



Welcome to the January 13, 2026,  
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.

Recognize the 2025 Mayor's Fitness Challenge participants. (TH)



## Agenda Item 2.

Recognize members of Prosper Fire and Rescue Department for the Life Saving efforts. (SB)

## Agenda Item 3.

Recognize the Prosper Police Department for receiving the Law Enforcement Recognition Program re-designation by the Texas Police Chiefs Association (TPCA). (DK)



## Consent Agenda

### **Agenda Item 4.**

Consider and act upon the minutes of the December 9, 2025, Town Council Work Session meeting. (MLS)



## Agenda Item 5.

Consider and act upon the minutes of the December 9, 2025, Town Council Regular Meeting. (MLS)

## Agenda Item 6.

Consider acceptance of the November monthly financial report for fiscal year 2026. (CL)

## Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a Service Agreement between the Town of Prosper and Off Broadway Productions, LLC, for the Downtown Block Party in the amount of \$30,000 plus additional in-kind contributions.  
(TR)

## Agenda Item 8.

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

## Agenda Item 9.

Consider and act upon approving the purchase of the annual software assurance of the Town's computer aided dispatch and record management systems for Public Safety, from Integrated Computer Systems, Inc., a sole source provider in the amount of \$145,049.21. (LJ)

## Agenda Item 10.

Consider and act upon approving the replacement of seventy (70) end-of-life wireless access points with new Wi-Fi 7 wireless access points from REDACTED, including associated installation services, through SHI Inc. in the amount of \$98,614. (LJ)



## Agenda Item 11.

Consider and act upon approving the annual purchase of ammunition from GT Distributors, utilizing BuyBoard Contract #698-23 in the amount of \$87,691.90. (DK)



## Agenda Item 12.

Consider and act upon the purchase of one (1) ambulance from Professional Ambulance Sales & Service, dba SERVS, through BUYBOARD Contract #745-24, in the amount of \$433,105. (SB)

## Agenda Item 13.

Consider and act upon the purchase of one Pierce Velocity Pumper (PUC) Engine and one Pierce Velocity Platform – 100' Mid-Mount Truck through Siddons-Martin Emergency Group, LLC through the BuyBoard Contract #746-24(Fire), in the amount of \$4,038,680. (SB)

## Agenda Item 14.

Consider and act upon the purchase of one Weis Fire & Safety Equipment, LLC. Ford F550 Brush Truck through the HGAC Contract #FS12-23, in the amount of \$313,517. (SB)

## Agenda Item 15.

Consider and act upon approving the purchase of mobile and portable radios through the Texas Department of Information Resources (DIR) Contract #39000-DIR-CPO-5433-AGREEMENT: State of Texas for \$91,465.13. (SB)

## Agenda Item 16.

Consider and act upon approval of a Buyboard Cooperative Purchase Order from Child's Play Inc. for installation of a pavilion at Raymond Community Park in the amount of \$110,962. (DB)

## Agenda Item 17.

Consider and act upon approving an amendment to the Design Agreement with Quorum Architects of the Public Works and Parks Service Center in the amount of \$106,900 and authorize the Town Manager to execute documents for the same. (CJ)

## Agenda Item 18.

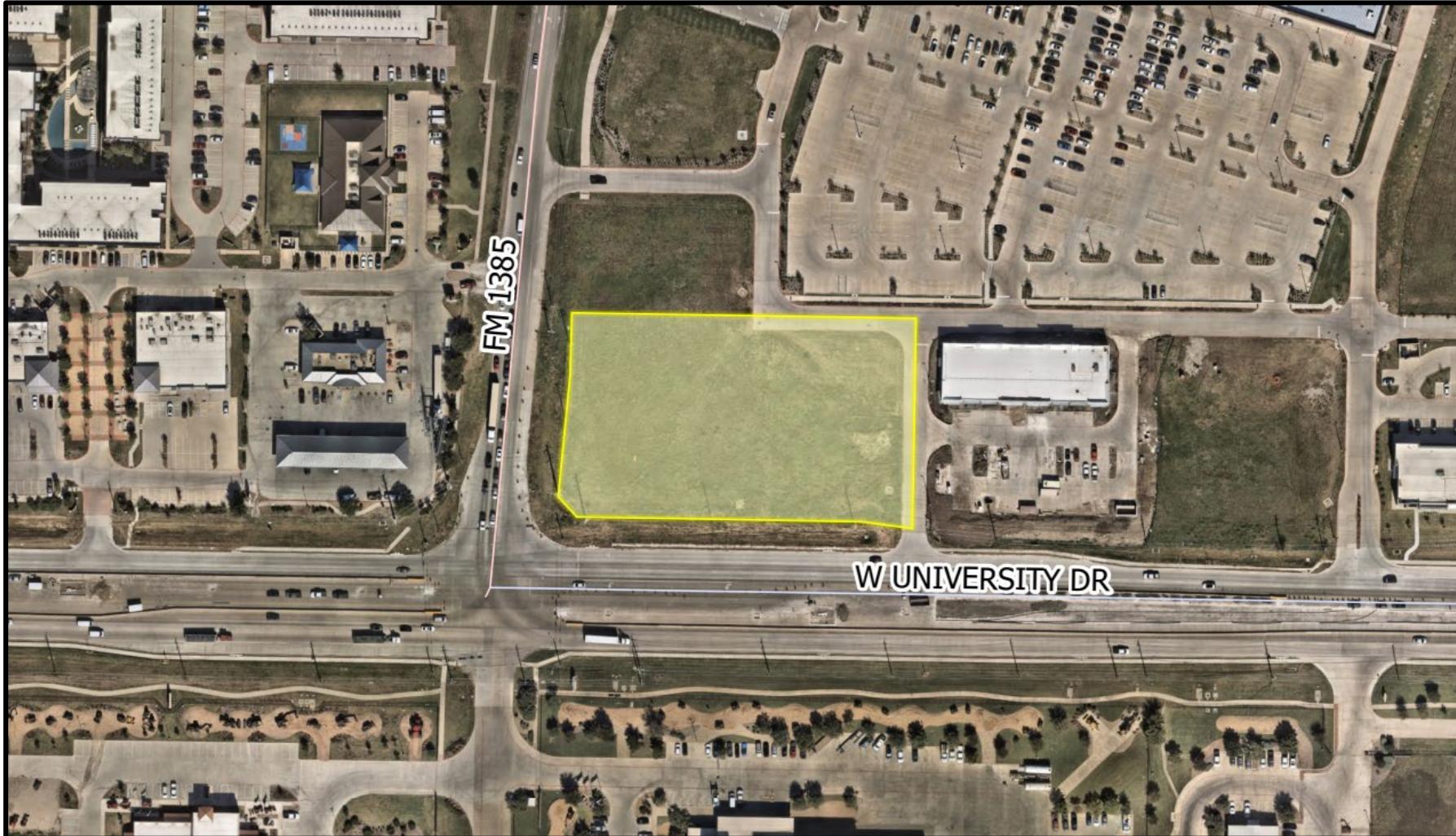
Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Geotex Engineering, LLC, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the Public Works & Parks Service Center project in the amount of \$253,228. (CJ)

## Agenda Item 19.

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)



# Westside Addition, Block A, Lots 4 and 5 (DEVAPP-24-0177)



# Information

## Purpose:

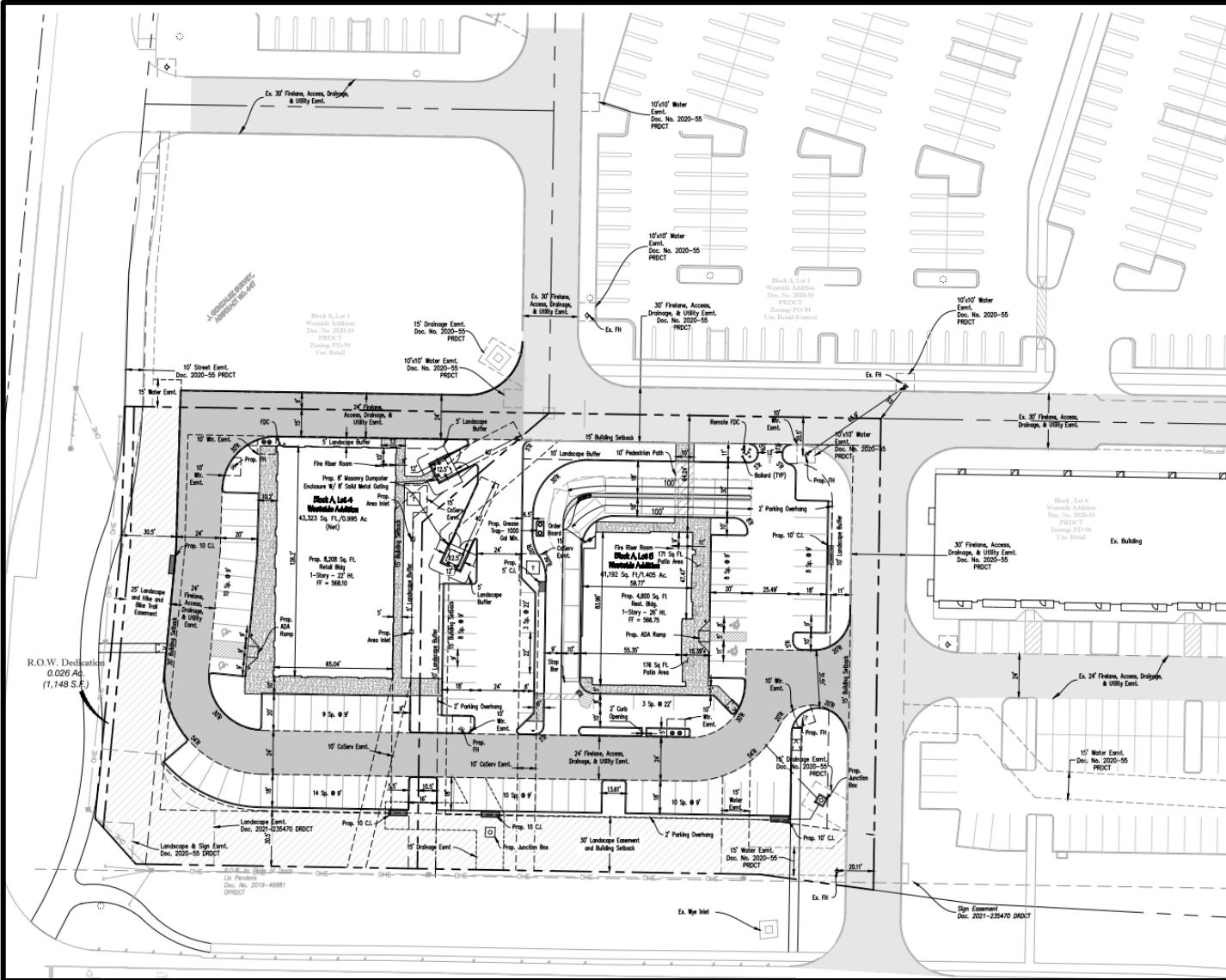
- Construct a retail building on Lot 4 and a drive-through restaurant on Lot 5 totaling 13,008 square feet.
  - Lot 4 – Retail Building (8,208 SF)
  - Lot 5 – Restaurant with a drive-through (4,800 SF)

## History:

- Planned Development-94 allows for a maximum of three noncontiguous drive-through restaurants along US 380 and a maximum of one drive-through restaurant along FM 1385. The conceptual zoning exhibit identified Lot 5 as one of the three drive-through restaurants along US 380.



# TOWN OF PROSPER





# 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 20.

Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of  $10.8\pm$  acres on the south side of Prosper Trail and  $815\pm$  feet east of Mike Howard Lane. (ZONE-25-0012) (DH)



# Prosper Flex Park (ZONE-25-0012)

# Proposal

- Amend the development standards, uses and conceptual layout of Planned Development-52.
- Proposal to construct four buildings for primarily office/warehouse uses.
- Eliminate open storage and intense industrial uses that are in the current PD.
- Planned Development addresses standards such as uses, landscaping, open space, and architectural standards.

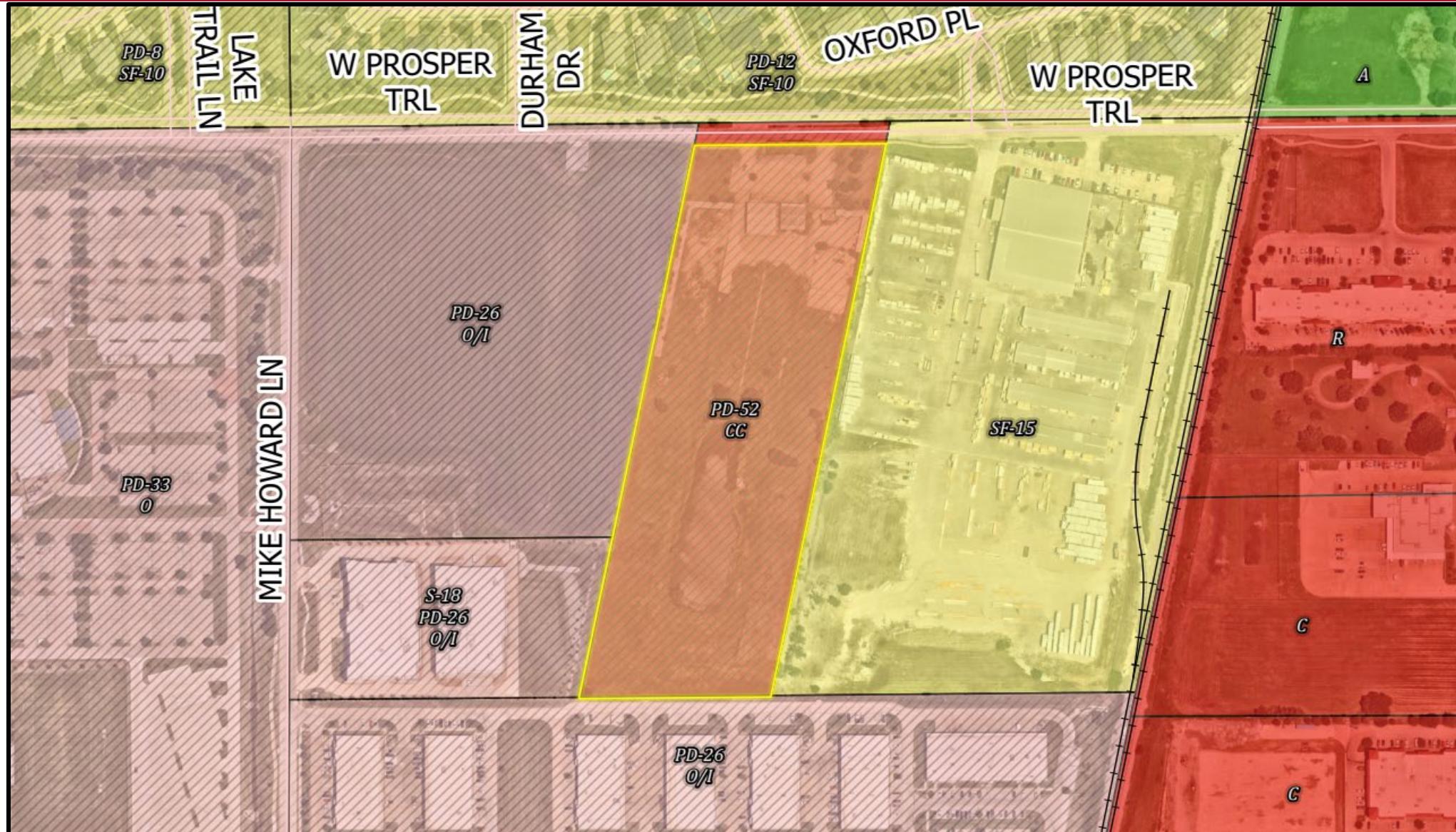
## History

- The Planned Development was approved in 2011 with the primary purpose of being a landscaping business.
- The current buildings were to be refinished and allow for open storage.





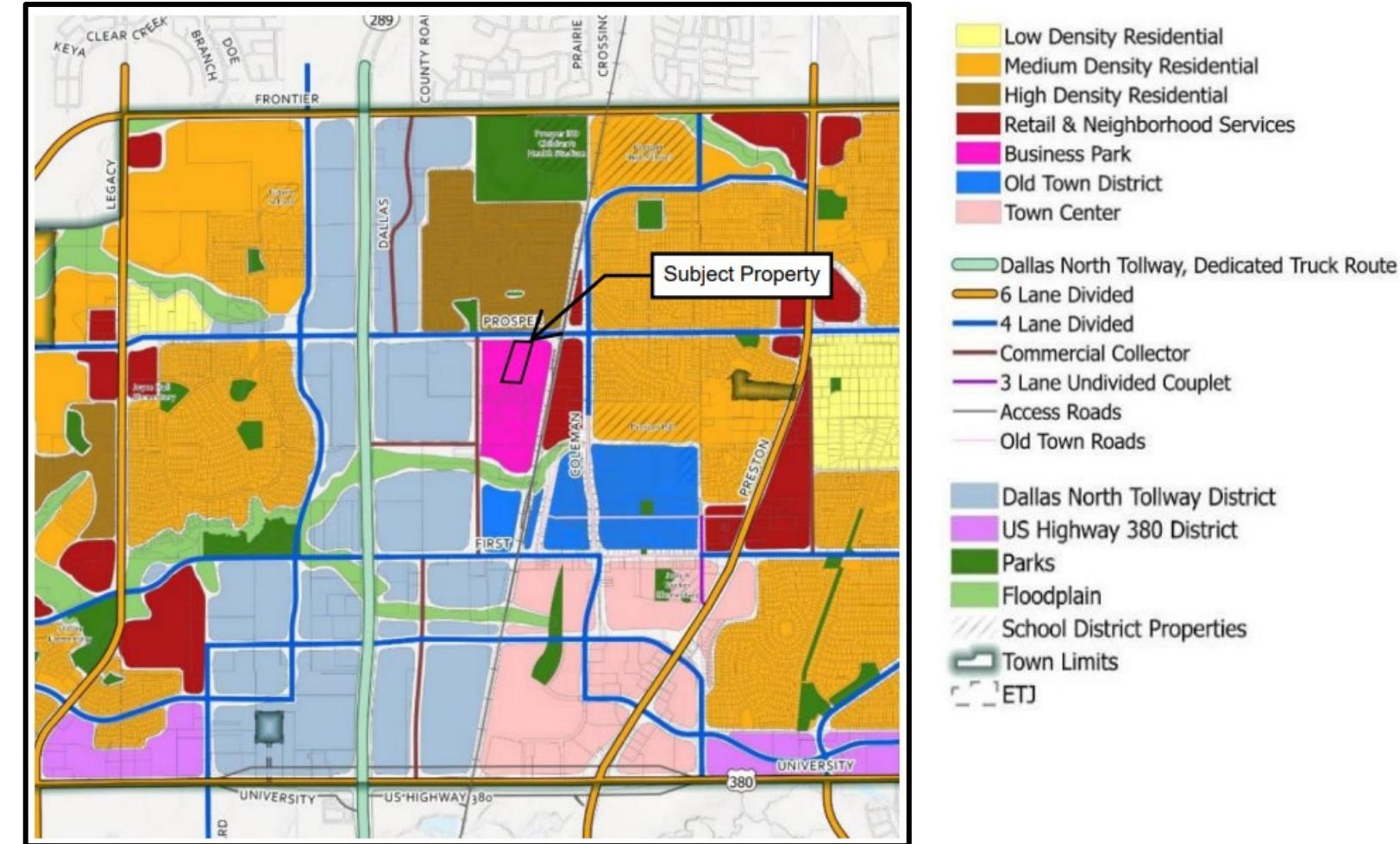
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# Future Land Use Plan

## Business Park:

- “Located to the west of the BNSF Railroad between Prosper Trial and First Street, will include a variety of potential land uses, including light industrial, commercial warehousing, and commercial uses with outside storage. While outside storage will likely occur and be necessary within this District, significant effort should be placed on the visual integrity of the District, particularly when located in higher visibility areas.”
- Open storage is removed from the amended Planned Development.

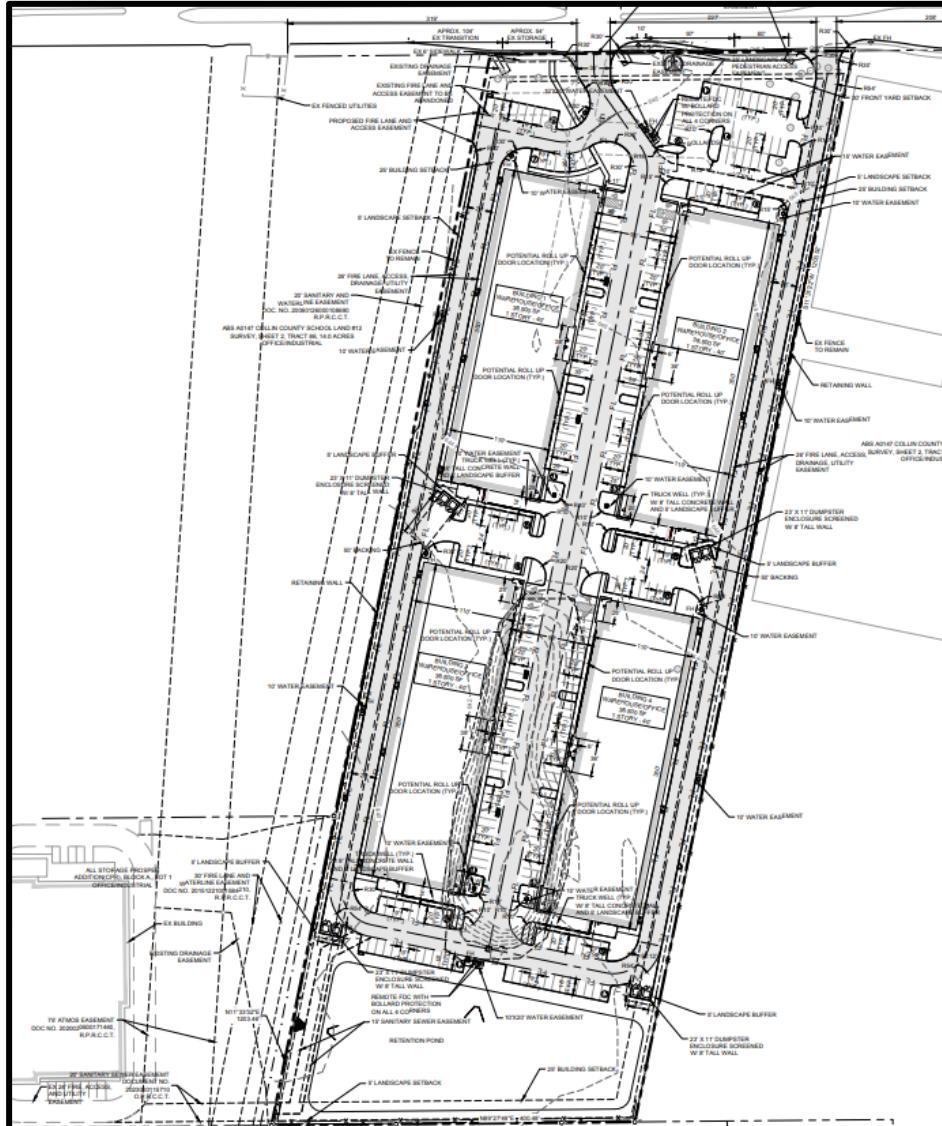


# Zoning of Surrounding Area

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-52 (Commercial Corridor District)	Non-Residential	Business Park
<b>North</b>	Planned Development-12 (Single Family-10)	Single-Family Residential (The Village at Prosper Trail)	High Density Residential (Across Prosper Trail)
<b>East</b>	Single Family-15	Non-Residential	Business Park
<b>South</b>	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park
<b>West</b>	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park

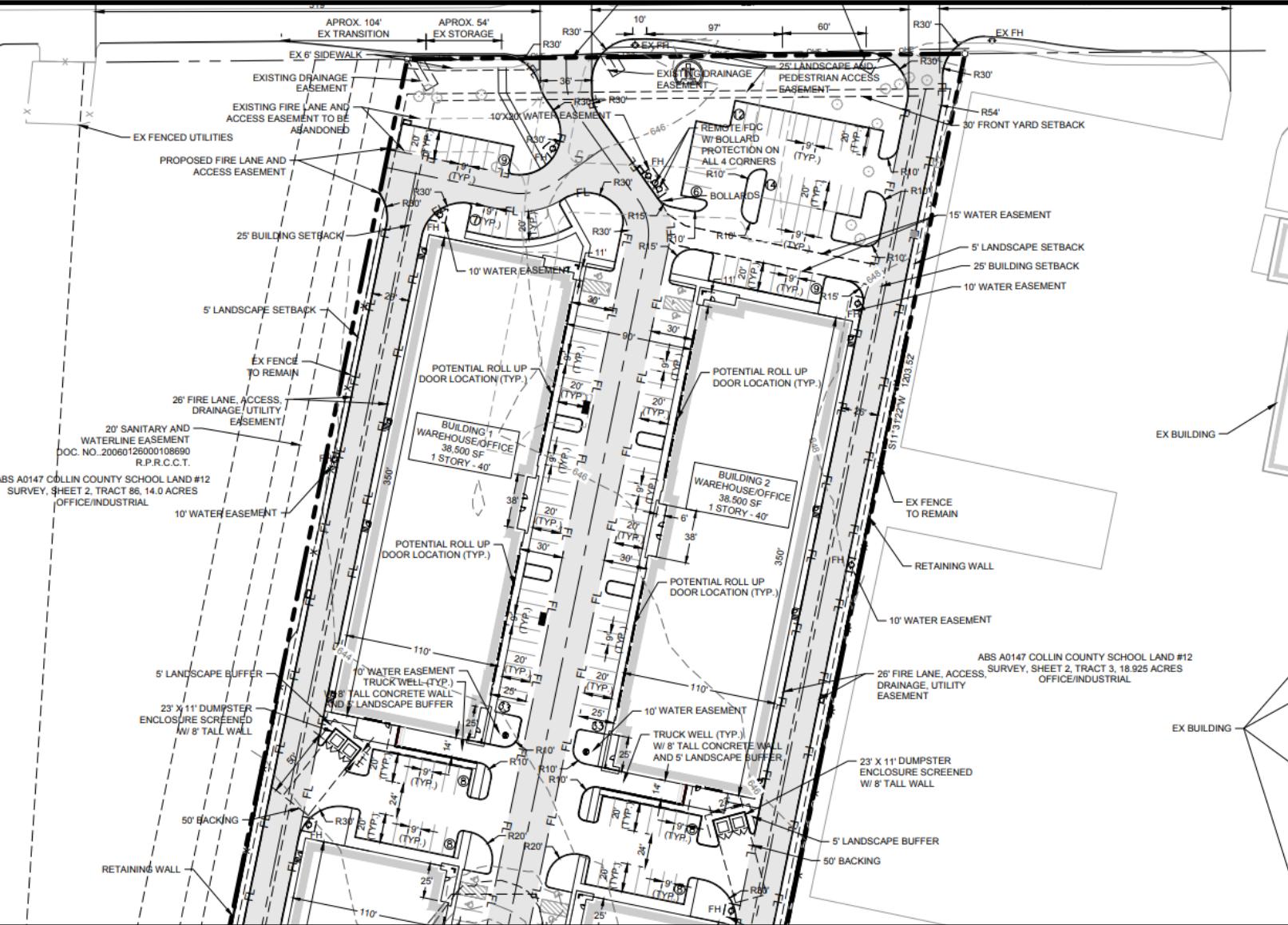


# Conceptual Plan





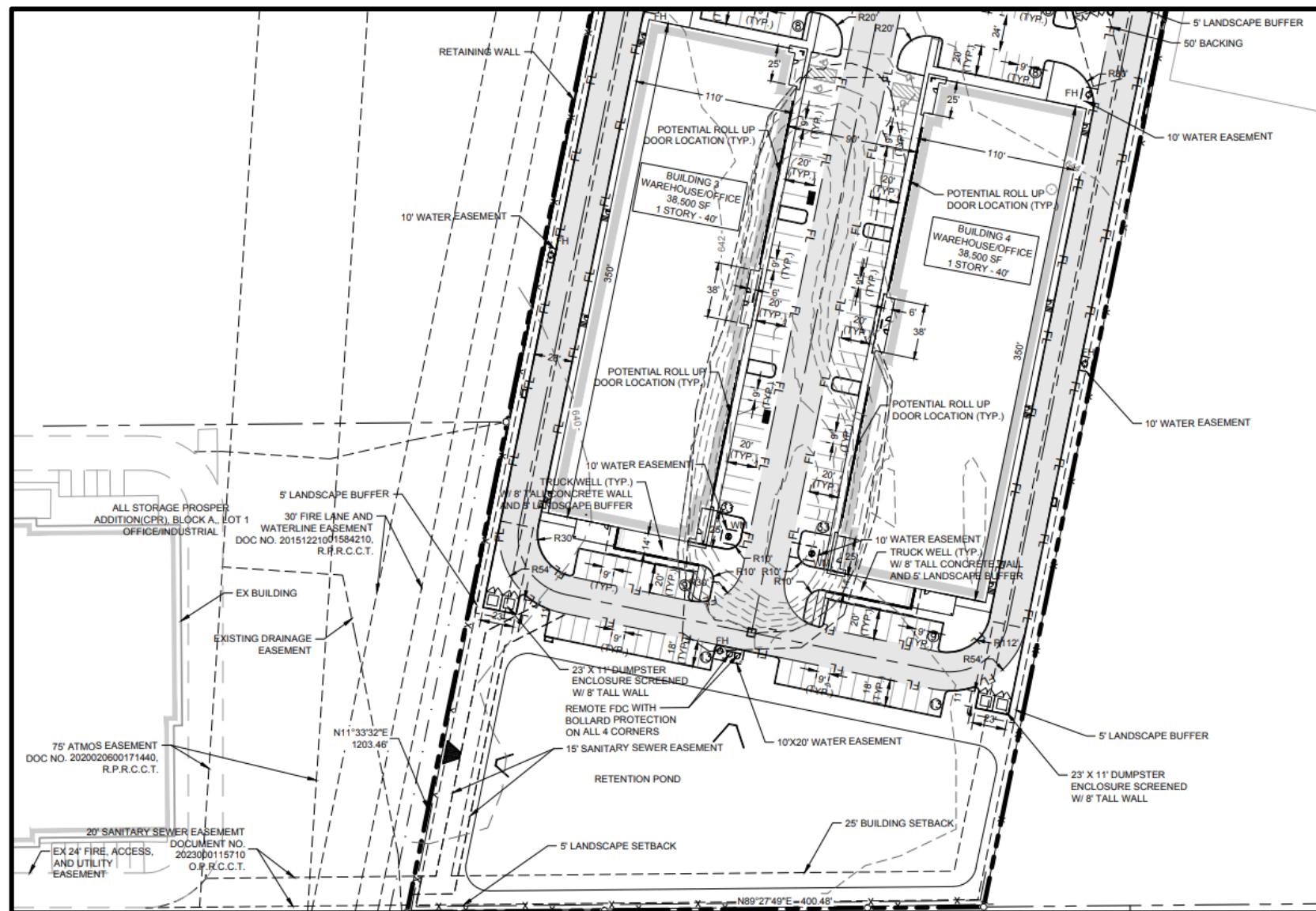
# TOWN OF PROSPER



## SITE DATA SUMMARY TABLE

ZONING PROPOSED USE	PD-52/CC OFFICE/WAREHOUSE/
LOT AREA/ SQ. FT. AND AC	470,844 SF; 10.817 AC
BUILDING AREA (gross square footage)	117,000 GSF (WAREHOUSE) 37,000 GSF (OFFICE)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	32.7%
FLOOR AREA RATIO (for non-residential zoning)	.33:1
TOTAL PARKING REQUIRED (1:250 FOR OFFICE = 37,000 SF: 148) (1:1000 FOR WAREHOUSE = 117,000 SF: 117)	265 SPACES
TOTAL PARKING PROVIDED	265 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,975 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	8,454 SQ. FT.
IMPERVIOUS SURFACE	178,470 SQ. FT.
USABLE OPEN SPACE REQUIRED	32,959 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	53,441 SQ. FT. (11%)

**\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS**



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# District Regulations – Commercial Corridor

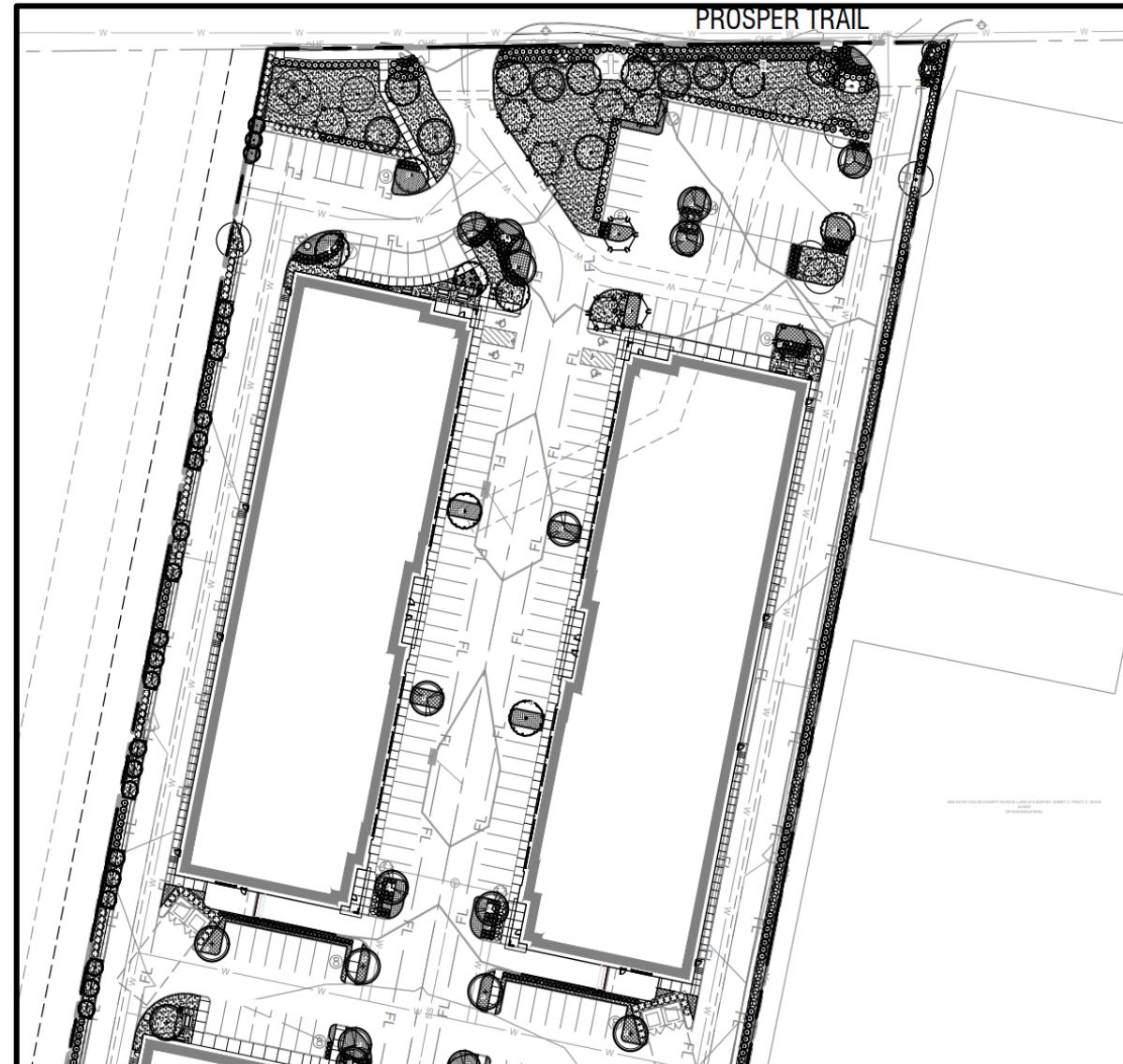
Setbacks for open storage have been eliminated.

	<b>Previous Regulations (Planned Development-52)</b>	<b>Proposed Regulations (Development Standards)</b>
<b>Size of Yards</b>	<p><b>Front:</b> 30'</p> <p><b>Side:</b> 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.</p> <p><b>Rear:</b> 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.</p>	<p><b>Front:</b> 30'</p> <p><b>Side:</b> 25' feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.</p> <p><b>Rear:</b> 25' for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.</p>
<b>Size of Lots</b>	<p><b>Minimum Area:</b> 10,000 SF</p> <p><b>Minimum Lot Width:</b> 100'</p> <p><b>Minimum Lot Depth:</b> 100'</p>	<p><b>Minimum Area:</b> 10,000 SF</p> <p><b>Minimum Lot Width:</b> 100'</p> <p><b>Minimum Lot Depth:</b> 100'</p>
<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> 60 Percent	<b>Lot Coverage:</b> 60 Percent
<b>Floor Area Ratio</b>	<b>Maximum:</b> 1:1	<b>Maximum:</b> 1:1

# Landscaping

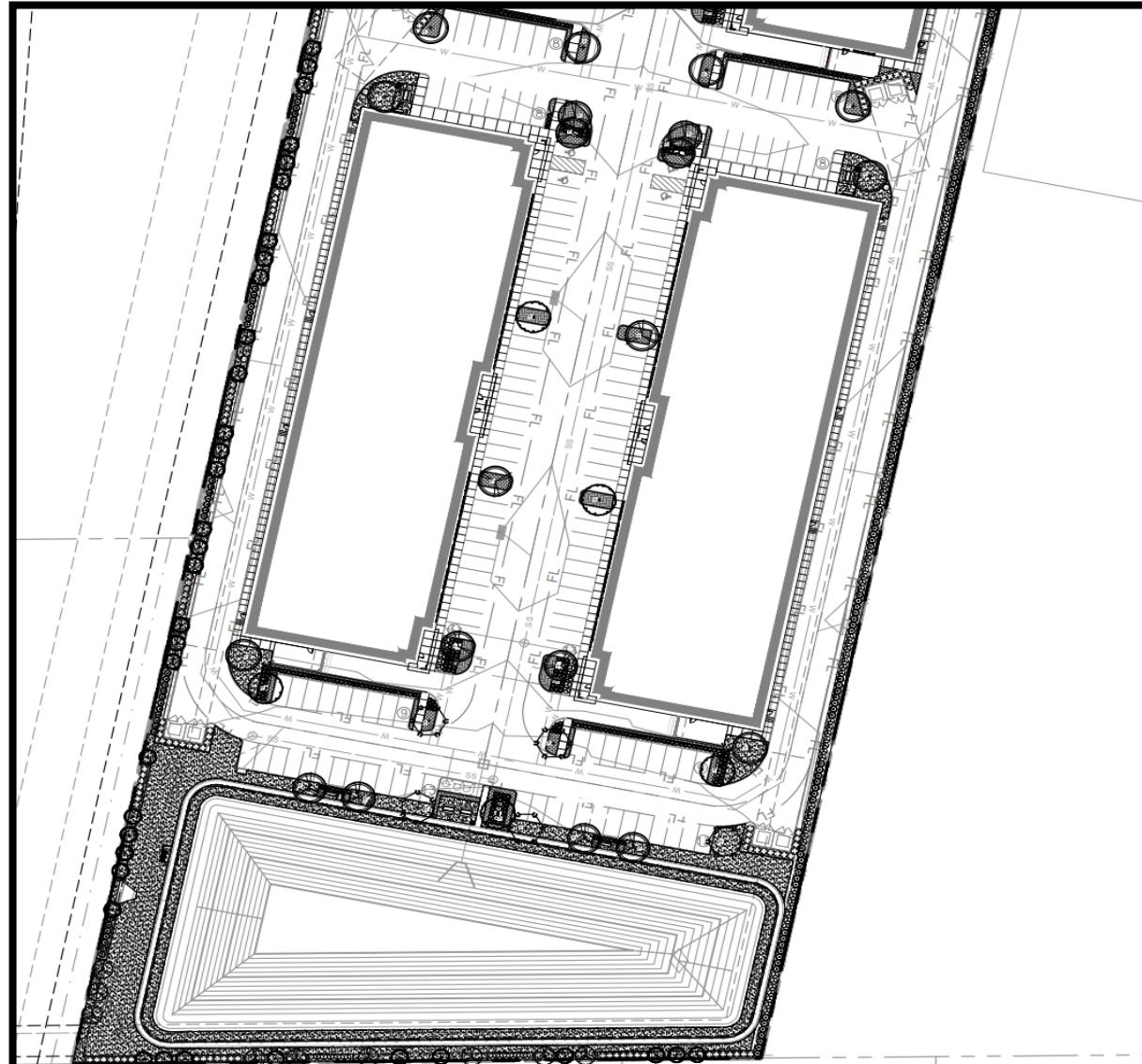
Northern Boundary (Prosper Trail)			Eastern Boundary		
Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping	Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping
<b>Trees:</b> One large tree every 30 linear feet of frontage  <b>Shrubs:</b> 15 shrubs per 30 linear feet of frontage at 5 gal. minimum	<b>Trees:</b> Six Crepe Myrtles along Prosper Trail, three on the western frontage and three on the eastern frontage.  <b>Shrubs:</b> 44 Knockout Roses, 22 along the western frontage and 22 along the eastern frontage.	<b>Trees:</b> One large tree per 30 LF of frontage  <b>Shrubs:</b> 15 shrubs per 30 LF of frontage	<b>Trees:</b> One small tree planted every 15 linear feet. The trees may be clustered.  <b>Shrubs:</b> One five-gallon shrub planted every 15 linear feet. Shrubs may be clustered.	<b>Trees:</b> None due to overhead powerlines that run along the adjoining owner's chain-link fence.  <b>Shrubs:</b> Three different types of shrubs with two sections, one north of the building front and one south of the building front.	<b>Trees:</b> None due to overhead powerlines that run along the adjoining owner's chain-link fence.  <b>Shrubs:</b> Landscaping will consist of a mix of 5 gal. Glossy Abelia and Burford Holly shrubs, three feet high at time of planting at four feet on center, the latter two being of the tall variety, reaching six feet high within two growing seasons.  <b>Shrubs:</b> Shrubs shall be placed in a continuous row that runs the entire length of the East line perimeter to offset the lack of perimeter trees.  The existing adjoining owner's chain-link fencing would remain as it exists on the east line.
West and South					
Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping			
<b>Trees:</b> One small tree planted every 15 linear feet. The trees may be clustered.  <b>Shrubs:</b> One five-gallon shrub planted every 15 linear feet. Shrubs may be clustered.	<b>Plantings:</b> One small tree (30 gal. min; 6-8 ft tall) per every 25 linear feet  One shrub (3-5 gal min.; reaching 6 ft in two growing seasons) per every 10 linear feet	<b>Plantings:</b> One small tree (30 gal. min; 8 ft tall) for every 25 linear feet of the perimeter.  1 shrub (5-gal min.; 3 ft tall) per 10 linear feet for every 10 linear feet of the perimeter.		<ul style="list-style-type: none"> <li>- North: 3-5 gal. Knockout Roses, minimum three feet high after 2 growing seasons, planted at a minimum of six linear feet on center.</li> <li>- South: a mix of 3-5 gal. Abelia Grandiflora and Ilex Burford shrubs, three feet high at time of planting at four feet on center, the latter two being of the tall variety, reaching six feet high within two growing seasons.</li> </ul>	

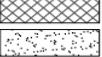
# Landscape Plan



PLANT SCHEDULE	
SYMBOL	COMMON / BOTANICAL NAME
<b>TREES</b>	
W	Bald Cypress / <i>Taxodium distichum</i>
W	Chinkapin Oak / <i>Quercus muehlenbergii</i>
W	Lacey Oak / <i>Quercus laceyi</i>
W	Texas Red Oak / <i>Quercus texana</i>
<b>ORNAMENTAL TREE</b>	
•	Mexican Plum / <i>Prunus mexicana</i>
•	Redbud / <i>Cercis canadensis 'Forest Pansy'</i>
<b>SHRUBS</b>	
•	Burford Holly / <i>Ilex cornuta 'Burfordii'</i>
•	Glossy Abelia / <i>Abelia x grandiflora</i>
•	Japanese Barberry / <i>Berberis thunbergii</i>
•	Morning Light Maiden Grass / <i>Miscanthus sinensis 'Morning Light'</i>
•	Red Yucca / <i>Hesperaloe pavillora</i>
•	Texas Sage / <i>Leucophyllum frutescens</i>
<b>GRASSES</b>	
+	Autumn Blush Muhly / <i>Muhlenbergia lindheimeri 'Autumn Glow'</i>
<b>SYMBOL</b>	<b>COMMON / BOTANICAL NAME</b>
<b>GROUND COVERS</b>	
W	Asiatic Jasmine / <i>Trachelospermum asiaticum</i>
W	Bermuda Grass / <i>Cynodon dactylon</i>
W	Variegated Lily Turf / <i>Liriope muscari 'Variegata'</i>
<b>MISC.</b>	
—	Shredded Hardwood Mulch
—	Steel Edging

# Landscape Plan



<b>PLANT SCHEDULE</b>	
<b>SYMBOL</b>	<b>COMMON / BOTANICAL NAME</b>
	Bald Cypress / <i>Taxodium distichum</i>
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	Texas Red Oak / <i>Quercus texana</i>
<hr/>	
<b>ORNAMENTAL TREE</b>	
	Mexican Plum / <i>Prunus mexicana</i>
	Redbud / <i>Cercis canadensis</i> 'Forest Pansy'
<hr/>	
<b>SHRUBS</b>	
	Burford Holly / <i>Ilex cornuta</i> 'Burfordii'
	Glossy Abelia / <i>Abelia x grandiflora</i>
	Japanese Barberry / <i>Berberis thunbergii</i>
	Morning Light Maiden Grass / <i>Miscanthus sinensis</i> 'Morning Light'
	Red Yucca / <i>Hesperaloe parviflora</i>
	Texas Sage / <i>Leucophyllum frutescens</i>
<hr/>	
<b>GRASSES</b>	
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<hr/>	
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<b>GROUND COVERS</b>	
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<hr/>	
<b>MISC.</b>	
	Shredded Hardwood Mulch
	Steel Edging

## Open Space Amenities

- The area north of Building 1 will feature two tables, two benches, two bike racks, and a trash receptacle. Buildings 2, 3 and 4 will each have adjacent open spaces equipped with a table, a bench, a bike rack, and a trash receptacle.
- Additionally, the landscaped area surrounding the pond – maintained at a normal pool level – will include two tables and three benches positioned along a walking trail that encircles the pond, offering a scenic and functional outdoor experience.
- 11.3% of the property will be allocated to open space.

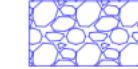


# TOWN OF PROSPER

# Open Space Plan



## LEGEND



## DECOMPOSED GRANITE PATH



## PICNIC TABLE



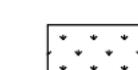
## LITTER RECEPTACLE



## BIKE RACK

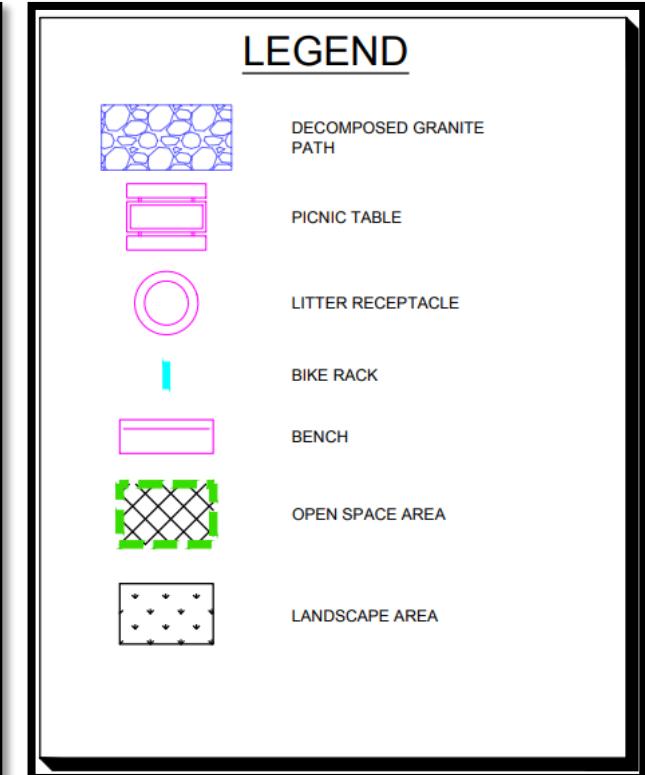
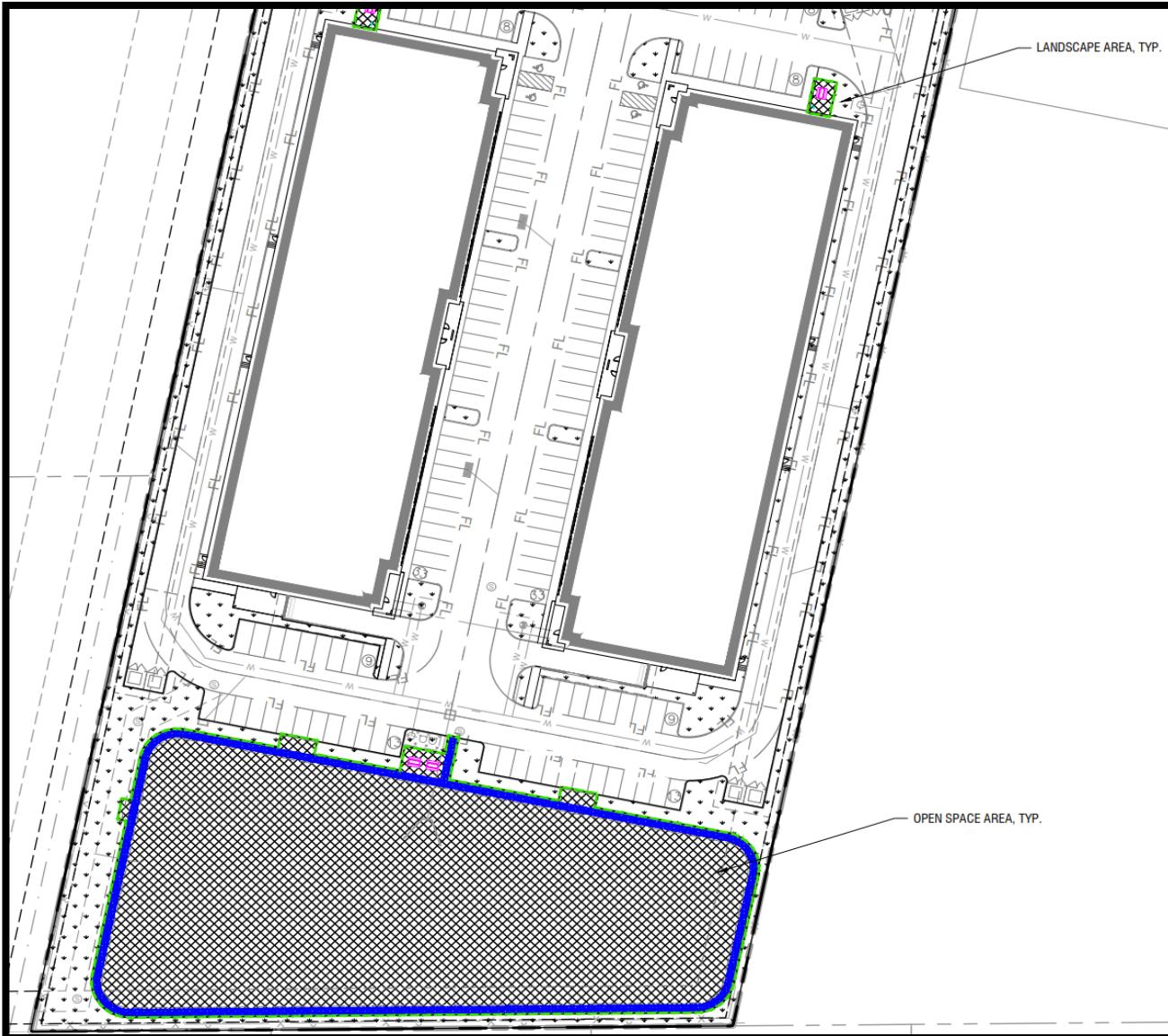


## OPEN SPACE AREA



## LANDSCAPE AREA

# Open Space Plan



# Elevations

- Buildings shall comply with the conceptual renderings.
- The front façade facing Prosper Trail and the sides facing the central interior drive shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements.
- The side and rear elevations shall include concrete tilt wall or masonry materials.
- Canopies have been provided to meet the architectural articulation requirements.
- Architectural articulation of the side and rear facades shall match what is reflected on the renderings.



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# Existing Building



# Proposed Buildings





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# Conclusion

## Notices:

- December 5, 2025 - Mail outs for Planning & Zoning Commission Public Hearing
- December 26, 2025 – Newspaper notice for Town Council Public Hearing

## Citizen Response:

- None

## Recommendation:

- Staff Recommends Approval
- Planning & Zoning Commission Recommends Approval (5-1) with a requirement of 11.3% of open space. Commissioner Furay voted in opposition indicating he would like to see a minimum square footage requirement for tenant spaces.



## Agenda Item 21.

Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services for an initial term of five (5) years, with annual renewal terms of one (1) year, and an initial fee of \$116,702 for FY 2025-2026. (RB)

## Interlocal Agreement (ILA) with Collin County for Animal Shelter Services

- Original ILA executed in 2006
- Services Include:
  - Receiving Stray Animals
  - Caring for Impounded Animals
  - Rabies Testing and Vaccination
  - Microchipping
  - Foster, Adoption, Reunification
- Current ILA Expires in 2028



## Revised ILA with Collin County for Animal Shelter Services

- Same Services Included
- 5-Year initial term with 1-year renewals
- New Cost Structure:
  - Base Operations Fee: \$1,823,976, with 3.5% increase per year
  - Maintenance and Capital Contribution:
    - FY 2025-2026: \$140,000
    - FY 2026-2027: \$190,000
    - FY 2027-2028: \$240,000
    - FY 2028-2029: \$290,000
    - FY 2029-2030: \$340,000

## **Revised ILA with Collin County for Animal Shelter Services**

- Cost split among participating entities, based on population
- Town of Prosper fee for FY 25-26: \$116,702

## Agenda Item 22.

Consider and act upon authorizing the Town Manager to execute Amendment No. 19 to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Control Services in the amount of \$171,374. (RB)

## Collin County Animal Control Provides:

- Reduction of the stray animal population
- Restraint of dangerous animals
- Prevention of inhumane treatment of animals
- Abatement of animal nuisances
- Removal of animal carcasses
- 24/7 on-call service for emergencies



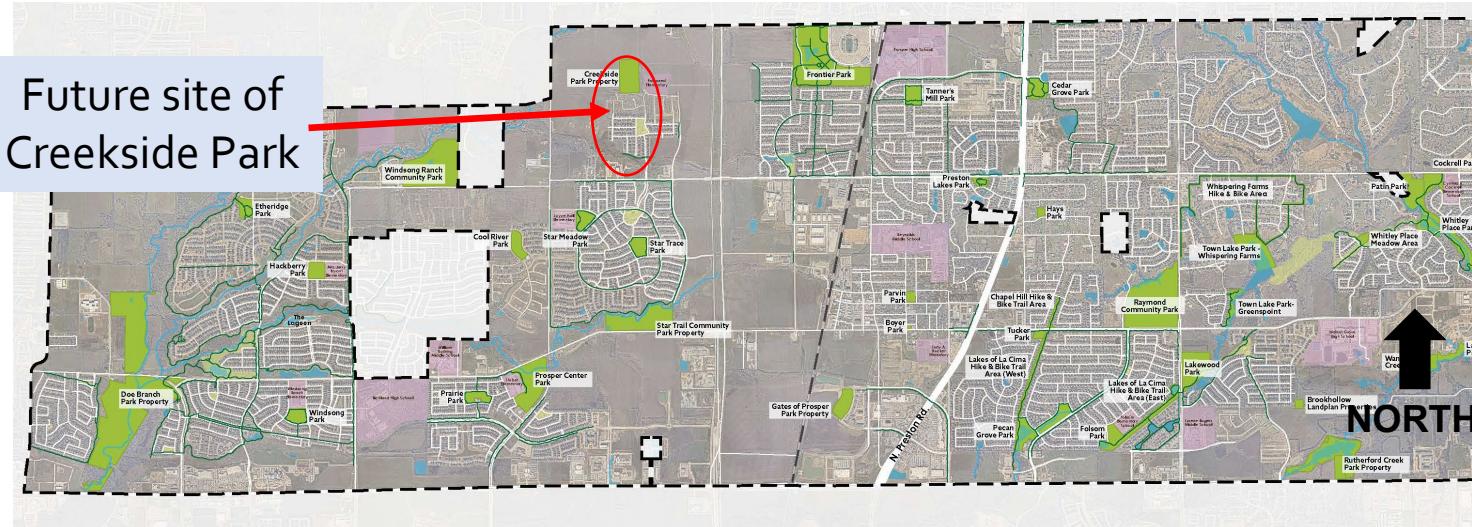
## **Renewal of Existing ILA with Collin County for Animal Control Services**

- Original ILA executed in 2006
- 1-Year Annual Renewals
- Town of Prosper fee for FY 2025-2026: \$171,374

## Agenda Item 23.

Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Creekside Prosper, LLC, for the Creekside development. (DB)

# Park Improvement Agreement Creekside Development



- **Creekside** is a proposed residential community of 221 lots, proposed park adjacent to an Elementary School
- Park improvement fees due - \$331,500 (221 lots x \$1,500 per lot).
- Developer shall construct hike and bike trail along the east side of Legacy Drive per Town's Trails Masterplan

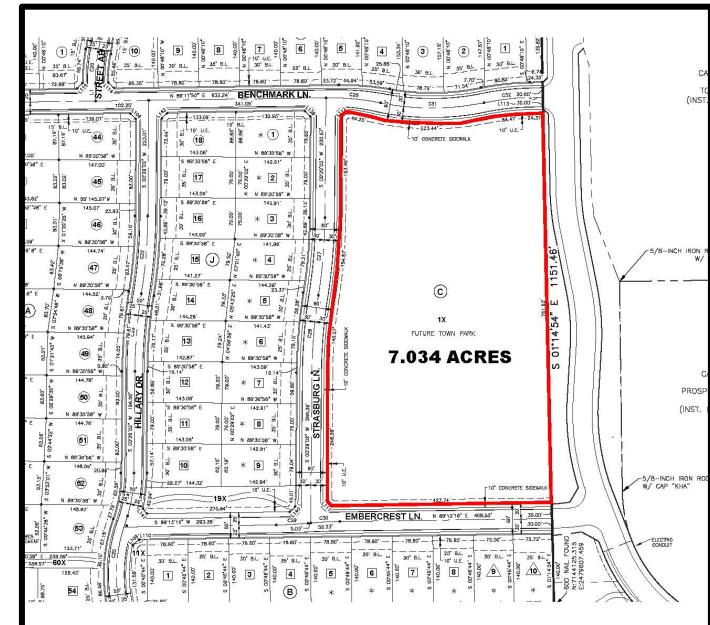
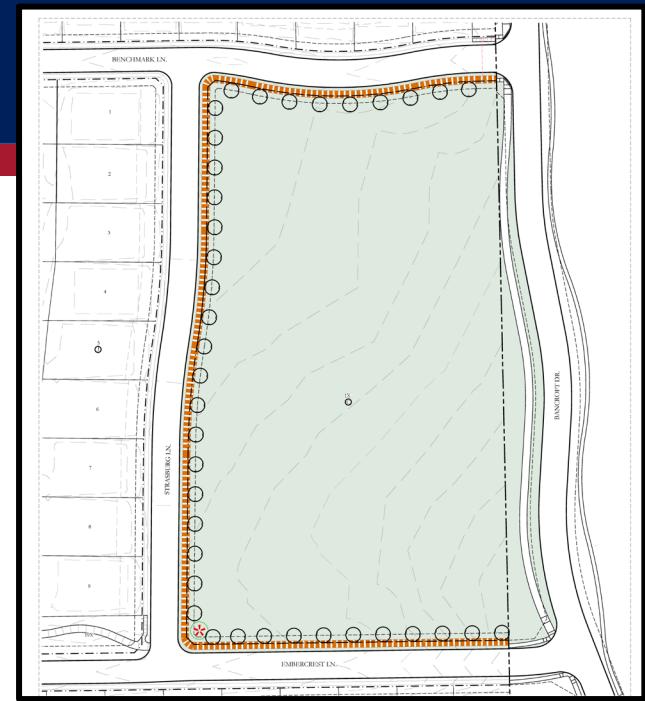
## Park Improvement Fees

- 221 lots @ \$1,500 each = \$331,500

## Parkland Dedication

- 1 acre per 35 units = 6.31 acres
- Donating 7.034 acres

- Credit against park improvement fees due for the oversizing sidewalk along Legacy up to hike and bike trail standard – estimated to be ~\$45k
- Develop the Neighborhood Park (trail along perimeter, full irrigation system, full sod, signage, and trees – estimated to be ~\$710k) goal - usable by time school starts fall 2026 utilizing combination of funding sources:
  - Remaining park improvement fees due from the community after the trail oversizing credit is deducted – estimated to be ~\$286,500
  - Developer to donate \$250,000 (park naming rights) - Shaddock Park
  - Town participation for the remaining cost – estimated to be ~\$173,500



- Developer manages park development (design, bidding, construction) concurrently with Creekside community and is reimbursed by Town upon completion. No requirement to place funds in escrow.
- Park Naming – Ordinance Requirements
  - If a name is applied to park facilities in honor of an individual or group when total contributions of 50 percent or more of the total cost of acquisition (excluding required park dedication) and development of facilities are donated to the town.
  - Currently, the developer has offered \$250k which is 35% of the \$710k 'acquisition' cost. 50% of acquisition cost would be \$355k.
- Parks & Recreation Board approved the Park Improvement Fee Agreement on January 8, 2026, but not the naming. They requested the ordinance be applied. Approve naming if developer meets ordinance requirements.

## Agenda Item 24.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement with Homerun Construction, LLC for Parvin Park in the amount of \$532,145.32. (DB)

## **Parvin Park Development Construction Contract**

- Project bids opened November 2025
- Construction scope includes an 8' wide, concrete loop trail around the park, a small playground, a small pavilion, 3 parking spaces, sod grass, and tree plantings.
- 12 bids were received ranging from \$532,145.32 (the winning bid) to \$1,108,240. The current available budget for the project is \$988,240.
- Construction schedule is for 145 days. Anticipated completion – Summer 2026.

# Parvin Park Site Plan

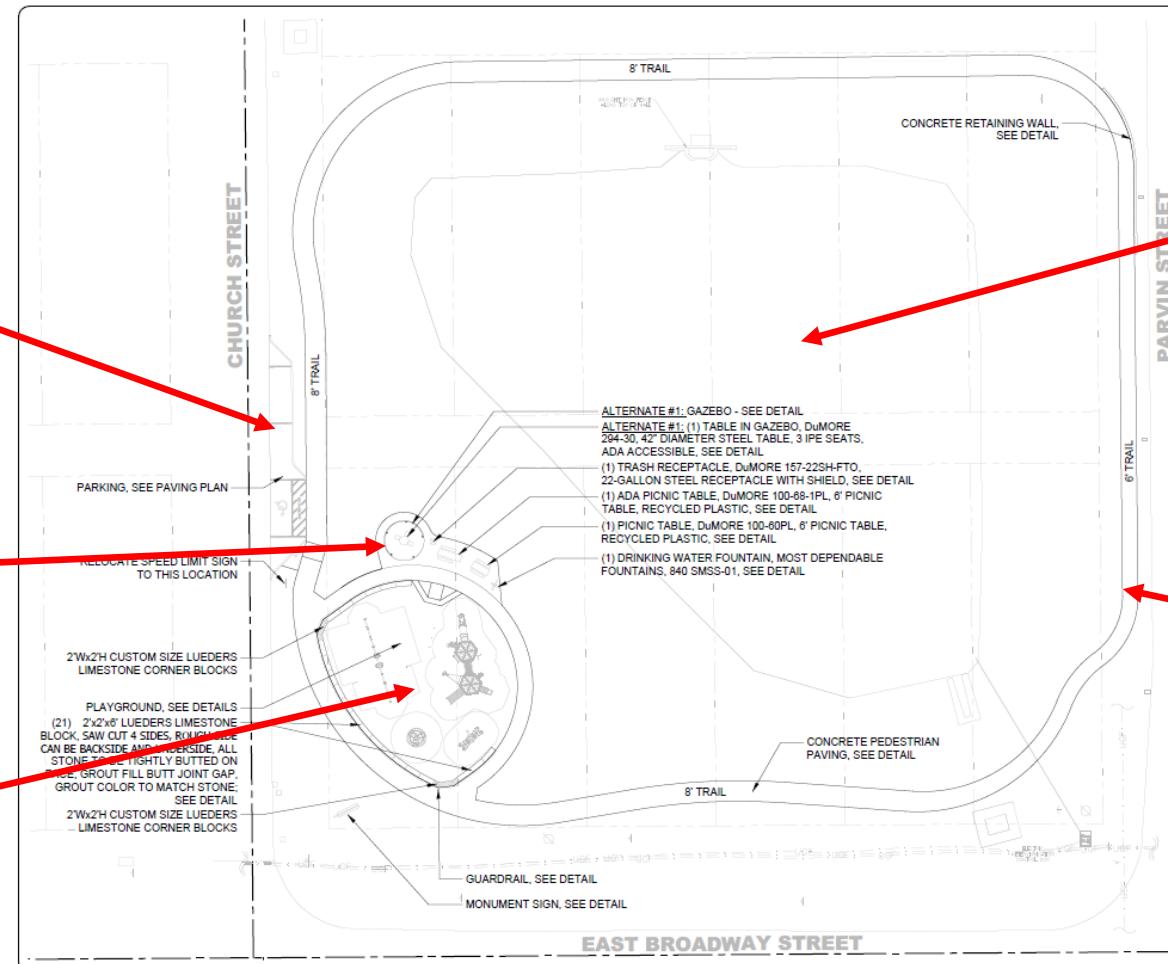
**3 Parallel  
Parking Spaces**

**Small Pavilion and  
Picnic Tables**

**Playground**

**Existing Pond**

**Loop Trail**



**NORTH**



# Agenda Item 25.

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 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.