Agenda

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 11, 2025
6:15 PM

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Town Council:

Those wishing to address the Town Council must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Town Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

Presentations.

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

CONSENT AGENDA:
Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

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

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

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

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

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)

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)

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

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)

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)

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)

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)

CITIZEN COMMENTS

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Town Secretary prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

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. [If you wish to address the Council, please fill out a "Public Comment Request Form" and present it to the Town Secretary, preferably before the meeting begins.]

Items for Individual Consideration:

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)

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)

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:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

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 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.

Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily

accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, November 5, 2025, and remained so posted at least three (3) business days before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.

MINUTES

Prosper Town Council Work Session
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 28, 2025

Call to Order/ Roll Call.

The meeting was called to order at 5:00 p.m.

Council Members Present:
Mayor David F. Bristol
Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Marcus E. Ray
Councilmember Craig Andres
Councilmember Jeff Hodges *arrived at 5:18 p.m.*
Councilmember Cameron Reeves

Staff Members Present:
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director

EXECUTIVE SESSION:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

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 551.074 - 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 agenda item.

The Town Council recessed into Executive Session at 5:02 p.m.

Reconvene into Work Session.

The Town Council reconvened into the Work Session at 6:16 p.m.

No action was taken.

DRAFT

Adjourn.

The meeting was adjourned at 6:16 p.m.

These minutes were approved on the 11th day of November 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

DRAFT

MINUTES

Prosper Town Council Meeting
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Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Marcus E. Ray
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Cameron Reeves

Staff Members Present:
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Hulon Webb, Director of Engineering
Carrie Jones, Public Works Director
Tony Luton, Human Resources Director
Dan Baker, Parks and Recreation Director
Kurt Beilharz, Asst. Parks and Recreation Director
David Hoover, Development Services Director
Leigh Johnson, IT Director
Ryan Pasko, Help Desk Technician II
Todd Rice, Communications Director
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief
Stuart Blasingame, Fire Chief

Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
Pauline Henry with Methodist Celina Hospital led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

Announcements of recent and upcoming events.
Councilmember Reeves made the following announcements:

Early Voting for the November General and Special Election continues this week through Friday, October 31 from 7:00 am to 7:00 pm. Voting dates, hours, and designated locations may be found on the Town's website at prospertx.gov/vote or by visiting the Collin County and Denton County Elections websites.

Join the Town for its annual Arbor Day Celebration on Friday, November 7, from 5:00 to 6:00 p.m. at Tanner's Park. The Parks Operations staff will demonstrate proper planting techniques, plant care, and feeding. Learn more at www.prospertx.gov/specialevents.

The Prosper Veterans Day Honor Run will take place on Saturday, November 8 from 8 to 11 a.m. at Frontier Park, with a 10K, 5K and Fun Run. This family-friendly event welcomes participants of all ages and abilities. For more information including how to register, visit www.prospertx.gov/specialevents.

Prosper on Tap, Friendsgiving Sip & Stroll returns on Saturday, November 22 from noon to 4:00 pm in Downtown Prosper. In partnership with SBG Hospitality, this themed event offers a great way to explore what's new and happening downtown. For more information including how to get your tickets, visit www.prospertx.gov/specialevents.

Councilmember Ray recognized and thanked the Police and Fire Departments in honor of National First Responders Day.

Mayor Bristol invited residents to attend the Ribbon Cutting for the Veterans Memorial at Frontier Park following the Veterans Day Honor Run.

Presentations.

1. **Receive an update regarding the 89th Texas Legislative Session. (RB)**

   Ms. Battle introduced Jake Posey with Mercury LLC.

   Mr. Posey provided an update regarding the recent legislative session including major topics such as school vouchers, property tax packages, and water infrastructure. He noted bills that were associated with the Town's legislative priorities and their outcomes, and next steps in preparing for the 2027 Legislative Session.

   Mayor Bristol and Councilmembers Andres and Reeves shared their appreciation for his presence and efforts made regarding the Town's legislative priorities.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

2. **Consider and act upon the minutes of the October 14, 2025, Town Council Work Session meeting. (MLS)**

3. **Consider and act upon the minutes of the October 14, 2025, Town Council Regular meeting. (MLS)**

4. **Consider and act upon the minutes of the October 16, 2025, Town Council, EDC, and P&Z Joint Work Session. (MLS)**

5. **Consider and act upon Ordinance 2025-55 amending the Code of Ordinances by amending Section 1.09.008, "Bicycle and Electric Bicycle riding and skating in Parks and on Bike Trails," of Article 1.09, "Parks and Recreation," of Chapter 1, "General Provisions," to provide for a speed limit for electric bicycles in Parks and on Bike Trails; Amending Chapter 12, "Traffic and Vehicles," by adding a new Article 12.10, "Regulations Specific to Electric Bicycles, Pocket Bikes or Mini Motorbikes". (TW)**

6. **Consider and act upon authorizing the Town Manager to approve the purchase of a Managed Security Service Provider platform, through SHI Public Sector in the amount of $92,465. (LJ)**

DRAFT

7. **Consider and act upon authorizing the Town Manager to approve the purchase of the annual license renewal of the Town's virtual server cluster platform, through SHI Public Sector in the amount of $60,348.16. (LJ)**

8. **Consider and act upon approving the purchase of Fire Station Emergency Station Alerting equipment from US Digital Designs for the new Fire Station 4, through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Program Contract#EC07-23 in the amount of $94,316.70. (SB)**

9. **Consider and act upon approving the purchase of one (1) Cascade SCBA Fill Station from August Industries Inc., through the BuyBoard Purchasing Cooperative Contract 698-23 in the amount of $58,132.05. (SB)**

10. **Consider and act upon authorizing the Town Manager to execute a Construction Agreement with Ratliff Hardscape, Ltd. for the Doe Branch Trail Connections in the amount of $312,116.65. (DB)**

11. **Consider and act upon approving a Professional Services Agreement between Kimley-Horn and Associates, Inc. and the Town of Prosper, Texas, for the preparation of plans and construction documents for landscaping of Mahard Pkwy and Prairie Drive roadway medians in the amount of $100,000 and authorize the Town Manager to execute documents for the same. (DB)**

12. **Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2025-17-B to Roadway Solutions Inc., related to construction services for the Teel Parkway at Prairie Drive traffic signal project, for $517,548.75. (HW)**

13. **[TABLED TO NOVEMBER 11] 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)** ***Town staff has requested for this item to be tabled.***

14. **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)**

Councilmember Ray requested to pull items 5, 12, and 14.

Deputy Mayor Pro-Tem Ray made a motion to approve consent agenda items 2 through 4, 6 through 11, and 13. Mayor Pro-Tem Bartley seconded the motion. Motion carried unanimously.

Regarding item 5. Chief Kowalski provided a brief presentation outlining items discussed at the previous meeting and outlined proposed amendment changes.

The Town Council discussed issuance of citations, new permit procedures, the education campaign and ways to communicate the information, and noting the enforcement date begins December 1, 2025.

DRAFT

Councilmember Ray made a motion to approve item 5. Councilmember Reeves seconded the motion. Motion carried unanimously.

Regarding item 12, Councilmember Ray asked for more explanation regarding the engineer's estimate based on the last signal related item, and the project costs.

Mr. Webb noted that this item is only for the construction portion of the signal(s); therefore, the variations are based on from the prior purchase of the equipment being done prior to bidding out the construction for the signal.

Mayor Bristol added that due to it being a high visibility intersection, he would prefer not to delay the project.

Mayor Pro-Tem Bartley made a motion to approve item 12 as presented. Councilmember Hodges seconded the motion. Motion carried with a 6-1 vote. Councilmember Ray voting in opposition.

Regarding item 14, Councilmember Ray asked if two parking spaces are sufficient and asked about the name of the park.

Mr. Baker stated the layout of the park is consistent with other neighborhood parks in the town. The name of the park was discussed and approved by the Parks and Recreation Board.

The Town Council discussed parking concerns, adding no parking signs, and the naming of parks.

Mr. Ewings commented since this is a Site Plan with minor modifications, the Council may approve with noted changes done on the staff level.

Councilmember Ray made a motion to approve item 14. Councilmember Reeves seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

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

Mr. Baker introduced the item noting the considerations within the agreement which include a credit to the park improvement fees to fully fund the cost of the ten-foot connector trail and placing the fee due from the developer into escrow to be used towards development of the proposed neighborhood park. The Parks and Recreation Board recommend approval with the condition that they would like to amenitize the park as quickly as possible. The timeframe of the park completion is late summer to early fall of 2026. Staff recommends approval.

The Town Council discussed what amenities are to be placed in the park and needing input from the Parks and Recreation Board, having a mechanism in place regarding penalties if the project is not complete on time, concerns with the escrow agreement, and the option of using sod versus seeding.

DRAFT

Mayor Pro-Tem Bartley made a motion to table item 15. Councilmember Andres seconded the motion. Motion carried unanimously.

19. Discuss and consider Town Council Subcommittee reports. (DFB)

No reports made.

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

Councilmember Ray requested a discussion regarding a policy for the naming of parks and an update on the schedule and frequency of the cleaning of streets, especially along US 380.

Councilmember Reeves requested a joint work session with the Parks and Recreation Board.

Mayor Pro-Tem Bartley requested an update for the PD location within The Gates; discussion regarding a possible ordinance amendment shortening the time frame of citation issuance for high weeds and grass; discussion regarding other possible mechanisms other than liens, and an update regarding the cell tower location at Lakewood Park and speaking with the residents regarding mowing.

EXECUTIVE SESSION:

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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 551.071 - Consultation with the Town Attorney regarding legal issues associated with HB 3611 (2025 Regular Session), 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 recessed into Executive Session at 7:35 p.m.

Reconvene in Regular Session and take any action necessary as a result of the Closed Session.

DRAFT

The Town Council reconvened into Regular Session at 8:42 p.m.

Mayor Pro-Tem Bartley made a motion to ratify the Prosper Economic Development Corporation's purchase of the property located at 380 W. Broadway Street in the Town. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to authorize the Town Manager to execute a Ground Lease Agreement by and between Children's Health System of Texas and the Town of Prosper, and to take any and all necessary actions related thereto. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to appoint Rory Conley to the Community Engagement Committee. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 8:43 p.m.

These minutes were approved on the 11th day of November 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

DRAFT

TOWN OF PROSPER
A Place Where Everyone Matters

FINANCE

To: **Mayor and Town Council**

From: **Chris Landrum, Finance Director**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **September Monthly Financial Report for Fiscal Year 2025**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

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Agenda Item:
Consider acceptance of the September monthly financial report for fiscal year 2025.

Description of Agenda Item:
The Town Charter requires the submission of monthly financial reports to the Town Council. In summary, various accounts are over and under budget with related commentary provided in the fourth quarter report to Town Council.

The fiscal year 2025 monthly financial report was reorganized to better align with the fund types (governmental, business-type, multi-year, etc.).

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Monthly Financial Report – September 30, 2025
2. Fourth Quarter Financial Summary FY2025

Town Staff Recommendation:
Town staff recommend that Town Council vote to accept submission of the monthly financial report for the period of September for fiscal year 2025 in compliance with Town Charter requirements.

Proposed Motion:
I move to accept the August Monthly Financial Report for Fiscal Year 2025 in compliance with charter requirements.

TOWN OF PROSPER
A Place Where Everyone Matters

MONTHLY FINANCIAL REPORT
as of September 30, 2025
Cash/Budgetary Basis

Prepared by
Finance Department

November 11, 2025

TOWN OF PROSPER, TEXAS

MONTHLY FINANCIAL REPORT
September 2025

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TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
September 30, 2025
Expected Year to Date Percent 100%

GENERAL FUND

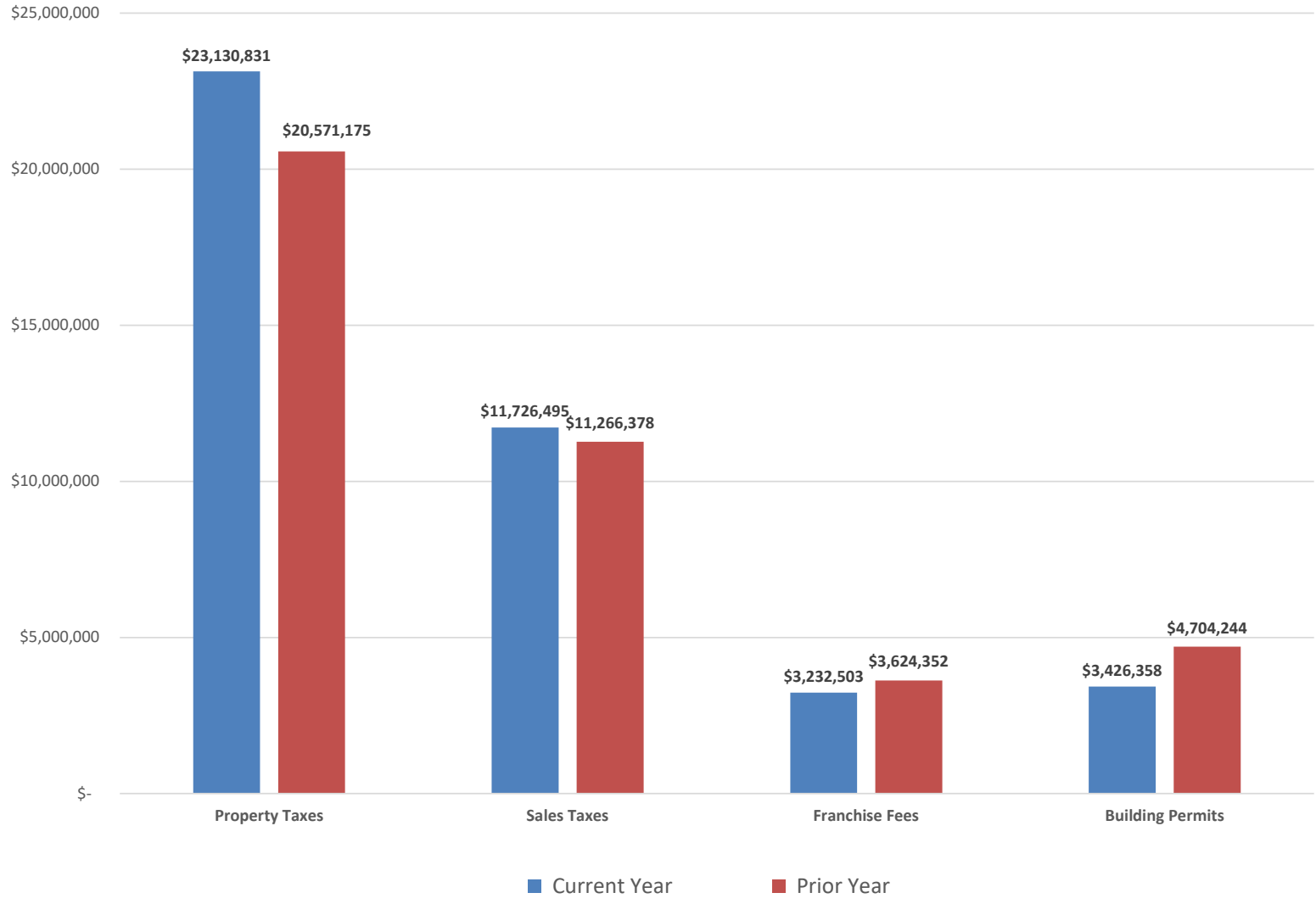
	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actuals	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actuals	Change from Prior Year
REVENUES										
Property Taxes	$ 23,332,018	$ 38,563	$ 23,370,581	$ 23,130,831	$ -	$ 239,750	99%	1	$ 20,571,175	12%
Sales Taxes	12,903,535	(594,638)	12,308,897	11,726,495	-	582,402	95%	2	11,266,378	4%
Franchise Fees	3,334,932	279,937	3,614,869	3,232,503	-	382,366	89%	3	3,624,352	-11%
Building Permits	3,700,000	-	3,700,000	3,426,358	-	273,642	93%		4,704,244	-27%
Other Licenses, Fees & Permits	2,290,520	16,650	2,307,170	1,971,166	-	336,004	85%		1,645,263	20%
Charges for Services	1,342,523	266,311	1,608,834	1,753,047	-	(144,213)	109%		1,552,901	13%
Fines & Warrants	352,050	193,000	545,050	532,094	-	12,956	98%		422,423	26%
Intergovernmental Revenue (Grants)	611,781	-	611,781	273,218	-	338,563	45%	4	231,092	18%
Interest Income	950,000	(150,000)	800,000	641,724	-	158,276	80%		982,855	-35%
Miscellaneous	144,351	111,648	255,999	354,530	-	(98,531)	138%		1,073,279	-67%
Park Fees	767,400	21,638	789,038	706,290	-	82,748	90%		721,346	-2%
Transfers In	1,478,696	-	1,478,696	1,478,696	-	-	100%		1,297,102	14%
Total Revenues	$ 51,207,806	$ 183,109	$ 51,390,915	$ 49,226,952	$ -	$ 2,163,963	96%		$ 48,092,412	2%
EXPENDITURES										
Administration	$ 10,928,574	$ (111,186)	$ 10,817,388	$ 10,701,609	$ 95,712	$ 20,066	100%		$ 10,202,551	5%
Police	11,538,858	(624,296)	10,914,562	10,788,678	77,824	48,060	100%	5	10,593,984	2%
Fire/EMS	10,379,914	445,194	10,825,108	10,779,472	42,230	3,406	100%	5	10,690,757	1%
Public Works	5,108,876	(462,931)	4,645,945	4,407,388	194,212	44,345	99%		4,605,652	-4%
Community Services	8,170,637	(177,993)	7,992,644	7,712,261	201,088	79,295	99%		7,444,939	4%
Development Services	4,119,971	(156,927)	3,963,044	3,798,617	63,010	101,417	97%		3,283,479	16%
Engineering	2,572,798	(30,944)	2,541,854	2,478,636	2,391	60,827	98%		2,656,031	-7%
Transfers Out	-	1,125,000	1,125,000	1,801,000	-	(676,000)	160%		-	0%
Total Expenses	$ 52,819,628	$ 5,917	$ 52,825,545	$ 52,467,662	$ 676,467	$ (318,584)	101%		$ 49,477,393	6%
REVENUE OVER (UNDER) EXPENDITURES	$ (1,611,822)	$ 177,192	$ (1,434,630)	$ (3,240,710)					$ (1,384,981)	
Beginning Fund Balance October 1			13,231,361	13,231,361					18,777,035	
Ending Fund Balance*			$ 11,796,731	$ 9,990,651					$ 17,392,054	

Notes

1 Property taxes are billed in October and a majority of collections occur December through February.
2 Sales tax is projected to be about $700k under budget.
3 Franchise fees and other various license and fees are paid quarterly or annually. An additional $450k is expected to be received for FY2025.
4 Several PD related grants are oustanding, but expected to be received.
5 Payroll costs have been transferred to each SPD for fiscal year 2025.
6 Fund Balance Contingency per Charter and Reserve for FY25 = $10,750,376 (21%).

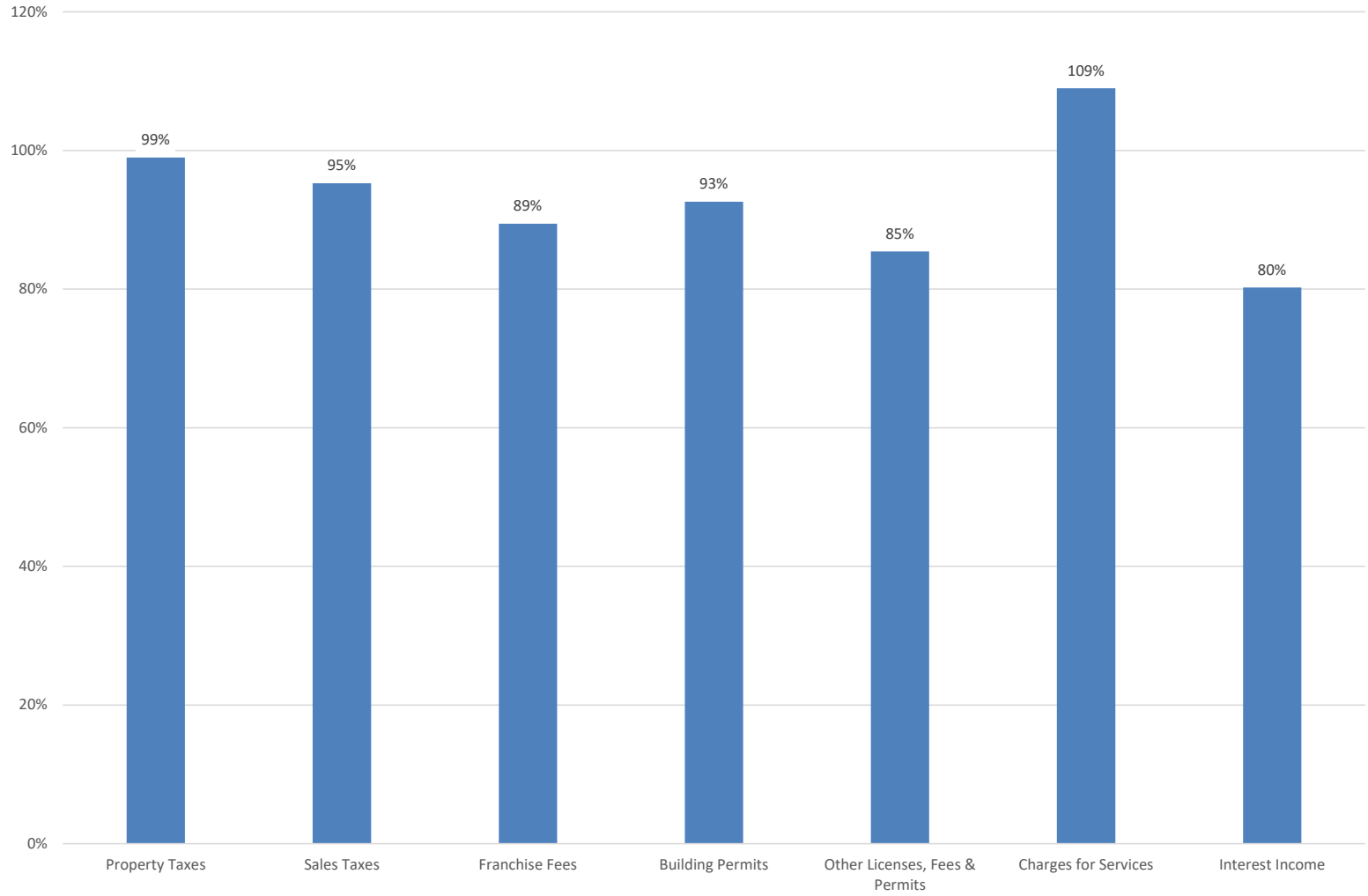
GENERAL FUND REVENUE

Current YTD to Prior Year YTD Actual Comparison

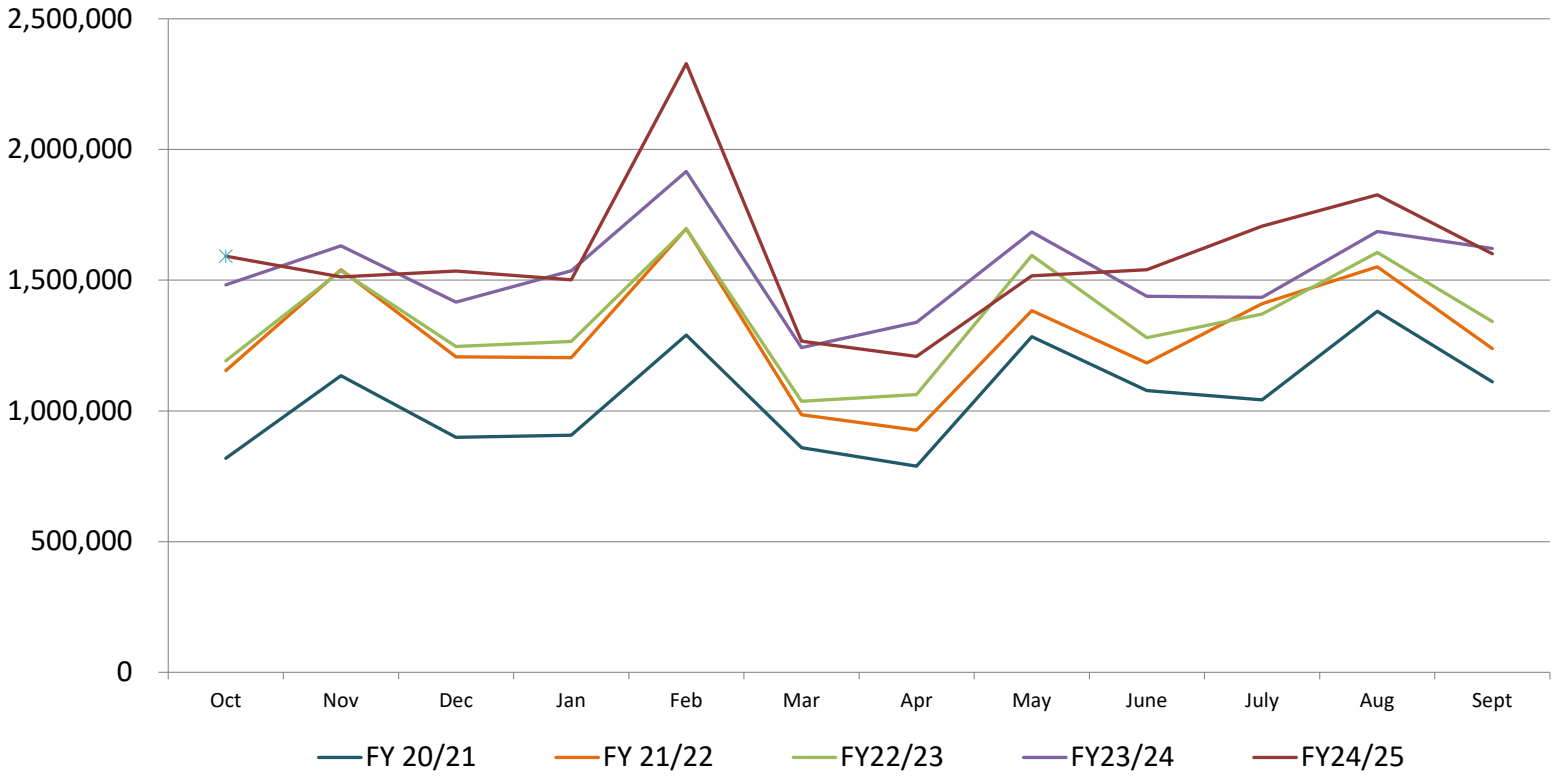


GENERAL FUND

YTD REVENUE % OF ANNUAL BUDGET



Town of Prosper, Texas
Sales Tax Revenue by Month



TOWN OF PROSPER, TEXAS
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DEBT SERVICE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Property Taxes-Delinquent	$ 75,000	$ -	$ 75,000	$ 51,409	$ -	$ 23,591	69%		$ 52,239	-2%
Property Taxes-Current	18,113,251	-	18,113,251	18,042,622	-	70,629	100%	1	15,305,634	18%
Taxes-Penalties	40,000	13,514	53,514	68,199	-	(14,685)	127%		64,974	5%
Interest Income	195,000	-	195,000	206,841	-	(11,841)	106%		250,821	-18%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenues	$ 18,423,251	$ 13,514	$ 18,436,765	$ 18,369,071	$ -	$ 67,694	100%		$ 15,673,667	17%
EXPENDITURES										
Professional Services	$ -	$ -	$ -	$ -	$ -	$ -	0%		$ 2,500	-100%
Bond Administrative Fees	20,000	-	20,000	5,771	1,268	12,961	35%		7,549	-24%
2014 GO Bond Payment	600,000	-	600,000	50,000	-	550,000	8%	3	335,000	-85%
2015 GO Bond Payment	1,436,700	-	1,436,700	1,436,700	-	-	100%		1,365,700	5%
2015 CO Bond Payment	495,000	-	495,000	495,000	-	-	100%		475,000	4%
2016 GO Debt Payment	-	-	-	-	-	-	0%		-	0%
2016 CO Debt Payment	105,000	-	105,000	105,000	-	-	100%		90,000	17%
2017 CO Debt Payment	480,000	-	480,000	480,000	-	-	100%		450,000	7%
2018 GO Debt Payment	160,000	-	160,000	160,000	-	-	100%	2	150,000	7%
2018 CO Debt Payment	520,000	-	520,000	520,000	-	-	100%		500,000	4%
2019 CO Debt Payment	549,266	-	549,266	549,266	-	-	100%		340,022	62%
2019 GO Debt Payment	170,000	-	170,000	170,000	-	-	100%		165,000	3%
2020 CO Debt Payment	430,000	-	430,000	430,000	-	-	100%		265,000	62%
2021 CO Debt Payment	265,000	-	265,000	265,000	-	-	100%		260,000	2%
2021 GO Debt Payment	1,355,000	-	1,355,000	1,355,000	-	-	100%		1,290,000	5%
2022 GO Debt Payment	1,020,000	-	1,020,000	1,020,000	-	-	100%		970,000	5%
2023 GO Debt Payment	1,055,000	-	1,055,000	1,055,000	-	-	100%		2,055,000	-49%
2024 GO Debt Payment	2,100,000	-	2,100,000	2,100,000	-	-	100%			
Bond Interest Expense	8,082,589	-	8,082,589	8,082,588	-	1	100%		6,842,143	18%
Total Expenditures	$ 18,843,555	$ -	$ 18,843,555	$ 18,279,324	$ 1,268	$ 562,962	97%		$ 15,562,914	17%
REVENUE OVER (UNDER) EXPENDITURES	$ (420,304)	$ 13,514	$ (406,790)	$ 89,747					$ 110,753	
Beginning Fund Balance October 1			1,245,232	1,245,232					1,302,520	
Ending Fund Balance Current Month			$ 838,442	$ 1,334,979					$ 1,413,273	

Notes

1 Property taxes are billed in October and the majority of collections occur December through February.

2 Annual debt service payments are made in February and August.

3 Redemption of the remaining $550,000 will be completed in November 2025 (FY2026).

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EAST THOROUGHFARE IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
East Thoroughfare Impact Fees		$ 1,000,000	$ 100,000	$ 1,100,000	$ 1,423,018				
East Thoroughfare Other Revenue		-	-	-	-				
Interest Income		120,000	-	120,000	117,510				
Total Revenues		$ 1,120,000	$ 100,000	$ 1,220,000	$ 1,540,528				
EXPENDITURES									
Developer Reimbursements									
FM 1461 (SH289-CR 165)	$ 385,368	$ 77,074	$ -	$ 77,074	$ 146,060	$ -	$ (68,986)	$ 308,294	$ (68,986)
Cambridge Park Estates	880,361	160,001	-	160,001	24,348	-	135,653	774,795	81,218
Total Developer Reimbursements	$ 1,265,728	$ 237,074	$ -	$ 237,074	$ 170,408	$ -	$ 66,667	$ 1,083,089	$ 12,232
Transfer to Capital Project Fund	$ 1,820,000	$ 2,500,000	$ 29,491	$ 2,529,491	$ 2,529,491		$ 0		$ (709,491)
Total Transfers Out	$ 1,820,000	$ 2,500,000	$ 29,491	$ 2,529,491	$ 2,529,491	$ -	$ 0	$ -	$ (709,491)
Total Expenditures	$ 3,085,728	$ 2,737,074	$ 29,491	$ 2,766,565	$ 2,699,898	$ -	$ 66,667	$ 1,083,089	$ (697,259)
REVENUE OVER (UNDER) EXPENDITURES				$ (1,546,565)	$ (1,159,370)				
Beginning Fund Balance October 1				3,376,848	3,376,848				
Ending Fund Balance Current Month				$ 1,830,283	$ 2,217,478				

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WEST THOROUGHFARE IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
West Thoroughfare Impact Fees		$ 4,500,000	$ -	$ 4,500,000	$ 3,787,799				
West Thoroughfare Other Revenue		-	-	-	-				
Interest Income		200,000	100,000	300,000	359,862				
Total Revenues		$ 4,700,000	$ 100,000	$ 4,800,000	$ 4,147,661				
EXPENDITURES									
Developer Reimbursements									
Parks at Legacy Developer Reimb	$ 6,573,981	$ -	$ -	$ -	$ 1,116,422	$ -	$ (1,116,422)	$ 6,521,933	$ (1,064,374)
Pk Place, Prosper Hills, Prosper Meadow	4,014,469	1,200,000	-	1,200,000	-	-	1,200,000	-	4,014,469
Star Trail Developer Reimb	6,315,000	2,000,000	-	2,000,000	-	-	2,000,000	5,635,232	679,768
Legacy Garden Developer Reimb	3,407,300	1,000,000	-	1,000,000	-	-	1,000,000	485,648	2,921,652
DNT Frontier Retail	2,154,348	800,000	-	800,000	1,262,833	-	(462,833)	-	891,515
Westside Developer Reimb	156,016	86,548	-	86,548	-	-	86,548	69,468	86,548
Total Developer Reimbursements	$ 22,621,114	$ 5,086,548	$ -	$ 5,086,548	$ 2,379,254	$ -	$ 2,707,294	$ 12,712,281	$ 7,529,578
Transfer to Capital Project Fund	$ 5,000,000	$ 5,000,000	$ 29,491	$ 5,029,491	$ 5,029,491		$ 0		$ (29,491)
Total Transfers Out	$ 5,000,000	$ 5,000,000	$ 29,491	$ 5,029,491	$ 5,029,491	$ -	$ 0	$ -	$ (29,491)
Total Expenditures	$ 28,271,114	$ 10,086,548	$ 29,491	$ 10,116,039	$ 7,408,745	$ -	$ 2,707,294	$ 12,712,281	$ 8,150,087
REVENUE OVER (UNDER) EXPENDITURES				$ (5,316,039)	$ (3,261,085)				
Beginning Fund Balance October 1				9,564,029	9,564,029				
Ending Fund Balance Current Month				$ 4,247,990	$ 6,302,944				

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WATER IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Impact Fees Water		$ 3,500,000	$ -	$ 3,500,000	$ 2,750,781				
Interest Income		290,000	-	290,000	336,356				
Total Revenues		$ 3,790,000	$ -	$ 3,790,000	$ 3,087,137				
EXPENDITURES									
Developer Reimbursements									
DNT Frontier Retail	$ 343,542	$ 200,000	$ -	$ 200,000	$ 237,916	$ -	$ (37,916)	$ 54,252	$ 51,374
Star Trail	2,811,923	500,000	-	500,000	-	-	500,000	2,399,731	412,192
Victory at Frontier	215,402	68,031	-	68,031	-	-	68,031	168,869	46,533
Westside Developer Reimb	438,235	222,502	-	222,502	-	-	222,502	215,733	222,502
Pk Place, Prosper Hills, Prosper Meadow	1,406,859	800,000	-	800,000	-	-	800,000	-	1,406,859
Parks at Legacy Developer Reimb	594,140	-	-	-	270,739	-	(270,739)	594,140	(270,739)
Total Developer Reimbursements	$ 5,810,101	$ 1,790,533	$ -	$ 1,790,533	$ 508,656	$ -	$ 1,281,877	$ -	$ 1,868,721
Transfer to Capital Project Fund	$ -	$ 2,000,000	$ 7,309	$ 2,007,309	$ 2,007,309	$ -	$ (0)	$ -	
Total Transfers Out	$ -	$ 2,000,000	$ 7,309	$ 2,007,309	$ 2,007,309	$ -	$ (0)	$ -	$ -
Total Expenditures	$ 5,810,101	$ 3,790,533	$ 7,309	$ 3,797,842	$ 2,515,965	$ -	$ 1,281,877	$ -	$ 1,868,721
REVENUE OVER (UNDER) EXPENDITURES				$ (7,842)	$ 571,172				
Beginning Fund Balance October 1				7,882,804	7,882,804				
Ending Fund Balance Current Month				$ 7,874,962	$ 8,453,976				

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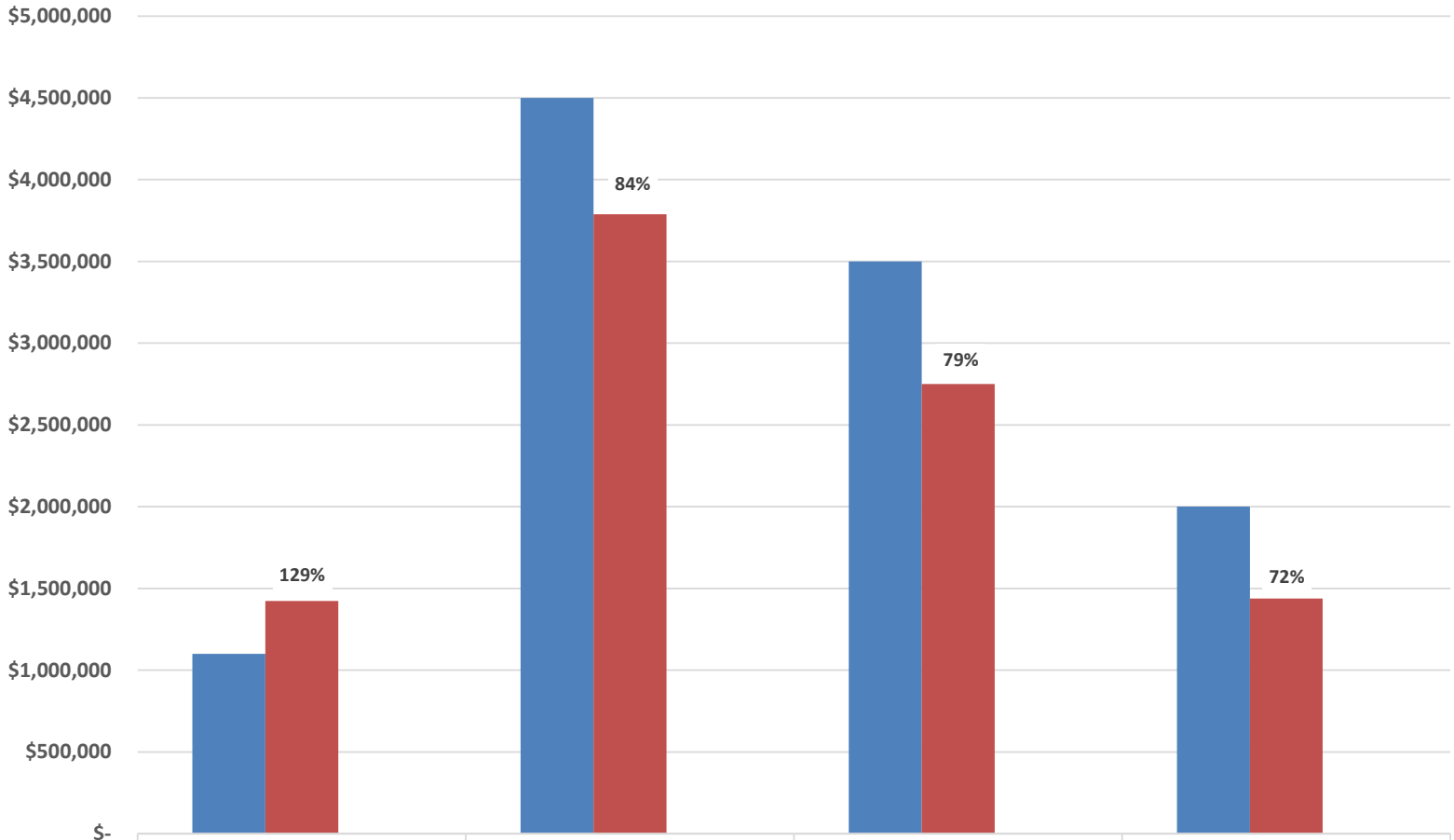
WASTEWATER IMPACT FEES FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Impact Fees Wastewater		$ 2,000,000	$ -	$ 2,000,000	$ 1,437,915				
Interest Income		125,000	5,065	130,065	150,231				
Upper Trinity Equity Fee		300,000	-	300,000	194,000				
Total Revenues		$ 2,425,000	$ 5,065	$ 2,430,065	$ 1,782,146				
EXPENDITURES									
Developer Reimbursements									
LaCima Developer Reimb	$ 228,630	$ 125,000	$ -	$ 125,000	$ -	$ -	$ 125,000	$ 103,630	$ 125,000
Brookhollow Developer Reimb	1,178,194	120,452	-	120,452	-	-	120,452	1,057,742	120,452
All Storage Developer Reimb	204,180	150,000	-	150,000	-	-	150,000	54,180	150,000
Legacy Garden Developer Reimb	274,438	63,274	-	63,274	38,183	-	25,091	211,164	25,091
Pk Place, Prosper Hills, Prosper Meadow	186,169	100,000	-	100,000	-	-	100,000	-	186,169
Total Developer Reimbursements	$ 2,071,611	$ 558,726	$ -	$ 558,726	$ 38,183	$ -	$ 520,543	$ 1,426,716	$ 606,712
Transfer to Capital Project Fund	$ 3,531,622	$ 3,531,622	$ 7,309	$ 3,538,931	$ 3,538,931	$ -	$ (0)	$ -	$ (0)
Total Transfers Out	$ 3,531,622	$ 3,531,622	$ 7,309	$ 3,538,931	$ 3,538,931	$ -	$ (0)	$ -	$ (0)
Total Expenditures	$ 5,603,233	$ 4,090,348	$ 7,309	$ 4,097,657	$ 3,577,114	$ -	$ 520,543	$ 1,426,716	$ 606,712
REVENUE OVER (UNDER) EXPENDITURES				$ (1,667,592)	$ (1,794,969)				
Beginning Fund Balance October 1				4,248,161	4,248,161				
Ending Fund Balance Current Month				$ 2,580,569	$ 2,453,192				

IMPACT FEE REVENUE

YTD Actual to Annual Budget



	EAST THOROUGHFARE	WEST THOROUGHFARE	WATER	WASTEWATER
ANNUAL BUDGET	$1,100,000	4,500,000	$3,500,000	$2,000,000
YTD ACTUAL	$1,423,018	$3,787,799	$2,750,781	$1,437,915
% OF BUDGET	129%	84%	79%	72%

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TIRZ #1 - BLUE STAR

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES									
Impact Fee Revenue:									
Water Impact Fees	$ 50,000	$ (50,000)	$ -	$ 370,692	$ (370,692)	0%		$ 227,708	63%
Wastewater Impact Fees	700,000	50,000	750,000	586,199	163,801	78%		676,146	-13%
East Thoroughfare Impact Fees	50,000	106,476	156,476	389,250	(232,774)	249%		1,546,399	-75%
Property Taxes - Town (Current)	1,269,687	-	1,269,687	1,256,338	13,349	99%		1,108,174	13%
Property Taxes - Town (Rollback)	-	-	-	165,155	(165,155)	0%		486,411	-66%
Property Taxes - County (Current)	268,202	-	268,202	265,382	2,820	99%		231,790	14%
Sales Taxes - Town	1,293,986	-	1,293,986	1,247,893	46,093	96%		1,176,816	6%
Sales Taxes - EDC	1,086,948	-	1,086,948	1,045,110	41,838	96%		985,583	6%
Interest Income	75,000	62,745	137,745	184,173	(46,428)	134%		130,517	41%
Transfer In	-	-	-	-	-	0%		-	0%
Total Revenue	$ 4,793,823	$ 169,221	$ 4,963,044	$ 5,510,193	$ (547,149)	111%		$ 6,569,544	-16%
EXPENDITURES									
Professional Services	$ 6,000	$ -	$ 6,000	$ -	$ 6,000	0%		$ -	0%
Developer Reimbursement	4,787,823	1,273,113	6,060,936	6,066,936	(6,000)	100%		5,096,884	19%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenses	$ 4,793,823	$ 1,273,113	$ 6,066,936	$ 6,066,936	$ -	100%		$ 5,096,884	19%
REVENUE OVER (UNDER) EXPENDITURES			$ (1,103,892)	$ (556,743)				$ 1,472,660	
Beginning Fund Balance October 1			2,542,101	2,542,101				991,447	
Ending Fund Balance Current Month			$ 1,438,209	$ 1,985,358				$ 2,464,107	

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TIRZ #2

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES									
Property Taxes - Town (Current)	$ 117,783	$ -	$ 117,783	$ 114,647	$ 3,136	97%		$ 39,537	190%
Property Taxes - Town (Rollback)	-	-	-	-	-	0%		44,560	-100%
Property Taxes - County (Current)	8,441	15,776	24,217	24,217	(0)	100%		8,270	193%
Sales Taxes - Town	2,000	-	2,000	1,505	495	75%		7,234	-79%
Sales Taxes - EDC	2,000	-	2,000	1,505	495	75%		7,234	-79%
Interest Income	1,500	1,237	2,737	4,201	(1,464)	153%		3,210	31%
Total Revenue	$ 131,724	$ 17,013	$ 148,737	$ 146,076	$ 2,661	98%		$ 110,045	33%
EXPENDITURES									
Professional Services	$ -	$ -	$ -	$ -	$ -	0%		$ -	0%
Developer Reimbursement	131,724	-	131,724	-	131,724	0%		110,272	-100%
Transfers Out	-	-	-	-	-	0%		-	0%
Total Expenditures	$ 131,724	$ -	$ 131,724	$ -	$ 131,724	0%		$ 110,272	-100%
REVENUE OVER (UNDER) EXPENDITURES			$ 17,013	$ 146,076				$ (227)	
Beginning Fund Balance October 1			25,751	25,751				25,650	
Ending Fund Balance Current Month			$ 42,764	$ 171,827				$ 25,423	

TOWN OF PROSPER, TEXAS
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CRIME CONTROL AND PREVENTION SPECIAL PURPOSE DISTRICT

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sales Tax - Town	$ 3,478,456	$ (274,612)	$ 3,203,844	$ 3,113,663	$ -	$ 90,181	97%		$ 3,021,743	3%
Interest Income	1,200	6,405	7,605	11,576	-	(3,971)	152%		252	4487%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 3,479,656	$ (268,207)	$ 3,211,449	$ 3,125,239	$ -	$ 86,210	97%		$ 3,021,995	3%
EXPENDITURES										
Personnel	$ 3,344,835	$ -	$ 3,344,835	$ 3,472,934	$ -	$ (128,099)	104%	1	$ 3,031,617	15%
Other	1,200	-	1,200	1,930	-	(730)	161%		10,730	-82%
Total Expenditures	$ 3,346,035	$ -	$ 3,346,035	$ 3,474,864	$ -	$ (128,829)	104%		$ 3,042,347	14%
REVENUE OVER (UNDER) EXPENDITURES	$ 133,621	$ (268,207)	$ (134,586)	$ (349,624)					$ (20,352)	
Beginning Fund Balance October 1			398,065	398,065					422,055	
Ending Fund Balance Current Month			$ 263,479	$ 48,441					$ 401,703	

Notes

1 Payroll costs have been transferred to each SPD for fiscal year 2025.

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FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES SPECIAL PURPOSE DISTRICT

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sales Tax - Town	$ 3,478,456	$ (242,438)	$ 3,236,018	$ 3,130,843	$ -	$ 105,175	97%		$ 3,023,429	4%
Interest Income	1,200	-	1,200	1,721	-	(521)	143%		4,947	-65%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 3,479,656	$ (242,438)	$ 3,237,218	$ 3,132,564	$ -	$ 104,654	97%		$ 3,028,376	3%
EXPENDITURES										
Personnel	$ 3,541,860	$ -	$ 3,541,860	$ 3,488,574	$ -	$ 53,286	98%	1	$ 3,081,905	13%
Other	2,400	-	2,400	1,930	-	470	80%		10,730	-82%
Total Expenditures	$ 3,544,260	$ -	$ 3,544,260	$ 3,490,504	$ -	$ 53,756	98%		$ 3,092,635	13%
REVENUE OVER (UNDER) EXPENDITURES	$ (64,604)	$ (242,438)	$ (307,042)	$ (357,940)					$ (64,259)	
Beginning Fund Balance October 1			382,940	382,940					455,295	
Ending Fund Balance Current Month			$ 75,898	$ 25,000					$ 391,036	

Notes

1 Payroll costs have been transferred to each SPD for fiscal year 2025.

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PARK DEDICATION AND IMPROVEMENT FUNDS

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Park Dedication Fees	$ 600,000	$ 703,972	$ 1,303,972	$ 1,303,973	$ -	$ (1)	100%		$ 909,971	43%
Park Improvement Fees	800,000	323,484	1,123,484	1,324,020	-	(200,536)	118%		761,210	74%
Interest - Park Dedication	36,000	7,728	43,728	55,870	-	(12,142)	128%		41,223	36%
Interest - Park Improvement	38,000	-	38,000	27,708	-	10,292	73%		40,764	-32%
Contributions/Grants	-	-	-	-	-	-	0%		-	0%
Transfers In	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 1,474,000	$ 1,035,184	$ 2,509,184	$ 2,711,571	$ -	$ (202,387)	108%		$ 1,753,169	55%
EXPENDITURES										
Transfers Out - Park Dedication	$ 1,810,050	$ -	$ 1,810,050	$ 1,115,050	$ -	$ 695,000	62%		$ -	0%
Park Dedication	-	-	-	-	-	-	0%		-	0%
Transfers Out - Park Improvement	465,000	50,000	515,000	465,000	-	50,000	90%		-	0%
Park Improvement	50,000	(50,000)	-	-	47,174	(47,174)	0%		-	0%
Total Expenditures	$ 2,325,050	$ -	$ 2,325,050	$ 1,580,050	$ 47,174	$ 697,826	70%		$ -	0%
REVENUE OVER (UNDER) EXPENDITURES	$ (851,050)	$ 1,035,184	$ 184,134	$ 1,131,521					$ 1,753,169	
Beginning Fund Balance October 1			1,232,192	1,232,192					2,316,978	
Ending Fund Balance Current Month			$ 1,416,326	$ 2,363,713					$ 4,070,147	

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SPECIAL REVENUE FUNDS

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Interest Income	$ 52,550	$ 1,068	$ 53,618	$ 316,379	$ -	$ (262,761)	590%		$ 110,653	186%
Interest Income CARES/ARPA Funds	-	-	-	-	-	-	0%		114,018	-100%
Police Donation Revenue	15,500	23,169	38,669	26,709	-	11,960	69%		19,721	35%
Cash Seizure Forfeit	-	-	-	16,663	-	(16,663)	0%		16,378	2%
Fire Donation Revenue	15,500	-	15,500	16,828	-	(1,328)	109%		18,656	-10%
Child Safety Revenue	28,000	-	28,000	28,816	-	(816)	103%		29,403	-2%
Court Technology Revenue	8,198	2,774	10,972	13,372	-	(2,400)	122%		10,217	31%
Court Security Revenue	8,525	4,930	13,455	16,385	-	(2,930)	122%		12,405	32%
Municipal Jury revenue	-	340	340	400	-	(60)	118%		249	60%
Tree Mitigation	300,000	-	300,000	56,858	-	243,143	19%		204,694	-72%
Escrow Income	-	-	-	10,000	-	(10,000)	0%		167,514	-94%
LEOSE Revenue	3,000	7,288	10,288	10,288	-	(0)	100%		8,756	18%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 431,273	$ 39,569	$ 470,842	$ 512,698	$ -	$ (41,856)	109%		$ 712,664	-28%
EXPENDITURES										
Police Donation Expense	$ 5,000	$ 14,859	$ 19,859	$ 18,848	$ -	$ 1,011	95%		$ 26,109	-28%
Police Seizure Expense	12,995	-	12,995	13,830	-	(835)	106%		4,195	230%
Fire Donation Expense	10,000	25,000	35,000	34,342	-	658	98%		3,140	994%
Child Safety Expense	3,000	-	3,000	695	-	2,306	23%		2,162	-68%
Court Technology Expense	10,000	(10,000)	-	-	-	-	0%		-	0%
Court Security Expense	16,860	(15,000)	1,860	-	-	1,860	0%		-	0%
Tree Mitigation Expense	-	-	-	-	-	-	0%		-	0%
LEOSE Expenditure	6,500	-	6,500	2,725	-	3,775	42%		3,955	-31%
Transfer Out (Escrow Funds)	-	-	-	-	-	-	0%		167,514	-100%
Transfer Out (Tree Mitigation)	1,150,000	-	1,150,000	1,150,000	-	-	100%		200,000	475%
Total Expenses	$ 1,214,355	$ 14,859	$ 1,229,214	$ 1,220,441	$ -	$ 8,773	99%		$ 407,076	200%
REVENUE OVER (UNDER) EXPENDITURES	$ (783,082)	$ 24,710	$ (758,372)	$ (707,742)					$ 305,588	
Beginning Fund Balance October 1			2,296,614	2,296,614					2,104,365	
Ending Fund Balance Current Month			$ 1,538,242	$ 1,588,872					$ 2,409,953	

Notes

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HOTEL OCCUPANCY TAX FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sales Taxes	$ 57,125	$ -	$ 57,125	$ -	$ -	$ 57,125	0%		$ -	0%
Interest Income	2,000	-	2,000	-	-	2,000	0%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 59,125	$ -	$ 59,125	$ -	$ -	$ 59,125	0%		$ -	0%
EXPENDITURES										
Personnel	$ -	$ -	$ -	$ -	$ -	$ -	0%		$ -	0%
Development Agreement	28,563	-	28,563	-	-	28,563	0%		-	0%
Other	-	-	-	-	-	-	0%		-	0%
Total Expenditures	$ 28,563	$ -	$ 28,563	$ -	$ -	$ 28,563	0%		$ -	0%
REVENUE OVER (UNDER) EXPENDITURES	$ 30,562	$ -	$ 30,562	$ -					$ -	
Beginning Fund Balance October 1			-	-					-	
Ending Fund Balance Current Month			$ 30,562	$ -					$ -	

Notes

The Town's first hotel was expected to open in May 2025.

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WATER-SEWER FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Water Charges for Services	$ 24,470,841	$ 8,110	$ 24,478,951	$ 22,424,563	$ -	$ 2,054,388	92%	1	$ 21,217,310	6%
Sewer Charges for Services	14,674,289	(1,106,032)	13,568,257	13,893,388	-	(325,131)	102%		11,365,618	22%
Licenses, Fees & Permits	377,705	48,261	425,966	492,434	-	(66,468)	116%		470,004	5%
Utility Billing Penalties	186,900	27,183	214,083	268,455	-	(54,372)	125%		234,715	14%
Interest Income	510,000	(60,000)	450,000	460,237	-	(10,237)	102%		582,382	-21%
Other	3,224,690	(2,645,500)	579,190	684,955	-	(105,765)	118%		686,432	0%
Transfer In	-	-	-	-	-	-	0		-	0%
Total Revenues	$ 43,444,425	$ (3,727,978)	$ 39,716,447	$ 38,224,033	$ -	$ 1,492,414	96%		$ 34,556,461	11%
EXPENDITURES										
Administration	$ 1,063,187	$ 9,500	$ 1,072,687	$ 1,262,988	$ 13,771	$ (204,072)	119%		$ 1,428,361	-12%
Debt Service	6,753,424	-	6,753,424	7,058,056	382	(305,014)	105%	2	4,867,843	45%
Water Purchases	13,563,295	-	13,563,295	13,879,634	-	(316,339)	102%		12,567,118	10%
Sewer Management Fee	5,270,599	-	5,270,599	5,815,467	-	(544,868)	110%		4,924,570	18%
Franchise Fee	1,136,854	-	1,136,854	1,136,854	-	-	100%		990,801	15%
Public Works	9,601,940	(19,600)	9,582,340	8,531,124	48,798	1,002,419	90%		7,841,589	9%
Transfer Out	1,218,340	-	1,218,340	1,517,507	-	(299,167)	125%		5,658,707	-73%
Total Expenses	$ 38,607,639	$ (10,100)	$ 38,597,539	$ 39,201,630	$ 62,951	$ (667,042)	102%		$ 38,278,989	2%
REVENUE OVER (UNDER) EXPENDITURES	$ 4,836,786	$ (3,717,878)	$ 1,118,908	$ (977,597)					$ (3,722,528)	
Beginning Working Capital October 1			12,399,855	12,399,855					18,777,035	
Ending Working Capital			$ 13,518,763	$ 11,422,258					$ 15,054,507	

Notes

1 Cooler summer weather and slowed account growth have led to lower than expected water consumption.
2 Annual debt service payments are made in February and August.
3 Minimum Ending Working Capital balance for FY25 = $9,349,700 (25%).
4 Despite expenses exceeding revenues, the revenue bonds coverage ratio remains compliant.

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WATER-SEWER FUND

	Sep-25		Sep-24		Growth %
	WATER	SEWER	WATER	SEWER	Change
# of Accts Residential	14,139	13,439	13,541	12,842	4.53%
# of Accts Commercial	512	467	461	415	11.76%
Consumption-Residential	266,544,680	96,298,208	331,123,600	93,778,670	-14.61%
Consumption-Commercial	38,309,460	23,998,320	42,998,650	19,864,690	-0.88%
Consumption-Commercial Irrigation	57,006,400		73,843,600		-22.80%
Avg Total Res Water Consumption	18,840		24,400		-22.79%
Billed ($) Residential	$ 1,897,547	$ 988,016	$ 2,268,029	$ 822,518	-16.33%
Billed ($) Commercial	$ 391,353	$ 240,817	$ 399,731	$ 171,264	-2.10%
Billed ($) Commercial Irrigation	$ 557,547		$ 688,405		-19.01%
Total Billed ($)	$ 2,846,447	$ 1,228,833	$ 3,356,164	$ 993,781	-6.31%

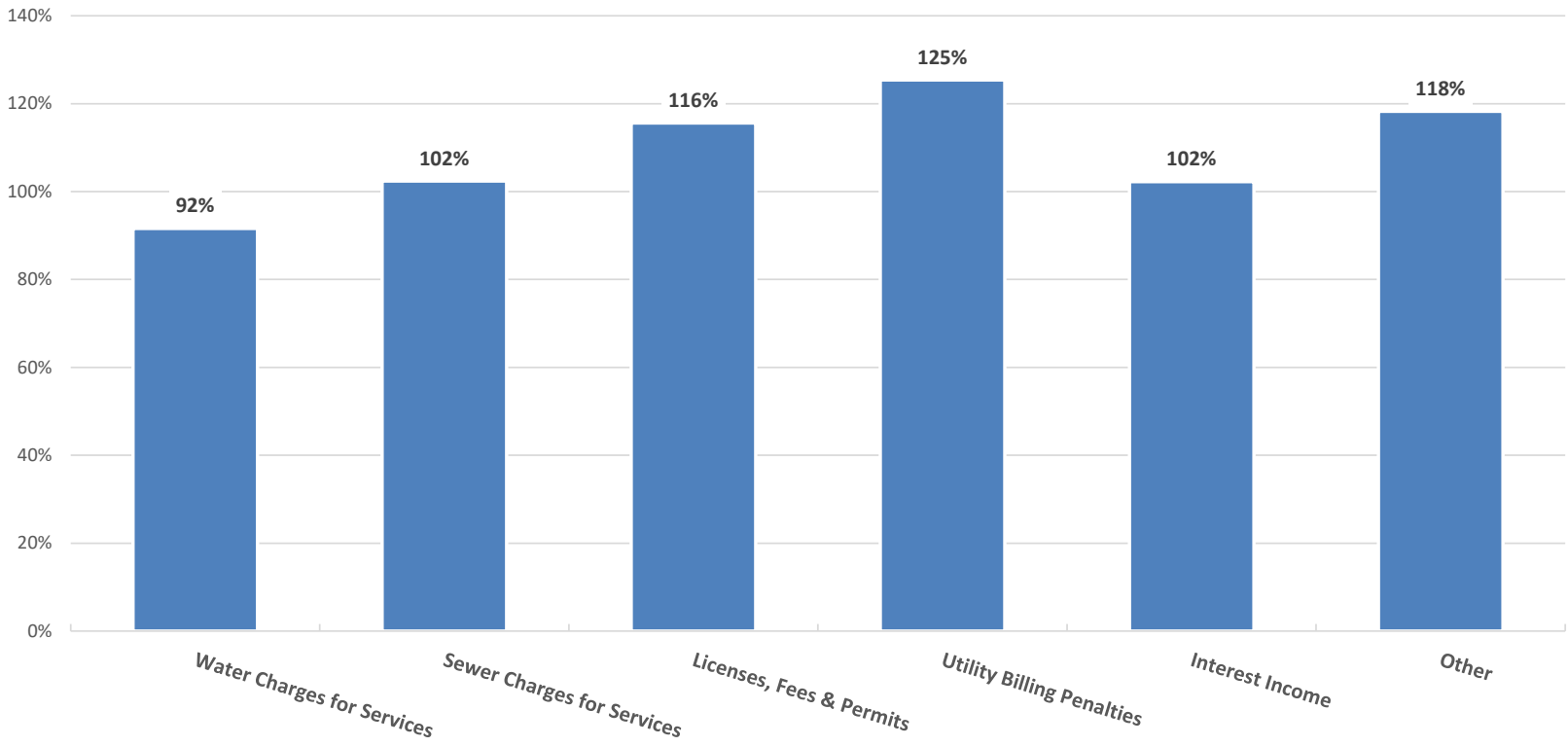
	FY2025			FY2024		
Month	**Avg. Temp (°F)**	**# Rain Days**	**Rainfall (in)**	**Avg. Temp (°F)**	**# Rain Days**	**Rainfall (in)**
October	75°	1	0.41	68°	8	11.30
November	61°	9	4.09	58°	2	0.57
December	61°	13	5.91	53°	5	4.09
January	43°	6	5.94	43°	10	3.86
February	49°	10	2.12	58°	5	1.56
March	64°	7	1.31	61°	12	6.57
April	69°	10	4.65	69°	9	9.07
May	74°	10	6.07	77°	11	9.71
June	82°	6	3.09	84°	5	4.35
July	85°	11	2.58	85°	8	1.84
August	85°	4	2.97	89°	2	0.96
September	81°	6	3.08	79°	6	3.02
Annual		**93**	**42.22**		**83**	**56.90**

Weather Data: https://www.wunderground.com/history/monthly/KDAL/date/2025-08

Average Total Residential Water Consumption by Month				
Month	**FY2025**	**FY2024**	**Five Year Average**	**Cumulative Average**
October	17,490	19,061	17,751	17,751
November	14,260	10,540	10,991	28,742
December	9,080	8,003	7,405	36,148
January	6,340	7,400	6,862	43,009
February	6,090	6,200	6,344	50,487
March	6,308	7,600	6,669	56,023
April	10,638	8,900	9,246	65,269
May	11,310	9,510	11,778	77,046
June	13,536	10,310	12,720	89,767
July	15,430	22,740	18,856	108,623
August	19,802	22,120	22,856	131,478
September	18,840	24,400	20,423	151,902
TOTAL (gal)	**149,124**	**162,724**	**151,902**	

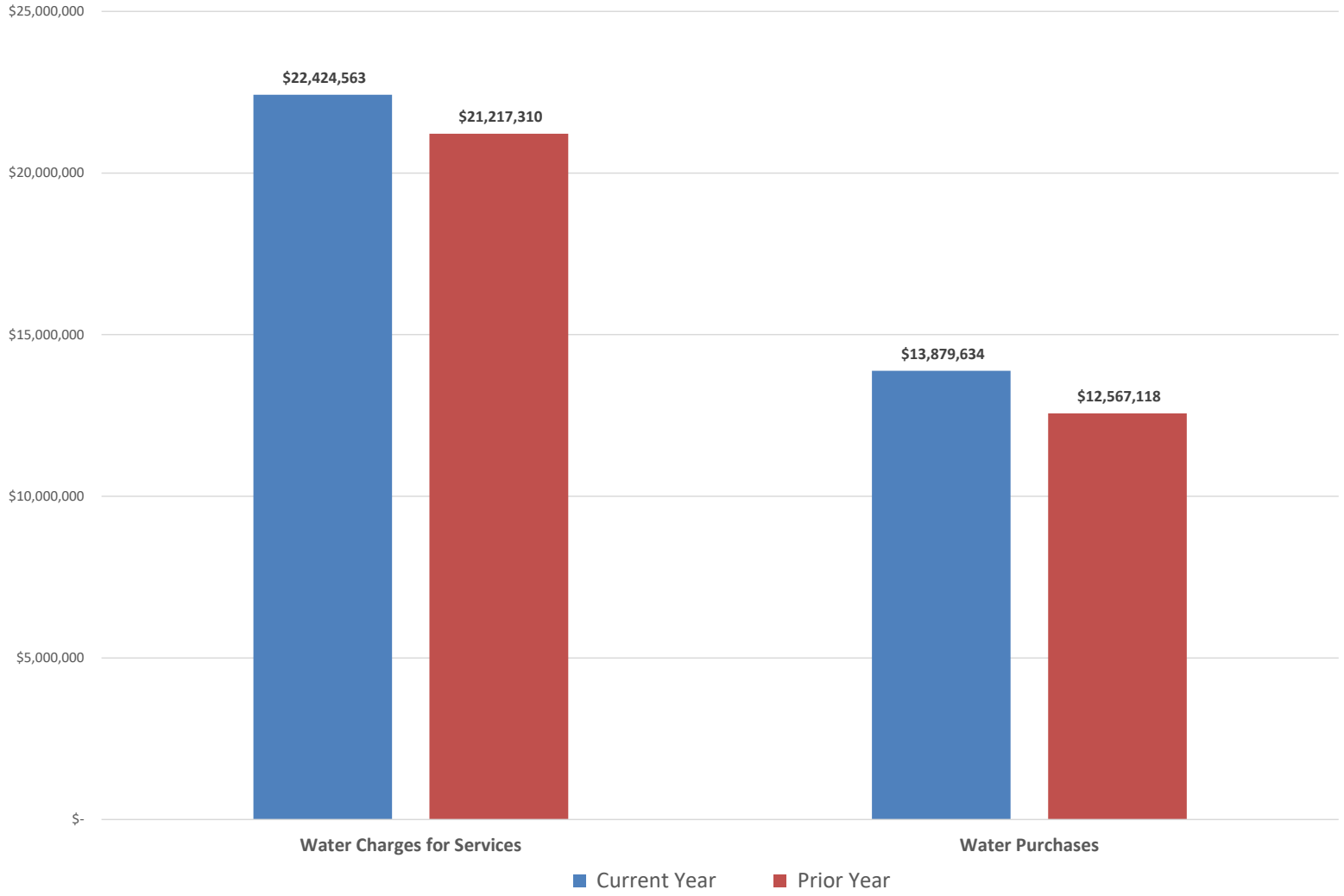
WATER SEWER FUND

REVENUE YTD % OF ANNUAL BUDGET



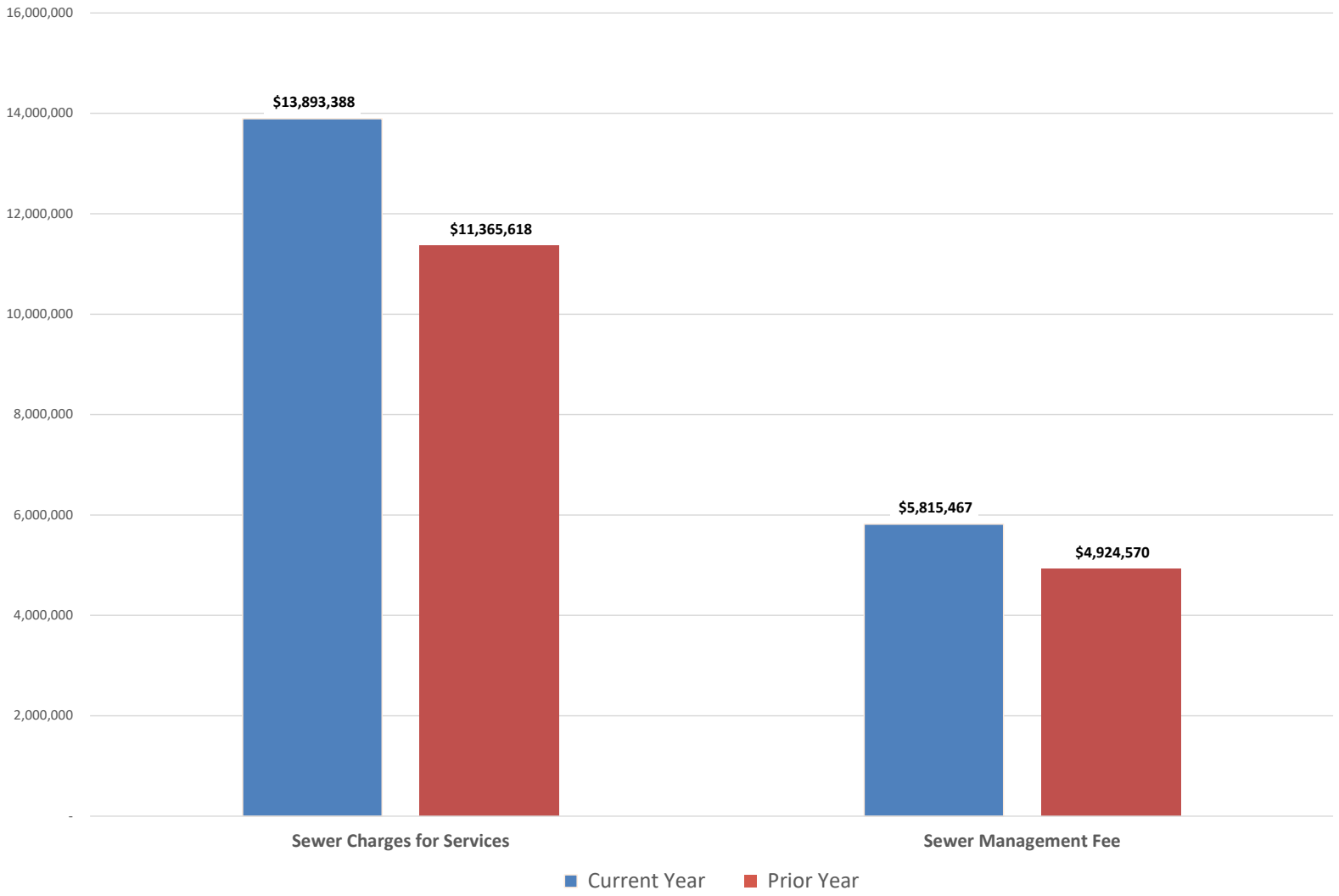
WATER REVENUE AND EXPENSE

Current YTD to Prior Year YTD Actual Comparison



SEWER REVENUE AND EXPENSE

Current YTD to Prior Year YTD Actual Comparison



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STORMWATER DRAINAGE UTILITY FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Storm Drainage Utility Fee	$ 950,000	$ 38,440	$ 988,440	$ 987,131	$ -	$ 1,309	100%		$ 936,402	5%
Drainage Review Fee	3,500	-	3,500	-	-	3,500	0%		3,150	-100%
Interest Income	8,000	-	8,000	9,098	-	(1,098)	114%		13,079	-30%
Other Revenue	-	-	-	-	-	-	0%		-	0%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenue	$ 961,500	$ 38,440	$ 999,940	$ 996,229	$ -	$ 3,711	100%		$ 952,630	5%
EXPENDITURES										
Personnel Services	$ 426,032	$ -	$ 426,032	$ 420,488	$ -	$ 5,544	99%		$ 324,332	30%
Debt Service	215,263	-	215,263	200,331	-	14,932	93%	2	219,463	-9%
Operating Expenditures	49,117	43,350	92,467	28,921	391	63,155	32%		43,937	-34%
Capital	177,812	110,938	288,750	159,669	-	129,081	55%		-	0%
Transfers Out	107,996	73,667	181,663	207,996	-	(26,333)	114%	1	338,395	-39%
Total Expenses	$ 976,220	$ 227,955	$ 1,204,175	$ 1,017,405	$ 391	$ 186,379	85%		$ 926,126	10%
REVENUE OVER (UNDER) EXPENDITURES	$ (14,720)	$ (189,515)	$ (204,235)	$ (21,176)					$ 26,504	
Beginning Working Capital October 1			251,393	251,393					380,410	
Ending Working Capital Current Month			$ 47,158	$ 230,217					$ 406,914	

Notes

1 Capital project funds are transferred as needed; General fund transfers are made monthly.

2 Annual debt service payments are made in February and August.

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SOLID WASTE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Sanitation Charges for Services	$ 3,295,173	$ -	$ 3,295,173	$ 3,727,083	$ -	$ (431,910)	113%		$ 2,961,117	26%
Interest Income	4,500	1,635	6,135	8,410	-	(2,275)	137%		6,762	24%
Transfer In	-	-	-	-	-	-	0%		-	0%
Total Revenues	$ 3,299,673	$ 1,635	$ 3,301,308	$ 3,735,494	$ -	$ (434,186)	113%		$ 2,967,879	26%
EXPENDITURES										
Administration	$ 96,753	$ -	$ 96,753	$ 69,518	$ -	$ 27,235	72%		$ 64,422	8%
Sanitation Collection	2,830,789	-	2,830,789	3,249,597	-	(418,808)	115%		2,717,717	20%
Capital Expenditure	-	-	-	-	-	-	0%		1,933,413	-100%
Debt Service	257,501	-	257,501	257,500	-	1	100%		137,500	87%
Transfer Out	-	-	-	-	-	-	0%		-	0%
Total Expenses	$ 3,185,043	$ -	$ 3,185,043	$ 3,576,616	$ -	$ (391,573)	112%		$ 4,853,053	-26%
REVENUE OVER (UNDER) EXPENDITURES	$ 114,630	$ 1,635	$ 116,265	$ 158,878					$ (1,885,173)	
Beginning Working Capital October 1			120,426	120,426					5,985	
Ending Working Capital			$ 236,691	$ 279,304					$ (1,879,188)	

Notes

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VEHICLE AND EQUIPMENT REPLACEMENT FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Grant Revenue	$ -	$ -	$ -	$ -	$ -	$ -	0%		$ -	0%
Other Reimbursements	150,000	-	150,000	22,325	-	127,675	15%		-	0%
Interest Income	250,000	-	250,000	233,763	-	16,237	94%		294,584	-21%
Charges for Services	1,572,064	(524,022)	1,048,042	-	-	1,048,042	0%	1	1,478,966	-100%
Auction Proceeds	-	-	-	158,050	-	(158,050)	0%		-	0%
Total Revenue	$ 1,972,064	$ (524,022)	$ 1,448,042	$ 414,138	$ -	$ 1,033,904	29%		$ 1,773,550	-77%
EXPENDITURES										
Vehicle Replacement	$ 1,866,493	$ (266,764)	$ 1,599,729	$ 1,624,646	$ 614,883	$ (639,801)	140%		$ 773,371	110%
Equipment Replacement	526,908	21,234	548,142	727,578	-	(179,436)	133%		387,279	88%
Technology Replacement	145,200	(145,200)	-	-	-	-	0%		59,925	-100%
Total Expenditures	$ 2,538,601	$ (390,730)	$ 2,147,871	$ 2,352,225	$ 614,883	$ (819,237)	138%		$ 1,220,574	93%
REVENUE OVER (UNDER) EXPENDITURES	$ (566,537)	$ (133,292)	$ (699,829)	$ (1,938,087)					$ 552,975	
Beginning Fund Balance October 1			16,755,136	16,755,136					8,477,146	
Ending Fund Balance Current Month			$ 16,055,307	$ 14,817,049					$ 9,030,121	

Notes

1 May was the last monthly VERF contribution.

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HEALTH INSURANCE FUND

	Original Budget	Budget Adjustment	Amended Budget	Current Year YTD Actual	Current Year Encumbrances	Current Remaining Budget Balance	YTD Percent	Note	Prior Year YTD Actual	Change from Prior Year
REVENUES										
Health Charges	$ 5,142,517	$ 471,480	$ 5,613,997	$ 4,911,133	$ -	$ 702,864	87%		$ 4,480,270	10%
Cobra and Stop Loss Reimbursements	300,000	554,160	854,160	950,426	-	(96,266)	111%		203,356	367%
Interest Income	20,000	(16,000)	4,000	2,876	-	1,124	72%		34,341	-92%
Transfers In	-	1,100,000	1,100,000	1,997,807	-	(897,807)	182%			
Total Revenue	$ 5,462,517	$ 2,109,640	$ 7,572,157	$ 7,862,243	$ -	$ (290,086)	104%		$ 4,717,967	67%
EXPENDITURES										
Contractual Services	$ 176,000	$ (53,500)	$ 122,500	$ 139,504	$ -	$ (17,004)	114%		$ 137,859	1%
Employee Health Insurance	5,196,948	1,965,024	7,161,972	7,870,779	-	(708,807)	110%	1	5,006,880	57%
Total Expenditures	$ 5,372,948	$ 1,911,524	$ 7,284,472	$ 8,010,283	$ -	$ (725,811)	110%		$ 5,144,739	56%
REVENUE OVER (UNDER) EXPENDITURES	$ 89,569	$ 198,116	$ 287,685	$ (148,040)					$ (426,772)	
Beginning Fund Balance October 1			148,135	148,135					609,058	
Ending Fund Balance Current Month			$ 435,820	$ 95					$ 182,286	

Notes

1 The Town has experienced several large claims. Some are subject to stop loss reimbursement while others are just under the threshold.
2 The Health Fund deficit will be addressed by the mid-year re-estimate (tranfers-in) of the FY25-26 budget.

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CAPITAL PROJECTS FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
REVENUES									
Grants		$ 2,378,000	$ -	$ 2,378,000	$ -				
Property Taxes-Delinquent		-	-	-	-				
Property Taxes-Current		9,600,000	-	9,600,000	9,600,000				
Taxes-Penalties		-	-	-	-				
Contributions/Interlocal Revenue		-	-	-	3,605,751				
Bond Proceeds		19,450,000	-	19,450,000	19,616,779				
Interest Income		3,000,000	(1,800,000)	1,200,000	3,427,962				
Other Revenue		-	-	-	-				
Transfers In - Tree Mitigation		-	1,150,000	1,150,000	1,150,000				
Transfers In - Impact Fee Funds		-	7,500,000	7,500,000	7,558,982				
Transfers In - Escrows		-	500,000	500,000	-				
Transfers In - Park Dedication/Improvement		-	1,580,050	1,580,050	1,580,050				
Total Revenues		$ 34,428,000	$ 8,930,050	$ 43,358,050	$ 46,539,523				
EXPENDITURES									
Street & Traffic Projects									
Street Projects									
Frontier Parkway (BNSF Overpass)	$ 88,993	$ -	88,993	$ 88,993	$ 34,008	$ 70,060	$ (15,076)	$ -	$ (15,076)
First St (DNT to Coleman)	24,786,567	-	(28,500)	24,758,067	318,198	41,794	24,398,076	3,148,264	21,278,312
Coit Rd (First-Frontier) 4 Lns	27,789,900	20,000,000	-	27,789,900	104,946	11,376,135	16,308,819	1,790,055	14,518,764
DNT Main Lane (US 380 - FM 428)	7,671,186	5,114,124	-	7,671,186	2,557,062	-	5,114,124	-	5,114,124
Prosper Trail (Coit-Custer) 2	-	-	-	-	10,625	-	-	-	-
Gee Road (First Street - Windsong)	5,414,933	-	(4,927,692)	487,242	-	-	487,242	4,927,692	487,242
First Street (Elem-DNT) 4 Lanes	31,604,929	709,000	-	31,604,929	10,661,363	668,640	20,274,925	20,697,265	(422,339)
First St (Coit-Custer) 4 Lanes	27,269,101	-	(500,000)	26,769,101	856,437	17,000	25,895,665	25,515,599	880,066
Preston Road / First Street Dual Left Turns	900,000	-	-	900,000	-	22,077	877,923	71,523	806,400
Craig Street (Preston-Fifth)	750,000	300,000	-	750,000	318,592	54,443	376,965	381,053	(4,087)
Coleman (Gorgeous - Prosper Trail)	1,500,000	-	-	1,500,000	2,106,615	195,568	(802,183)	741,017	(1,543,200)
Coleman (Prosper Trail - PHS)	2,220,000	1,500,000	-	2,220,000	160	-	2,219,840	100	2,219,740
Legacy (Prairie - First Street)	11,425,000	800,000	-	11,425,000	1,896,211	(0)	9,528,789	8,275,307	1,253,481
Teel Parkway (US 380 - First Street Rd) NB 2 Lanes	5,850,000	-	-	5,850,000	1,154,953	16,169	4,678,877	4,896,723	(217,846)
Parvin (FM 1385 - Legacy)	500,000	-	-	500,000	-	-	500,000	500,000	-
Street Impact Fee Analysis	-	-	-	-	57,110	1,871	(58,982)	-	(58,982)
US 380 Deceleration Lanes - Denton County	500,000	-	-	500,000	-	-	500,000	43,600	456,400
Safety Way	800,000	-	-	800,000	454,085	-	345,915	-	345,915
Gorgeous/McKinley	700,000	-	-	700,000	608,940	-	91,060	-	91,060
First Street (Coleman)	2,500,000	2,000,000	-	2,500,000	30,159	76,689	2,393,152	468,049	1,925,103
Gee Road (US 380--FM 1385)	3,900,000	1,700,000	-	3,900,000	575,020	163,502	3,161,479	975,019	2,186,460
Frontier (Legacy-DNT)	300,000	-	-	300,000	-	-	300,000	300,000	-
Star Trail, Phase 5: Street Repairs	1,450,000	-	-	1,450,000	-	300,000	1,150,000	-	1,150,000
Prosper Trail (Coit - Custer) - 2 WB lanes	1,400,000	500,000	-	1,400,000	548,955	184,822	666,223	29,223	637,000
Windsong Parkway/US 380 Dual Left T	152,800	-	-	152,800	60,018	11,020	81,762	12,400	69,362
Legacy Drive (Prosper Tr. to P)	10,000	-	10,000	10,000	167	-	9,833		9,833
Coleman St (First-Georgeous)	660,000	-	-	660,000	271,372	278,698	109,930	110,530	(600)
Teel Parkway (First-Freeman)	800,000	-	-	800,000	619,664	235,847	(55,510)	-	(55,510)
Legacy (First St. - Prosper Tr	200,000	200,000	-	200,000	-	-	200,000	-	200,000
Legacy (First St. - Prosper Tr	550,000	550,000	-	550,000	-	-	550,000	-	550,000
Prosper Trail (Legacy - DNT)	1,200,000	1,200,000	-	1,200,000	244,991	736,009	219,000	-	219,000
Roundabout Peer Review and Tho	28,500	-	-	28,500	24,038	4,463	-	-	-
Prairie Dr Accelerated Opening	27,167	-	-	27,167	27,166	-	1	-	1
West Gorgeous (McKinley-Coleman)	230,000		230,000	230,000	84,128	138,868	7,004	-	7,004
Whitley Place Medians (1st St)	15,000	-	-	15,000	15,000	-	-	-	-
Unprogrammed Future Projects	800,000	800,000	(328,993)	471,007	-	-	471,007	-	471,007

TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
September 30, 2025

CAPITAL PROJECTS FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
Traffic Projects									
Fifth Street Quiet Zone	500,000	-	-	500,000	-	-	500,000	-	500,000
Traffic Signal - Fishtrap & Artesia Boulevard	525,000	460,000	-	525,000	93,486	203,950	227,564	32,350	195,214
Median Lighting US 380 (Mahard-Lovers)	300,000	-	-	300,000	-	-	300,000	-	300,000
Traffic Signal - DNT/Frontier	281,500	-	-	281,500	197,435	56,637	27,428	16,125	11,303
Traffic Signal - Teel Pkway & Prairie Drive	525,000	460,000	-	525,000	15,504	1,666	507,831	23,800	484,031
Traffic Signal Acacia Parkway/Gee R	503,480	-	146,874	650,354	607,034	18,680	24,640	38,339	(13,699)
Traffic Signal First Street/Legacy	578,333	-	-	578,333	230,815	745,311	(397,793)	16,133	(413,926)
Opticom Repair/ Installation	-	-	-	-	75,597	6,960	(82,557)	-	(82,557)
Gee/Lockwood Pedestrian Hybrid	259,200	-	-	259,200	97,400	234,323	(72,523)	16,250	(88,773)
First/Copper Canyon Pedestrian	259,200	-	-	259,200	92,617	211,787	(45,204)	16,250	(61,454)
First/Chaucer Pedestrian Hybri	259,200	-	-	259,200	90,408	199,316	(30,524)	16,250	(46,774)
Tr. Signal (Denton-Fishtrap)	349,500	-	40,928	390,428	335,264	4,710	50,454	38,000	(28,474)
Traffic Improvement Projects	1,500,000	1,500,000	(187,802)	1,312,198	-	-	1,312,198	-	1,500,000
Traffic Signal Comunications Program Ph 2	495,000	495,000	-	495,000	-	-	495,000	-	495,000
Traffic Signal - Legacy & Prai	525,000	525,000	-	525,000	-	-	525,000	-	525,000
School Zone Flashers	-	-	-	-	140,544	-	(140,544)	-	(140,544)
Traffic Equipment	-	-	-	-	15,928	-	(15,928)	-	(15,928)
Capital Expenditures	-	-	-	-	-	-	-	-	-
Total Street & Traffic Projects	$ 170,854,490	$ 38,813,124	$ (5,456,192)	$ 165,069,306	$ 25,632,014	$ 16,277,014	$ 123,170,903	$ 73,096,915	$ 55,677,053
Park Projects									
Neighborhood Park									
Windsong Park #3	$ 750,000	$ -	$ (400,000)	$ 350,000	$ -	$ -	$ 350,000	$ -	$ 350,000
Lakewood Preserve, Phase 2	5,587,255	485,000	-	5,587,255	962,184	29,313	4,595,759	4,577,929	17,829
Downtown Park (Broadway/ Parvin)	1,158,240	750,000	-	1,158,240	53,673	8,612	1,095,955	43,415	1,052,540
Pecan Grove Park, Trail - Grant Matching	248,798	248,798	54,940	303,738	169,738	-	134,001	-	134,001
Playground Shade Structures (Various)	160,000	160,000	-	160,000	158,923	-	1,077	-	1,077
Whitley Place Meadow Park - Grant Matching	218,130	218,130	(100,130)	118,000	-	-	118,000	-	118,000
Trails									
Doe Branch Trail Connections	2,184,000	500,000	-	2,184,000	48,529	113,148	2,022,323	75,582	1,946,741
Various Hike and Bike Trails	580,680	-	(512,000)	68,680	-	-	68,680	-	68,680
Downtown Improvements									
Downtown Improvements	1,553,389	1,000,000	(319,806)	1,233,583	180,561	128,913	924,109	8,508	915,601
Downtown Monumentation	66,500	-	-	66,500	98,231	390	(32,121)	66,110	(98,231)
Prosper Parking Lot and Alley Improvements	122,500	-	-	122,500	28,350	21,950	72,200	-	72,200
Broadway/ Town Hall Connection	221,106	-	221,106	221,106	221,105	-		-	221,106
Downtown Lighted Bollards	98,700	-	98,700	98,700	98,700	-		-	98,700
Community Park									
Raymond Community Park	21,900,000	2,100,000	2,207,000	24,107,000	7,712,227	6,546,558	9,848,214	8,245,363	1,602,852
Raymond Community Park - Trail/ Bridge Grant	848,122	848,122	-	848,122	-	916,535	(68,413)	-	(68,413)
Froniter Park Pond Repairs	473,000	-	-	473,000	420,123	33,768	19,109	-	19,109
Frontier Park Concrete Repairs	120,000	120,000	-	120,000	-	-	120,000	-	120,000
Parks & Rec Admin Facility Parking Lot Paving	80,000	80,000	-	80,000	72,803	-	7,197	-	7,197
Doe Branch Property Masterplan	140,000	140,000	-	140,000	62,600	72,000	5,400	-	5,400
Doe Branch Property - Six Creek Crossings	650,000	650,000	(650,000)	-	-	-	-	-	-
Median/ Landscape Screening									
US 380 Green Ribbon Project	2,295,000	-	-	2,295,000	1,281,909	537,524	475,567	-	475,567
Prosper Trail Screening (Preston - Deer Run)	750,000	-	(200,000)	550,000	420,246	81,990	47,764	46,326	1,439
Parks, Recreation, & Open Space Master Plan	140,000	-	-	140,000	40,384	-	99,616	92,323	7,293
Unprogrammed Future Projects	800,000	800,000	(399,810)	400,190	-	-	400,190	-	400,190
Total Park Projects	$ 41,145,420	$ 8,100,050	$ -	$ 40,825,614	$ 12,030,285	$ 8,490,701	$ 20,304,628	$ 13,155,556	$ 7,468,879

TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
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CAPITAL PROJECTS FUND

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Years Expenditure	Project Budget Balance
Facility Projects									
Public Safety									
Fire Station #4 - Design	$ 965,855	$ -	$ -	$ 965,855	$ 151,546	$ 120,842	$ 693,466	$ 693,467	$ (0)
Fire Station #4 - Other Costs	708,250	700,000	-	708,250	100,502	35,475	572,273	8,250	564,023
Fire Station #4 - Construction	11,225,000	1,025,000	-	11,225,000	6,534,244	4,928,157	(237,401)	-	(237,401)
Fire Station #4 - FF&E	775,000	775,000	-	775,000	-	40,026	734,974	-	734,974
Public Safety Fiber Ring	1,000,000	1,000,000	-	1,000,000	-	76,621	923,380	-	923,380
Fire Station #3 - Upgrades and Repairs	190,000	190,000	10,150	200,150	200,150	-	-	-	-
PD Needs Assessment	78,500	-	78,500	78,500	66,966	11,534	-	-	78,500
PD Station Improvements	366,235	-	212	366,447	14,370	-	352,077	351,865	212
Unprogrammed Future Projects	592,935	592,935	(137,121)	455,814	-	-	455,814	-	455,814
Public Safety Equipment									
Fire Station #4 - Engine	1,250,000	-	-	1,250,000	-	-	1,250,000	1,246,481	3,519
Fire Station #4 - Ambulance	552,000	-	-	552,000	416,316	-	135,684	135,283	401
Central Fire - Ambulance	495,000	-	-	495,000	32,497	-	462,503	461,427	1,076
PD Car Camera and Body worn Camera System	387,225	-	-	387,225	-	-	387,225	16,900	370,325
Parks, Public Works, Town Hall									
Parks and Public Works	5,802,938	2,352,938	-	5,802,938	656,947	2,291,971	2,854,019	120,521	2,733,498
Library Master Plan	130,000	-	-	130,000	62,538	13,989	53,474	53,474	-
Finish Out Interior Spaces Town Hall	650,000	-	30,366	680,366	53,331	264,288	362,747	366,394	(3,647)
Town Hall Repairs - Parking Lot, Steps, Fountain	273,000	273,000	17,892	290,892	50,489	240,403	-	-	(17,892)
Public Works Modular Buildings	712,224			712,224	722,522	-	(10,298)	-	(10,298)
Total Facility Projects	$ 26,154,162	$ 6,908,873	$ -	$ 26,075,662	$ 9,062,419	$ 8,023,307	$ 8,989,936	$ 3,454,063	$ 5,596,481
Transfer Out	-	-	-	-	0.00	-	-	-	-
Total Expenditures	$ 238,154,072	$ 53,822,047	$ (5,456,192)	$ 231,970,582	$ 46,724,717	$ 32,791,021	$ 152,465,467	$ 89,706,534	$ 68,742,413
REVENUE OVER (UNDER) EXPENDITURES				$ (188,612,532)	$ (185,194)				
Beginning Fund Balance (Restricted for Capital Projects) October 1				79,149,405	79,149,405				
Ending Fund Balance (Restricted for Capital Projects) Current Month				$ (109,463,127)	$ 78,964,211				

TOWN OF PROSPER, TEXAS
MONTHLY FINANCIAL REPORT
September 30, 2025

CAPITAL PROJECTS FUND-WATER/SEWER

	Project Budget	Current Year Original Budget	Current Year Budget Adjustment	Current Year Amended Budget	Current Year Actual	Current Year Encumbrances	Current Remaining Budget Balance	Prior Year Expenditure	Project Budget Balance
REVENUES									
Interest Income		$ 800,000	$ -	$ 800,000	$ 1,521,897				
Bond Proceeds		33,896,633	-	33,896,633	-				
Grant Revenue		214,081	-	214,081	-				
Capital Contributions									
Transfers In		-	-	-	-				
Transfers In - ARPA Funds		-	-	-	-				
Transfers In - Impact Fee Funds		5,531,622	-	5,531,622	5,546,241				
Transfers In - Drainage Fund		50,000	-	50,000	50,000				
Transfers In - Bond Funds		-	-	-	-				
Total Revenues		$ 40,442,336	$ -	$ 40,442,336	$ 7,118,138				
EXPENDITURES									
Water Projects									
Lower Pressure Plane Pump Station Design	$ 18,931,100	$ -	$ -	$ -	$ 1,683,952	$ 190,597	$ (1,874,549)	$ 16,599,784	$ 456,768
LPP Water Line Phase, 2A	9,000,000	-	-	-	5,754,681	61,380	(5,816,061)	2,164,870	1,019,068
Water Line Relocation Frontier	6,900,000	3,500,000	-	3,500,000	1,063,619	4,059,341	(1,622,960)	490,232	1,286,808
Parks & Public Works, Phase 1	5,600,000	5,000,000	-	5,000,000	328,118	620,923	4,050,959	59,889	4,591,070
Ground Storage 6 MG Tank	8,100,000	2,560,993	-	2,560,993	502,344	286,028	1,772,621	22,333	7,289,295
DNT (Prosper Trail - Frontier Parkw	-	-	23,785	23,785	3,585	-	20,200	-	20,200
Water Impact Fee Analysis	-	-	-	-	7,170	139	(7,309)	-	(7,309)
DNT Water Line Relocation	-	-	37,019	37,019	25,127	-	11,893	-	11,893
Craig Street 2 MG EST Rehabilitation	460,000	460,000	-	460,000	60,731	308,219	91,050	-	91,050
Unprogrammed Future Water/Wastewater	286,463	286,463	(60,804)	225,659	-	-	225,659	-	225,659
Wastewater Projects									
Doe Branch Parallel Interceptor	16,253,327	8,853,327	-	8,853,327	3,750,000	-	5,103,327	-	12,503,327
Upper Doe Branch WW Line (Teel-PISD Stadium)	8,025,000	3,000,000	-	3,000,000	3,895,956	2,538,235	(3,434,191)	675,836	914,973
Doe Branch, Phase 3 WWTP	104,946,277	49,946,277	-	49,946,277	27,534,345	3,835	22,408,097	6,102,367	71,305,730
Wilson Creek WW Line	400,000	-	-	-	296,761	-	(296,761)	8,841	94,398
Denton ISD WW Line Reimbursement	531,622	531,622	-	531,622	-	-	531,622	-	531,622
Sewer Impact Fee Analysis	-	-	-	-	7,170	139	(7,309)	-	(7,309)
Total Water & Wastewater Projects	$ 179,433,789	$ 74,138,682	$ -	$ 74,138,682	$ 44,913,558	$ 8,068,837	$ 21,156,286	$ 26,124,152	$ 100,327,241
Drainage Projects									
Doe Branch Creek Erosion Control	$ 225,000	$ -	$ -	$ -	$ 183,560	$ 14,472	$ (198,032)	$ -	$ 26,968
Old Town Regional Pond #2	98,386	50,000	-	50,000	-	231	49,769	48,092	50,063
Total Drainage Projects	$ 323,386	$ 50,000	$ -	$ 50,000	$ 183,560	$ 14,703	$ (148,263)	$ 48,092	$ 77,031
Transfer out	-	-	-	-	-	-	-	-	
Total Expenses	$ 179,757,175	$ 74,188,682	$ -	$ 74,188,682	$ 45,097,118	$ 8,083,540	$ 21,008,023	$ 26,172,244	$ 100,404,273
REVENUE OVER (UNDER) EXPENDITURES				$ (33,746,346)	$ (37,978,980)				
Beginning Fund Balance (Restricted for Capital Projects) October 1				95,644,027	95,644,027				
Ending Fund Balance (Restricted for Capital Projects) Current Month				$ 61,897,681	$ 57,665,047				

TOWN OF PROSPER
REPORT TO TOWN COUNCIL
FY 2025 RESULTS OF FOURTH QUARTER ENDING SEPTEMBER 30, 2025

In compliance with the Town Charter, Town Management presents to the Council the following summary of the fourth quarter financial results. These results are presented on a cash/budgetary basis in which certain accruals including property taxes, sales tax, payroll, accounts payable etc. are recorded on a cash basis month by month to facilitate more timely financial reporting and then at year end are recorded for the purposes of reporting in the audited financial statements to reduce the difference between budget basis and GAAP (Generally Accepted Accounting Principles) basis.

In summary, various accounts have been over and under budget, with detailed comments discussed below. With 100% of the year now complete, results for the major operations of the funds with related commentary are:

GENERAL FUND

- Revenues total $49,226,952 or 96% of annual budget
- Property Tax Collections are 99% of annual budget
- Sales Tax Revenues are 95% of annual budget
- Franchise Fees are 89% of annual budget, with approximately $450,000 to be received.
- Building Permit Revenues are 93% of annual budget, a decrease of 27% from the prior year.
- Expenditures total $52,467,662, or 99% of annual budget
- Current fund balance is temporarily below the 21% reserve but is expected to be in compliance once outstanding revenues are received.

Revenues

It is common for a disproportionate share of General Fund revenues to be received early in the fiscal year. The Town's largest revenue source, property taxes, is due January 31st with many taxpayers remitting payments by the end of December to receive the income tax deduction in the same calendar year. Sales tax collections are 4% higher than the prior year but are projected to finish approximately $575,000 below the revised budget. Franchise fees of roughly $450,000 are expected to be received in November for the final quarter for FY2025. The current year reflects an 11% decrease compared to the prior year due to the timing of FY2024's fourth-quarter financials, which were issued in December 2023 and include those revenues. Building Permit revenue is anticipated to fall about $270,000 short of budget due to the seasonal slowdown in development activity. The 27% decrease from the prior year is primarily attributable to several large permits that were issued in FY2024.

Expenditures

Overall, the General Fund expenditures are slightly under budget as of the reporting date. Encumbrances will decline as invoices are received and paid over the next several weeks. For goods

and services not received by September 30, related encumbrance will be released and paid for in the following fiscal year. All departments are projected to remain below budget.

IMPACT FEE REVENUES

- Street Impact Fees for East Thoroughfare Impact Fees total $1,423,018 which is 129% of annual budget
- Street Impact Fees for West Thoroughfare Impact Fees total $3,787,799 which is 84% of annual budget
- Water Impact Fees total $2,750,781 which is 79% of annual budget
- Wastewater Impact Fees total $1,437,915 which is 72% of annual budget

Due to their nature, impact fee revenue can fluctuate significantly throughout the year. Several large developer reimbursements are anticipated for projects completed through September 30; however, the corresponding expenditures will be recorded once payments are processed. West impact fees are primarily generated from single-family residential development and are recognized when builders obtain individual home permits, resulting in a more consistent flow of revenue throughout the year. In contrast, large multi-family permits are collected in a single payment, leading to greater variability.

WATER & SEWER FUND

- Revenues total $38,224,033 or 88% of annual budget which is up 11% from prior year
- Expenditures total $39,201,630 which is 102% of annual budget

Revenues

This fiscal year, higher water and wastewater rates have contributed to revenue growth compared to the prior fiscal year. The number of residential accounts increased by about 600 during the year; however, only 75 were added in the fourth quarter. Slower account growth, combined with a mild summer, resulted in billed consumption during the final quarter being about $1.2 million lower than the same period last year. Despite total revenues not meeting budget expectations, the revenue bonds coverage ratio remains compliant.

Expenditures

Due to the “take or pay” fee structures with regional providers, water and sewer expenditures typically experience less seasonal variation than revenues. Both water purchases and sewer treatment costs are above budget, primarily due to surcharges associated with excess volume treated. Year-over-year increases are attributed to higher rates charged by regional suppliers.

HEALTH FUND

- Expenditures total $8,010,283 which is 110% of revised budget and up 56% from prior year

While revenues are slightly above budget projections, largely due to stop loss reimbursements, expenditures are significantly over budget. The variance is driven by several high-dollar claims that fell below the individual stop-loss threshold, resulting in higher than anticipated expenditures.

Mario Canizares
Town Manager

TOWN OF PROSPER
A Place Where Everyone Matters

FINANCE

To: **Mayor and Town Council**

From: **Chris Landrum, Finance Director**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Quarterly Investment Report for the Fourth Quarter**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

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Agenda Item:
Receive the Quarterly Investment Report for the Fourth Quarter.

Description of Agenda Item:
As required by the Public Funds Investment Act, staff is required to report activities of its cash and investment holdings on a quarterly basis. Information as required by the act includes investment results for the quarter, economic summary and investment strategy, investment holdings, and book vs. market comparisons.

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Quarterly Investment Report – Q4 FY2025

Town Staff Recommendation:
Town Staff recommend that the Town Council receive the Quarterly Investment Report for the Fourth Quarter, as submitted.

Proposed Motion:
I move to receive the Quarterly Investment Report for the Fourth Quarter, as submitted.

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

September 30, 2025

Prepared by
Prosper Finance Department

The investment portfolio of the Town of Prosper is in compliance with the Public Funds Investment Act and the Town of Prosper Investment Policy and Strategies.

Robert B. Scott
Bob Scott, Deputy Town Manager

Chris Landrum
Chris Landrum, Finance Director

Ryan Patterson
Ryan Patterson, Assistant Finance Director

Summary

Quarter End Results by Investment Category:

	June 30, 2025			September 30, 2025		
Asset Type	**Ave. Yield**	**Book Value**	**Market Value**	**Ave. Yield**	**Book Value**	**Market Value**
MMA/NOW	4.12%	$ 33,637,802	$ 33,637,802	4.01%	$ 33,821,133	$ 33,821,133
MMF/Pools	4.36%	97,234,992	97,234,992	4.28%	137,356,993	137,356,993
Securities	4.32%	34,743,131	34,747,759	4.25%	29,749,735	29,810,264
Certificates of Deposit	-	-	-	-	-	-
Total	**4.30%**	**$ 165,615,924**	**$ 165,620,552**	**4.23%**	**$ 200,927,862**	**$ 200,998,390**

Average Yield - Current Quarter *(1)*	
Total Portfolio	4.23%
Rolling Three Month Treasury	4.26%
Rolling Six Month Treasury	4.09%
TexPool	4.29%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	4.38%
Rolling Three Month Treasury	4.39%
Rolling Six Month Treasury	4.26%
TexPool	4.42%

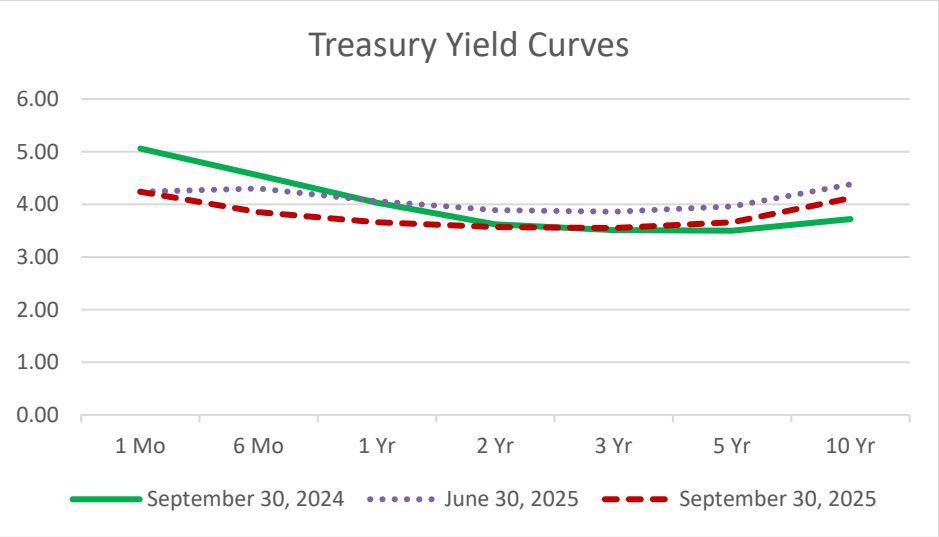
Interest Earnings (Approximate)	
Quarter	$ 1,547,302
Fiscal Year-to-date	$ 7,740,236

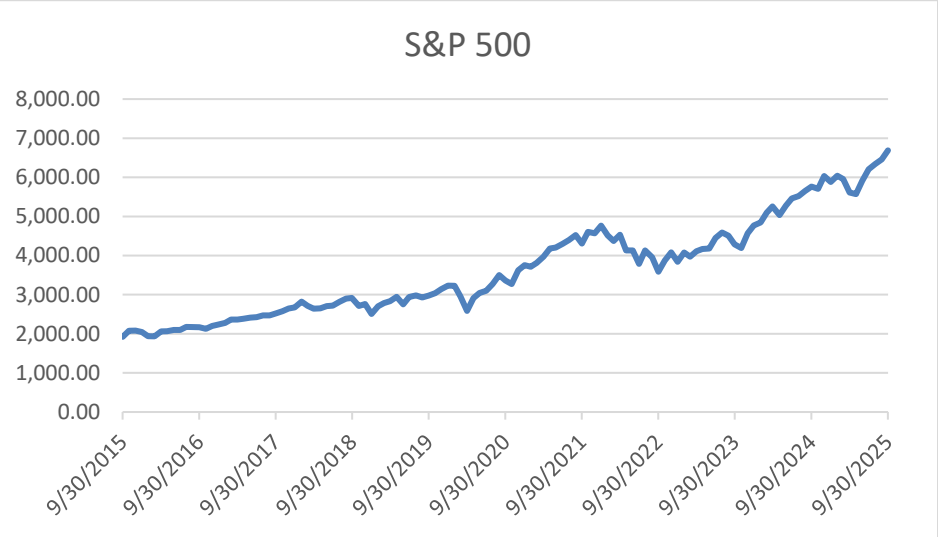
(1) Quarter End Average Yield - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

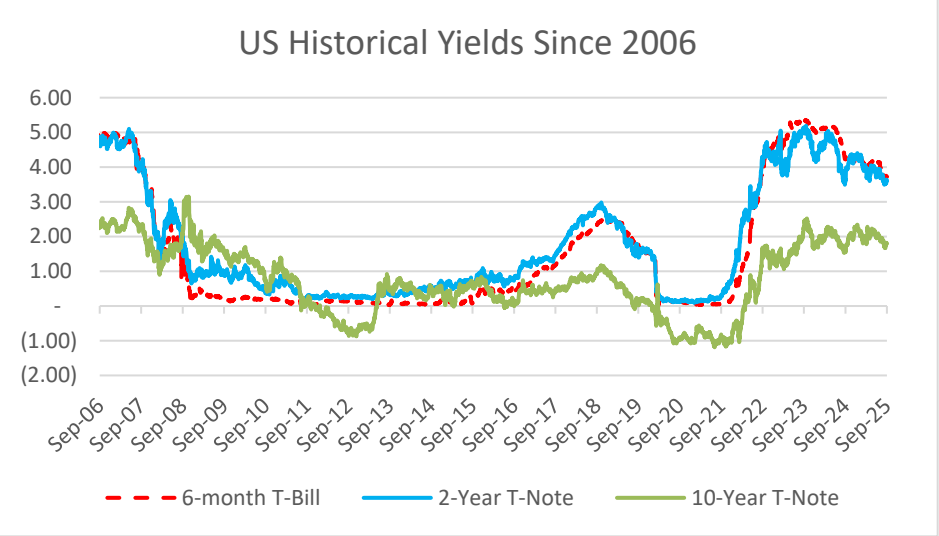
(2) Fiscal Year-to-Date Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

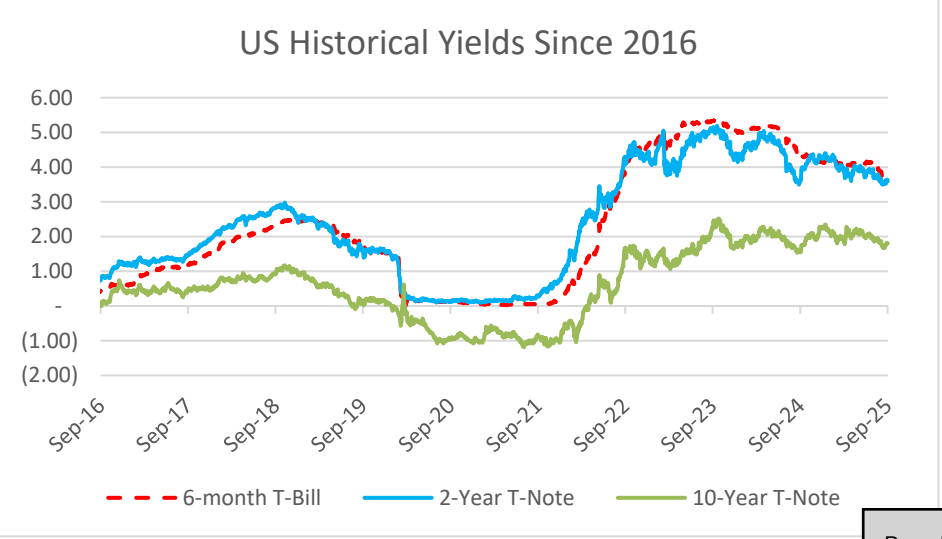
Economic Overview 9/30/2025

The Federal Open Market Committee (FOMC) cut the federal funds target range by 25 basis points at its September meeting to 4.00-4.25%. Fed Funds were trading near the upper end of that range heading into quarter-end, reflecting market anticipation of the cut and continued vigilance by the Fed. Despite meaningful progress in reducing inflation, it remains above the 2% target, with Core PCE at approximately 2.9% year over year. Core CPI stood at roughly 3.0% YoY. The FOMC reiterated its data-dependent approach, noting mixed labor-market signals and solid (but moderating) economic activity. Labor market data showed noticeable softening: the unemployment rate edged up to 4.3% in August, and some months recorded very low job gains (22k in August). The three-month average job gains were considerably below mid-year levels, underscoring growing slack. The economy continued to show resilience but signs of strain: GDP data for Q3 are partial, but inflation and labor-market trends point toward a deceleration from earlier quarters. The FOMC's September projection revised 2025 GDP growth downward to roughly 1.6% for the year. Average spot price for WTI Oil was around $63-$65 per barrel in September 2025. Global uncertainty, geopolitical risks and volatility in trade remained elevated going into Q3. The yield curve remained inverted, underscoring lingering recession concerns and a cautious investment environment.









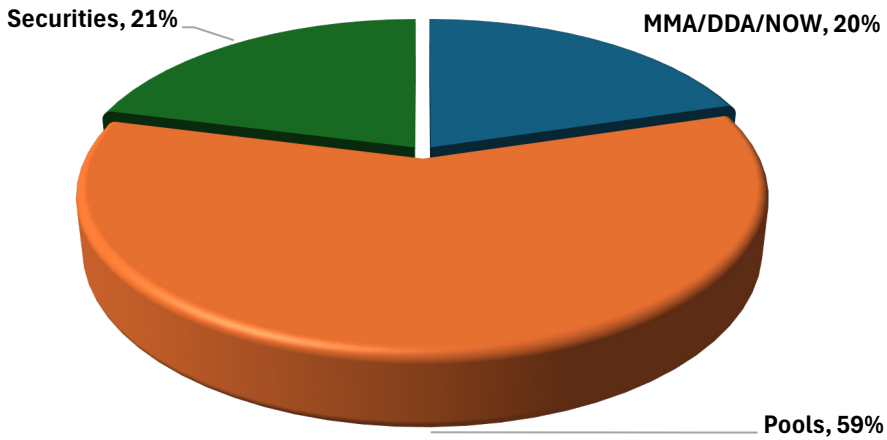
Investment Holdings
September 30, 2025

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Independent DDA		1.76%	10/01/25	09/30/25	5,900,643	5,900,643	100.00	5,900,643	1	1.76%
Independent DDA #2		4.50%	10/01/25	09/30/25	5,507,701	15,507,701	100.00	15,507,701	1	4.50%
Independent DDA #3		4.50%	10/01/25	09/30/25	6,540,300	6,540,300	100.00	6,540,300	1	4.50%
NexBank MMA		4.45%	10/01/25	09/30/25	5,872,490	5,872,490	100.00	5,872,490	1	4.45%
TexSTAR		4.21%	10/01/25	09/30/25	74,981,980	74,981,980	100.00	74,981,980	1	4.21%
TexPool		4.36%	10/01/25	09/30/25	62,375,013	62,375,013	100.00	62,375,013	1	4.36%
FFCB	S&P-AA+	4.22%	5/23/2028	6/30/2025	5,000,000	5,000,000	100.47	5,023,500	966	4.22%
FHLB	S&P-AA+	3.88%	6/4/2027	6/30/2025	5,000,000	5,011,750	100.43	5,021,500	612	3.74%
FHLB	Moodys-Aaa	4.38%	10/15/2027	10/22/2024	2,000,000	2,000,000	100.02	2,000,400	745	4.38%
FHLB	None	4.38%	6/23/2028	6/30/2025	5,000,000	5,000,000	100.08	5,004,000	997	4.38%
FHLM	None	4.50%	12/17/2027	12/19/2024	5,000,000	5,000,000	100.07	5,003,500	808	4.50%
FNMA	S&P-AA+	4.20%	7/10/2028	6/30/2025	4,740,000	4,739,526	100.36	4,757,064	1,014	4.20%
FNMA	S&P-AA+	4.50%	10/15/2027	10/22/2024	3,000,000	2,998,459	100.01	3,000,300	745	4.53%
Total Portfolio					**$ 200,918,126**	**$ 200,927,862**		**$ 200,988,390**	**128**	**4.23%**
									(1)	**(2)**

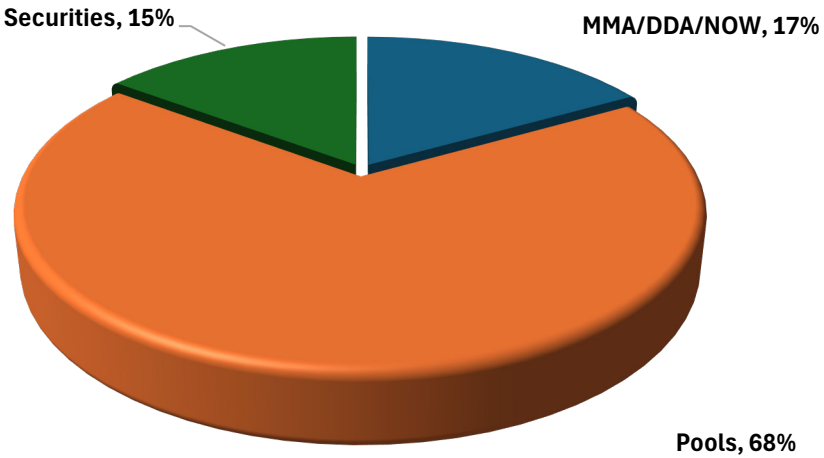
(1) Weighted average life - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one-day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on Book Value, realized and unrealized gains/losses and investment advisory fees are not included. The yield for the reporting month is used for overnight bank and pool balances.

COMPOSITION - PRIOR QUARTER

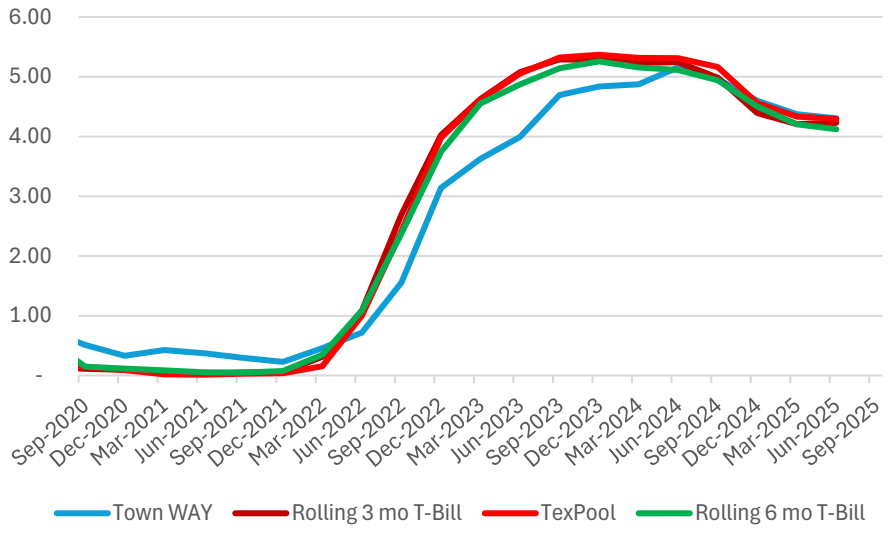


COMPOSITION - CURRENT QUARTER



Total Portfolio

Portfolio Perfomance



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 6/30/25	Increases	Decreases	Book Value 9/30/25	Market Value 6/30/25	Change in Market Value	Market Value 9/30/25
Independent DDA	1.76%	10/01/25	$ 4,638,073	$ 1,262,570		$ 5,900,643	$ 4,638,073	$ 1,262,570	$ 5,900,643
Independent DDA #2	4.50%	10/01/25	15,271,636	236,065		15,507,701	15,271,636	236,065	15,507,701
Independent DDA #3	4.50%	10/01/25	7,920,717		(1,380,417)	6,540,300	7,920,717	(1,380,417)	6,540,300
NexBank MMA	4.45%	10/01/25	5,807,375	65,114.30		5,872,489	5,807,375	65,114	5,872,489
TexSTAR	4.21%	10/01/25	29,208,716	45,773,264		74,981,980	29,208,716	45,773,264	74,981,980
TexPool	4.36%	10/01/25	68,026,276		(5,651,263)	62,375,013	68,026,276	(5,651,263)	62,375,013
FFCB	4.22%	05/23/28	5,000,000			5,000,000	5,007,900	15,600	5,023,500
FFCB	4.73%	12/15/27	4,993,586		(4,993,586)	-	5,000,550	(5,000,550)	-
FHLB	3.75%	06/04/27	5,011,750			5,011,750	5,009,600	11,900	5,021,500
FHLB	4.38%	10/15/27	2,000,000			2,000,000	1,997,700	2,700	2,000,400
FHLB	4.38%	06/23/28	5,000,000			5,000,000	5,000,000	4,000	5,004,000
FHLMC	4.50%	12/17/27	5,000,000			5,000,000	4,998,350	5,150	5,003,500
FNMA	4.20%	07/10/28	4,739,526			4,739,526	4,737,109	19,955	4,757,064
FNMA	4.53%	10/15/27	2,998,269	190		2,998,459	2,996,550	3,750	3,000,300
TOTAL / AVERAGE	**4.23%**		**$ 165,615,924**	**$ 47,337,204**	**$ (12,025,266)**	**$ 200,927,862**	**$ 165,620,552**	**$ 35,367,839**	**$ 200,988,390**

Allocation

September 30, 2025

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	1.76%		$ 5,900,643	$ 5,900,643	$ –
Independent DDA #2	4.50%		15,507,701	15,507,701	–
Independent DDA #3	4.50%		6,540,300	6,540,300	–
NexBank MMA	4.45%		5,872,489	5,872,489	–
TexSTAR	4.21%		74,981,980	74,981,980	–
TexPool	4.36%		62,375,013	61,039,629	1,335,384
FFCB	4.22%	05/23/28	5,000,000	5,000,000	–
FHLB	3.75%	06/04/27	5,011,750	5,011,750	–
FHLB	4.38%	10/15/27	2,000,000	2,000,000	–
FHLB	4.38%	06/23/28	5,000,000	5,000,000	–
FHLMC	4.50%	12/17/27	5,000,000	5,000,000	–
FNMA	4.20%	07/10/28	4,739,526	4,739,526	–
FNMA	4.53%	10/15/27	2,998,459	2,998,459	–
Totals			**$ 200,927,862**	**$ 199,592,478**	**$ 1,335,384**

Allocation

June 30, 2025

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	1.76%		$ 4,638,073	$ 4,638,073	$ –
Independent DDA #2	4.50%		15,271,636	15,271,636	–
Independent DDA #3	4.50%		7,920,717	7,920,717	–
NexBank MMA	4.45%		5,807,375	5,807,375	–
TexSTAR	4.28%		29,208,716	29,208,716	–
TexPool	4.40%		68,026,276	62,876,830	5,158,446
FFCB	4.22%	05/23/28	5,000,000	5,000,000	–
FFCB	4.73%	12/15/27	4,993,586	4,993,586	–
FHLB	3.75%	06/04/27	5,011,750	5,011,750	–
FHLB	4.38%	10/15/27	2,000,000	2,000,000	–
FHLB	4.38%	06/23/28	5,000,000	5,000,000	–
FHLMC	4.50%	12/17/27	5,000,000	5,000,000	–
FNMA	4.20%	07/10/28	4,739,526	4,739,526	–
FNMA	4.53%	10/15/27	2,998,269	2,998,269	–
Totals			**$ 165,615,924**	**$ 160,457,478**	**$ 5,158,446**

TOWN OF PROSPER
A Place Where Everyone Matters

AMINISTRATION

To: **Mayor and Town Council**

From: **Chuck Ewings, Assistant Town Manager**

Through: **Mario Canizares, Town Manager**

Re: **Resolution Calling a Public Hearing on November 25, 2025, for the Proposed Establishment of TIRZ #3**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development
2. Development of Downtown as Destination

Agenda Item:
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.

Description of Agenda Item:
The Council Strategic priorities include preparing commercial corridors for development and developing downtown as a destination. The proposed Tax Increment Reinvestment Zone No. 3 would dedicate funding for projects along the Dallas North Tollway and in the downtown area.

If the resolution is approved, a public hearing will be held prior to approval of the creation ordinance on November 25, 2025. Property values within the proposed zone as of January 1, 2026, will be the established based values.

Budget Impact:
Budget impact will be discussed as part of the project plan presented during the November 25, 2025, Council Meeting.

Legal Obligations and Review:
Standard resolution form utilized.

Attached Documents:
1. Resolution
2. Proposed Zone Map

Town Staff Recommendation:
Town Staff recommend that the Town Council approve 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.

Proposed Motion:

I move to approve 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.

TOWN OF PROSPER, TEXAS **RESOLUTION NO. 2025-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE NUMBER THREE; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Prosper, Texas (the "Town") is a home-rule municipality organized and existing under the laws of the State of Texas; and

WHEREAS, Chapter 311 of the Texas Tax Code, known as the "Tax Increment Financing Act," authorizes municipalities to designate contiguous or non-contiguous geographic areas within their corporate limits, extraterritorial jurisdiction, or both as reinvestment zones to promote development or redevelopment of such areas if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, Texas Tax Code Section 311.003(b) requires that before adopting an ordinance designating a reinvestment zone, the governing body of the municipality must prepare a preliminary reinvestment zone financing plan; and

WHEREAS, Texas Tax Code Section 311.003(c) mandates that before adopting an ordinance providing for a reinvestment zone, the municipality must hold a public hearing on the creation of the zone and its benefits to the municipality and to property in the proposed zone, and at the hearing an interested person may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, Texas Tax Code Section 311.003(c) further requires that not later than the seventh day before the date of the hearing, notice of the hearing must be published in a newspaper having general circulation in the municipality; and

WHEREAS, Texas Tax Code Section 311.003(d) requires that a municipality proposing to designate a reinvestment zone must provide a reasonable opportunity for the owner of property to protest the inclusion of the property in a proposed reinvestment zone; and

WHEREAS, the Town Council finds that there exists within the Town certain areas that meet the criteria set forth in Texas Tax Code Section 311.005 for designation as a reinvestment zone; and

WHEREAS, the Town Council desires to consider the creation of the Town of Prosper Tax Increment Reinvestment Zone Number Three (the "Zone") and wishes to call a public hearing to receive input from interested persons regarding the proposed creation of said Zone; and

WHEREAS, the Town has prepared a preliminary reinvestment zone financing plan in compliance with Texas Tax Code Section 311.003(b).

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

Public Hearing Called. A public hearing is hereby called and scheduled to be held on November 25, 2025, at 6:15 p.m., at the Prosper Town Hall, located at 250 W. First Street, Prosper, TX 75078, to consider the creation of the Town of Prosper Tax Increment Reinvestment Zone Number Three and its benefits to the Town and to property in the proposed zone, in accordance with the requirements of Texas Tax Code Section 311.003(c).

SECTION 2

Purpose of Public Hearing. The purpose of the public hearing shall be to: (a) Consider the creation of the Town of Prosper Tax Increment Reinvestment Zone Number Three; (b) Receive input regarding the benefits of the proposed zone to the Town and to property in the proposed zone; (c) Allow any interested person to speak for or against the creation of the zone, its proposed boundaries, or the concept of tax increment financing; and (d) Provide property owners a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone, as required by Texas Tax Code Section 311.003(d).

SECTION 3

Notice Requirements. In compliance with Texas Tax Code Section 311.003(c), the Town Secretary is hereby directed to publish notice of the public hearing in a newspaper having general circulation in the Town not later than the seventh day before the date of the hearing. Said notice shall include: (a) The date, time, and location of the public hearing; (b) The purpose of the hearing; (c) A statement that interested persons may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing; (d) A statement that property owners will have a reasonable opportunity to protest the inclusion of their property in the proposed zone; and (e) Information regarding where additional details about the proposed zone may be obtained.

SECTION 4

Preliminary Financing Plan. The Town Manager is hereby directed to ensure that a preliminary reinvestment zone financing plan is prepared in accordance with Texas Tax Code Section 311.003(b) prior to the public hearing.

SECTION 5

Compliance with Chapter 311. This Resolution and all actions taken pursuant hereto are intended to comply fully with the requirements of Chapter 311 of the Texas Tax Code and all other applicable state and local laws.

SECTION 6

Effective Date. This Resolution shall take effect immediately upon its passage and approval.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 11th DAY OF NOVEMBER, 2025.

_____
David F. Bristol, Mayor

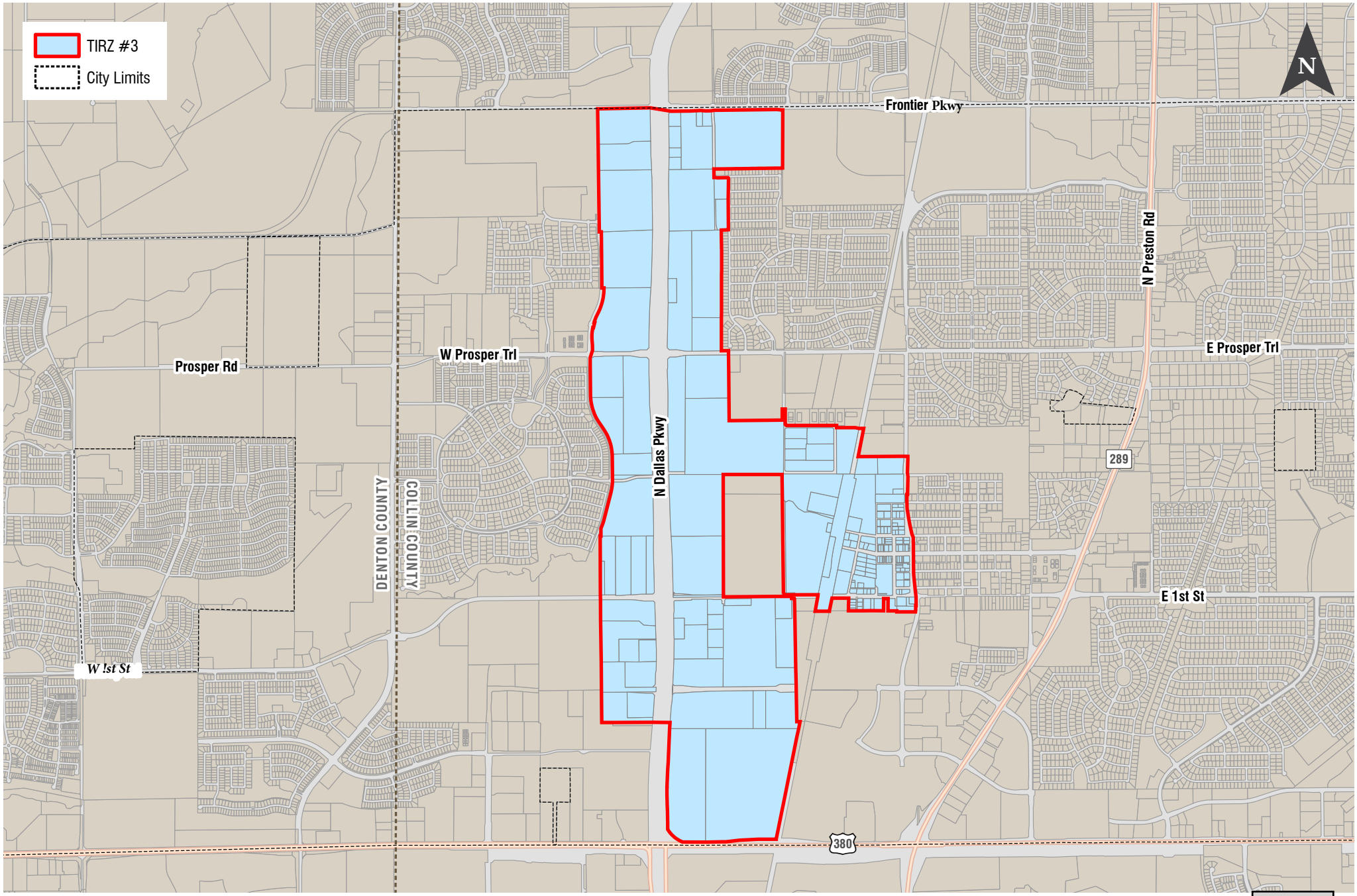
ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Terrence S. Welch, Town Attorney

OVERVIEW MAP: TIRZ #3 PROPOSED - 1356.20 ACRES



1 Inch equals 0.5 Miles

0 1 2

TOWN OF PROSPER
A Place Where Everyone Matters

TOWN SECRETARY

To: **Mayor and Town Council**

From: **Michelle Lewis Sirianni, Town Secretary**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Collin County Appraisal District (CCAD) Board of Directors**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

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

Description of Agenda Item:
The Texas Property Tax Code (TPTC) § 6.03 outlines the process for electing the District's Board of Director's including the deadline dates for the election. In 2023, the Legislature increased the total number of directors from five (5) appointed and one non-voting tax assessor-collector director, to nine (9) total directors. Beginning January 1, 2024, the Board of Directors includes three (3) publicly elected directors in addition to the five (5) appointed directors which are still elected by the taxing units that participate in the Appraisal District. In November 2024, the Town Council cast all votes to Brian Mantzey.

The Town Council may cast its votes (20 of 2,000) for one candidate or distribute the votes among any number of the candidates listed. Due to having only 1% of the vote, staff would recommend the Town Council to place all 20 votes to one candidate. There is also no provision for write-in candidates, therefore, the Chief Appraiser may not count votes for someone not listed on the official ballot.

This year's candidates include Doug Bender (Plano), Baine Brooks (Allen), Brian Dale (Lucas), Joshua David (Princeton), Michelle Howarth (Sachse), Duane Kelly (Princeton), Suresh Malepati (Frisco), Jason Ross (Frisco), Jerry Tartaglino (Parker; Current Board Member), Bryan Washington (Princeton), and Steve Wilson (McKinney).

The current Board of Director's includes Brian Mantzey, Richard Grady, Scott Grigg (Tax Assessor/Collector), Alvin Benton, Jerry Tartaglino, Veronica Yost, Randal Shinn (Place 1), Sumbel Zeb (Place 2), and Andrew Cook (Place 3).

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Resolution
2. Official Ballot
3. Board of Directors Nomination List
4. Vote Allocation List

Town Staff Recommendation:
Town Staff recommend that the Town Council approve a Resolution casting its votes to Jerry Tartaglino for the Collin Central Appraisal District Board of Directors (CCAD).

Proposed Motion:
I move to approve a Resolution casting votes to Jerry Tartaglino for the Collin Central Appraisal District Board of Director's (CCAD).

TOWN OF PROSPER, TEXAS **RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, CASTING ITS VOTE FOR THE BOARD OF DIRECTORS OF THE COLLIN CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Prosper is a member of the Collin Central Appraisal District; and

WHEREAS, as a member of such organization, Prosper is entitled to nominate and vote on nominees for the Board of Directors; and

WHEREAS, the Town of Prosper has twenty (20) votes to cast regarding the election of the Board of Directors; and

WHEREAS, the Town of Prosper does hereby cast its vote(s) by marking the ballot below:

_____ Doug Bender
_____ Baine Brooks
_____ Brian Dale
_____ Joshua David
_____ Michelle Howarth
_____ Duane Kelly
_____ Suresh Malepati
_20_ Jerry Tartaglino
_____ Bryan Washington
_____ Steve Wilson

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

That the Council of the Town of Prosper, Texas does hereby confirm its twenty (20) votes for the election of the Board of Directors of the Collin County Central Appraisal District.

SECTION 2

That this resolution shall become effective immediately upon approval.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THIS 11TH DAY OF NOVEMBER, 2025.

_____
David F. Bristol, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Terrance S. Welch, Town Attorney

Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: Town of Prosper NUMBER OF VOTES:

FOR: **BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TERM BEGINNING JANUARY 1, 2026.**

NOMINEES	VOTES
DOUG BENDER	
BAINE BROOKS	
BRIAN DALE	
JOSHUA DAVID	
MICHELLE HOWARTH	
DUANE KELLY	
SURESH MALEPATI	
JASON ROSS	
JERRY TARTAGLINO	
BRYAN WASHINGTON	
STEVE WILSON	

October 20, 2025

Marty Wright, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2025, **except taxing units with 100 or more votes.**

Collin Central Appraisal District

2026
COLLIN CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTOR'S NOMINATIONS

DOUG BENDER	Nominated by the City of Plano and Plano ISD. Resides in Plano, TX.
BAINE BROOKS	Nominated by the City of Allen. Resides in Allen, TX
BRIAN DALE	Nominated by the City of Lucas. Resides in Lucas, TX.
JOSHUA DAVID	Nominated by the City of Princeton. Resides in Princeton, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
DUANE KELLY	Nominated by Princeton ISD. Resides in Princeton, TX.
SURESH MALEPATI	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JASON ROSS	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JERRY TARTAGLINO	Nominated by the City of Parker and City of Nevada. Resides in Parker, TX.
BRYAN WASHINGTON	Nominated by the City of Princeton. Resides in Princeton, TX.
STEVE WILSON	Nominated by the City of McKinney. Resides in McKinney, TX.

2025 ALLOCATION OF VOTES
BOARD OF DIRECTORS APPOINTMENT

ENTITY NAME	# OF VOTES ALLOCATED
ALLEN CITY	46
ALLEN ISD	119
ANNA CITY	11
ANNA ISD	25
BLAND ISD	0
BLUE RIDGE CITY	0
BLUE RIDGE ISD	3
CARROLLTON CITY	1
CELINA CITY	24
CELINA ISD	35
COLLIN COUNTY	186
COLLIN COUNTY COLLEGE DISTRICT	93
COMMUNITY ISD	18
DALLAS CITY	27
FAIRVIEW CITY	5
FARMERSVILLE CITY	2
FARMERSVILLE ISD	8
FRISCO CITY	70
FRISCO ISD	233
GARLAND CITY	0
JOSEPHINE CITY	1
LAVON CITY	3
LEONARD ISD	0
LOVEJOY ISD	25
LOWRY CROSSING CITY	0
LUCAS CITY	3
MCKINNEY CITY	88
MCKINNEY ISD	151
MELISSA CITY	10
MELISSA ISD	29
MURPHY CITY	7
NEVADA CITY	0
NEW HOPE CITY	0
PARKER CITY	3
PLANO CITY	125
PLANO ISD	352
PRINCETON CITY	10
PRINCETON ISD	32
PROSPER TOWN	20
PROSPER ISD	115
RICHARDSON CITY	28
ROCKWALL ISD	0
ROYSE CITY	1
ROYSE CITY ISD	2
SACHSE CITY	5
ST. PAUL CITY	0
TRENTON ISD	0
VAN ALSTYNE CITY	0
VAN ALSTYNE ISD	1
WESTON CITY	1
WHITEWRIGHT ISD	0
WYLIE CITY	22
WYLIE ISD	60
TOTALS	**2000**

NOTE: ELIGIBILITY OF VOTING ENTITIES AND CALCULATIONS PER SECTION 6.03 OF THE TEXAS PROPERTY TAX CODE. PERCENTAGE OF TAX LEVY CALCULATIONS ARE BASED ON THE JULY 24, 2025 CERTFIED ROLL, TIMES THE 2025 TAX RATE, DIVIDED BY THE TOTAL CALCULATED TAX LEVY FOR ALL TAXING UNITS.

TOWN OF PROSPER
A Place Where Everyone Matters

TOWN SECRETARY

To: **Mayor and Town Council**

From: **Michelle Lewis Sirianni, Town Secretary**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Denton County Appraisal District (DCAD) Board of Directors**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

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

Description of Agenda Item:
The Texas Property Tax Code (TPTC) § 6.03 outlines the process for electing the District's Board of Directors including the deadline dates for the election. In 2023, the Legislature increased the total number of directors from five (5) appointed and one non-voting tax assessor-collector director to nine (9) total directors. Beginning January 1, 2024, the Board of Directors includes three (3) publicly elected directors in addition to the five (5) appointed directors which are still elected by the taxing units that participate in the Appraisal District. In November 2024, the Town Council cast all votes for Rob Altman.

The Town Council may cast its votes (10 of 2,000) for one candidate or distribute the votes among any candidates listed. Due to having less than 1% of the vote, staff would recommend the Town Council to place all 10 votes for one candidate. There is also no provision for write-in candidates; therefore, the Chief Appraiser may not count votes for someone not listed on the official ballot. The two nominees receiving the most votes will be seated as Place 4 & 7on the Board of Directors in January of 2026.

This year's candidates include Mike Hennefer, Ann Pomykal, Jordan Villareal, and DeVon English.

The current Board of Director's includes Angie Cox (Place 1), Lisa McEntire (Place 2), Rick Guzman (Place 3), Ann Pomykal (Place 4), Rob Altman (Place 5), Alex Buck (Place 6), Mike Hennefer (Place 7), Charles Stafford (Place 8), and Dawn Waye (Place 9).

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Resolution
2. DCAD Candidate List
3. DCAD Distribution of Votes

Town Staff Recommendation:
Town Staff recommend that the Town Council approve a Resolution casting five (5) votes for Mike Hennefer and five (5) votes for Ann Pomykal for the Denton Central Appraisal District Board of Directors (DCAD).

Proposed Motion:
I move to approve a Resolution casting five (5) votes for Mike Hennefer and five (5) votes for Ann Pomykal for the Denton Central Appraisal District Board of Directors (DCAD).

TOWN OF PROSPER, TEXAS **RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, CASTING ITS VOTES FOR THE BOARD OF DIRECTORS OF THE DENTON CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Prosper is a member of the Denton Central Appraisal District; and

WHEREAS, as a member of such organization, Prosper is entitled to nominate and vote on nominees for the Board of Directors; and

WHEREAS, the Town of Prosper has ten (10) votes to cast regarding the election of the Board of Directors; and

WHEREAS, the Town of Prosper does hereby cast its vote by marking the ballot below:

5 Mike Hennefer
5 Ann Pomykal
_____ Jordan Villareal
_____ DeVon English

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

That the Council of the Town of Prosper, Texas does hereby confirm its ten (10) votes for the election of the Board of Directors of the Denton County Central Appraisal District.

SECTION 2

That this resolution shall become effective immediately upon approval.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THIS 11TH DAY OF NOVEMBER, 2024.

_____
David F. Bristol, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Terrance S. Welch, Town Attorney

Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208
(940) 349-3800
www.dentoncad.com

TO: Denton County Taxing Units

FROM: Don Spencer, Chief Appraiser

DATE: October 22, 2025

SUBJECT: Candidates to the Denton CAD Board of Directors

Candidates to the Denton Central Appraisal District Board of Directors are listed below.

Each voting unit must cast its vote by **written resolution** and submit it to the Chief Appraiser before Monday, December 15th. The Distribution of Votes for each voting unit is included with this letter. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The two nominees receiving the most votes will be seated as Place 4 & 7 on the Denton CAD Board of Directors in January of 2026.

The candidates nominated by the taxing units are:

Candidate	Nominating Unit
1. **Mike Hennefer**	***City of Carrollton, C-FB ISD, City of The Colony, Denton County, City of Frisco, City of Highland Village, Lewisville ISD, City of Lewisville, Northwest ISD, City of Plano, Town of Shady Shores, City of Southlake***
2. **Ann Pomykal**	***City of Carrollton, City of The Colony, Denton County, City of Highland Village, City of Lewisville, Lewisville ISD, Northwest ISD, City of Plano Town of Shady Shores, City of Southlake***
3. **Jordan Villareal**	**Frisco ISD, City of Frisco**
4. **DeVon English**	**Little Elm ISD**

Bio sheets on each candidate have been requested and are being gathered. If you would like further information on one(or more) of the candidates, please contact Misty Baptiste she will forward those information sheets to you as soon as they are available.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

Thank you,

Don Spencer
Chief Appraiser
Denton Central Appraisal District

DENTON CENTRAL APPRAISAL DISTRICT
2025 DISTRIBUTION OF VOTES

JURISDICTIONS		2024 LEVY	%OF TOTAL LEVIES	NUMBER OF VOTES
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	65,674,321.88	2.1939%	44
S02	AUBREY ISD	39,352,904.49	1.3146%	25
S03	CARROLLTON-FB ISD	57,743,916.14	1.9290%	39
S04	CELINA ISD	3,833,678.65	0.1281%	3
S05	DENTON ISD	378,411,405.76	12.6413%	252
S15	ERA ISD	1,363.08	0.0000%	1
S06	FRISCO ISD	194,933,962.10	6.5120%	129
S07	KRUM ISD	23,764,217.83	0.7939%	16
S08	LAKE DALLAS ISD	39,650,352.26	1.3246%	25
S09	LEWISVILLE ISD	638,403,213.58	21.3267%	426
S10	LITTLE ELM ISD	97,843,078.39	3.2686%	64
S11	NORTHWEST ISD	228,547,521.30	7.6349%	152
S12	PILOT POINT ISD	12,948,005.21	0.4325%	9
S13	PONDER ISD	14,152,080.10	0.4728%	9
S17	PROSPER ISD	54,811,672.58	1.8311%	37
S14	SANGER ISD	25,375,386.78	0.8477%	17
S16	SLIDELL ISD	667,895.55	0.0223%	1
SCHOOL DISTRICTS TOTALS		$1,876,114,975.68	62.674%	1248
G01	DENTON COUNTY	$355,813,572.94	11.89%	238
CITIES:				
C26	TOWN OF ARGYLE	5,243,027.85	0.1752%	4
C01	CITY OF AUBREY	5,417,579.06	0.1810%	4
C31	TOWN OF BARTONVILLE	1,230,886.43	0.0411%	1
C02	CITY OF CARROLLTON	67,706,583.01	2.2618%	45
C49	CITY OF CELINA	7,844,726.08	0.2621%	5
C03	CITY OF THE COLONY	51,299,340.21	1.7137%	34
C21	TOWN OF COPPELL	1,146,465.63	0.0383%	1
C27	TOWN OF COPPER CANYON	1,799,333.55	0.0601%	1
C04	CITY OF CORINTH	18,804,366.34	0.6282%	13
C20	CITY OF DALLAS	16,959,752.07	0.5666%	10
C05	CITY OF DENTON	121,511,703.72	4.0593%	80
C42	CITY OF DISH	229,802.25	0.0077%	1
C30	TOWN OF DOUBLE OAK	1,303,943.09	0.0436%	1
C47	TOWN OF CORRAL CITY	29,938.96	0.0010%	1
C07	TOWN OF FLOWER MOUND	63,454,826.24	2.1198%	42
C36	CITY OF FORT WORTH	51,610,843.95	1.7241%	34
C32	CITY OF FRISCO	81,844,800.22	2.7341%	54
C39	CITY OF GRAPEVINE	306.38	0.0000%	1
C22	TOWN OF HACKBERRY	228,478.68	0.0076%	1
C38	CITY OF HASLET	3,218.15	0.0001%	1
C19	TOWN OF HICKORY CREEK	2,634,384.89	0.0880%	2
C08	CITY OF HIGHLAND VILLAGE	16,892,013.38	0.5643%	10
C09	CITY OF JUSTIN	6,546,518.74	0.2187%	4
C18	CITY OF KRUGERVILLE	1,475,331.88	0.0493%	1
C10	CITY OF KRUM	4,868,975.64	0.1627%	3
C11	CITY OF LAKE DALLAS	4,339,853.40	0.1450%	3
C25	CITY OF LAKEWOOD VILLAGE	723,384.86	0.0242%	1
C12	CITY OF LEWISVILLE	93,286,509.19	3.1164%	61
C13	TOWN OF LITTLE ELM	47,202,830.20	1.5769%	32
C45	CITY OF NEW FAIRVIEW	164,216.87	0.0055%	1
C33	TOWN OF NORTHLAKE	9,669,065.95	0.3230%	6
C24	CITY OF OAK POINT	5,031,372.81	0.1681%	3
C14	CITY OF PILOT POINT	4,795,191.43	0.1602%	3
C29	CITY OF PLANO	7,234,194.18	0.2417%	5
C15	TOWN OF PONDER	2,371,697.72	0.3114%	6
C48	CITY OF PROSPER	14,637,192.29	0.4890%	10
C51	TOWN OF PROVIDENCE VILLAGE	5,894,070.34	0.1969%	4
C17	CITY OF ROANOKE	11,798,191.28	0.3941%	8
C16	CITY OF SANGER	9,473,036.62	0.3165%	6
C34	TOWN OF SHADY SHORES	1,671,648.80	0.0558%	1
C37	CITY OF SOUTHLAKE	830,182.93	0.0277%	1
C28	CITY OF TROPHY CLUB	12,005,186.50	0.4010%	8
C44	TOWN OF WESTLAKE	305,951.53	0.0102%	1
CITY TOTAL		$761,520,923.30	25.67%	514
TOTAL ALL JURISDICTIONS		$2,993,449,471.92	100.00%	2000

TOWN OF PROSPER
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INFORMATION TECHNOLOGY

To: **Mayor and Town Council**

From: **Leigh Johnson, Director of Information Technology**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Network Infrastructure Refresh Purchase**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services
1. Acceleration of Infrastructure

Agenda Item:
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.

Description of Agenda Item:
This item seeks approval for the purchase of a Town-wide replacement of all network switching equipment and related services. The existing infrastructure has been in place between seven and nine years and is nearing the end of its operational life and supportability. This infrastructure underpins core network connectivity for the data centers at Town Hall and the Police Department, as well as all other municipal facilities.

To maintain reliable and secure operations, the Town conducted a comprehensive assessment and evaluation of replacement options. The chosen solution is REDACTED, leveraging its advanced REDACTED technology and unified management via the REDACTED stack. This architecture provides enhanced network automation, improved segmentation for security, greater resilience, and reduced operational overhead.

The refresh includes:

- Complete replacement of switching infrastructure at all Town locations
- Core network distribution upgrades at Town Hall and PD
- Implementation of REDACTED across the enterprise
- Integration with cloud-based centralized management
- Turnkey professional deployment and configuration services
- Seven years of cloud management coverage and hardware warranty protection

This investment modernizes the Town's networking foundation and positions the organization for scalable, secure operations in support of continued growth and digital services expansion.

Budget Impact:

This item was included as a budget package in the FY26 approved budget. The total cost of the hardware and installation services is $751,619 and will be funded from the Vehicle and Equipment Replacement Fund (VERF). Subsequent annual expenditures will be subject to appropriations granted in future fiscal years.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Town Staff Recommendation:

Town Staff recommend that the Town Council approve the purchase of wired networking infrastructure, from SHI Inc., utilizing the Texas Department of Information Resources (DIR) Purchasing Contract for $751,620.

Proposed Motion:

I move to approve the purchase of wired networking infrastructure, from SHI Inc., utilizing the Texas Department of Information Resources (DIR) Purchasing Contract for $751,620.

TOWN OF PROSPER
A Place Where Everyone Matters

FACILITIES MANAGEMENT

To: **Mayor and Town Council**

From: **Robert Cook, Facilities Manager**

Through: **Mario Canizares, Town Manager**
Robert B. Scott, Deputy Town Manager

Re: **Automation System Proposal – Central Fire Station**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

---

Agenda Item:
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.

Description of Agenda Item:
The Town currently utilizes a Building Automation System (BAS) at Townhall and the Police Station. This system provides a centralized computer-based system that monitors, controls and optimizes the key mechanical systems in the building. Facilities Management is in the process of adding the same BAS to the three other Fire Station locations during this fiscal year. This proposal will allow Climatec, LLC to install necessary hardware and wiring to the Town's Central Fire Station to expand the BAS to this facility as well. By adding each Fire Station this year, this will improve the efficiency of the Facility Management Division and expand remote monitoring to a total of six (6) facilities throughout the Town.

Local governments are authorized by the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791, to enter into joint contracts and agreements for the performance of governmental functions and services, including administrative functions normally associated with the operation of government (such as purchasing necessary materials and equipment).

The Town of Prosper previously entered into an Interlocal Agreement with BuyBoard Contract 733-24. Participation in these two cooperative purchasing programs allows our local government to purchase goods and services through the cooperative program, while satisfying all competitive bidding requirements.

Budget Impact:
The installation of the BAS in the amount of $65,732.00 and will be charged to FC202618-CONST-CONST.

Attached Documents:
1. Climatec Proposal

Town Staff Recommendation:

Town Staff recommend that the Town Council approve 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.

Proposed Motion:

I move to approve 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.

Contractor License Numbers:
TxDPS B18692

CLIMATEC
MERGING BUILDINGS & TECHNOLOGY

PROPOSAL

Procurement Method: ***BuyBoard 733-24***

Date of Proposal: *October 6, 2025*

This proposal is for expanding the existing building automation system at the following facility:

Name: Town of Prosper – Central Fire Station

Address: 911 Safety Way
Prosper, TX

Attention: Robert Cook

BY AND BETWEEN:

CLIMATEC, LLC
1632 West Walnut Hill Lane
Irving, TX 75038

CUSTOMER:

TOWN OF PROSPER
250 W First St
Prosper, TX 75078

CLIMATEC, LLC	**CLIMATEC, LLC**	**TOWN OF PROSPER**
Submitted by:	Approved by:	Approved by:
Tyler Young	Bryan Weidenbach, RVP	
Name	Name	Name
Signature	Signature	Signature
10/6/2025		
Date	Date	Date

Tyler Young – Climatec, LLC
1632 West Walnut Hill Lane • Irving, TX 75038 • Cell: (214) 883-1364

PROPOSAL OVERVIEW AND SCOPE OF WORK

CLIMATEC, LLC IS PLEASED TO PROPOSE THE FOLLOWING SCOPE OF WORK:

Provide and install controls for the existing BAS systems located at Town of Prosper – Central Fire Station for the amount of:

$65,732.00

1. OVERVIEW

Provide and install BACnet devices for seven (7) Rooftop Units (RTUs), six (6) DX Split Systems, and two (2) Exhaust Fans (EFs). System utilizes BACnet MS/TP field controllers integrated via one (1) new IP-based Global Controller that will integrate into existing Town of Prosper BAS.

2. SCOPE OF WORK

2.1. Controllers & Integration

Global Controller: Provide & install one (1) new IP-based Global Controller (ACM) with licensing. Requires Prosper-provided power & network port/IP info.

Field Controllers: Provide & install BACnet MS/TP controllers for all specified RTUs (7), DX Splits (6), and EFs (2).

Network: Install BACnet MS/TP network wiring connecting field controllers to the Global Controller.

2.2. Equipment Control Installation

Field Devices: Provide & install necessary sensors (space/duct temp, filter status, current sensors), and relays per points list for control and monitoring. Space sensors to match Town of Prosper standards. ***Existing dampers and actuators to be used.***

Wiring: Install new low-voltage control wiring between controllers, devices, and HVAC equipment terminals.

Programming: Implement standard sequences (scheduling, temp control, status, alarms) for all equipment. Develop graphics, trends, and alarms on Global Controller.

2.3. Commissioning & Handover

Perform point-to-point checkout and functional testing of all controls.
Tune control loops.
Provide electronic As-Builts, O&Ms, Sequences, Points Lists.

Tyler Young – Climatec, LLC
1632 West Walnut Hill Lane • Irving, TX 75038 • Cell: (214) 883-1364

PROPOSAL OVERVIEW AND SCOPE OF WORK

3. POINTS LISTS (TYPICAL PER UNIT)

RTU (7 Units):

Inputs: Space Temp, Supply Air Temp, Return Air Temp, Filter Status, Fan Status, Cooling Status, Heating Status, Unit Alarm, Econ Status (if appl.).

Outputs: Fan Command, Cool Command, Heat Command, Econ Command (if appl.).

DX Split (6 Units):

Inputs: Space Temp, Fan Status, Cool Status, Unit Alarm .

Outputs: Fan Command, Cool Command.

Exhaust Fan (2 Units):

Inputs: Fan Status.

Outputs: Fan Command.

4. MATERIALS PROVIDED

Global Controller (Qty 1)
BAS Router (Qty 1)
BACnet MS/TP Controllers (Qty 15)
Sensors, Actuators, Relays (per points list)
Control Transformers & Enclosures (as needed)
Low-Voltage Control & Network Wiring

5. EXCLUSIONS

HVAC Equipment; High Voltage Power; Network Infrastructure (switches, cabling, IPs for Global Controller); Fire Alarm System; Other Systems Integration; Mechanical/Plumbing; General Construction; Permits/Fees; Hazmat; Off-Hours Labor; Pre-Existing Deficiencies; TAB Services.

6. ADD OPTION

With the approval of the Town of Prosper, Climatec proposes the following additional scope of work:

6.1. ATS Monitoring *($4,000.00 adder)*

Field Devices: Provide & install necessary sensors for monitoring and/or interface to ASCO ATS control panel.

Wiring: Install new low-voltage control wiring between controller and ATS status sensor. Installation will require coordination with the Town of Prosper and a professional electrician that can safely de-energize and open the ATS enclosure for maintenance.

Tyler Young – Climatec, LLC
1632 West Walnut Hill Lane • Irving, TX 75038 • Cell: (214) 883-1364

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Mayor and Town Council**

From: **David Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **Façade Plan for Gates of Prosper, Phase 3B, Block B, Lot 3B**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

---

Agenda Item:
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)

Description of Agenda Item:
Per Planned Development-67 (Gates of Prosper), façade plans are required to be approved by Town Council. The Façade Plan is for three restaurant buildings. The Planning & Zoning Commission recommended approval of the façade plan on October 21, 2025.

Budget Impact:
There is no budget impact affiliated with this item.

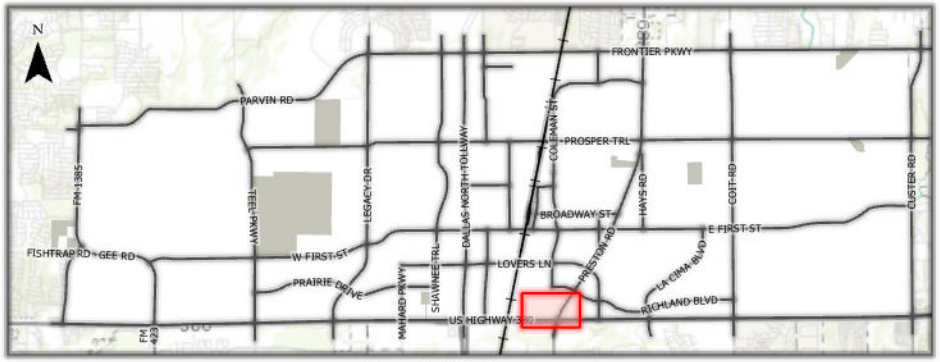
Attached Documents:
1. Location Map
2. Façade Plan
3. PowerPoint Slides

Town Staff Recommendation:
Town Staff recommends approval of the Façade Plan.

Proposed Motion:
I move to approve/deny the 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.

TOWN OF PROSPER

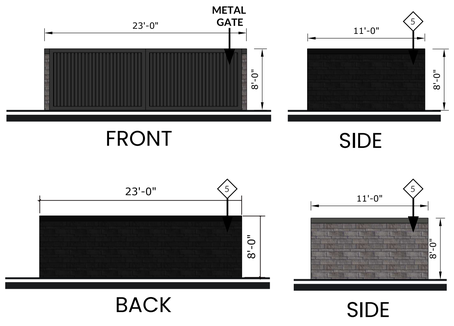
0 195 390 780 Feet



This map for illustration purposes only

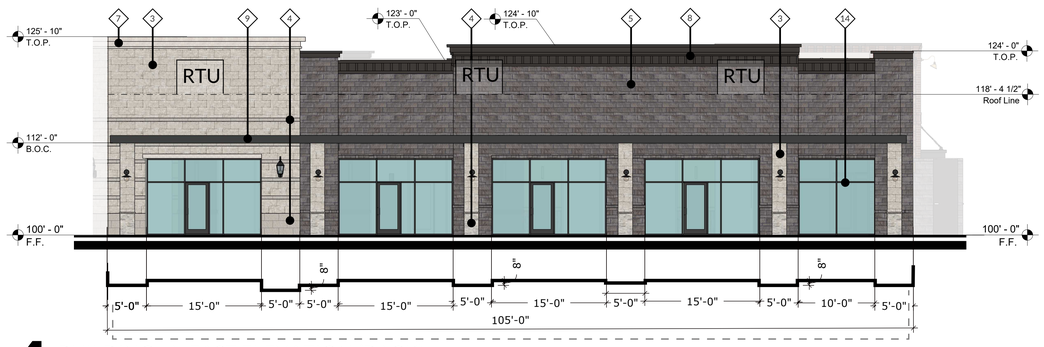
DEVAPP-25-0031

Gates of Prosper, Phase 3B, Block B, Lot 3B



5 DUMPSTER ENCLOSURE ELEVATIONS

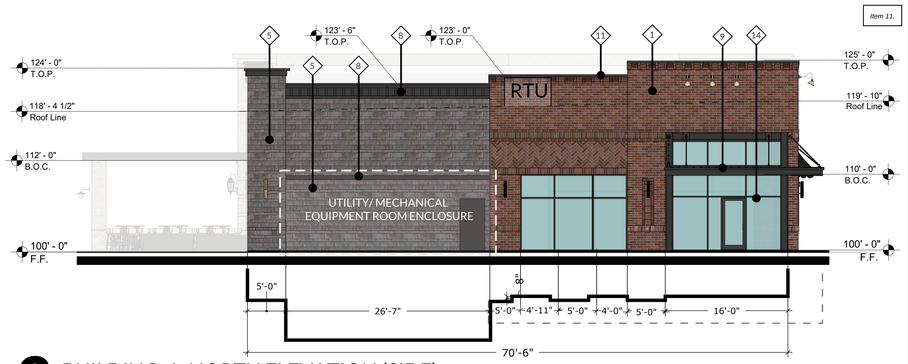
SCALE: NTS



4 BUILDING A EAST ELEVATION (BACK)

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

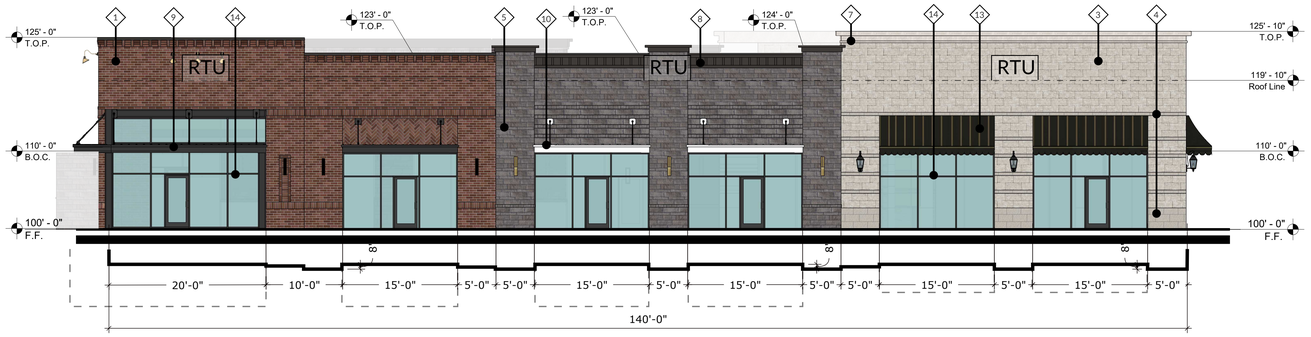
EAST ELEVATION BLDG A (BACK)		
PRIMARY MATERIALS (MASORNY) SF:	1573	85%
1- BRICK	0	
2- BRICK	0	
3- MFR.STONE	379	
4- MFR.STONE	66	
5- MFR.STONE	1128	
SECONDARY MATERIALS SF:	275	15%
EIFS	195	
METAL	80	
TOTAL MATERIALS SF:	1848	100%
GLAZING SF :	699	
TOTAL WALL AREA SF:	2547	



3 BUILDING A NORTH ELEVATION (SIDE)

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

NORTH ELEVATION BLDG A (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1357	91%
1- BRICK	625	
2- BRICK	732	
3- MFR.STONE	0	
4- MFR.STONE	0	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	136	9%
EIFS	28	
METAL	108	
TOTAL MATERIALS SF:	1493	100%
GLAZING SF :	274	
TOTAL WALL AREA SF:	1767	



2 BUILDING A WEST ELEVATION (FRONT)

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

WEST ELEVATION BLDG A (FRONT)		
PRIMARY MATERIALS (MASORNY) SF:	2234	91%
1- BRICK	798	
2- BRICK	0	
3- MFR.STONE	630	
4- MFR.STONE	663	
5- MFR.STONE	143	
SECONDARY MATERIALS SF:	222	9%
EIFS	87	
METAL	135	
TOTAL MATERIALS SF:	2456	100%
GLAZING SF :	1013	
TOTAL WALL AREA SF:	3469	

1 BUILDING A SOUTH ELEVATION(SIDE)

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

SOUTH ELEVATION BLDG A (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1648	94%
1- BRICK	0	
2- BRICK	0	
3- MFR.STONE	1540	
4- MFR.STONE	0	
5- MFR.STONE	108	
SECONDARY MATERIALS SF:	112	6%
EIFS	82	
METAL	30	
TOTAL MATERIALS SF:	1760	100%
GLAZING SF :	610	
TOTAL WALL AREA SF:	2370	

ELEVATION NOTES

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MATERIAL LEGEND

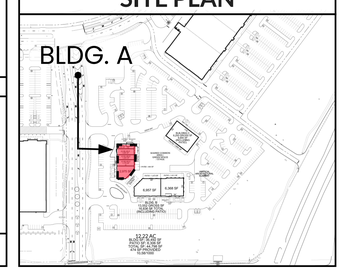
PRIMARY MATERIALS - MASONRY

1. **BRICK** - ENDICOTT - MEDIUM IRONSPOT 46
2. **BRICK** - ACME - OYSTER BAY - KING SIZE
3. **MANUFACTURED STONE** CORONADO STONE - FRENCH LIMESTONE - CREAM
4. **MANUFACTURED STONE** CORONADO STONE - SPLIT LIMESTONE - CREAM
5. **MANUFACTURED STONE** CORONADO STONE - PRAIRIE STONE - SMOKE

SECONDARY MATERIALS

7. **EIFS** - 449 BUCKSKIN
8. **EIFS** - 616 KING'S GRAY
9. **PRE-FAB ALUMINIUM CANOPY** - SW 7048 URBANE BRONZE
10. **PRE-FAB ALUMINIUM CANOPY** - SW 7004 SNOWBOUND
11. **METAL COPING** - DARK BRONZE
12. **METAL COPING** - SIERRA TAN
13. **CANVAS AWNING W/ PRE-FAB ALUMINUM STRUCTURE**
14. GLAZING - DARK BRONZE

SITE PLAN



FACADE PLAN

GATES OF PROSPER, PHASE 03B
BLOCK B, LOT 3B

DEVAPP-25-0031
BEING ALL OF THE GATES OF PROSPER PHASE 3
BLOCK B, LOT 3
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SUBMITTED:
10/10/2025

OWNER/DEVELOPER:
380 & 289 LP
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT:
NICHOLAS LINK
PHONE: (972)497-4854

ENGINEER:
KIMLEY-HORN AND ASSOCIATES INC.
260 EAST DAVIS STREET SUITE 100
MCKINNEY, TEXAS 75069
CONTACT: R ACHEL KORUS, P.E.
PHONE: (469) 301-2594

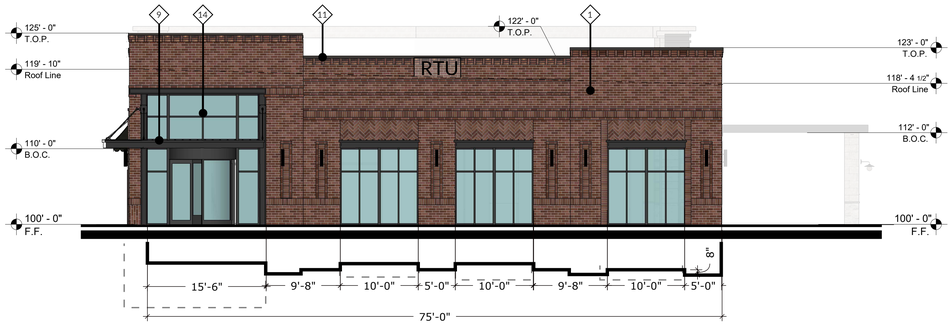
ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: DAVID TRUONG
PHONE: (972) 788-1010

GATES OF PROSPER PHASE III - RESTAURANT PARK

BLUE STAR LAND | LINCOLN PROPERTY COMPANY

PROSPER, TX

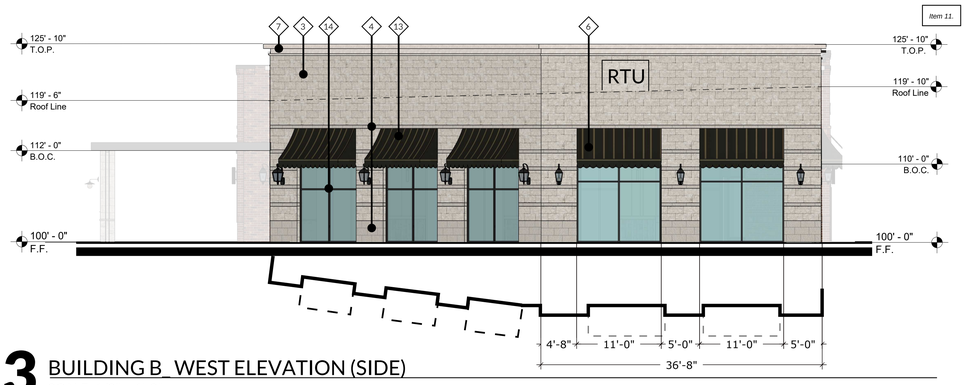
BLDG.A ELEVATIONS | SCALE : 1/8"= 1'-0" | 10.10.2025 | O'BRIEN



EAST ELEVATION BLDG B (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1195	88%
1- BRICK	1195	
2- BRICK	0	
3- MFR.STONE	0	
4- MFR.STONE	0	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	160	12%
EIFS	25	
METAL	135	
TOTAL MATERIALS SF:	1355	100%
GLAZING SF :	566	
TOTAL WALL AREA SF:	1921	

4 BUILDING B_ EAST ELEVATION (SIDE)

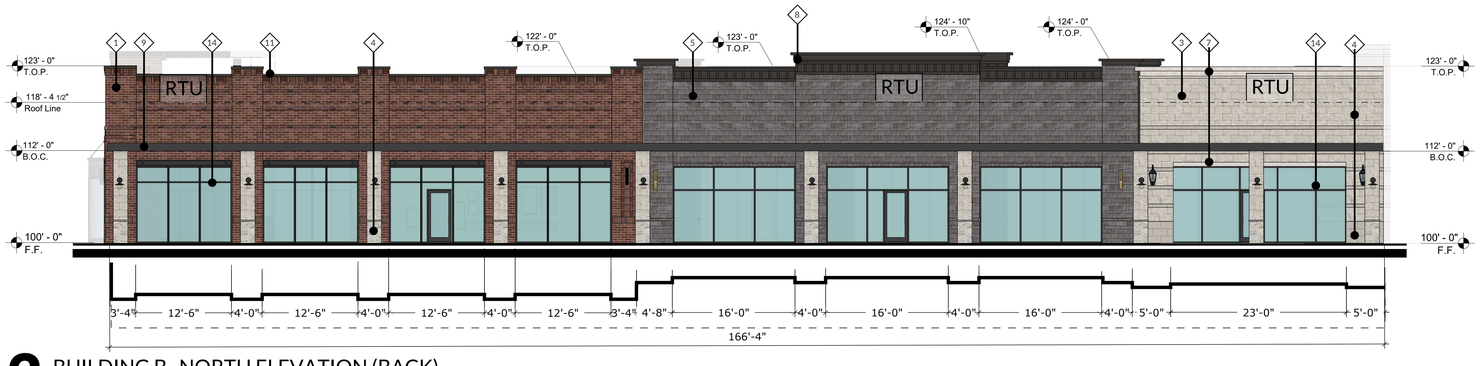
SCALE: 1/8" = 1'-0"



3 BUILDING B_ WEST ELEVATION (SIDE)

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

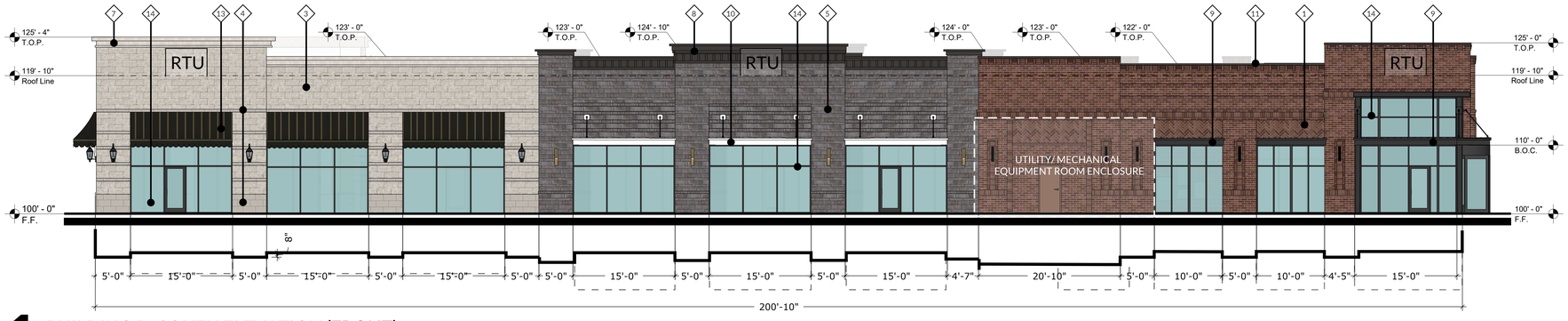
WEST ELEVATION BLDG B (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1576	91%
1- BRICK	0	
2- BRICK	0	
3- MFR.STONE	1249	
4- MFR.STONE	327	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	154	9%
EIFS	109	
METAL	45	
TOTAL MATERIALS SF:	1730	100%
GLAZING SF :	516	
TOTAL WALL AREA SF:	2246	



NORTH ELEVATION BLDG B (BACK)		
PRIMARY MATERIALS (MASORNY) SF:	2393	86%
1- BRICK	1047	
2- BRICK	0	
3- MFR.STONE	374	
4- MFR.STONE	66	
5- MFR.STONE	906	
SECONDARY MATERIALS SF:	399	14%
EIFS	202	
METAL	197	
TOTAL MATERIALS SF:	2792	100%
GLAZING SF :	1189	
TOTAL WALL AREA SF:	3981	

2 BUILDING B_ NORTH ELEVATION (BACK)

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



SOUTH ELEVATION BLDG B (FRONT)		
PRIMARY MATERIALS (MASORNY) SF:	3138	90%
1- BRICK	1104	
2- BRICK	0	
3- MFR.STONE	870	
4- MFR.STONE	972	
5- MFR.STONE	192	
SECONDARY MATERIALS SF:	333	10%
EIFS	192	
METAL	141	
TOTAL MATERIALS SF:	3471	100%
GLAZING SF :	1451	
TOTAL WALL AREA SF:	4922	

1 BUILDING B_ SOUTH ELEVATION **(FRONT)**

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

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MATERIAL LEGEND

PRIMARY MATERIALS - MASONRY

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2. **BRICK** - ACME - OYSTER BAY - KING SIZE
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4. **MANUFACTURED STONE** CORONADO STONE - SPLIT LIMESTONE - CREAM
5. **MANUFACTURED STONE** CORONADO STONE - PRAIRIE STONE - SMOKE

SECONDARY MATERIALS

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8. **EIFS** - 616 KING'S GRAY
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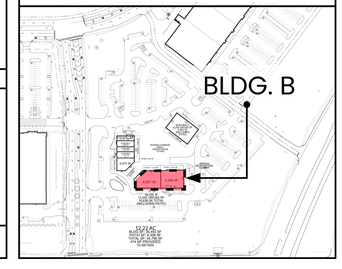
14. GLAZING - DARK BRONZE

SITE PLAN



FACADE PLAN

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BLOCK B, LOT 3B

DEVAPP-25-0031
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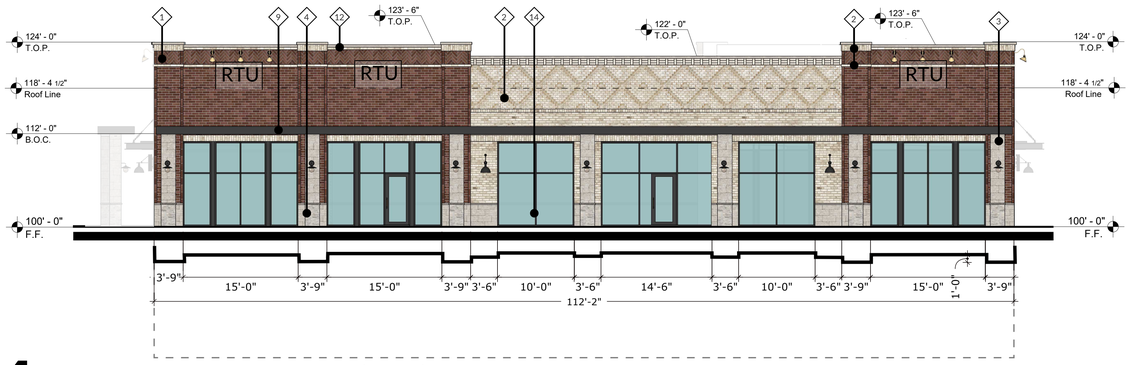
GATES OF PROSPER PHASE III – RESTAURANT PARK

BLUE STAR LAND | LINCOLN PROPERTY COMPANY

PROSPER, TX

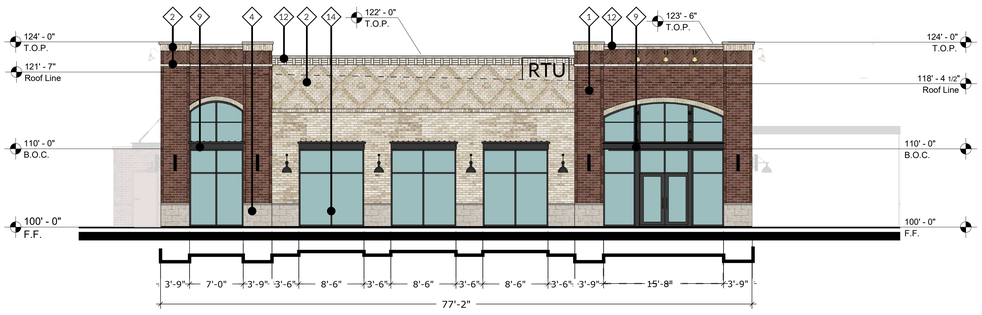
BLDG.B ELEVATIONS | SCALE : 1/8"= 1'-0" | 10.10.2025 | O'BRIEN



4 BUILDING C_ SOUTH ELEVATION (BACK)

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

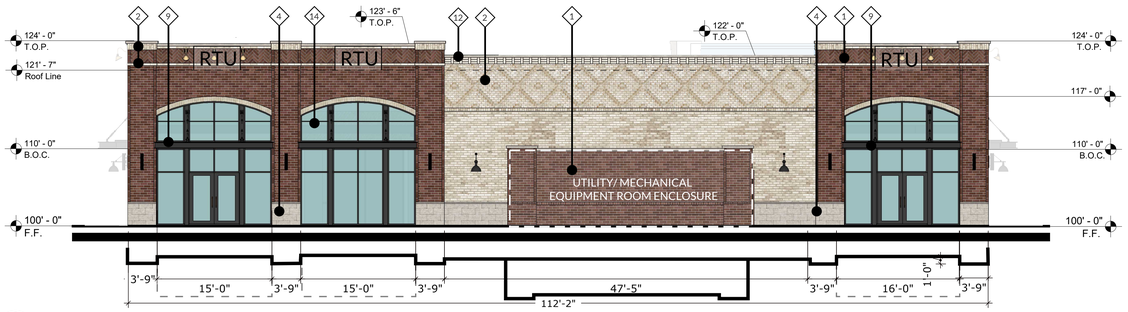
SOUTH ELEVATION BLDG C (BACK)		
PRIMARY MATERIALS (MASORNY) SF:	1623	88%
1- BRICK	844	
2- BRICK	681	
3- MFR.STONE	0	
4- MFR.STONE	98	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	220	12%
EIFS	30	
METAL	190	
TOTAL MATERIALS SF:	1843	100%
GLAZING SF :	763	
TOTAL WALL AREA SF:	2606	



3 BUILDING C_ WEST ELEVATION (SIDE)

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

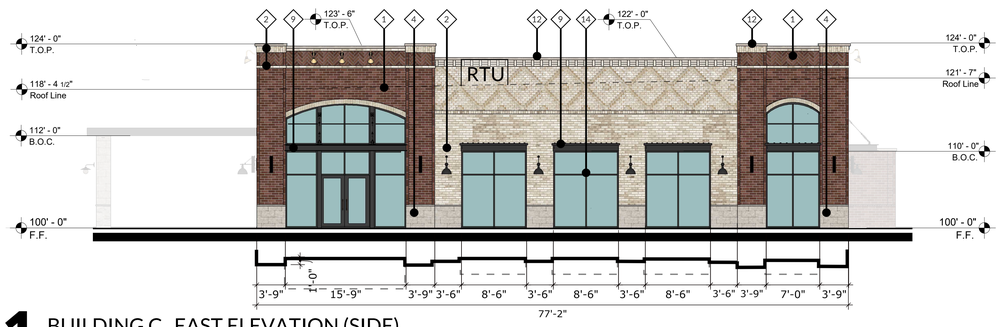
WEST ELEVATION BLDG C (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1488	96%
1- BRICK	879	
2- BRICK	543	
3- MFR.STONE	0	
4- MFR.STONE	66	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	62	4%
EIFS	32	
METAL	30	
TOTAL MATERIALS SF:	1550	100%
GLAZING SF :	205	
TOTAL WALL AREA SF:	1755	



2 BUILDING C_ NORTH ELEVATION (FRONT)

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

NORTH ELEVATION BLDG C (FRONT)		
PRIMARY MATERIALS (MASORNY) SF:	1574	93%
1- BRICK	655	
2- BRICK	802	
3- MFR.STONE	0	
4- MFR.STONE	117	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	110	7%
EIFS	31	
METAL	79	
TOTAL MATERIALS SF:	1684	100%
GLAZING SF :	850	
TOTAL WALL AREA SF:	2534	



1 BUILDING C_ EAST ELEVATION (SIDE)

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

EAST ELEVATION BLDG C (SIDE)		
PRIMARY MATERIALS (MASORNY) SF:	1143	94%
1- BRICK	389	
2- BRICK	667	
3- MFR.STONE	0	
4- MFR.STONE	87	
5- MFR.STONE	0	
SECONDARY MATERIALS SF:	74	6%
EIFS	21	
METAL	53	
TOTAL MATERIALS SF:	1217	100%
GLAZING SF :	572	
TOTAL WALL AREA SF:	1789	

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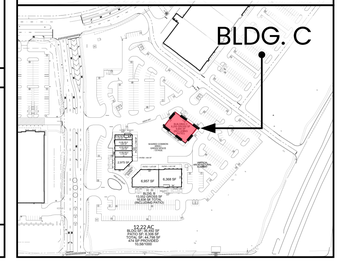
SITE PLAN



FACADE PLAN

GATES OF PROSPER, PHASE 03B
BLOCK B, LOT 3B

DEVAPP-25-0031
BEING ALL OF THE GATES OF PROSPER PHASE 3
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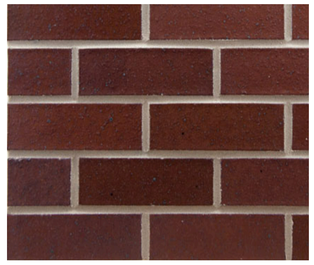
GATES OF PROSPER PHASE III – RESTAURANT PARK

BLUE STAR LAND | LINCOLN PROPERTY COMPANY

PROSPER, TX

BLDG.C ELEVATIONS | SCALE : 1/8"= 1'-0" | 10.10.2025 | O'BRIEN

BRICK



1 ENDICOTT FACE BRICK - MEDIUM IRONPSOT #46

2 ACME - OYSTER BAY - KING SIZE

MANUFACTURED STONE

3 CORONADO STONE - 12X24" FRENCH LIMESTONE - CREAM

4 CORONADO STONE - 12X24" SPLIT LIMESTONE- CREAM

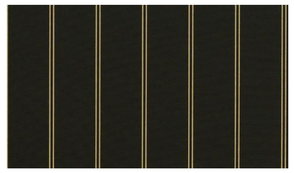
5 CORONADO STONE - PRAIRIE STONE - SMOKE

EIFS CORNICE & DETAILING

7 DRYVIT- 616 KING'S GRAY

8 DRYVIT- 449 BUCKSKIN

CANVAS AWNING



13 SUNBRELLA- COPPER BLACK

GLAZING

14 VITRO GLAZING
SOLARBAN 70 (2)
ATLANTICA + CLEAR
VISIBLE LIGHT
REFLECTANCE:
EXTERIOR: 10%
INTERIOR: 13#

METAL

9 PRE-FAB ALUMINIUM CANOPIES & SOFFITS- PAINTED SHERWIN WILLIAMS URBANE BRONZE, SW 7048

10 PRE-FAB ALUMINIUM CANOPIES & SOFFITS- PAINTED SHERWIN WILLIAMS SNOWBOUND, SW 7004

11 METAL COPING- BERRIDGE DARK BRONZE

12 METAL COPING- BERRIDGE SIERRA TAN

STOREFRONT SYSTEM

14 DARK BRONZE

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14 GLAZING - DARK BRONZE

SITE PLAN

FACADE PLAN

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BLOCK B, LOT 3B

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GATES OF PROSPER PHASE III – RESTAURANT PARK

BLUE STAR LAND | LINCOLN PROPERTY COMPANY

PROSPER, TX

MATERIAL BOARD

10.10.2025 O'BRIEN

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

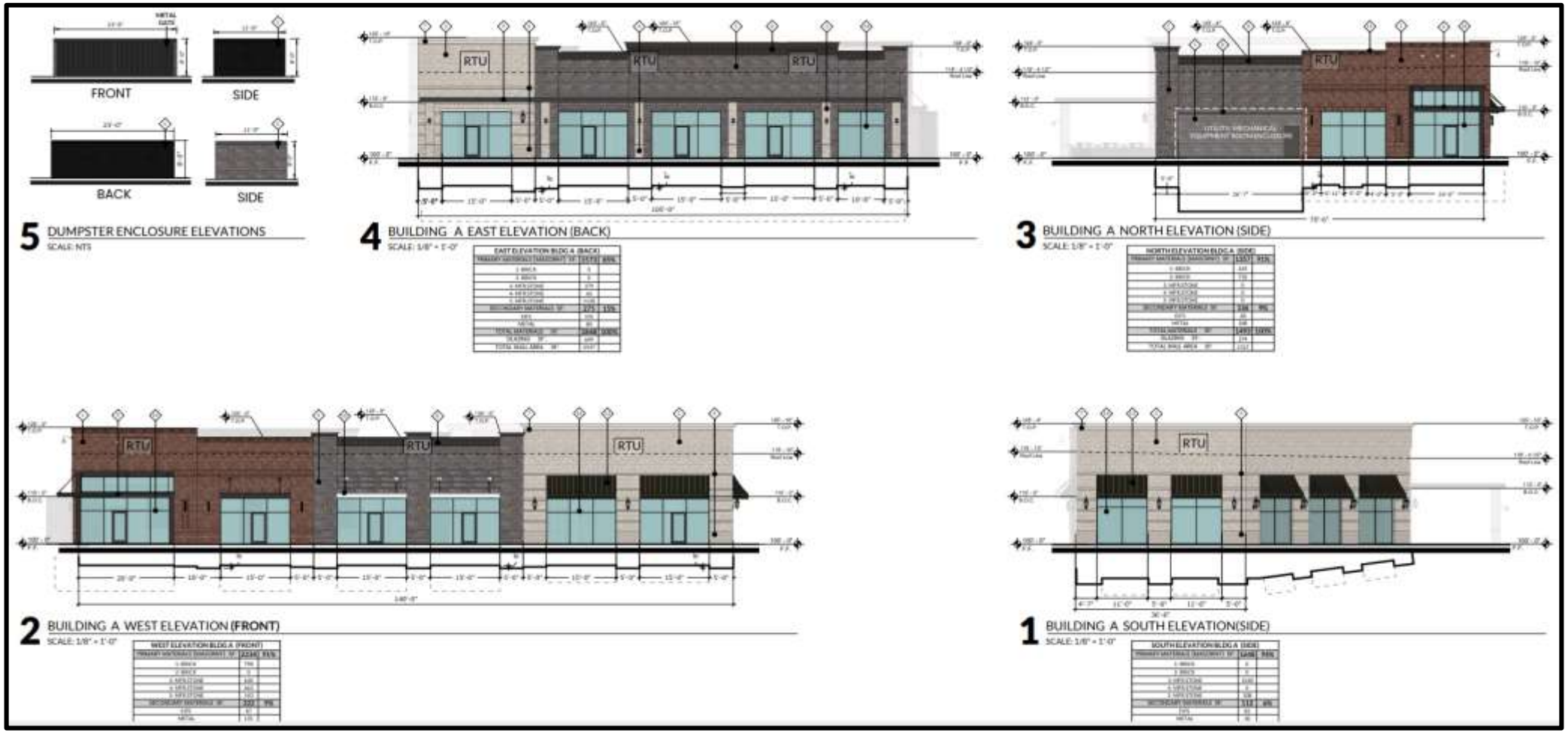
Information

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.

GATES PKWY
COMMERCE ST
MARKETPLACE DR
PRESTON
UNIVERSITY



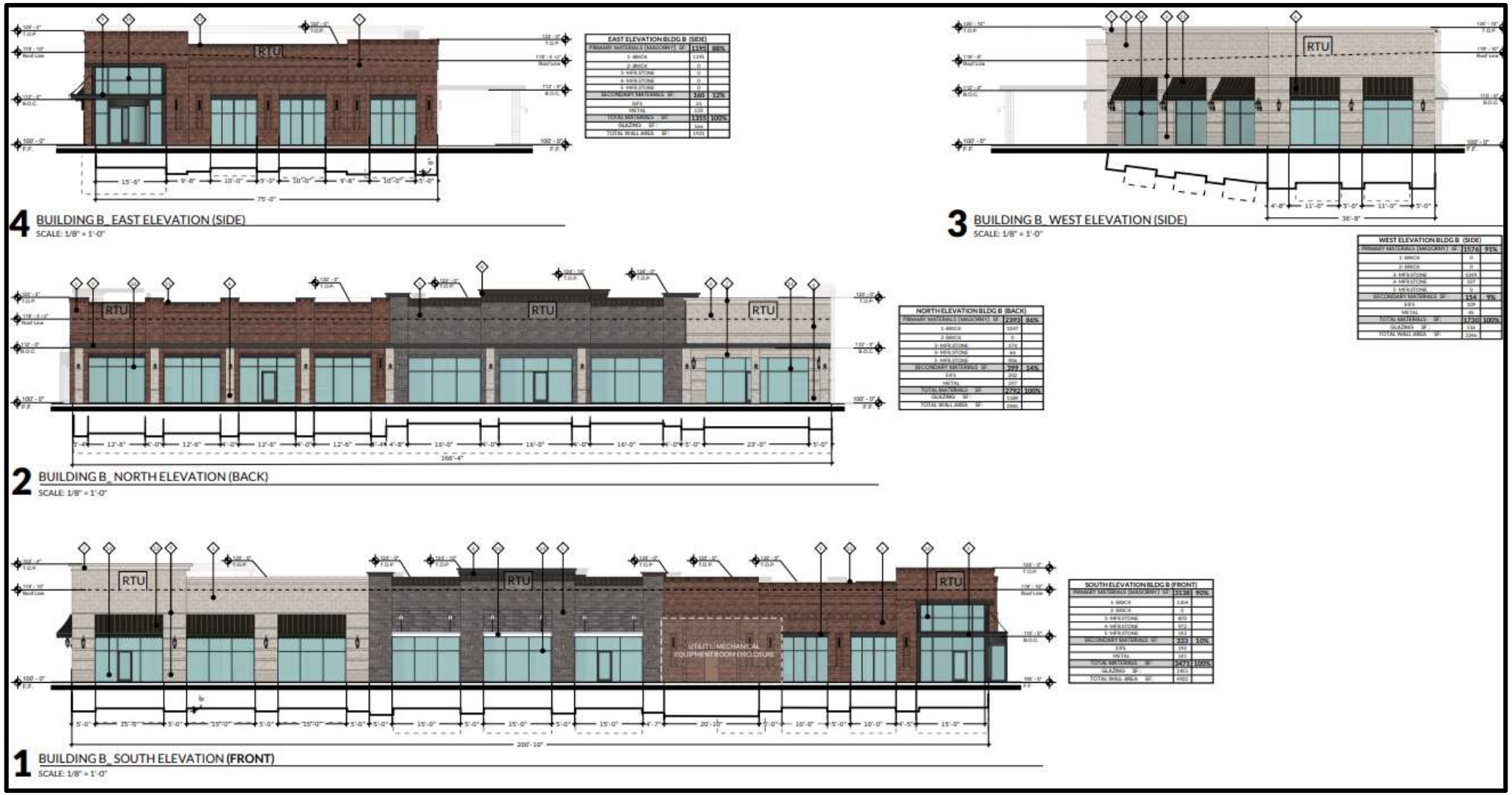
5 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: NTS

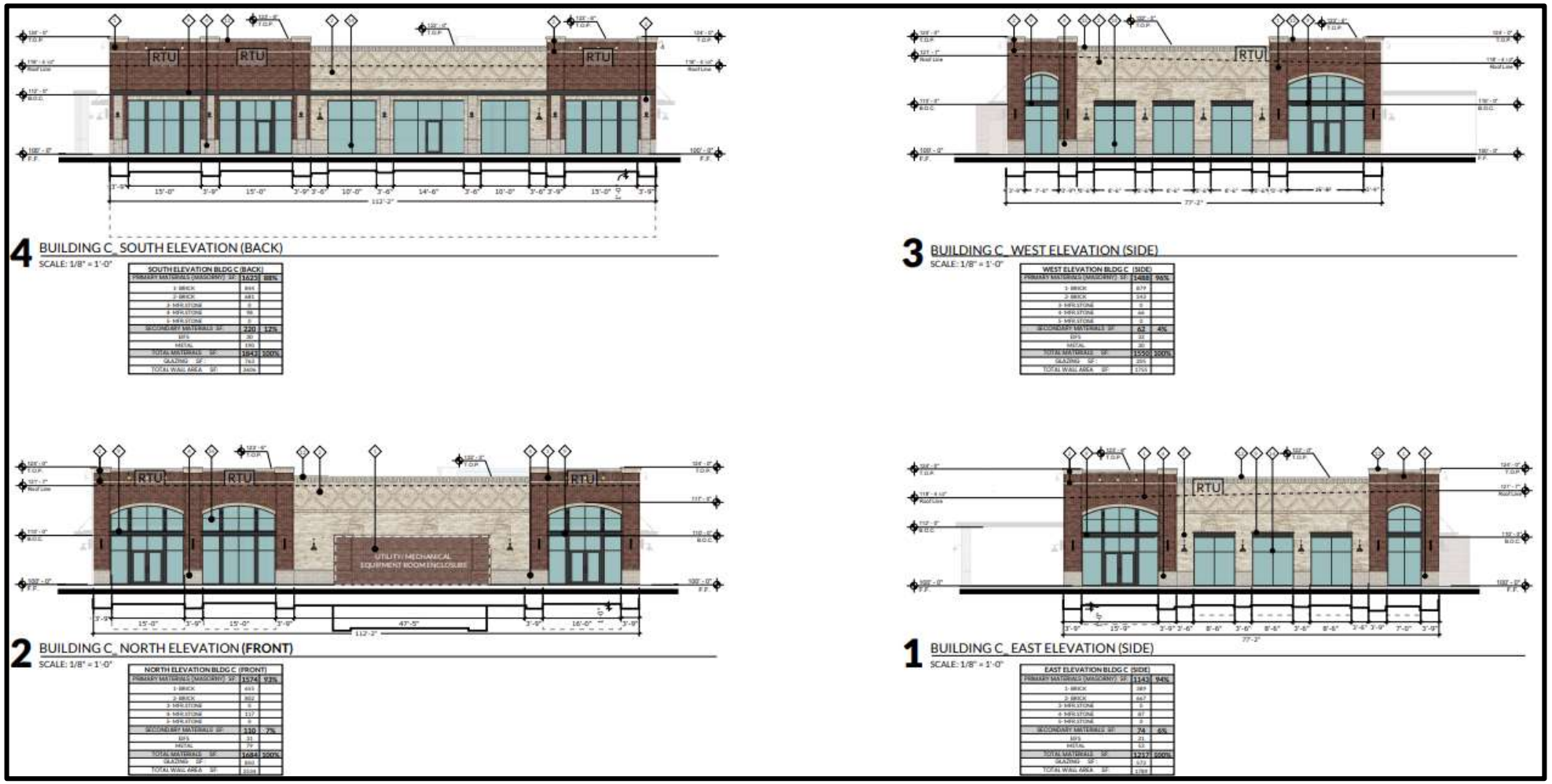
4 BUILDING A EAST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"

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

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

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


RTU
EAST ELEVATION BLDG B (SIDE)
4 BUILDING B_EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"
RTU
3 BUILDING B_WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"
WEST ELEVATION BLDG B (SIDE)
RTU
NORTH ELEVATION BLDG B (BACK)
2 BUILDING B_NORTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"
RTU
UTILITY / MECHANICAL EQUIPMENT ROOM ENCLOSURE
SOUTH ELEVATION BLDG B (FRONT)
1 BUILDING B_SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"


RTU
RTU
RTU
4 BUILDING C_SOUTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION BLDG C (BACK)
RTU
3 BUILDING C_WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"
WEST ELEVATION BLDG C (SIDE)
RTU
RTU
RTU
UTILITY/ MECHANICAL EQUIPMENT ROOM ENCLOSURE
2 BUILDING C_NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"
NORTH ELEVATION BLDG C (FRONT)
RTU
1 BUILDING C_EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"
EAST ELEVATION BLDG C (SIDE)

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Mayor and Town Council**

From: **David Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **Notice of Appeals**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

---

Agenda Item:
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.

Description of Agenda Item:
Attached are the Preliminary Site Plan and Site Plans that were acted on by the Planning & Zoning Commission on October 21, 2025.

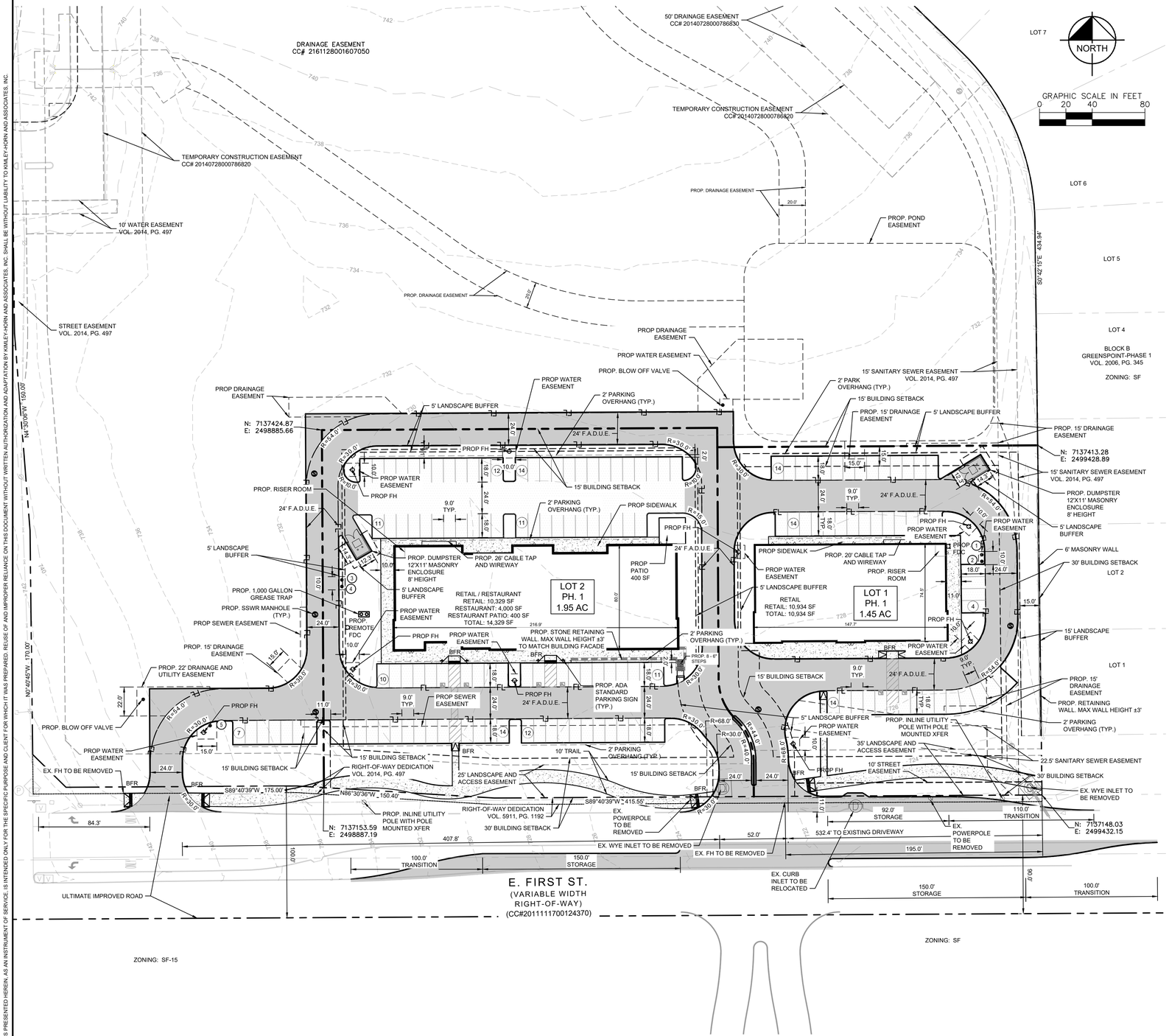
Per the Zoning Ordinance, the Town Council can direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Preliminary Site Plans and Site Plans acted on by the Planning & Zoning Commission.

Budget Impact:
There is no budgetary impact affiliated with this item.

Attached Documents:
1. DEVAPP-24-0152 – Mustang Texas Realty Addition, Block A, Lots 1-2 (Approved 7-0)
2. DEVAPP-24-0174 – Westfork Crossing, Block A, Lots 9, 10, and 11X (Approved 7-0)
3. DEVAPP-25-0033 – Gates of Prosper, Phase 3B, Block B, Lot 3B (Approved 7-0)
4. PowerPoint Slides

Town Staff Recommendation:
Town Staff recommends the Town Council take no action on this item.

Proposed Motion:
N/A



LOT 1 SITE DATA SUMMARY TABLE

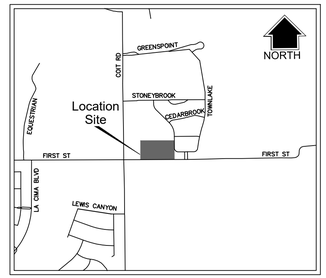
ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RETAIL
LOT AREA	63,199 SF (1.45 AC)
BUILDING AREA	10,934 SF (0.25 AC)
BUILDING HEIGHT	20'-10" MAX BUILDING 1: 2 STORY
LOT COVERAGE	17.30%
FLOOR AREA RATIO	0.2:1
PARKING RATIO	1 SPACE PER 250 SF (RETAIL)
TOTAL PARKING REQUIRED	44
TOTAL PARKING PROVIDED	46
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PARKING LOT LANDSCAPE REQUIRED	690 SF
PARKING LOT LANDSCAPE PROVIDED	1,552 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	44,667 SF
OPEN SPACE REQUIRED	4,424 SF (7%)
OPEN SPACE PROVIDED	6,327 SF (10%)

LOT 2 SITE DATA SUMMARY TABLE

ZONING	RETAIL DISTRICT (R)
PROPOSED USE	RESTAURANT/RETAIL
LOT AREA	84,953 SF (1.95 AC)
BUILDING AREA	14,329 SF (0.39 AC)
BUILDING HEIGHT	20'-10" MAX BUILDING 2: 2 STORY
LOT COVERAGE	16.87%
FLOOR AREA RATIO	0.2:1
PARKING RATIO	1 SPACE PER 100 SF (RESTAURANT) 1 SPACE PER 250 SF (RETAIL) 1 SPACE PER 200 SF (RESTAURANT PATIO)
TOTAL PARKING REQUIRED	84
TOTAL PARKING PROVIDED	95
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4
PARKING LOT LANDSCAPE REQUIRED	1,440 SF
PARKING LOT LANDSCAPE PROVIDED	8,662 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	66,584 SF
OPEN SPACE REQUIRED	5,947 SF (7%)
OPEN SPACE PROVIDED	6,998 SF (8.2%)

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- EXISTING OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. — FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) — NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN



LOCATION MAP
N.T.S.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEWER	REMARKS
1	DOMESTIC	2"	1	6"	PROPOSED
2	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED
3	DOMESTIC	2"	1	6"	PROPOSED
4	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED
5	IRRIGATION	1-1/2" & BACK FLOW PREVENTER	1	-	PROPOSED

NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL..
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS*, AND DETENTION POND*.

SITE PLAN
TOWN OF PROSPER CASE NO. DEVAPP-24-0152
MUSTANG CROSSING
MUSTANG TEXAS REALTY ADDITION
BLOCK A, LOTS 1-2
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SEPTEMBER 2025

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TELEPHONE: (972) 770-1300
TBPE NO. F-928
CONTACT: CAITLIN FLAHERTY, P.E.

OWNER / DEVELOPER
MUSTANG TEXAS REALTY LLC
1505 ISAAC LANE
MCKINNEY, TEXAS 75071
CONTACT: MR. PHANI JUNGA
PHANI.J7@GMAIL.COM

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAITLIN FLAHERTY, P.E.
P.E. No. 127516 Date: 09/18/2025

PROJECT No.	060002600
DATE:	09/2025
SCALE:	AS SHOWN
DESIGNED BY:	AMW
DRAWN BY:	AMW
CHECKED BY:	CMF

MUSTANG CROSSING
PHASE 1
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-09

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS
PLOTTED BY
DWG NAME
LAST SAVED
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
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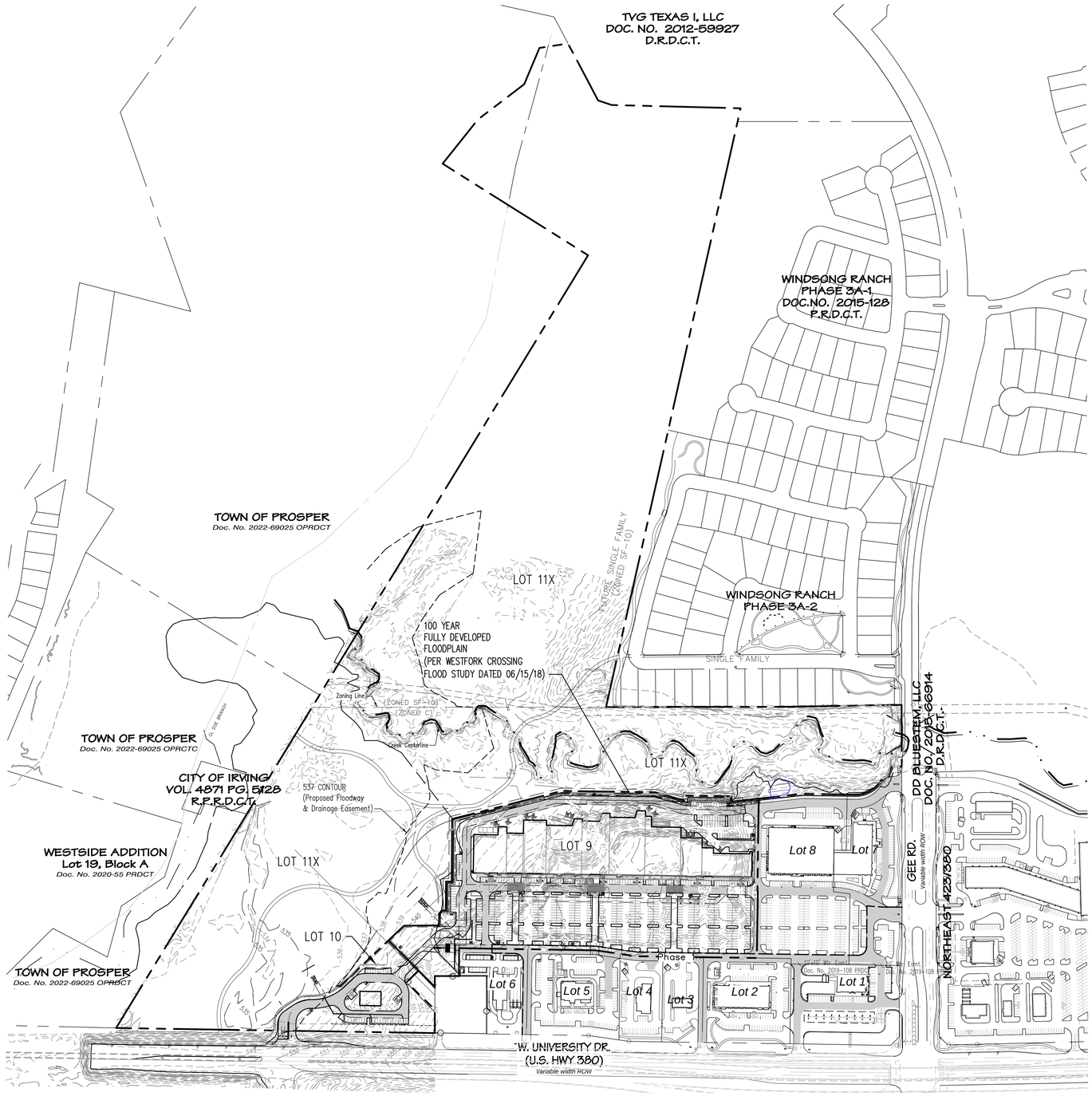
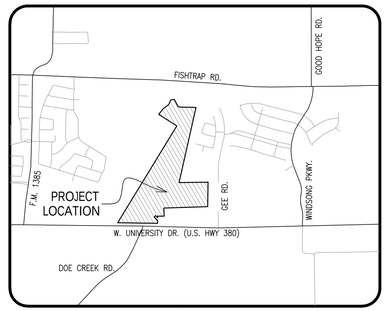
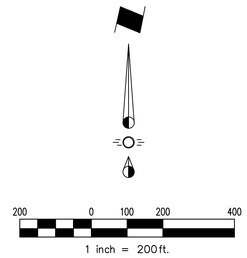




LOCATION MAP
1" = 2000'

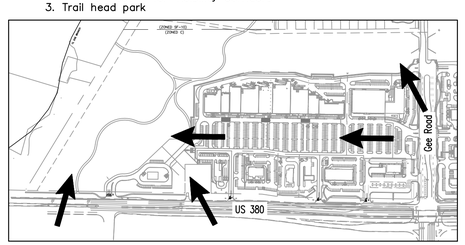


Town of Prosper Site Plan Notes:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper.
3. All development standards shall follow Fire Requirements per the Town of Prosper.
4. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
5. All signage is subject to Building Official approval.
6. Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish–out permit may result in additional impact fees and/or parking requirements.
7. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
8. Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks*, and detention pond
9. All Retaining walls along creek to be stone.
10. All landscape easements must be exclusive of any other type of easement.
11. Impact fees will be assessed in accordance with the land use classification(s) identified on the site data summary table; however, changes to the proposed land use at the time of CO and/or finish out permit may result in additional impact fees and/or parking requirements.
12. Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
13. All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
14. The owner(s) of Lots 7, 8, 9, and 10 shall continue to have rights to access Lot 11X after deeding to the Town for the purpose of floodplain reclamation, grading, retaining wall maintenance, utility installation, and any additional activities required for the development and maintenance of the improvements shown on Lots 7, 8, 9, and 10.
15. Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 11X, subject to appropriate federal approvals to the extent required by law.
16. Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.
17. All retail/commercial buildings with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least sex feet deep. Projections/receses must be at least 25% of the length of the facade. No uninteruppted length may exceed 100 feet in length.
18. At the Site Plan level, ensure all proposed commercial restaurant/food facilities install their own individual minimum 1,000 gallon grease trap. Grease trap must be exterior, in ground and must include a sample well. Grease trap cannot be installed in a parking stall or firelane. Grease trap size and location must be shown on Site Plan per Health Department.

Proposed Creek Amenities:

1. Hike & bike trail
2. Visibility corridor from Gee Road and US380 – see Inset A for Visibility Corridors
3. Trail head park



Inset 'A'

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA SF	LOT AREA AC	BUILDING AREA (SF)	BUILDING HEIGHT	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
9	C	RETAIL + RESTAURANT	617,515	14.18	153,600 SF (144,850 RETAIL, 8,750 RESTAURANT)	1 Story - Max. 38'-10"	24.9%	0.2580:1	1/250(RETAIL) 1/100(RESTAURANT	144,850/250 + 8,750/100 = 667	667	14	16	10,005	19,725	488,100	43,226	44,357
10	C	RETAIL	101,010	2.32	3,700	1 Story - Max. 40'	3.7%	0.0366:1	1/250	15	37	4	4	555	1,165	44,600	7,071	15,496
11X	C	OPEN SPACE	2,895,045	66.46	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	202,653	207,918

CASE No. - DEVAPP - 24 - 0174
Sheet 1 of 3
REVISED PRELIMINARY SITE PLAN

WESTFORK CROSSING

BLOCK A, LOTS 9, 10, 11X
82.596 Acres
SITUATED IN THE
M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476
P. BARNES SURVEY, ABSTRACT NO. 79
A. JAMISON SURVEY, ABSTRACT NO. 672
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380 LP
7001 Preston Road, Suite 410
Dallas, Texas 75205
Telephone (214) 224-4600
Contact: Robert Dorazil

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: Kevin Wier

Scale: 1" = 200' July, 2025 SEI Job No. 23-168

Drawing: G:\2023 JOBS\23-168 NWC Mass Grading\CAD\Preliminary Site Plan.dwg Saved By: tbarnett Save Time: 9/9/2025 4:43:03 PM Plotted by: tbarnett Plot Date: 9/15/2025 10:32 AM

WINDSONG RANCH PHASE 3A-2
Zoning: SF (PD-53)
User: Single Family

MATCHLINE SHEET 3

LOT 11X
2,895,045 s.f./66.461 Ac.

LOT 9
617,515 s.f./14.176 Ac.
Proposed Use: Retail
Bldg: 153,600 Sq. Ft.

Lot 1 | Lot 2 | Lot 3 | Lot 4 | Lot 5 | Lot 6 | Lot 7 | Lot 8

Drainage & Floodplain Easement

EX. 100 YEAR FULLY DEVELOPED FLOODPLAIN (PER WESTFORK CROSSING FLOOD STUDY DATED 06/15/18)

Proposed 100-Yr Fully Developed Floodplain (Per Flood Study Prepared by Cardinal Strategies dated 5/7/2025)

Proposed 100-Yr Fully Developed Floodplain (Per Reclamation Study)

Creek Centerline

Pedestrian Bridge (Conceptual Location)

12' Trail

Erosion Hazard Setback

10' Wall Maintenance Esmt.

14' Tall Living Screen

Prop. 13' Stone Gravity Ret. Wall

Prop. 17' Stone Gravity Ret. Wall

Prop. 20' Stone Gravity Ret. Wall

Prop. 19' Stone Gravity Ret. Wall

5' LS Buffer

Prop. Remote FDCs w/ Bollard Protection (Buildings 1,2&3)

Prop. Remote FDC w/ Bollard Protection (Building 4)

Prop. Remote FDC w/ Bollard Protection (Building 5)

Prop. Remote FDCs w/ Bollard Protection (Buildings 6,7&8)

Prop. Remote FDC w/ Bollard Protection (Building 9)

Prop. 26'x12' Dumpster w/ 8' Masonry Wall

Prop. 13'x12' Dumpster w/ 8' Masonry Walls

Prop. 13'x12' Dumpster w/ 8' Masonry wall

Prop. Trash Compactor

Prop. Loading Dock

Building 1 Height: 30'
Building 2 Height: 30'
Building 3 Height: 30'
Building 4 Height: 30'
Building 5 Height: 30'
Building 6 Height: 30'
Building 7 Height: 30'
Building 8 Height: 30'
Building 9 Height: 30'

Stamped Integral Color Concrete

Prop. Foundation Planting

35' Max Building Height
34' Max Building Height
39' Max Building Height
32' Max Building Height
30' Max Building Height

Ex. Lot Line To Be Abandoned

Ex. Lot Line To Be Abandoned

Ex. 15" Sanitary Sewer Esmt. Doc. No. 2020-75941 To Be Abandoned

Ex. 15" Sani. Sewer Esmt. Doc. No. 2019-108 PRDCT To Be Abandoned

Ex. 15" Sani. Sewer Esmt. Doc. No. 2019-108 PRDCT

Ex. 12" Sani. Sewer Esmt. Doc. No. 2019-108 PRDCT

25' Sanitary Sewer Esmt.

15' Water Esmt.

10'x10' Wtr. Esmt.

10'x10' Wtr. Esmt. To Be Abandoned

10'x10' Wtr. Esmt. Doc. No. 2019-108 PRDCT

Prop. FH

Ex. FH

Prop. 13'x12' Dumpster w/ 8' Masonry Walls

Prop. 25'x12' Dumpster w/ 8' Masonry Wall

Prop. 13'x12' Dumpster w/ 8' Masonry Walls

Prop. Loading Dock

Prop. Trash Compactor

9 Spaces @ 9'

6 Spaces @ 9'

8 Spaces @ 9'

13 Spaces @ 9'

11 Spaces @ 9'

7 Spaces @ 9'

15 Spaces @ 9'

5 Spaces @ 9'

3 Spaces @ 9'

12 Spaces @ 9'

4 Spaces @ 9'

Ex. 10' Cox & Ant Esmt. (By Sep. Inst.)

10' Cox & Ant Esmt. (By Sep. Inst.)

5' LS SETBACK

15' BLDG. SETBACK

30' BLDG. SETBACK & LS EASEMENT

30' BLDG. SETBACK & LS AND PEDESTRIAN ACCESS EASEMENT

Permanent Pipeline Esmt. City of Irving Vol. 5098, Pg. 2931 DRDCT

Permanent Pipeline Esmt. City of Irving Vol. 5098, Pg. 2931 DRDCT

Vent

FO BOX

Conc. Mon. Fnd.

Alum. Mon. Fnd. TXDOT (CM)

5/8" CIRF
N=7130587.53
E=2462292.46
Elev.=554.42

1/2" IRF
N=7130384.57
E=2462292.41
Elev.=566.57

N 89°09'25" W
564.17

1/2" CIRF (CM)

1/2" CIRF

PK Nail Fnd.

Alum. Mon. Fnd. TXDOT

5/8" CIRF

DD BLUESTEM, LLC
DOC. NO. 2015-66914
D.R.D.C.T.

GEE RD.
Variable width ROW

NORTHEAST 423/380

W. UNIVERSITY DR. (U.S. HWY 380)
Variable width ROW

Future Hwy. 380 Improvements

Ex. Conc. Pavement

115' Storage
100' Transition
155' Storage

Prop. Driveway

Ex. Curb & Pavement

Ramp

Bldg. Overhang (Typ)

HC Signs (Typ)

HC Ramps

Landscape Planter Box (Typ)

Lot Lines

Existing Use: Gym

Existing Use: Vacant

8' Dumpster W/Masonry Screening to Match Bldg.

Zoning: C
Use: Retail

Zoning: C
Use: Oil Change Shop

Zoning: C
Use: Car Wash

Zoning: C
Use: Brake Shop

Zoning: S-27
Use: Vacant

Zoning: C
Use: Gas Station

Headlight Screening (Typ)

2' Overhang (Typ)

6' Sidewalk

Ex. Curb & Pavement

BFR

Ex. FH

Ex. 10'x10' Wtr. Esmt.

Prop. 10'x10' Wtr. Esmt.

Prop. 2" Irr.

Ex. 10'x10' Wtr. Esmt.

Prop. 10'x10' Wtr. Esmt.

Prop. 10'x10' Wtr. Esmt. Doc. No. 2019-108 PRDCT

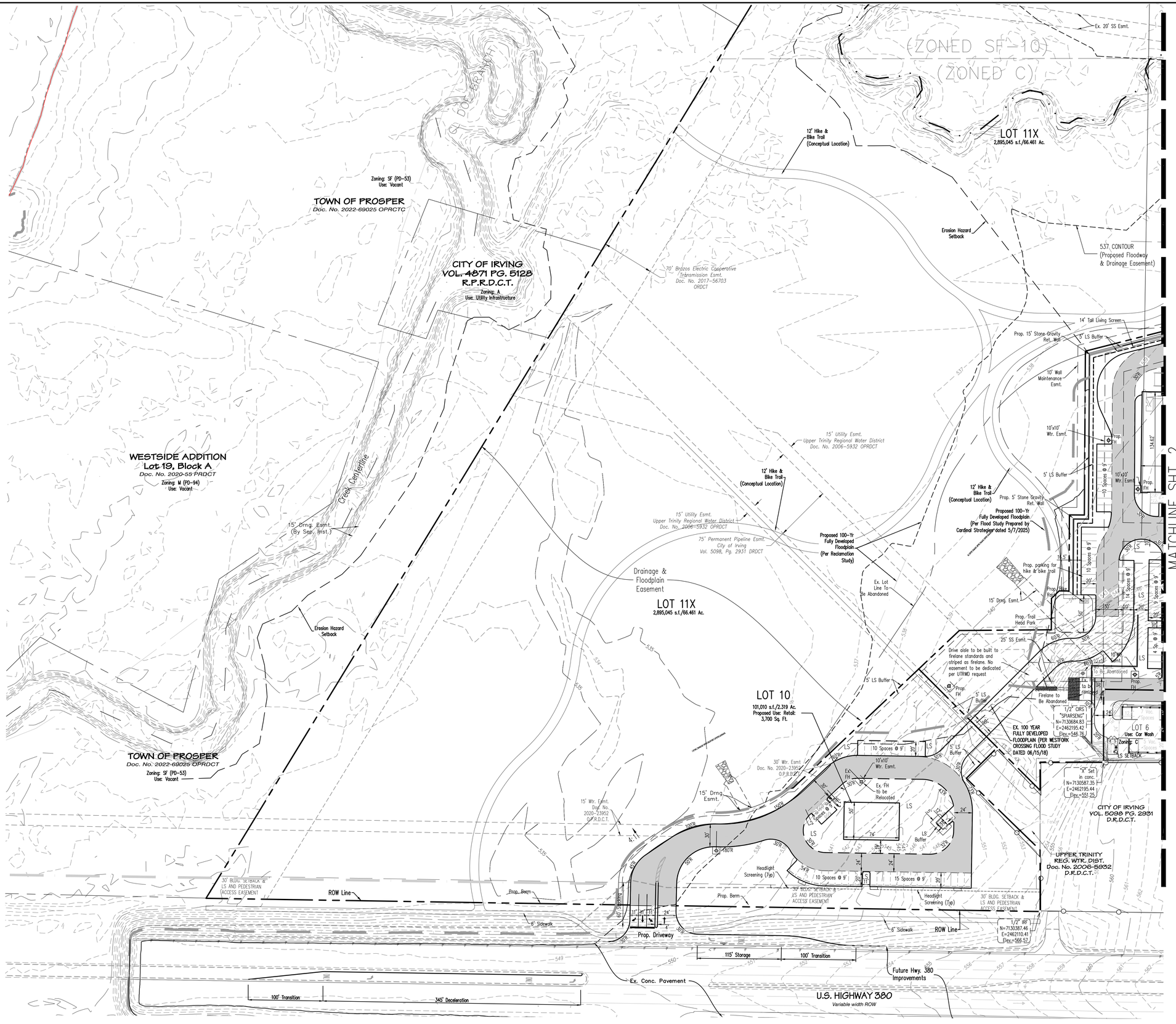
Prop. 10' Wtr. Esmt. Doc. No. 2019-108 PRDCT

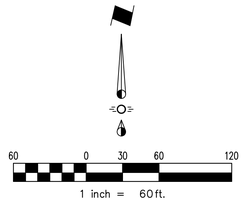
10' Wtr. Esmt.

10' Wtr. Esmt. Doc. No. 2019-108 PRDCT

10' Wtr. Esmt. Doc. No. 2019-108 PRDCT

10'x





Proposed Creek Amenities:

1. Hike & bike trail
2. Visibility corridor from Gee Road
3. Trail head park

LEGEND

- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
- FUTURE HIGHWAY 380 IMPROVEMENTS
- PROPOSED FIRE HYDRANT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

CASE No. - DEVAPP - 24 - 0174
Sheet 3 of 3
REVISED PRELIMINARY SITE PLAN

WESTFORK CROSSING

BLOCK A, LOTS 9, 10, 11X
82.596 Acres
SITUATED IN THE
M.E.P. RAILROAD SURVEY, ABSTRACT NO. 1476
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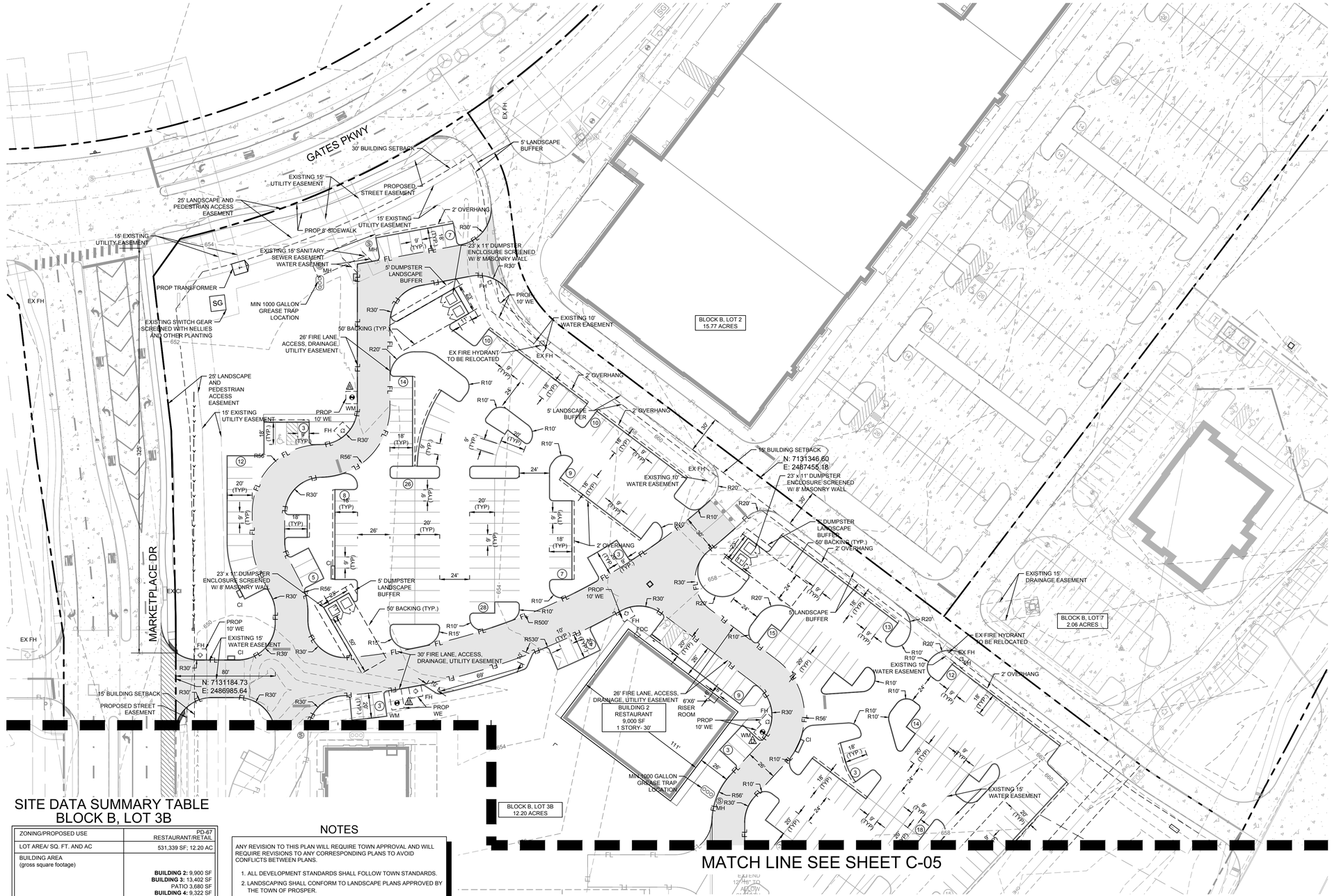
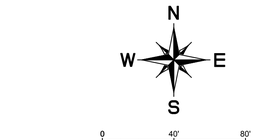
OWNER / APPLICANT
Northwest 423/380 LP
7001 Preston Road, Suite 410
Dallas, Texas 75205
Telephone (214) 224-4600
Contact: Robert Dorazil

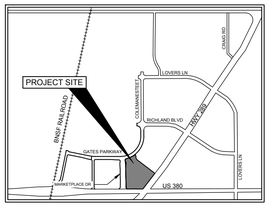
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: Kevin Wier

Scale: 1" = 60' July, 2025 SEI Job No. 23-168

Drawing: G:\2023_JOBS\23-168 NWC Moss Crossing\CAD\Preliminary Site Plan.dwg Saved By: Kristy Save Time: 8/15/2025 2:50:51 PM Plotted by: Kristy Plot Date: 8/15/2025 2:51 PM







VICINITY MAP
N.T.S.

NOTE:
1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67
2. FINAL DUMPSTER/TRASH SERVICE LAYOUTS TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT.
3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
4. EXISTING TXDOT ROW CONFLICTS WITH LOT 7 DEVELOPMENT. INTENT IS TO PURCHASE ROW FROM TXDOT PRIOR TO SITE PLAN APPROVAL.

LEGEND

	EXISTING PAVEMENT
FL FL	PROPOSED FIRE LANE
	PROPSED BUILDING
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
JB	JUNCTION BOX
MH	MANHOLE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
EX	EXISTING
PROP.	PROPOSED

SITE DATA SUMMARY TABLE
BLOCK B, LOT 3B

ZONING/PROPOSED USE	PD-67 RESTAURANT/RETAIL
LOT AREA/ SQ. FT. AND AC	531,339 SF; 12.20 AC
BUILDING AREA (gross square footage)	**BUILDING 2:** 9,900 SF **BUILDING 3:** 13,402 SF PATIO 3,680 SF **BUILDING 4:** 9,322 SF PATIO 2,212 SF **TOTAL:** 38,516 GSF
BUILDING HEIGHT	BUILDING 2,3 AND 4: 30'
LOT COVERAGE	7.2%
FLOOR AREA RATIO (for non-residential zoning)	.07:1
TOTAL PARKING REQUIRED RESTAURANT/100 PATIO/200)	BUILDING 2: 99 SPACES BUILDING 3: 153 SPACES BUILDING 4: 105 SPACES **TOTAL:** 357 SPACES
TOTAL PARKING PROVIDED	445 SURFACE SPACES
TOTAL HANDICAP REQUIRED	12 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	6,795 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	19,838 SQ. FT.
IMPERVIOUS SURFACE	182,254 SQ. FT.
USABLE OPEN SPACE REQUIRED	37,194 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	108,950 SQ. FT. (20%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
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WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
A	DOMESTIC	2"	1	1- 8"
B	DOMESTIC	2"	1	1- 8"
C	DOMESTIC	2"	1	1- 8"
D	DOMESTIC	2"	1	1- 8"
I	IRRIGATION	2"	1	-

SITE PLAN
GATES OF PROSPER – PHASE 3B
BLOCK B, LOT 3B
DEVAPP-25-0033
Being All Of The
GATES OF PROSPER, BLOCK B,
LOT 3B
Town of Prosper, Collin County, Texas
Submitted: October 10, 2025

Owner/Developer:
380 & 289 LP
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

Engineer:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

No.	REVISIONS	DATE
B		

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 068109076
DATE OCTOBER 2024
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY EM
CHECKED BY JCR

THE GATES OF PROSPER - PHASE 3B
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-04

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Texas Register Entry
xrefs: x0sc-PhSk.dwg x0sc-PhSA.dwg x0sc-PhOA.dwg x0sc-JA.dwg x0sc-JA.dwg x0sf-JA.dwg x0sf-Ph3.dwg x0svr-Ph3Overa.dwg x0sc-PhSB-PSP.dwg x0sf-PhSB.dwg x0sb-Ph3b.dwg x0sm-PhSB.dwg x0se-Ph3b.dwg x0se-Ph3b.ctb
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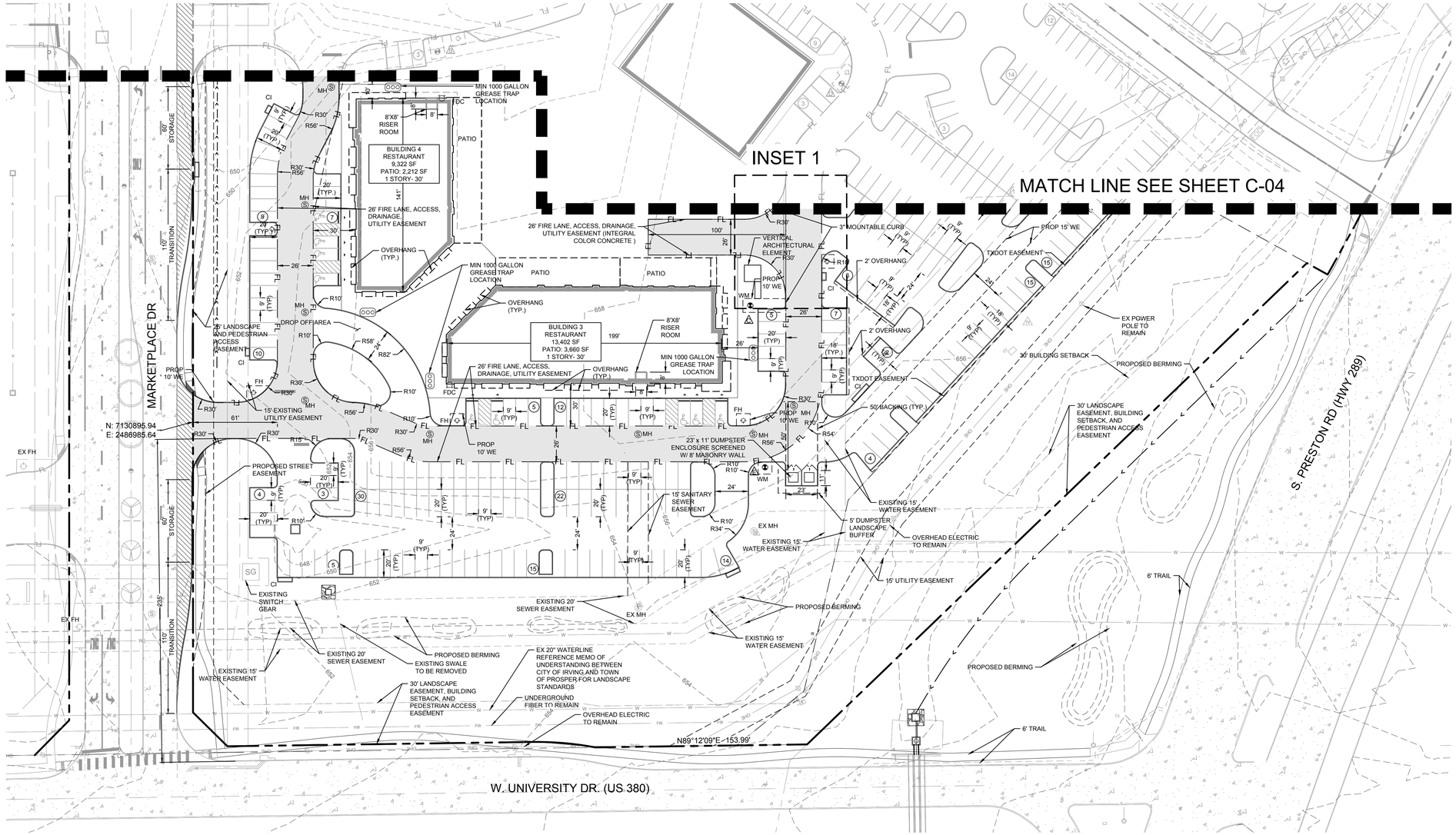

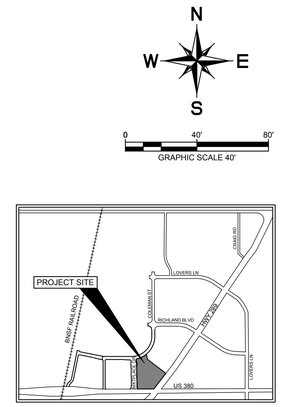

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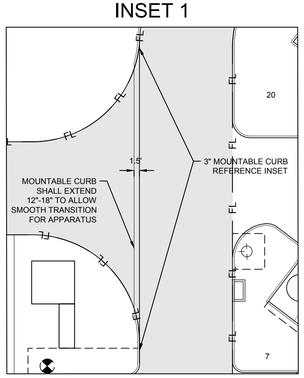
INSET 1



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SITE PLAN
GATES OF PROSPER – PHASE 3B
BLOCK B, LOT 3B
DEVAPP-25-0033
Being All Of The
GATES OF PROSPER, BLOCK B,
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Town of Prosper, Collin County, Texas
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No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 068109076
DATE OCTOBER 2024
SCALE AS SHOWN
DESIGNED BY RAK
DRAWN BY EM
CHECKED BY JCR

THE GATES OF PROSPER - PHASE 3B
PROSPER, TEXAS

SITE PLAN

SHEET NUMBER
C-05

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IMAGES:
XREFS:
PLOT STYLE TABLE:
PLOTTED BY:
DWG PATH:
DWG NAME:
LAYOUT TAB:
Town of Prosper Logo
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C-05 SITE PLAN.DWG
C-05 SITE PLAN

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

Information

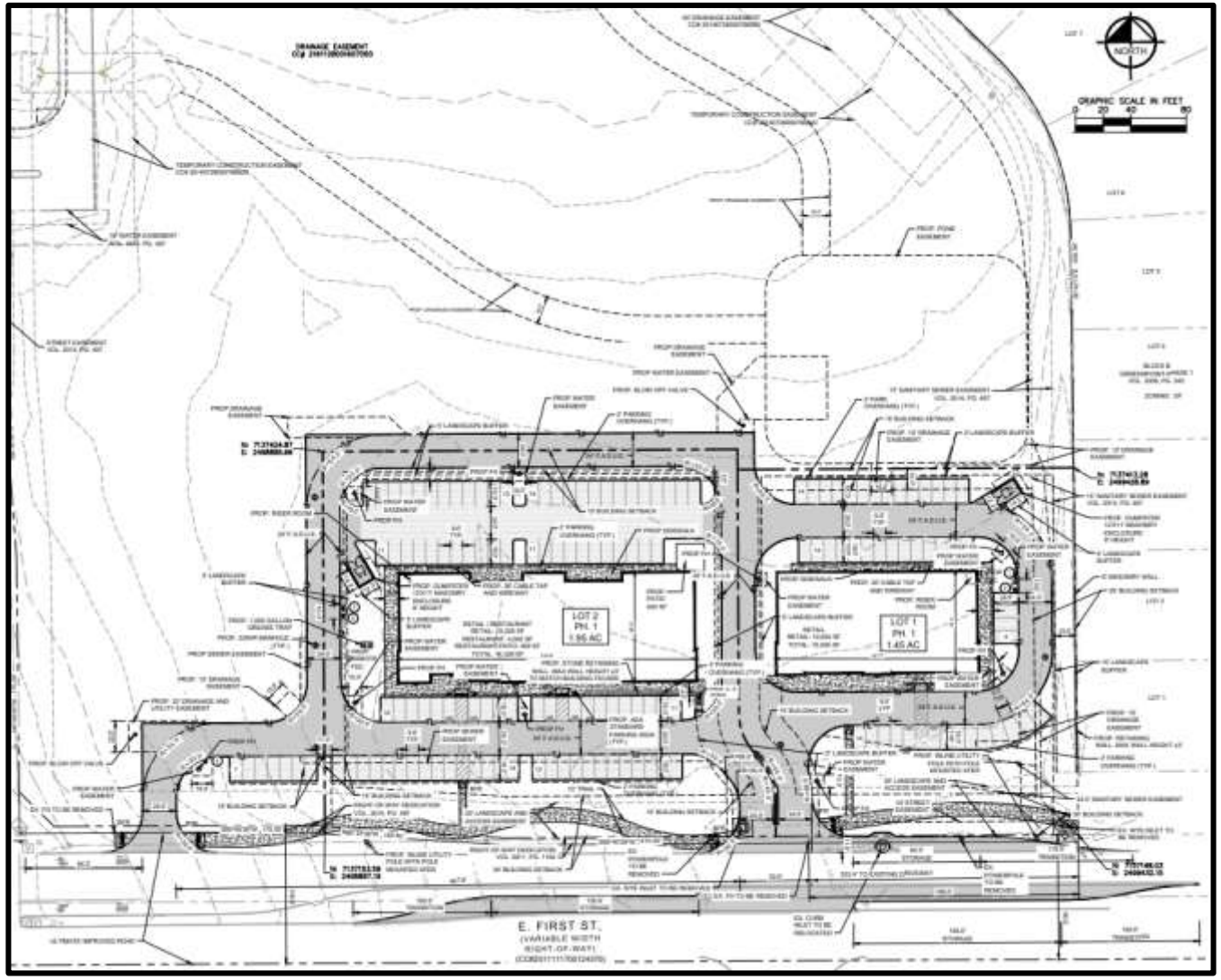
Purpose:

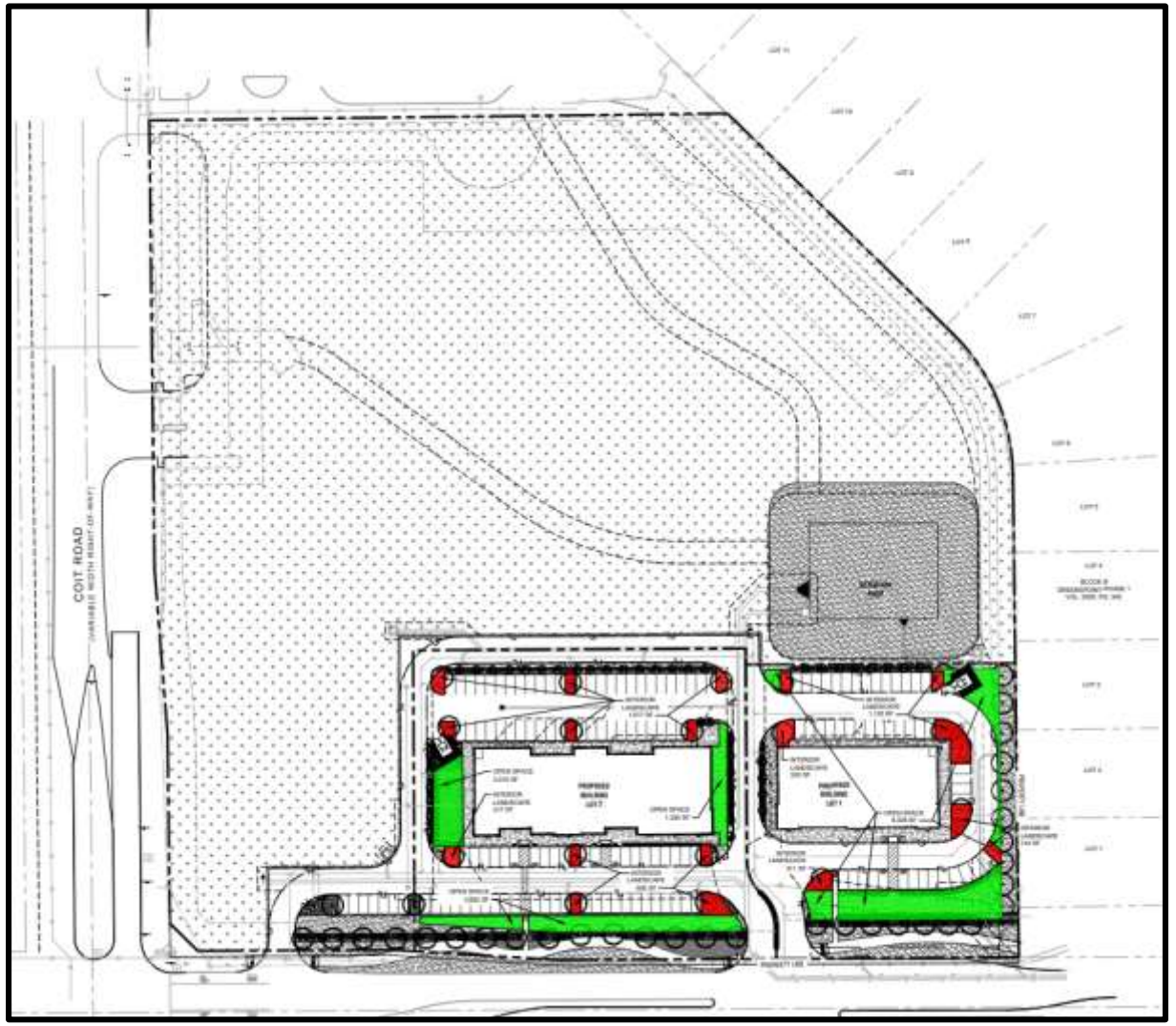
The Site Plan consists of a 10,934 square foot retail building and a 14,329 square foot restaurant/retail building with a 400 square foot patio and associated parking.

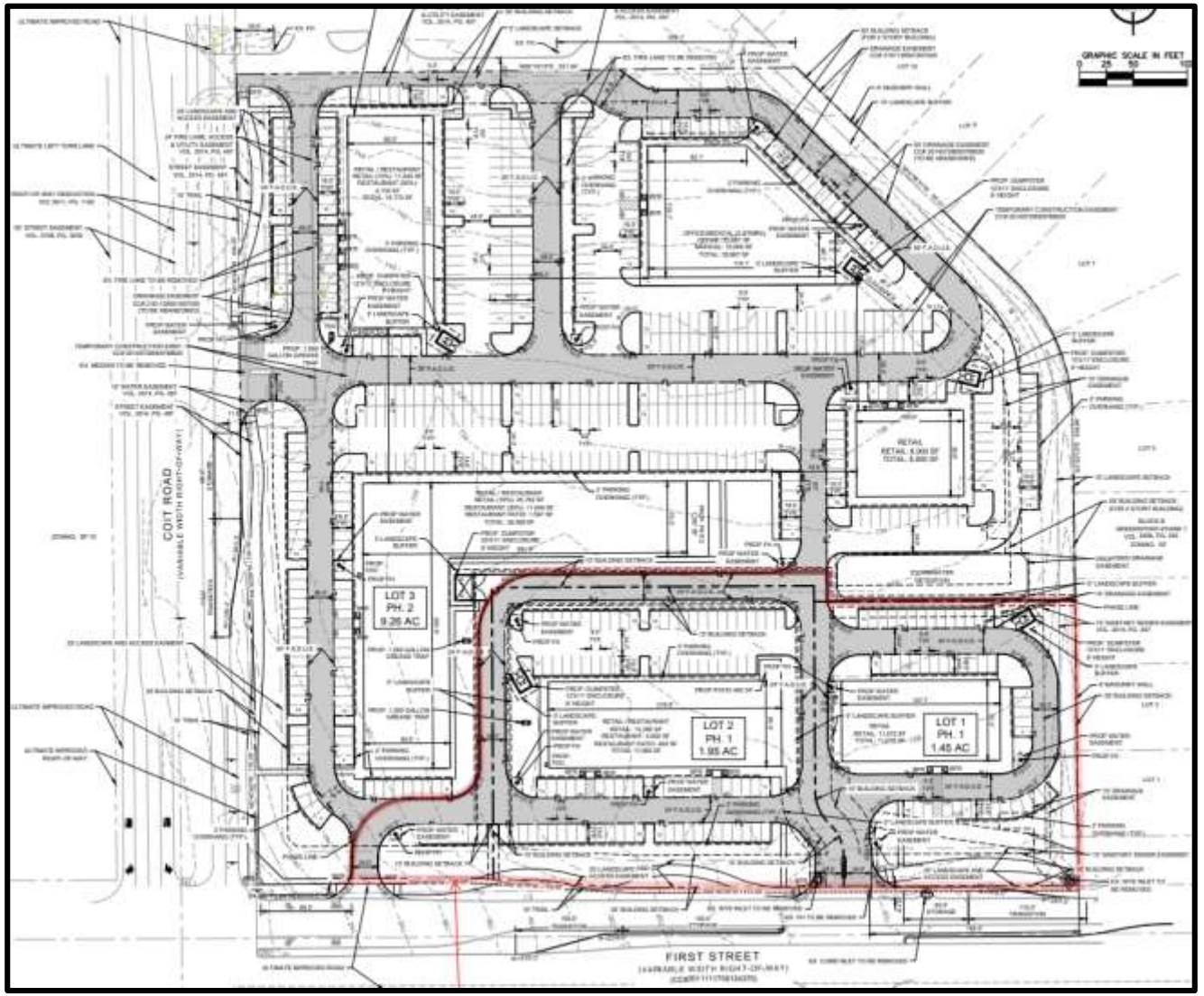
History:

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.

SPRINGBROOK DR
CEDARBROOK LN
OVERBROOK LN
TOWNLAKE DR
TOWNLAKE BLVD
COIT
FIRST
CRAWLEY LN
ROTHERHAM ST
AVACA LN
SALADA DR
ARBOL WAY


NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
LOT 2
PH. 1
1.95 AC.
LOT 1
PH. 1
1.45 AC.
E. FIRST ST.
(VARIABLE WIDTH
RIGHT-OF-WAY)


COIT ROAD


GRAPHIC SCALE IN FEET
0 25 50 100
COIT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
LOT 3
PH. 2
9.26 AC
LOT 2
PH. 1
1.95 AC
LOT 1
PH. 1
1.45 AC
RETAIL
RETAIL: 5,000 SF
TOTAL: 5,000 SF
FIRST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

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

Information

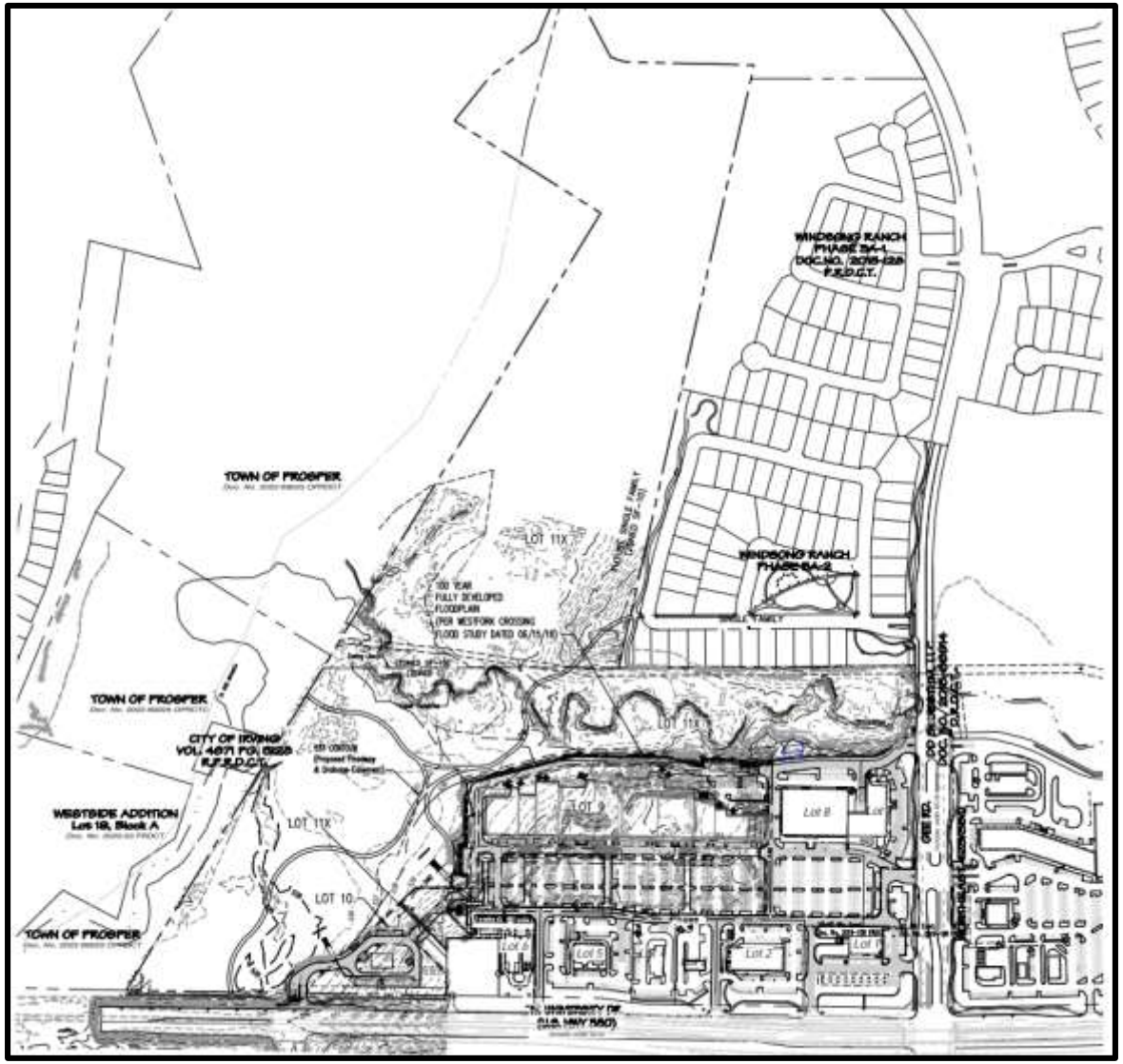
Purpose:

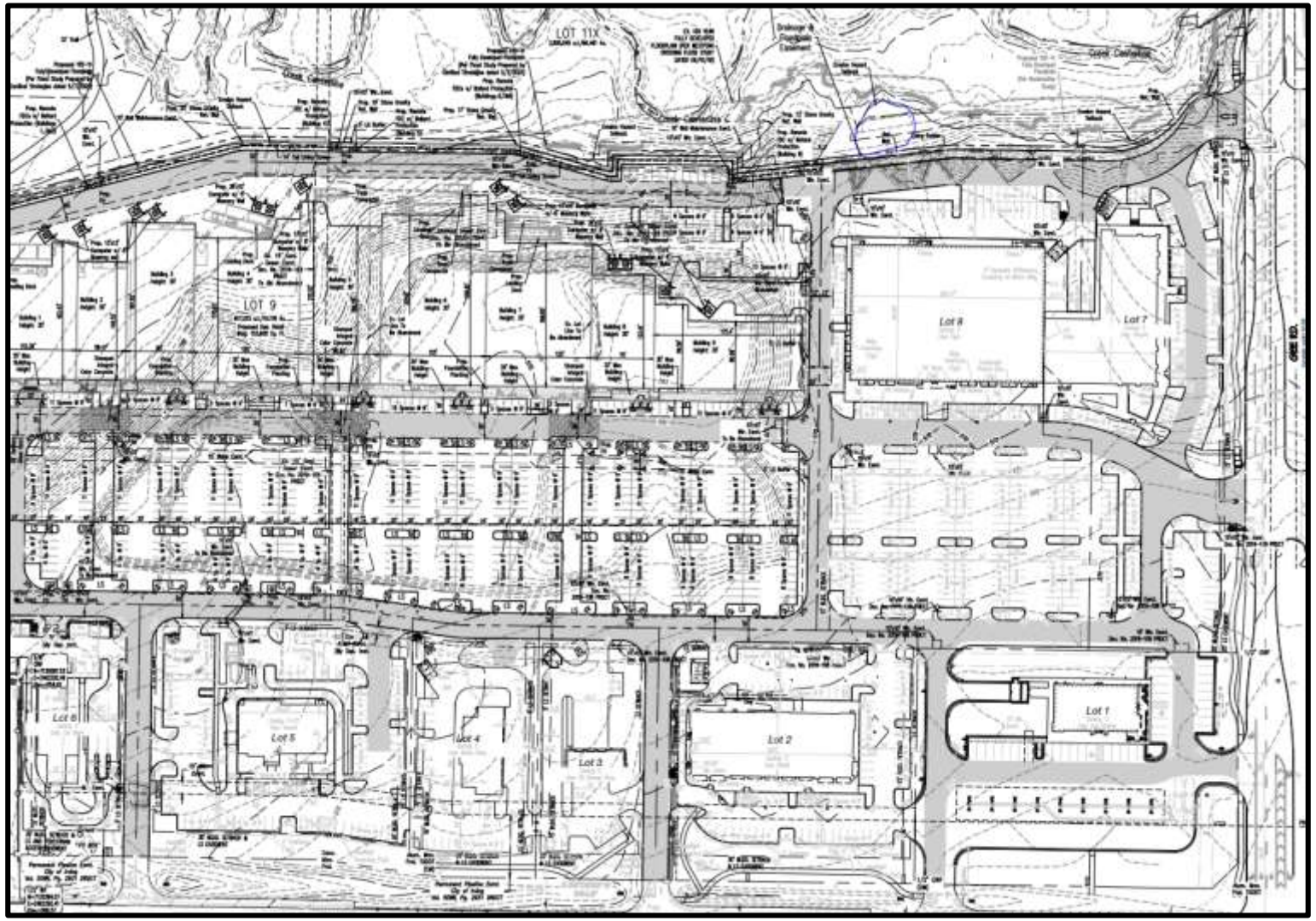
The Preliminary Site Plan consists of three lots (Lots 9-10 & 11X). Lots 9 and 10 contain two restaurant/retail and retail buildings totaling 157,300 square feet. Lot 11X contains open space and floodplain.

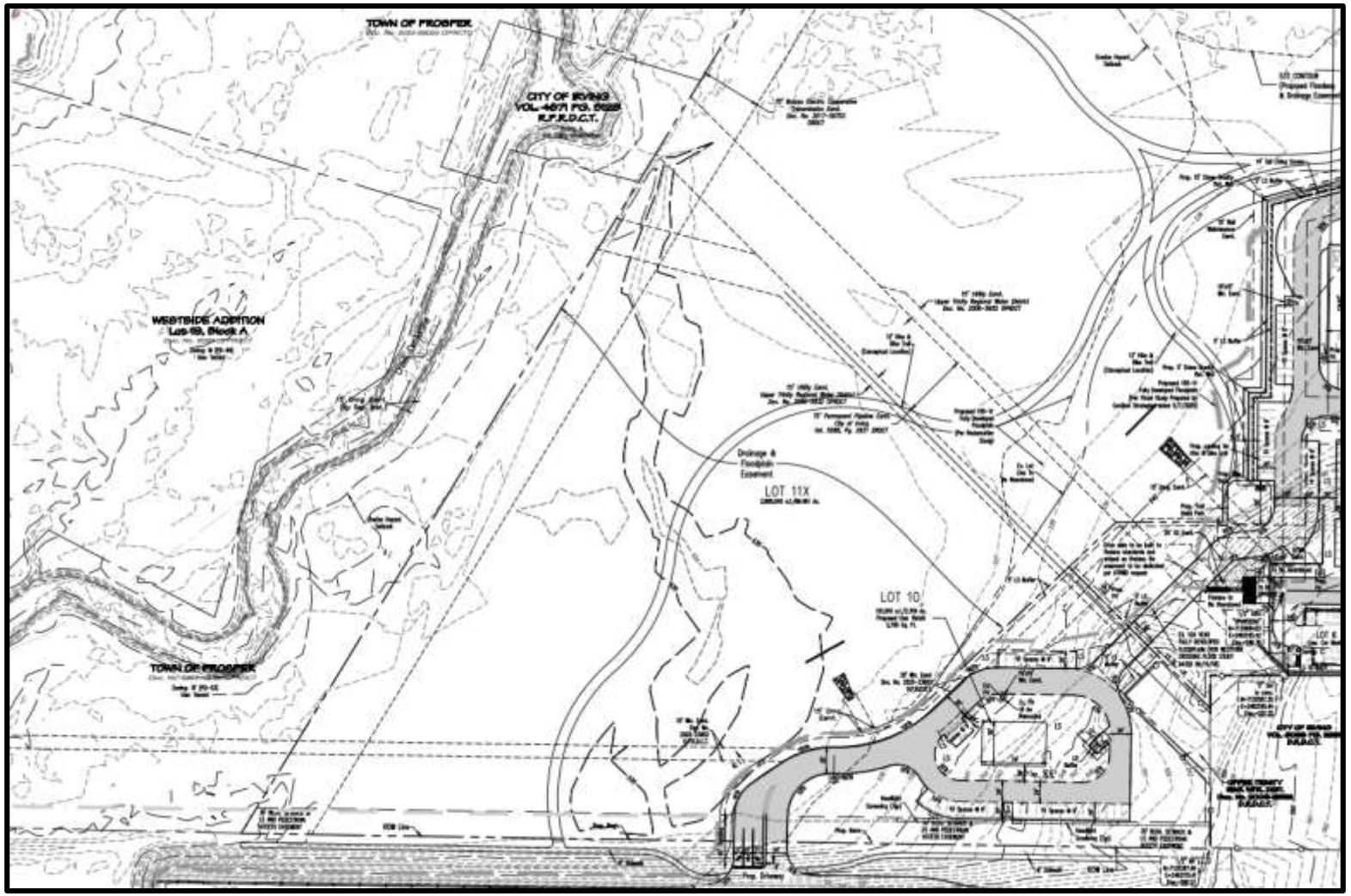
History:

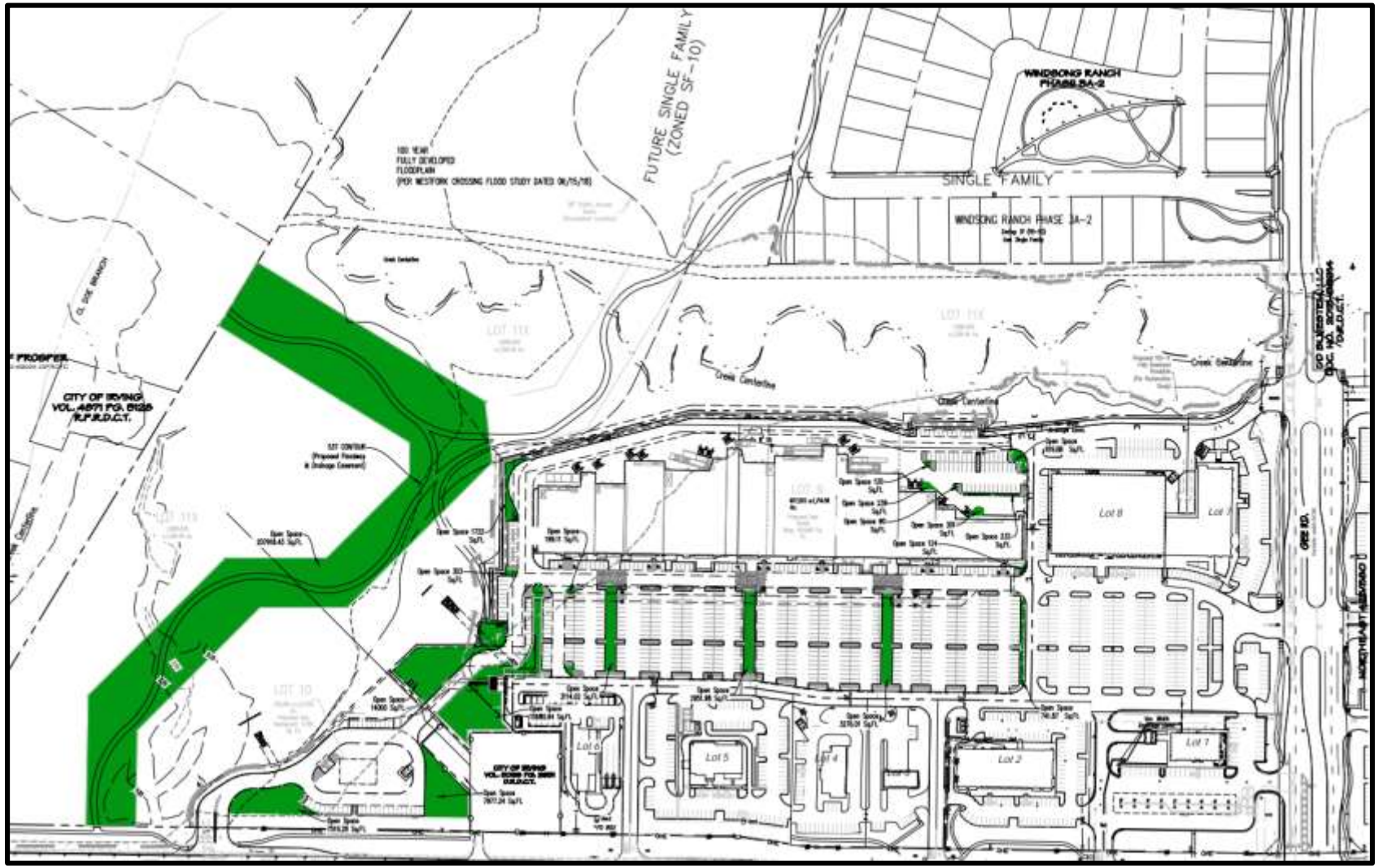
A Preliminary Site Plan for Westfork Crossing (D22-0039) was approved on June 8, 2022; however, it has expired. This Preliminary Site Plan serves to replace the expired plan with minor revisions.

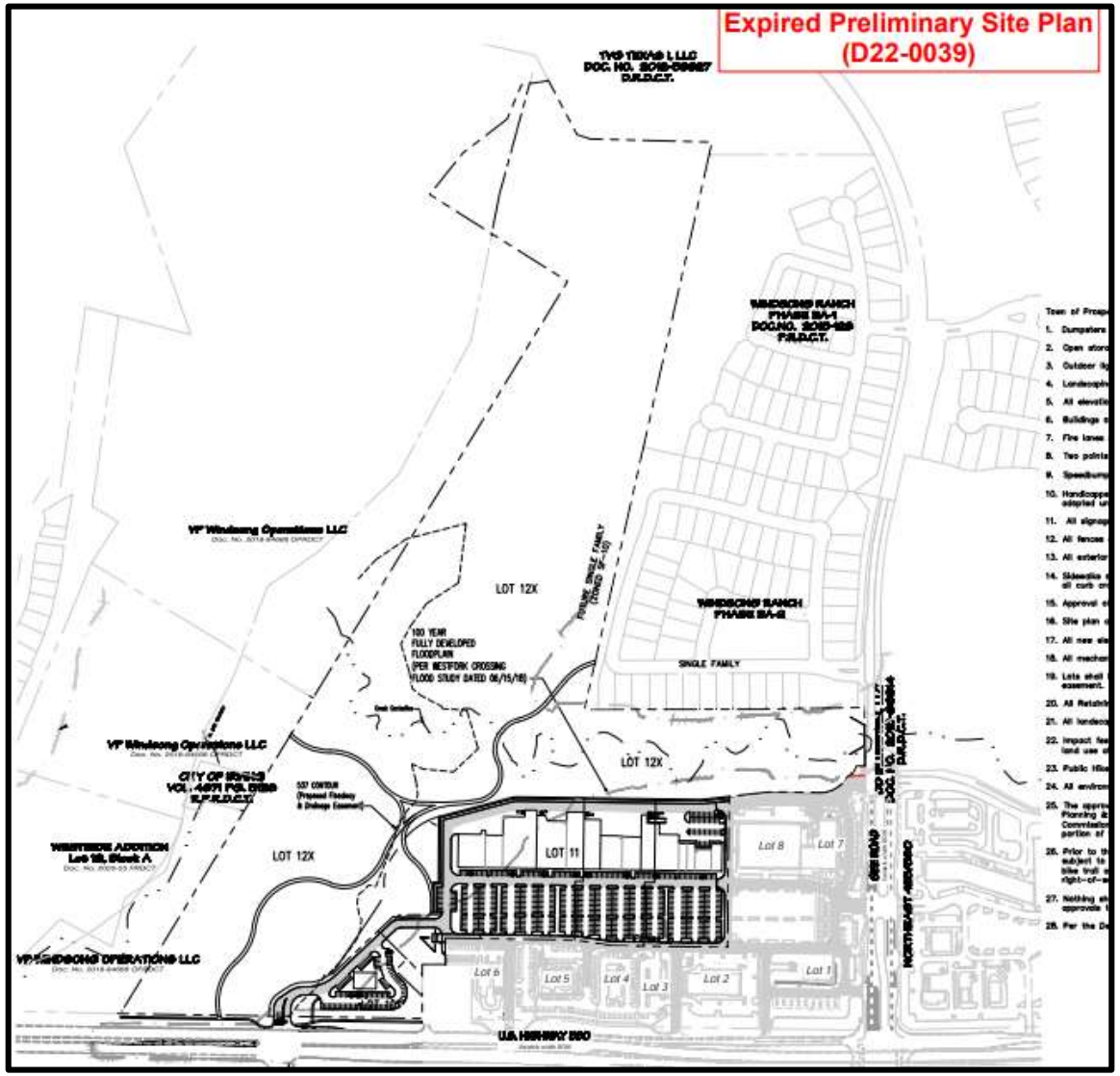
FISHTRAP
FIRST
FM 1385
GEE
WINDSONG
MAGNOLIA
UNIVERSITY

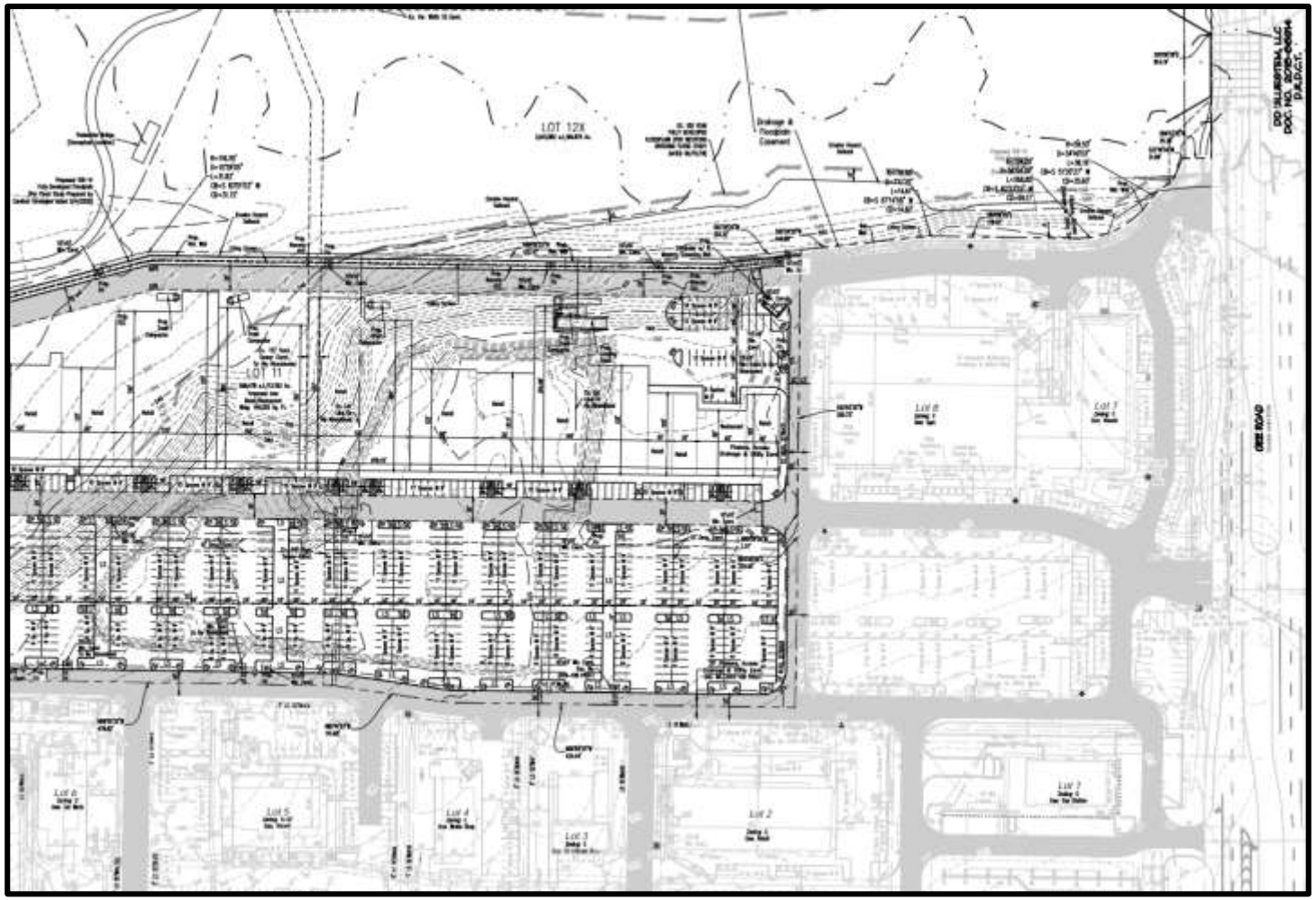

WINDSONG RANCH
PHASE 9A-1
WINDSONG RANCH
PHASE 9A-2
TOWN OF PROSPER
TOWN OF PROSPER
TOWN OF PROSPER
CITY OF IRVING
VOL. 4671 PG. 0928
R.P.R.D.C.T.
WESTSIDE ADDITION
Lot 1R, Block A
LOT 11X
LOT 10
LOT 9
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
100 YEAR
FULLY DEVELOPED
FLOODPLAIN
(PER WESTPARK CROSSING
FLOOD STUDY DATED 05/15/18)
OHE WD.
C. UNIVERSITY DR.
(U.S. HWY 380)

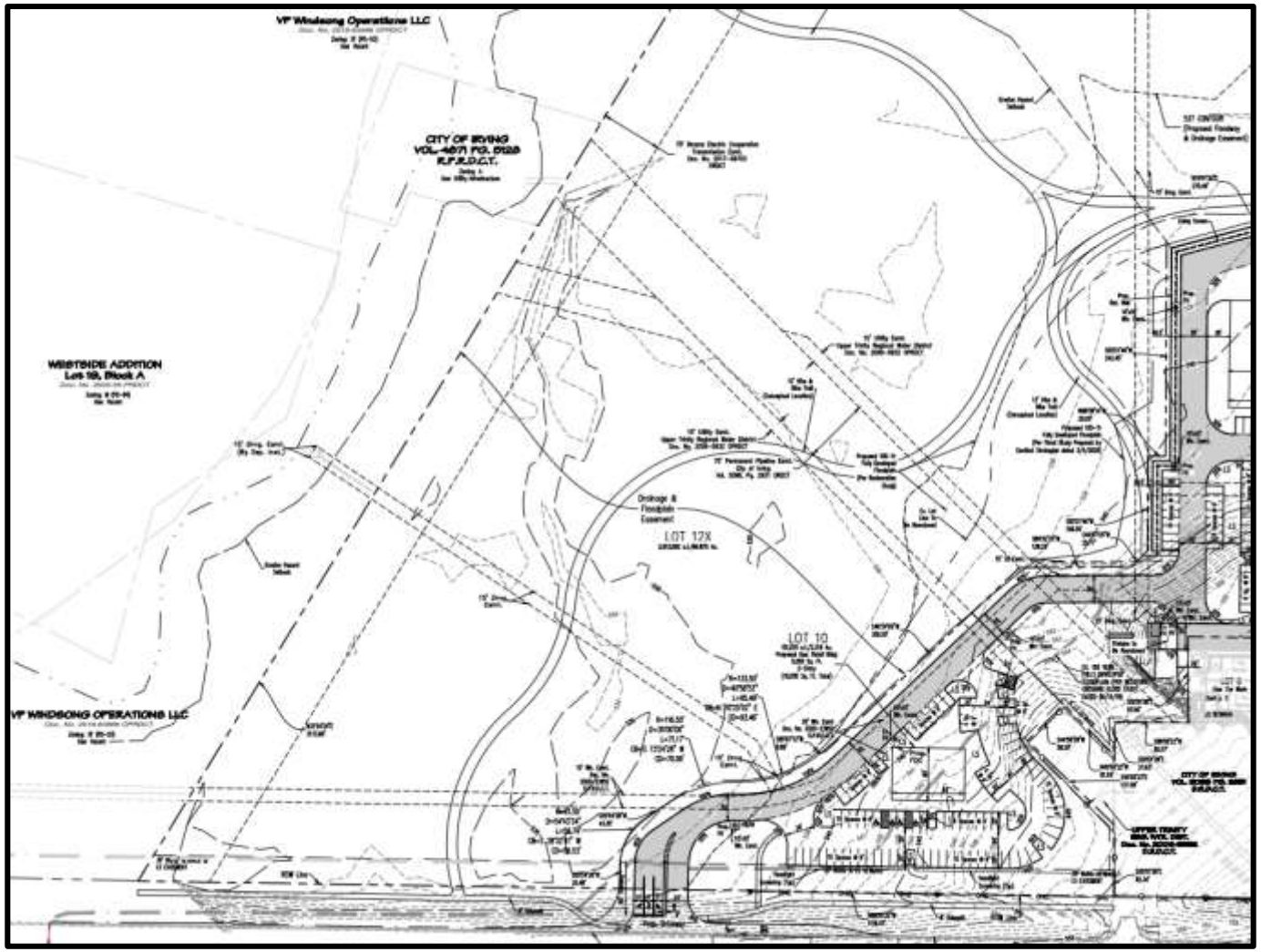

LOT 11X
LOT 9
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1


TOWN OF PROSPER
CITY OF IRVING
VOL. 4671 PG. 0028
R.P.R.D.C.T.
WESTSIDE ADDITION
Lot 1R, Block A
Drainage & Floodplain Easement
LOT 11X
LOT 10
TOWN OF PROSPER


FUTURE SINGLE FAMILY
(ZONED SF-10)
WINDSONG RANCH
PHASE 3A-2
SINGLE FAMILY
WINDSONG RANCH PHASE 3A-2
100 YEAR
FULLY DEVELOPED
FLOODPLAIN
CITY OF IRVING
VOL. 4971 PG. 2128
R.P.R.D.C.T.
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 2


Expired Preliminary Site Plan
(D22-0039)
LOT 12X
LOT 11
LOT 8
LOT 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
100 YEAR
FULLY DEVELOPED
FLOODPLAIN
(PER BEEFORK CROSSING
FLOOD STUDY DATED 06/15/18)
SINGLE FAMILY
US HIGHWAY 380


LOT 12X
LOT 11
GEE ROAD


VF Windsong Operations LLC
CITY OF IRVING
VOL. 4971 PG. 2128
R.P.R.D.C.T.
WESTSIDE ADDITION
Lot 1B, Block A
Drainage & Floodplain Easement
LOT 12X
LOT 10
VF WINDSONG OPERATIONS LLC

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

Information

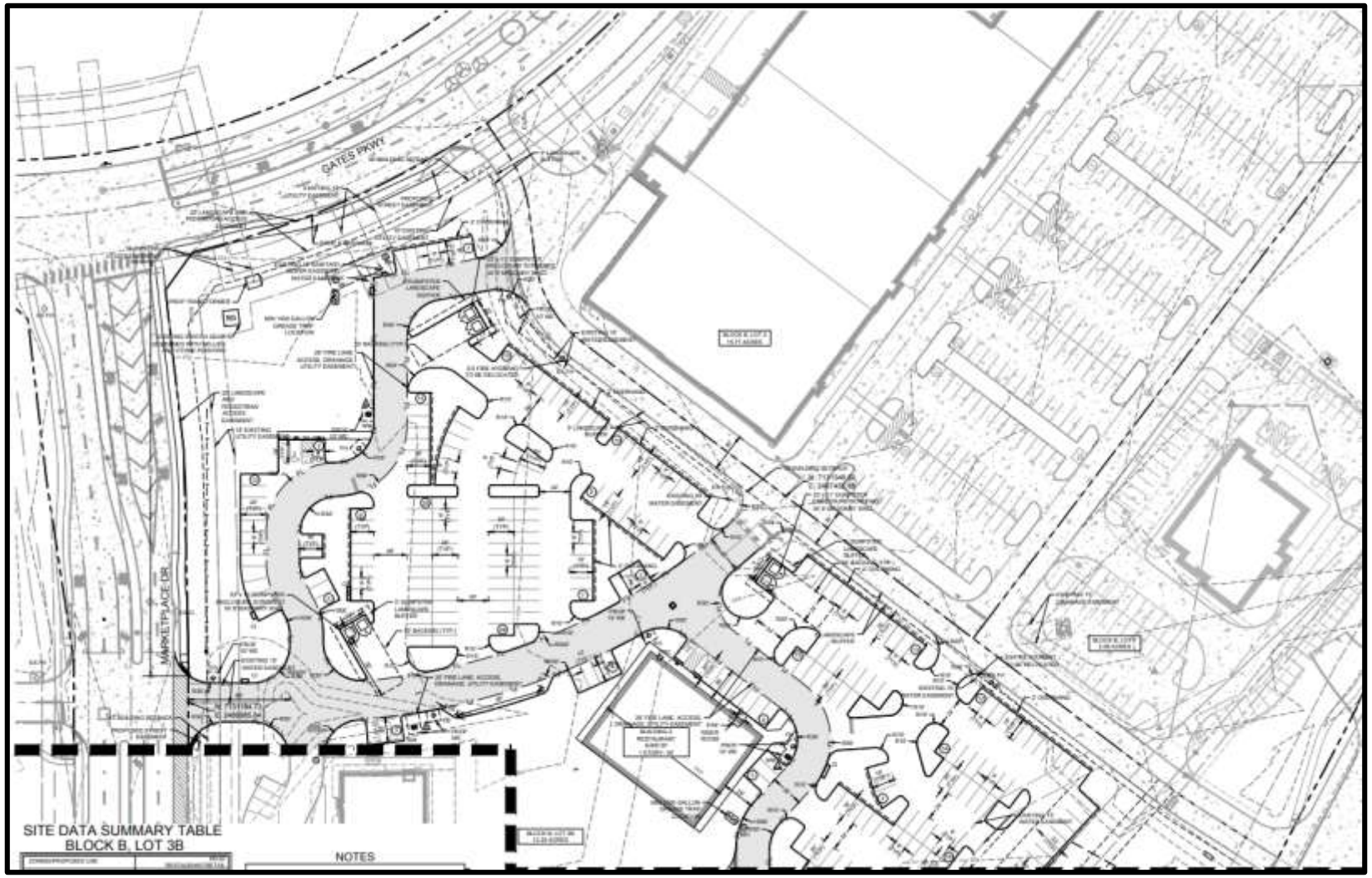
Purpose:

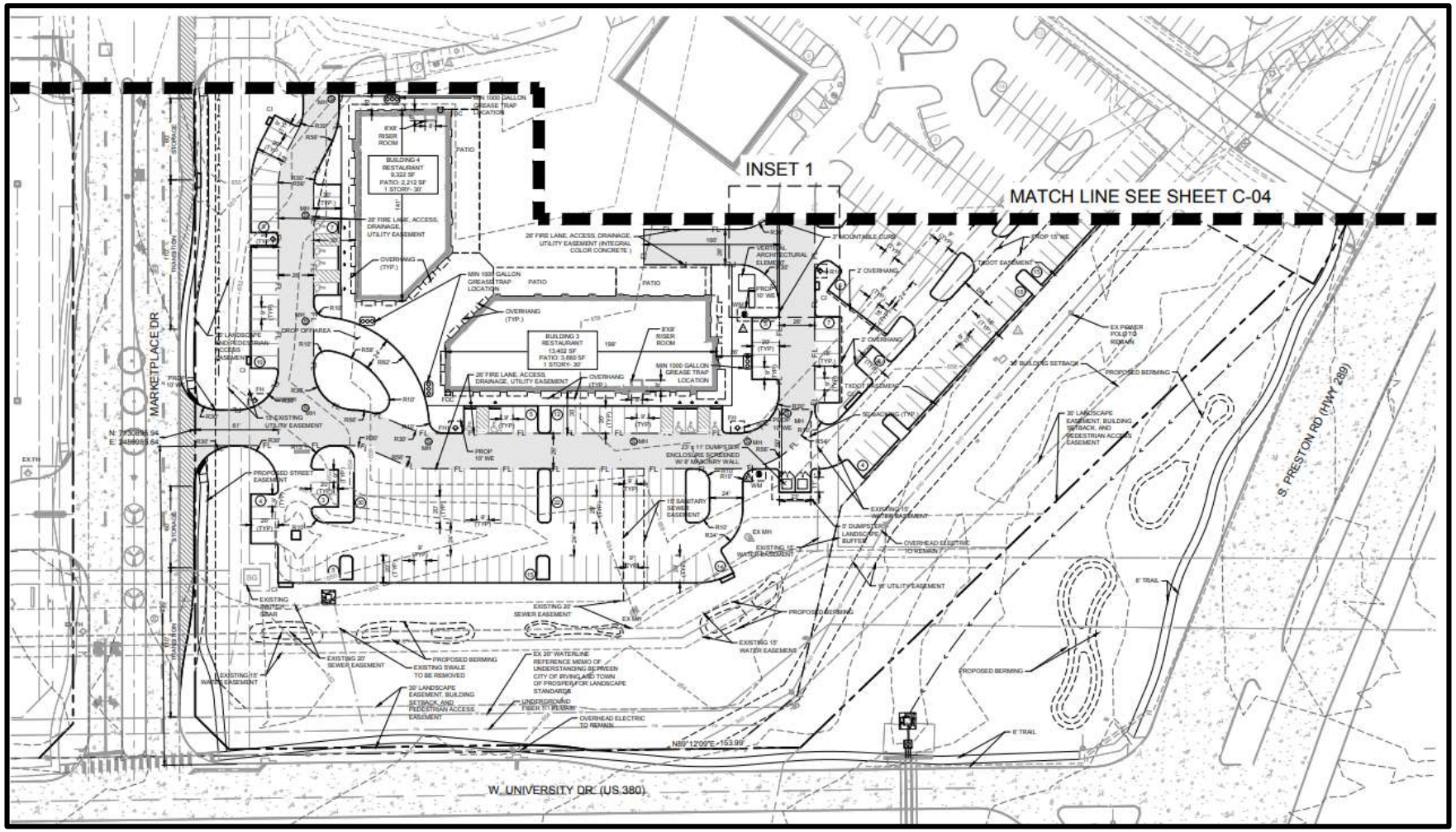
The Site Plan consists of three restaurant buildings totaling 38,516 square feet and associated parking.

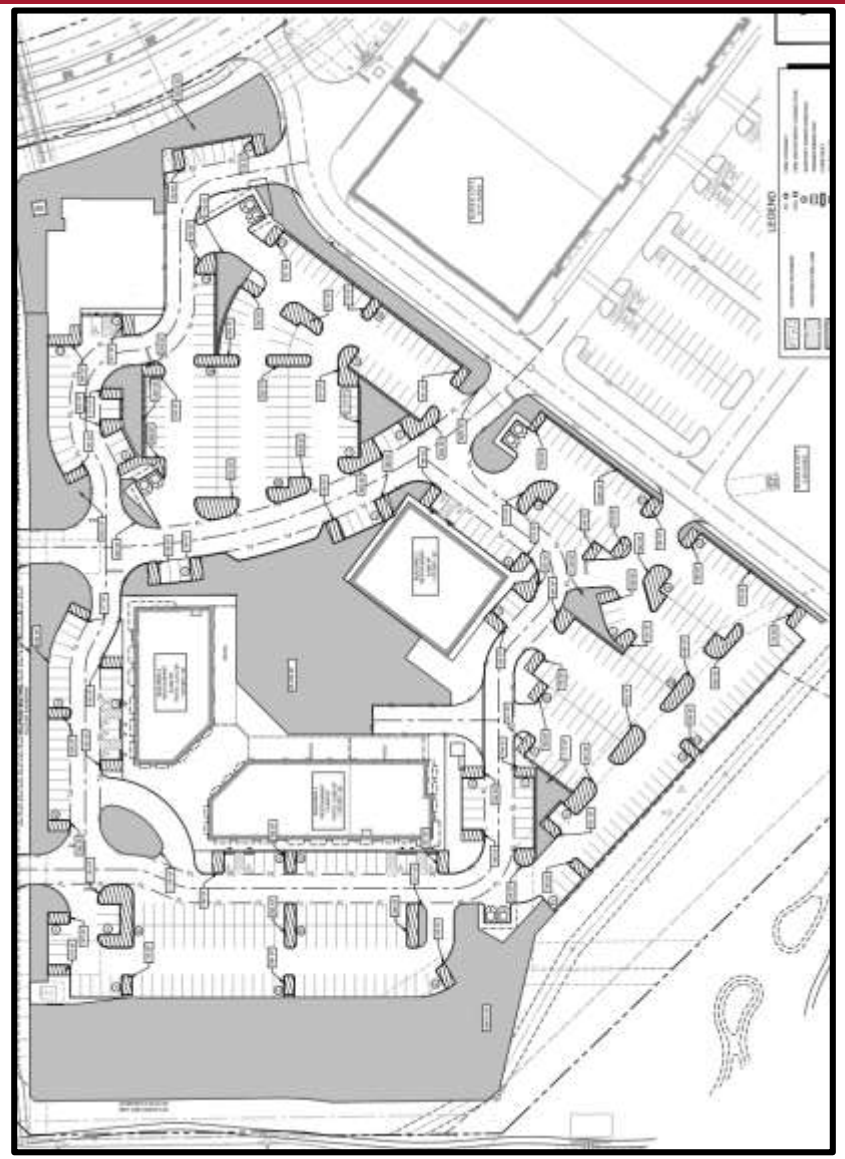
History:

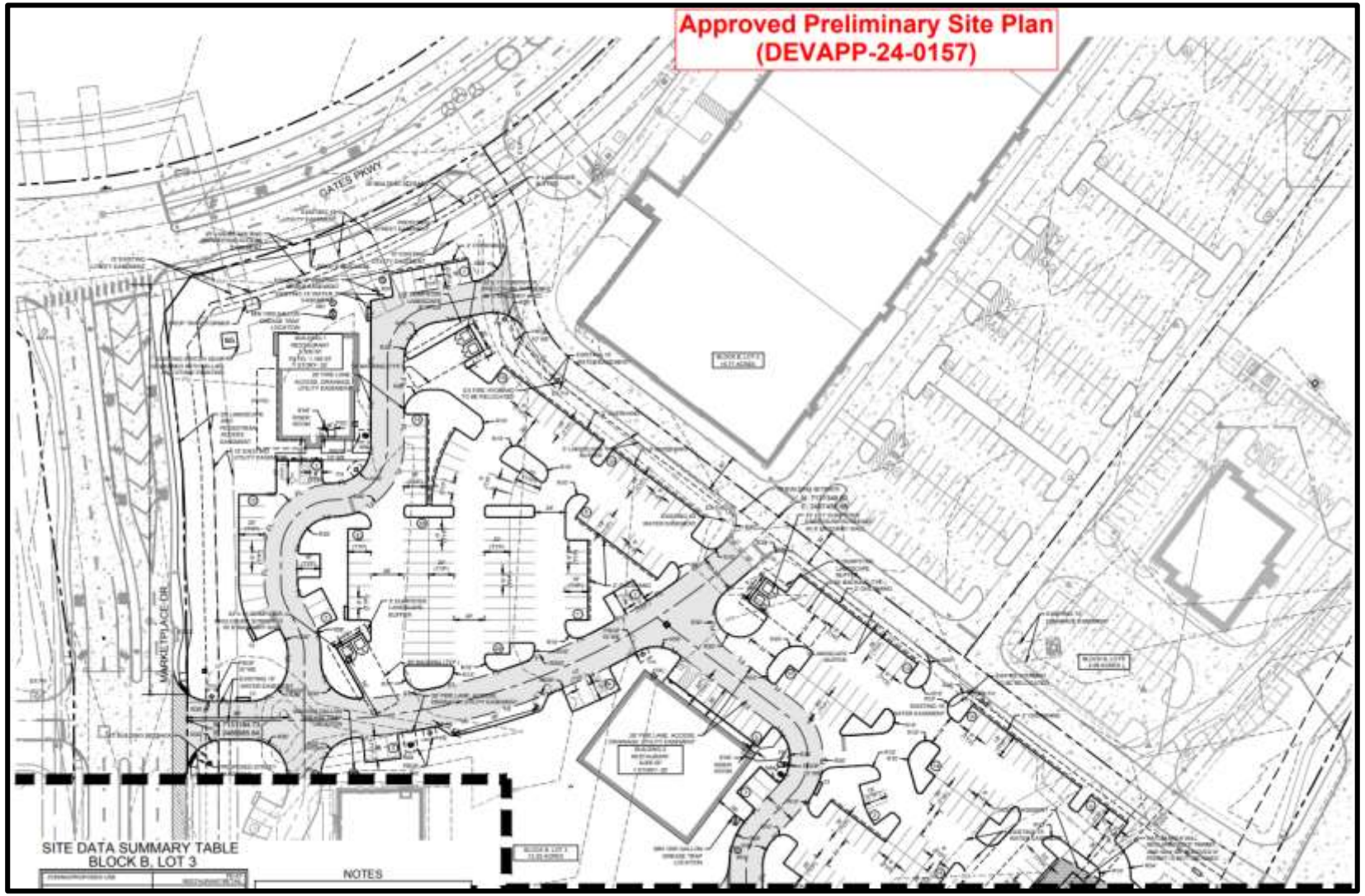
A Preliminary Site Plan (DEVAPP-24-0157) was approved by the Planning & Zoning Commission on May 6, 2025. The only change from the approved Preliminary Site Plan to the proposed Site Plan is the removal of one restaurant building as the original plan showed four.

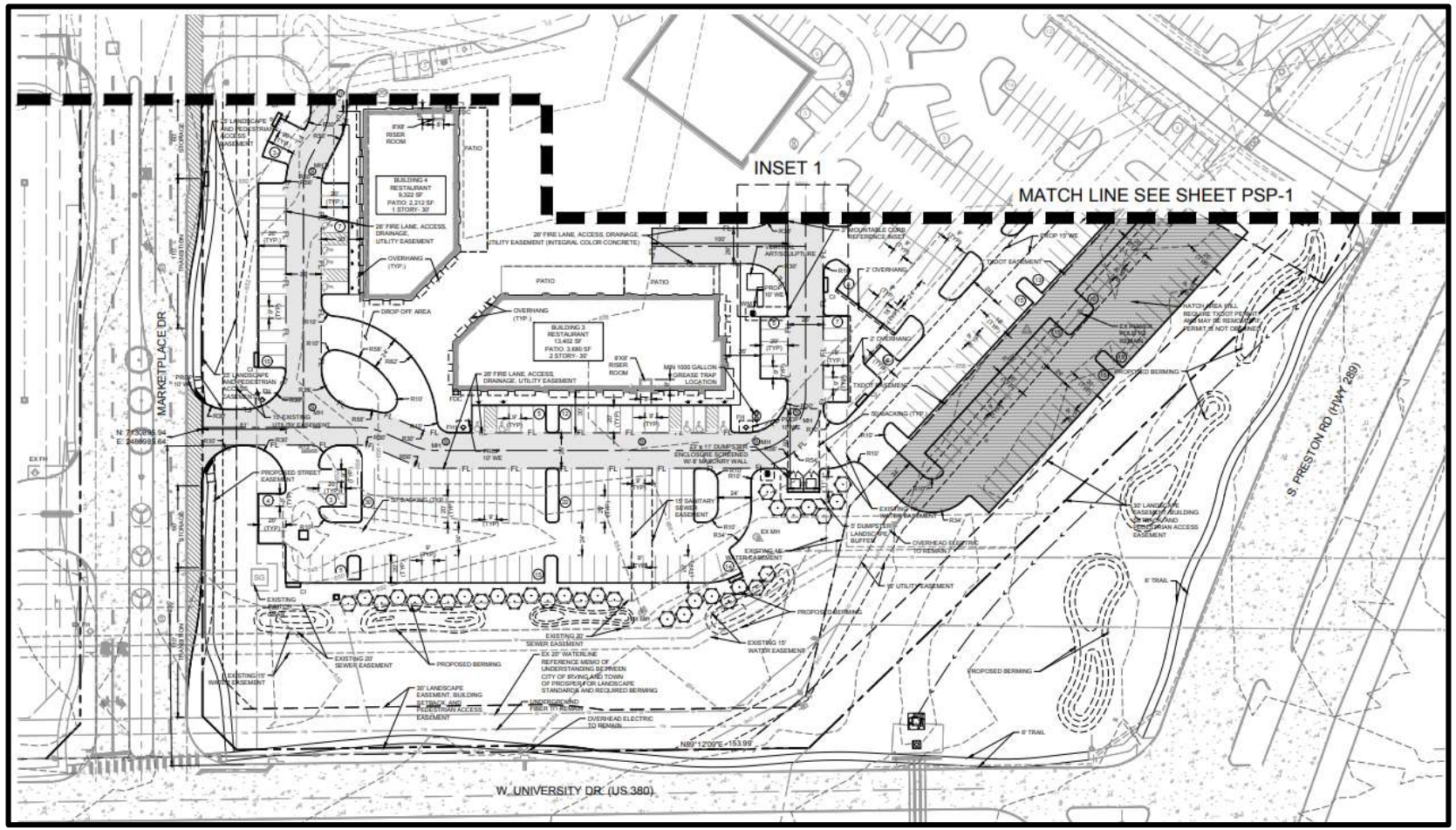
GATES PKWY
COMMERCE ST
MARKETPLACE DR
PRESTON
UNIVERSITY


GATES PKWY
MARKETPLACE DR
SITE DATA SUMMARY TABLE
BLOCK B, LOT 3B
NOTES


INSET 1
MATCH LINE SEE SHEET C-04
MARKETPLACE DR
S. PRESTON RD (HWY 289)
W. UNIVERSITY DR. (US 380)
BUILDING 4
RESTAURANT
9,322 SF
PATIO: 2,212 SF
1 STORY- 30'
BUILDING 3
RESTAURANT
13,402 SF
PATIO: 3,680 SF
1 STORY- 30'
MIN 1000 GALLON GREASE TRAP LOCATION
20' FIRE LANE, ACCESS, DRAINAGE, UTILITY EASEMENT
PROPOSED BERMING
EXISTING SWALE TO BE REMOVED
OVERHEAD ELECTRIC TO REMAIN
EX 20" WATERLINE REFERENCE MEMO OF UNDERSTANDING BETWEEN CITY OF IRVING AND TOWN OF PROSPER FOR LANDSCAPE STANDARDS
N89°12'09"E-153.99'
8' TRAIL




Approved Preliminary Site Plan
(DEVAPP-24-0157)
GATES PKWY
MARKETPLACE DR
SITE DATA SUMMARY TABLE
BLOCK B, LOT 3
NOTES


INSET 1
MATCH LINE SEE SHEET PSP-1
MARKETPLACE DR
S. PRESTON RD (HWY 289)
W. UNIVERSITY DR. (US 380)
BUILDING 4
RESTAURANT
9,322 SF
PATIO: 2,212 SF
1 STORY - 30'
BUILDING 3
RESTAURANT
13,402 SF
PATIO: 3,680 SF
2 STORY - 30'
20' FIRE LANE, ACCESS, DRAINAGE, UTILITY EASEMENT
20' FIRE LANE, ACCESS, DRAINAGE, UTILITY EASEMENT (INTEGRAL COLOR CONCRETE)
DROP OFF AREA
PATIO
OVERHANG (TYP.)
8'X8' RISER ROOM
8'X8' RISER ROOM
MIN 1000 GALLON GREASE TRAP LOCATION
22' x 11' DUMPSTER ENCLOSURE SCREENED W/ 8' MASONRY WALL
PROPOSED STREET EASEMENT
EXISTING 20' SEWER EASEMENT
EX 20" WATERLINE
REFERENCE MEMO OF UNDERSTANDING BETWEEN CITY OF IRVING AND TOWN OF PROSPER FOR LANDSCAPE STANDARDS AND REQUIRED BERMING
PROPOSED BERMING
EXISTING 15' WATER EASEMENT
OVERHEAD ELECTRIC TO REMAIN
15' SANITARY SEWER EASEMENT
EX MH
EXISTING 15' WATER EASEMENT
5' DUMPSTER LANDSCAPE BUFFER
15' UTILITY EASEMENT
8' TRAIL
N89°12'09"E - 153.99'
MATCH AREA WILL REQUIRE TXDOT PERMIT AND MAY BE REMOVED IF PERMIT IS NOT OBTAINED
EX POWER POLE TO REMAIN
TXDOT EASEMENT
MOUNTABLE CURB REFERENCE ASSET
2' OVERHANG
SCREENING (TYP.)
10' LANDSCAPE EASEMENT/ BUILDING SETBACK AND SIDEWALK/ PEDESTRIAN ACCESS EASEMENT
35' LANDSCAPE EASEMENT, BUILDING SETBACK, AND PEDESTRIAN ACCESS EASEMENT
EXISTING 15' WATER EASEMENT
EXISTING 20' SEWER EASEMENT
PROPOSED BERMING
OVERHEAD ELECTRIC TO REMAIN
EX FH
STORAGE
MULTIFAMILY
N: 7,052,085.94
E: 2,496,615.64

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Mayor and Town Council**

From: **David Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **Planned Development for Bella Prosper**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

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Agenda Item:
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)

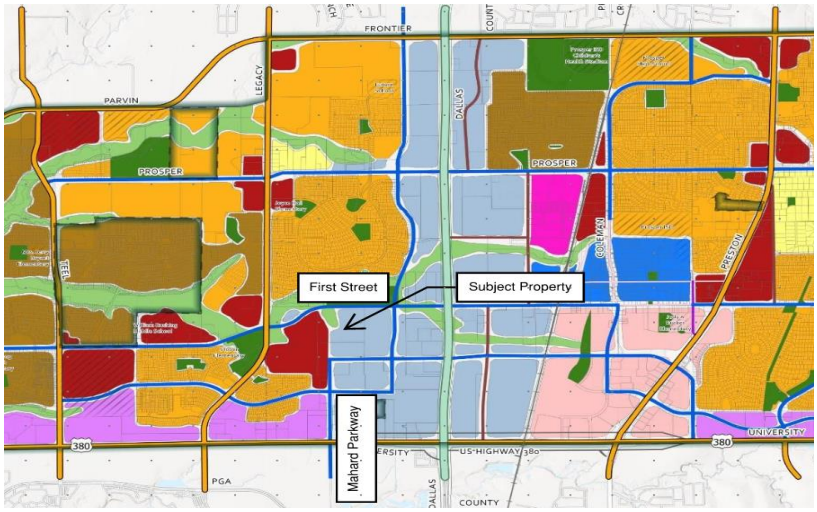
Background:
On May 6, 2025, the Planning & Zoning Commission held a work session regarding this case. Additionally, on May 13, 2025, the Town Council held a work session regarding this case.

The applicant has made the following modifications to the proposal:

- Reduction of the number of multifamily dwellings from 550 to 435.
- Reduction of the number of townhome units from 94 to 88.
- Addition of curvilinear streets within the townhome section.
- Removal of second hotel to accommodate more restaurants and retail near amphitheater.
- Reconfiguration of assisted living building and full-service hotel to face the amphitheater area.

Future Land Use Plan:
The Future Land Use Plan recommends the Dallas North Tollway District.

- The Dallas North Tollway District recommends the most intense land uses within the Town. Mixed-use development containing a mixture of office, retail, and residential uses is encouraged. Additionally, mixed-use loft/apartments are identified as the most appropriate residential use within the district.



Zoning:
The property is zoned Agricultural and Planned Development-71.

Thoroughfare Plan:
This property has direct access to First Street and future Mahard Parkway.

Parks Master Plan:
The Parks Master Plan does not indicate that a park is needed on the subject property.

Hike & Bike Trail:
The Hike & Bike Trail Master Plan requires a ten-foot hike and bike trail along future Lovers Lane.

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:
1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations
10. Exhibit G – Open Space Plan
11. Draft Development Agreement
12. PowerPoint Slides

Description of Agenda Item:
The purpose of this request is to rezone the property from Agricultural and Planned Development-71 to a Planned Development allowing for mixed-use development. The Planned Development establishes two subdistricts, Neighborhood and Retail, with residential uses in one and commercial

uses in the other. In the Neighborhood Subdistrict, the intent is to construct a maximum of 435 multifamily units and 88 townhomes units. In the Retail Subdistrict, the intent is to construct a maximum of 249 assisted living units and other various commercial uses including a full-service hotel, restaurants, and retail.

Compatibility:

This zoning change would not be out of character with the existing area due to compatibility with the surrounding properties. The adjacent vacant property to the east is a Planned Development (PD-41) that allows for mixed-use development including multifamily. The adjacent vacant property to the south is also in a Planned Development (PD-71); however, this property will be rezoned in the future due to part of its boundary being included in the proposed rezoning request. Additionally, the adjacent vacant property shares the same Future Land Use designation as the property in the proposed rezoning request; therefore, it should ultimately develop in a similar fashion. Lastly, the residential subdivision to the north, Star Trail, is not directly adjacent to the property as it is separated by a thoroughfare, First Street. The proposed zoning change is compatible with the current zoning districts and Future Land Use Plan designations of immediately adjacent property and the impact of residential adjacency concerns to the subdivision to the north is mitigated by the thoroughfare between the properties.

The zoning and land use of the surrounding properties are as follows:

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

NEIGHBORHOOD SUBDISTIRCT

District Regulations:

The Neighborhood Subdistrict allows for both townhomes and multifamily. In comparison with the Zoning Ordinance standards, the permitted density for townhomes in the proposed development will be reduced from ten units per acre to eight units per acre with 88 units in total. The front setback for townhomes will be reduced by five feet from 25 feet to 20 feet while the rear setback will be increased by five feet from 20 feet to 25 feet. Additionally, the maximum height for townhomes will be increased by five feet from 40 feet to 45 feet.

The permitted density for multifamily in the proposed development is 435 units. The maximum height for multifamily structures will be reduced by three stories from eight stories to five stories. Additionally, the maximum lot coverage for multifamily will be increased from 45% to 80%.

The district regulations for both townhomes and multifamily within the Planned Development compared to the regulations in the Townhome and Multifamily Districts in the Zoning Ordinance are shown below.

Townhome District

	Townhome District Regulations (Zoning Ordinance)	**Proposed Regulations (Townhome District)**
Maximum Permitted Density	**Units Per Acre:** 10	**Units Per Acre:** 8
Size of Yards	**Front:** 25’ **Side:** 0’ (Unit to Unit) 10’ (End of Structure) 15’ (Adj. to Side Street) 20’ (Structure to Structure) **Rear:** 20’	**Front:** 20’ **Side:** 0’ (Unit to Unit) 10’ (End of Structure) 15’ (Adj. to Side Street) 20’ (Structure to Structure) **Rear:** 25’
Size of Lots	**Area:** 2,500 SF **Width:** 20’ **Depth:** 100’	**Area:** 2,500 SF **Width:** 20’ **Depth:** 100’
Minimum Dwelling Area	**Size:** 1,000 SF	**Size:** 1,000 SF
Maximum Height	**Stories:** 2.5 (Max. of 40’)	**Stories:** 3 (Max. of 45’)
Lot Coverage	**Maximum:** 55%	**Maximum:** 55%
Minimum Usable Open Space	**Minimum:** 20%	**Minimum:** 20%

Multifamily District

	Multifamily District Regulations (Zoning Ordinance)	**Proposed Regulations (Multifamily District)**
Density	**Dwelling Units:** Determined w/ Development	**Dwelling Units:** 435
Size of Yards	**Front:** Determined w/ Development **Side:** Determined w/ Development	**Front:** 50’ **Side:** 25’ 50’ (Adj. to Thoroughfare)

	Rear: Determined w/ Development	**Rear:** 25’
Size of Lots	**Area:** Determined w/ Development **Width:** Determined w/ Development **Depth:** Determined w/ Development	**Area:** 1 Acre **Width:** 100’ **Depth:** 150’
Minimum Dwelling Area	**Size (1-2 Bedrooms):** 850 SF **Size (3+ Bedrooms):** 850 + 150 SF (Each Room)	**Size (1-2 Bedrooms):** 850 SF **Size (3+ Bedrooms):** 850 + 150 SF (Each Room)
Maximum Height	**Stories:** 8’ (Max. of 110’)	**Stories:** 5
Lot Coverage	**Maximum:** 45%	**Maximum:** 80%
Minimum Usable Open Space	**Minimum:** 30%	**Minimum:** 30% (Consolidated in District)
Building Configuration	**Design:** Wrap-Around Configuration	**Design:** Wrap-Around Configuration
First Floor	**Minimum Height:** 14’	**Minimum Height:** 14’
Garage Height	**Maximum Height:** Height of Exterior Building	**Maximum Height:** Height of Exterior Building

Uses:
The list of permitted uses within the Neighborhood Subdistrict of this Planned Development is shown below.

- By Right:
  - Mobile Food Vendor
  - Multifamily Dwelling
  - Park or Playground
  - Townhome (Single Family Dwelling, Attached)

Open Space:
The open space standards within the Neighborhood Subdistrict of this Planned Development require a minimum of 20% open space for townhomes, and it must be located within the townhome area. Additionally, a minimum of 30% open space is required for multifamily development; however, it can be incorporated with the entire development, excluding the townhome area.

RETAIL SUBDISTRICT

District Regulations:
The Retail Subdistrict allows for commercial use within this Planned Development including 249 assisted living units. The floor area ratio for all buildings will be increased from 0.4:1 to 0.8:1 and some uses will be permitted to exceed the maximum building height of two stories, including assisted living and full-service hotels. Buildings utilized for assisted living are permitted to be a maximum of five stories and full-service hotels are permitted to be a maximum of eight stories.

Additionally, the regulations listed for full-service hotels match the requirements set forth in the Zoning Ordinance.

The district regulations for the Retail Subdistrict within the Planned Development compared to the regulations in the Retail District in the Zoning Ordinance are shown below.

	Retail District Regulations (Zoning Ordinance)	**Proposed Regulations (Retail District)**
Size of Yards	**Front:** 30' **Side:** 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.) **Rear:** 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)	**Front:** 30' **Side:** 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.) **Rear:** 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)
Size of Lots	**Area:** 10,000 SF **Width:** 100' **Depth:** 100'	**Area:** 10,000 SF **Width:** 100' **Depth:** 100'
Maximum Height	**Stories:** 2 (Max. of 40')	**Stories:** 2 (Max. of 40')
Lot Coverage	**Maximum:** 40%	**Maximum:** 40%
Floor Area Ratio	**Maximum:** 0.4:1	**Maximum:** 0.8:1

Uses:

The list of permitted uses within the age-restricted single-family residential section of this Planned Development is shown below.

- By Right:
  - Administrative, Medical, or Professional Office
  - Alcoholic Beverage Sales
  - Antique Shop
  - Assisted Care or Living Facility
  - Automobile Paid Parking Lot/Garage
  - Automobile Parking Lot/Garage
  - Bank, Savings and Loan, or Credit Union
  - Beauty Salon/Barber Shop (Incidental Use)
  - Big Box
  - Business Service

- Catering
- Child Care Center, Incidental
- Farmer's Market
- Food Truck Park (Special Events Only)
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Hotel, Full Service
- House of Worship
- Insurance Office
- Meeting/Banquet/Reception Facility
- Mobile Food Vendor
- Multifamily Dwelling
- Museum/Art Gallery
- Park or Playground
- Print Shop (Minor)
- Restaurant
- Retail/Service Incidental
- Retail Stores and Shops
- School, Private or Parochial
- School, Public
- Theater, Neighborhood
- Theater, Regional
- Veterinarian Clinic and/or Kennel, Indoor
- Wireless Communications and Support Structures

- By Specific Use Permit:
  - Commercial Amusement, Indoor
  - Restaurant (Drive-Through)

Open Space:
A minimum of seven percent of open space is required for each lot in the Retail Subdistrict; however, it can be incorporated with the entire development, excluding the townhome area. The open space, as shown on the Conceptual Plan, will consist of a centrally located amphitheater area and a water feature.

GENERAL REGULATIONS (BOTH SUBDISTRICTS)

Architectural Standards:
The architectural standards within this Planned Development are shown below.

- Building Materials:
  - Primary Materials (Min. of 75%)
    - Brick
    - Cementitious Panel System (Max. of 35%)
    - Glazing (Curtain and Window Wall)
    - Stone (Natural or Manufactured)
  - Secondary Materials (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 (Maximum 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.

    - Doors 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.

    - 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 Four Stories
        - Multifamily: Minimum of Three Stories
        - Office: Minimum of Two Stories

        - Restaurant/Retail: Minimum of One Story
        - Townhome: Minimum of Two Stories

    - 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.

Triggers:
The triggers within this Planned Development are shown below.

- Trigger One:
    - The full length of Mahard Parkway, as shown on the conceptual plan, will be constructed with the townhome section.

- Trigger Two:
    - A minimum of 50,000 square feet of commercial development will be constructed prior to the construction of the multifamily.

Phasing:
The phasing within this Planned Development is shown below.

- Phase 1
    - Tract 1: Restaurant
    - Tract 2: Restaurant
    - Tract 3: Townhomes
        - Mahard Parkway Right-Of-Way Dedication
        - Townhome Street Dedication
    - Tract 4: Bank, Restaurant/Retail, and Retail

- Phase 2
    - Tract 6: Multifamily and Restaurant/Retail
    - Tract 7: Full-Service Hotel

- Phase 3
    - Portion of Tract 5: Assisted Living and Office

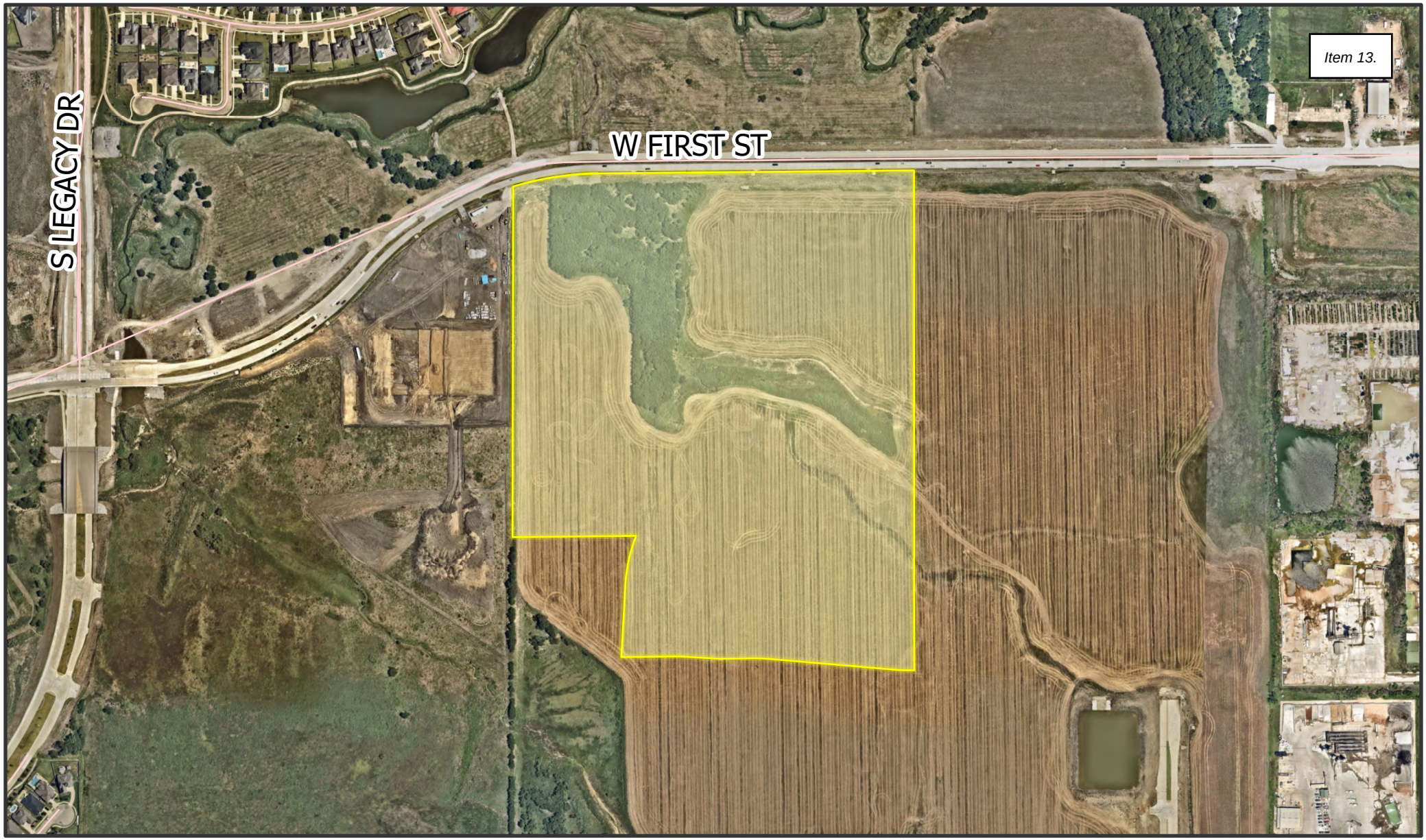
- Phase 4
    - Portion of Tract 5: Restaurant and Restaurant/Retail

- Phase 5
    - Portion of Tract 5: Office and Restaurant/Retail

Town Staff Recommendation:
The proposed zoning request is compliant with the Future Land Use Plan. Additionally, it is compatible with immediately adjacent properties due to similar zoning districts and Future Land Use designations. For these reasons, Town Staff recommends approval of the 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.

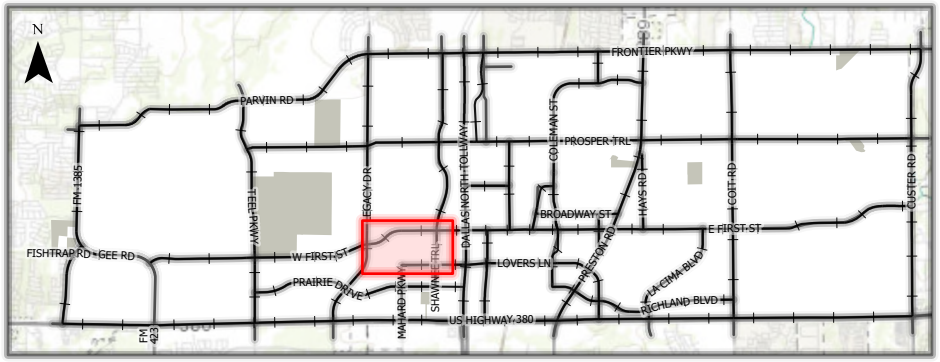
Planning & Zoning Recommendation:
The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 5-0 at their meeting on September 15, 2025. The Commission supported this item due to adjustment to the proposal based on feedback from previous work sessions, compliance with the Future Land Use Plan, and the overall aesthetic quality of the development.

Proposed Motion:
I move to approve/deny the 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.



TOWN OF PROSPER

0 305 610 1,220 Feet



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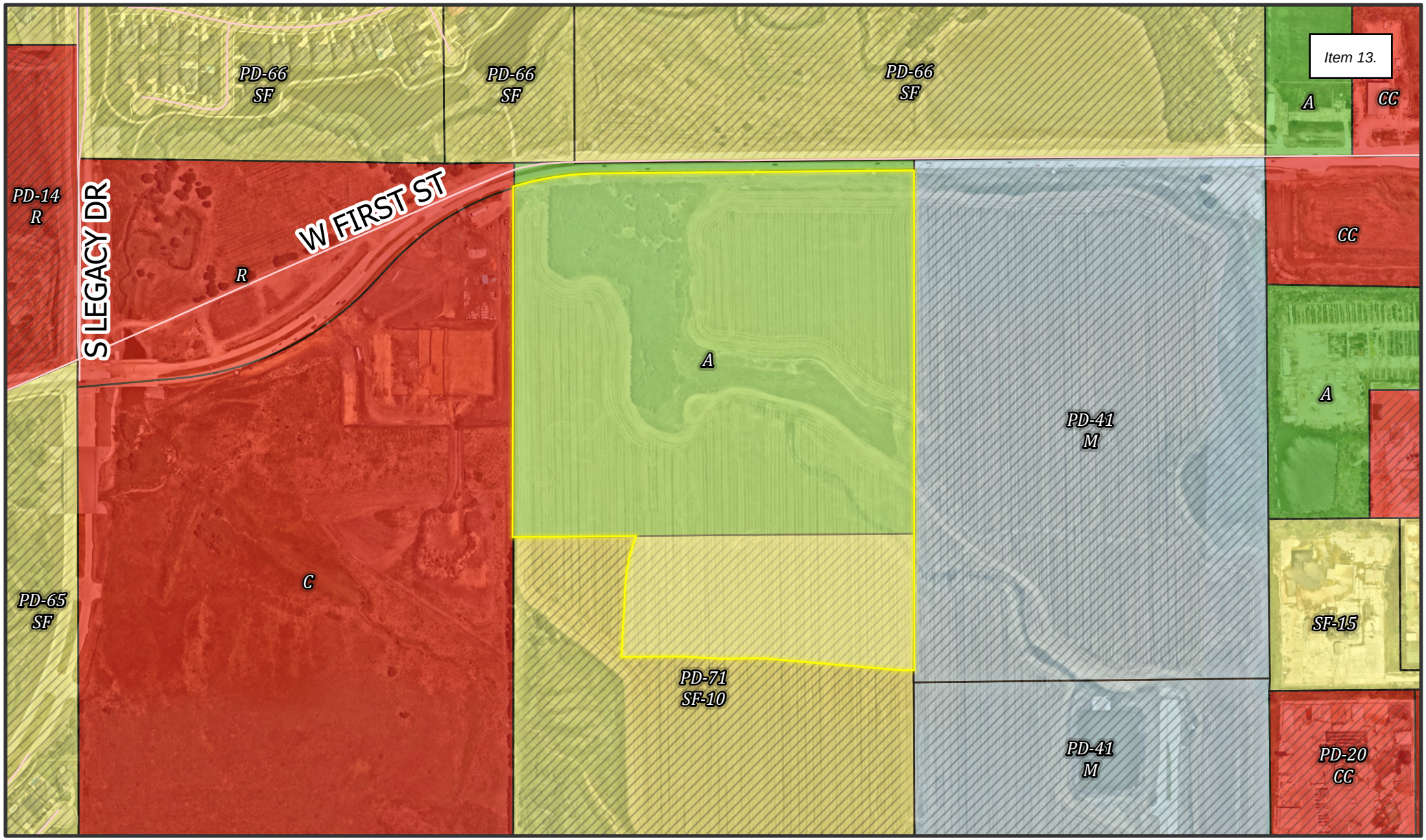
ZONE-24-0025

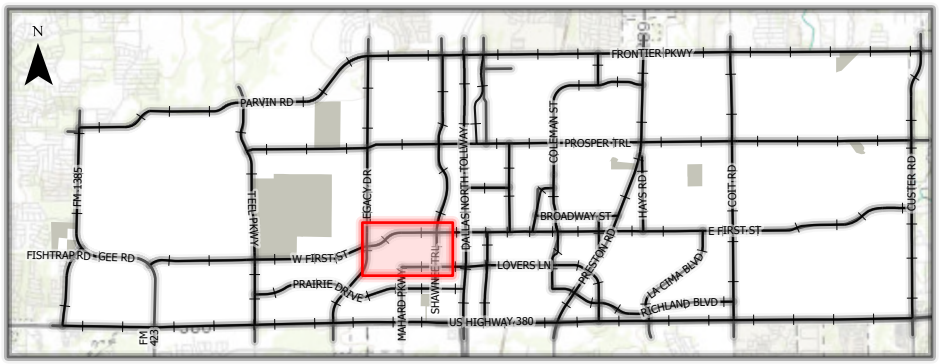
Bella Prosper

Planned Development



TOWN OF PROSPER

0 305 610 1,220 Feet



This map for illustration purposes only

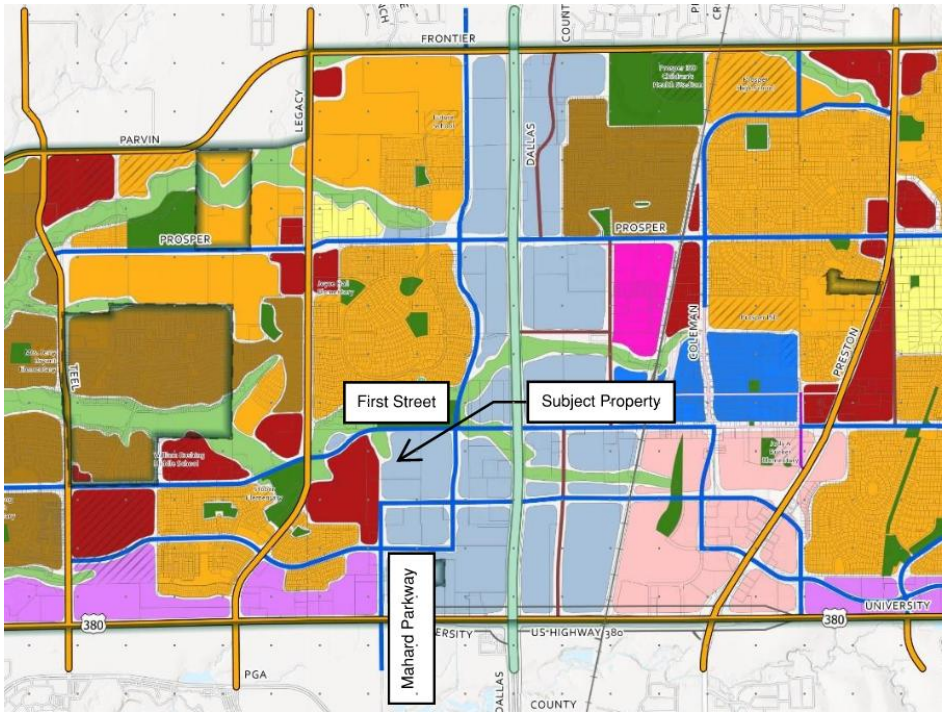
ZONE-24-0025

Bella Prosper

Planned Development

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



ZONE 24-0025

EXHIBIT A-1: WRITTEN METES AND BOUNDS

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of a called 48.090 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Prosper Prairie LLC, as recorded in Instrument No. 2023000090239 of the Official Public Records of Collin County, Texas, being all of a called 6.217 acre tract of land described as Tract 1 and all of a called 5.875 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to PTP Retail Holdings LLC, as recorded in Instrument No. 2023000113173 of the Official Public Records of Collin County, Texas, and being a portion of a called 1.686-acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, recorded in Instrument No. 20220209000224300, said Official Public Records, same being a portion of First Street (Country Road No. 3), a variable width right of way, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 48.090 acre tract, common to the northwest corner of a called 11.859 acre tract of land as described in a deed to Mahard Resorts LLC, as recorded in Instrument No. 2023000090178 of the Official Public Records of Collin County, Texas, same being on the easterly line of a called 78.483 acre tract of landas described in a Special Warranty Deed with Vendor's Lien to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE North 00°05'43" East, along the westerly line of said 50.02 acre tract and the easterly line of said 78.483 acre tract, passing at a distance of 1331.33 feet the southwest corner of said 1.686 acre tract on the southerly right of way line of said First Street, and continuing along the same course, along the westerly line of said 1.686 acre tract and crossing said First Street, for a total distance of 1378.32 feet to a point for corner in the centerline of said First Street, and at the beginning of a non-tangent curve to the right with a radius of 1,190.00 feet, a central angle of 15°11'21", and a chord bearing and distance of North 81°17'10" East, 314.55 feet, from which, a 1/2 iron rod with busted plastic cap found for the northwest corner of said 1.686 acre tract bears North 00°05'43" East, 44.60 feet;

THENCE in an easterly direction departing the westerly line of 1.686 acre tract, along the centerline of said First Street and crossing said 1.686 acre tract, with said non-tangent curve to the right, an arc distance of 315.47 feet to a point for corner on the northerly line of said 1.686 acre tract and the southerly line of a called 1.325 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211228002596420 of the Official Public Records of Collin County, Texas;

THENCE North 89°26'15" East, along the northerly line of said 1.686 acre tract and the southerly line of said 1.325 acre tract, and continuing along the centerline of said First Street, a distance of 1210.98 feet to 1/2 inch iron rod found for the northeast corner of said 1.686 acre tract, common to the southeast corner of said 1.325 acre tract, the southwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211228002596590 of the Official Public Records of Collin County,

Texas, and the northwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211015002111910 of the Official Public Records of Collin County, Texas;

THENCE South 00°00'23" East, departing the centerline of said First Street, along the easterly line of said 1.686 acre tract, the easterly line of said 48.090 acre tract, the easterly line of said Tract 2, the westerly line of said 1.377 acre tract and the westerly line of a called 188.635 acre tract of land described in a Trustee's Deed and Bill of Sale to M.A.H.G. Partnership, as recorded in Instrument No. 20100601000545080 of the Official Public Records of Collin County, Texas, a distance of 1943.66 feet to the southeast corner of said Tract 2, from which, a 1/2 inch iron rod with plastic cap stamped “RPLS 6677” found for witness bears South 77°06’ East, a distance of 0.24 feet;

THENCE South 89°22'36" West, departing the westerly line of said 188.635 acre tract and along the southerly line of said Tract 2, a distance of 19.32 feet to a point at the beginning of a tangent curve to the right with a radius of 505.00 feet, a central angle of 05°32'47", and a chord bearing and distance of North 87°51'01" West, 48.87 feet;

THENCE in a westerly direction continuing along the southerly line of said Tract 2, with said tangent curve to the right, an arc distance of 48.89 feet to a point for corner;

THENCE North 85°04'37" West, continuing along the southerly line of said Tract 2 and along the southerly line of said Tract 1, a distance of 484.73 feet to a point at the beginning of a tangent curve to the left with a radius of 595.00 feet, a central angle of 05°32'47", and a chord bearing and distance of North 87°51'01" West, 57.58 feet;

THENCE in a westerly direction continuing along the southerly line of said Tract 1, with said tangent curve to the left, an arc distance of 57.60 feet to a point for corner;

THENCE South 89°22'36" West, continuing along the southerly line of said Tract 1, a distance of 130.29 feet to a point for corner;

THENCE North 86°48'19" West, continuing along the southerly line of said Tract 1, a distance of 150.32 feet to a point for corner;

THENCE South 89°22'35" West, continuing along the southerly line of said Tract 1, a distance of 222.35 feet to a point for the southwest corner of said Tract 1, being on the easterly line of a called 11.859 acre tract of land described in a deed to Mahard Resorts LLC, as recorded in Instrument No. 2023000090178 of the Official Public Records of Collin County, Texas;

THENCE North 03°10'52" East, along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, a distance of 287.00 feet to a point at the beginning of a non-tangent curve to the right with a radius of 580.00 feet, a central angle of 17°41'25", and a chord bearing and distance of North 12°54'09" East, 178.37 feet;

THENCE in a northerly direction continuing along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, with said non-tangent curve to the right, an arc distance

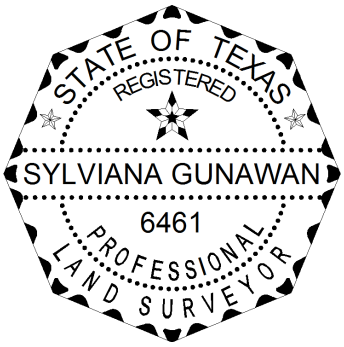
of 179.08 feet to the northwest corner of said Tract 1, common to the northeast corner of said 11.859 acre tract, being on the southerly line of aforesaid 48.090 acre tract;

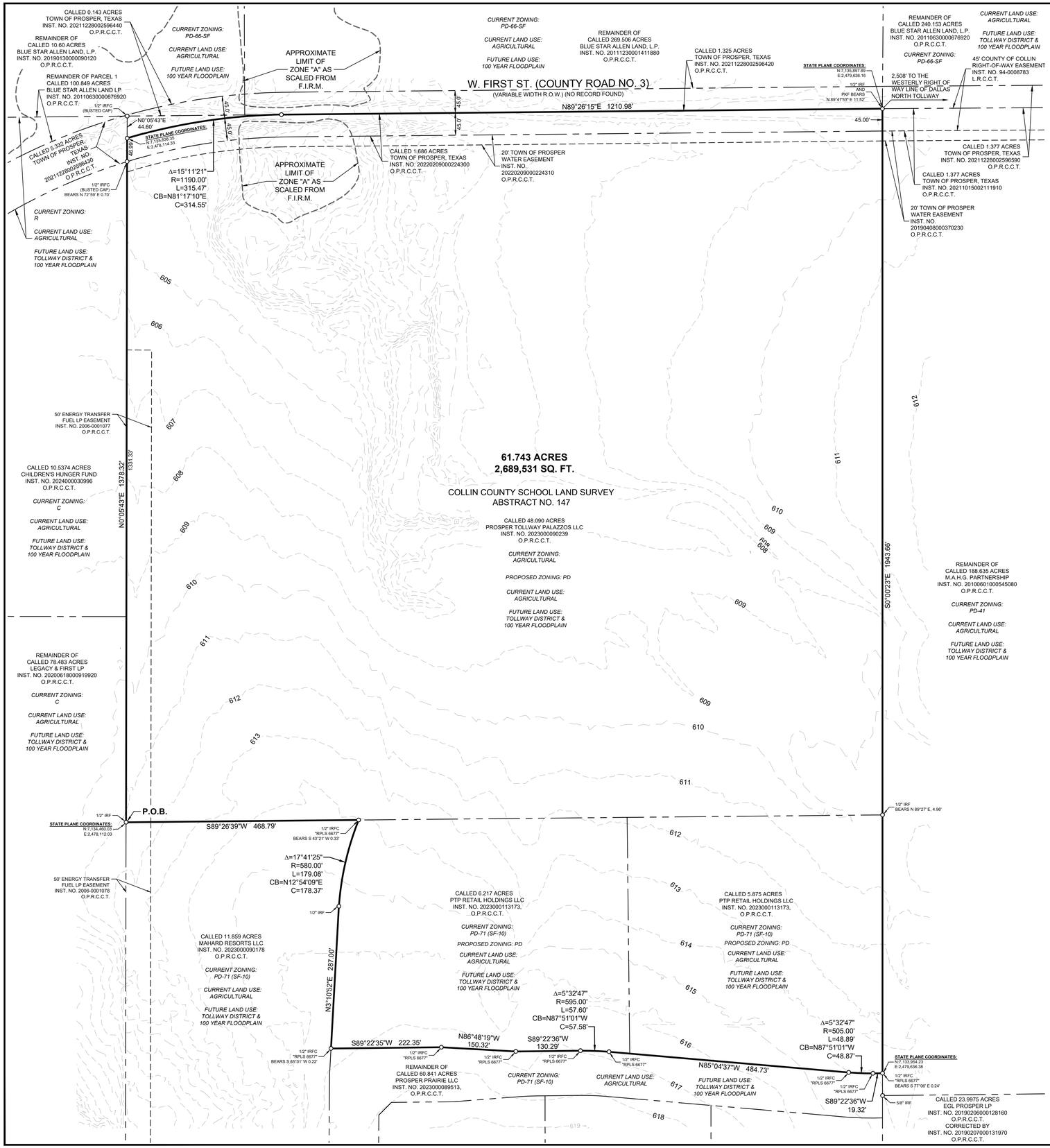
THENCE South 89°26'39" West, along the southerly line of said 48.090 acre tract and the northerly line of said 11.859 acre tract, a distance of 468.79 feet to the **POINT OF BEGINNING** and containing 61.743 acres (2,689,531 square feet) of land, more or less.

Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.

03/04/2025

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com





DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of a called 48.090 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Prosper Prairie LLC, as recorded in Instrument No. 20230000090239 of the Official Public Records of Collin County, Texas, being all of a called 6.217 acre tract of land described as Tract 1 and all of a called 5.875 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to PTP Retail Holdings LLC, as recorded in Instrument No. 20230001131173 of the Official Public Records of Collin County, Texas, and being a portion of a called 1.686-acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, recorded in Instrument No. 20220209000224300, said Official Public Records, same being a portion of First Street (Country Road No. 3), a variable width right of way, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 48.090 acre tract, common to the northwest corner of a called 11.859 acre tract of land as described in a deed to Mahard Resorts LLC, as recorded in Instrument No. 2023000090178 of the Official Public Records of Collin County, Texas, same being on the easterly line of a called 78.483 acre tract of landas described in a Special Warranty Deed with Vendor's Lien to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

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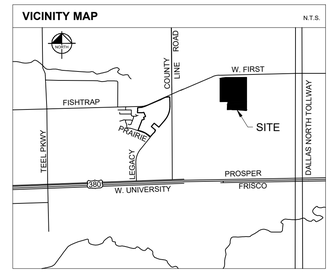
Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP N.T.S.



NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FND.	FOUND
R.O.W.	RIGHT OF WAY

NOTES:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0230J, for Collin County, Texas and incorporated areas, dated June 02, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.

ZONE-24-0025
EXHIBIT A-2: BOUNDARY EXHIBIT
61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ENGINEER:
Kimley-Horn and Assoicates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
Contact : David Upton, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75035
Phone 972-335-3580
Contact: Sylviana Gunawan, RPLS

OWNER:
PROSPER TOLLWAY PALAZZOS LLC
8105 Rasor Blvd., Suite 299
Plano, Texas 75024
469-982-4300
Contact: Naseem Shaik

OWNER:
PTP Retail Holdings LLC
8105 Rasor Blvd., Suite 299
Plano, Texas 75024
469-982-4300
Contact: Naseem Shaik

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	08/12/2025	068303300	1 OF 1

I:\NAME, K:\FR_SURVEY\063222313-STANDRIDGE 50 ACRES\DWG\063222313-STANDRIDGE 50 ACRES-PD EXHIBIT A.DWG PLOTTED BY GUNAWAN, SYLVIANA 3/4/2025 3:22 PM LAST SAVED 1/23/2025 3:36 PM

ZONE-24-0025
EXHIBIT B
STATEMENT OF INTENT

Development of Bella Prosper, this Planned Development (PD) District, will follow the regulations outlined within the Development Standards (Exhibit C) and meet the intent of the Concept Plan that is attached as Exhibit D and the permitted uses as noted herein.

The Property is shown on the Town's Future Land Use Map to be within the Dallas North Tollway District and is a proposed, planned development intended to provide for, and encourage development of, a cohesive master planned community that allows for the flexibility of land uses within. The vision for the property is to have a pedestrian oriented community of compatible mix of residential and commercial land uses. The development will utilize the natural drainage way that bisects the Property as an amenity for the community by creating an expanse of open space and water feature for the overall development to use. This will be a development that provides a sense of place to live, work, and play within the Town of Prosper.

The PD is a district that accommodates planned associations of uses developed as integral land use units such as commercial or service centers, shopping centers, residential developments of multiple or mixed housing (townhome, assisted living and multi-family product), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners.

Additionally, the standards are intended to promote an efficient, pedestrian-access network that connects the residential units to the commercial parcels. The planned development generally addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment. This is accomplished by the following:

- Utilizing the natural drainage-way path that bisects the property as a focal point of open space and water feature in the heart of the development; and

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes; and

- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns; and

- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.

The use provisions define land uses and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. These uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two as depicted on the Concept Plan.

ZONE-24-0025
EXHIBIT C
DEVELOPMENT STANDARDS

Development within this Planned Development (PD) District will conform to the development standards of the development standards of its specified subdistrict (Neighborhood or Retail) and will follow the additional regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibit D and the permitted uses as noted herein. All proposed land uses are appropriate for the Dallas North Tollway District and comply with the Town's Future Land Use Plan.

These planned development regulations will hold precedence over any conflicting regulations created by any current or future overlay district, design guidelines and/or the Town's Zoning Ordinance.

Development Plan

Concept Plan:

A. The Property shall be developed in general accordance with the attached Concept Plan set forth in Exhibit D. However, the Concept Plan is illustrative in nature and does not reflect the exact footprint of proposed buildings nor layout of the associated parking.
B. Development Triggers:
    a. The residential portion of the development shall have a maximum of 435 multi-family units, 249 assisted living and 88 townhomes.
    b. The full length of Mahard Parkway (60' ROW), located on the Property and as shown on the concept plan will be built with the townhome development.
    c. A minimum of 50,000 sf of commercial development proposed along First Street must have certificate of occupancy prior to the multi-family commencing vertical construction.
    d. Notwithstanding the aforementioned, phases 2 through 4 shown on Exhibit D, are only provided as estimates of development phasing and buildings with associated parking are fungible within these phases. The market will dictate how development will occur in phases 2 – 4.

Administrative:

A. Amendments to the Concept Plan shall be classified as major or minor.
    a. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement within the respective sub-district, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping and screening, changes to utilities and service locations which do not substantially change the original plan. The Director of Development Services or his/her designee

may approve a minor amendment administratively or if they deem the changes to be a Major Amendment, send to the Planning and Zoning Commission and Town Council for consideration.

b. Major amendments shall include a change in permitted land uses or any modification to development standards outlined herein. Major amendments will be considered by the Planning & Zoning Commission and Town Council.

1 SECTION 1: NEIGHBORHOOD SUB-DISTRICT

1.1 General Description

The neighborhood sub-district is identified as the core of the development and will provide a mix of residential uses that are consistent with the Town's Future Land Use Plan and the Dallas North Tollway District. This district is meant to provide the residents of Prosper a denser residential product, concentrated in the center of the project along an amenitized open space with neighboring retail zones supported by the thoroughfares.

1.2 Permitted Uses

The following uses are allowed by right with a maximum of 88 townhomes, 249 assisted living units and 435 multi-family units. Other uses may be allowed, as allowed within the specific zoning district of the Zoning Ordinance, or as provided for with the zoning permitted uses of the Planned Development.

1.2.1 TH - Townhome District

(1) General Description

(a) The Townhome District will provide for development of attached residential dwelling units in structures accommodating three to eight units. This district is a high-density district, not to exceed eight units per gross acre (8 UPA). The standards in this district are intended to promote stable, quality multiple occupancy residential development at increased densities. Other uses, such as parks, trails, open spaces or community gather spaces, will be provided to maintain a balanced, orderly, convenient and attractive sense of place for the residents.

(2) Regulations

(a) **Maximum Permitted Density**: Eight (8) units per acre.

(b) **Size of Yards**:

(i) **Minimum Front Yard** — 20 feet.

(ii) **Minimum Side Yard** — Zero feet for the side of a unit that is attached to another unit.

a. Ten feet for the side of a unit at the end of the structure; 15 feet on corner lot adjacent to side street.

b. Each townhome should be constructed on a single lot. No multiple townhomes on a single lot permitted.

(iii) **Minimum Rear Yard** — 25 feet.

(c) **Size of Lots**:

a. **Minimum Lot Area** — 2,500 square feet per dwelling unit.
b. **Minimum Lot Width** — 20 feet per dwelling unit.
c. **Minimum Lot Depth** — 100 feet.

(d) **Minimum Dwelling Area**: 1,000 square feet.

(e) **Maximum Height**: Forty-five (45) feet (as measured from the finish floor to the top plate), or three (3) stories.

(f) **Lot Coverage**: 55 percent.

(g) **Minimum Open Space**: 20 percent. The open space shall be located on the Townhome development. Open space areas can be less than 20,000 square feet but not less than 10,000 square feet minimum.

1.2.2 Multi-Family District (MF)

(1) General Description

(a) The Multi-Family District (MF) will provide for development of high density attached residential dwelling units, not to exceed the total allowable number of 435 multi-family units. The standards in this district are intended to promote stable, quality multiple occupancy residential development at high densities. Other uses, such as religious and educational facilities, parks, and open spaces may be provided for to maintain a balanced, orderly, convenient, and attractive residential area. This zoning district is appropriate for the Dallas North Tollway District as shown on the Town's Future Land Use Plan.

(b) First Floor: The height of the first floor to bottom of the second floor structure shall be a minimum fourteen (14') in height where ground floor retail is provided. The first floor of the building may be used for either residential use or retail.

(c) Ground floor retail is required in those locations of the multi-family buildings (up to a maximum of 50% of the net rentable ground floor square footage) as shown on the Concept Plan. Retail use for the sake of this subsection may include Leasing Center, Beauty salon, Barber shop, commercial amusement (indoor), furniture / home furnishings store, gymnastics/ dance studio, health / fitness center, museum / art gallery, restaurant (without drive-thru / drive-in service), retail store and shops, retail service incidental use, and theatre.

(2) Regulations

(a) **Maximum Number of units:** 435 multi-family units

(b) **Size of Yards**:

(i) **Minimum Front Yard** — 50 feet along rights-of-way.
(ii) **Minimum Side Yard** — 25 feet
(iii) **Minimum Rear Yard** — 25 feet

(c) **Size of Lots**:
a. **Minimum Lot Area** — one acre.
b. **Minimum Lot Width** — 100 feet.
c. **Minimum Lot Depth** — 150 feet.

(d) **Minimum Dwelling Area**:
(i) **One or two bedroom** – 850 square feet
(ii) **Additional bedrooms** – 150 square feet per additional bedroom.

(e) **Minimum Height**: Three (3) stories.
(f) **Maximum Height**: Five (5) stories.
(g) **Lot Coverage**: 80 percent.
(h) **Minimum Open Space**: 30 percent. Open space does not need to be located on each multifamily lot and can be consolidated with the overall district.
(i) **Parking**: minimum 1.7 spaces per unit.

2 SECTION 2: RETAIL SUB-DISTRICT

2.1 Retail District

(1) General Description

(a) The Retail District is established to provide locations for various types of general retail and service uses for one or more neighborhoods. Developments within a Retail District should utilize established landscape and buffering requirements.

(2) Regulations

(a) Size of Yards:
(i) **Minimum Front Yard** — 30 feet.
(ii) **Minimum Side Yard**:
a. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
b. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.
c. Thirty feet adjacent to a street.
(iii) **Minimum Rear Yard**:
a. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.

b. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.

(b) Size of Lots:

a. **Minimum Size of Lot Area** — 10,000 square feet.
b. **Minimum Lot Width** — 100 feet.
c. **Minimum Lot Depth** — 100 feet.

(c) Maximum Height: Two (2) stories.

(d) Lot Coverage: 40 percent.

(e) Floor Area Ratio (FAR): Maximum 0.8:1.

(f) Minimum Open Space: Seven (7) percent and can be consolidated with overall district

(g) Landscape Buffer

- Landscape buffer should follow Town Ordinance.

(3) Hotel Regulations

(a) Hotel, Full Service. Full Service Hotel developments shall be subject to the following development standards:

(i) External balconies and walkways shall be set back 200 feet from any residential zoning district in place at the time of this ordinance's approval.

(ii) Shall provide management staff on-site 24 hours a day.

(iii) Shall provide at least four amenities from the list below:

- Indoor/outdoor pool
- Spa/Sauna
- Weight Room/Fitness Center
- Playground
- Sports Court
- Game Room
- Jogging Trail

(iv) Shall provide a full service restaurant offering three meals a day.

(v) Shall provide a minimum total of 10,000 square feet of meeting/event space.

(vi) No more than 5% of the total number of guest rooms shall have cooking facilities.

(vii) All room units must be accessed through an internal hallway, lobby or courtyard.

(viii) Hotel building height:

i. Minimum: four (4) stories
ii. Maximum: eight (8) stories

Permitted Uses on the Property

The following business establishments shall be permitted on the Property: Items listed are allowed by right; Designation by, (S) - permitted by special use permit.

Schedule of Permitted Business Establishments
Neighborhood District:
Townhome
Multifamily
Mobile food vendor
Park or playground
Retail District:
Administrative, medical, insurance or professional office
Alcoholic Beverage Sales
Antique shop
Assisted Care or Living Facility
Automobile paid parking lot/garage
Automobile parking lot garage
Bank, savings and loan, or credit union
Beauty salon / Barber shop as an incidental use
Big box
Business service
Catering business
Childcare center, incidental (care of children of employees in the building)
Commercial amusement, indoor (S)
Farmers Market
Food truck park (only for special events)
Furniture, home furnishings and appliance store
Government office
Gymnastics /Dance studio
Health / Fitness center
Hotel, full service
House of worship
Meeting / banquet / reception facility
Mobile food vendor
Multifamily
Museum / art gallery
Park or playground
Print shop, minor

Restaurant without drive-thru or drive in service
Restaurant with drive through service (S)
Retail stores and shops
Retail /service incidental use
School, private or parochial
School, public
Theater, neighborhood
Theater, regional
Veterinary clinic and/or kennel, indoor
Wireless communications and support structures (cell tower)

3 SECTION 3: BUILDING DESIGN STANDARDS

The Building Design Standards and Guidelines for the Bella Prosper District shall establish a coherent urban character and encourage enduring and attractive development, ensuring the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scale spaces. The key design principles are:

a. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm.
b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
c. Building facades should include appropriate architectural details and ornamentation to create variety and interest.
d. Open space(s) should be incorporated to provide usable public areas integral to the urban environment.

3.1 General to all Sub-Districts or Tracts

(1) Building Height

(a) Maximum Building Height: Varies. See each land use district.

(b) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 20% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.

(c) Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building

height, provided that: 1.) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2.) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-way, measured at six (6) feet above finish grade at the Fire, Access, Utility, and Drainage Easement Line.

(2) Minimum Building Height by use type:

(a) Office: two (2) stories.
(b) Multifamily: three (3) stories.
(c) Townhome: two (2) stories.
(d) Hotel: four (4) stories.
(e) Retail/Restaurant: one (1) story.

3.2 Office Design Standards

(1) The ground floor condition for office shall have a minimum of 12 feet ceiling and 14 foot floor to floor.
(2) Decorative or enhanced concrete tilt wall shall be a permitted material for up to sixty percent (60%) of any façade.

3.3 Design of Parking Structures

(1) Above-grade parking structure facades along all rights-of-way shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
(2) Where above-grade structured parking is located at the perimeter of a building with frontage along any right-of-way, openings in their facades shall not exceed 55% of the façade area. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements. Permitted materials shall be metal, glass, pre-cast concrete, masonry or concrete block.
(3) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage, glazing and vertical elements that accentuate the parking structure's vertical circulation.
(4) Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.
(5) Parking structure ramps shall not be directly fronting any right-of-way.
(6) Parking Structure Height: No parking structure shall be taller than the primary building it serves.

3.4 Roof Form

(1) Buildings shall have simple, flat fronts with minimal articulations with flat or low-pitched roofs (2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.

3.5 Façade Composition

(1) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

(2) Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.

(3) Buildings shall generally maintain the alignment of horizontal elements along the block.

(4) Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.

(5) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.

3.6 Windows and Doors

(3) Windows and doors on right-of-way fronting facades (except alleys) shall be designed to be proportional and appropriate to the architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.

(4) All ground floor front facades of buildings along rights-of-way or Open Space shall have transparent storefront windows covering no less than 30% of the façade area.

(5) Upper floors along rights-of-way shall feature at least 20% transparent windows in each façade. Single tenant retail that are greater than 20,000 sf shall have no less than 20% along their primary front facade.

(6) Windows and doors may require fire ratings depending upon separation per IBC/IFC.

3.7 Building Entries:

(1) Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

(2) Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk. Corner entries may count as a primary entry for both intersecting street fronts.

3.8 Awnings, Canopies, Arcades & Overhangs:

(1) Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.

(2) The material of awnings and canopies shall be architectural materials that complement the building.

(3) Awnings shall not be internally illuminated.

(4) Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.

(5) Canopies and awnings shall respect the placement of street trees and lighting.

3.9 Building Articulation:

(1) That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.

(2) Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facades. Design articulation should employ changes in volume and plane. Architectural elements and moldings that break up the mass of the building are encouraged.

3.10 Building Materials

(1) Brick, natural and manufactured stone, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least 75% of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 35% of a building's material. Non-primary, or secondary materials, may include three-coat system stucco, resin-impregnated wood panel system, clapboard siding and metal panel systems.

(2) Where multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

(3) Only primary building materials are allowed on the first floor, with the exception of cementitious panels, plus metal panel systems for non-residential uses. For purposes of this section, the first floor shall be at least fourteen (14) feet high and, at a minimum 90% shall be constructed of masonry cladding.

(4) All buildings shall be architecturally finished on all sides with articulation, detailing and features.

(5) Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

3.11 Projections into Setbacks and/or Rights-of-Way:

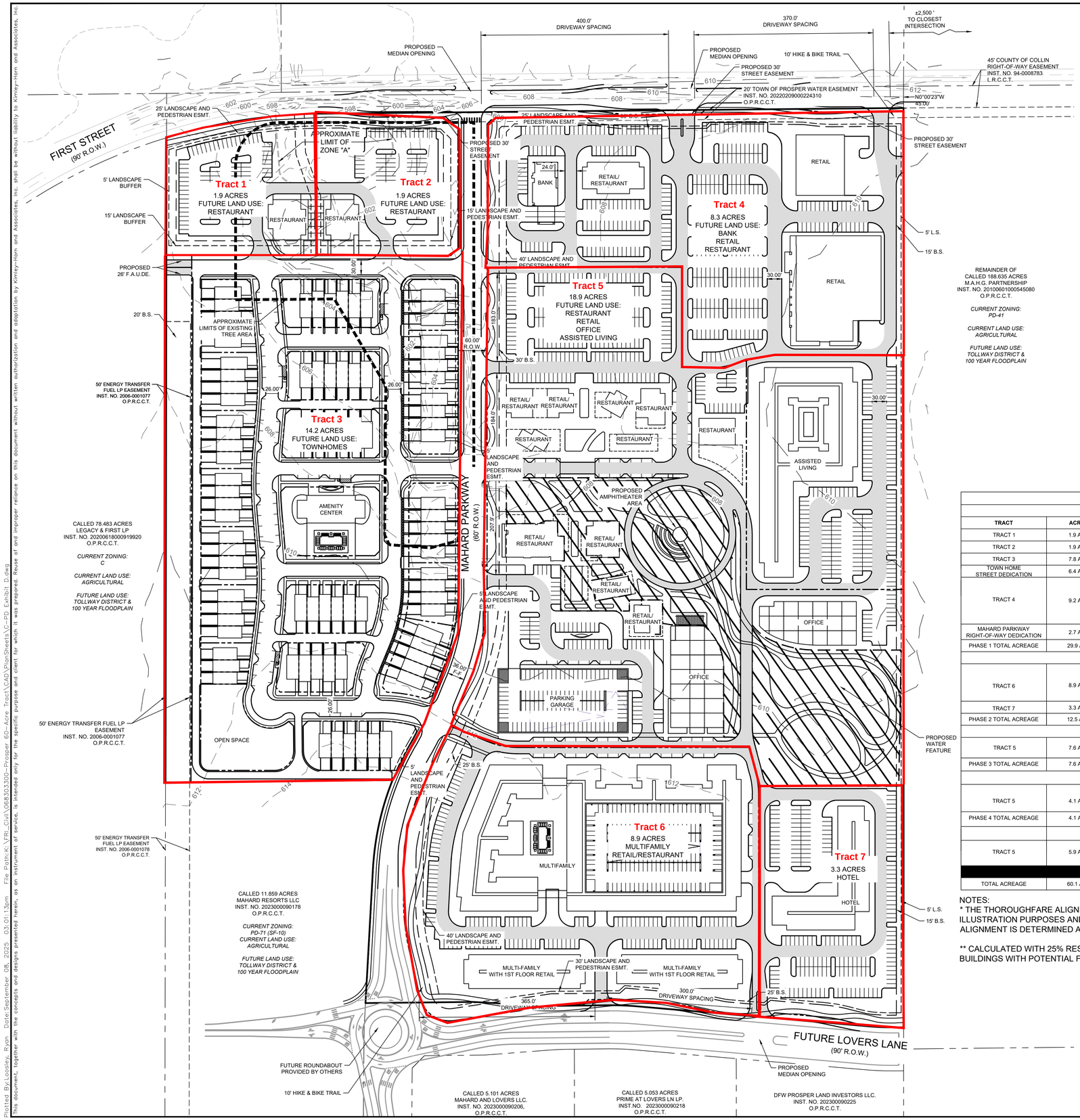
The following projections shall be permitted into a Fire, Access, Utility, and Drainage Easement as allowed below, provided that 1.) no projection shall be permitted into a building setback; 2.) such projections do not extend over public rights-of-way; 3.) the property owner has assumed liability related to such projections; 4.) the property owner shall maintain such projection in a safe and non-injurious manner; 5.) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finished grade; and 6.) no projections allowed over public utility where located within a fire lane or public utility easement.

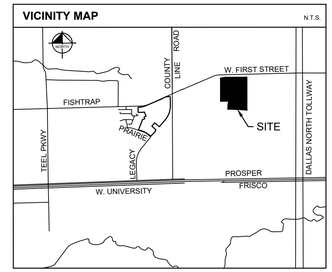
(1) Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.

(2) Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.

(3) Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Fire, Access, Utility, and Drainage Easement.

(4) Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Fire, Access, Utility, and Drainage Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.





LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED F.A.U.D.E.
- EXISTING TREE AREA LIMITS
- PROPOSED FIRE HYDRANT (FH)
- PROGRAMMED OPEN SPACE. THE REST OF OPEN SPACE REQUIREMENT WILL BE MET WITH LANDSCAPE AREA THROUGHOUT SITE EXCLUDING IN AREA IN REQUIRED LANDSCAPE BUFFERS.

NOTES:
1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
2. THIS EXHIBIT DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT
3. ALL PEDESTRIAN ROUTES AND CROSSINGS ARE CONCEPTUAL IN NATURE AND SHALL MEET TOWN STANDARDS AT TIME OF PRELIMINARY SITE PLAN.
4. TRAFFIC IMPACT ANALYSIS IS UNDER REVIEW AND STILL PENDING APPROVAL. INFORMATION PROVIDED TO DATE IS SUFFICIENT TO ADDRESS ANY LAND USE CONCERNS. HOWEVER FINAL APPROVAL MAY REQUIRE ADDITIONAL PAVING MODIFICATIONS THAT MAY INCLUDE, BUT NOT LIMITED TO, ADDITIONAL OR LONGER TURN LANES, SIGNAL AT MAHARD AND FIRST, OR OTHER TRAFFIC FEATURES.

SITE DATA SUMMARY TABLE

TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE		REQ. PARKING		PROVIDED PARKING
PHASE 1							
TRACT 1	1.9 ACRES	RESTAURANT	RESTAURANT	5,750 SF	1 SPACE / 75 SF	77 SPACES	91 SPACES
TRACT 2	1.9 ACRES	RESTAURANT	RESTAURANT	5,000 SF	1 SPACE / 75 SF	67 SPACES	81 SPACES
TRACT 3	7.8 ACRES	TOWNHOMES	TOWNHOMES	88 UNITS	----------		176 GARAGE SPACES 62 ONSTREET SPACES
TOWN HOME STREET DEDICATION	6.4 ACRES	----------	----------				
TRACT 4	9.2 ACRES	BANK, RETAIL, RETAIL/ RESTAURANT,	BANK	4,100 SF	1 SPACE / 350 SF	12 SPACES	14 SPACES
			RETAIL	49,000 SF	1 SPACE / 250 SF	196 SPACES	239 SPACES
			RETAIL/RESTAURANT **	7,500 SF	1 SPACE / 150 SF	50 SPACES	92 SPACES
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES	----------	----------		----------		----------
PHASE 1 TOTAL ACREAGE	29.9 ACRES	----------	----------		----------		----------
PHASE 2							
TRACT 6	8.9 ACRES	MULTIFAMILY, RETAIL	MULTIFAMILY (5 STORIES, 59 FEET)	366 UNITS	1.7 SPACES/UNIT	623 SPACES	623 SPACES
			MULTIFAMILY (4 STORIES, 47 FEET)	62 UNITS	1.7 SPACES/UNIT	106 SPACES	106 SPACES
			RETAIL/RESTAURANT **	32,111 SF	1 SPACE / 150 SF	214 SPACES	230 SPACES
TRACT 7	3.3 ACRES	HOTEL	HOTEL (4 STORIES, 56 FEET)	171 ROOMS	1 SPACE / ROOM	171 SPACES	176 SPACES
PHASE 2 TOTAL ACREAGE	12.5 ACRES	----------	----------				
PHASE 3							
TRACT 5	7.6 ACRES	ASSISTED LIVING, OFFICE	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 3 TOTAL ACREAGE	7.6 ACRES	----------	----------				
PHASE 4							
TRACT 5	4.1 ACRES	RESTAURANT, RESTAURANT/RETAIL,	RESTAURANT	13,100 SF	1 SPACE / 75 SF	175 SPACES	184 SPACES
			RETAIL/RESTAURANT **	6,000 SF	1 SPACE / 150 SF	41 SPACES	48 SPACES
PHASE 4 TOTAL ACREAGE	4.1 ACRES	----------	----------				
	----------		**PHASE 5**				
TRACT 5	5.9 ACRES	RESTAURANT/RETAIL, OFFICE	RETAIL/RESTAURANT **	18,000 SF	1 SPACE / 150 SF	120 SPACES	122 SPACES
			OFFICE (4 STORIES, 56 FEET)	80,000 SF	1 SPACE / 300 SF	267 SPACES	270 SPACES
TOTAL ACREAGE	60.1 ACRES	----------	----------		----------		----------

NOTES:
* THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

Kimley»Horn

OWNER
PTP RETAIL HOLDINGS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
PHONE (469)-982-4300
CONTACT: NASEEM SHAIK

OWNER
PROSPER TOLLWAY PALAZZOS LLC
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PLANO, TEXAS 75024
PHONE (469)-982-4300
CONTACT: NASEEM SHAIK

APPLICANT
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CONTACT: ALEXA KNIGHT

ARCHITECT
GFF ARCHITECTS
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FAX (214) 303-1512
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ENGINEER / SURVEYOR
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6160 WARREN PARKWAY, SUITE 210
FRISCO, TX, 75034
PHONE (972) 335-3580
FAX (972) 335-3779
CONTACT: DAVID UPTON, P.E.

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/08/2025

No.	REVISIONS	DATE

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID UPTON
P.E. No. 149794 Date 09/08/2025

SCALE AS SHOWN
DESIGNED BY DCU
DRAWN BY DCU
CHECKED BY CAK

EXHIBIT D
CONCEPT PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

DATE 09/08/25
PROJECT NO. 068303300

Plotted By: Lindsey, Ryan Date: September 08, 2025 03:01:13pm File Path: K:\FRI_Civil\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\C-PD Exhibit D.dwg
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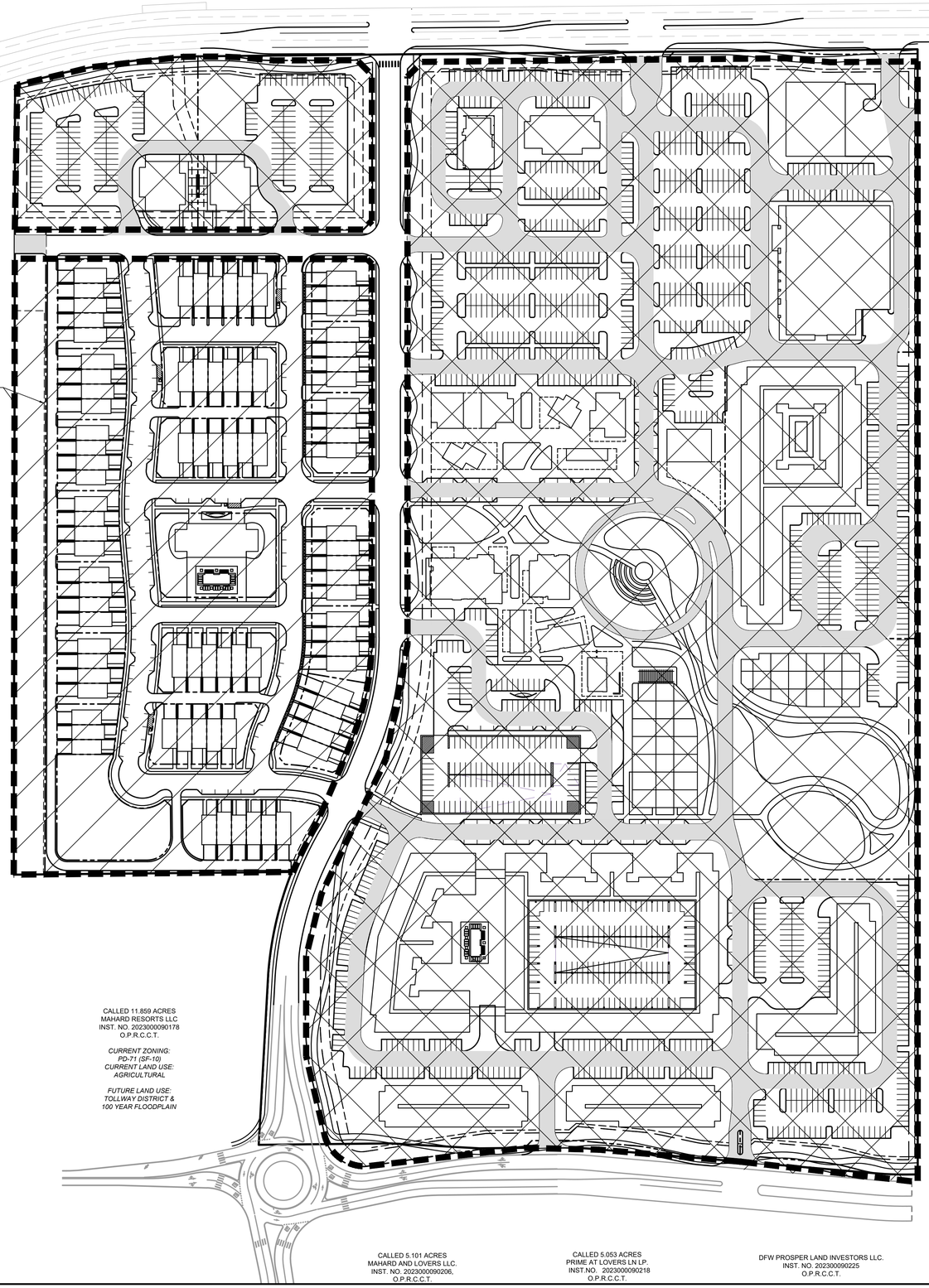

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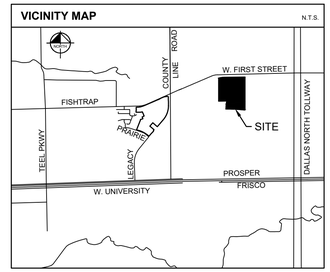

NEIGHBORHOOD SUB-DISTRICT

RETAIL SUB-DISTRICT

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FAX (972) 335-3779
CONTACT: DAVID UPTON, P.E.

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/08/2025

No.	REVISIONS	DATE

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Engineer DAVID UPTON
P.E. No. 149794 Date 09/08/2025

SCALE AS SHOWN
DESIGNED BY DCU
DRAWN BY DCU
CHECKED BY CAK

EXHIBIT D
SUB-DISTRICT PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

DATE
09/08/25

PROJECT NO.
068303300

Plotted By: Loosley, Ryan Date: September 08, 2025 08:37:47am File Path: K:\FRI_Civil\068303300-Prosper 60+Acre Tract\CAD\PlanSheets\C-PD Exhibit D.dwg
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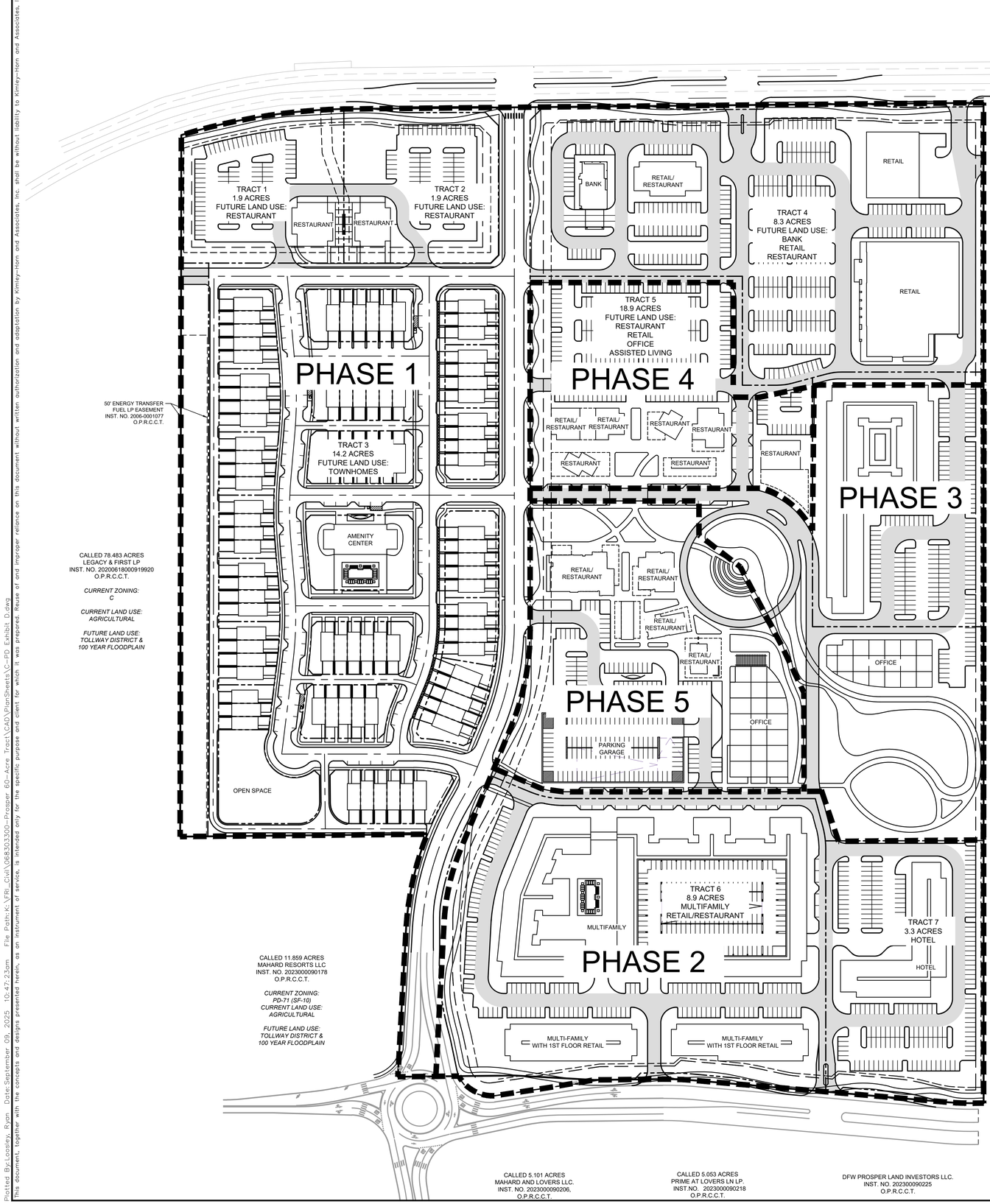

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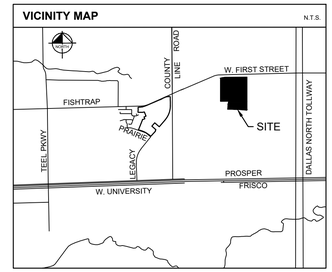

REMAINDER OF
CALLED 188.635 ACRES
M.A.H.G. PARTNERSHIP
INST. NO. 20100601000545080
O.P.R.C.C.T.

CURRENT ZONING:
PD-41

CURRENT LAND USE:
AGRICULTURAL

FUTURE LAND USE:
TOLLWAY DISTRICT &
100 YEAR FLOODPLAIN

SITE DATA SUMMARY TABLE

TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE		REQ. PARKING		PROVIDED PARKING
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TOWN HOME STREET DEDICATION	6.4 ACRES	----------	----------				
TRACT 4	9.2 ACRES	BANK, RETAIL, RETAIL/ RESTAURANT,	BANK	4,100 SF	1 SPACE / 350 SF	12 SPACES	14 SPACES
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MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES	----------	----------		----------		----------
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PHASE 2							
TRACT 6	8.9 ACRES	MULTIFAMILY, RETAIL	MULTIFAMILY (5 STORIES, 59 FEET)	366 UNITS	1.7 SPACES/UNIT	623 SPACES	623 SPACES
			MULTIFAMILY (4 STORIES, 47 FEET)	62 UNITS	1.7 SPACES/UNIT	106 SPACES	106 SPACES
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PHASE 3							
TRACT 5	7.6 ACRES	ASSISTED LIVING, OFFICE	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 3 TOTAL ACREAGE	7.6 ACRES	----------	----------				
PHASE 4							
TRACT 5	4.1 ACRES	RESTAURANT, RESTAURANT/RETAIL,	RESTAURANT	13,100 SF	1 SPACE / 75 SF	175 SPACES	184 SPACES
			RETAIL/RESTAURANT **	6,000 SF	1 SPACE / 150 SF	41 SPACES	48 SPACES
PHASE 4 TOTAL ACREAGE	4.1 ACRES	----------	----------				
	----------		**PHASE 5**				
TRACT 5	5.9 ACRES	RESTAURANT/RETAIL, OFFICE	RETAIL/RESTAURANT **	18,000 SF	1 SPACE / 150 SF	120 SPACES	122 SPACES
			OFFICE (4 STORIES, 56 FEET)	80,000 SF	1 SPACE / 300 SF	267 SPACES	270 SPACES
TOTAL ACREAGE	60.1 ACRES	----------	----------		----------		----------

NOTES:
* THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

Kimley»Horn

OWNER
PTP RETAIL HOLDINGS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
PHONE (469)-982-4300
CONTACT: NASEEM SHAIK

OWNER
PROSPER TOLLWAY PALAZZOS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
PHONE (469)-982-4300
CONTACT: NASEEM SHAIK

APPLICANT
DAAKE LAW
322 W. WALNUT STREET, SUITE 210
CELINA, TX 75009
PHONE (469) 989-7265
CONTACT: ALEXA KNIGHT

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/08/2025

ARCHITECT
GFF ARCHITECTS
300 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
PHONE (214) 303-1500
FAX (214) 303-1512
CONTACT: BRIAN MOORE

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX. 75034
PHONE (972) 335-3580
FAX (972) 335-3779
CONTACT: DAVID UPTON, P.E.

DATE | REVISIONS | No.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID UPTON
P.E. No. 149794 Date 09/08/2025

SCALE: AS SHOWN
DESIGNED BY: DCU
DRAWN BY: DCU
CHECKED BY: CAK

EXHIBIT D
PHASING PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

DATE
09/08/25

PROJECT NO.
068303300

Plotted By:Loseby, Ryan Date:September 09, 2025 10:47:23am File Path:K:\FRI_Civil\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\C-PD Exhibit D.dwg
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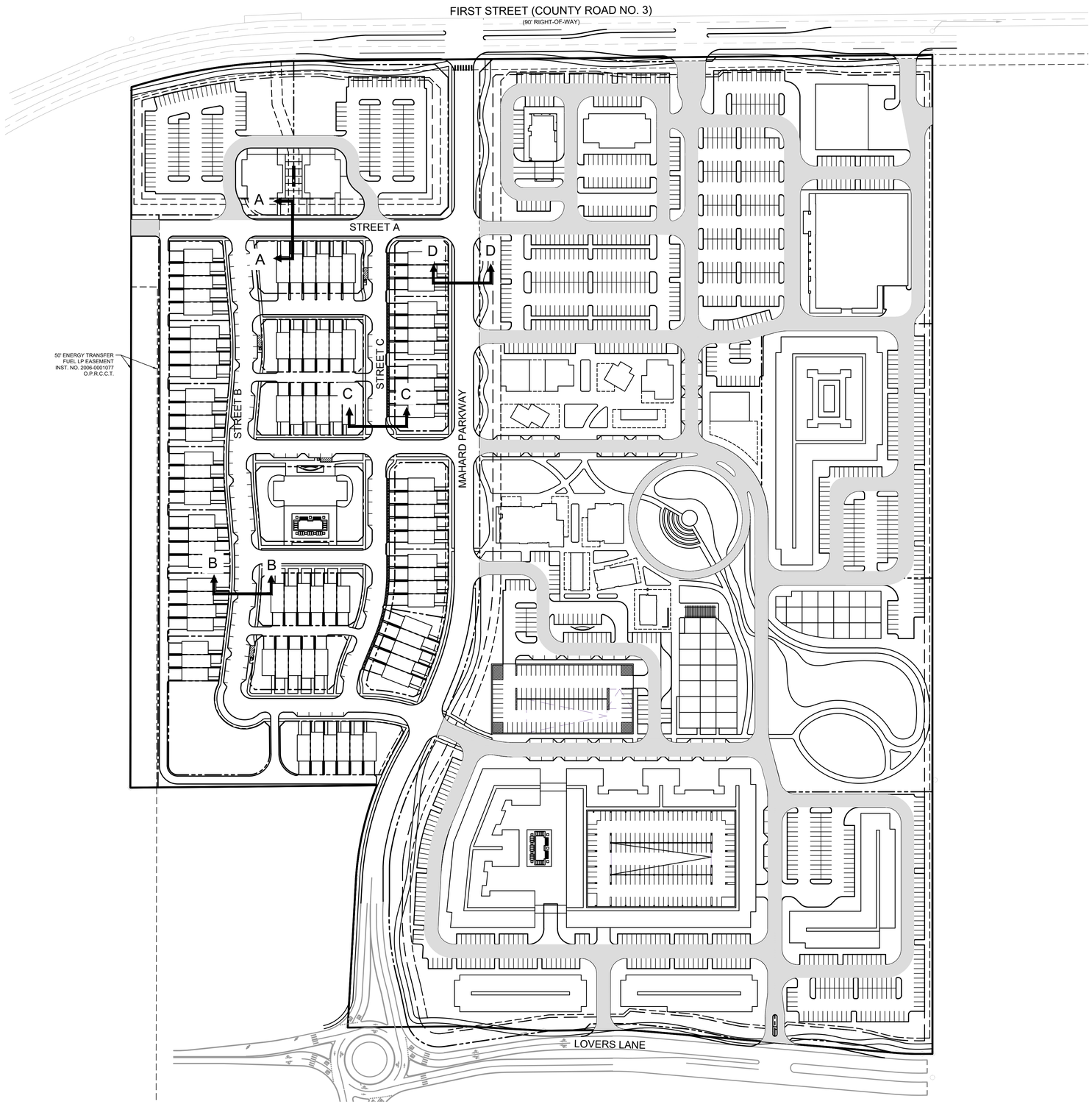
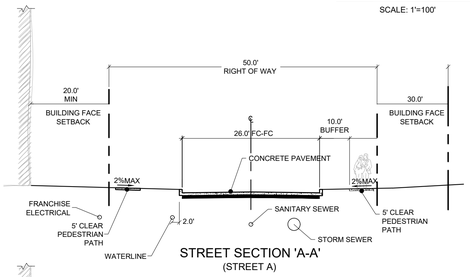
NOTES:
1. LICENSE AGREEMENT SHALL BE REQUIRED FOR TREES IN RIGHT-OF-WAY

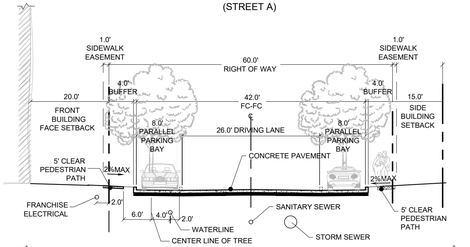


NORTH

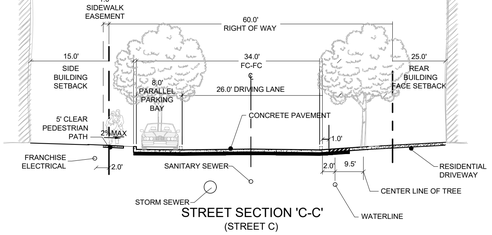
GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1"=100'



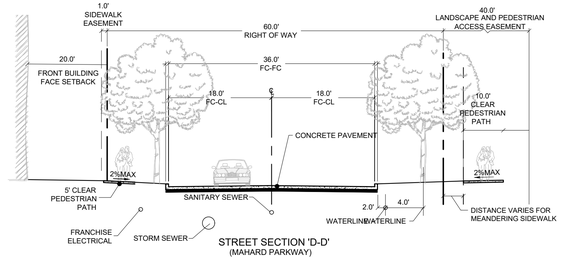
STREET SECTION 'A-A'
(STREET A)



STREET SECTION 'B-B'
(STREET B)



STREET SECTION 'C-C'
(STREET C)



STREET SECTION 'D-D'
(MAHARD PARKWAY)

Kimley»Horn

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PTP RETAIL HOLDINGS LLC
8105 RASOR BLVD., SUITE 299
PLANO, TEXAS 75024
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CONTACT: NASEEM SHAIK

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CONTACT: NASEEM SHAIK

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/04/2025

APPLICANT
DAAKE LAW
322 W. WALNUT STREET, SUITE 210
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FAX (972) 335-3779
CONTACT: DAVID UPTON, P.E.

No.	REVISIONS	DATE

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer DAVID UPTON
P.E. No. 149794 Date 09/04/2025

SCALE AS SHOWN
DESIGNED BY DCU
DRAWN BY DCU
CHECKED BY CAK

EXHIBIT D
STREET SECTION
EXHIBIT

BELLA PROSPER
TOWN OF PROSPER, TEXAS

DATE
09/04/25

PROJECT NO.
068303300

Plotted By:Loosley, Ryan Date:September 04, 2025 05:32:37pm File Path:K:\TRI_Civil\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\C-PD Exhibit D.dwg
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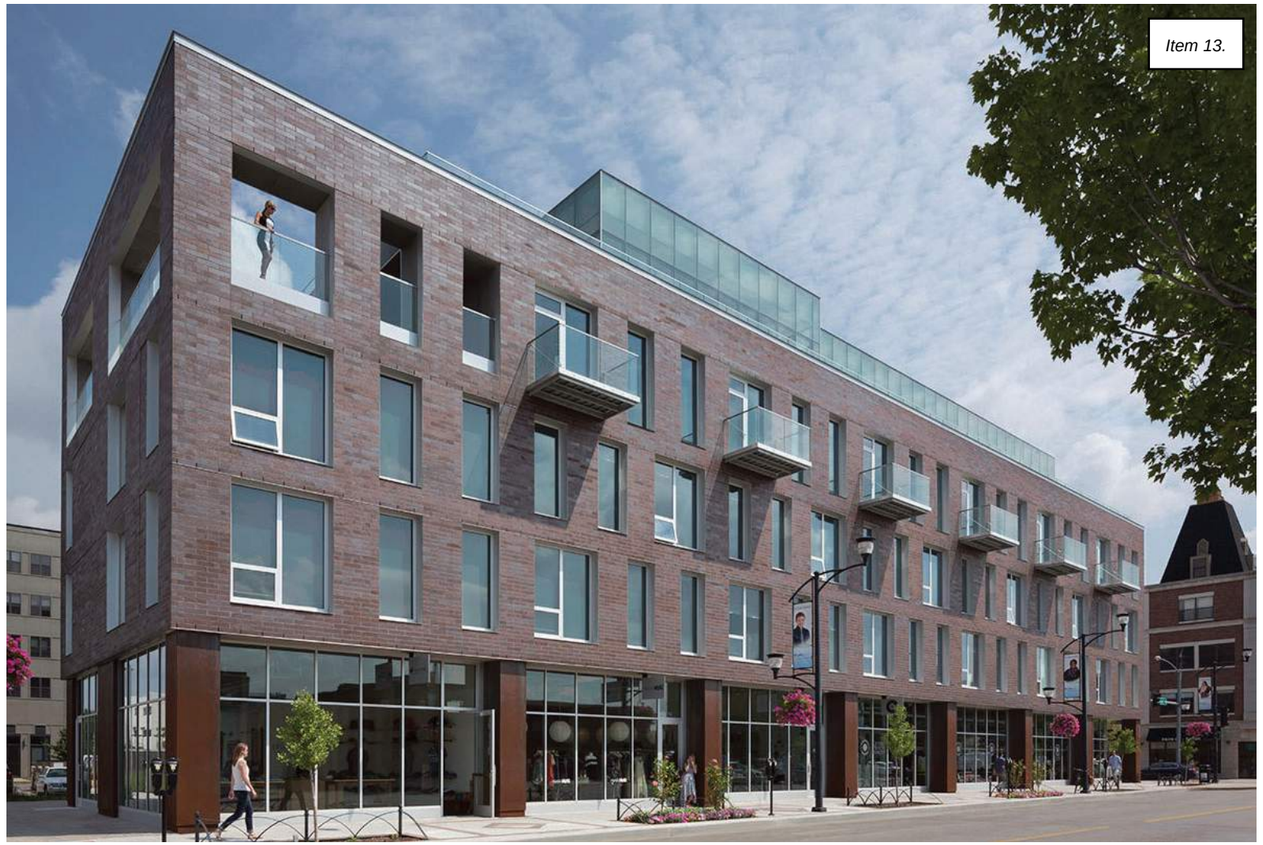
ZONE-24-0025
EXHIBIT E
DEVELOPMENT SCHEDULE

Below is the anticipated project schedule for the proposed Bella Prosper development in accordance with the Town's submittal checklist. This schedule is conceptual and subject to change based on permitting, entitlements, and market conditions.

Zoning approved – May 2025
Civil design (first phase) – 2025 – 2026
Civil construction – 2026-2027
Building design – 2026-2027
Building construction 2027-2035

Zone-24-0025 | Exhibit F: Elevations

1018

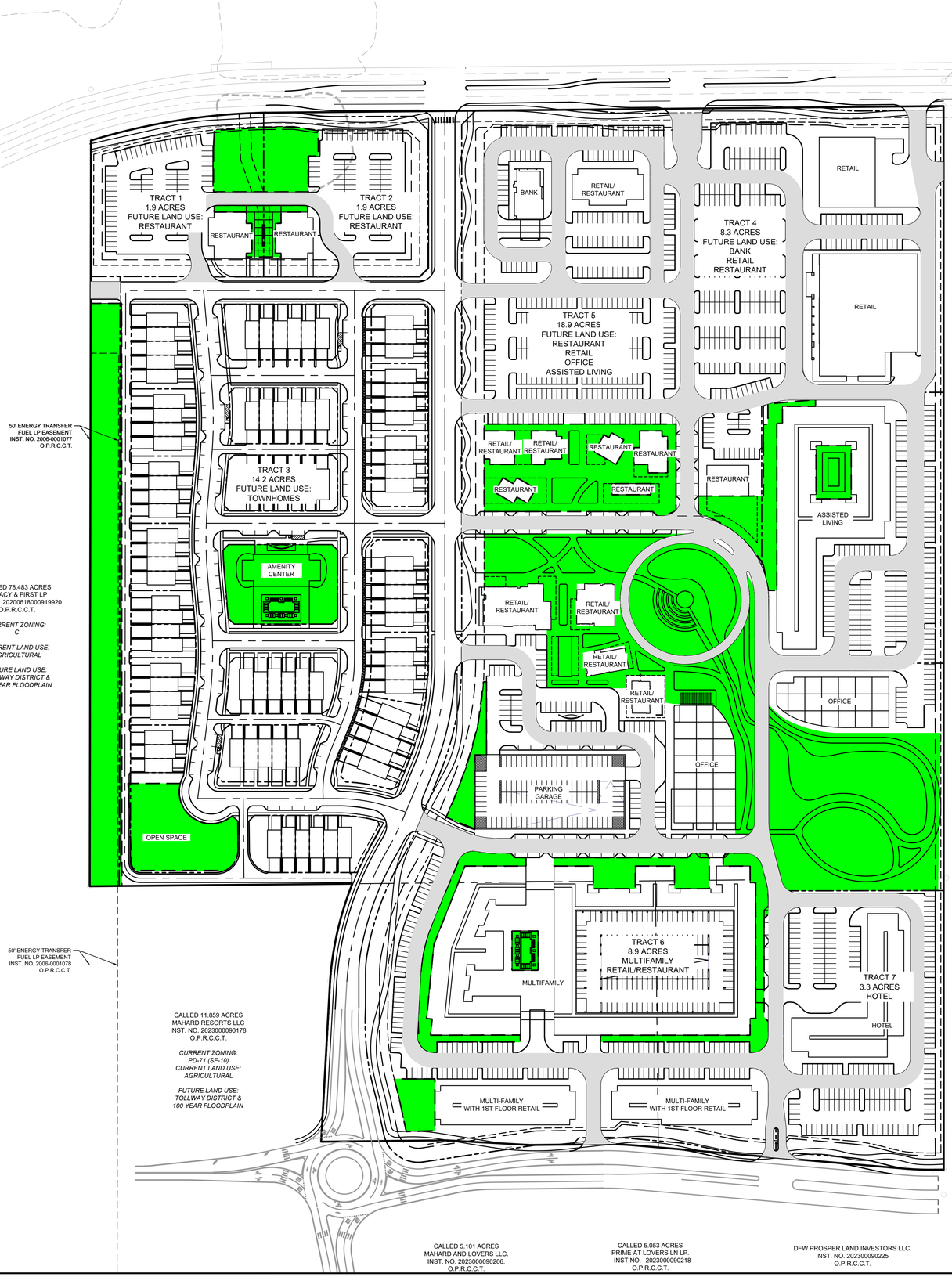


LOCAL

707
cykl
NOW OPEN
NOW OPEN

Crate&Barrel
Crate&Ba

Thank You



REMAINDER OF
CALLED 188.635 ACRES
M.A.H.G. PARTNERSHIP
INST. NO. 20100601000545080
O.P.R.C.C.T.

CURRENT ZONING:
PD-41

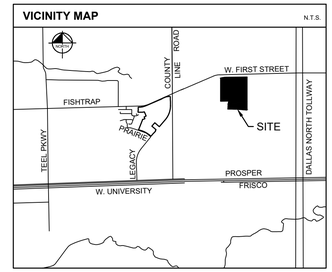
CURRENT LAND USE:
AGRICULTURAL

FUTURE LAND USE:
TOLLWAY DISTRICT &
100 YEAR FLOODPLAIN

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1"=100'

VICINITY MAP N.T.S.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED F.A.U.D.E. (FL / FL)
- EXISTING TREE AREA LIMITS
- PROPOSED FIRE HYDRANT (FH)
- OPEN SPACE

OPEN SPACE SUMMARY TABLE

TRACT	LAND AREA (SF)	LAND USES	REQUIRED O.S. (SF/%)	PROVIDED O.S. (SF/%)
TRACT 1	83,207	RESTAURANT	5,824 / 7%	12,960 / 15%
TRACT 2	82,587	RESTAURANT	5,781 / 7%	12,960 / 15%
TRACT 4	362,805	BANK, RETAIL, RESTAURANT	25,396 / 7%	----------
TRACT 5	642,678	RETAIL, RESTAURANT, OFFICE	44,988/ 7%	250,233 / 39%
TRACT 5	156,714	ASSITED LIVING	47,014 / 30%	14,736 / 9%
TRACT 6	386,544	MULTIFAMILY	115,963 / 30%	40,402 / 30%
TRACT 7	144,852	HOTEL	10,139 / 7%	----------
TOTAL	1,859,387	----------	255,195	331,291 / 18%
TRACT 3	396,378	TOWN HOMES	79,276 / 20%	109,773 / 28%

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Exhibit G
Open Space Plan
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/04/2025

DATE
09/04/25

PROJECT NO.
068303300

No.	REVISIONS	DATE

Kimley»Horn

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Engineer DAVID UPTON
P.E. No. 149794 Date 09/04/2025

SCALE
AS SHOWN
DESIGNED BY
DCU
DRAWN BY
DCU
CHECKED BY
CAK

Exhibit G
OPEN SPACE PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

Plotted By:Lonsley, Ryan Date:September 04, 2025 05:32:23pm File Path:K:\FRI_Civil\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\C-PD Exhibit D.dwg
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BELLA PROSPER DEVELOPMENT AGREEMENT

THIS BELLA PROSPER DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Prosper Tollway Palazzos, LLC and PTP Retail Holdings, LLC ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Bella Prosper ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2025, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Maintenance of Landscape Areas.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of

Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

3. <u>Certain Business Establishments Prohibited</u>. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

4. <u>Covenant Running with the Land</u>. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall

be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

5. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

6. Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

7. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

8. Notice. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Proper Tollway Palazzos & PTP Retail Holdings
8105 Rasor Boulevard, Ste. 299
Plano, Texas 33067
Attention: Naseem Shaik

9. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the

prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

10. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

11. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

12. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

13. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

14. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

15. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

16. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will

become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

17. **Sovereign Immunity**. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

18. **Effect of Recitals**. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

19. **Consideration**. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

20. **Counterparts**. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

21. **Amendment**. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

22. **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall

be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

23. Waiver of Texas Government Code § 3000.001 *et seq*. With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

24. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

25. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

26. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2025, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

PROSPER TOLLWAY PALAZZOS, LLC
PTP RETAIL HOLDINGS, LLC

By: _____
Name: Naseem Shaik
Title: _____

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2025, by Naseem Shaik on behalf of Prosper Tollway Palazzos, LLC and PTP Retail Holdings, LLC, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

EXHIBIT A
(Property Description & Depiction)

ZONE 24-0025

EXHIBIT A-1: WRITTEN METES AND BOUNDS

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of a called 48.090 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Prosper Prairie LLC, as recorded in Instrument No. 2023000090239 of the Official Public Records of Collin County, Texas, being all of a called 6.217 acre tract of land described as Tract 1 and all of a called 5.875 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to PTP Retail Holdings LLC, as recorded in Instrument No. 2023000113173 of the Official Public Records of Collin County, Texas, and being a portion of a called 1.686-acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, recorded in Instrument No. 20220209000224300, said Official Public Records, same being a portion of First Street (Country Road No. 3), a variable width right of way, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 48.090 acre tract, common to the northwest corner of a called 11.859 acre tract of land as described in a deed to Mahard Resorts LLC, as recorded in Instrument No. 2023000090178 of the Official Public Records of Collin County, Texas, same being on the easterly line of a called 78.483 acre tract of landas described in a Special Warranty Deed with Vendor's Lien to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE North 00°05'43" East, along the westerly line of said 50.02 acre tract and the easterly line of said 78.483 acre tract, passing at a distance of 1331.33 feet the southwest corner of said 1.686 acre tract on the southerly right of way line of said First Street, and continuing along the same course, along the westerly line of said 1.686 acre tract and crossing said First Street, for a total distance of 1378.32 feet to a point for corner in the centerline of said First Street, and at the beginning of a non-tangent curve to the right with a radius of 1,190.00 feet, a central angle of 15°11'21", and a chord bearing and distance of North 81°17'10" East, 314.55 feet, from which, a 1/2 iron rod with busted plastic cap found for the northwest corner of said 1.686 acre tract bears North 00°05'43" East, 44.60 feet;

THENCE in an easterly direction departing the westerly line of 1.686 acre tract, along the centerline of said First Street and crossing said 1.686 acre tract, with said non-tangent curve to the right, an arc distance of 315.47 feet to a point for corner on the northerly line of said 1.686 acre tract and the southerly line of a called 1.325 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211228002596420 of the Official Public Records of Collin County, Texas;

THENCE North 89°26'15" East, along the northerly line of said 1.686 acre tract and the southerly line of said 1.325 acre tract, and continuing along the centerline of said First Street, a distance of 1210.98 feet to 1/2 inch iron rod found for the northeast corner of said 1.686 acre tract, common to the southeast corner of said 1.325 acre tract, the southwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211228002596590 of the Official Public Records of Collin County,

Texas, and the northwest corner of a called 1.377 acre tract of land described in a Right of Way Deed to Town of Prosper, Texas, as recorded in Instrument No. 20211015002111910 of the Official Public Records of Collin County, Texas;

THENCE South 00°00'23" East, departing the centerline of said First Street, along the easterly line of said 1.686 acre tract, the easterly line of said 48.090 acre tract, the easterly line of said Tract 2, the westerly line of said 1.377 acre tract and the westerly line of a called 188.635 acre tract of land described in a Trustee's Deed and Bill of Sale to M.A.H.G. Partnership, as recorded in Instrument No. 20100601000545080 of the Official Public Records of Collin County, Texas, a distance of 1943.66 feet to the southeast corner of said Tract 2, from which, a 1/2 inch iron rod with plastic cap stamped "RPLS 6677" found for witness bears South 77°06' East, a distance of 0.24 feet;

THENCE South 89°22'36" West, departing the westerly line of said 188.635 acre tract and along the southerly line of said Tract 2, a distance of 19.32 feet to a point at the beginning of a tangent curve to the right with a radius of 505.00 feet, a central angle of 05°32'47", and a chord bearing and distance of North 87°51'01" West, 48.87 feet;

THENCE in a westerly direction continuing along the southerly line of said Tract 2, with said tangent curve to the right, an arc distance of 48.89 feet to a point for corner;

THENCE North 85°04'37" West, continuing along the southerly line of said Tract 2 and along the southerly line of said Tract 1, a distance of 484.73 feet to a point at the beginning of a tangent curve to the left with a radius of 595.00 feet, a central angle of 05°32'47", and a chord bearing and distance of North 87°51'01" West, 57.58 feet;

THENCE in a westerly direction continuing along the southerly line of said Tract 1, with said tangent curve to the left, an arc distance of 57.60 feet to a point for corner;

THENCE South 89°22'36" West, continuing along the southerly line of said Tract 1, a distance of 130.29 feet to a point for corner;

THENCE North 86°48'19" West, continuing along the southerly line of said Tract 1, a distance of 150.32 feet to a point for corner;

THENCE South 89°22'35" West, continuing along the southerly line of said Tract 1, a distance of 222.35 feet to a point for the southwest corner of said Tract 1, being on the easterly line of a called 11.859 acre tract of land described in a deed to Mahard Resorts LLC, as recorded in Instrument No. 2023000090178 of the Official Public Records of Collin County, Texas;

THENCE North 03°10'52" East, along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, a distance of 287.00 feet to a point at the beginning of a non-tangent curve to the right with a radius of 580.00 feet, a central angle of 17°41'25", and a chord bearing and distance of North 12°54'09" East, 178.37 feet;

THENCE in a northerly direction continuing along the westerly line of said Tract 1 and the easterly line of said 11.859 acre tract, with said non-tangent curve to the right, an arc distance

of 179.08 feet to the northwest corner of said Tract 1, common to the northeast corner of said 11.859 acre tract, being on the southerly line of aforesaid 48.090 acre tract;

THENCE South 89°26'39" West, along the southerly line of said 48.090 acre tract and the northerly line of said 11.859 acre tract, a distance of 468.79 feet to the **POINT OF BEGINNING** and containing 61.743 acres (2,689,531 square feet) of land, more or less.

Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.

03/04/2025

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

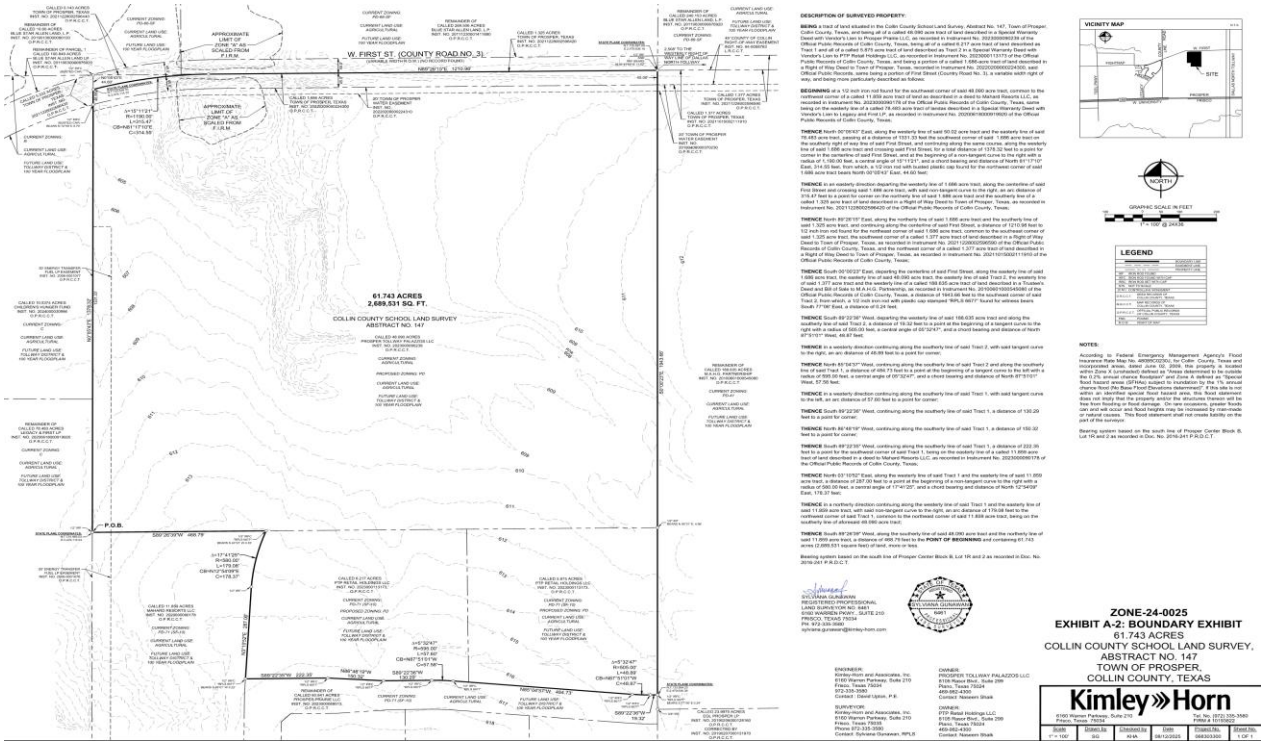


EXHIBIT B
(Building Design and Materials)

Building Design Standards.

i. The Building Design Standards and Guidelines for the Bella Prosper District shall establish a coherent urban character and encourage enduring and attractive development, ensuring the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scale spaces. The key design principles are:

1. The conceptual elevations are intended to evoke a general look and feel of the architecture. Changes to materials and architectural elements are permitted so long as the building elevations adhere to the regulations outlined in the Design Guidelines of this Exhibit B.
2. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm.
3. Building facades should include appropriate architectural details and ornamentation to create variety and interest.
4. Open space(s) should be incorporated to provide usable public areas integral to the urban environment.

ii. General to All Subdistricts or Tracts.

1. Building Height.
   - i Maximum Building Height: Varies. See each land use district.
   - ii Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 20% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.
   - iii Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1.) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2.) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-

way, measured at six (6) feet above finish grade at the Fire, Access, Utility, and Drainage Easement Line.

2. Minimum Building Height by Use Type:
    i Office: Two (2) stories.
    ii Multifamily: Three (3) stories.
    iii Townhome: Two (2) stories.
    iv Hotel: Four (4) stories.
    v Retail/Restaurant: One (1) story.

iii. Office Design Standards.

1. The ground floor condition for office shall have a minimum of 12 feet ceiling and 14-foot floor to floor.
2. Decorative or enhanced concrete tilt wall shall be a permitted material for up to sixty percent (60%) of any façade.

iv. Design of Parking Structures.

1. Above-grade parking structure facades along all rights-of-way shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
2. Where above-grade structured parking is located at the perimeter of a building with frontage along any right-of-way, openings in their facades shall not exceed 55% of the façade area. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements. Permitted materials shall be metal, glass, pre-cast concrete, masonry or concrete block.
3. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage, glazing and vertical elements that accentuate the parking structure's vertical circulation.
4. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.
5. Parking structure ramps shall not be directly fronting any right-of-way.
6. Parking Structure Height: No parking structure shall be taller than the primary building it serves.

v. Roof Form.

1. Buildings shall have simple, flat fronts with minimal articulations with flat or low-pitched roofs (2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.

vi. Façade Composition.

1. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
2. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.
3. Buildings shall generally maintain the alignment of horizontal elements along the block.
4. Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.
5. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.

vii. Windows and Doors

1. Windows and doors on right-of-way fronting facades (except alleys) shall be designed to be proportional and appropriate to the architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
2. All ground floor front facades of buildings along rights-of-way or Open Space shall have transparent storefront windows covering no less than 30% of the façade area.
3. Upper floors along rights-of-way shall feature at least 20% transparent windows in each façade. Single tenant retail that are greater than 20,000 sf shall have no less than 20% along their primary front facade.
4. Windows and doors may require fire ratings depending upon separation per IBC/IFC.

viii. Building Entries.

1. Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
2. Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk. Corner entries may count as a primary entry for both intersecting street fronts.

ix. Awnings, Canopies, Arcades & Overhangs.

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
2. The material of awnings and canopies shall be architectural materials that complement the building.
3. Awnings shall not be internally illuminated.
4. Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.
5. Canopies and awnings shall respect the placement of street trees and lighting.

x. Building Articulation.

1. That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.
2. Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facades. Design articulation should employ changes in volume and plane. Architectural elements and moldings that break up the mass of the building are encouraged.

xi. Building Materials.

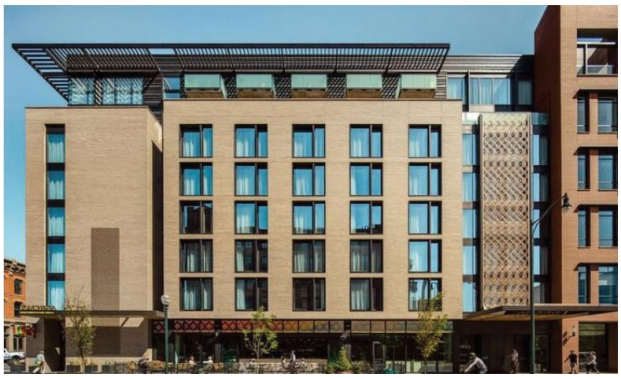
1. Brick, natural and manufactured stone, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least 75% of each elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 35% of a building's material. Non-primary, or secondary materials, may include three-coat system stucco, resin-impregnated wood panel system, clapboard siding and metal panel systems.
2. Where multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

3. Only primary building materials are allowed on the first floor, with the exception of cementitious panels, plus metal panel systems for non-residential uses. For purposes of this section, the first floor shall be at least fourteen (14) feet high and, at a minimum 90% shall be constructed of masonry cladding.
4. All buildings shall be architecturally finished on all sides with articulation, detailing and features.
5. Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

xii. Projections into Setbacks and/or Rights-of-Way.

1. The following projections shall be permitted into a Fire, Access, Utility, and Drainage Easement as allowed below, provided that:
    - i No projection shall be permitted into a building setback.
    - ii Such projections do not extend over public rights-of-way.
    - iii The property owner has assumed liability related to such projections.
    - iv The property owner shall maintain such projection in a safe and non-injurious manner.
    - v No projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finished grade.
    - vi No projections allowed over public utility where located within a fire lane or public utility easement.

2. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.
3. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.
4. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Fire, Access, Utility, and Drainage Easement.
5. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Fire, Access, Utility, and Drainage Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.



LOCAL

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Bella Prosper (ZONE-24-0025)

Request to Table

Future Meeting:

- Town Staff is requesting this item be tabled to the Town Council meeting on November 11, 2025.

Background

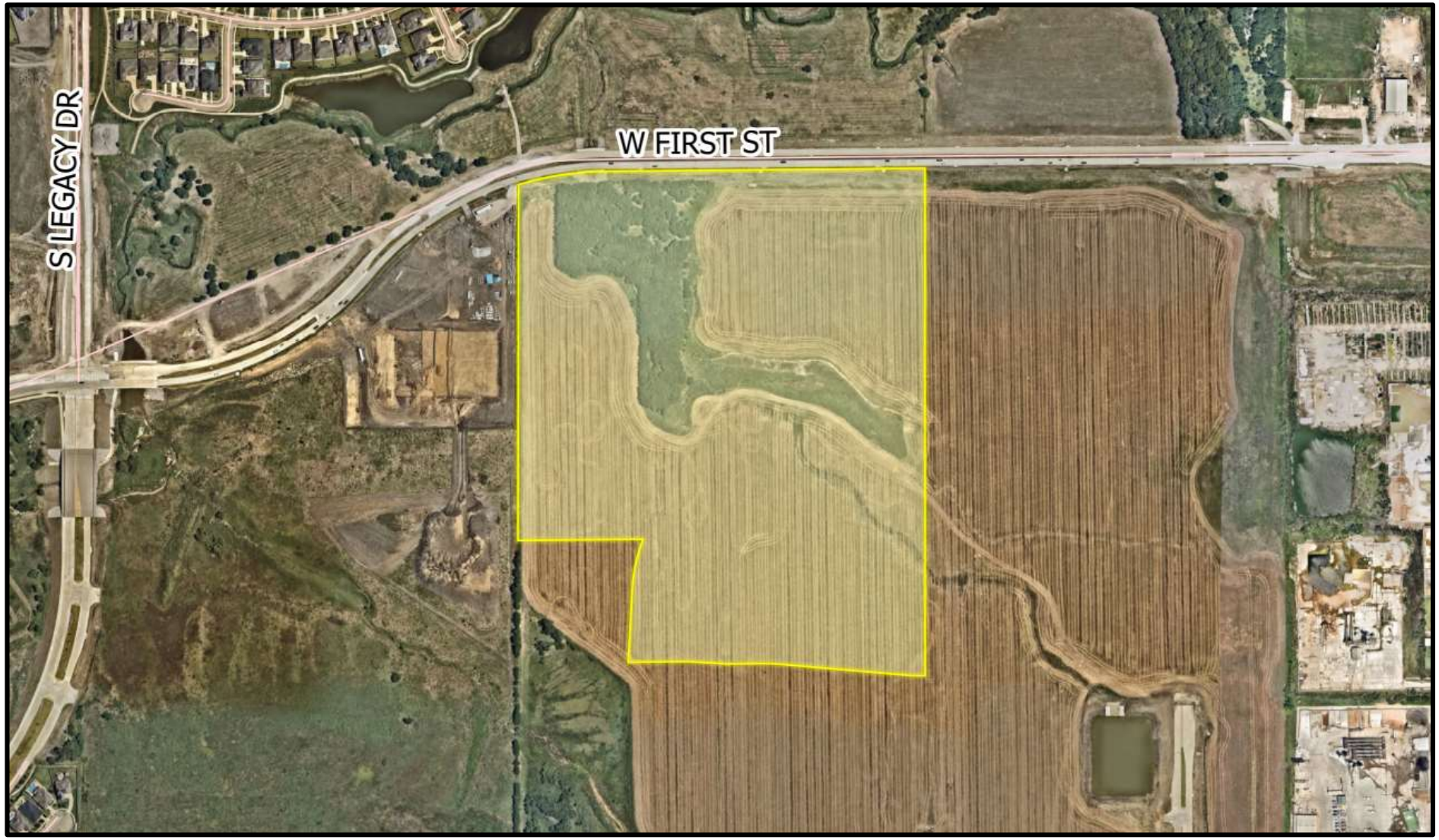
Work Session:

- Town Council held a work session regarding this case on May 13, 2025.
  - 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)

Proposal

Purpose:

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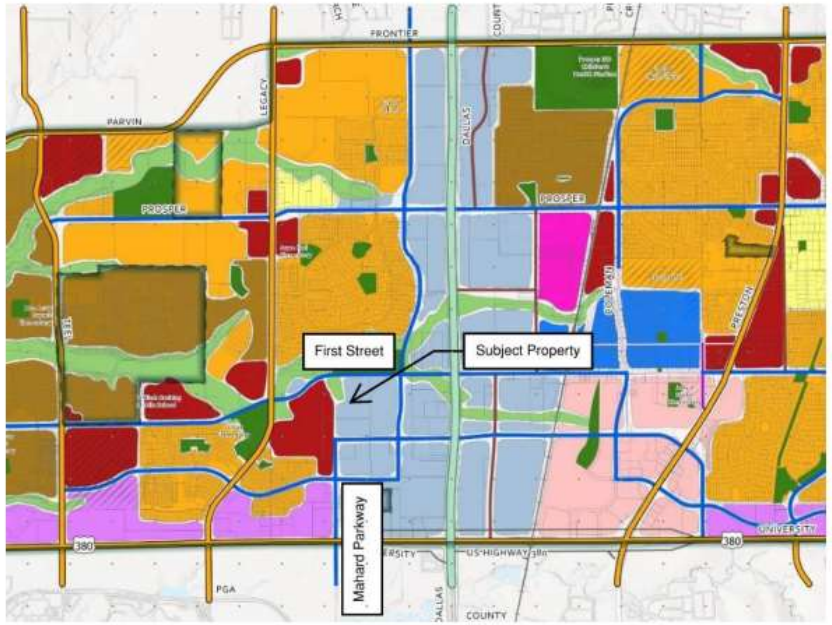
Future Land Use Plan

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.

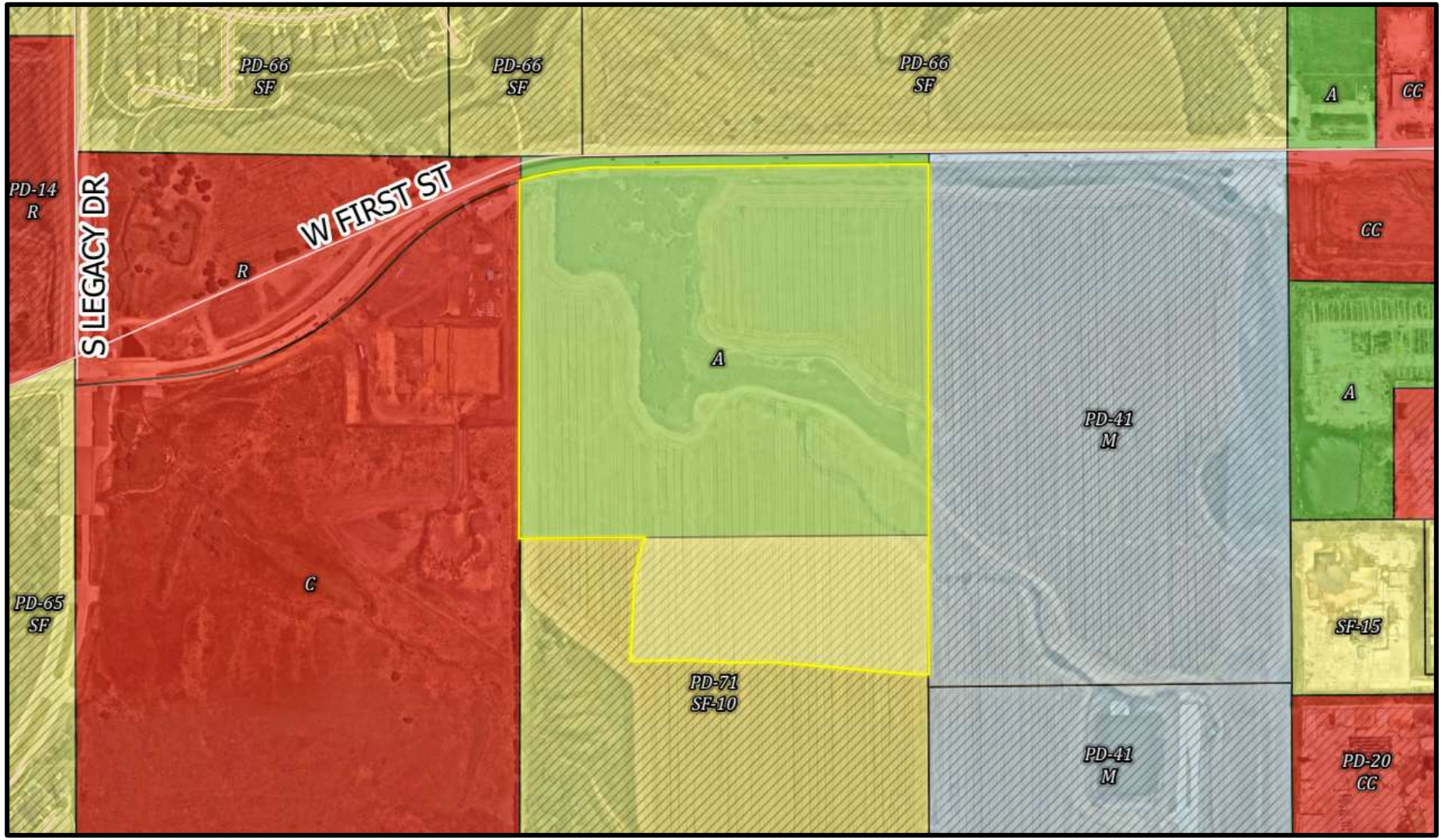
Future Land Use Exhibit

- 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



Zoning

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

District 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%**

District Regulations (Townhome)

	Townhome District Regulations (Zoning Ordinance)	Proposed Regulations (Townhome District)
Maximum Permitted Density	**Units Per Acre:** 10	**Units Per Acre:** 8
Size of Yards	**Front:** 25’ **Side:** 0’ (Unit to Unit) 10’ (End of Structure) 15’ (Adj. to Side Street) 20’ (Structure to Structure) **Rear:** 20’	**Front:** 20’ **Side:** 0’ (Unit to Unit) 10’ (End of Structure) 15’ (Adj. to Side Street) 20’ (Structure to Structure) **Rear:** 25’
Size of Lots	**Area:** 2,500 SF **Width:** 20’ **Depth:** 100’	**Area:** 2,500 SF **Width:** 20’ **Depth:** 100’
Minimum Dwelling Area	**Size:** 1,000 SF	**Size:** 1,000 SF
Maximum Height	**Stories:** 2.5 (Max. of 40’)	**Stories:** 3 (Max. of 45’)
Lot Coverage	**Maximum:** 55%	**Maximum:** 55%
Minimum Usable Open Space	**Minimum:** 20%	**Minimum:** 20%

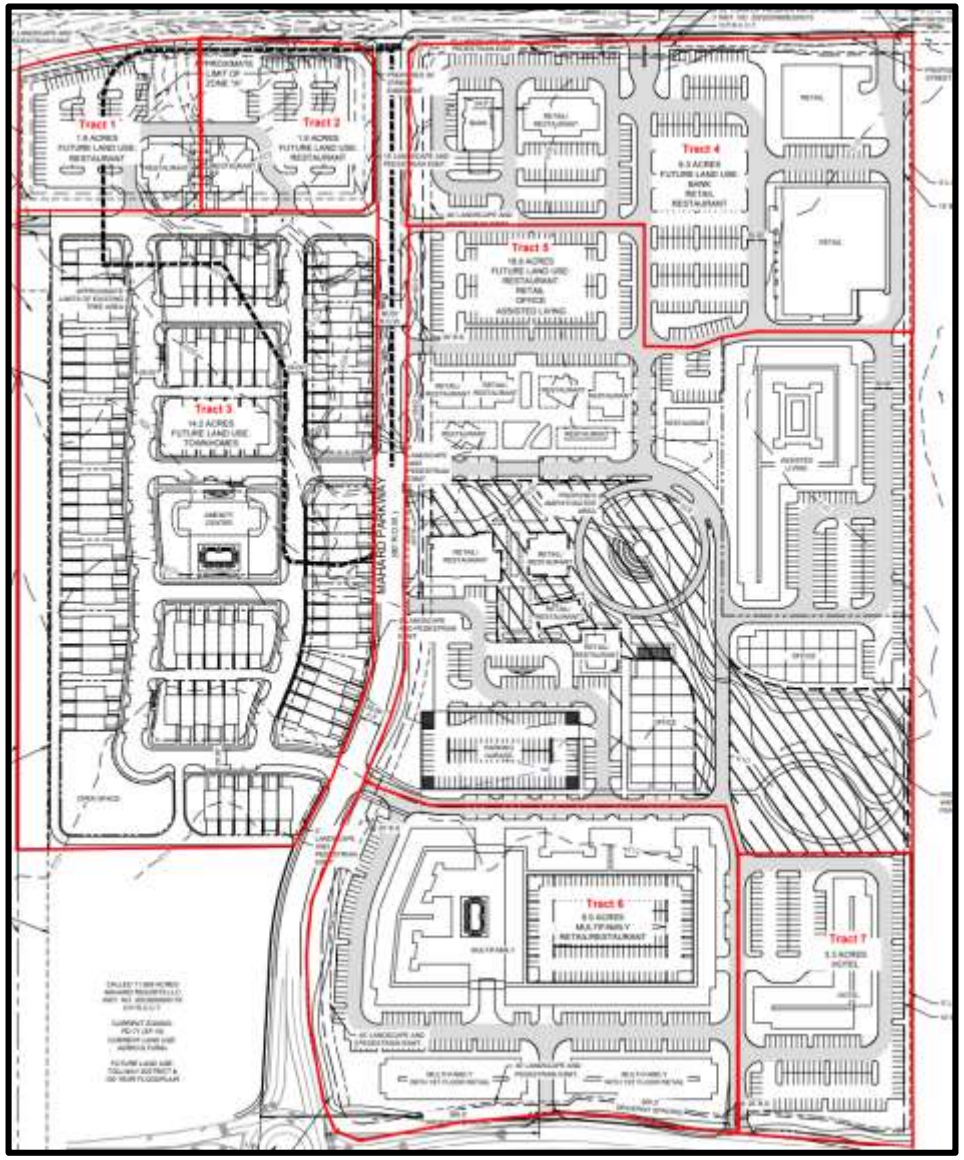
District Regulations (Multifamily)

	Multifamily District Regulations (Zoning Ordinance)	Proposed Regulations (Multifamily District)
Density	**Dwelling Units:** Determined w/ Development	**Dwelling Units:** 435
Size of Yards	**Front:** Determined w/ Development **Side:** Determined w/ Development **Rear:** Determined w/ Development	**Front:** 50’ **Side:** 25’ 50’ (Adj. to Thoroughfare) **Rear:** 25’
Size of Lots	**Area:** Determined w/ Development **Width:** Determined w/ Development **Depth:** Determined w/ Development	**Area:** 1 Acre **Width:** 100’ **Depth:** 150’
Minimum Dwelling Area	**Size (1-2 Bedrooms):** 850 SF **Size (3+ Bedrooms):** 850 + 150 SF (Each Room)	**Size (1-2 Bedrooms):** 850 SF **Size (3+ Bedrooms):** 850 + 150 SF (Each Room)
Maximum Height	**Stories:** 8’ (Max. of 110’)	**Stories:** 5
Lot Coverage	**Maximum:** 45%	**Maximum:** 80%
Minimum Usable Open Space	**Minimum:** 30%	**Minimum:** 30% (Consolidated in District)
Building Configuration	**Design:** Wrap-Around Configuration	**Design:** Wrap-Around Configuration
First Floor	**Minimum Height:** 14’	**Minimum Height:** 14’
Garage Height	**Maximum Height:** Height of Exterior Building	**Maximum Height:** Height of Exterior Building

Permitted Uses

By Right:

- Mobile Food Vendor
- Multifamily Dwelling
- Park or Playground
- Townhome (Single-Family Dwelling, Attached)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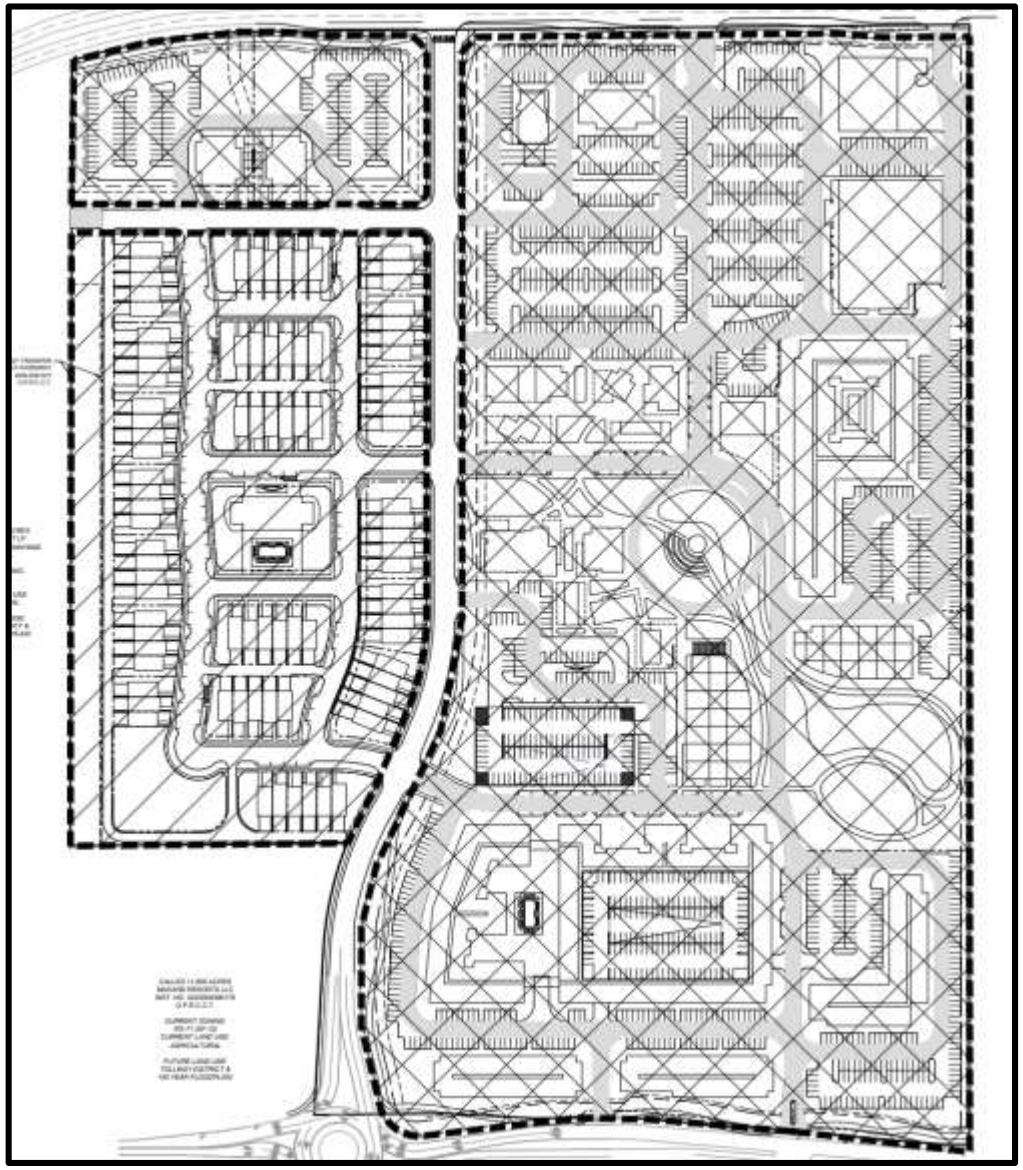
MAHARD PARKWAY



NEIGHBORHOOD SUB-DISTRICT

RETAIL SUB-DISTRICT

Subdistrict Regulations (Retail Subdistrict)

District 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**

District Regulations

	Retail District Regulations (Zoning Ordinance)	Proposed Regulations (Retail District)
Size of Yards	**Front:** 30’ **Side:** 0’ (Attached, Separate Lots) 15’ (Adj. to Commercial) 30’ (Adj. to Thoroughfare) 30’ (1-Story Adj. to Res.) 60’ (2-Story Adj. to Res.) **Rear:** 0’ (Attached, Separate Lots) 15’ (Adj. to Commercial) 30’ (1-Story Adj. to Res.) 60’ (2-Story Adj. to Res.)	**Front:** 30’ **Side:** 0’ (Attached, Separate Lots) 15’ (Adj. to Commercial) 30’ (Adj. to Thoroughfare) 30’ (1-Story Adj. to Res.) 60’ (2-Story Adj. to Res.) **Rear:** 0’ (Attached, Separate Lots) 15’ (Adj. to Commercial) 30’ (1-Story Adj. to Res.) 60’ (2-Story Adj. to Res.)
Size of Lots	**Area:** 10,000 SF **Width:** 100’ **Depth:** 100’	**Area:** 10,000 SF **Width:** 100’ **Depth:** 100’
Maximum Height	**Stories:** 2 (Max. of 40’)	**Stories:** 2 (Max. of 40’)
Lot Coverage	**Maximum:** 40%	**Maximum:** 40%
Floor Area Ratio	**Maximum:** 0.4:1	**Maximum:** 0.8:1

Permitted Uses

By Right:

- Administrative, Medical, or Professional Office
- Alcoholic Beverage Sales
- Antique Shop
- Assisted Care or Living Facility
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop (Incidental Use)
- Big Box
- Business Service

Permitted Uses Cont.

By Right:

- Catering
- Child Care Center, Incidental
- Farmer's Market
- Food Truck Park (Special Events Only)
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Hotel, Full Service
- House of Worship

Permitted Uses Cont.

By Right:

- Insurance Office
- Meeting/Banquet/Reception Facility
- Mobile Food Vendor
- Multifamily Dwelling
- Museum/Art Gallery
- Park or Playground
- Print Shop (Minor)
- Restaurant
- Retail/Service Incidental
- Retail Stores and Shops

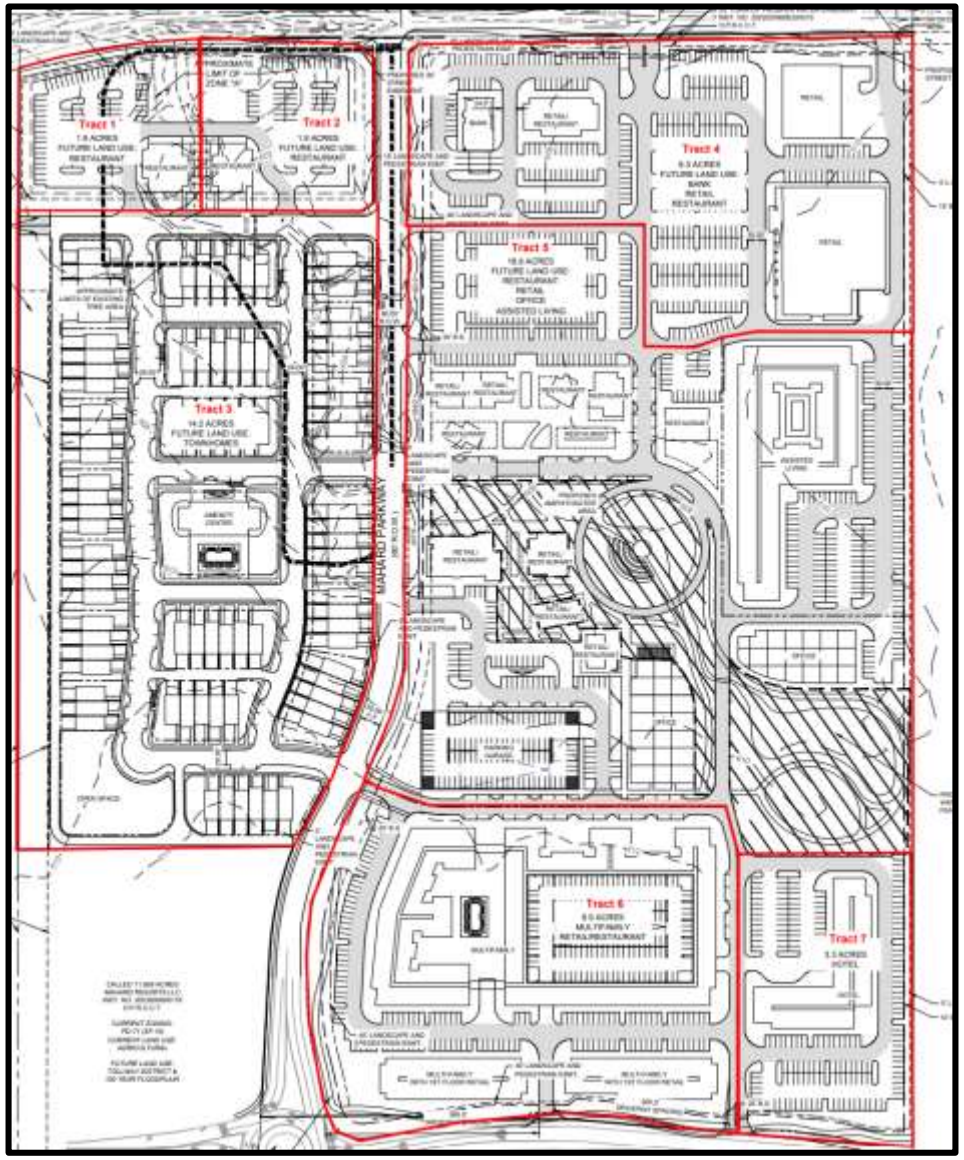
Permitted Uses Cont.

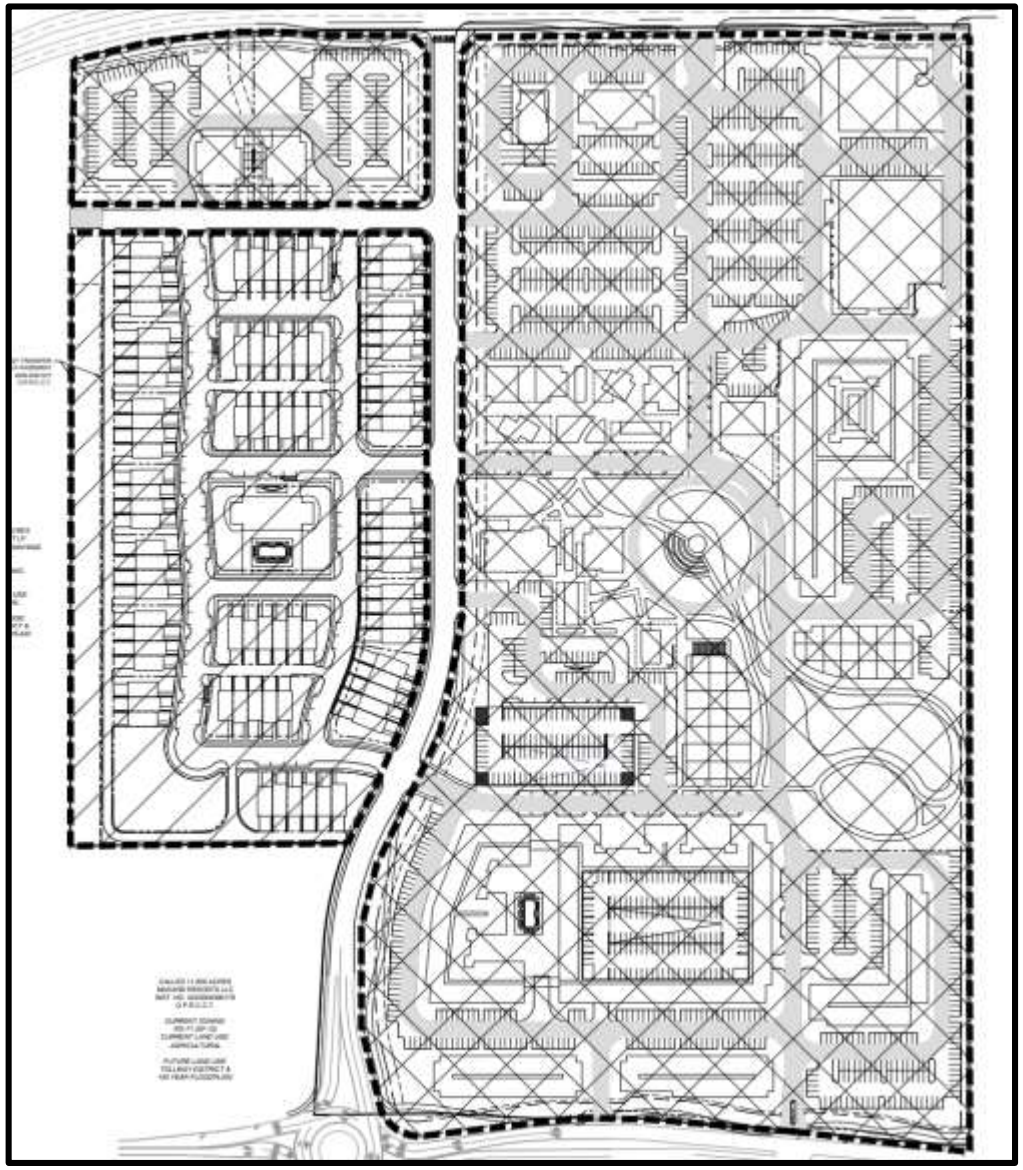
By Right:

- School, Private or Parochial
- School, Public
- Theater, Neighborhood
- Theater, Regional
- Veterinarian Clinic and/or Kennel, Indoor
- Wireless Communications and Support Structures

By Specific Use Permit:

- Commercial Amusement, Indoor
- Restaurant (Drive-Through)


Tract 1
Tract 2
Tract 3
Tract 4
Tract 5
Tract 6
Tract 7
MAHARD PARKWAY



NEIGHBORHOOD SUB-DISTRICT

RETAIL SUB-DISTRICT

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)

Architectural Standards Cont.

Building Materials:

- 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)

Architectural Standards Cont.

Building Materials:

- Office Buildings
    - Decorative or Enhanced Concrete Tilt Wall (Max. of 60%)
    - Primary Materials
    - Secondary Materials

Architectural Standards Cont.

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.

Architectural Standards Cont.

Building Design:

- 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.
- Entries
    - Entries will be highlighted using building articulation and entry canopies.

Architectural Standards Cont.

Building Design:

- 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

Architectural Standards Cont.

Building Design:

- 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.

Architectural Standards Cont.

Building Design:

- Roof Form
  - Roofs will be flat or low-pitched (2.5:12 or lower) with parapets.

LOCAL

DELIVAS

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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.

Development Guidelines Cont.

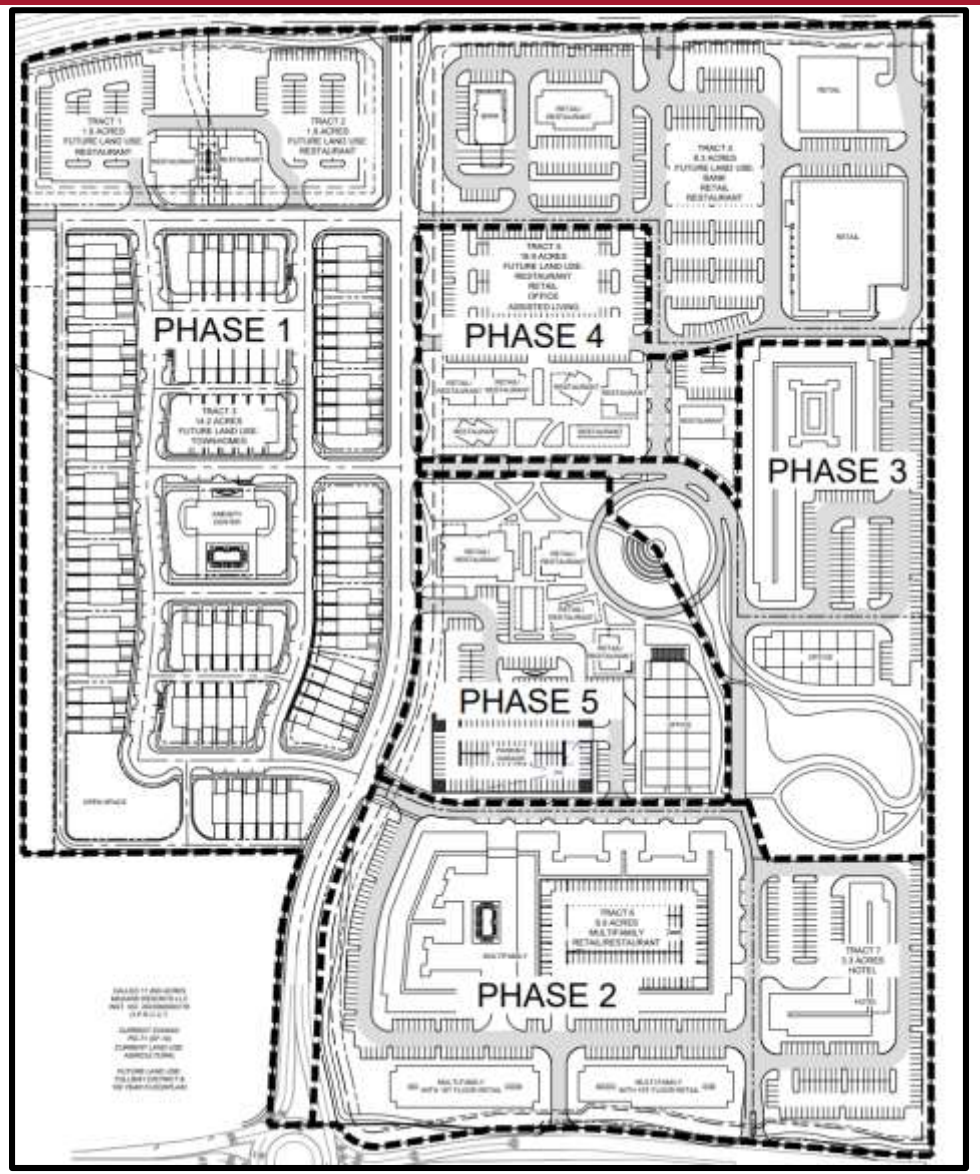
Phasing:

- Phase 1
    - Tract 1: Restaurant
    - Tract 2: Restaurant
    - Tract 3: Townhomes
        - Mahard Parkway ROW Dedication
        - Townhome Street Dedication
    - Tract 4: Bank, Restaurant/Retail, and Retail
- Phase 2
    - Tract 6: Multifamily and Restaurant/Retail
    - Tract 7: Full-Service Hotel

Development Guidelines Cont.

Phasing:

- Phase 3
  - Portion of Tract 5: Assisted Living and Office
- Phase 4
  - Portion of Tract 5: Restaurant and Restaurant/Retail
- Phase 5
  - Portion of Tract 5: Office and Restaurant/Retail


PHASE 1
PHASE 4
PHASE 3
PHASE 5
PHASE 2

Open Space

Townhomes:

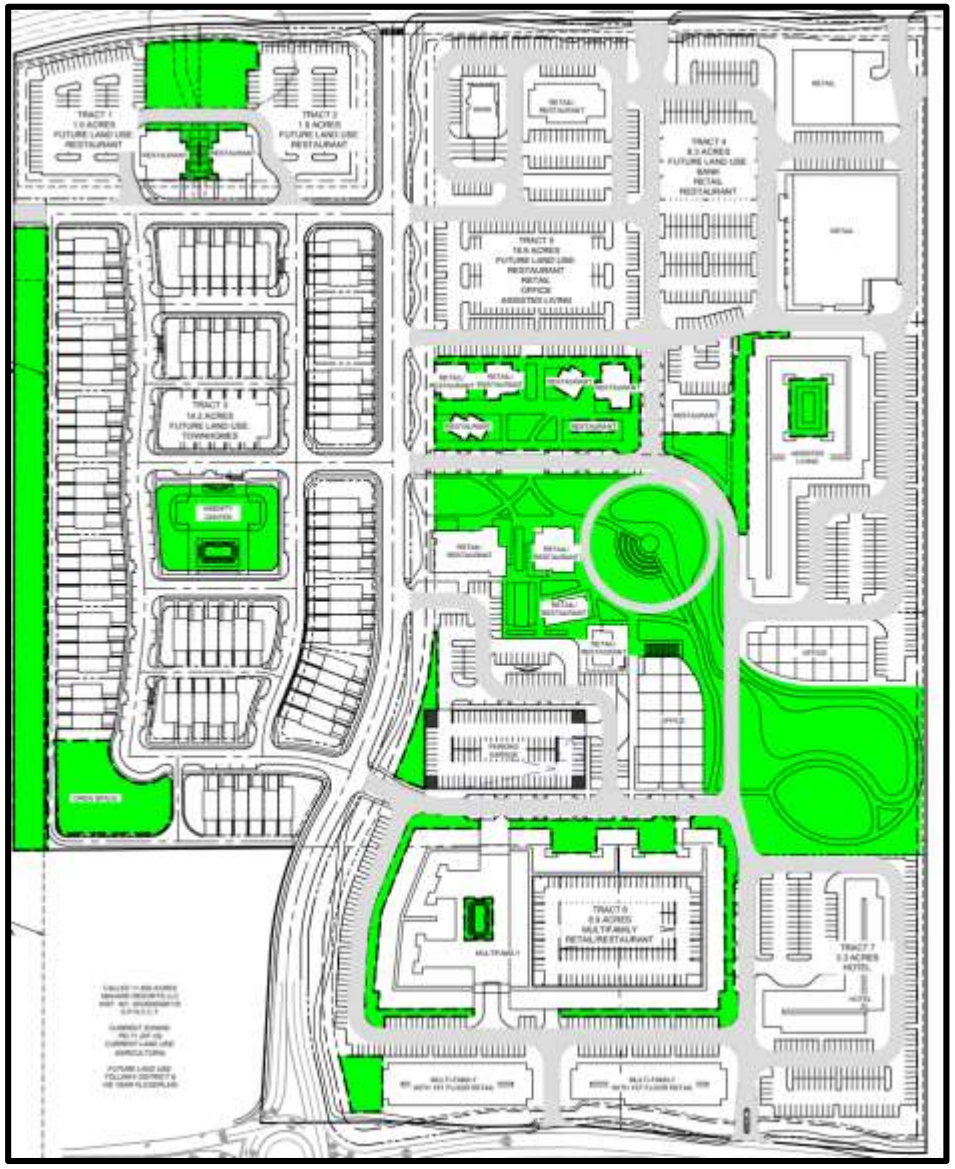
- Exclusively within Townhome Area (Min. of 20%)

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


TRACT 1
10 ACRES
FUTURE LAND USE
RESTAURANT
TRACT 2
1.5 ACRES
FUTURE LAND USE
RESTAURANT
TRACT 4
8.3 ACRES
FUTURE LAND USE
BANK
RETAIL
RESTAURANT
TRACT 5
14.2 ACRES
FUTURE LAND USE
TOWNHOMES
TRACT 6
8.9 ACRES
MULTIFAMILY
RETAIL/RESTAURANT
TRACT 7
5.0 ACRES
HOTEL

Noticing

Notices:

- Friday, September 26th

Citizen Response:

- None

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (5-0)

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Mayor and Town Council**

From: **David Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **Consideration of the Unified Development Code**

Town Council Meeting – November 11, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development
4. Provide Excellent Municipal Services

Agenda Item:
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)

Description of Agenda Item:
Throughout the past year, Town Staff has worked with a consultant, Freese and Nichols, to review and updated current codes and ordinances related to development. On November 8, 2024, the consultant had a series of meetings with staff and stakeholders to receive initial feedback about the standards that would be evaluated and modified. A series of work sessions were held with the Planning & Zoning Commission to review the proposed modifications.

On October 14, 2025, key points regarding the changes were discussed at a Town Council Work Session. The item was tabled at the October 28, 2025, Town Council meeting to allow time for revisions to be made prior to the Planning & Zoning Commission meeting on November 4, 2025.

The Planning & Zoning Commission made a motion to approve the Unified Development Code by a vote of 6-0 (Vice Chair Carson absent) with the following modifications:

- Remove the following sections so that they can be reviewed further and revised.

  Building Regulations, Division 3.13.06 Prohibited Signs

  #12 - LED, string or similar lighting outlining windows, doors, or other similar building features.

Zoning Ordinance, Outdoor Lighting Division14.04.06(G) Prohibited

#3 - Jellyfish style permanent outdoor string lighting is prohibited in all residential districts.

- Add a definition for “Transient Rental.”

  Transient Rental
  The rental or offer for rental of any single-family dwelling or any portion of a single family dwelling for a period of less than 30 days.

- The Town Attorney will review the standards related to Mobile Food Trucks in the Health and Sanitation Code (Chapter 6, Article 3) to ensure conformance with state laws.

- Update the language in 14.04.07(A) regarding “Accessory Buildings” by replacing the word “may” with the word “shall.”

  Previous Language
  An accessory building **may** be similar to the primary dwelling in appearance and character.

  Updated Language
  An accessory building **shall** be similar to the primary dwelling in appearance and character.

- In Division 14.04.08 Non-residential Design and Development, there is a point system proposed to encourage high-quality design with an incentive of an increase in height. It is recommended that the section remain in the UDC and that the incentives be clarified and enhanced in the future.

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Notification was provided as required by the Zoning Ordinance and State law. Additionally, the revised document has been distributed to the Prosper Development Council, representatives from engineering and consultant firms that have represented projects submitted to the Town, and to the public on the Town’s website. Staff has received some feedback from engineers/consultants with clarifying questions regarding the changes in the platting process.

Attached Documents:
There are no attachments.

Town Staff Recommendation:
Town Staff recommends the adoption of the Unified Development Code.

Proposed Motion:
I move to approve/deny the adoption of the Unified Development Code.