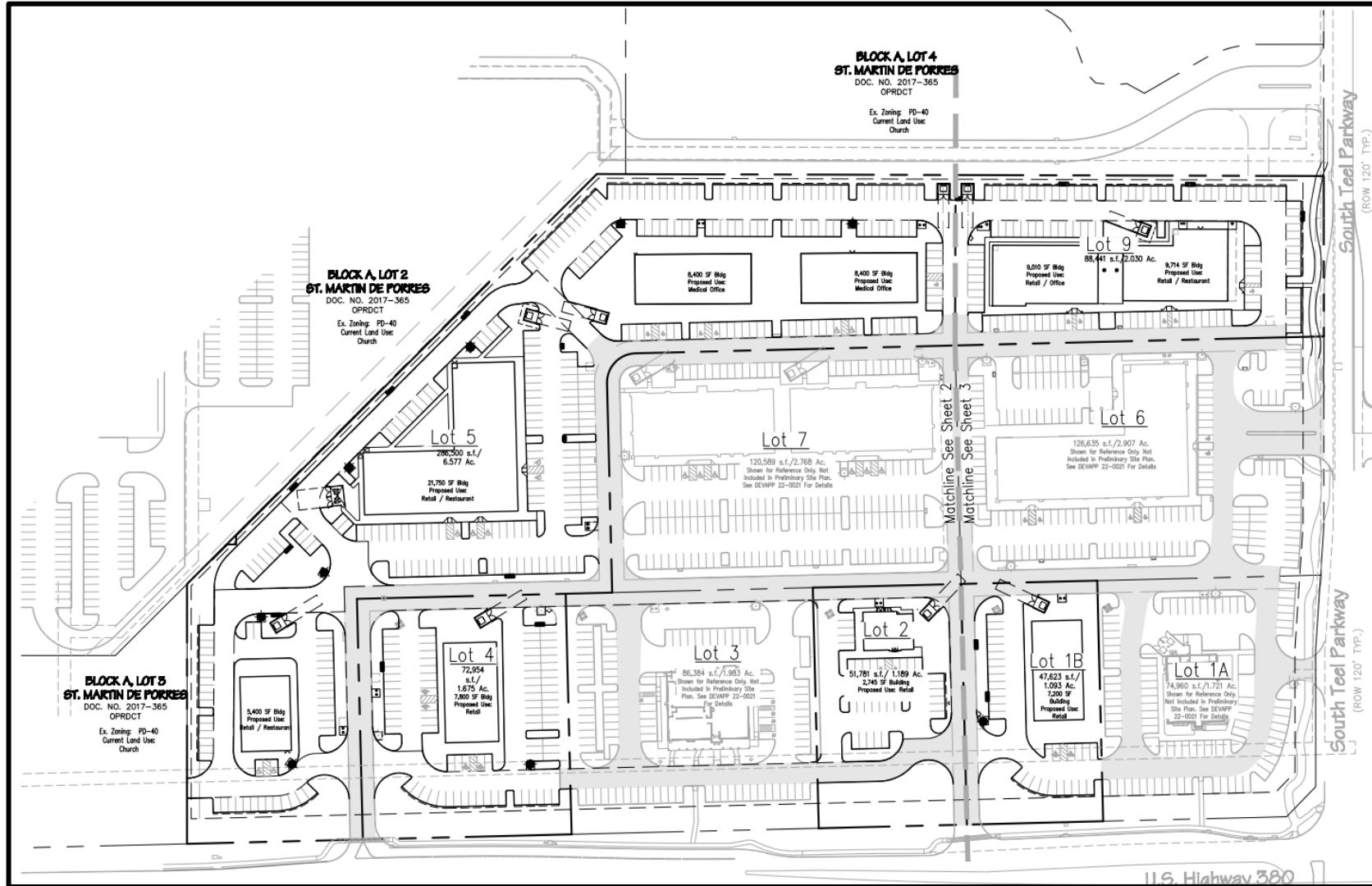
Purpose:

- Construct nine commercial buildings totaling 80,419 square feet and associated parking on five lots.
 - Lot 1B: Retail Building (7,200 SF)
 - Lot 2: Restaurant/Retail Building (2,745 SF)
 - Lot 4: Restaurant/Retail Building (7,800 SF)
 - Lot 5: Medical Offices (16,800 SF) and Restaurant/Retail Buildings (27,150 SF)
 - Lot 9: Professional Office/Retail Building (9,010 SF) and Restaurant/Retail Building (9,714 SF)

History:

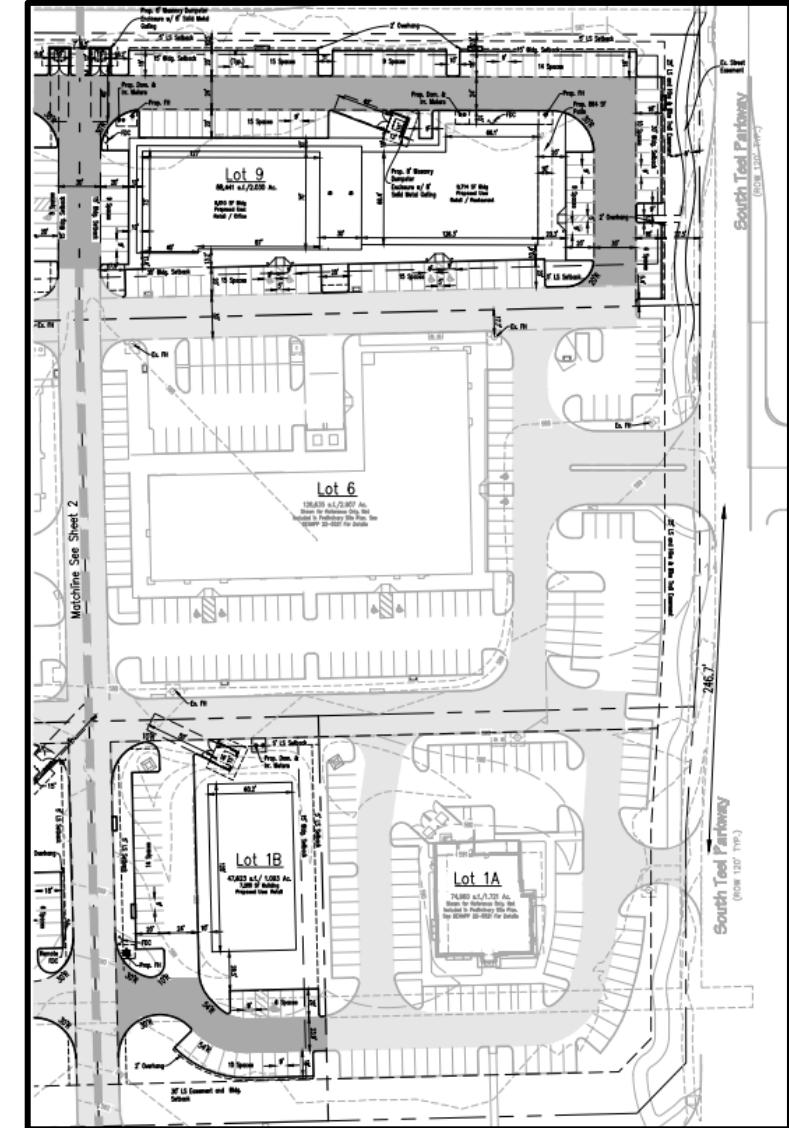
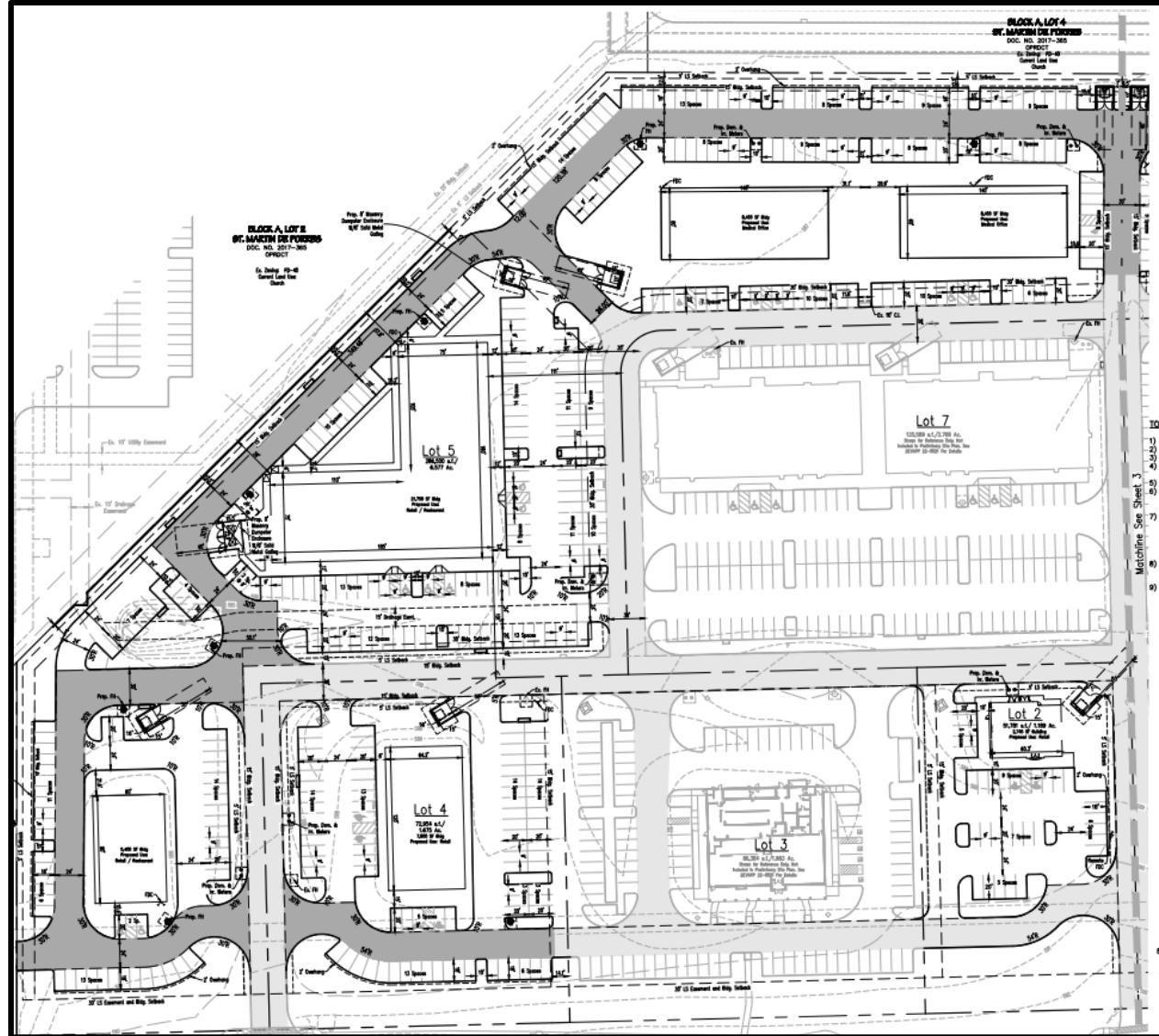
- A Preliminary Site Plan (D22-0021) was approved by the Planning & Zoning Commission on May 17, 2022.
- A revision was approved by Town Staff on May 17, 2023; however, it has since expired.





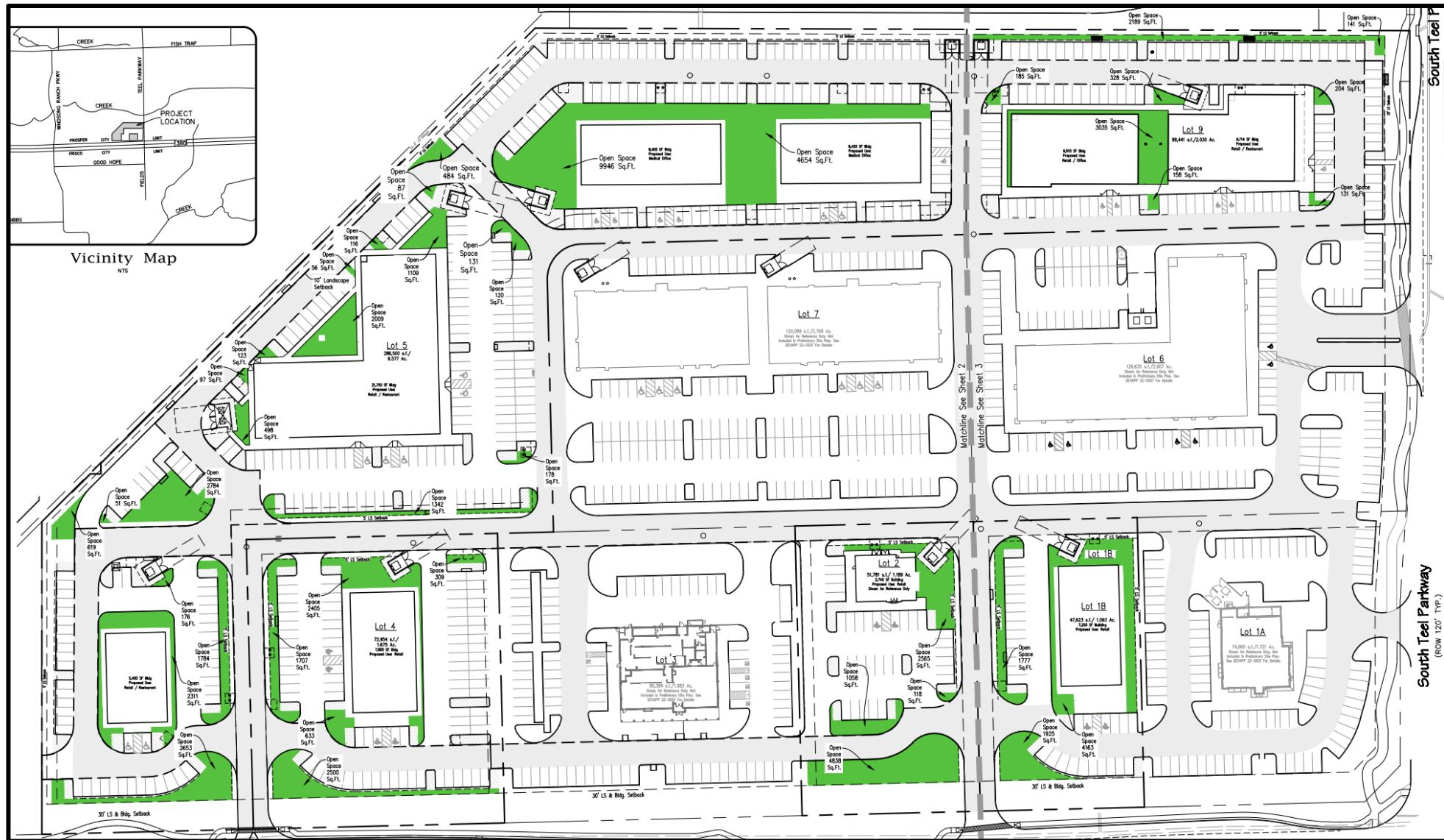


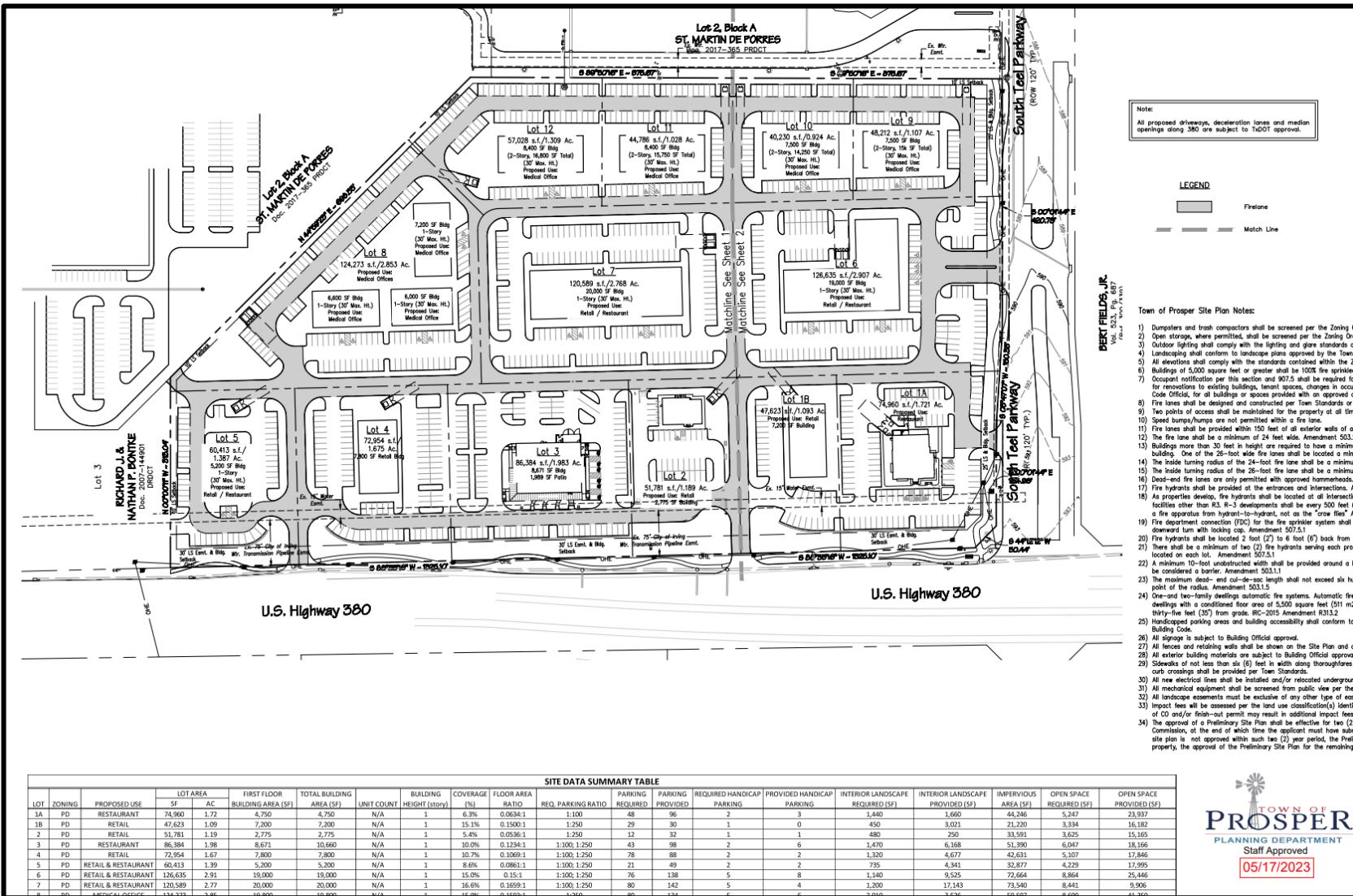
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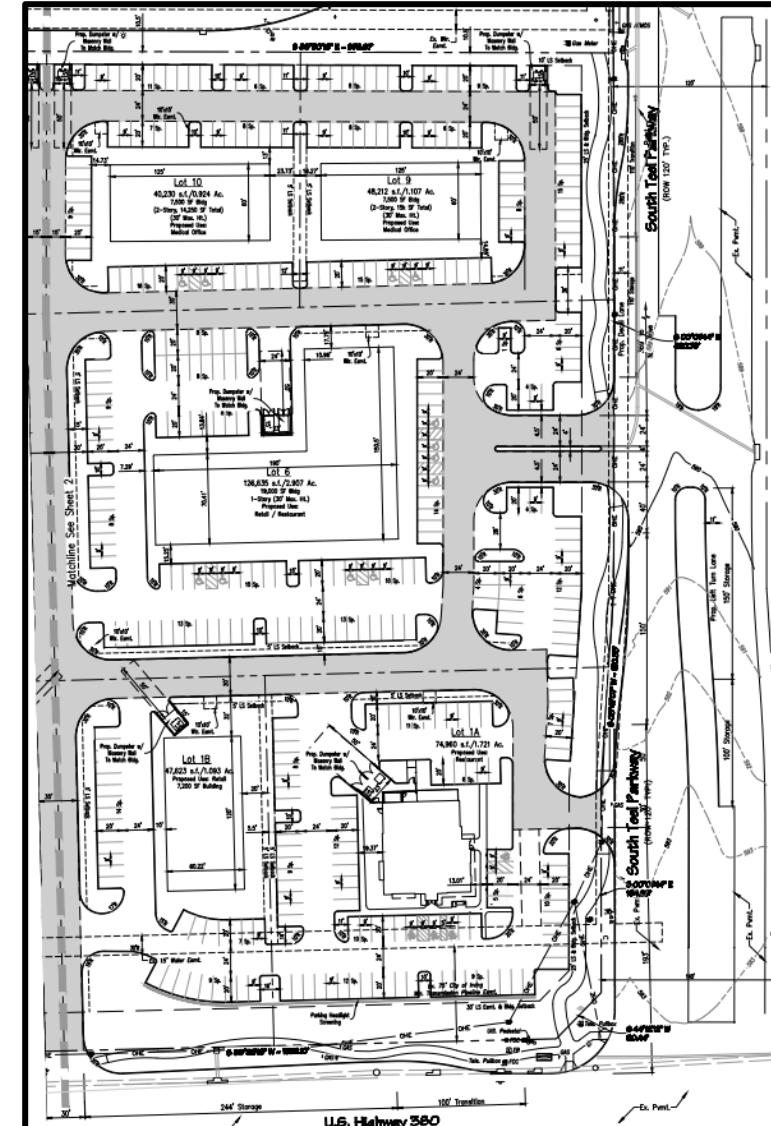
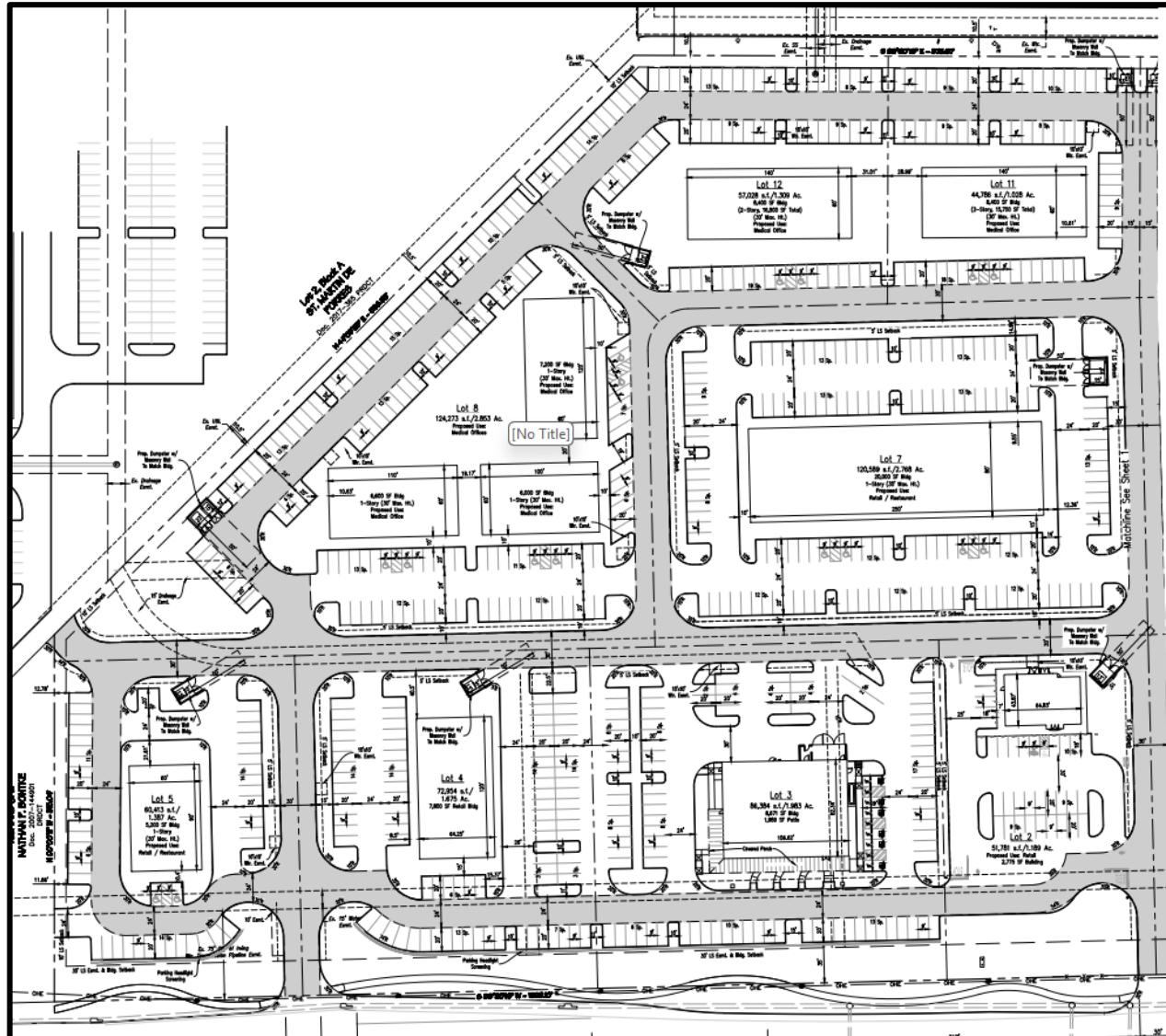
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Citizen Comments

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.

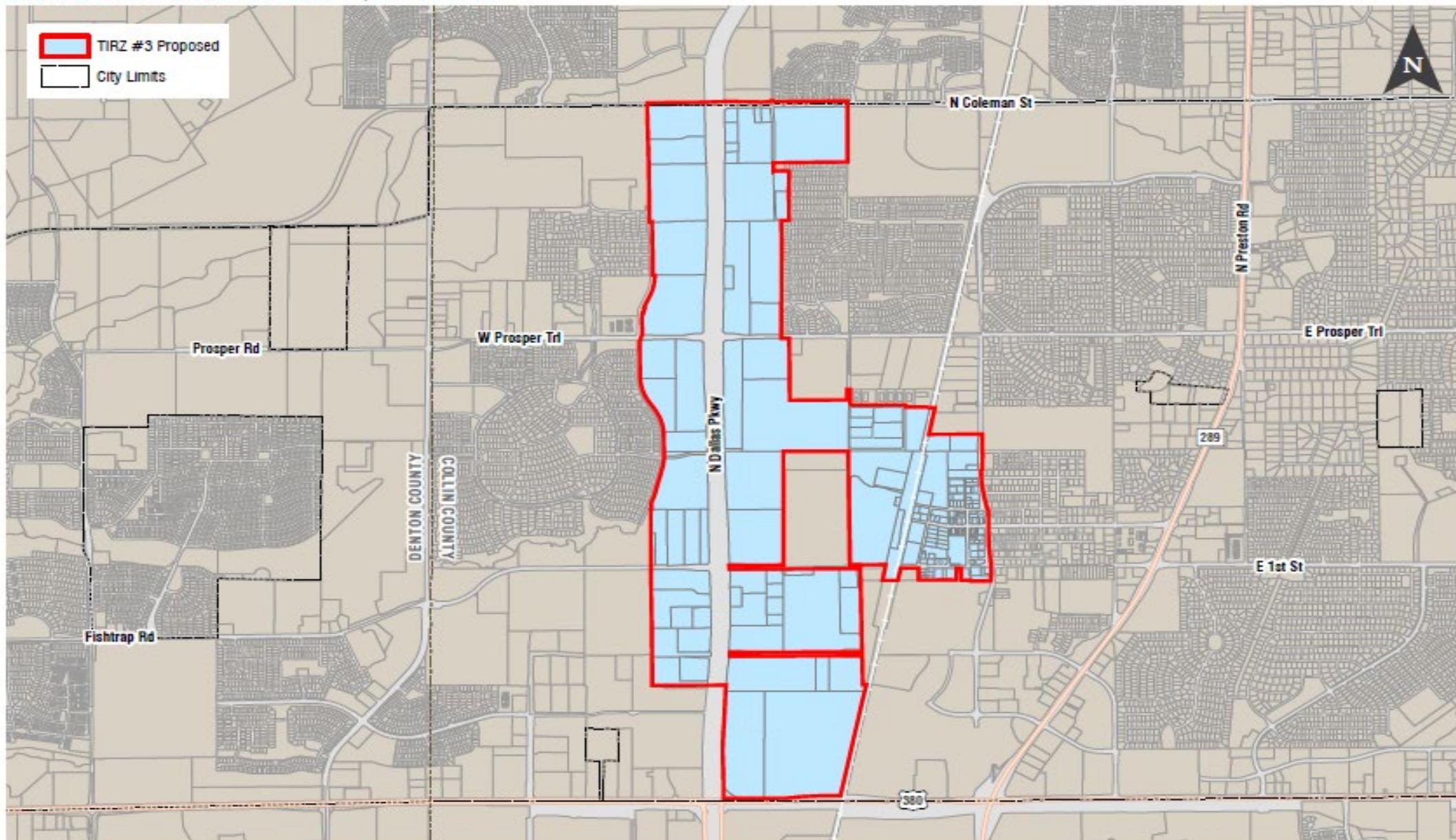
Agenda Item 9.

Conduct a Public Hearing on the proposed creation of Tax Increment Reinvestment Zone No. 3 located along the Dallas North Tollway generally bound by Frontier Parkway, US Highway 380, North Coleman Street, and West of the Dallas North Tollway along existing/future Shawnee Trail. (CE)

Tax Increment Reinvestment Zones In General

- Governed by Chapter 311 of the Texas Tax Code
- Financing tool for public infrastructure in a defined area to fund projects in underdeveloped areas
 - Funds local projects
 - Developer reimbursements for infrastructure
- Allows cities and counties to participate
- Utilizes future tax revenue to repay for public improvements
- Requires a project plan be approved by council
- TIRZ board is created to govern the zone

OVERVIEW MAP: TIRZ #3 PROPOSED - 1,355.90 ACRES



1 Inch equals 0.5 Miles

Projected Revenue

- Value projected over 20 years
- 50% of new increment dedicated to TIRZ projects
- 50% to general fund
- Current property value - \$258,946,538
- Proposes to collect 50% of O&M rate on new value
 - Current O&M rate is .322054 (.161027)
- Total projected revenue assuming 3% annual growth - \$12.5M
- Total projected revenue assuming 7% annual growth - \$40.2M

Proposed Projects

Project Category	Estimated Cost
Street Improvements	\$100,500,000
Parks & Downtown Improvements	\$25,600,000
Public Facilities (Recreation Center)	\$40,000,000
Public Safety Operations & Maintenance	\$2,700,000
Utilities	\$22,300,000
Drainage Improvements	\$2,000,000
TOTAL PROJECT INVESTMENT	\$193,100,000

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute any documents related to the purchase of park playground equipment from Play and Park Structures in the amount of \$2,057,989.85. (CE)

Proposed Regional Park

- Joint Project with Prosper EDC
- Develop regional park for all abilities
- Total amount funded currently is \$3M
- If approved, remaining funds will be utilized for construction
- Play and Park Structures is a member of BuyBoard Cooperative Purchasing Org
 - Total \$2,057,989.85

Agenda Item 11.

Consider and act upon awarding RFP No. 2026-02-B for stop loss insurance for the Town's self-insurance fund, effective January 1, 2026, not to exceed \$900,000, and authorize the Town Manager to execute all documents for the same. (TL)



Agenda Item 12.

Consider and act upon the 2026 Prosper Town Council Regular meeting schedule. (MLS)

2026 Proposed Meeting Dates

- January 13 and 27
- February 10 and 24
- March 10 and 24 (PISD Spring Break is March 16-20)
- April 7* and 28
- May 12 and 19* (Memorial Day is May 25)
- June 9 and 23
- July 14 and 28
- August 11 and 25
- September 8 and 22 (Labor Day is Sept. 7)
- October 13 and 27
- November 10 and 24 (Thanksgiving Holiday is November 26 & 27)
- December 8 (December 22 Cancelled)

Agenda Item 13.

Discuss and consider Town Council Subcommittee reports. (DFB)



Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Executive Session

- Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.
- Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.
- Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.
- Section 551.071 - 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.